

PETITION FOR SPECIAL EXCEPTION 85-314-XSPHA

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage in a BL-COC zone. (BCZR 230.13)

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

I, or we, agree to pay expenses of above Special Exception 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.

Lessee: Safe Light Auto Glass
Lear-Siegler Division
Contract Purchaser:
By: Dale A. Wolfe
(Type or Print Name)
Signature
8005 Harford Road
Address
Baltimore, Maryland 21234
City and State
Attorney for Petitioner:
Lloyd J. Hammond
(Type or Print Name)
Signature
313A Main Street
Address
Reisterstown, Maryland 21136
City and State
Attorney's Telephone No.: 833-7576
Address
Phone No.

Legal Owner(s):
John H. Wagner
(Type or Print Name)
Signature
Alberta Wagner
(Type or Print Name)
Signature
3002 Lavender Avenue
Address
Baltimore, Maryland 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April, 1985, 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 106, County Office Building in Towson, Baltimore County on the 14th day of May, 1985, at 1:30 o'clock.

Cal Jara
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE June 20, 1985
BY Barbara A. Ellwood
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING 85-314-XSPHA

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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a 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.

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Contract Purchaser:
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Address
Phone No.

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Cal Jara
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE June 20, 1985
BY Barbara A. Ellwood
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCE 85-314-XSPHA

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 Variance from Section 232.1 to permit a front yard set back of 1 foot from the front property line in lieu of the required 10 feet and to permit a front yard set back of 31 feet from the center line of the street in lieu of the required 40 feet. Section 232.3b to permit a rear yard setback of 4' in lieu of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) required 20'.

Building has existed in its present location for a number of years. To remove the building would result in a hardship.

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

I, or we, agree to pay expenses of above Variance 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.

Lessee: Safe Light Auto Glass
Lear-Siegler Division
Contract Purchaser:
By: Dale A. Wolfe
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City and State
Attorney for Petitioner:
Lloyd J. Hammond
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313A Main Street
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City and State
Attorney's Telephone No.: 833-7576
Address
Phone No.

Legal Owner(s):
John H. Wagner
(Type or Print Name)
Signature
Alberta Wagner
(Type or Print Name)
Signature
3002 Lavender Avenue
Address
Baltimore, Maryland 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
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Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April, 1985, 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 106, County Office Building in Towson, Baltimore County on the 14th day of May, 1985, at 1:30 o'clock.

Cal Jara
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE June 20, 1985
BY Barbara A. Ellwood
ADMINISTRATIVE ASSISTANT



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 20, 1985

Lloyd J. Hammond, Esquire
313A Main Street
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
NE/corner of Harford Road and Taylor Avenue
14th Election District
John H. Wagner, et ux, Petitioners
Case No. 85-314-XSPHA

Dear Mr. Hammond:

Please be advised that I this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

JMHJ:bg

cc: People's Counsel

IN RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
NE/corner of Harford Road and Taylor Avenue
14th Election District
John H. Wagner, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-314-XSPHA

The Petitioners herein request a special exception for a service garage in a BL-COC zone. They also request approval, by special hearing, for a non-conforming use for a service garage. Additionally, the Petitioners seek variances to permit a front yard setback of one foot from the front property line in lieu of the required ten feet and 31 feet from the centerline of the street in lieu of the required 40 feet, and a rear yard setback of 4 feet in lieu of the required 20 feet.

At the onset of the hearing, counsel for the Petitioners indicated that approval of the special hearing might not be necessary for his client's pursuit of business.

Testimony by and on behalf of the petitioners indicated that the site is comprised of two parcels. As early as 1940 or 1941 the parcel fronting on Harford Road was utilized as a service station performing auto repair work; since 1963 it has been utilized by the company that intends to remain. That same company has used the rear portion of the Taylor Avenue parcel since 1959.

There was previously a two-apartment house on the Taylor Avenue parcel, but it was removed in the late 1960's. The leasing company installs glass, upholstery, sun tops, etc. in motor vehicles, Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m. The existing building, located closest to Harford Road and remodeled about six months ago, prevents circulation between the front and back of the site. The variances are requested to legalize the existing front setbacks for that building and the existing rear setback for the

one story block building located on the rear parcel. The proposed three-bay structure will enable the company to do inside some of the work it has been doing outside. One of the existing Taylor Avenue accesses will be closed. Previously, a special exception for a service garage has been granted only for the 55' x 95' rear portion of the parcel on Taylor Avenue (Case No. 67-78-X). The purpose of the present hearing is to bring the existing use and building into compliance with the Baltimore County Zoning Regulations (BCZR) and to allow the expansion of the business.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the BCZR would result in practical difficulty or unreasonable hardship upon the petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June, 1985, that the Petition for Special Exception for a service garage in a BL-COC zone and, additionally, the Petition for Variances to permit a front yard setback of one foot from the front property line in lieu of the required ten feet and of 31 feet from the centerline of the street in lieu of the required 40 feet, and a rear yard setback of 4 feet in lieu of the required 20 feet are hereby GRANTED, from and after the date of this Order.

subject, however, to the following restrictions:
Landscaping shall comply with the Baltimore County Landscape Manual. All signs shall be removed from existing fences unless specifically required by Current Planning.
All debris shall be placed inside a building or in a dumpster, screened on three sides and gated on the fourth, in a manner approved by Current Planning.

- All installations and any other service garage work shall be done inside.
 - No damaged or disabled vehicles shall be parked outside at any time.
- The Special Hearing for a non-conforming use for a service garage is moot due to the reasons set forth above and, as such, is hereby dismissed.

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
9th Election District

LOCATION: Northeast corner Harford Road and Taylor Avenue

DATE AND TIME: Tuesday, May 14, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Exception for a service garage in a B.L.-C.C.C. zone; 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 a nonconforming use for a service garage and variances to permit a front yard setback of 1 ft. from the front property line in lieu of the required 10 ft., a front yard setback of 31 ft. from the centerline of the street in lieu of the required 40 ft., and a rear yard setback of 4 ft. in lieu of the required 20 ft.

