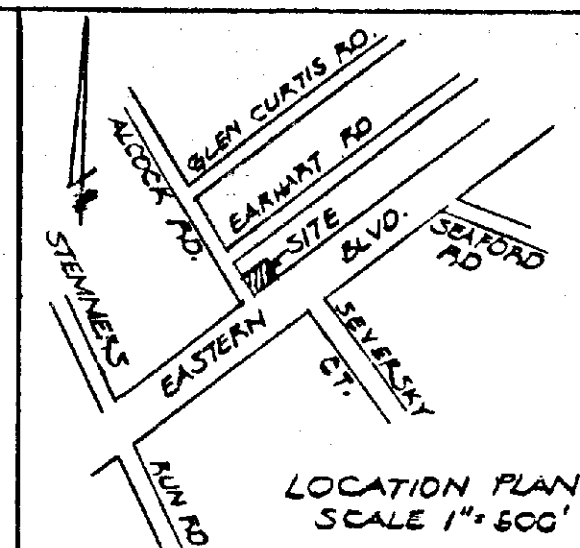




NOTES:

1. PARKING DATA
REQUIRED 508 SF / 300 = 2 SP
PROVIDED = 1 BAY PLUS 1
OUTSIDE SPACE = 2 SP.
2. EX. ZONING - BR & BR WITH
SPECIAL EXCEPTION FOR USED CAR
SALES SEE CASE NO. 65-221 RX
3. PROP. USE
USED CAR SALES
4. VARIANCE FOR 8' REAR YARD
IN LIEU OF REQ. 30' REQUESTED
5. VARIANCE FOR 33' FRONT YARD
PREVIOUSLY GRANTED CASE # 65-221 RX
6. VARIANCE TO DISPLAY VEHICLES
WITHIN 10' OF STREET RIGHT OF
WAY IN LIEU OF REQ. 35' REQUESTED
7. VARIANCE REQUESTED TO ALLOW
10' BETWEEN BUDGS IN LIEU
OF REQ. 30'

RESTRICTIONS:

1. A revised site plan, approved by the Maryland Department of Transportation and the Baltimore County Department of Traffic Engineering, shall be submitted to the Zoning Commissioner for approval.
2. No vehicles may be displayed within the County or State right of way or block ingress and egress to the site.

Zoning File Copy

OK Michael A. [Signature]
Traffic Engineering
[Signature] 1-20-87



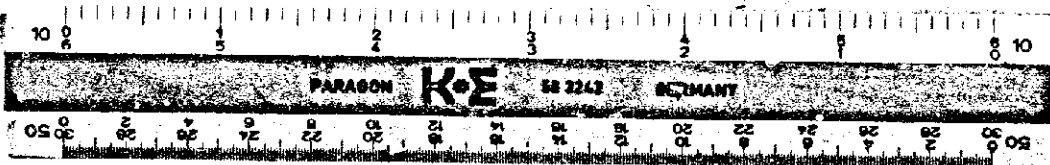
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 1/22/87
BY [Signature]
ZONING COMMISSIONER
DATE 1/20/87

HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

C-2321-86

86-175-XA
86-175-XA
PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE
1706 EASTERN BOULEVARD
ELECTION DISTRICT 15
BALTIMORE CO., MARYLAND
SCALE: 1" = 20'
APRIL 24, 1985

REV. 8-28-85
1-13-87 (ADD PARKING CHECKS)



6326

86-175-XA 338 **PETITION FOR ZONING VARIANCE** 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 102.2 to allow 10 feet between buildings instead of required 40 feet Section 238.2 to allow a rear yard of 8 feet instead of the required 30 feet and Section 238.4 to display vehicles 10 feet from street right-of-way instead of required 35 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
Site conditions exist and variance is being requested to bring site into conformity.

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.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.

Legal Owner(s):
Lawrence J. Heinle
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature
11197 Sheradale Road -592-9137
Kingsville, Maryland 21087
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 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 28th day of October, 1985, at 10:15 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE *Oct 31 1985*

BY *John P. Schaefer*

86-175-XA 338 **PETITION FOR SPECIAL EXCEPTION** 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 Used car sales and to amend previous special exception per Case #65-221 RX

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.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.

