85-295-SP1+ ELEN DELICH BENTLEY 1610 LONGWORTH BUILDING 20 DISTRICT, MARYLAND (85-72-CV) WASHINGTON, DC 20515 202-225-3061 COMMITTEE ON DISTRICT OFFICE: PUBLIC WORKS AND Congress of the United States 200 EAST JOPPA ROAD TRANSPORTATION Towson, MD 21204 WATER RESOURCES House of Representatives ECONOMIC DEVELOPMENT COMMITTEE ON Washington, DC 20515 **MERCHANT MARINE** AND FISHERIES SUBCOMMITTEES: PANAMA CANAL/OUTER CONTINENTAL SHELF 25 April 1985 Mr. Arnold Jablon Zoning Commissioner County Office Building - Room 119 Towson, Maryland 21204 Dear Mr. Jablon: I am enclosing a copy of correspondence which I have received. I would appreciate your checking into the situation for me and providing any information which will help me respond to this constituent further. I know that the matter will be carefully and objectively reviewed, and I am grateful for any assistance you will be able to render. Please send your response to, Suite 400, 200 E. Joppa Rd., Towson, MD. 21204. Sincerely, Stelen Delich Bentley Helen Delich Bentley APR 29 AM HDB: vcc Encl.

ZUNING DEPARTMENT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it

appearing that by reason of the following finding of facts:

Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. Comments - Sections 103.1 as amended by Bill 4-82, Section 119.0 .nru 119.6 all appear to be applicable. The flood plain has not been shown on the NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Charles E. Burnham, Chief Plans Review 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 occuring. 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. Hutchison, Baltimore County Executive Norman R. Stone, State Senator Helen D. Bentley, Congresswoman

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES

Comments on Item # 222 Zoning Advisory Committee Meeting are as follows:

NE/Cor. Golden Ring Road and Race Road

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-62 State of Maryland Code for the Handicapped and Aged; and other appli-

B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals

D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two

and signatures are required on Plans and Technical Data.

Proposed Zoning: Special hearing to approve the use of said property for an auto

service and repair garage, because said property has been continuously so used prior to January 1, 1955.

February 27, 1985

TOWSON MARYLAND 21204

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building

Existing Zoning: M.L. - IM

15th.

The items checked below are applicable:

TED ZALESKI, JR.

Dear Mr. Jablon:

Property Owner:

District:

Towson, Maryland 2120

7213 Golden Ring Re 7213 Kolden Ring R 7209 Holder Ring of Gran M. Marr 7211 Dolden Rine Ra 1215 Holden Ring Rd 7317 Dela Cin Al 7217 Golden King 7221 Bolden Rus 7221 Holder Pring Rd 7209 Sto Den Ring K 7209 GENEW Ring RD 810 RUNKLES TERR 810 Punkles Terr 1270 Bollew Rug Pd 7220 Holling 7220 aolde 7220 stolden Fr 2042 Gough STREEN * Fliture rackers x 7211 Silvers Pia Pol 306 Rombie Bures Victor And 508 Benkles Service 714 relation Rine 7141 GaldEN P.

May 1, 1985

Please be advised that a public hearing was held in the matter to which you

refer and a decision was rendered, a copy of which is attached for your informa-

tion. Mr. and Mrs. Robert H. Horst, the preparers of the petition, were present

at that hearing and made their views known, which were definitely considered.

If I can be of further assistance, please feel free to contact me.

I am in receipt of your letter dated April 25, 1985.

RE: Case No. 85-295-SPH

Zoning Commissioner

Joe K. Holman, Petitioner

The Honorable Helen Delich Bentley

Congress of the United States

200 East Joppa Road

AJ/srl

Attachment

Towson, Maryland 21204

Dear Congresswoman Bentley:

May 1, 1985

The Honorable Helen Delich Bentley Congress of the United States 200 East Joppa Road Towson, Maryland 21204

> RE: Case No. 85-295-SPH Joe K. Holman, Petitioner

Dear Congresswoman Bentley:

I am in receipt of your letter dated April 25, 1985.

