

Baltimore County, Maryland
 15-217 Date 4/25/85
 To: ARNOLD JABLON
 From: HARRY PISTEL
 Please Note & File
 For Your Information
 Please Note & Return
 Please Handle
 Please answer, Sending me Copy of your letter
 Please Prepare reply for my Signature
 Remarks:
 To be Signed
 Please Comment
 Please See Me
 Investigate & Report
 Recycled Paper

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Mr. Harry J. Pistel, Director of Public Works Date: April 18, 1985
 FROM: Leonard L. Sprinkle
 Case No. 85-295-SPH
 SUBJECT: NE Corner of Golden Ring & Race Roads
 Joe K. Holman, Petitioner
 Re: Race Road
 15-4544-00-03
 The Bureau of Highways has investigated your request regarding the subject matter.
 The Bureau of Highways foresees no problem with extending the guardrail on the County owned property, providing the petitioner is willing to pay to extend the existing flex beam.
 Leonard L. Sprinkle, Chief
 Bureau of Highways
 LLS:CK:jff
 cc: Charles Kvech
 George Nikol
 File
 APR 18 1985
 ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Harry J. Pistel, Director of Department of Public Works Date: April 12, 1985
 FROM: Arnold Jablon, Zoning Commissioner
 Case No. 85-295-SPH
 SUBJECT: NE corner of Golden Ring and Race Roads 15th Election District
 Joe K. Holman, Petitioner
 I have determined that the subject property enjoys a nonconforming use as a service garage. However, testimony indicated that the County owns property across Golden Ring Road from this site that is being used for parking. This is upsetting to the residents of the area. The Petitioner is willing to pay to repair and extend an existing guard rail to prevent vehicles from parking thereon. Would this be a problem?
 AJ/srl
 cc: The Honorable Donald P. Hutchinson, County Executive
 RECEIVED
 APR 15 1985
 TIME
 BUREAU OF HIGHWAYS
 RECEIVED
 APR 15 1985
 DEPARTMENT OF PUBLIC WORKS
 OF BALTIMORE COUNTY
 DIRECTOR

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Mr. Arnold Jablon, Zoning Commissioner Date: April 25, 1985
 FROM: Stephen E. Collins, Director of Traffic Engineering
 SUBJECT: Northeast corner of Golden Ring & Race Roads
 Case No. 85-295-SPH
 Joe K. Holman
 This is in reply to your letter of April 12, 1985 requesting our comments regarding the placement of "No Parking" signs at the above location.
 Our inspection of this site did not reveal any evidence of parking on the travel portion of the roadway. We presently have signs posted on the west side of Race Road. The area on the east side of Race Road and north side of Golden Ring Road are not conducive to placement of signs since the area is open with no curb or gutter. Vehicles parking in this area are off the travel portion of roadway. We therefore see no need for posting of signs at this time. Should a problem arise where vehicles are parking on the travel portion, we would attempt to take the necessary steps to correct this situation.
 Stephen E. Collins
 Director of Traffic Engineering
 SEC/TW/bza
 cc - The Honorable Donald P. Hutchinson, County Executive
 APR 29 1985
 ZONING DEPARTMENT