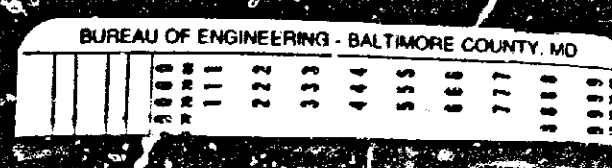
Being the property of John H. Wagner, et ux, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

ORDER RECEIVED FOR FILING
DATE June 20, 1985
BY Barbara A. Ellwood
ADMINISTRATIVE ASSISTANT

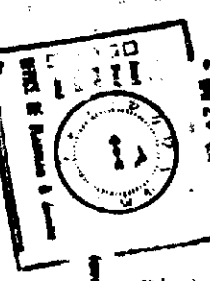
ORDER RECEIVED FOR FILING
DATE June 20, 1985
BY Barbara A. Ellwood
ADMINISTRATIVE ASSISTANT



OCT 25 1985

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

1. Name, JOHN B. SHAW, and address of the applicant, 1000 N. ...
2. Change in the character of the neighborhood ...
3. Change in the character of the neighborhood ...



4. Name, JOHN B. SHAW, and address of the applicant, 1000 N. ...
5. Name, JOHN B. SHAW, and address of the applicant, 1000 N. ...

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CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the several advertisements of the petition for zoning reclassification and/or special exception were published in the Baltimore Sun, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week, commencing on the 1st day of October, 1966, and ending on the 7th day of October, 1966, in the issue of the 1st day of October, 1966.

CERTIFICATE OF PUBLICATION

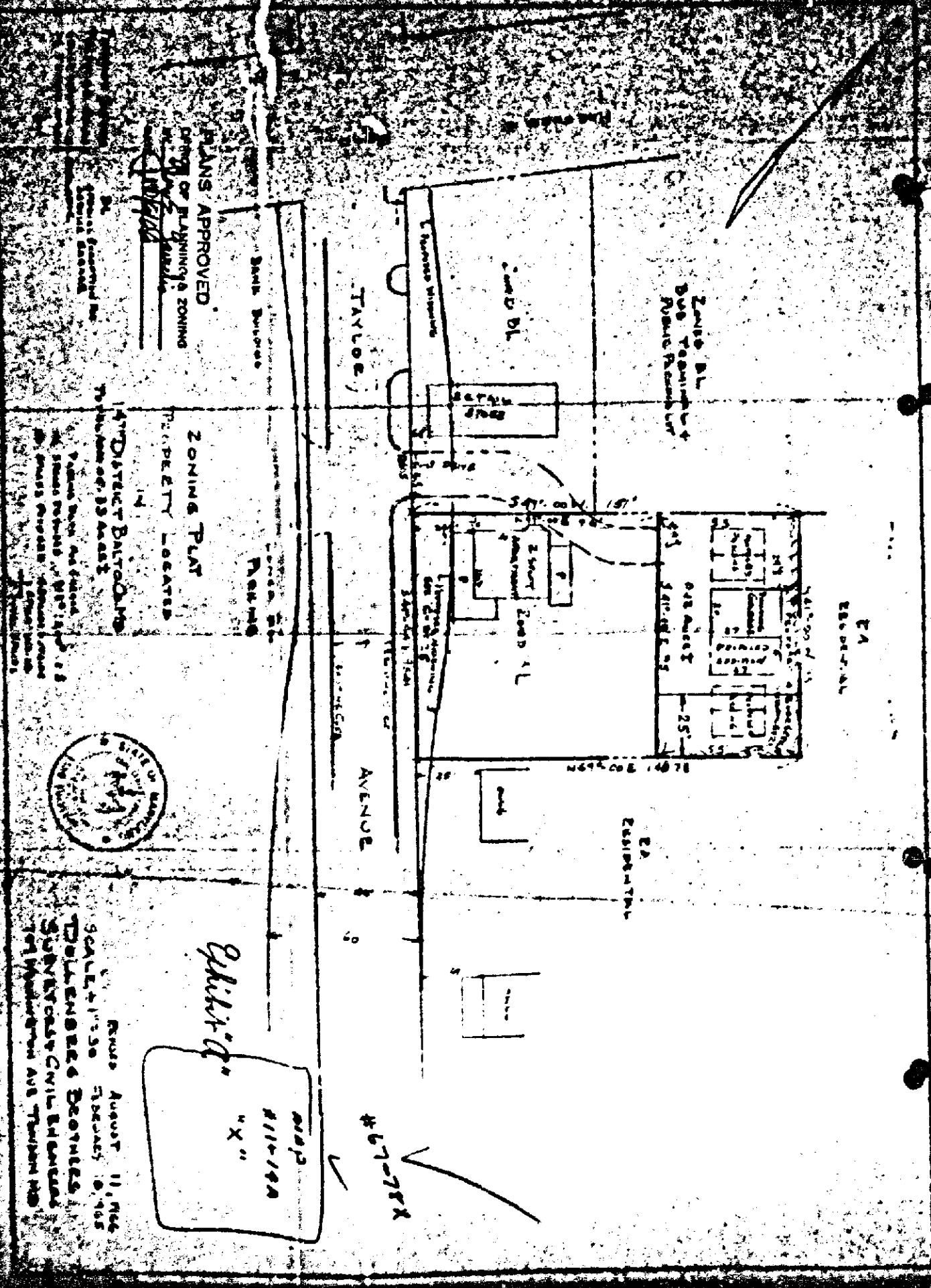
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HARRIS ROAD

ZONED BL
BUS TERMINAL +
PUBLIC PARKING LOT
180'

RG
RESIDENTIAL

N 61° 00' W 15'

GARAGE

RG
RESIDENTIAL

RETAIL
STORE

PROPOSED WIDENING
SEE C-2425

S 41° 44' E 75.01'

TAYLOR

AVENUE

BANK BUILDING

ZONED BL
PARKING

ZONING PLAT
DEPLETE LOCATED

IN
14TH DISTRICT BALTO CO. MD
A. 334622

PRESENT ZONING RG
PROPOSED ZONING BL
EDWIE SHARPE AND ASSOCIATES
IN TAYLOR AVENUE

✓
#65-350R
MAP
#11414A
BL



SCALE - 1" = 30'
FEBRUARY 8, 1965
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for a Special Exception for a Service "I"
Garage and a Rear Yard Variance Request
in An Existing BL-COC Zone

December 7, 1984
Revised February 1, 1985
Revised February 18, 1985

Beginning for the same at a point on the north side of Taylor Avenue said point being distant South 58° East 151 feet more or less from the centerline intersection of Harford Road and Taylor Avenue, running thence and binding on the North side of Taylor Avenue 1) by a curve to the left having a radius of 2770 feet for a distance of 96 feet more or less, thence leaving the north side of Taylor Avenue and running the three following courses viz:

- 2) North 40° 32' 06" East 147.93 feet
- 3) North 49° 27' 54" West 95.00 feet and
- 4) South 40° 32' 06" West 146 feet more or less to the place of beginning.

