

**PETITION FOR SPECIAL HEARING 84-231-SPH**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 5007 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Zoning Law to allow an expansion of the existing

service garage.  
Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of the above Special Hearing advertising, posting, etc. upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
 Legal Owner(s): Daniel James Moore  
 (Type or Print Name)  
 Signature: Daniel James Moore  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 Address: 12639 Belair Road 592-2455  
 Phone No.  
 City and State: Kingsville, Md. 21087  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone No. \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_

ORDER RECEIVED FOR FILING DATE March 11, 1984

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 12th day of March, 1984, at 11:00 o'clock A.M.

Carl Jablon  
 Zoning Commissioner of Baltimore County.

84-231-SPH #174  
 Daniel James Moore  
 E/S Belair Rd., 669' N of c/l of New Cut Road  
 84-231-SPH #174

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION - COMMENTS**



Mr. Daniel James Moore  
 12639 Belair Road  
 Kingsville, Md. 21087

W. Duval & Associates  
 1203 Walther Avenue  
 Baltimore, Md. 21214

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of February, 1984

Arnold Jablon  
 Zoning Commissioner

Petitioner Daniel J. Moore  
 Petitioner's Attorney  
 Received by Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 2, 1984

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

ofo  
 Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. Daniel James Moore  
 12639 Belair Road  
 Kingsville, Maryland 21087

RE: Case No. 84-231-SPH (Item No. 174)  
 Petitioner - Daniel James Moore  
 Special Hearing Petition

Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This property was the subject of a previous zoning hearing (Case No. 74-218-X) in which a special exception was granted to utilize the existing building as a service garage.

As indicated in the comments of the Department of Traffic Engineering, and viewed at the time of field inspection, the site was occupied by a number of junked vehicles parked in the front of the existing building, a school bus filled with firewood parked at the southern entrance and storage containers were used for screening of disabled vehicles along the southern and eastern property lines.

From our telephone conversation, you indicated that these situations would be cleaned up as soon as the proposed addition is constructed. It should be noted that this must be done regardless of the outcome of your request.

The site plan should indicate the correct zoning of the property to the north (R.C. 5) and the type of screening surrounding the vehicle storage area. For additional information on the comments of the Department of Permits and Licenses, you may contact Mr. Ted Burnham at 191-3987.

Case No. 84-231-SPH (Item No. 174)  
 Petitioner - Daniel James Moore  
 Page 2

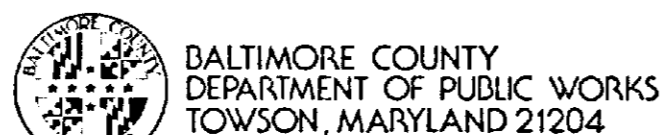
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: W. Duval & Associates  
 5203 Walther Avenue  
 Baltimore, Maryland 21214



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
 DIRECTOR

February 29, 1984

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #174 (1983-1984)  
 Property Owner: Daniel J. Moore  
 E/S Belair Rd. 669' N. from centerline  
 New Cut Road  
 Acres: 0.58 District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 126 (1973-1974).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 174 (1983-1984).

Very truly yours,

Robert A. Morton  
 ROBERT A. MORTON, P. E., Chief  
 Bureau of Public Services

RAM:EAM:FWR:iss

UU-SE Key Sheet  
 63 & 64 NE 39 Pos. Sheets  
 NE 16 J Topo  
 55 Tax Map

Encl.

Baltimore County, Maryland  
 Department Of Public Works

COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21204

February 15, 1974

Bureau of Engineering  
 ELSWORTH N. DIVER, P. E., CHIEF

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #126 (1973-1974)  
 Property Owners: William T. Sparr and Joseph J. Sparr  
 E/S of Belair Rd., 669' N. of the intersection formed  
 by the centerline of New Cut Road and the 7/8 of Belair Rd.  
 Existing Zoning: B.L.  
 Proposed Zoning: Special Exception for an auto garage  
 and body repair shop  
 No. of Acres: 0.58 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road cross under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public nuisance downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A drainage and utilities easement, a minimum of 10 feet in width, is required along the rear or easternmost outline of this site. The plan should be revised accordingly.