IN RE: PETITION SPECIAL HEARING
 NE corner of Golden Ring
 Road and Race Road - 15th
 Election District
 Joe K. Holman,
 Petitioner
 BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 85-295-SPH
 FINDINGS OF FACT AND CONCLUSIONS OF LAW
 The Petitioner herein requests a determination by the Zoning Commissioner as to whether a nonconforming use exists for a service garage on his property, as more fully described on Petitioner's Exhibit 1.
 The Petitioner, Joe K. Holman, appeared and testified and was represented by Counsel. Eugene Kaphel, a registered land surveyor, also appeared and testified on behalf of the Petitioner. Mr. and Mrs. Robert H. Horst appeared as Pro-Testants.
 Testimony indicated that the subject property, located on the corner of Golden Ring Road and Race Road, presently zoned M.L., has been utilized as a service garage since at least 1955. Mr. Holman testified that he came to Baltimore in 1955 and began working for Rockingham Company, one of the four tenants who utilized the site to work on and repair vehicles. Mr. Holman later purchased the property. He testified that he has personal knowledge that since 1955, the site has had four tenants operating service garages continuously and without interruption. The property consists of one large masonry building divided internally so that each tenant has its own area. Indeed, the property has four separate addresses, three on Golden Ring Road and one on Race Road. The Pro-Testants do not contest this testimony but are concerned about the maintenance of the property.
 Under the 1945 Baltimore County Zoning Regulations (BCZR), the property was zoned "B" commercial. With the adoption of the 1955 BCZR, the zoning

designation was changed to B.L. At that time, a service garage was permitted in a B.L. Zone only by special exception. However, in 1966, the zoning designation was changed to M.L., which permitted a service garage as a matter of right, that is, all of the uses permitted in the B.M. and B.R. Zones, which allowed a service garage as a matter of right, were permitted in a M.L. Zone. When Bill No. 100 was adopted in 1971, a service garage was no longer permitted as a matter of right, but required a special exception and that certain other conditions be met. Therefore, the sole issues to be decided are whether the described use was in existence between 1966 and 1971 and whether it continued uninterrupted to the present. The answers are "yes". The Protestants could not present any evidence to contradict the Petitioner's testimony that the uses today are the same as they were.
 The Petitioner seeks relief pursuant to Sections 104.1 and 500.7, BCZR.
 The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a service garage since 1966. This constitutes a legal nonconforming use. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use does exist.
 Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.
 Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1985, that the nonconforming use for a service garage is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, and includes the following:
 1. The dumpster shall be permanently moved so as not to interfere with the line of sight at the intersection of Golden Ring Road and Race Road.
 ORDER RECEIVED FOR FILING
 DATE April 15 1985
 BY ADMINISTRATIVE ASSISTANT

2. There shall be a maximum of four service garage businesses recognized as nonconforming uses.
 3. All damaged or disabled vehicles shall be stored in the rear of the property behind the existing eight-foot-high fence. Said fence shall always be maintained and kept in good repair.
 4. The Petitioner shall not permit any customer or tenant to park in the rights of way of the roads.
 5. With the permission of Baltimore County, the Petitioner shall repair and extend, at his expense, the guard rail opposite the subject property on the south side of Golden Ring Road to prevent vehicles from parking thereon.
 6. A revised site plan, showing the parking and dimensions of the existing building, shall be submitted to the Zoning Commissioner for approval.
 AJ/srl
 cc: Lewis L. Fleury, Esquire
 Mr. & Mrs. Robert H. Horst
 People's Counsel
 Zoning Commissioner of Baltimore County
 ORDER RECEIVED FOR FILING
 DATE April 20 1985
 BY ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING
 15th Election District
 LOCATION: Northeast corner Golden Ring and Race Roads
 DATE AND TIME: Wednesday, April 10, 1985 at 1:30 p.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:
 Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use of said property for an auto service and repair garage, said property has been continuously so used since prior to January 1, 1985, creating a nonconforming use.
 Being the property of Joe K. Holman as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of 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.
 BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 AUG 21 1985

January 29, 1985

Description To Accompany
Special Hearing
7302 Golden Ring Road

Beginning for the same at the intersection of Northeast side of Golden Ring Road and the Southeast side of Race Road running, thence on the Southeast side of Race Road N 18°29'00"E 186.5. Thence S 71°31'00"E 206.87; thence, S 18°29'00"W 186.50 to the Northeast side of Golden Ring Road running thence on the Northeast side of Golden Ring Road N 71°31'00"W 240.00 to the place of beginning containing 1.2-Ac. Being the property of Joe K. Holman.



