IN RE: PETITIONS FOR SPECIAL HEARING 6 BEFORE THE SPECIAL EXCEPTION | K/S Ingleside Avenue, 170 ft. */- ZONING COMMISSIONER N of c/1 Lodge Road 644 Ingleside Avenue OF BALTIMORE COUNTY • Case No. 94-365-SPHX Councilmanic District

Legal Owners:Edward Warren, et al Contract Purchaser: Advance Automobile, Inc., Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAM

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Special Exception for the property located at 644 Ingleside Avenue in the Catonsville section of Baltimore County. Special Exception relief is requested to permit an automobile service garage in a B.L. zone. As to the Special Hearing, approval is requested of a nonconforming use for parking and business access in a D.R.5.5 zone. The relief request and subject property are more particularly shown on the plat to accompany the Petitions for Special Exception and Special Hearing marked as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing were James Hannon and sever al members of his family, who are proprietors of the proposed business. Also present on behalf of the Petition was Matt Decker, the realtor who listed the property for sale to the Petitioner and Gerald L. Millman, a long time resident of the locale. Also appearing was Albert W. Remy, a Civil Engineer with Fisher, Collins and Carter, Inc., who prepared the site plan. Lastly, Francis A. Flannery, who owns property next door, also testified in support of the Petition. The Petitioner was represented by Francis X. Borgerding, Jr., Esquire.

Numerous individuals appeared in opposition to the Petition. These included Jolene Morseberger, appearing on behalf of the Old Salem Evangelical Lutheran Church, an historic place of worship which is located acros the street from the site. Other residents who testified included David S. Mortimer, Victor Pacherl, Lynda Rodgers, and Mary Clark, Jeffrey Long, at comployee with the Office of Planning and Zoning, also appeared and testi-

Testimony from Mr. Hannon was that he and his family are the owners and operators of the Westown Exoson Station which is located slightly less than 1/2 mile from the site. This is a family business which has been at it. present location for 26 years. The business includes the sale of gasolin and a service garage operation where automobiles are repaired. It is appar ent that this is a successful operation which enjoys a good rapport with the surrounding community

The Petitioner has entered into a contingent contract of sale for the subject site. Mr. Hannon proposes transferring a portion of the existing business to the site. Specifically, he wishes to operate a service garage on the property and proposes relocating the repair business to this site There will be few changes to the existing building. Two garage doors will be added so that the building will have three bays. Interior renovations will also be made to accommodate the work areas. The Petitioner does not anticipate any storage of vehicles on the site, nor sales of quantime or other fuels from this property. The proposed hours of operation will be from 8:00 A.M. to 5:00 P.M., Monday through Friday and 8:00 A.M. to 12:00 noon on Saturday. Additional improvements are proposed to screen the property and to further landscape same. These improvements are proposed with an eye towards buffering the property from the surrounding residential community. In Mr. Hannon's view, he believes that the proposed use can be conducted on this site without negative impact to the surrounding locals. He indicated that most of his clients schedule appointments in advance to have their unbidges remained. Thus, he entidinates minimal traffic unlime penerated by the operation. Particularly he hallenes that no more than ten vehicles will be repaired on any given day and there will not be a steady in and out of traffic, in that the facility will not se'l gasoline.

Also testifying on behalf of the Petition was Albert W. Remy, a Land Consultant, who assisted in the preparation of the site plan. He described the subject site and its environs. The property is approximately 2.83 acres in net area and is split zoned B.L. and D.R.5.5. It has a long history of use as the site of the Wilhide's Plorist business. In fact, the unusual zoning of this property reflects the long history of use of the building for the flower business. Particularly, as shown on the site plan, the R.L. zoning encompasses a footnoint reflecting the configuration of the building. Apparently, the County Council, in recognizing the Wilhide's long use of the property, goned the building and a small area around the perimeter of same B.L., in order to protect the validity of this business However, the remaining acreage of the property, including such of the parking area and the perimeter of the property as a whole, is goned D.R.5.5.

Mr. Remy also discussed the surrounding locale. As noted above, the property bears an Ingleside Avenue address and is located between Maryland Route 40 and the Baltimore Beltway (I-695). Obviously, those roads are major thoroughfares and there is much commercial business use on the Beltimore Mational Pike (Route 40). However, the subject property is located within an enclave of residential properties. Residential proporties exist immediately adjacent to the site, although some of these residential structures have been converted to business uses nearby. Nost importantly, the Old Sales Evangelical Lutheren Church is located across the street from the

property. This is an historic landmark which has been on the County's list of historic places for many yes s. Also, across the street is the M.I.E. Corporate Park, an office complex which contains five single story office buildings.

Mr. Remy discussed the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), which govern all special exception uses. In his view, the proposed use will not be detrimental to the sur-

Also testifying was Matt Decker, a Realtor with O'Conor, Piper and Flynn. Mr. Decker outlined the history of the property and its long use as a flower shop, as discussed above. He believes that the proposed use is

Mr. Jerry Miliman also testified. He was a long standing customer the Wilhide's Florist and remembers buying flowers at that location in 1942. He testified that the florist use was there for many years and quite probably existed prior to World Mar II. He was less than clear on cross memination, however, as to the exact area of the parking lot at that time. It is clear that there was a parking area on the site to serve Wilhide's Florist but the exact location of the improvements and parking

Lastly, Francis Flannery, who resides next door, also testified. He upports the proposed use. He is particularly concerned over the present use of the property. Apparently, it is run down and has been used for storage and dumping purposes since Wilhide's Florist left the site. In his view, installation of the proposed business next door would clean up the property and improve same.