Please be advised that a public hearing was held in the matter to which ,ou refer and a decision was rendered, a copy of which is attached for your information. Mr. and Mrs. Robert H. Horst, the preparers of the petition, were present at that hearing and made their views known, which were definitely considered.

May 1, 1985

If I can be of further assistance, please feel free to contact me.

ARNOLD JÁBLON

Sincerely,

Zoning Commissioner

Attachment

AJ/srl

May 1, 1985

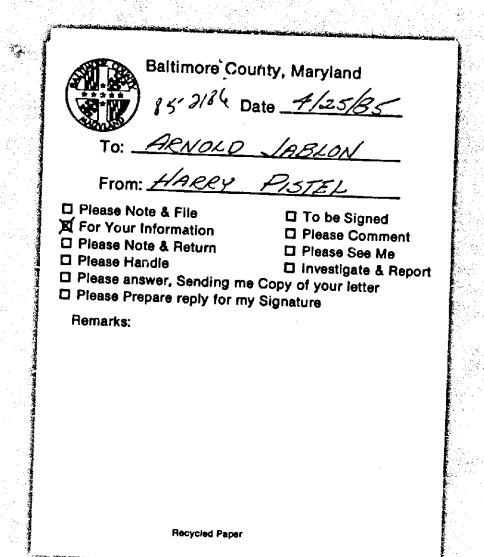
Lewis L. Fleury, Esquire 305 West Chesapeake Avenue, Suite 201 Towson, Maryland 21204

> RE: Case No. 85-295-SPH Joe K. Holman, Fetitioner

Dear Mr. Fleury:

Enclosed is a copy of correspondence from Leonard L. Sprinkle, Chief. Bureau of Highways, with reference to the above matter. Pursuant to his acceptance and Condition 5 of my Order, your client shall proceed to extend the guardrail, which shall be completed within 90 days from the date of this letter.

AJ/srl





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

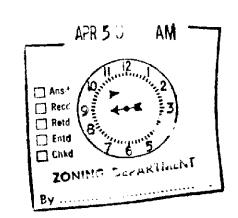
The Bureau of Highways has investigated your request regarding the subject matter.

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.

Whent Bethe (FOR) Leonard L. Sprinkle, Chief Bureau of Highways

LLS:CK:jf

cc: Charles Kvech George Nikol Zile



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Harry J. Pistel, Director
TO Department of Public Works Date April 12, 1985

Arnold Jablon
FROM Zoning Commissioner

Case No. 85-295-SPH

SUBJECT NE/corner of Golden Ring and Race Roads - The 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



REGEIVED

APR 15 1985

CEPARTMENT OF PUBLIC WORKS
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Date April 25, 1985

FROM Stephen E. Collins, Director of Traffic Engineering

Mr. Arnold Jablon

SUBJECT Northeast corner of Golden Ring & Race Roads
Case No. 85-295-SPH

JOB K. NOLMAN

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

CONED DEPARTMENT

IN RE: PETITION SPECIAL HEARING
NE/corner of Golden Ring
Road and Race Road - 15th
Election District
Joe K. Holman,
Petitioner

Petitioner

BEFORE THE
ZONING COMMISSIONER
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 Raphel, a registered land surveyor, also appeared and testified on behalf of the Petitioner. Mr. and Mrs. Robert H. Horst appeared as Protestants.

Testimony indicated that the subject property, located on the corner of Golden Ring Road and Pace 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 Processiants do not contest this testimony but are concerned about the maintenants of the property.

, the property was 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 with a existence between 1966 and 1971 and whether it continued uninterruptedly 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 // 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:

 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.

- 2 -

nesses recognized as nonconforming uses.

0

· 2. There shall be a maximum of four service garage busi-

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.

- 3 -

Zoning Commissioner of Baltimore County

AJ/srl

cc: Lewis L. Fleury, Esquire
Mr. & Mrs. Robert H. Horst
People's Counsel

E Down of 1985

.

PETITION FOR SPECIAL HEARING

15th Election District

Northeast corner Colden Ring and Race Roads

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

LOCATION:

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

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 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

- Same

DER RECEIVED FOR FILING

January 29,1985

Discription To Accomany Special Hearing 7302 Golden Ring Road

Beginning for the same at the intersction 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 Goldin 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.

