

PETITION FOR SPECIAL HEARING 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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

Non-Conforming Use - 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 of 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: _____
S. Eric DiNenna, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Clarence H. Ford, Jr.
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
Name
406 W. Pennsylvania Ave. 296-6820
Address
Towson, Maryland 21204 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of January, 1988, at 2:00 o'clock p.m.

Clarence H. Ford, Jr.
Zoning Commissioner of Baltimore County.

(over)

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

S. Eric DiNenna, Esquire
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S of Middletown Rd., 1100' S to the c/l of
Cooper Rd. (18929 Middletown Rd.)
6th Election District
Clarence H. Ford, Jr. - Petitioner
Case No. 87-317-SPH

Dear Mr. DiNenna:

This is to advise you that \$63.85 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 29908

County, Maryland, and remit
to, Towson, Maryland

DATE 1/27/87 ACCOUNT P-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 63.85

Clarence H. Ford, Jr., 18929 Middletown Rd.,
Parkton, Md. 21120

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-317-SPH

FOR 8 082*****639514 8702F

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 24, 1987

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
E/S Middletown Road, 1100' S
to the c/l of Cooper Road
(18929 Middletown Road)
6th Election District
Case No. 87-317-SPH

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Special Hearing has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: Clarence H. Ford, Jr.
18929 Middletown Road
Parkton, Maryland 21120

People's Counsel

87-317-SPH
#157
Clarence H. Ford, Jr. 87-317-SPH
E/S of Middletown Rd., 1100' S to the
(18929 Middletown Rd.) 6th Elec. Dist.

follows: "Beginning for the same at a point, located in or near the center of existing paving Middletown Road, said point being 2800 feet + southeast of the intersection of Rayville and Middletown Roads, thence leaving said center of Middletown Road: (1) N 60 11'28" East - 82.39 feet, (2) S 87 38'00" East 50.00 feet, and (3) S 02 22'00" West - 150.00 feet to the center of paving in Middletown Road; thence binding on or near the center of existing paving in Middletown Road, (4) N 46 05'00" West 160.00 feet to the place of beginning. Containing 0.231 acres of land, more or less." In recent years, the maximum level of service garage work per month appears to involve no more than eight vehicles plus other occasional repair work. There is no continuous record of painting, body or fender work. There has been no outside dumpster. There have been signs on the property in the past, but their history is not totally clear.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of February, 1987, that the herein request for the non-conforming use of the subject property for a service garage, in accordance with Petitioner's Exhibit 1 and limited to the herein described 0.231 acres of land, is approved and as such, the Special Hearing is hereby GRANTED, subject, however, to the following limitations reflecting the testimony and evidence presented:

- Garage work shall be limited to service and repair of no more than eight (8) vehicles and occasional farm and other equipment per month.
- There shall be no painting, body or fender work.
- There shall be no outside dumpster.
- Signage shall not exceed one 10 sq.ft. sign attached to the building.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

CASE# 87-317-SPH
FILED
By *Clarence H. Ford, Jr.*

PETITION FOR SPECIAL HEARING

6th Election District

Case No. 87-317-SPH

LOCATION: East Side of Middletown Road, 1100 feet South to the Centerline of Cooper Road (18929 Middletown Road)

DATE AND TIME: Tuesday, January 27, 1987, at 2:00 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 Hearing to approve a nonconforming - service garage

Being the property of Clarence H. Ford, Jr., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S Middletown Rd., 1100' S to
C/L of Cooper Rd. (18929 Middle- OF BALTIMORE COUNTY
town Rd.), 6th District

CLARENCE H. FORD, Jr., Petitioner Case No. 87-317-SPH

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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, Suite 600, Mercantile-Towson Bldg., 409 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR SPECIAL HEARING : BEFORE THE
E/S Middletown Road, 1100' S : DEPUTY ZONING COMMISSIONER
to the c/l of Cooper Road : OF BALTIMORE COUNTY
(18929 Middletown Road) :
6th Election District : Case No. 87-317-SPH
Clarence H. Ford, Jr. :
Petitioner :

The Petitioner herein requests a special hearing to determine whether or not approval should be given to the non-conforming use of the property described herein for a service garage.