-4-

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were the case law requires the Detitioner demonstrate that the proposed use at the particular location can be allowed only if it would not have adverse impact above and beyond that inherently associated with the special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981).

Thus, the uniqueness of the property and its environs are significant when considering any special exception request. In the instant case, I am persuaded that the Petitioner has failed to meet its burden. I have no doubt that Mr. Hannon runs a clean operation at his present address and will continue to do so at any new location where he expands. He appears to be a conscientious businessmen who is sensitive to public concerns. Nonetheless, the inherent effects of any service garage use are apparent. Then are particularly incompatible to the locale in this case due to the historic church which is located within close proximity. In my view, the existence of the church at this location makes this site unique and magnified the negative impacts of the operation above and beyond which might be expected. The negative impact produced by the use will be particularly detrimental to the historic character of the property immediately across the street. Thus, the Petition for Special Exception must and should be

denial of the Petition for Special Exception. Special Hearing relief had requested to validate the continued parking and business use of a portion of the property as a nonconforming use. The testimony offered by the Petitioner in this respect was unsettled. Although it is clear that business parking has been on the site for many years serving the Wilhide usiness, it is not certain exactly where that parking occurred. Moreover,

since the Wilhide business has discontinued operations on site. It is uncertain whether there has been a discontinuance or an interruption of this nonconforming use. In any event, I decline to specifically rule on this issue in view of my decision to deny the Petition for Special Exception.

Pursuant to the advertisement, posting of the property, and public mearing on these Petitions held, and for the reasons given above, the re-

County this 20 day of May, 1994 that, pursuant to the Petition for Special Exception, approval to permit an automobile service garage in a B.L. zone, he and is hereby DESTED: and

IT IS FURTHER ORDERED that, as per the decision on the Petition for Special Exception, no decision is made on the Petition for Special Hearing

Francis X. Borgerding, Jr., Esquire Suite 600, 409 Mashington Avenue Towson, Maryland 21204

Suite 113 Courthous 400 Washington Aver Towson, MD 21204

Enclosed please find the decision rendered in the above captioned . The Petitions for Special Hearing and Special Exception have been ied. in accordance with the attached Order.

Petitions for Special Hearing and Special Exception Legal Owner: Edward J. Harren, et al. Contract Durchaser: Advance Automobile, Inc. Location: 644 Ingleside Avenue

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 807-3391.

Very truly yours from & Shout Lawrence E. Schmidt Zoning Commissioner

May 19, 1994

(410) 887-4386

same is inappropriate in this area. She is desirous of protecting the Church property and preserving the viability of the neighborhood. These comments were echoed by Jeffrey Long from the Office of Planning. Mr. Long related the history of the zoning of the property and provided an explanation of the unusual B.L./D.R.5.5 zoning. His office also opposes the special exception. He noted that this was an older urban area and that service garages are among the least favored uses in this type of locale. He believes that the granting of a special exception would be detrimental to the Church and a destabilizing factor to the surrounding neighborhood As to the many neighbors who testified, their comments were uniform in

In opposition to the request, testimony was received from Joleen

Morseberger, a Director of the Old Salem Church. She noted that the Church

is a historic landmark and has been so designated by both Baltimore County,

the State of Maryland and the Federal Government. She and her fellow direc-

tors on the Church's Board oppose the special exception. They believe that

opposition to the proposed use. They fear increased traffic congestion, pollution and similar negative effects associated with this proposed business. They wish to preserve the residential character of the neighborhood and also believe that the proposed use would be esthetically designing to the surrounding locale.

As is well settled, any Petition for Special Exception must be evaluated pursuant to those standards set forth in Section 502.1 of the B.C.Z.R. Therein, numerous considerations are listed as to the proposed uses including potential impact on traffic, pollution, overcrowding of land, etc. In essence, the Petitioner must adduce testimony and evidence that the proposed use can be operated without detriment to the health, safety and general welfare of the locale.

This heteron that is their with the Office of Zorling Administration & Development Management. The unsergipped sign controls of the purpose shade in Editions County and which is described in the description and purpose shade and an extracted view by control or Rogical Internet purpose described shade and a Zorling Regulation of Stations County to determine whether credits Zorong Commissions shaded appear 8 in 0.01—Confidential Societies and County purposes of Stations County to determine whether credits Zorong Commissions shaded appear 8 in 0.01—Confidential Societies County practical and confidential Societies and County Societies County Socie

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

Lonies agree to be represent allows Special internal stretching potenty att. Journal filing of this petition and huffer agree to end act to be bound for this principle, agrees was unable for Batherine County, adverse presents to the Zoning Law for Batherine County. The streets are seen and offer your trapped to proper the little are the Advance Automobile, Inc. Edward J. Marren 344 Close Tomas P. Hannon Thomas Booth 7 13 5390 919 Circle Drive 30 Aroutus, MD 21227 610 Eds.ondson Ayenue Baltimore, MD 21226 Francis X. Borgerding, Jr. 9/1 Hold Francis X. Borgerding, Jr. 409 Washington Ave., Ste. 600 1Ween, MD 21204 296 5820 409 Washington Ave., Ste. 600 Touson, MD 21204 296-6820 prior union