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE Corner Golden Ring & Race
Rds., 15th District : OF BALTIMORE COUNTY
JOE K. HOLMAN, Petitioner : Case No. 85-295-SFH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Lewis L. Fleury, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

March 11, 1985

Lewis L. Fleury, Esquire
305 W. Chesapeake Avenue
Suite 201
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
NE/corner Golden Ring and Race Roads
Joe K. Holman - Petitioner
Case No. 85-295-SFH

TIME: 1:30 p.m.

DATE: Wednesday, April 10, 1985

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

DATE 4/10/85 ACCOUNT 85-295-SFH
AMOUNT \$100.00

RECEIVED FROM L. L. Fleury
FOR Advertising and posting of hearing notice
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1985

Lewis L. Fleury, Esquire
305 W. Chesapeake Avenue
Suite 201
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/cor. Golden Ring and Race Roads
Joe K. Holman - Petitioner
Case No. 85-295-SFH

Dear Mr. Fleury:

This is to advise you that \$47.31 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,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005338

DATE 4/10/85 ACCOUNT 85-295-SFH

AMOUNT \$47.31

RECEIVED FROM Lewis L. Fleury, Esquire

FOR Advertising and posting 85-295-SFH (Joe K. Holman)

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Zoning Commissioner

PETITION FOR SPECIAL HEARING

LOCATION: 15th Election District
Northeast corner Golden Ring and Race Roads

DATE AND TIME: Wednesday, April 10, 1985 at 1:30 p.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:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use of said property for an auto service and repair garage, said property has been continuously so used since prior to January 1, 1985, creating a nonconforming use.

Being the property of Joe K. Holman as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of 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.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 21, 1985.

THE JEFFERSONIAN,

JB Kenton
Publisher

Cost of Advertising

22.00

PETITION FOR SPECIAL HEARING
15th Election District
Northeast corner Golden Ring and Race Roads
DATE & TIME: Wednesday, April 10, 1985 at 1:30 p.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: Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use of said property for an auto service and repair garage, said property has been continuously so used since prior to January 1, 1985, creating a nonconforming use.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of 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.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

Petition for Special Hearing
15th Election District
Northeast corner Golden Ring and Race Roads
DATE & TIME: Wednesday, April 10, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., March 21, 1985

This is to certify, that the annexed

Peter
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 21st day of

March, 1985

John D. W...
Publisher.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Michael S. Flanagan
TO: Department of Traffic Engineering
Arnold Jablon
FROM: Zoning Commissioner

Date: April 12, 1985

Case No. 85-295-SFH
SUBJECT: NE/corner of Golden Ring and Race Roads - 15th Election District
Joe K. Holman, Petitioner

I have determined that the subject property enjoys a nonconforming use as a service garage. However, testimony indicated that it would be advisable to place "No Parking" signs at the subject corner. The police have informed the Protestants, who appeared at the public hearing before me, that they will not issue tickets unless such signs are posted.

Would you please examine the feasibility of this and let me know of your findings?

AJ/srl

cc: The Honorable Donald F. Hutchinson
County Executive

AUG 21 1985

Baltimore County, Maryland
15-213 Date 4/26/85
To: Arnold Jablon
From: Harry Pistel

☐ Please Note & File
☒ For Your Information
☐ Please Note & Return
☐ Please Handle
☐ Please answer, Sending me Copy of your letter
☐ Please Prepare reply for my Signature

☐ To be Signed
☐ Please Comment
☐ Please See Me
☐ Investigate & Report

Remarks:

Recycled Paper

DEPARTMENT OF PUBLIC WORKS
FROM: OFFICE OF THE DIRECTOR
DATE: Log Reference No. 197
TO: Mr. Pistel, Chief, Bureau of Engineering
Mr. Neff, Public Services
Mrs. Szymanski, Land Acquisition
Mrs. Garland, Construction Inspection
Mr. Lee, Highways
Miss Miller, Sanitation
Mr. Keys, Utilities