Testimony on behalf of the Petitioner by two long-standing neighbors indicated that the southern corner of the property, as shown on the plan submitted, prepared by Paul Lee Engineering, Inc., revised September 8, 1986, and identified as Petitioner's Exhibit 1, has been used continuously since the early 1940's for service garage work. Motor vehicles and farm and other equipment have been repaired in and around the existing garage building. There has been no dumpster on site. They remember metal signs nailed to the building which advertised products available at the site. The Petitioner, owner of the building since 1978, has continued to use the garage and surrounding area to maintain his own vehicles (approximately two to four) and to service vehicles owned by friends and neighbors. The usual pattern is for the Petitioner to work on three to four vehicles, other than his own, per month, and to have on site no more than two vehicles, other than his own, for service at any one time. The garage is equipped with hand and power tools, torch, welder and a chain hoist but no floor lift. The work performed is mechanical, not body and fender.

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and after due consideration of the testimony and evidence presented herein, it appears that a service garage has been operated continuously since the early 1940's on that portion of the site described by the engineer as

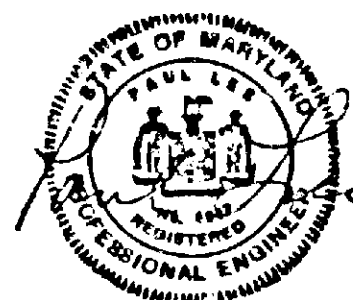
Paul Lee P.E.

Paul Lee Engineering Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

DESCRIPTION

#18929 MIDDLETOWN ROAD (Area for non-conforming use)
SEVENTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, located in or near the center of existing paving Middletown Road, said point being 2800 feet + southeast of the intersection of Rayville and Middletown Roads, thence leaving said center of Middletown Road: (1) N 60 11'28" East - 82.39 feet, (2) S 87 38'00" East 50.00 feet, and (3) S 02 22'00" West - 150.00 feet to the center of paving in Middletown Road; thence binding on or near the center of existing paving in Middletown Road, (4) N 46 05'00" West 160.00 feet to the place of beginning and
Containing 0.231 acres of land, more or less, and being that portion of the property requesting non-conforming use for a service garage.



1-30-87

Engineers - Lawyers - Site Planners

4-11-87

STEPHEN E. COLLINS
DIRECTOR

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 157, 159, 160, 161, 163, and 164.

December 1, 1986

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Arnold Jablon, Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case number: 87-317 SPH
Time: 1/20/87, 2:30 p.m.

CLARENCE H. FORD, JR.

Dear Mr. Jablon,

I am unable to attend the zoning appeal meeting of the above mentioned case so I am forwarding this letter for consideration. I have a concern for the impact of zoning decisions on the future of community living. I do not support the rezoning for a service station as the area is a residential neighborhood. It's not that I am against service stations but I believe they belong in designated commercial/industrial zones. There is enough evidence to support the fact that one move in commercializing an area continues onward and this jeopardizes the nature of a residential community.

Sincerely,

(Mrs) Barbara A. Broach

Mrs. Barbara A. Broach
1849 Parsonage Road
Parkton, Maryland 21120

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 157 Zoning Advisory Committee Meeting are as follows:

Property Owner: Clarence H. Ford, Jr.
Location: NE/S Middletown Road, 2700 feet ± SE Rayville Road
District: 6th.

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 Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes 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/is 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-4 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-4 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 401, Section 1407, Section 1406.2 and Table 1405. 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 401 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 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 _____, or to Mixed Use _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 316.0 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 finish floor levels including basement.
10. Comments: Section 103.1 shall be applicable. It is assumed the building complies with the ventilation and safety requirements of Section 609. If not, it shall be brought into compliance. A permit may be required.
11. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/86

PAUL H. REINCKE
CHIEF

November 18, 1986

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

Re: Property Owner: Clarence H. Ford, Jr.
Location: NE/S Middletown Rd., 2700 ft. ± SE Rayville Rd.
Item No.: 157 Zoning Agenda: Meeting of Nov. 4, 1986

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.
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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 21, 1987

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

SUBJECT: Zoning Petitions No. 87-312-SPH and 87-317-SPH

In view of the subject of these petitions, this office offers no comment.

Norman E. Cerber
Norman E. Cerber, AICP
Director

NEG:jgh:slb

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

February 3, 1987

Honorable Jean Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Case No.: 87-317-SPH
Clarence H. Ford, Jr. -
Petitioner
My File No.: 86-5

Dear Ms. Jung:

As you recall, at the hearing on the above-captioned matter, you requested a description of that portion of the property for the non-conforming use. Enclosed herewith please find three copies of that Description.