De Marine Com

SERVICE ST R.T. SATE 3-17-94

UEN#353

test for these

receipt

94-365-SPHX

Number 353



694 WELESIDE AVE. BACTO, MO. 21228

040- STEVAL HEARING- # 25000 050 - " OXCEPTION - \$ 300 °S -# 70 00 050 - 2 SIGNS TOTAL = \$ 62000

> 03A03N01D5ACCRC0
> Please Make Checks Payable To: Baltimore County \$420.00

Petition for Special Exception

94-365-584x to the Zoning Commissioner of Baltimore County for the property located at 644 Ingleside Ave., Baltimore, MD 21228 which is precently made 8,44.

e tied with the Office of Zording Administration & Development Management.

ggi comment, of the property studies in Battimore County and which is described in the description and plat attached
and harved, hereby pretion for a Special Exception under the stading Regulations of Battimore County, to use the
open for an automobile service garage

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

Let us, agree to pay expenses of either Special Emergion solvertains, posting, etc., sponting of this petition, and further agree to and year on paterning student and office, under the parameter of partyry, that then are the 744-4732 Edward J. Warren 744-4200 Advance Automobile, Inc. Lines P Hannon 748-5350 919 Circle Drive The BAST Arbutus, MD 21227 610 Edmondson Avenue 294.6425 Francis X. Borgerding, Jr. Baltimore, HD 21228 OX BLL Prancis X. Borgerding, Jr. 409 Washington Ave. Ste. 600 Toveen, No. 21204 204 6820 409 Washington Ave., Ste. 600

> Marines on F.T. MATE 3-17-94 ITEM #353

MEM#353

DESCRIPTION OF 94-365-59HK WILHIDE PROPERTY

March 7 1004

FIRST ELECTION DISTRICT BEGINNING FOR THE SAME at a point North 03*20' West 170 feet, more or

less, from the intersection of the center-line of Ingleside Avenue and Lodge Road, and running thence binding along the BL Zoning line, as shown on a "Plat to accompany a

Special Exception Hearing of the Wilhide Property*, as now described, 1) North 15*32*57" West 59 50 feet

North 74°27'03" East 64.70 feet.

South 15*32'57" Fast 15.00 feet

North 74°27'03° East 10.00 feet.

South 15°32'57" Fast 12 20 feet North 74*27'03" Fast 18 40 feet

South 15*32*57" Fast 50 30 feet

South 74°27'03" West 61.30 feet. North 15°32'57" West 18 00 feet

FISHER, COLLINS

CARTER,

Please found hillies to:

CASE MUMBER: 94-365-SING (Item 353)

644 Ingleside Avenue
E/S Ingleside Avenue, 170'+/- N of c/l Lodge Road
lat Election District - Lat Councilmanic
Legal Owner(s): Edward J. Marren and Thomas Booth

tract Purchaser(s): Advance Automobile, Inc. RING: TUESDAY, APRIL 26, 1994 at 2:00 p.m., Rm. 118 Old Courthou

919 Circle Drive

10) South 74°27'03" West 31.80 feet to the point of beginning: containing 5,992 square feet of land, more or less.

BEING A part of the Firstly described parcel of that land which by deed dated

January 1985 and recorded among the Land Records of Baltimore County, Maryland in Libe No. 6851 at Folio 137 was granted and conveyed by Theodore Harper Wilhide and Kathryn

NOTICE OF HEARING

The looing Constantoner of Bultimore County, by authority of the Soning let and Sepulations of Bultimore County, will hold a public hearing on the property identified herein in Soon 156 of the County of Cliffs Public 111.

Special Hearing to approve a non-conforming use for parking and business access in a D.R.-5.5 some. Special Exception for an automobile service garage.

(1) HEARING AND HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPOSATIONS PLEASE CALL 867-3353.

CERTIFICATE OF POSTER MENT OF BALTIMONE COUNTY 94-365-5PHN

District. 15 Date of Pasting ... 1/ 5/09 Posted for Selectal theoring to Served Exception Politica Folders Horn & Thomaston & + Adrew Haling Line Location of property 644 Laglande form, Els Location of Same Fairing read way , and frequently being toxis --- Date of return 1/5 /99

> CERTIFICATE OF PUBLICATION TOWSON, MD., Opril | 1994 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published In Towson, Baltimore County, Md., once in each of weeks, the first publication appearing on Mauh 31, 1974. THE JEFFERSONIAN. a. Henriksan

Baltimore County Governme Office of Zoning Administrati and Development Manageme

111 West Chesapeake Avenue Towson, MD 21204

(410) 887,3353

LEGAL AD, - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore

County, will hold a public hearing on the property identified herein in Boom 106 of the County Office huilding, 111 W. Chempeake Avenue in Townon, Maryland 21204 or Boom 118, Old Courthcome, 460 Mashington Avenue, Townon, Maryland 21204 as follows:

CASE NUMBER: 94-965-EPHX (Item 353)
644 Ingleside Avenue
E/b Ingleside Avenue, 170°+/- H of c/l Lodge Hond
1st Election District - Ist Councilnumic
Legal Owner(s): Edward J. Harren and Thomas Booth MEARING: TUESDAY, APRIL 26, 1994 at 2:00 p.m., Rm. 118 014 Courthouse.

Special Rearing to approve a non-conforming use for parking and business access in a D.R.-5.5 zone. Special Exception for an automobile service garage.

Edward Harren and Thomas Booth Advance Astrochile, Inc. Francis I. Scrowding, Jr.

NOTES: (1) ZONING S.ON & FOOT RECT DE RETURNED TO DM. 104, 111 W. CHESAPPARE AVENUE ON THE REALING DETE.

(2) REALINGS MER RADIOCAPPED MCCESSIANS; FOR SPECIAL ACCORPORATIONS FRENCE CLL. 807-3553.