Containing 3.32 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Special Hearing and/or Special Exception
and for Front Yard Variance Request in an Existing BL-COC Zone

December 7, 1984
Revised February 1, 1985

Beginning for the same at a point at the north east corner of Harford Road and Taylor Avenue said point being distant South 85° 30' East 48 feet more or less from the centerline intersection of Harford Road and Taylor Avenue, running thence and binding along the north side of Taylor Avenue 1) South 46° 16' 53" East 59.00 feet and 2) by a curve to the left having a radius of 2770 feet for a distance of 52 feet more or less, thence leaving the north side of Taylor Avenue 3) North 40° 32' 06" East 66 feet more or less and 4) North 49° 27' 54" West 135.49 feet to the east side of Harford Road thence binding on the east side of Harford Road 5) South 34° 11' 22" West 42.94 feet and 6) by a curve to the left having a radius of 20' for a distance of 28.09 feet to the place of beginning.
Containing 0.19 Acres of Land More or Less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NE Corner Harford Rd. & Taylor Ave., 9th District :
JOHN H. WAGNER, et ux, : Case No. 85-314-XSPHA
Petitioners

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 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Lloyd J. Hammond, Esquire, 313A Main St., Reisterstown, MD 21136, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1985

Lloyd J. Hammond, Esquire
313A Main Street
Reisterstown, Maryland 21136

RE: Petitions for Special Exception, Special Hearing and Variances
NE/cor. Harford Road and Taylor Avenue
John H. Wagner, et ux - Petitioners
Case No. 85-314-XSPHA

Dear Mr. Hammond:

This is to advise you that \$74.39 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
Commissioner

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

No. 007234

DATE 5/14/85 ACCOUNT R-01-015-000

AMOUNT \$ 74.39

RECEIVED FROM Lloyd J. Hammond, Esquire

FOR advertising and posting Case 85-314-XSPHA (John H. Wagner, et ux)

6 0107*****743958 01401

VALIDATION OR SIGNATURE OF CASHIER

April 16, 1985

Lloyd J. Hammond, Esquire
313A Main Street
Reisterstown, Maryland 21136

NOTICE OF HEARING

RE: Petitions for Special Exception, Special Hearing and Variances
NE/cor. Harford Road and Taylor Avenue
John H. Wagner, et ux - Petitioners
Case No. 85-314-XSPHA

TIME: 1:30 p.m.

DATE: Tuesday, May 14, 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

No. 005259

DATE 4/27/85 ACCOUNT R-01-015-000

AMOUNT \$ 250.00

RECEIVED FROM Lloyd J. Hammond

FOR 5 1/2 x 8 1/2 Sign 250

8 01407*****250000 022467

VALIDATION OR SIGNATURE OF CASHIER

OCT 25 1985

STATE OF PUBLICATION
85-314-XSPHA

Towson, Md. 5/1 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 24th day of April 1985.

The TOWSON TIMES
Cost of Advertisement: \$33.39

CERTIFICATE OF PUBLICATION
85-314-XSPHA

TOWSON, MD., April 25, 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 April 25, 1985.

THE JEFFERSONIAN
Publisher
26.00

Cost of Advertising 26.00

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
March 27, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o/o
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

Lloyd J. Hammond, Esquire
313A Main Street
Reisterstown, Maryland 21136

RE: Item No. 254
Petitioners - John H. Wagner, et ux
Special Hearing, Special Exception, and
Variance Petitions

Dear Mr. Hammond:

Recently a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans and/or further information about this proposal would be required from the following departments:

Traffic Engineering - Mr. Michael Flanigan - 494-3554

In order to avoid any future delays in processing this petition, you should contact the representative from the above department(s) and discuss the required revisions and/or requested information. When discussing this petition, After discussing this matter with the above referenced item number, you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be. Until this matter is resolved, the petition will not be scheduled for a hearing.

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

NBC:bcs:ner
cc: George William Stephens, Jr.
& Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 6, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o/o
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

Lloyd J. Hammond, Esquire
313-A Main Street
Reisterstown, Maryland 21136

RE: Item No. 254 - Case No. 85-314-XSPHA
Petitioners - John H. Wagner, et ux
Special Exception, Special Hearing and
Variance Petitions

Dear Mr. Hammond:

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.

In view of your clients' proposal to "legalize" the existing use and setbacks of the buildings on the subject property, this combination hearing is required.

For further information on the comments from the Department of Traffic Engineering, you may contact Mr. Michael Flanigan at 494-3554.

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

NBC:bcs
Enclosures
cc: George W. Stephens, Jr. & Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1985

Re: Item #254 (1984-1985)
Property Owner: John H. Wagner, et ux
N/E cor. Harford Rd. and Taylor Ave.
Acres: .51 District: 14th

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:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface water. Correction of any problem facilities, would be the full responsibility of the Petitioner.

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

Very truly yours,
James A. Flanagan, P.E., Chief
Bureau of Public Services

JAM:EAM:GDL:ss
cc: File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 4/24/85

Posted for: Special Exception, Special Hearing, Variance

Petitioner: John H. Wagner, et ux

Location of property: NE Cor. Harford Rd. & Taylor Ave.

Location of Sign: Posted on face of building, approx. 45 ft. from intersection of Harford Rd. & Taylor Ave. Property of Baltimore County

Remarks: Permission granted by Mr. N. Commodari to post on sign.