CERTIFICATE OF POSTING

District 15Th

Number of Signs:



March 11, 196. 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-SPH TIME: 1:30 p.m. DATE: Wednesday, April 10, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake ZONING DEPARTMENT OF BALTIMORE COUNTY 85-295-5PH Avenue, Towson, Maryland Date of Posting 3/22/85 Posted for: 5 Pecial Hearing Petitioner: Joe K. Holman

Location of property: NEfring bolden Ring & Roce Rd. Location of Signs Equing corner of Golden Bing + Pace Rd , Mapril 30' Zoning Commissioner Fr Golden Ring & b' From Paro Pd, or proporty of Potitioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING

JOE K. HOLMAN, Petitioner

Rds., 15th District

inary or final Order.

NE Corner Golden Ring & Race

: BEFORE THE ZONING COMMISSIONER

: Case No. 85-295-SPH

Phyllie Cole Freedman

leter lax Zumennon

People's Counsel for Baltimore County

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

Phyllis Cole Friedman

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House

I HEREBY CERTIFY that on this 22nd day of March, 1985, a copy

Towson, MD 21204

of the foregoing Entry of Appearance was mailed to Lewis L. Fleury, Esquire,

Peter Max Zimmerman

305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any prelim-

BALTIMORE COUNT OFFICE OF PLANNIN TOWSON, MARYLAN 494-3353	NG & ZONING	
ZONING COMMISSIONER		
	April 6	1, 1985
Lewis L. Fleury, Esquire 305 W. Chesapeake Avenue Suite 201 Towson, Maryland 21204		
	RE: Petition for Spe NE/cor. Golden R Joe K. Holman - Case No. 85-295-	ing and Race Roads Petitioner
Dear Mr. Fleury:		
This is to advise of the above property.	you that \$47.31 is (due for advertising and posting
This fee must be pof the hearing before an	paid and our zoning sig Order is issued. Do <u>n</u> e	n and post returned on the day ot remove sign until day of hear
Please make the cremit to Mrs. Arlene Jar Towson, Maryland 21204	nuary. Zoning Office. 3	nore County, Maryland, and Room 113, County Office Buildin
	Si	ncerely,
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 005388	NOLDJABLON
DATE 4/10/85 ACCOUNT 9	-01-615-000	ing Commissioner
AMOUNT_\$ 1	7.31	
RECEIVED Lewis L. Flaury, Esquir		- 1
advertising and posting 85-2	95-524 (Joe K. Holman)	
5 5127************************************		
VALIDATION OR SIGNATURE	OF CASHIER	-
والرمواهة والمستقلة والمتحول والمستويدي والمستويد والمتحودة والمتحود والمتحود والمتحود والمتحود المتحود والمتحود والمتحدد والمتحد	an ing pangan dan mengangkan anggal Pengahan dan dan dan dan dan dan dan dan dan d	

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was Baltimore County, by authors
of the Zoning Act and Reguations of Baltimore County
will hold a public hearings published in THE JEFFERSONIAN, a weekly newspaper printed Petition for Special Rearing under Section 500.7 of the Baltimura County Soning Regulations to determine whether of not the Zoning Commissioner and/or Deputy Zoning Commissioner should suprove the and published in Towson, Baltimore County, Md., appearing on THE JEFFERSONIAN, the thirty (30) day appeal period The Soning Commissioner will, however, entertain any request for a stay of the issuitance of said permit during thus period for good cause shows their request must be received in writing by the date of the the hearing.

By Order Of

ARNOLD JABLON.

Zoning Commissioner

of Baltimore County Cost of Advertising 85-25-5041 **Petition for** Special Hearing' **Qe Times** 15th Election District LOCATION: Northeast corne 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 Chesapenke 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 nec of said and published in Baltimora County, once in each sioner should approve the use of said property for an auto service and repair garage, said property has been contintowaly so used since prior to Jenuary
1, 1986, creating a nonconforming use.
Being the preparty 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 wust be received in writing by the detection to the contract of the contract o

BALTIMORE COUNTY, MARYLAND

Michael S. Flanigan

TO Department of Traffic Engineering Arnold Jablon

in writing by the date of the hearing set above or made at the hearing.