(3) FOR REPOSSERION GONELLESS OFF RE FLE ANGLES REALING FOR THE STRETCH AT 867-3391.

(410) 887-3353

CONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Figulations require that notice be given to the questal public/majdhoring property owners relative to property which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with those requirements.

PAYMENT WILL BE HADE AS FOLLOWS:

Townen, HD 21204 296-6820

Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. ROM-NAMMORY OF ACTRITISING PIES WILL STAY ISSUED OF DECEMBER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising: Item No.: 353 Petitioner: Advance Automotive, Inc Location: 444 Ingliside Ave PLEASE FORWARD ADVERTISING BILL TO-NAME: Jame Hannen ADDRESS: 919 Circle Drive Arbetus, Maryland 21327 * PHONE NUMBER: 744-4732

MUST BE SUPPLIED

111 West Chesapeake Avenue Towson, MD 21204

(41m 887,3353

April 15, 1994

Francis X. Borgerding, Jr. 409 Washington Avenue, Suite 600 Towson, Maryland 21204

RE: Case No. 94-365-SPHX, Item No. 353
Petitioner: Edward J. Marren and Thomas Booth, et al.
Petitions for Special Hearing and Special Exception

the Master Plan

ZAC.353/PZONE/ZAC1

111 West Chesapeake Avenue Towson, MD 21204

The Joning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing apency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, Liv., zoning commissioner, attorney and/or the retiitener, are submitted to the problem with regard to the proposed improvements that may have a bearing on this came.

Enclosed are all commonts submitted thus far from the members of lack offer or respect information on June 1. In the common of t

The following comments are related only to the filing of future zoning petitions and are aized at expediting the petition filing process with this office.

The director of Zoning Administration and Dovelopenth Recognession has instituted a system contained assemble and supplemental assemble and property of the complex of filing petitions that comply with all aspects of the zoning requisitons and petitions filing requirements can file their petitions with this office without the accessing of a preliminary everter by ranking personnel.

e applicant's site is located in a Community Conservation Area. The Master an indicates that "community conservation refers to public and private efforts signed to maintain or enhance the physical, social, and economic resources or e County's older, urban area communities." Under the heading of Community analogs and conservation, the following policy, in part, is stated on page 37 of

Pa. 2

Baltimore County's planning efforts should be ficused on new as well as existing communities to ensure that the County's built environment provides desirable places for its citizens to live and work... Commercial activities incompatible with local neighborhoods should be restricted in such areas.

A service garage at this location, which is one of the least favored land uses premitted by the S.C.S.M., would have a detrimental impact on ediscost properties of the service of the ser

In conclusion, staff recommends that the special exception be denied because the surrounding locale would be detrimentally affected in a unique manner due to the proximity of the widely recognized historic church and the adjacent residential community.

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", 1991 gdition prior to occupancy. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 347 AMD [352].

REVIEWER: LT. ROBERT P. SAUERWALD cc: File



Maryland Department of Transportation State Highway Administration

Re: Baltimore County Item No.: + 353 (RT) Ms. Charlotte Minton Zoning Administration and Development Managemen County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration p.oject. Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small OAVID M. RAHSEY, ACTING CHIEF John Contessable, Chief Engineering Access Permits Division

PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION

644 Ingleside Avenue, E/S Ing side Avenue, 170'+/- N of c/l Lodge Road, lst Election Dist

EDWARD J. WARREN

PETITIONER :

final Order

for Petitioners

Maryland Retay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

3-26-94

TO: Arnold Jablon, Director Zoning Administration &

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: 644 Ingleside Avenue

Item Number 353

Petitioner:

BALTIMORE COUNTY, MARYLAND

APR I I PO

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

ZAC.353/PZONE/ZAC1

Based upon the information provided, staff offers the following comments:

B.L. zoning was applied to the property as part of the 1986 Comprehensive Zoning Map Process (see Issue No. 1-035). The zoning line was carefully drawn to co-incide precisely with the filorist shop's building footprint, and it was the County Council's expressed intent to accommodate a long-term, nonconforming. Cottomarille faulty operated florist shop.

The Old Sales Evangelical Latheran Church, located at 701 Impleside Avenue, is across the road from this proposed service station. The church structure has been on the Baltimore County Pinal Landamate List since the first accumulated set of listings was passed by the County Council in 1977.

The Old Salem Evangelical Lutheren Church and its cemetery were also added to the National Register on December 13, 1977.

This church building has been restored at considerable expense by its preserva-tion group. The structure dates from 1849. Its original plans strongly resemble resubscripts of other Catesarville buildings by architect Robert Cary Long, Jr., or the constant of the June of the Catesarville development near this 15-year-old architectural monument would depend its scenal qualities and environmental such

2104.94

1 65 - w then in for Heavy

HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

April 21, 1994

1204 (MS 1105)

I am writing as a Legislator and also as a Board Member of Historic Old Salem, Inc. to express my opposition to a change in zoning to permit the property located at 644 Ingleside Avenue in Catoneville to be utilized as a mechanic's garage.

Restoric Did Salem, Inc. is a triefy beautiful old charch with lovely grounds and also correct the committy with many historic grows. If set that the type of activity that a mechanic historic properties of the control of the contro I hope that my comments will be given every consideration as you make your in regarding a zoning change for this property.