COMMENTS:
Prepare Reply for:
Director's Signature
Deputy's Signature
Your Signature
County Exec. Signature
Administrative Officer
Discuss with Me
Follow up

File
Arrange Meeting
Note & Return
For Your Information
Pickler
Review & Comment
Inspect & Report Back

RECEIVED
APR 22 1985
BUREAU OF LAND ACQUISITION

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Harry J. Pistel, Director
Department of Public Works
Date: April 25, 1985
FROM: Walter J. Rasmussen, Chief
Bureau of Land Acquisition
Case No. 85-295-SPH
SUBJECT: NE Corner of Golden Ring and Race Roads
Joe K. Holman, Petitioner
Log Reference No. 174

This is in reference to the letter you received from Arnold Jablon, Zoning Commissioner, concerning the above subject. The property that he refers to where parking is taking place is owned by Baltimore County. This is the property that we purchased in conjunction with Stemmers Run Flood Control Program. It consists of eight acres more or less and was utilized as a nursery with sixteen greenhouses when we purchased the property.

Mr. Jablon refers to the property as being in the 9th Election District - that should be corrected since the property lies within the 15th Election District.

Since buying the property for the flood program, it has been turned over to the Department of Recreation and Parks and I think they should answer whether any changes should be made in the existing guard rail.

WJR/LE

RECEIVED
APR 30 8M
ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Harry J. Pistel, Director
Department of Public Works
Date: April 12, 1985
FROM: Arnold Jablon
Zoning Commissioner
Case No. 85-295-SPH
SUBJECT: NE corner of Golden Ring and Race Roads - 15th Election District
Joe K. Holman, Petitioner

I have determined that the subject property enjoys a nonconforming use as a service garage. However, testimony indicated that the County owns property across Golden Ring Road from this site that is being used for parking. This is upsetting to the residents of the area. The Petitioner is willing to pay to repair and extend an existing guard rail to prevent vehicles from parking thereon. Would this be a problem?

AJ/srl
cc: The Honorable Donald P. Hutchinson
County Executive

RECEIVED
APR 22 1985
BUREAU OF LAND ACQUISITION

RECEIVED
APR 15 1985
DEPARTMENT OF PUBLIC WORKS
DIRECTOR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Harry J. Pistel, Director
Department of Public Works
Date: April 12, 1985
FROM: Arnold Jablon
Zoning Commissioner
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AJ/srl
cc: The Honorable Donald P. Hutchinson
County Executive

BALTIMORE COUNTY
TRANSMITTAL MEMO
TO: Arnold Jablon
FROM: Judy Sussman
SUBJECT: Judy Sussman
DATE: 4/9/85

RECEIVED
APR 10 AM
ZONING DEPARTMENT

and copy of decision to Judy ed. came to Judy ed. to Ruler & Planner

April 2, 1985
Office of the Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

We, the undersigned being residents of the 7200 block of Golden Ring Road are petitioning against the granting of a zoning license to C. J. Towing to establish an auto repair and service business in our neighborhood.

Through the offices of State Senator Norman R. Stone, Jr. and Clarence D. Long a complaint of alleged zoning violations had been reported in August 1984, to the office of the Zoning Commissioner.

The justification for those complaints were valid then and are just as valid now. Is this the way that the county enforces zoning violations? Instead of seeking proper zoning, we the residents of this neighborhood feel that they should be charged for ignoring existing zoning regulations.

The nature of the business allows for highly combustible materials to be on the premises. The building structure appears to be in need of repair. Has the structure been investigated for fire code violations? Doesn't the county consider these potential dangers to be located so close to a residential area? Clearance at the intersection where this business is located is impaired because of the cars/trucks and a dumpster left at all times in front of the property. Because of the volume of cars/trucks on the premises, double parking by customers is still taking place blocking passage on Golden Ring Road. Old and damaged cars/trucks are allowed to be parked on the field located across the street which is now causing erosion.