Legal Owner(s):
Lawrence J. Heinle
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature
11197 Sheradale Road
Kingsville, Maryland 21087
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 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 28th day of October, 1985, at 10:15 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE *Oct 31 1985*

BY *John P. Schaefer*

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCES
NE/corner of Eastern Boulevard and Alcock Road (1706 Eastern Boulevard) - 15th Election District
Lawrence J. Heinle, Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-175-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for used car sales; to amend the site plan approved in Case No. 65-221-RX; and variances to permit 10 feet between buildings instead of the required 60 feet, a rear yard setback of 8 feet instead of the required 30 feet, a side yard setback of 25 feet instead of the required 30 feet, and a setback of 10 feet from a street right of way instead of the required 35 feet for the display of vehicles, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned B.R. and located on Eastern Boulevard and Alcock Road, was granted a special exception for a used car lot in Case No. 65-221-RX. The property has been utilized as such since that time. However, the Petitioner has leased the property and the tenants have subsequently constructed a 14.2' x 24.4' frame automotive repair shop to the rear. The building was constructed without a permit and without regard to the approved site plan. In fact, it was constructed beyond the original lot lines approved in Case No. 65-221-RX and within 10 feet of a dwelling, owned by the Petitioner which is situated on a D.R.5.5-zoned lot located adjacent to the subject property. Additionally, the building is within 8 feet of the rear property line and 25 feet of the side property line on Alcock Road.

ORDER RECEIVED FOR FILING

DATE *Oct 31 1985*

BY *John P. Schaefer*

The special exception is to allow the extension of the service garage over the approved boundaries, and the variances are necessary in order to enable the building to remain. Section 238.4, Baltimore County Zoning Regulations (BCZR) requires that storage and display of vehicles must not be more than 15 feet in front of the required front building line. In a B.R. Zone, the front building line is 50 feet from the front property line, which is on Eastern Boulevard, a dual highway. Section 238.1, BCZR. Since the law permits the display of vehicles 15 feet in front of the front property line, those vehicles would need to be 35 feet from the front property line and, in this case, the right of way line as well. The Petitioner requests permission to display vehicles 10 feet from the street right of way.

The Petitioner seeks relief from Section 236.4, pursuant to Section 502.1, and from Sections 102.2, 238.2, and 238.4, pursuant to Section 307, BCZR.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or

alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the property and due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not

being adversely affected, the special exception, amendment, and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October, 1985, that the Petition for Special Exception for used cars sales and to amend the site plan filed in Case No. 65-221-XA and, additionally, the Petition for Zoning Variances to permit 10 feet between buildings instead of the required 60 feet, a rear yard setback of 8 feet instead of the required 30 feet, a side yard setback of 25 feet instead of the required 30 feet, and a setback of 10 feet from the street right of way instead of the required 35 feet for the display of vehicles be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- A revised site plan, approved by the Maryland Department of Transportation and the Baltimore County Department of Traffic Engineering, shall be submitted to the Zoning Commissioner for approval.
- No vehicles may be displayed within the County or State right of way or block ingress and egress to the site.

Carl J. Jahn
Zoning Commissioner of Baltimore County

AJ/srl
cc: Mr. Lawrence J. Heinle
People's Counsel

ORDER RECEIVED FOR FILING

DATE *Oct 31 1985*

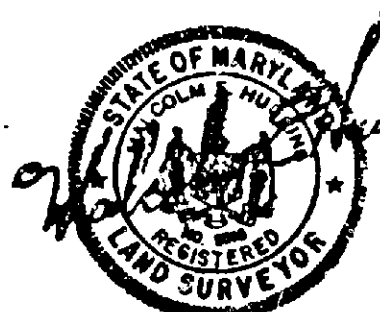
BY *John P. Schaefer*

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD,
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 832-9004
May 2, 1985

DESCRIPTION. SPECIAL EXCEPTION AND VARIANCE, 1706 EASTERN AVENUE:

Beginning for the same at a point distant North 29 degrees 38 minutes 16 seconds West 143 feet and North 51 degrees 48 minutes 12 seconds East 26 feet from the point formed by the intersection of the centerline of Eastern Boulevard (150 feet wide) with the centerline of Alcock Road (50 feet wide) thence North 51 degrees 48 minutes 12 seconds East 102 feet thence South 38 degrees 37 minutes 07 seconds East 65 feet thence South 51 degrees 48 minutes 12 seconds West 84 feet thence along a curve to the right having a radius of 25 feet for an arc length of 35.35 feet thence North 29 degrees 38 minutes 16 seconds West 35 feet to the place of beginning.