TK-9: le respond

trans E. Dewbern

8

Fire Prevention, PHONE 887-4881, MS-110PF

Zoning Agenda:

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 4, 1894
Zoning Administration and Development Hanagement

The Developers Engineering Section has reviewed the subject soning ites. This site is unable to comply with the extensive buffer requirements of the Landscape Manual and Bill No. 172-93. This office recommends denial of the

Zoning Advisory Committee Heeting for April 4, 1994 Item No. 353

FROM: PRobert W. Bowling, P.E., Chief Developers Engineering Sectio

RWB: AW

700 East Joppa Road Suite 901 Towson, MD 21286-5500

Arnold Jablon Director Zoning Administration and

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Gentlemen:

(410) 887-4500

DATE: 03/24/94

CASE NO: 94-365-SPHX

Poter Max Zammerma

Peter Max Zimmerman / People's Counsel for Baltimore Count

Calle

Carole S. Demilio Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-2188

Peter Max Zen

Peter New 71mmerus

ENTRY OF APPEARANCE

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

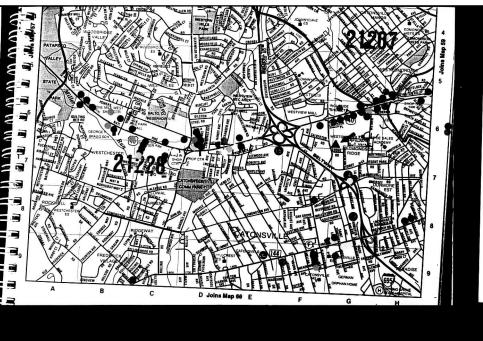
of the foregoing Entry of Appearance was mailed to Francis X. Borgerding,

Jr., Zsquire, 409 Washington Avenue, Suite 600, Towson, ND 21204, Attorney

captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the massage of any preliminary or

I HEREBY CERTIFY THAT on this 4th day of MAY

ZADM



Smith	Lane	

L & L Auto Repair American Glass and Upholstery

Ingleside Avenue (North Side of Route 40)

Westview Service Center Shooldens Garage

Leslie Avenue

Rolling Road

Johnnycake Road 63. 6900 Dickeon Mobil Service Station

Same Auto Repair

40 West Shell Rolling Road Shell Firestone Maaco Auto Painting and Body Works

ROMONDSON AVENUE

ROUTE 40 CORRIDOR

Same Auto Repair Carlos Specialty Auto Body Services Rolling Road Auto Center Speed Pro Ziebart Tidy Car

Westway Auto Parts
Westowne Exxon
Catonsville Car Care Center Inc.
Inglewood Amoco

FREDERICK ROAD CORRIDOR

Frederick Road Booths Gas and Go (Gas Only) Ridgeway Automotive Morgans Amoro Service Station Jiffy Labe States of Service Station Catonsville Auto Parts Catonsville Auto Repair Catonsville Auto Repair Catonsville Auto Repair Catonsville Auto Repair Lamans's Auto Repair Lamans's Auto Repair 408 585 607 608 609 715 752 2118 6352 6352

PERDERICK ROAD CORRIDOR

European Motors, Inc. Hamilton Machine Shop Catonsville Automobile

Old location of Catonsville Transmission on Route 40 Previous gas station on Route 40 Smiths Lane 40 West Auto Park Previous car dealership on Route 40

Catonewills Auto Body
Speedy Muffler King
Speedy Muffler King
Windshelds America
Hercules Auto Parte
Husselmans Dodge
Gody
Husselmans
Husselman

ROUTE 40 CORRIDOR

Charing Crossing Car Care Center Crown (Gas Only) Merchants Tire and Auto Center All Tune and Lube Action Auto Supply Meinake Chrysler Plymouth West

Varsity Auto Repair Catonsville Auto Body Speedy Muffler King Goodyear

Kimmel Tire Auto Center (Rt. 40 & Johnnycake Rd.) Catonsville Transmission & Auto Center

Baltimore National Pike

Fran + Charles Jarboe bill Ingleside ave

the purhased our trens from our Buther In Jou's family choose of your age. The trens has turn in this family ance it was trust in 1878 by the grantfather, has our worsting the terms since the terms in the elisting over one clay, twee mainland Kerny This read is a Presidental area and should remain so. There ore . 4 school bus stops on this pood between Calvelon Read and Edmenson Greene Troffic is terribly busy. Police are regularly setting up speeds traps. a service can center will Inceren traffic Increase palluter therein roise is utilizing this area for a relait or office trusting or returning it to a residential

Open Jorboc

(5 are gas only)

TOTAL AUTO RELATED BUSINESSES (88)

Map taken from the Rand MoNally Baltimore and Baltimore County streat finder page 56. Map segment shown is 3.2 miles wide and 2.4 miles wide and 2

april 26,1994

Dear Sir I have Sund at 700 Ingleside and for loyro. There is residential hamily community surrounding the entire location in question. The convercial property is set away from this location. Since there is no demand particularly for this type of business and that I would not fit into the scheme of a family overted neighborhood and community I recommend the soring for this location be desired.

Thank your

Kawrene & Schmidt

Jozeng Comissioner Dear Ser

I have recided at not Ingliside live since 1976. The area around 1416 Inglisite ave is totally usidential Commercial preperty in this area is removed from this location. I strongly recommend

!prel 26, 1995

that this zoning variance be denined on the basis of the proposed use is totally foreign to existing area.

Thank you Synda & Rogers

Business Beat

Camous Communication of Communication of Control India, Association during the Communication of Communication of Control India, Association during the Communication of Communic

April 18, 1994

Timothy Kotroco, Hearing Officer Dept. of Zoning Admin.stration & Development Management 111 W. Chesapeake Avenue Re: Non-Conforming Use and Special Exception for 644 Ingleside Ave.