Posted by: M. Flanagan
Number of Signs: 3

Date of return: 5/1/85

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 16, 1985

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

Attn: Mr. N. Commodari

Re: ZAC Meeting of 3-12-85
ITEM: #254.
Property Owner: John H. Wagner, et ux
Location: NE Cor. Harford Road, Route 147 and Taylor Avenue
Existing Zoning: B.L.-CCC
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage. Special Exception for a service garage and Variance to permit a front yard setback of 1' in lieu of the required 10', to permit a front yard setback of 31' from the c/l of the street in lieu of the required 40' and to permit a rear yard setback of 4' in lieu of the required 20'.
Acres: .51
District: 14th

Dear Mr. Jablon:

On review of the revised submittal of 2-18-85 for Special Exception to permit a service garage and variance of setbacks, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech:
303-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3551
NORMAN E. GENDER
DIRECTOR

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

Dear Mr. Jablon:

The Division of current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
(X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
(X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
(X) A record plat will be required and must be recorded prior to issuance of a building permit.
(X) The access is not satisfactory.
(X) The circulation on this site is not satisfactory.
(X) The parking arrangement is not satisfactory.
(X) Parking calculations must be shown on the plan.
(X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
(X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
(X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
(X) The amended Development Plan was approved by the Planning Board on 4/22/85.
(X) Landscaping: Must comply with Baltimore County Landscape Manual, 8111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The Basic Services Areas are re-evaluated annually by the County Council.

(Additional comments: _____)

Eugene A. Boker
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

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

Item No. 254 - ZAC Meeting of March 12, 1985
Property Owner: John H. Wagner, et ux
Location: NE Cor. Harford Road and Taylor Ave.
Existing Zoning: B.L.-CCC
Proposed Zoning: Special hearing to approve a non-conforming use for a service garage. Special exception for a service garage and Variance to permit a front yard setback of 1' in lieu of the required 10', to permit a front yard set setback of 31' from the c/l of the street in lieu of the required 40' and to permit a rear yard setback of 4' in lieu of the required 20'.
Acres: .51
District: 14th

Dear Mr. Jablon:

This Department has reviewed the site plans and have the following comments.

1. The two access points on Taylor Avenue closest to Harford Road should be closed and the remaining access should be improved to 24 feet wide with 15 foot radius.

2. Some effort should be made to provide circulation between the front of the site and the back of the site on.

Michael S. Flanagan
Traffic Engineering Assoc. II

NSF/ccm

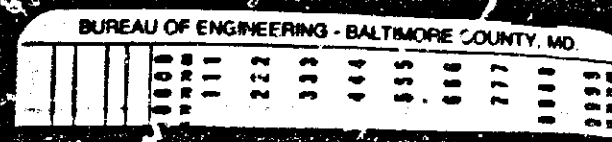
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of April, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: John H. Wagner, et ux
Attorney: Lloyd J. Hammond, Esquire

Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



OCT 25 1985

PAUL H. REINCKE
CHIEF

March 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John H. Wagner, et ux

Location: NE/Cor. Harford Rd. and Taylor Ave.

Item No.: 254

Zoning Agenda: Meeting of 3/12/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Reincke Noted and Roy W. Kemmer
Planning Group Approved: _____
Special Inspection Division Fire Prevention Bureau

/mb

March 20, 1985

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 254 Zoning Advisory Committee Meeting are as follows:

Property Owner: John H. Wagner, et ux
Location: NE/Cor. Harford Road and Taylor Avenue
Existing Zoning: R.L.-CCC
Proposed Zoning: Special hearing to approve a non-conforming use for a service garage, etc.

Acres: 51
District: 14th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-32 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building/ & other miscellaneous 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 and signatures are required on Plans and Technical Data.

(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 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, Section/s _____

(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 meet the Code requirements for the proposed change. Drawings may require a professional seal.

(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.

(I) Comments - Provide handicapped signs - curb cuts, etc., as per State Code for the Handicapped.

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., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Permits Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon,
TO: Zoning Commissioner

Date: May 6, 1985

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

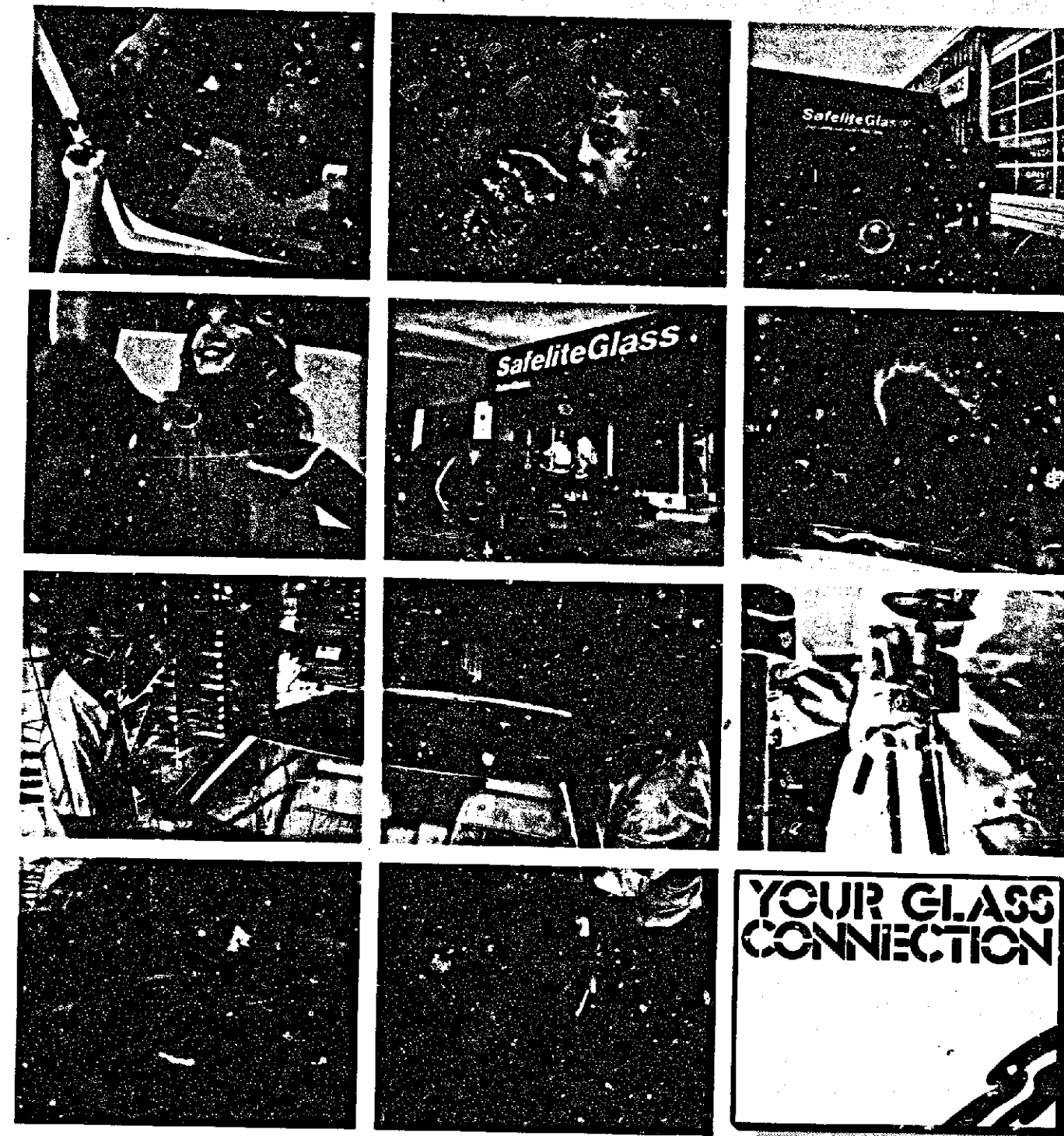
SUBJECT: Zoning Petition No. 85-314-XSpHA