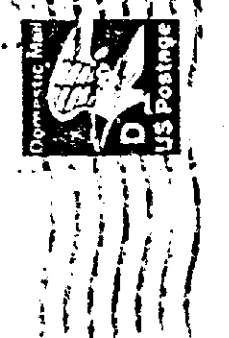
It is because of the two businesses located specifically at 7302 Golden Ring Road and 7318 Golden Ring Road both of whom are guilty of the aforementioned conduct that this erosion is occurring. This is evident during heavy rains; mud is again draining onto the road. That was a condition we thought was to be eliminated when that entire area was declared a flood zone by the county. Is the county declaring flood zones in order to allow businesses to prosper? Is a flood zone county property? If yes, why is it being used by private concerns?

The filthy appearance is also something we residents find offensive. Had we wanted to reside in a neighborhood surrounded by junk yards we would not have chosen this area.

We feel that the county has made us tolerate enough industrialization in our neighborhood. We don't want anymore.

cc: Donald P. Hutchinson, Baltimore County Executive
Norman R. Stone, State Senator
Heleen D. Bentley, Congresswoman

SIGNATURE	ADDRESS
Robert J. Hunt	7213 Golden Ring Rd.
Donny B. Hunt	7213 Golden Ring Rd.
Carol J. Hunt	7219 Golden Ring Rd.
John C. Hunt	7209 Golden Ring Road
James J. Higgins	7207 Golden Ring Rd.
Robert D. Munn	7211 Golden Ring Rd.
Joan M. Munn	7211 Golden Ring Rd.
Donny C. Bell	7215 Golden Ring Rd.
Janet P. Pellegri	7217 Golden Ring Rd.
Donald E. Pellegri	7217 Golden Ring Rd.
James C. High	7221 Golden Ring Rd.
John C. High	7221 Golden Ring Rd.
Paul M. Hunt	7205 Golden Ring Rd.
Walter A. Hunt	7209 Golden Ring Rd.
William H. Jones	810 Runwell Terr.
Blondie Smith	810 Runwell Terr.
Edgar J. Wheeler	7220 Golden Ring Rd.
John Wheeler	7220 Golden Ring Rd.
Robert C. Wheeler	7220 Golden Ring Rd.
Jacqui W. Wheeler	7220 Golden Ring Rd.
Thomas J. Wheeler	8042 Gough Street
* Eleanor A. Schess *	7211 Golden Ring Rd.
James E. Schess	306 Runwell Terr.
Victor Smith	808 Runwell Terr.
Frank Smith	7211 Golden Ring Rd.
Henry Robinson	7214 Golden Ring Rd.



DONALD P. HUTCHISON
BALTIMORE COUNTY EXECUTIVE
BALTIMORE COUNTY COURTHOUSE
100 WEST BALTIMORE AVENUE
TOWSON, MARYLAND 21204

R. ROSE
7213 GOLDEN RING ROAD
BALTO., MD. 21221

MICROFILMED

85-295 SPH 419/85 85-72-CV/
NE/Lor. Golden Ring & Race Rd
APR 5 AM
ZONING DEPARTMENT