Dear Mr. Kotroco:

I have lived on 1 Lodge Road, since 1963 which is in sight distance to the former Wilhide Florist. I was a frequent customer since 1963. I always used the paved parking (as indicated on Plat). In addition, I witnessed other customers parking in this lot.

I would like to testify personally but am unable to, due to my age. I cannot get around am I would like. Therefore, I would appreciate it if you would accept this written testimony.

The Asplundh Tree Company has also parked their trucks and stored their equipment in the paved and gravel area, which is located on the right hand side and behind the former Wihlide's Florist. This company had parked their trucks for numerous years and recently removed them in December of 1993.

As a neighbor, I have no problem with the Hannon family opening a repair whop on the former Wilhide property. I have known opening a repair whop the former wilhide property is clean and professional shop; I would much rather have a metal-all with a good reputation that I am familiar with than a liquor store or some other business permitted under BL zoning.

Respectfully Yours, May a Kyckey

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

FRANCES A. FLANNERY

Deal 2 Million

Cathoris & Shrying

Present sets Soybean to an Recycled Paper

April 22, 1994

Dear Mr. Kotroco:

111 W. Chesapeake Avenue Towson, Maryland 21204

Timothy Kotroco, Hearing Officer
Dept. of Zoning Administration & Development Management

Re: Non-Conforming Use and Special Exception for 644 Ingleside Ave.

I our spharmery, \$122 theorders Avenue, since 1956, which is located within a 1/2 mile radius from the Old Whither Florist the pharmery is also mest door to Westowne Exron, which is operated by the Hannon family. I have held business relations with the whillder a side of the building; I have continuously been a loyal customer to the Whilder's citil they eccutively closed their business.

The Mestowne Exxon has always been a good and caring neighbor. They have a good reputation within the community. I hope this information will assist you in your decision.

> Very Truly Yours, Les fuit Leo Sirota

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122 Edmondara Come

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303 Sunti, Plante

LYNDA ROGERS MILTON PORTER frank Charles Top boe Rosenber TAYLOR John Taylor Gellen Jeelen John Keel Alyomas M. REED

PLEASE PRINT CLEARLY

David S. Mo. tim

John Taylor

MARY E Clark

115 Ingleside Ave. 115 Ingleside Ave. Pan Packer 400 FredESINE AUS Steve Cumb 5717 Colvertin & Coton 1/2

PROTESTANT (S) SIGN-IN SHEET

638 Insteade due

3 Lodge Road.

611 Inglesde Avenue

626 Frederid: Ave

706 INGLESIDE AVE

706 INGLESIDE AUG

626 TRELEGIOE AUS

626 TREGSIEF AUS

April 25, 1994

I, Paul Schiaffino have been a resident of Catonsville Maryland since 1916. As far back as I can remember, whenever I dealt with Wilhides Florist of Catonsville on Ingelside Avenue I always parked on the black top parking lot adjacent to the building.

Sincerely.

Caul H. Schoffer

To Whom It May Concern.

Pet c

Wt7



Pet Do 1

-125/94 To whom it may concern

As owner of the property, 644-646 Inglesed Avenue, I have no problem with the non conforming use of the property for parkings and the special exception for the use as a garage

> 408 Fredgick Roud. Patensville Md 21228 110 - 788 - 5390

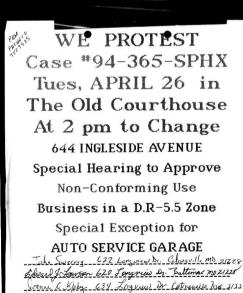
> > Pid No 8

WE PROTEST Case #94-365-SPHX Tues, APRIL 26 in The Old Courthouse At 2 pm to Change 644 INGLESIDE AVENUE Special Hearing to Approve Non-Conforming Use Business in a D.R-5.5 Zone Special Exception for V_{nk}^{t} AUTO SERVICE GARAGE Mary E. Clark 3 Lodge Rd Catonsville Md 21228

A magtery way to teste Ud. 21838 Ms. Les Horlanus 2 Lodge Rd 21228

Susan J. Methissen 4 Lodge Rd Balt, mp 21228

MARIA'S A-1 UPHOLSTERING 488-6175 5527 BELAIR RD



Dand S. nortine 688 Injeside Ave. Catonsville MO 21228 Richard E Lute 626 LONGVIEW DANC CATONSVIEW Red 21728 Roberts C list 626 Longview Dr. Batte md 21228