As to the special hearing to determine non-conforming use, this office offers no comment. As to the requested special exception and variances, this office's only question concerns the compatibility of this type of use with the adjacent residential property. If the petitioner's request is granted, it is requested that particular care be shown in the landscaping treatment along the shared residential boundaries.

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

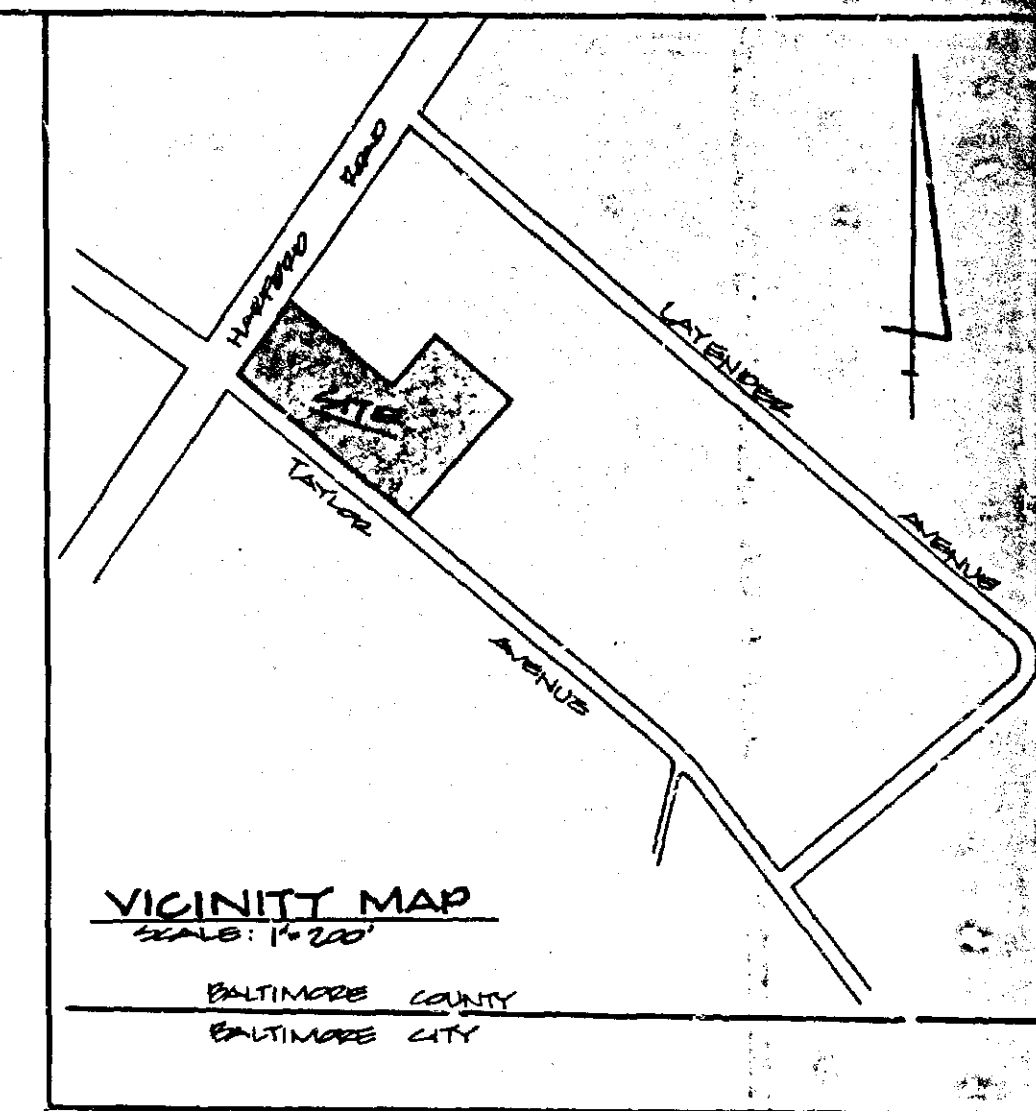
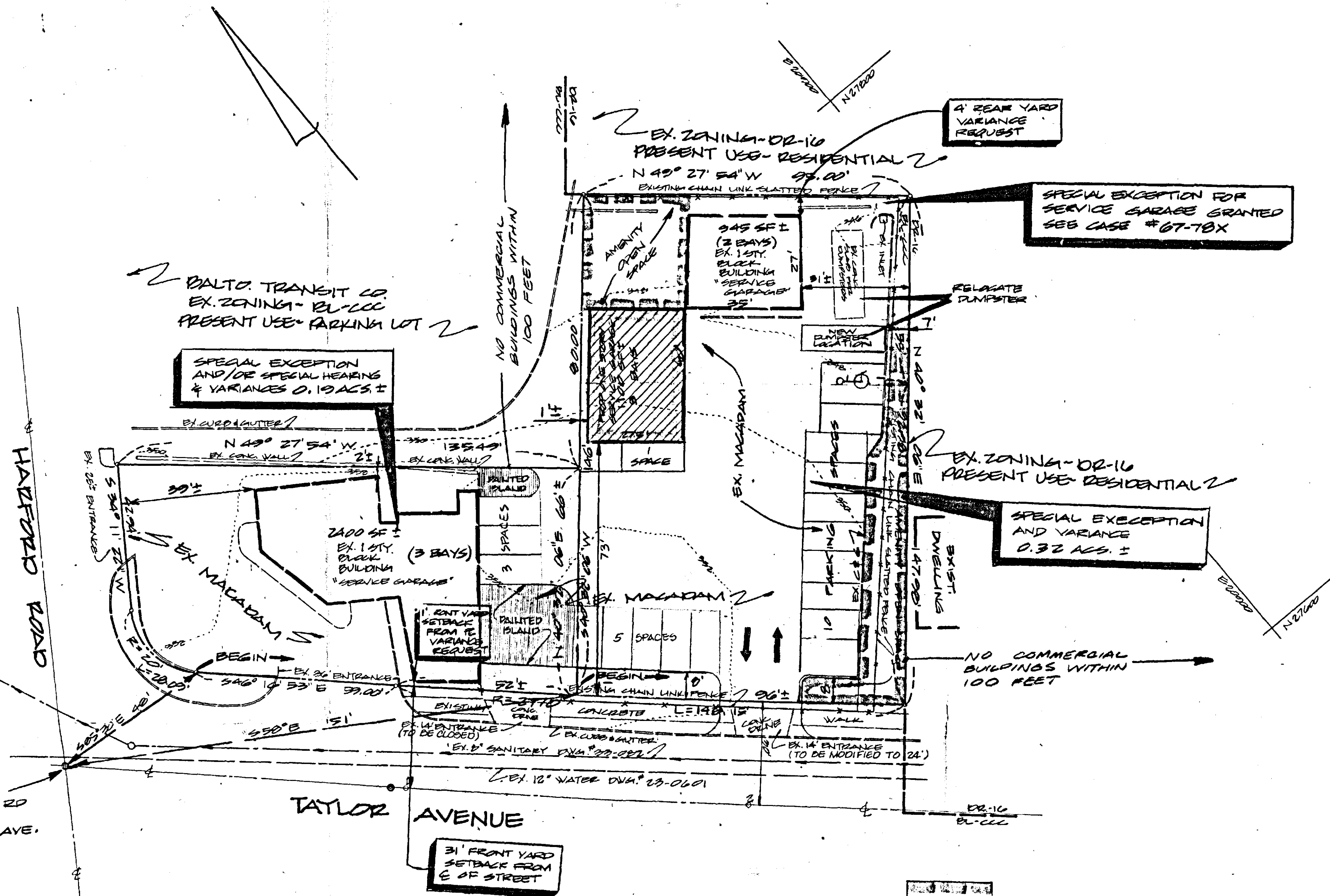
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LEADERSHIP



