

87-233-X

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10/27/86

10/27/86

12/9/86

12/18/86

NE/cor. of Edmondson Ave. and Harlem La.
(6132 Edmondson Ave.)

1st Elec. Dist.

Special Exception - filing fee \$100.00 - Anthony C. Stilling

Hearing set for 12/9/86, at 10:30 a.m.

Advertising and Posting - \$57.60

Ordered by the Deputy Zoning Commissioner that the request to use the herein described property for a service garage, in accordance with Petitioner's Exhibit 5, is GRANTED with restrictions.

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/cor. of Edmondson Avenue,	.	
and Harlem Lane	*	DEPUTY ZONING COMMISSIONER
(6132 Edmondson Avenue)	.	
1st Election District	*	OF BALTIMORE COUNTY
Anthony C. Stilling	*	Case No. 87-233-X
Petitioner	*	

* * * * *

The Petitioner herein requests a special exception to use the above-referenced property for a service garage.

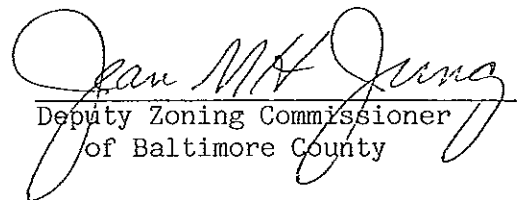
Testimony by and on behalf of the Petitioner indicated that the Petitioner purchased the property in 1985 with the intent of operating a service station. When it was discovered that the underground gas tanks were in poor condition and would be prohibitively expensive to replace, the decision was made to remove the tanks and pump islands. The entire site has long been paved macadam. Extensive reconstruction and repairs have been completed on the existing two-bay structure. An addition to the existing building will provide five more bays as well as storage space for parts and products so that no storage or work will be located outside. Waste oil will be stored in the addition until removal; the dumpster will be kept in the northeast corner of the property and emptied as needed. Health Department requirements will be met. A row of large evergreen trees are along the rear property line. The Edmondson Avenue access is essential. The Petitioner proposes continuing to offer repair and maintenance work, including heating and air conditioning, but no body, fender or paint work. Intended hours will be 7:30 AM to 7:00 PM Monday thru Friday, and 8:00 AM to 1:00 PM on Saturday. Currently, there are five employees; eight is the maximum anticipated. There were no Protestants.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the use

requested in the Petition for Special Exception would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of December 1986, that the herein request to use the herein described property for a service garage, in accordance with the plan submitted, prepared by Bill Monk, dated September 25, 1986 and identified as Petitioner's Exhibit 5, be approved and is hereby GRANTED, subject, however, to the following restrictions:

- 1) Gas tanks and pump islands shall be removed.
- 2) No storage of parts, products or equipment, nor any service work shall be permitted outside the building.
- 3) The dumpster shall be emptied as necessary to prevent overflowing.


Deputy Zoning Commissioner
of Baltimore County