Office of the Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

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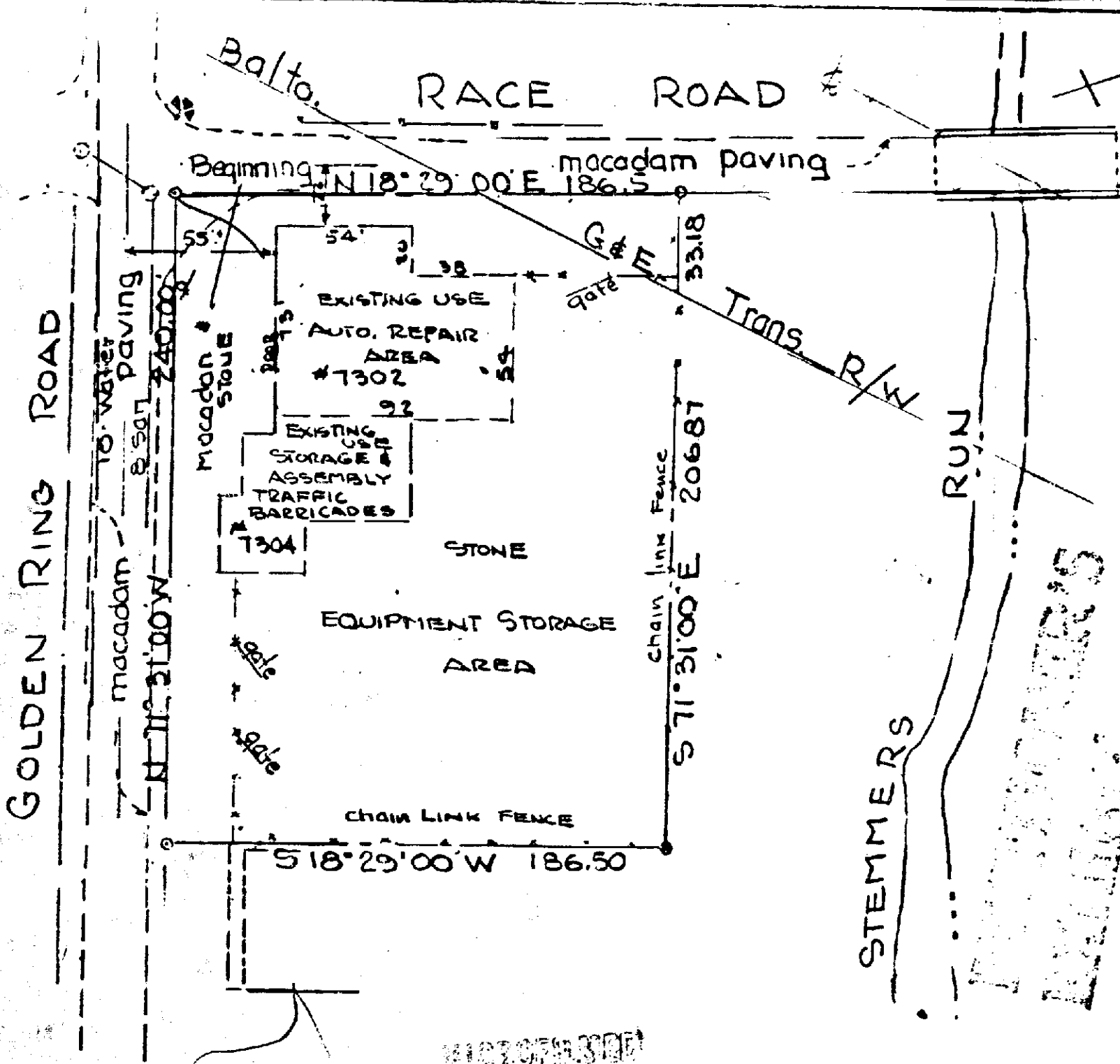
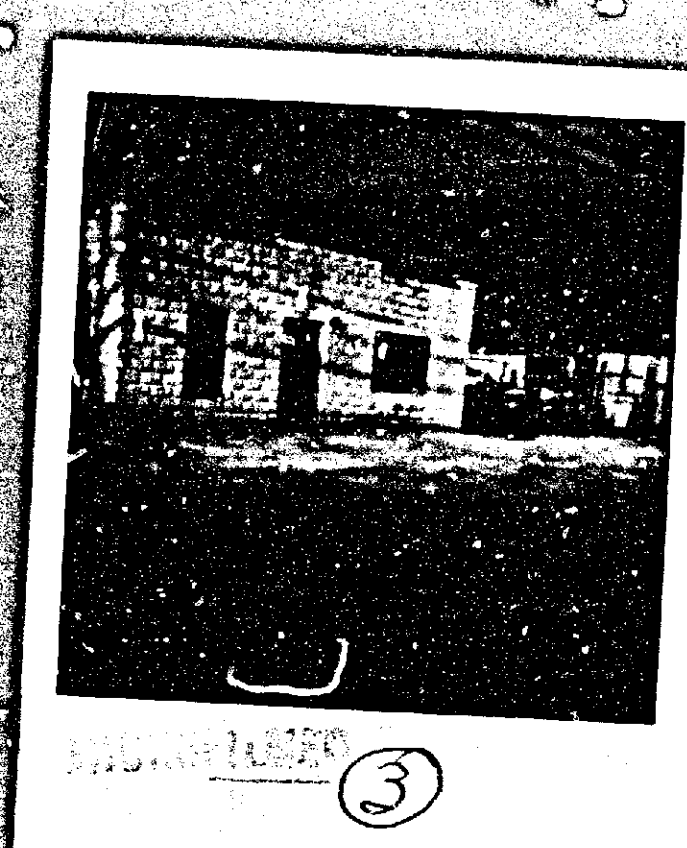
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cc: Donald P. Hutchison, Baltimore County Executive
Norman R. Stone, State Senator
Helen D. Bentley, Congresswoman