Malcolm E. Hudkins
Registered Surveyor #5095

ORDER RECEIVED FOR FILING

DATE *Oct 31 1985*

BY *John P. Schaefer*

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

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

PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE
15th Election District

LOCATION: Northeast corner of Eastern Boulevard & Alcock Road
(1706 Eastern Boulevard)

DATE AND TIME: Monday, October 28, 1985 at 10:15 a.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 used car sales and to amend previous Special Exception per Case #65-221-RX; Variances from Section 102.2 to allow 10' between buildings in lieu of the required 60', Section 238.2 to allow rear and side yard setbacks of 8' and 25' in lieu of the required 30', and Section 238.4 to display vehicles 10' from street right of way in lieu of the required 35'.

Being the property of Lawrence J. Heinle _____, 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NE/Corner Eastern Blvd. & :
Alcock Rd. (1706 Eastern Blvd.) :
15th District :

LAWRENCE J. HEINLE, Petitioner : Case No. 86-175-XA

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 1st day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Lawrence J. Heinle, 11197 Sheradale Rd., Kingsville, MD 21087, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassuff
Administrator

June 11, 1985

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

Re: Item #338
Property Owner:
Lawrence J. Heinle
Location: N/E corner Alcock
Road & Eastern Blvd.
Existing Zoning: B.R.
Proposed Zoning: Spec.
exception for used car
sales and to amend
previous Special Except.
per case No. 65-221-RX
& a variance to allow 10'
between bldgs instead of
the required 30', rear yard
setback of 8' instead of
the required 30', and to
display vehicles 10' from
street right of way in
lieu of the 35'.
Acres: .15
District: 15th Election
Baltimore County

Dear Mr. Jablon:

On review of the submittal of 4/24/85, and a field inspection the State Highway Administration will require the plan to be revised.

The revised plan must show a State Highway Administration Type "A" concrete curb, concrete bumper blocks of Railroad ties constructed on the existing State Highway Administration Right of Way line.

This construction is needed to prohibit display vehicles from parking within the State Highway Administration Right of Way.

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

Continued

My telephone number is 201-659-1350.
Telephonewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5962 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon
Page 2
June 11, 1985

CL-CW:es
cc: J. Ogle
enc.

by: George Wittman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____ Date: October 21, 1985
Norman E. Gerber, Director
FROM: _____ Office of Planning and Zoning
Zoning Petitions No. 86-174-A, 86-175-XA, 86-179-A, 86-181-A,
SUBJECT: _____ 86-183-A, 86-184-A, and 86-185-A

There are no comprehensive planning factors requiring comment on these petitions.

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

NEC:JGH:sjm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 21, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon: Revised

Comments on Item # 338 /Zoning Advisory Committee Meeting are as follows:

Property Owner: Lawrence J. Heinle
Location: N/E Corner Alcock Road and Eastern Blvd.
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Decapital and Age (A.M.S. #11-1 - 1985) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All One Group except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on interior lot line shall require a fire of party wall. See Table 401, Section 102, Section 102-2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments: Trailers cannot comply with building code regulations unless manufactured under the Industrialized Housing Act and carry a State Seal for modular housing. See also Section 613.0.
- These abbreviated 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 the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Surman
Charles E. Surman, Chief
Building Plans Div.