612 INGLESIDEAL 247-9492

Sharm More 615 Inclaide au. 744-8724

Fran + Charles Jacke 611 Englande ave 744-8504 M. Gransportoe

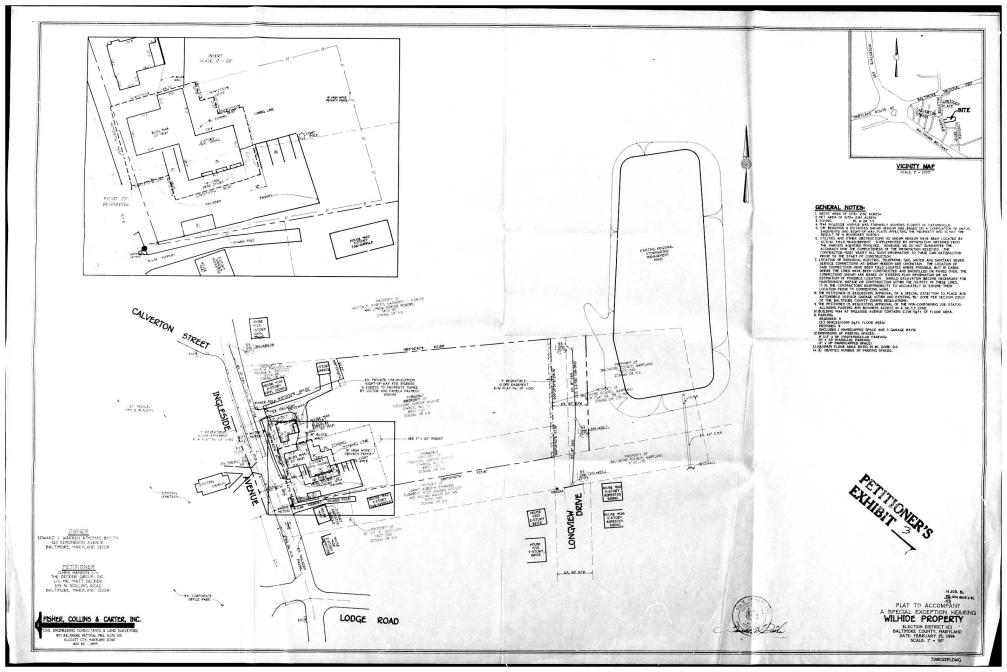
747-2998 Alsu Facker

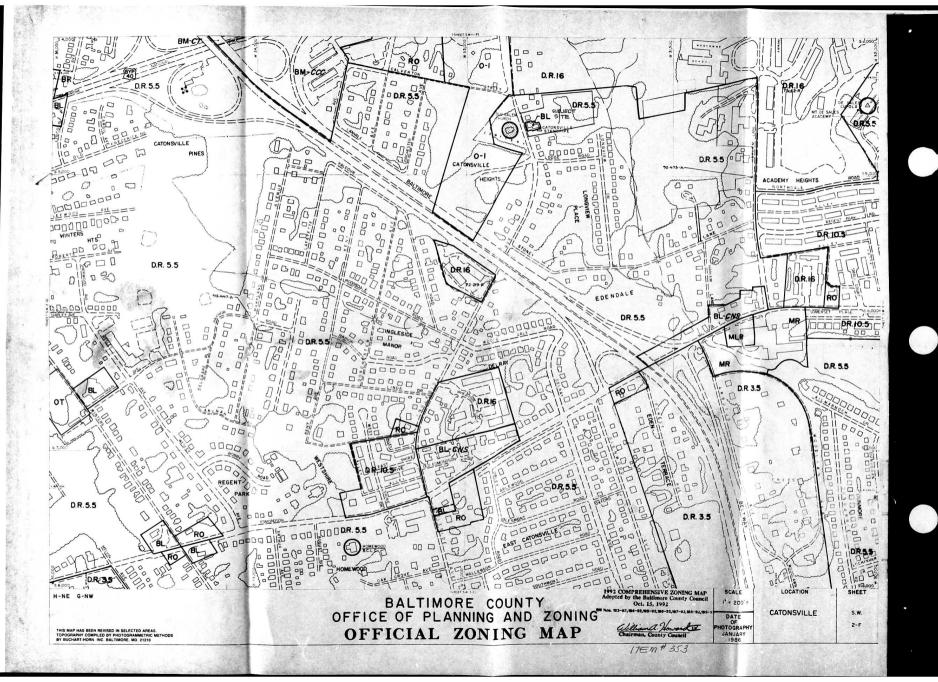


Historical Old Salem, Incorporate P.O. Box 9347 Catorsville Baltimore, Maryland 21228



Mr	Arnold Jablon, Director
Balt	more County Zoning Administrati
and	Development Management Office
111	West Chesapeake Avenue