Thank you for your cooperation.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:kar

Enclosure

cc: Mr. Clarence H. Ford, Jr.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

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

S. Eric Dinenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Item No. 157 - Case No. 87-317-SPH
Petitioner: Clarence H. Ford, Jr.
Petition for Special Hearing

Dear Mr. Dinenna:

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.

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kzb

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

NORMAN E. GENDER
DIRECTOR

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

JANUARY 19, 1987

Re: Zoning Advisory Meeting of NOVEMBER 4, 1986
Item # 157
Property Owner: CLARENCE H. FORD, JR.
Location: NE/S MIDDLETOWN RD. 2700'
SE OF RAYVILLE RD.

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.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
ANY FUTURE EXPANSION OF THIS SITE MUST
COMPLY TO ALL APPLICABLE COUNTY REGULATIONS
& STANDARDS

cc: James Hosqall

David Fields, Acting Chief
Current Planning and Development



2A



2D



2C



2B

S. Eric DiNenna, Esquire
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

December 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
E/S of Middletown Rd., 1100' S to the c/l of
Cooper Rd. (18929 Middletown Rd.)
6th Election District
Clarence H. Ford, Jr. - Petitioner
Case No. 87-317-SPH

TIME: 2:00 p.m.

DATE: Tuesday, January 27, 1987

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 157, Zoning Advisory Committee Meeting of 11-4-86

Property Owner: Clarence H. Ford, Jr.

Location: NE/S Middletown Rd. District 6

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (✓) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

