

IN RE: PETITION FOR SPECIAL HEARING
E/S Gwynn Oak Avenue, 550 ft. S
of c/l Dogwood Road
1725 Gwynn Oak Avenue
1st Election District
2nd Councilmanic District
Jeffrey K. Jordan
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-330-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 1725 Gwynn Oak Avenue, near Security Boulevard in western Baltimore County. The Petition is filed by Jeffrey K. Jordan, property owner. Special Hearing relief is requested to approve an amendment to the site plan approved in case No. 82-174-X on March 3, 1982. Within that case, special exception approval was granted for a service garage in a B.L. zone. The Petitioner also seeks an amendment of that Order to remove restriction No. 3 therein. Special Hearing relief is also requested pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), and Section 517.2 of the Building Code, as well as Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, to permit a building addition in a riverine floodplain. The subject property and requested relief are more particularly described on the site plan marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held for this case was Jeffrey K. Jordan, property owner. Also present in support of the Petition was Earl B. Jordan and Joseph Larson, a professional land surveyor who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the property is a triangularly shaped lot of approximately .488 acres in area, zoned B.L. The

ORDER RECEIVED FOR FILING

Date

By

4/15/96
[Signature]

100-1000000

property has road frontage on Gwynn Oak Avenue and is adjacent to the Baltimore County Floodplain Reservation Area which contains the Dead Run Branch. The property is also within close proximity of The Meadows Industrial Park.

Mr. Jordan has owned the site and has conducted an auto repair business thereon for approximately 3 years. He indicated that his business performs mechanical repairs including maintenance and heavy engine/transmission repair. The business does not do body and fender repair work nor auto painting. The property is improved with a one story brick garage, in which the business is operated. The site also includes several concrete pads, a woodshed and an area for parking. Presently, the property also features three large metal container boxes which are located immediately adjacent to the one story brick garage. Within the area presently occupied by these containers, Mr. Jordan proposes constructing an addition to the garage building. The addition will be 30 ft. in depth by 31.5 ft. in width. Mr. Jordan indicated that an additional area was needed to conduct the business.

The project has received an exemption from the Development Review Process codified in Title 26 of the Baltimore County Code. Evidence of that exemption is in the case file by way of a letter from the Department of Permits and Development Management, Arnold Jablon dated January 3, 1996.

It is also to be noted that the entire site lies within a floodplain. Apparently, this has been the subject of significant negotiations between the Petitioner and Baltimore County. Generally, construction is prohibited in the floodplain area for obvious reasons. However, in this case, a Zoning Plans Advisory Committee (ZAC) comment was received from Robert W. Bowling of the Development Plans Review Division. Mr.

ORDER RECEIVED FOR FILING

Date

By

Bowling's comment indicates that an agreement has been reached between the property owner and the County to permit construction of the proposed addition, in exchange for the removal of the three metal container boxes. As Mr. Bowling's notes indicates, replacement of the container boxes with the addition will not appreciably alter the size of the total improvements on site and will cause negligible effect to the floodplain area. Mr. Larson indicated that both the Department of Public Works and the Department of Environmental Protection and Resource Management (DEPRM) had been consulted on this issue and had approved Mr. Bowling's comment.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. It is clear that construction of the addition as proposed will not be detrimental to the surrounding locale and not adversely impact the area at large. Moreover, I will condition approval of the Petition with the requirement that the containers be removed prior to construction. Mr. Jordan indicated a willingness to abide by this restriction.

I will also approve that portion of the Petition for Special Hearing seeking a removal of restriction No. 3. That restriction, in the prior Order, limited the activity on site and prohibited mechanical repairs. Apparently, the initial service garage was operated by a tire retailer. In view of Mr. Jordan's business which has been operating at the site without problem for nearly three years, the restriction need be modified. It is hereby eliminated and the Petitioner shall be permitted to perform mechanical repairs on the site. The only restriction shall be that no body and fender repair nor painting of vehicles will be allowed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 12, 1996

Mr. Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: Petition for Special Hearing
Case No. 96-330-SPH
Property: 1725 Gwynn Oak Avenue

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

encl.

c: Mr. Joseph Larson, Spellman, Larson and Associates
105 W. Chesapeake Avenue, Towson, Md. 21204

WICKOFF





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

1725 GWYNN OAK AVE

which is presently zoned

BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Site Plan approved by Special Exception granted March 3, 1982 and identified as Case No. 82-174-X and also to remove Restriction No. 3 within that order.