JUN 12 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 7, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 338 Zoning Advisory Committee Meeting are as follows:
Property Owner: Lawrence J. Heinle
Location: N/E Corner Alcock Road and Eastern Blvd.
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Building and Code (A.R.S. 21.71) - 1980 and other applicable Code and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

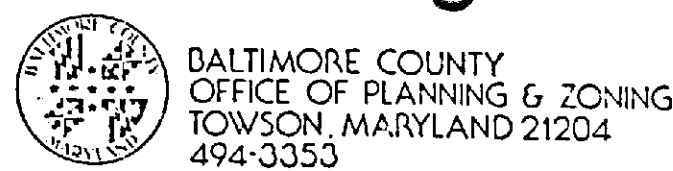
(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(8) When filing for a requested Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use B-1 to Use B-2, or to Street Use B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, 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ARNOLD JABLON
ZONING COMMISSIONER

Mr. Lawrence J. Heinle
11197 Sheradale Road
Kingsville, Maryland 21087

October 24, 1985

Re: Petition for Special Exception
and Variance
NE/corner Eastern Blvd. & Alcock Rd.
(1706 Eastern Blvd.)
15th Election District
Lawrence J. Heinle - Petitioner
Case No. 86-175-XA

Dear Mr. Heinle:

This is to advise you that \$60.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 106, County Office Building, Towson, Maryland.

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

DATE 10-28-85 ACCOUNT No. 012470
AMOUNT \$60.65

RECEIVED FROM: Lawrence J. Heinle
FOR: Baltimore County 86-175-XA
VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-175-XA

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
17th day of September, 1985.

Petitioner Lawrence J. Heinle
Petitioner's Attorney

Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

Mr. Lawrence J. Heinle
11197 Sheradale Road
Kingsville, Md. 21087

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
NE/corner Eastern Blvd. & Alcock
Rd. (1706 Eastern Blvd.)
15th Election District
Lawrence J. Heinle - Petitioner
Case No. 86-175-XA

TIME: 10:15 a.m.

DATE: Monday, October 28, 1985

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

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

No. 007482

DATE 10-28-85 ACCOUNT 86-175-XA
AMOUNT \$200

RECEIVED FROM: Lawrence J. Heinle
FOR: Baltimore County 86-175-XA
VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

LOCATION: Northeast corner of Eastern Boulevard & Alcock Road (1706 Eastern Boulevard)

DATE AND TIME: Monday, October 28, 1985 at 10:15 a.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 on the following:

Petition for Special Exception for use of one site and to amend previous Special Exceptions per Case 86-221-XA. Variance from Section 102.2 to allow 10' between buildings in line of the required 60' Section 102.3 to allow rear and side yard setbacks of 10' and 12' as less of the required 10' and 12' from street right of way in line of the required 10'.

Being the property of Lawrence J. Heinle, 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, consider 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

(Seal)

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10, 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 October 10, 1985.

THE JEFFERSONIAN,

Cost of Advertising

27.50

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10/15/85
Posted for: Special Exception & Variance
Petitioner: Lawrence J. Heinle
Location of property: NE/corner Eastern Blvd. & Alcock Rd. (1706 Eastern Blvd.)
Location of Sign: Both sides facing intersection of Eastern Blvd. & Alcock Rd. (1706 Eastern Blvd.)
Remarks: None
Posted by: M. J. Dyer Date of return: 10/15/85
Number of Signs: 2

Petition for Variance

15th Election District

LOCATION: Northeast corner of Eastern Boulevard & Alcock Road (1706 Eastern Boulevard)

DATE & TIME: Monday, October 28, 1985 at 10:15 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Special Exception for use of one site and to amend previous Special Exceptions per Case 86-221-XA. Variance from Section 102.2 to allow 10' between buildings in line of the required 60' Section 102.3 to allow rear and side yard setbacks of 10' and 12' as less of the required 10' and 12' from street right of way in line of the required 10'.

Being the property of Lawrence J. Heinle, 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, consider 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

(Seal)