Safelite Glass

LEAR SIEGLER, INC.
SAFELITE DIVISION



- GENERAL NOTES**
1. TOTAL SITE AREA = 0.311 AC.
 2. WATER & SEWER EXISTING.
 3. EXISTING ZONING = BL-CC.
 4. PRESENT USE - SERVICE GARAGE, AND SERVICE GARAGE (PERMITTED BY SPECIAL EXCEPTION G7-78X).
 5. PROPOSED USE - ADDITIONAL SERVICE GARAGE.
 6. ADDITIONAL LIGHTING IF REQUIRED WILL BE DIRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS.
 7. ADDITIONAL SCREENING TO BE PROVIDED IF AND AS REQUIRED BY BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING. SLATED CHAIN LINK FENCE SERVES AS EXISTING SCREENING.
 8. DEED REFERENCE: 1987/100, 2000/01.
 9. AMENITY OPEN SPACE REQUIRED = .12 RATIO = .12 X 0.311 AC = 0.037 AC.
 10. AMENITY OPEN SPACE PROVIDED = 2360 SF.
 11. EX. PAVING IS MACADAM.
 12. HOURS OF OPERATION FROM 7 AM TO 6 PM MONDAY THRU SATURDAY.
 13. NO PERMANENTLY DAMAGED OR DISABLED VEHICLES TO BE STORED ON SITE.
 14. NO MAJOR REPAIRS OR BODY WORK TO BE DONE ON SITE. THE PRIMARY USE OF THE SITE SHALL BE FOR REPAIR AND INSTALLATION OF AUTOMOTIVE WINDSHIELDS AND UPFITTERS.
 15. A PORTION OF THE 0.32 AC. SPECIAL EXCEPTION AREA HAS BEEN GRANTED FOR USE AS A AUTOMOBILE SERVICE GARAGE. SEE CASE #67-78.

PLAT TO ACCOMPANY SPECIAL EXCEPTION FOR AUTOMOTIVE SERVICE GARAGE IN AN EXISTING BL-CC ZONE, AND FOR A REAR YARD VARIANCE REQUEST IN A EXISTING BU-CC ZONE AND FOR A SPECIAL HEARING AND/OR SPECIAL EXCEPTION PERTAINING TO THE USE OF THE EXISTING 2400 SF. SERVICE GARAGE IN AN EXISTING BL-CC ZONE, AND FOR A VARIANCE FOR A FRONT YARD SETBACK IN AN EXISTING BU-CC ZONE

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #14
DECEMBER 14, 1984. (REV FEB 1, 1985)
SCALE: 1"=20' (REV FEB 13, 1985)
(REV APRIL 13, 1985 - EUTRANCES MODIFIED; PARKING ADJUSTED.)