Also this Special Hearing is pursuant to Section 500.6, BCZR; Section 517.2, Building Code; and Sections 26-276, 26-670, 26-172 (a) (3), BCC to permit a building addition in a riverine floodplain.

96-330-SPH

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

DNA

(Type or Print Name)

DNA

Signature

DNA

Address

DNA

City

State

Zipcode

Attorney for Petitioner.

DNA

(Type or Print Name)

DNA

Signature

DNA

Address

Phone No.

DNA

City

State

Zipcode

Legal Owner(s):

JEFFERY K JORDAN

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1725 GWYNN OAK AVENUE 265-6662

Address

Phone No.

BALTIMORE MD 21207

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

SPELLMAN, LARSON & ASSOC.

JOSEPH L LARSON

Name

105 W CHESAPEAKE AVE 823-3535

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

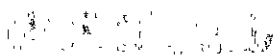
2 hr

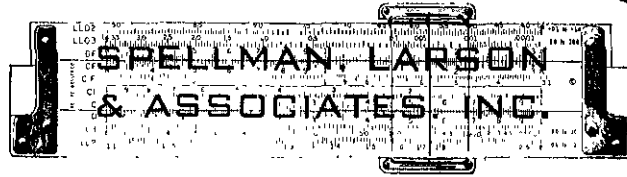
the following dates _____ Next Two Months

ALL ☒ OTHER ☐

REVIEWED BY: msk

DATE 2/29/96





ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

96-330-5 PH

DESCRIPTION FOR ZONING NO. 1725 GWYNN OAK AVENUE, 1ST
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Gwynn Oak Avenue, 70 feet wide, at the distance of 550 feet more or less, measured southerly along the east side of Gwynn Oak Avenue from the center line of Dogwood Road and running thence and binding on the east side of Gwynn Oak Road southwesterly by a curve to the left with a radius of 600.00 feet the distance of 200.00 feet (the chord of the arc bears south 09 Degrees 40 Minutes 34 Seconds west 199.07 feet thence leaving the east side of Gwynn Oak Avenue and running north 51 Degrees 51 Minutes 29 Seconds east 296.28 feet and north 86 Degrees 12 Minutes 02 Seconds west 200.00 feet to the place of beginning.

Containing 0.48 acres of land, more or less.

02/20/96



331

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-330-SR11

District 1st

Posted for: April 11, 1996 hearing

Petitioner: Offrey & Gordon

Date of Posting 3/22/96

Location of property: 1725 Morgan Lake Road

Location of Signer: _____

Remarks: _____

Posted by Mark Hand

Signature

Number of Signs: _____

Date of return: _____

NOTICE OF HEARING

The Zoning Commission of Baltimore County, Maryland, is hereby giving notice that it will hold a public hearing on the proposed rezoning of the following property identified herein in Room 106 of the County Office Building, 111 W. Cross-Street, Baltimore, Maryland, on the following dates:

Case #96-330-SPH
(Item 231)
1725 Gwynn Oak Road
EES Gwynn Oak Avenue, 550
S of Gwynn Oak Road
1st Section District
2nd Comanche
Legal Owners:

Jeffrey K. Jordan
Special Hearing: to approve an amendment to the site plan approved by special exception, granted March 1, 1982 and denied on appeal, 1982 and 1983, and to permit a building addition in a historic building.
Hearing: Thursday, April 11, 1996 at 10:00 AM, in Room 118, Old Courthouse, Towson, Maryland 21204 as follows:

LAURENCE J. JORDAN
Zoning Department for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3363.
(2) For information concerning the public hearing, Please Call 887-3363.

3/31 March 14 3/7/96

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

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 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. H. Enrich

LEGAL AD. - TOWSON

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

No.

015906

96-330-SPH

DATE 2/24/96

ACCOUNT 01-615

Item: 331

By: MFK

AMOUNT \$ 285.00

RECEIVED

FROM:

Jeffery K. Jordan - 1725 Gwynn Oak Ave

040- Special Hearing - \$250.00

080 - 1 sign - \$35.00

\$285.00

FOR:

503A9180147M/CHRC

\$285.00

BA 0001:58PM02-29-96

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions 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 these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) 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.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 331 Petitioner: Jeffery K. Jordan

Location: 1725 Gwynn Oak Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jeffery K. Jordan

ADDRESS: 1725 Gwynn Oak Ave

Balto. md. 21207

PHONE NUMBER: 265-6662

TO: PUTUXENT PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, MD 21207
265-6662

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 Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-330-SPH (Item 331)
1725 Gwynn Oak Road
E/S Gwynn Oak Avenue, 550' S of c/l Dogwood Road
1st Election District - 2nd Councilmanic
Legal Owner: Jeffrey K. Jordan

Special Hearing to approve an amendment to the site plan approved by special exception granted March 3, 1982 and identified as case #82-174-X and also to remove restrictions no. 3 within that order; and to permit a building addition in a riverine floodplain.