The Times

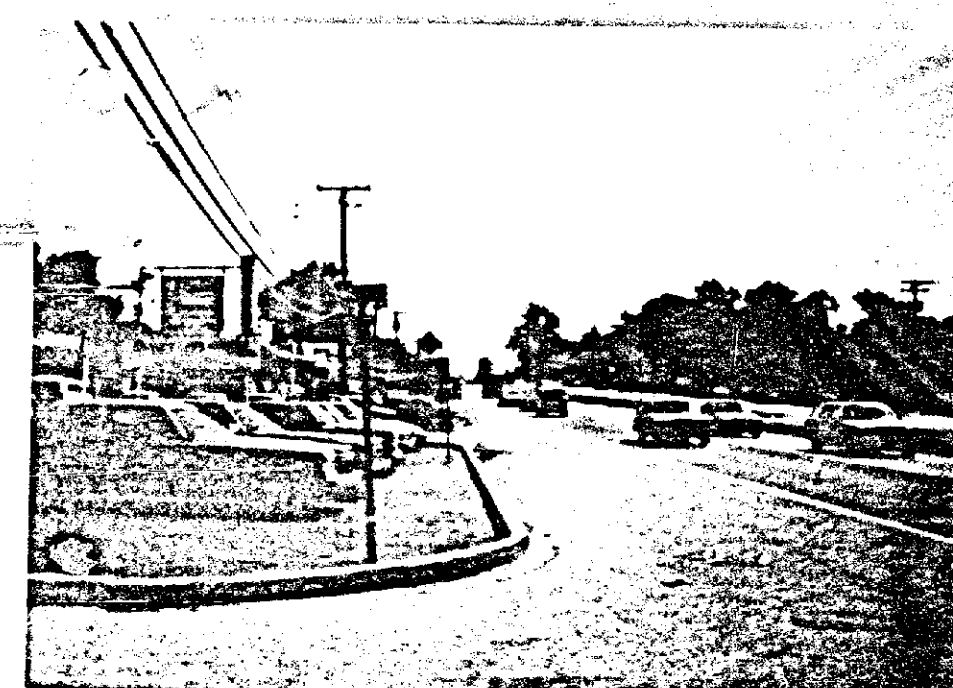
Middle River, Md., October 19, 1985

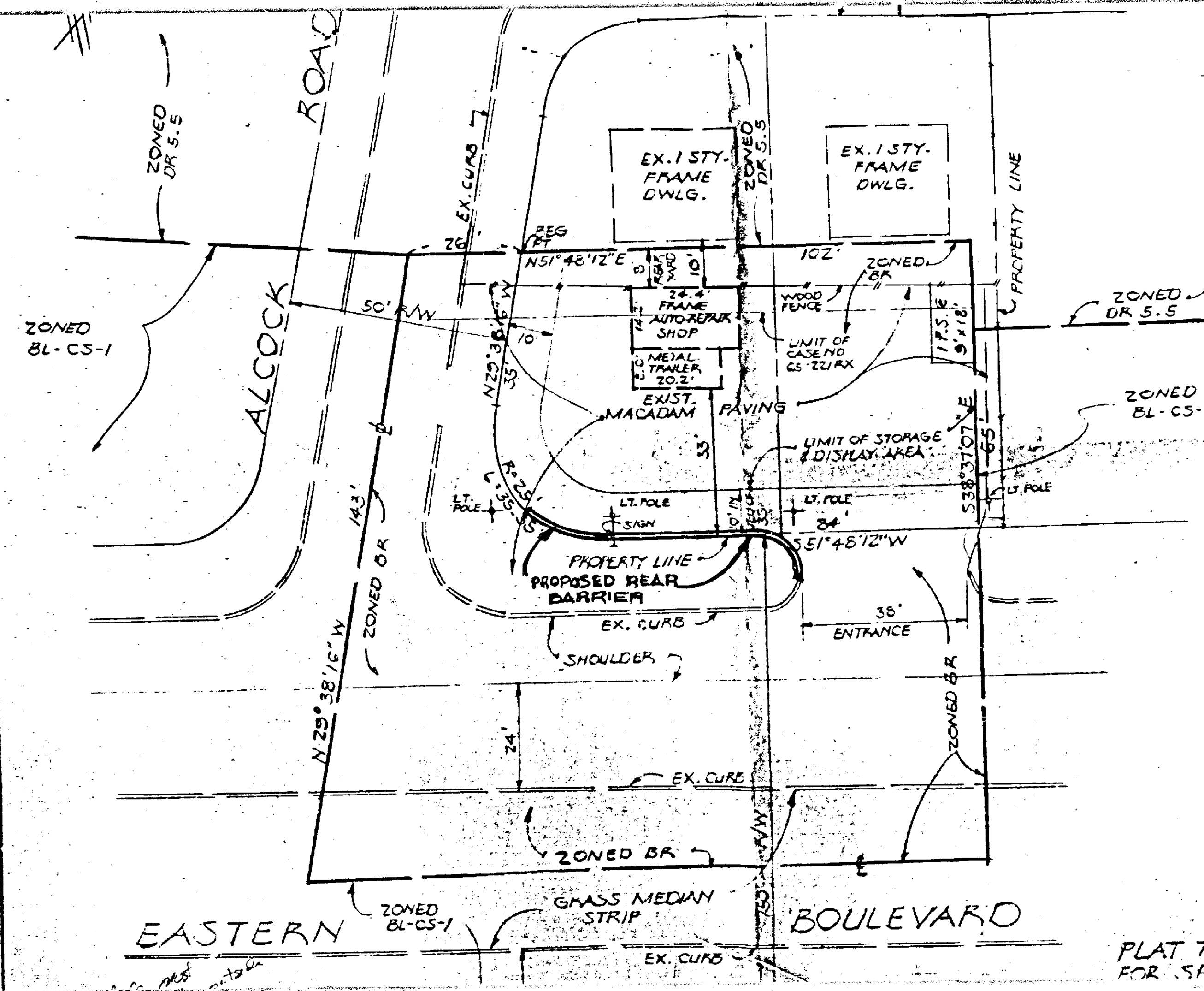
This is to certify, that the annexed advertisement was inserted in THE TIMES, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 10th day of October, 1985.