FOR REFERENCE SEE CASE #65-350 R
#67-78 X
#73-05 RX

PLAN
SCALE: 1"=20'

PARKING TABULATION

EX. BUILDINGS - 2400 SF ± + 2400 SF ±	= 3040 SF ±
PROP. BUILDINGS -	1100 SF ±
TOTAL	4140 SF ±
PARKING REQUIRED - 1/300	= 15 SPACES
PARKING PROVIDED -	27 SPACES *
8 BAYS + 19 SPACES	= 27 SPACES *
PARKING SPACES - 8'6" X 12' TYP. & 12' X 12'	

* INCLUDES ONE SPACE FOR THE PHYSICALLY HANDICAPPED.

A SPECIAL EXCEPTION IS REQUESTED TO PERMIT A SERVICE GARAGE IN A BL-CC ZONE (BOLR 230.13)

A VARIANCE IS REQUESTED TO SECTION 232.3D TO PERMIT A REAR YARD OF 4' IN LIEU OF THE REQUIRED 20'

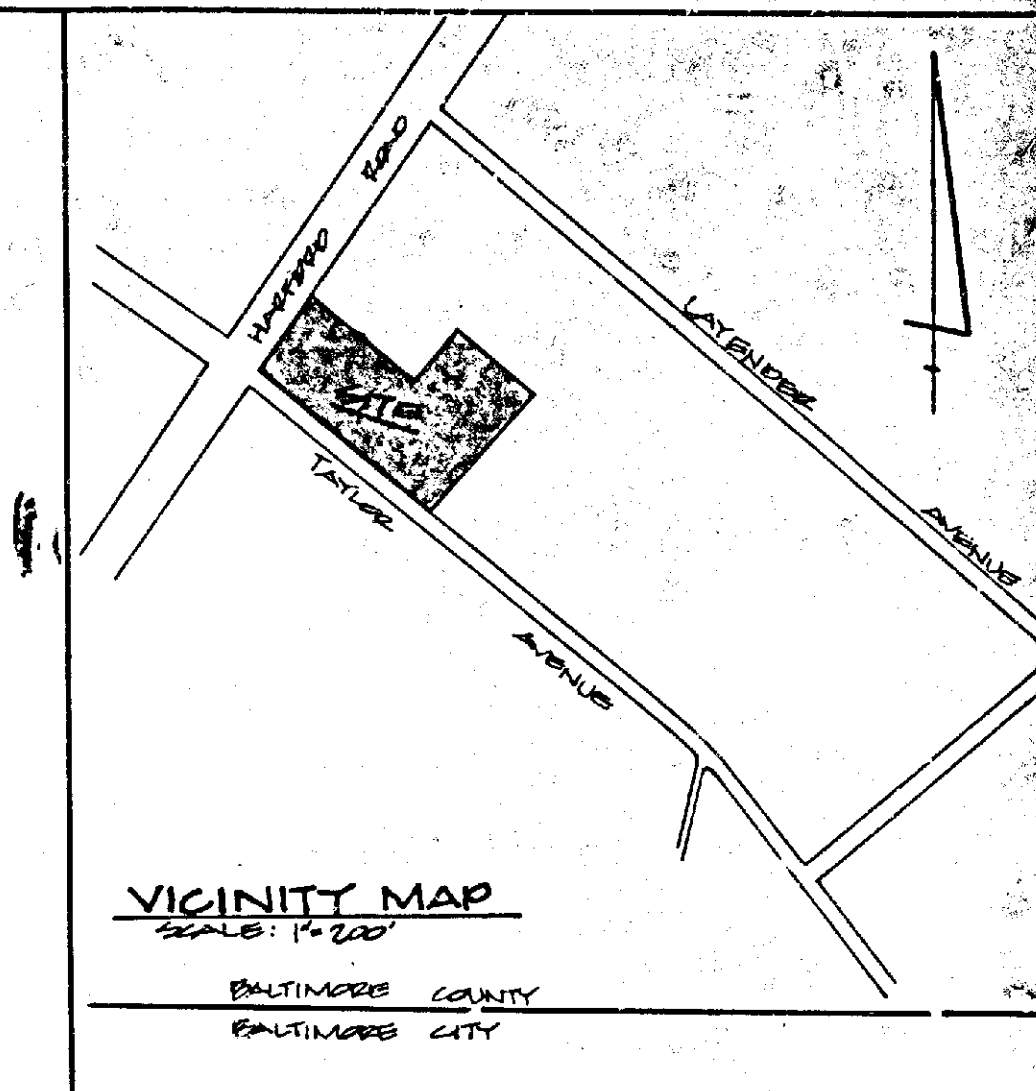
A VARIANCE IS REQUESTED TO SECTION 232.1 TO PERMIT A FRONT YARD SETBACK OF 1'-0" (1 FOOT) FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET AND TO PERMIT A FRONT YARD SETBACK OF 31 FEET FROM THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 40 FEET.

PETITIONER
SAFE LIGHT AUTO GLASS
LEAR-SIEGLER DIVISION
801 SOUTH WICHITA STREET
P.O. BOX 1870
WICHITA, KANSAS 67201

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204



PETITIONER'S EXHIBIT 2



1. TOTAL SITE AREA = 0.811 AC.
2. WATER & SEWER EXISTING
3. EXISTING ZONING = DL-CCC
4. PRESENT USE = SERVICE GARAGE, AND SERVICE GARAGE (PERMITTED BY SPECIAL EXCEPTION OF 70% PROPOSED USE - ADDITIONAL SERVICE GARAGE
5. ADDITIONAL LIGHTING IF REQUIRED WILL BE DIRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS.
6. ADDITIONAL SCREENING TO BE PROVIDED IF AND AS REQUIRED BY BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING. SLATED CHAIN LINK FENCE SERVES AS EXISTING SCREENING.
7. REED REFERENCE 1927/102, 2062/21.
8. AMENITY OPEN SPACE PROVIDED = .12 RATIO = .12 X 4445 = 533.4
9. AMENITY OPEN SPACE PROVIDED = 2360 SF ±
10. EX. PARKING IS MAINTENANCE
11. HOURS OF OPERATION FROM 7 AM TO 6 PM MONDAY THRU SATURDAY.
12. NO PERMANENTLY DAMAGED OR DISABLED VEHICLES TO BE STORED ON SITE.
13. NO MAJOR REPAIRS OR BODY WORK TO BE DONE ON SITE. THE PRIMARY USE OF THE SITE SHALL BE FOR REPAIR AND INSTALLATION OF AUTOMOTIVE WINDSHIELDS AND UPHOLSTERY.
14. A PORTION OF THE 0.32 AC. SPECIAL EXCEPTION AREA HAS BEEN GRANTED FOR USE AS A AUTOMOBILE SERVICE GARAGE. SEE CASE # 67-78