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

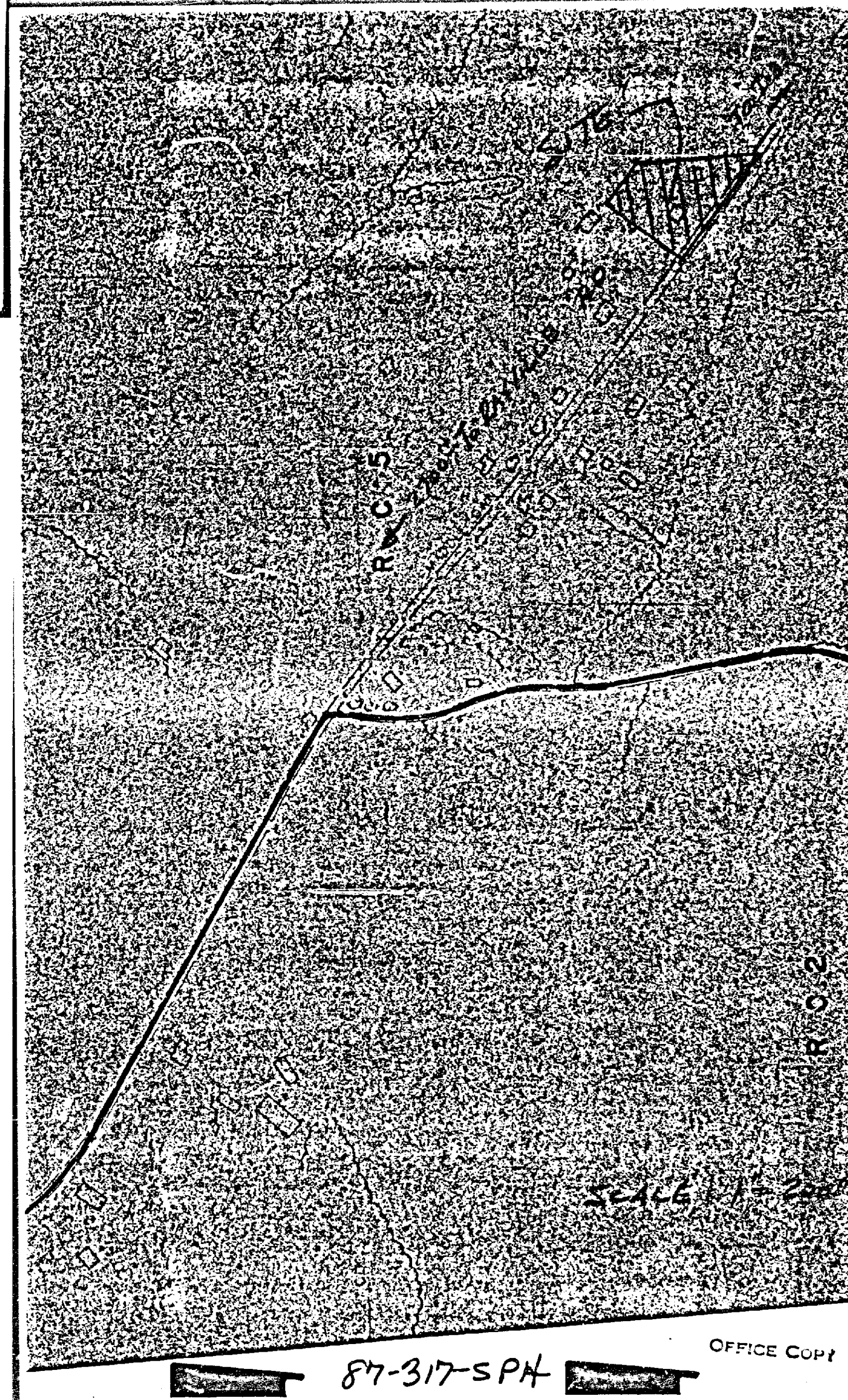
No. 026066

DATE 1/21/87 ACCOUNT 01-613
AMOUNT \$ 100.00

RECEIVED FROM S. Eric DiNenna RA

FOR: Filing Fee for Sp. Hearing 1/24/87
B 8040*****1300619 0215F

FORD - PETITIONER
VALIDATION OR SIGNATURE OF CASHIER



87-317-SPH

OFFICE COPY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 6-4 Date of Posting January 6, 1987
 Posted for: Special Hearing
 Petitioner: Clarence H. Ford, Jr.
 Location of property: E. S. of M. Middletown Rd. 1100' S. to the N. of Cooper Rd.
(18929 Middletown Rd.)
 Location of Signs: In front of 18929 Middletown Rd.
 Remarks: _____
 Posted by: L. J. Arata Date of return: January 9, 1987
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TO: TOWSON, MD., January 8, 1987
 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 January 8, 1987.

THE JEFFERSONIAN,

Susan Sander Shurt
 Publisher

Cost of Advertising
27.50

PETITION FOR
 SPECIAL HEARING
 Subordinate District
 Case No. 87-317-SPH

LOCATION: East Side of Middle-
 town Road, 1100 feet South to the
 Centerline of Cooper Road (18929
 Middletown Road).
 DATE AND TIME: Tuesday, Janu-
 ary 17, 1987, at 2:00 p.m.
 PUBLIC HEARING: Room 100,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland.

The Zoning Commissioner of Bal-
 timore County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing.

Petition for Special Hearing to ap-
 prove a non-conforming use - service
 garage.

Being the property of Clarence H.
 Ford, Jr., as shown on plat plan filed
 with the Zoning Office.

In the event that this Petition is
 granted, a building permit may be
 issued within the thirty (30) day ap-
 peal period. The Zoning Commis-
 sioner 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
 1071 Jan. 8.

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 December, 1986.

Arnold Jablon
 Zoning Commissioner

Petitioner Clarence H. Ford, Jr. Received by: James F. Ever
 Petitioner's Attorney S. Eric DiMenna, Esquire Chairman, Zoning Plans
 Advisory Committee