By Order Of

JAMES E. DYER,

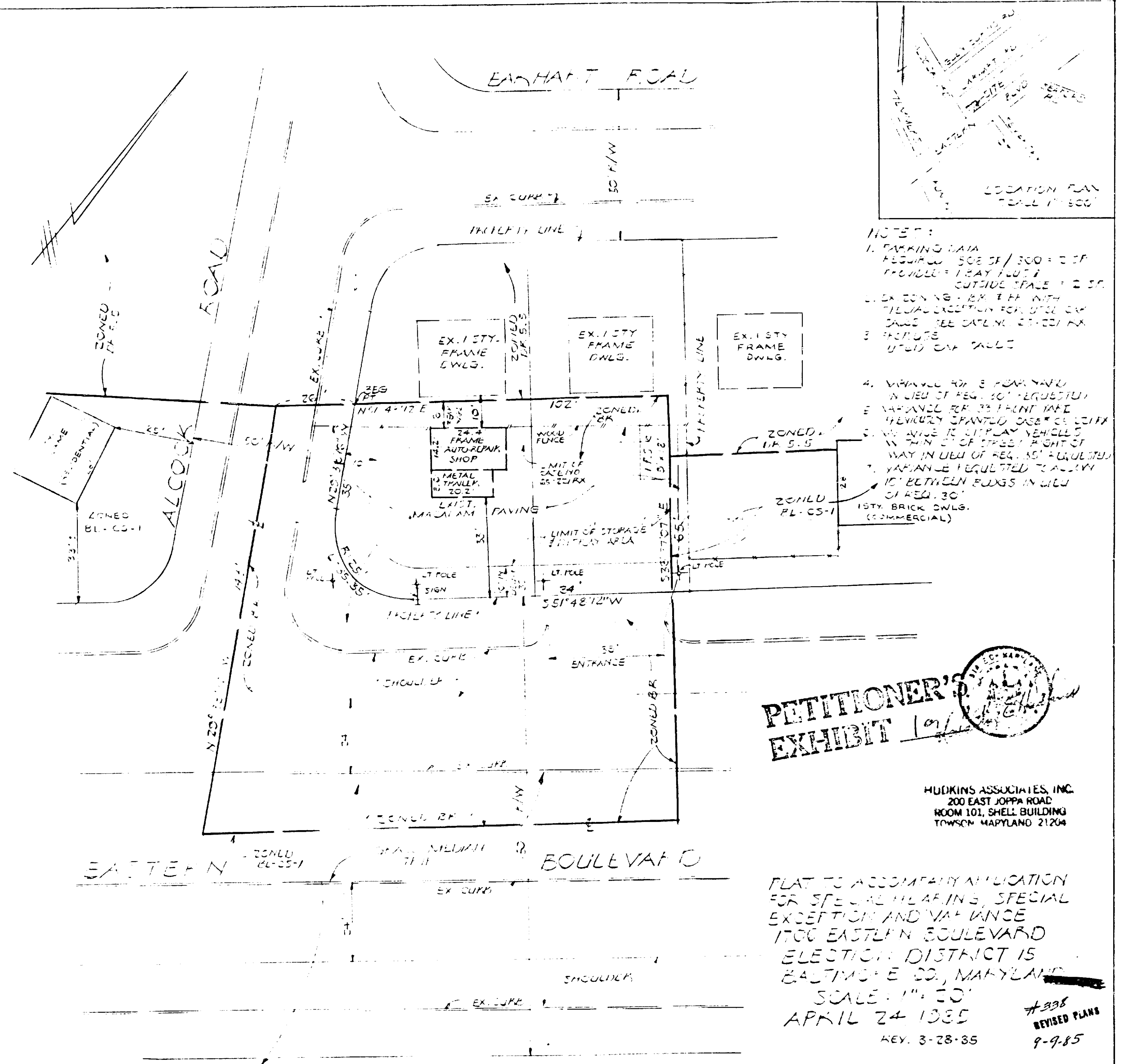
Publisher.