MICROFILMED

SIGNATURE	ADDRESS
Robert V. Hunt	7213 Golden Ring Rd
Barth B. Hunt	7213 Golden Ring Rd
Carol D. Hunt	7213 Golden Ring Rd
John P. Hunt	7207 Golden Ring Road
James E. Higgins	7207 Golden Ring Rd.
William D. Mason	7211 Golden Ring Rd.
John M. Mason	7211 Golden Ring Rd.
Barth P. Bell	7215 Golden Ring Rd.
Frank P. Pellegrini	7217 Golden Ring Rd.
Donald L. Pellegrini	7217 Golden Ring Rd.
James C. Pellegrini	7221 Golden Ring Rd.
John C. Pellegrini	7221 Golden Ring Rd.
David M. Hunt	7205 Golden Ring Rd.
William H. Hunt	7209 Golden Ring Rd.
William H. Hunt	810 Runkles Terr.
Alfred C. Hunt	810 Runkles Terr.
Edith C. Hunt	7220 Golden Ring Rd.
John C. Hunt	7220 Golden Ring Rd.
Robert C. Hunt	7220 Golden Ring Rd.
James C. Hunt	7220 Golden Ring Rd.
James C. Hunt	2042 Gough Street
* FUTURE ADDRESS *	7211 Golden Ring Rd.
James E. Hunt	806 Runkles Terr.
Victor Smith	808 Runkles Terr.
Frank D. Hunt	7141 Golden Ring Rd.
Henry Robinson	7141 Golden Ring Rd.