FROM Zoning Commissioner Case No. 85-295-SPH

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

AJ/srl

cc: The Honorable Donald F. Hutchinson County Executive

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.

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

Northeast corner Golden Ring and Race Roads

Wednesday, April 10, 1985 at 1:30 p.m.

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Petition for Special Hearing under Section 500.7 of the Baltimore

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PETITION FOR SPECIAL HEARING

15th Election District

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> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

POM: Floring Co.

No. 004912

_ACCOUNT_12.51-615-670

LOCATION:

DATE AND TIME:

PUBLIC HEARING:

Date April 12, 1985

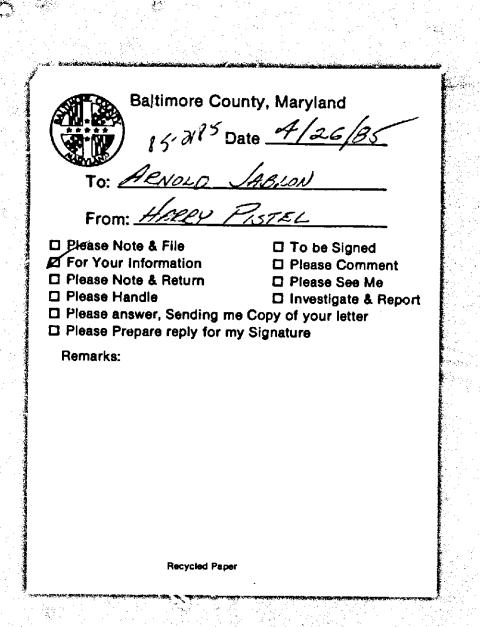
I have determined that the subject property enjoys a nonconforming use as a service garage. However, testimony indicated that it would be advisable to

This is to Certify, That the annexed Reg 1 was inserted in Of Times, a newspaper printed

Zoning Commissioner of Baltimore County

INTER-OFFICE CORRESPONDENCE

SUBJECT NE/corner of Golden Ring and Race Roads -15th Election District Joe K. Holman, Petitioner



DEPARTMENT OF PUBLIC WORKS FROM: OFFICE OF THE DIRECTOR ____Mr. Pistel Chief, Bureau of ____Mr. Neff Engineering ____Mrs. Szymanski Public Services Land Acquisition ____Mrs. Garland Construction Inspection Highways ____Mr. Lee ____Miss Miller Sanitation Utilities ____Mr. Keys COMMENTS: ____Prepare Reply for: ____Director's Signature __Arrange Meeting Deputy's Signature Note & Return For Your Information ____Your Signature County Exec. Signature Administrative Officer Review & Comment __Discuss with Me Inspect & Report Back ____Follow Up MELAN OF LARD ACQUISITION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Harry J. Pistel, Director Department of Public Works

April 25, 1985

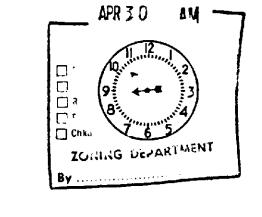
Walter J. Rasmussen, Chief FROM Bureau of Land Acquisition

Case No. 85-295-SPH NE Corner of Golden Ring and Race Roads SUBJECT. 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

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.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Harry J. Pistel, Director TO Department of Public Works Date__April_12.1985

Arnold Jablon FROM Zoning Commissioner

Case No. 85-295-SPH

SUBJECT NE/corner of Golden Ring and Race Roads - Ath 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

REGEIVED APR 15 1985 DEPARTMENT OF PUBLIC WOOMS Ø &.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Harry J. Pistel, Director TO Department of Public Works Date__April_12_1985_

Arnold Jablon FROM Zoning Commissioner

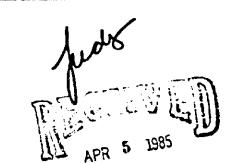
Case No. 85-295-SPH SUBJECT NE/corner of Golden Ring and Race Roads -15th Election District Joe K. Holman, Petitioner

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AJ/srl

cc: The Honorable Donald P. Hutchinson County Executive

85-295-SPH **BALTIMORE COUNTY** TRANSMITTAL Arnold Jablon DATE 4/9/85 Judy Sussman ZONING DEPARTMENT



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

April 2, 1985

WJR/if

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.