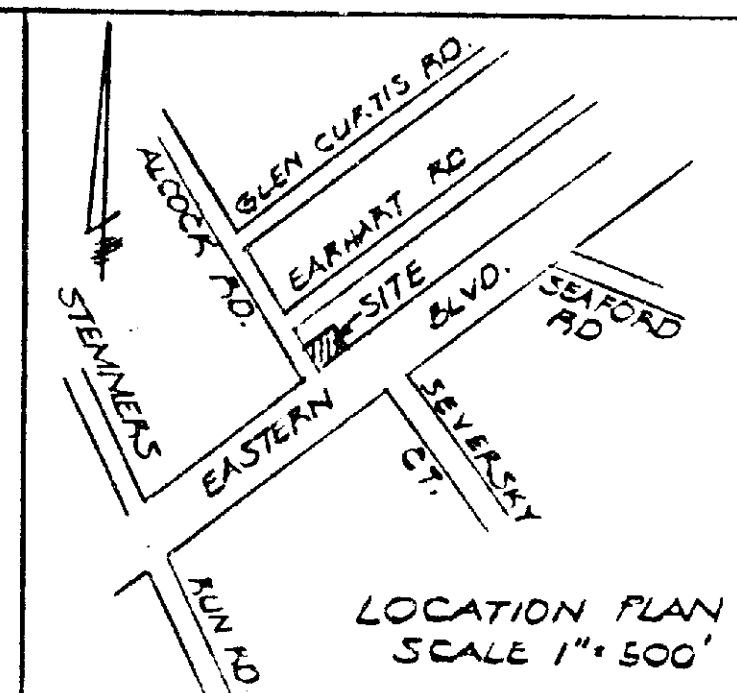


- NOTES:
1. PARKING: REQUIRED PROVIDED.
 2. EX. ZONING SPECIAL EXC. SALES SEE.
 3. PROP. USE USED CAN.
 4. VARIANCE IN LIEU OF.
 5. VARIANCE PREVIOUSLY.
 6. VARIANCE WITHIN 10' WAY IN UL.
 7. VARIANCE 10' BETWEEN OF REQ. 30.