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #14
DECEMBER 14, 1984. (REV FEB 1
SCALE: 1"=20' (REV FEB 1

MAP: 3C
 NE 2-
 ELECTION
 DISTRICT
 D-16 3/2
 TYPE KRSP
 FILE NO. 11
 BY 11
 SERIAL
 BY

FOR REFERENCE SEE CASE #65-350 R
#67-79X
#72-65 R

A254

SAFE LIGHT AUTO GLASS
LEAR-SIEGLER DIVISION
801 SOUTH WICHITA STREET
P.O. BOX 1870
WICHITA, KANSAS 67201

EX. BUILDINGS - 2400 SF ± + 240 SF. = 3040 SF ±
 FOOD BUILDING - = 1100 SF ±
 TOTAL = 4445 SF.
 PARKING REQUIRED - 1/320 = 15 SPACES
 PARKING PROVIDED -
 8 BAYS = 17 SPACES = 25 SPACES *
 PARKING SPACES - 8'6" X 18' TYP. @ 12' X 18'
 * INCLUDES ONE SPACE FOR THE PHYSICALLY HANDICAPPED

A VARIANCE IS REQUESTED TO SECTION Z32.3D
TO PERMIT A REAR YARD OF 4' IN LIEU OF
THE REQUIRED 20'

A VARIANCE IS REQUESTED TO SECTION 232.1 TO PERMIT A FRONT YARD SETBACK OF 1'-0" (1 FOOT) FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET AND TO PERMIT A FRONT YARD SETBACK OF 31 FEET FROM THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 40 FEET.

[illegible][illegible][illegible]A detailed black and white map of a city street grid, likely New York City, showing numerous streets, building footprints, and various labels such as 'PUB', 'DRUGS', 'RESTAURANT', and 'HOTEL'. The map is oriented with North at the top. The grid is dense with streets, and many buildings are depicted with their footprints. Labels for various types of establishments are scattered throughout the map, including 'PUB', 'DRUGS', 'RESTAURANT', 'HOTEL', 'CLOTHING', 'FURNITURE', 'GROCERIES', 'BARBERS', 'TOBACCO', 'CIGARS', 'SALOON', 'RESTAURANT', 'HOTEL', 'CLOTHING', 'FURNITURE', 'GROCERIES', 'BARBERS', 'TOBACCO', 'CIGARS', 'SALOON'. The map also shows a network of transit lines, including a subway line running diagonally from the bottom left towards the top right, and several bus routes indicated by numbers and lines. The map is a high-contrast, black-and-white image, typical of a photocopy or a high-contrast scan of a printed map.[illegible][illegible][illegible][illegible][illegible][illegible]

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The Pollman's stated that the County Council committed at least two following errors in conducting an earlier search by declassifying this commercially used property. It went to R.N. 16, instead of property classified by the property in the address R.N.-C.C., Blaine's Valley.

1. On June 7, 1946, when Deputy Public Commissioner Richard Rogers presented the Pollman's request for R.N. finding on this entry parcel to the very corner of Barford Road and Taylor Avenue in Case No. 45-35-2, and subsequently in Case No. 47-3-4 on October 19, 1949, then finding Commissioner John G. have granted the Pollman's request for a Special Exception for a narrow garage on the bulk of the property, as well as the front for parking on the eastments 10 feet of the parcel, error having made into the matter in the book of horizontal mapping.

2. The County Council's drafting spent in describing the property as located on the Northwestern Area Map in 1946 inadvertently, and without the Pollman's knowledge, mistakenly demarcated the eastments 30 feet of lot 31, that is the eastments 30 feet of the parcel, from the R.N. classification obtained in Case No. 45-35-2 as above said to R-4. The Council had indicated that it was its intention to maintain the full R.N. finding as obtained, but the party drawing from the total description for the case incorporating it from accurately traced the description to read that the boundary line between the

3. The 3rd would be the boundary line between lots 30 and 31, either from the proper boundary which was intended, namely the line paralleling the said boundary line between lots 30 and 31, and including the easement 18 feet of lot 31 as previously stated B.L., All parties mentioned advised and were asked the same, but inadvertently, as stated above, it could not be ascertained, and the written description was then set to prevail over the map; the map having been erroneously drawn, and introduced by the Council to facilitate the sale B.L. was corrected in Case No. 64-3061.

4. The subject tract is now being used, and has since 1965 been used for commercial purposes, including a service garage pursuant to the special Zoning Ordinance granted in Case No. 67-18-25; however, the same was not utilized by the County Council in preparing the latest set of maps adopted March 24, 1971, by which allegedly placing the boundary between the B.L.-C.D.C. zoning and the D.R. 16 zoning, and hence this position is filed.

5. Other errors are hereby recalled, and upon discovery following this study, such other errors will be noted as found.

As to substantial changes which have altered the character of the neighborhood since the Council stipulated the subject property and was classified B.L., the following are noted:

1. The Council recognized the changing nature of this neighborhood by placing the subjecting properties

There is no reason to continue to deprive the property owners of the property B.L. - C.C.C. use of this 20 acre tract, which is now used solely as ranch property.

2. Each other and further subdivisions thereof will be discarded by a future study of the area and zoning conditions, and they will be developed in full at the time of the zoning changes.

Respectfully submitted,


J. Edgar Hoover
Director, Federal Bureau of Investigation

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

X-86-29

174

Use the above described procedure to determine the

entirely
for...
thereby

e Zoning Commissioner of Baltimore

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feet and North 49 degrees East place of bearing said place of bearing 41 degrees 00 minutes 35 feet, North 41 degrees 00 minutes east 55 feet of an acre of land

of the

County Office
111 N. Chicago

48.70') must be compensated by the adjustment for

the U.S. Coast Guard.

the Office of Planning and Zoning
following comments:

Required



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