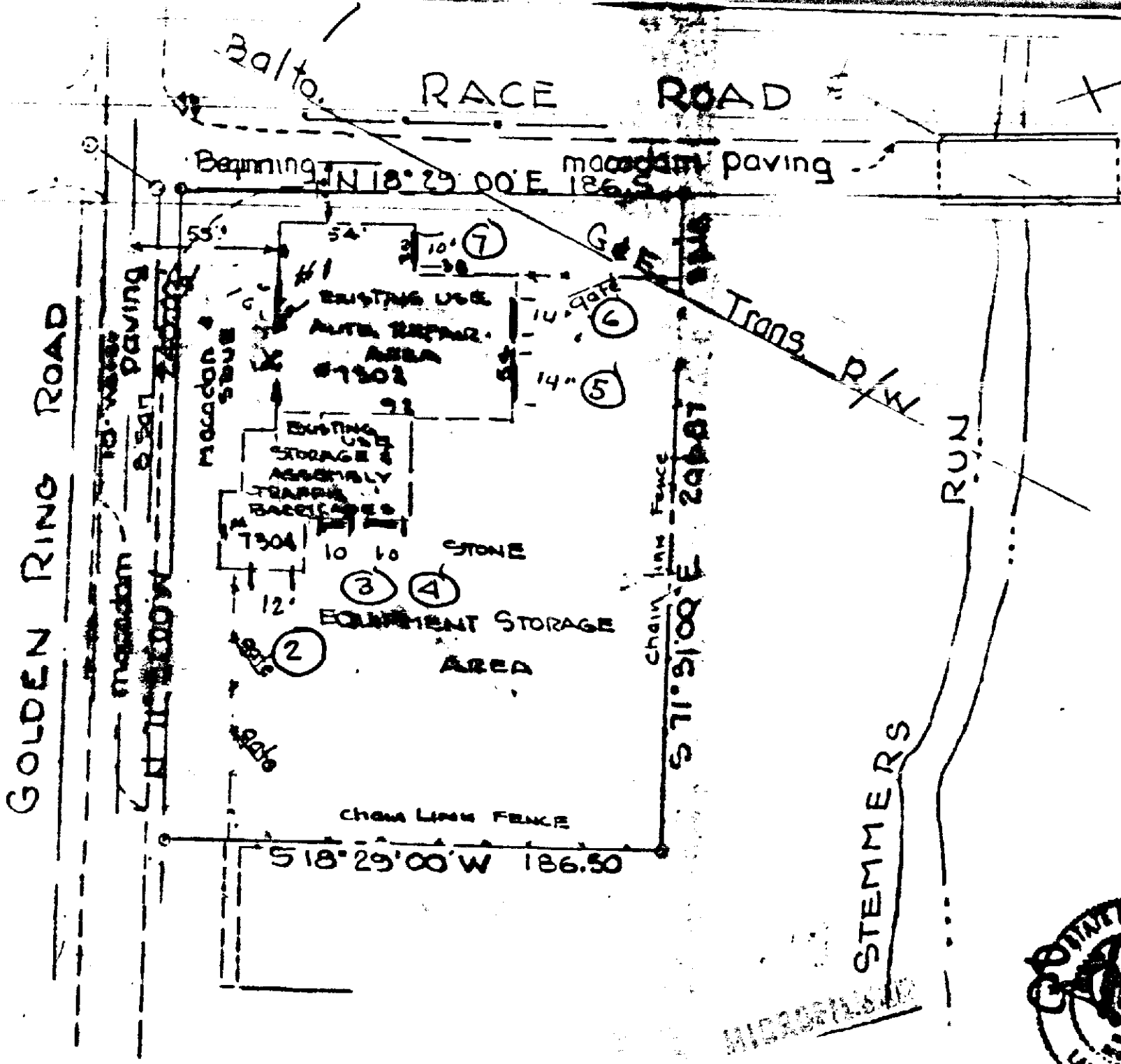


GENERAL NOTES:
AREA OF PROPERTY 1.2 AC
EXISTING ZONE ML-1M
EXISTING USE AUTO. REPAIRS
AREA OF AUTO. SHOP 59 30 B'

7302 GOLDEN RING ROAD
15TH ELECT. DIST. BALTO. CO.
SCALE 1"=50' JAN 26 1985



E. RAPHAEL & ASSOC.
REG. PROF. LAND SURVEYORS
201 COURTLAND AVE
TOWSON MD



GENERAL NOTES:
AREA OF PROPERTY 1.2 AC
EXISTING ZONE ML-1M
EXISTING USE AUTO. REPAIRS
AREA OF AUTO. SHOP 59 30 B'

7302 GOLDEN RING ROAD
15TH ELECT. DIST. BALTO. CO.
SCALE 1"=50' JAN 26 1985



E. RAPHAEL & ASSOC.
REG. PROF. LAND SURVEYORS
201 COURTLAND AVE
TOWSON MD