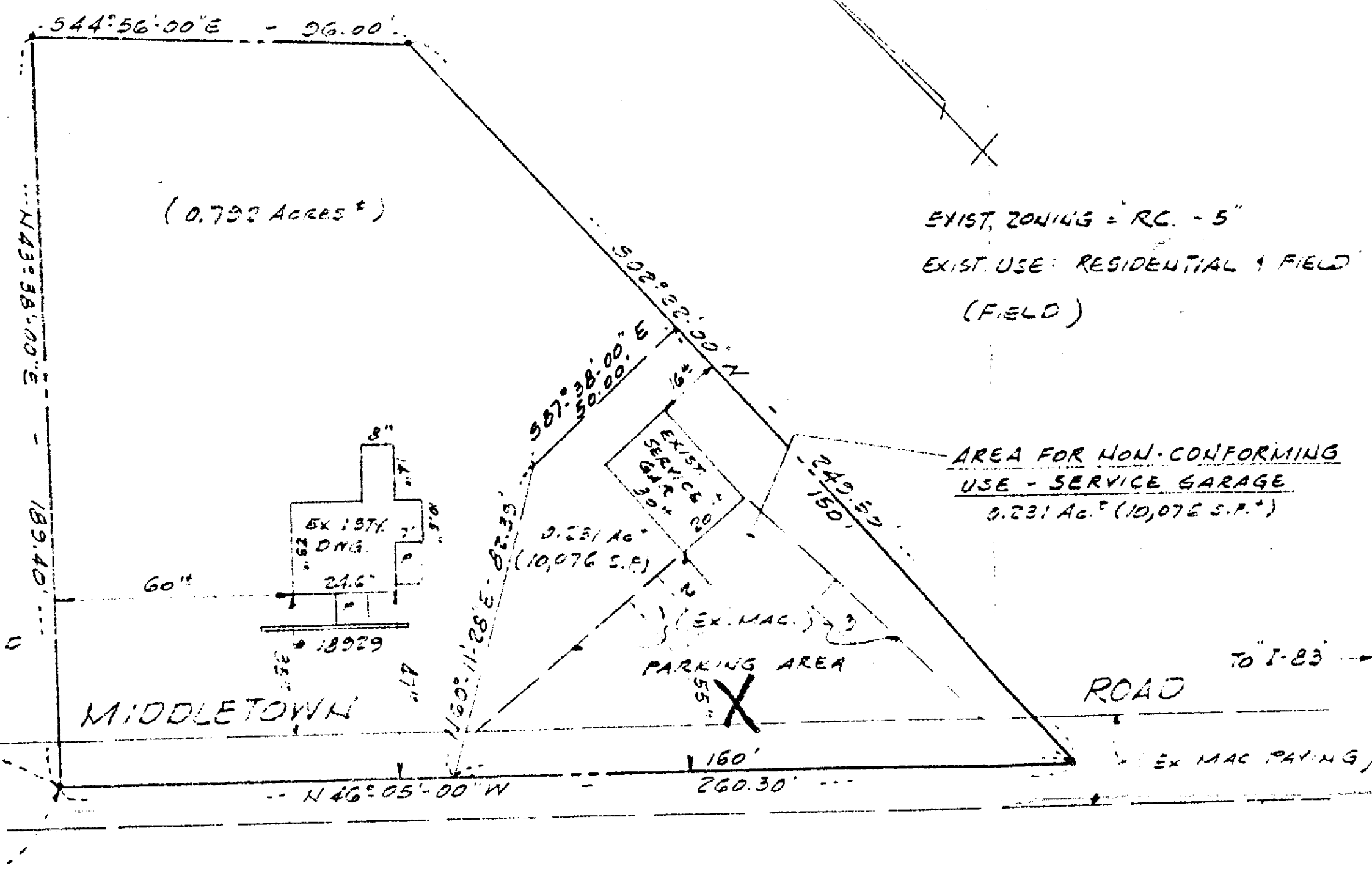
COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Jan. 8, 1987

TO CERTIFY that the annexed Req. #189230, P.O. #84294
 for one (1) XXXXXX days previous
 day of January, 1987, in the
Carroll County Times, a daily newspaper published
 in Westminster, Carroll County, Maryland,
andallstown News, a weekly newspaper published
 in Baltimore County, Maryland,
ommunity Times, a weekly newspaper published
 in Baltimore County, Maryland,
 COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: James F. Ever

EXIST. ZONING = "RC-5"
 EXIST. USE: RESIDENTIAL & WOODS
 (WOODS)



EXIST. ZONING = "RC-5"
 EXIST. USE: RESIDENTIAL & FIELD
 (FIELD)

AREA FOR NON-CONFORMING
 USE - SERVICE GARAGE
 0.231 AC. (10,076 S.F.)

LOCATION PLAN
 SCALE: 1"=300'

GENERAL NOTES

1. AREA OF SITE = 0.750 ACRES
2. EXIST. ZONING OF PROPERTY = "RC-5"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL (SERVICE GARAGE)"
4. PROPOSED ZONING OF PROPERTY = "RC-5"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL (SERVICE GARAGE)"
6. OFF STREET PARKING DATA:
 A. SERVICE GARAGE: 600 S.F. / 1300 = 2 R.S.
 B. RESIDENCE: 2 R.S.
 TOTAL PARKING REQD. = 4 R.S.
7. NO. PARKING SPACES (TOTAL) = 4 R.S.
8. PETITIONER REQUESTING A SPECIAL HEARING TO
 PERMIT A SERVICE GARAGE AS A NON-CONFORMING USE
9. ALLOWABLE BUILDING COVERAGE = 15% (15,000 S.F.)
 ACTUAL BUILDING COVERAGE = 1,351 S.F.
10. SITE SERVED BY PRIVATE UTILITIES.
11. ALL PARTS OR DAMAGED VEHICLES TO BE STORED
 INSIDE SERVICE GARAGE.