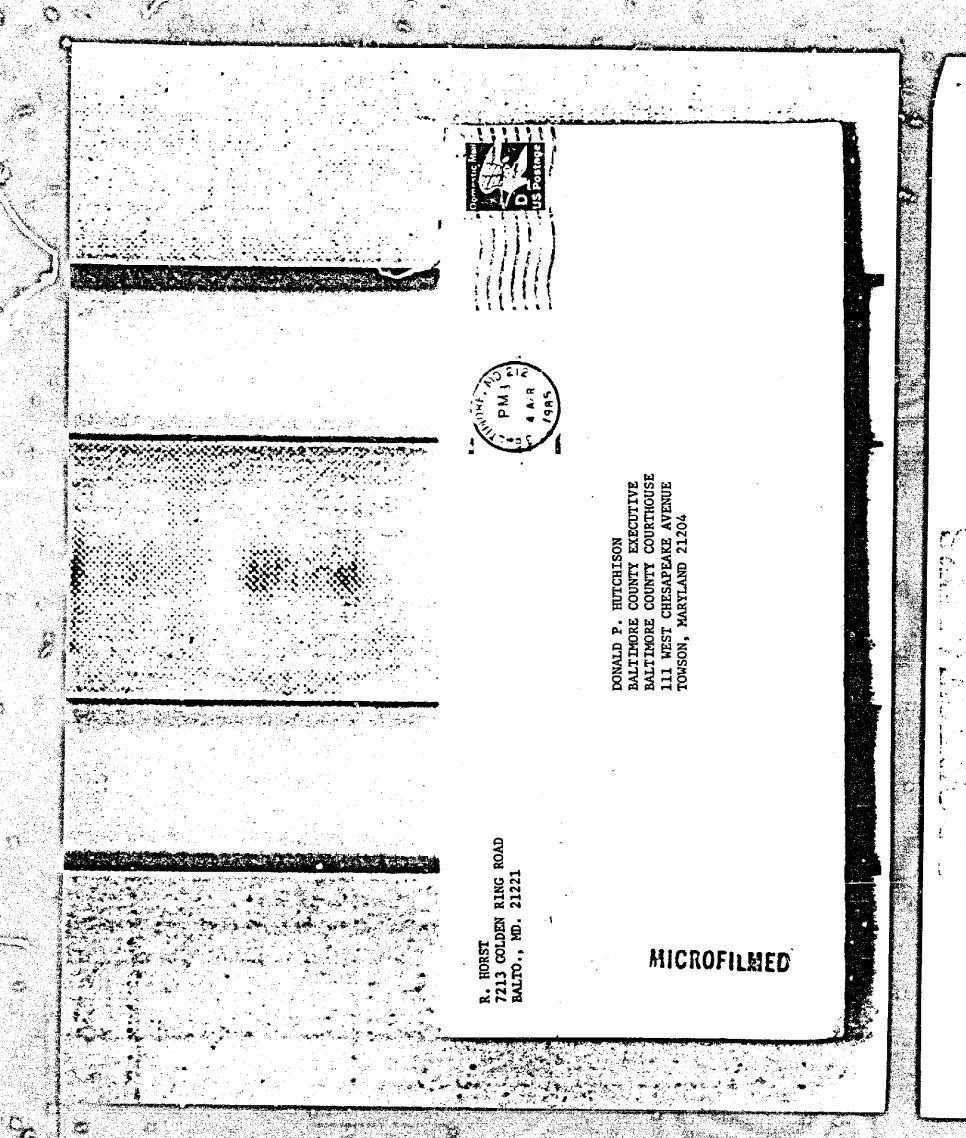
It is because of the two businesses located specifically at 7302 Golden Ring Road and 7318 Golden Ring Road both of whom are guilty of the aforementioned conduct that this erosion is occuring. This is evident during heavy rains; mud is again draining onto the road. That was a condition we thought was to he 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?