Item #126 (1973-1974)  
 Property Owners: William T. Sparr and Joseph J. Sparr  
 Page 2  
 February 15, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

Very truly yours,  
Elsworth N. Diver  
 ELSWORTH N. DIVER, P. E.  
 Chief, Bureau of Engineering

END:RAM:FWR:iss

UU-SE Key Sheet  
 63 NE 39 Pos. Sheet  
 NE 16 J Topo  
 55 Tax Map





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: March 7, 1984

Norman E. Gerber, Director  
FROM: Office of Planning and Zoning

Daniel J. Moore  
SUBJECT: 84-231-SPH

This office is opposed to the proposed expansion. This property contains soils which are defined as wetlands and development on these soils is prohibited. Further, this office shares the concerns noted by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

*Norman E. Gerber per Arnold Jablon*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>OG</i>	Revised Plans: Change in outline or description Yes ___ No ___									
Previous case: <i>74-245-X</i>	Map # <i>20E 16 J</i>									

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *11* Date of Posting: *2/26/84*

Posted for: *Notice for Special Hearing*

Petitioner: *Daniel James Moore*

Location of property: *E/S Belair Rd., 869' N of the c/l of New Cut Rd.*

Location of Sign: *fairway Belair rd*

Remarks:

Posted by: *Arnold Jablon* Signature Date of return: *3/1/84*

Number of Signs: *1*

February 9, 1984

Mr. Daniel James Moore  
12639 Belair Road  
Kingsville, Maryland 21087

NOTICE OF HEARING  
Re: Petition for Special Hearing  
E/S Belair Rd., 869' N of the c/l of  
New Cut Road  
Daniel James Moore - Petitioner  
Case No. 84-231-SPH

TIME: 11:00 A.M.

DATE: Monday, March 12, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT No. 122955

DATE: *1-4-84* ACCOUNT: *R 01-615-000*

AMOUNT: *100.00*

RECEIVED FROM: *Arnold Jablon*

FOR: *Posting Fee for Item 174*

*(Cont)*

6 071\*\*\*\*\*1000010 535A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL HEARING  
114 Election District

LOCATION: East side Belair Road, 869' N. of the centerline of New Cut Road.

DATE & TIME: Monday, March 12, 1984 at 11:00 A.M.

PUBLIC HEARING: Room 106 County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing under Section 807 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve Case No. 84-231-SPH to allow an expansion of the existing service garage on the property of Daniel James Moore, as shown on the first map filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to suspend the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

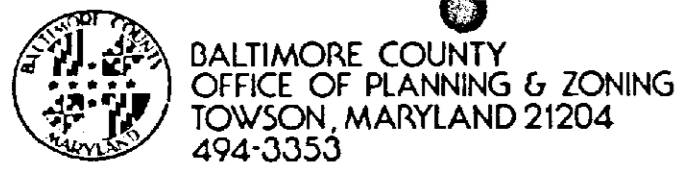
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
Feb. 9.

TOWSON, MD., February 21, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of March, 1984, before the 12th day of March, 1984, the next publication appearing on the 22nd day of February, 1984.

THE JEFFERSONIAN  
*S. Frank*  
Manager.

Cost of Advertisement, \$ 20.00



ARNOLD JABLON  
ZONING COMMISSIONER

March 9, 1984

Mr. Daniel James Moore  
12639 Belair Road  
Kingsville, Maryland 21087

Re: Petition for Special Hearing  
E/S Belair Rd., 869' N of c/l of  
New Cut Road  
Case No. 84-231-SPH

Dear Mr. Moore:

This is to advise you that \$45.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT No. 128220

DATE: *3/10/84* ACCOUNT: *01-615-000*

AMOUNT: *45.64*

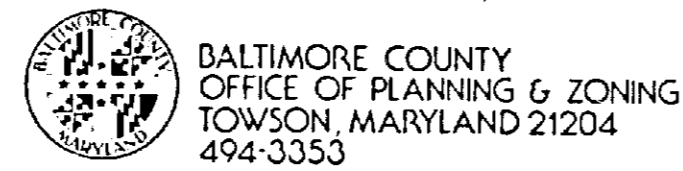
RECEIVED FROM: *Daniel J. Moore*

FOR: *Posting Fee for Item 174*

*(Cont)*

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VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

March 14, 1984

Mr. Daniel James Moore  
12639 Belair Road  
Kingsville, Maryland 21087

IN RE: Petition Special Hearing  
E/S of Belair Road, 869' N of  
the centerline of New Cut  
Road - 11th Election District  
Daniel James Moore, Petitioner  
Case No. 84-231-SPH

Dear Mr. Moore:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,  
*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