**PETITIONER'S
 EXHIBIT 1**

1 Sign
87-317-SPH
#157

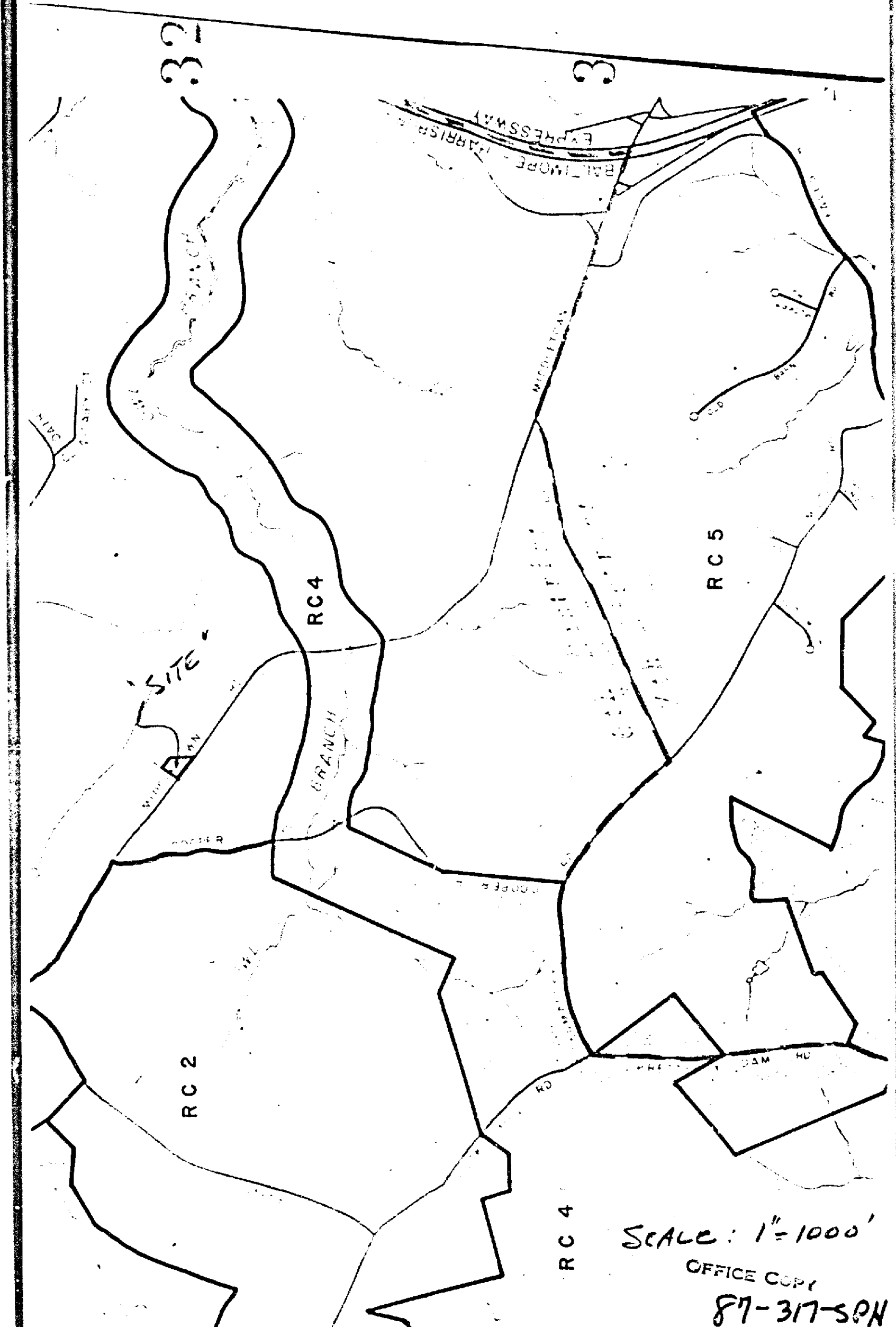
PAUL LEE ENGINEERING, INC.
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MARYLAND - 21204

OFFICE COPY

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING
***18929 MIDDLETOWN ROAD**

ELECT. DIST. 7 BALTIMORE COUNTY, MD.
 SCALE: 1"=30' MAR. 31, 1986
 SEPT. 8, 1986

OWNER
 CLARENCE H. FORD JR.
 18929 MIDDLETOWN RD.
 PARKTON, MD. 21120



SCALE: 1"=1000'
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