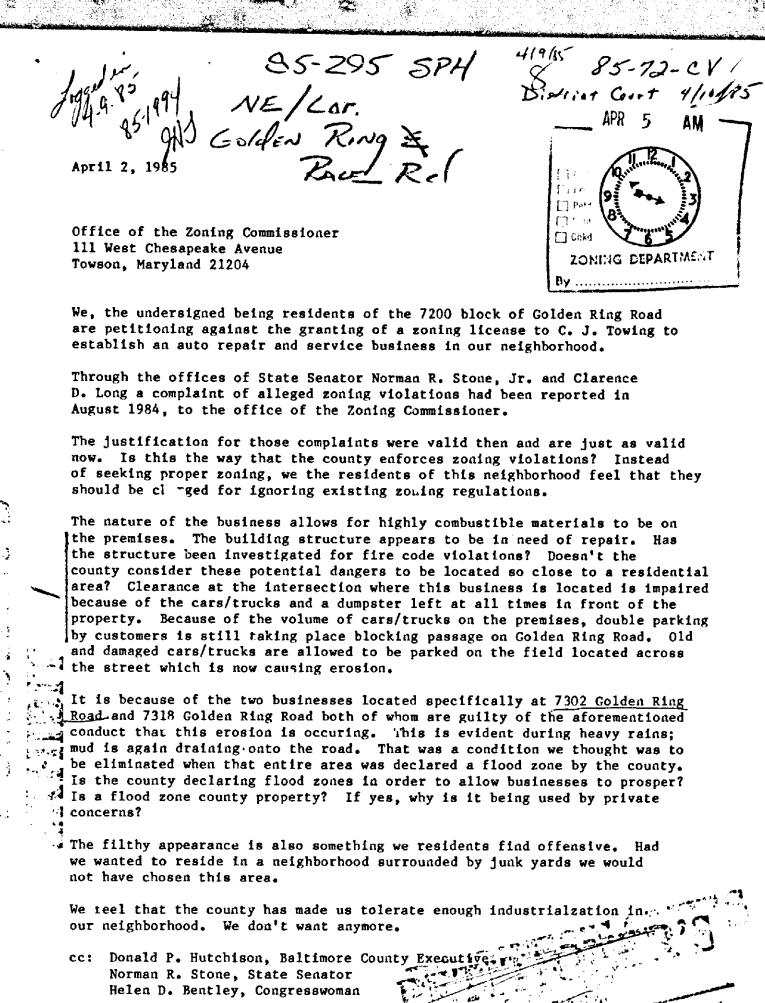
The filthy appearance is also something we residents find offensive. Had we wanted to reside in a neighborhood surrounded by junk yards we would not have chosen this area.

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

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

1.	
- O SIGNATURE	ADDRESS ADDRESS
Poles 2. Hours	7213 Golden Ring Re
Dootly 8. Host	7213 Holden Reng R.S.
Caroling Tinet	72.9 Gelder Knyled
John C. Worst	7209 Holder Ring Rosel
Florence Pringing	7207 Polden King Rd.
Hillet & Maron Od	7211 Holden Ching PAT.
Oyen M. Marr	7211 Dollan Ring Rd.
	1215 Adder King Rd.
Southy P. Roll Franct Pellegreni	7217 Dela ling Pol
Honal L Pellegin	7217 Golden Ring Rd.
Tune c. Shirt	7221 Boldon Rig El.
lake & Shigh	7221 Holder King Rd
Hail M Hout	7209 Sto Danking ha
Water What	7209 GLOEN Ring RD
William H Jones	810 RUNKLES TERR
Glanda C Smith	810 Runkles Terr
Edithor Telheeler	1270 Bollow Lung Pd C
15 While	1220 Holden Hy HI
Alexo Culheles	7220 Golde, R. R.
Jacke Ut Lie On	7220 stolder ting Pel
Theise Dhumanul.	2042 Gough STrost
* Fleture rakess x	7211 Golden Pig Kol
Grand E. Brande	306 Rendries June
Victor Smith	508 Bunklas Jevine
Front Mitter	714 illetalling
Nema Delanesi	7ely balding Ping





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