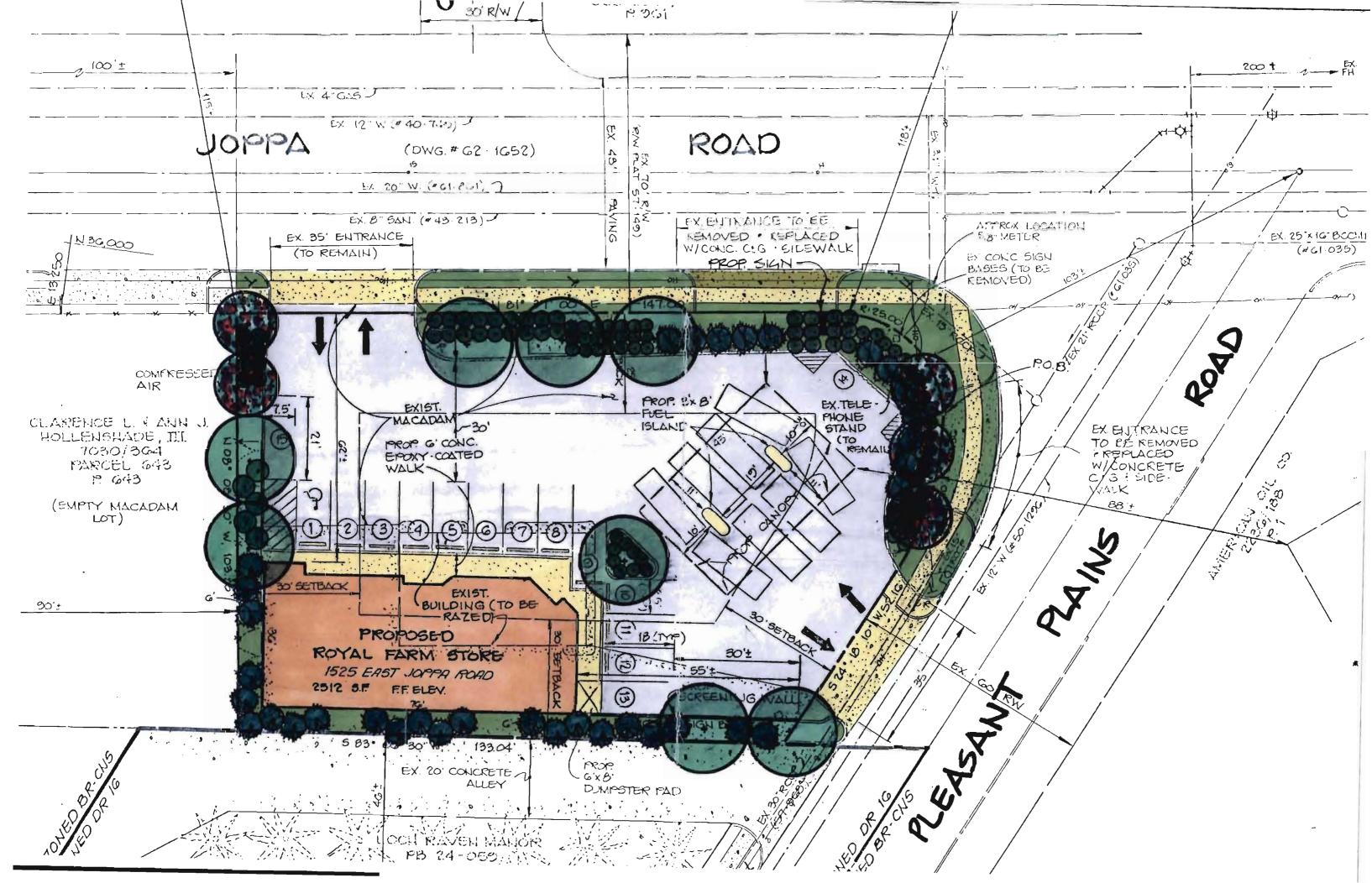


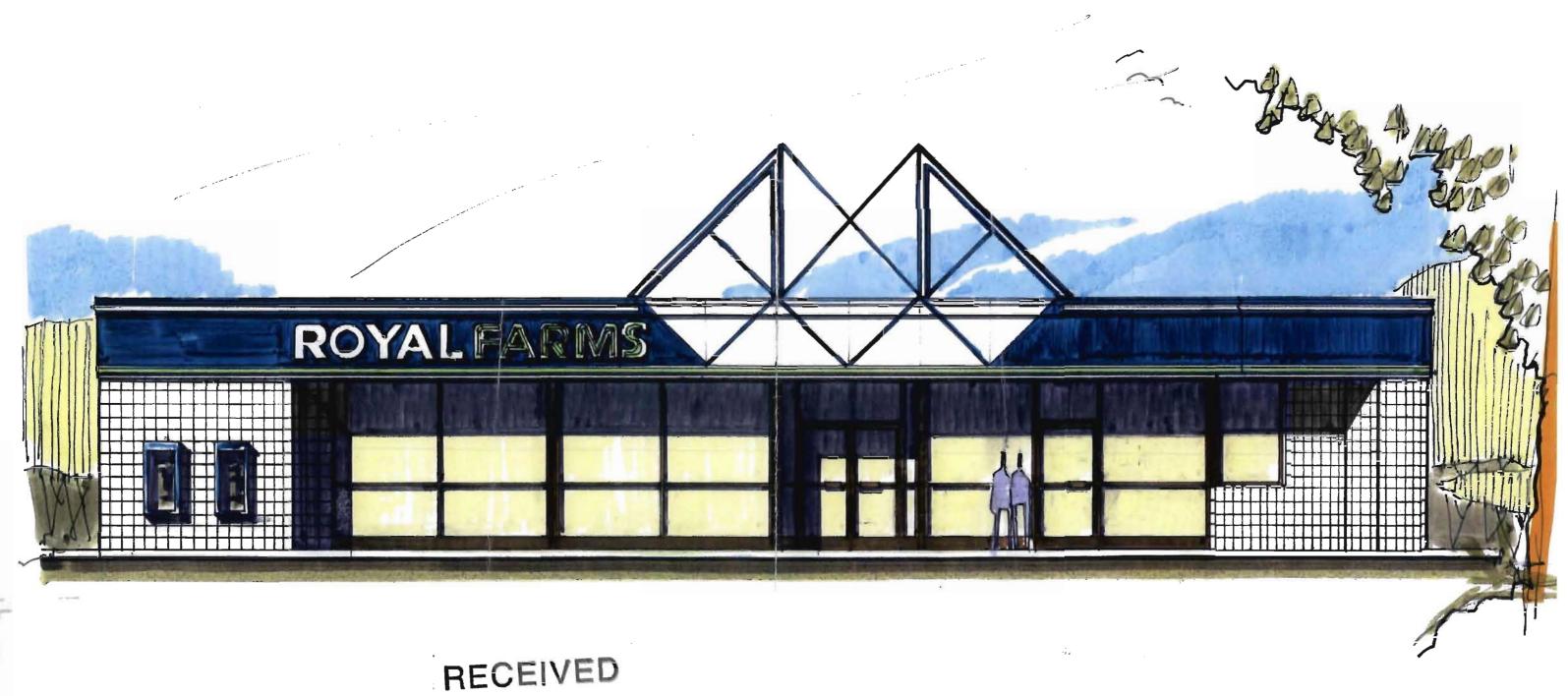












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PLANNING & ZONING