HUDKINS
20
ROOM
TOWN

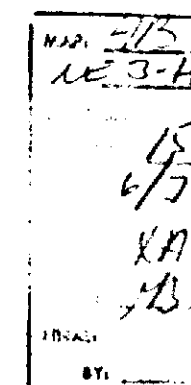
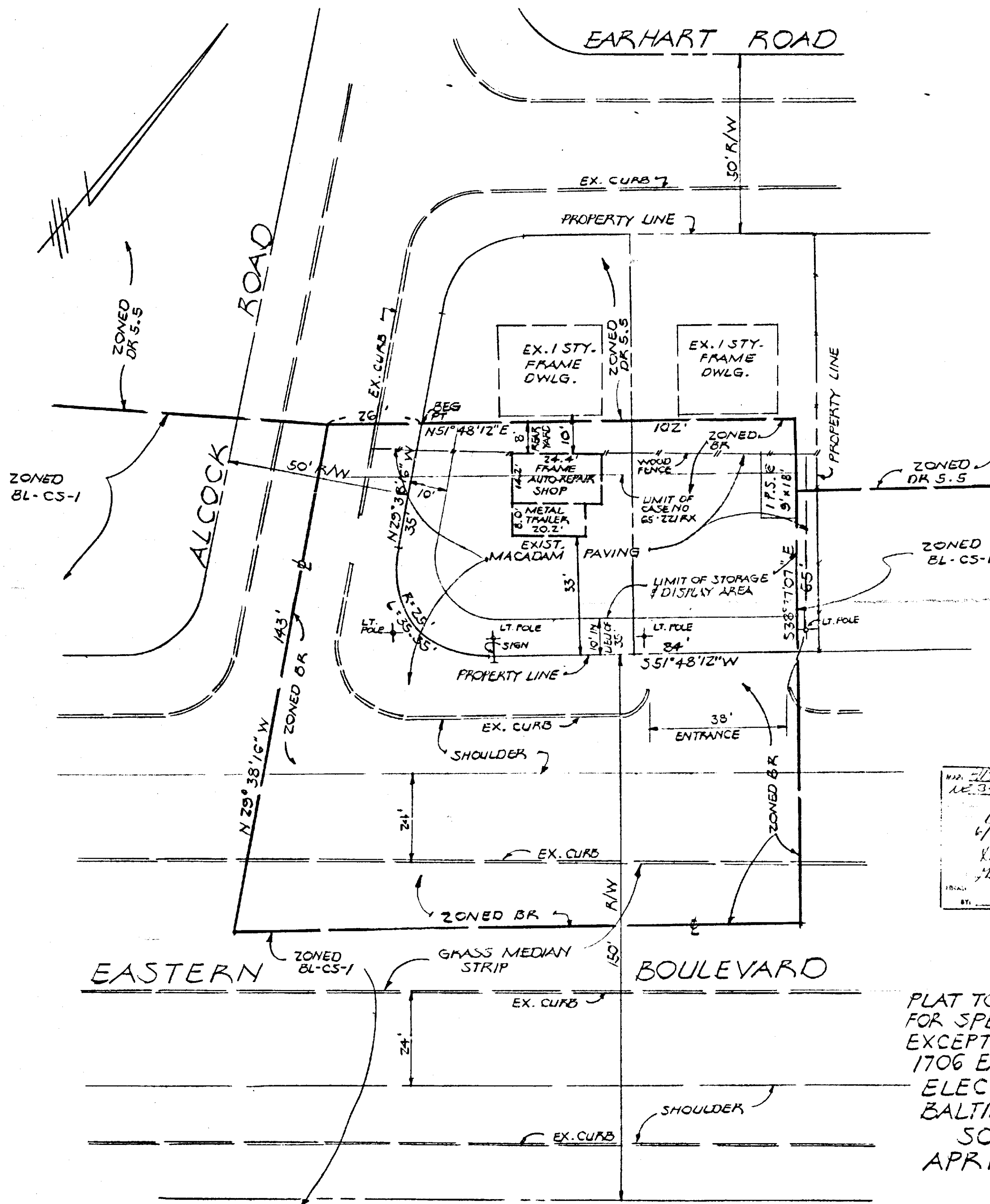


#398
REVISED PLANS
9-9-85



NOTES:

1. PARKING DATA
REQUIRED 508 SF / 300 = 2 SP
PROVIDED = 1 BAY PLUS 1
OUTSIDE SPACE = 2 SP.
2. EX. ZONING - BK & BK WITH
SPECIAL EXCEPTION FOR USED CAR
SALES SEE CASE NO. 65-221 RX
3. PROP. USE
USED CAR SALES
4. VARIANCE FOR 8' REAR YARD
IN LIEU OF REQ. 30' REQUESTED
5. VARIANCE FOR 33' FRONT YARD
PREVIOUSLY GRANTED CASE # 65-221 RX
6. VARIANCE TO DISPLAY VEHICLES
WITHIN 10' OF STREET RIGHT OF
WAY IN LIEU OF REQ. 35' REQUESTED
7. VARIANCE REQUESTED TO ALLOW
10' BETWEEN BLDGS IN LIEU
OF REQ. 30'



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE
1706 EASTERN BOULEVARD
ELECTION DISTRICT 15
BALTIMORE CO., MARYLAND
SCALE: 1" = 20' #338
APRIL 24, 1985