HEARING: THURSDAY, APRIL 11, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

UNRECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1996

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 Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Legal Owner: Jeffrey K. Jordan

Special Hearing to approve an amendment to the site plan approved by special exception granted March 3, 1982 and identified as case #82-174-X and also to remove restrictions no. 3 within that order; and to permit a building addition in a riverine floodplain.

HEARING: THURSDAY, APRIL 11, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Jeffrey K. Jordan
Spellman, Larson & Associates

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 4, 1996

Jeffery K. Jordan
1725 Gywnn Oak Avenue
Baltimore, MD 21207

RE: Item No.: 331
Case No.: 96-330-SPH
Petitioner: Jeffery K. Jordan

Dear Mr. Jordan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 20, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: JEFFREY K. JORDAN

Location: E/S GWYNN OAK AVE., 550' S OF CENTERLINE DOGWOOD RD.
(1725 GWYNN OAK RD.)

Item No.: 331

Zoning Agenda: SPECIAL HEARING

Gentlemen:

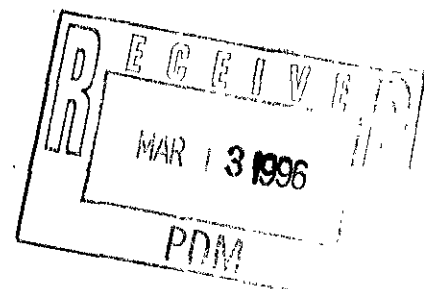
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 18, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 18, 1996
Item No. 331

The Development Plans Review Division has reviewed the subject zoning item. The rear of the buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100 year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

Per F.I.R.M. panel no. 380B, this site is located in Zone 'A7' - areas of 100 year flood, base flood elevations and flood hazard factors determined.

RWB:jrb

cc: File

ZONE2C

8/2/96 11:11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO

SUBJECT: 1725 Gwynn Oak Avenue

INFORMATION:

Item Number: 331

Petitioner: Jeffery K. Jordan

Property Size: _____

Zoning: BL

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of plan accompanying the subject request and a site inspection, this office recommends that the applicant's request to amend the site plan in Case No. 82-174X be approved.

Prepared by: _____

Division Chief: _____

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 331 (MJK)

Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

96-330-5PH
4/11/96

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 18, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 18, 1996
Item No. 331

The Development Plans Review Division has reviewed the subject zoning item. The rear of the buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100 year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

Per F.I.R.M. panel no. 380B, this site is located in Zone 'A7' - areas of 100 year flood, base flood elevations and flood hazard factors determined.

RWB:jrb

cc: File

An agreement has been made between the developer, JORDAN'S Auto Supply, and Baltimore County. Prior to construction of the proposed bldg, three Metal Container Boxes MUST BE REMOVED so the overall effect to the flood plain will be negligible.

ZONE2C

RWB 4/10/96

331

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

January 3, 1996

Spellman, Larson and Assoc., Inc.
105 W. Chesapeake Avenue, Ste. 406
Towson, Maryland 21204

RE: Jordan Auto Service
1725 Gwynn Oak Avenue
DRC Number 01026A, Dist. 1C3

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on January 2, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (a)(7).

Please note that this approval is conditioned on the approval of a special hearing by the Zoning Commissioner allowing this use.

RECORDED

Spellman, Larson and Associates, Inc.
Jordan Auto Service
January 3, 1996
Page 2

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 3rd day of January, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for a building permit, your application will therefore, be approved subject to conditions set forth above.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to permit approval. For further information, contact Robert Small at 545-5581.

Sincerely,



Arnold Jablon
Director

AJ:DTR:KAK:aw

c: Larry Pilson
Susan Wimbley
File

RECEIVED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1725 Gwynn Oak Avenue, E/S Gwynn Oak Ave, * ZONING COMMISSIONER
550' S of c/l Dogwood Road, 1st * OF BALTIMORE COUNTY
Election District, 2nd Councilmanic *
Jeffrey K. Jordan *
Petitioner * CASE NO. 96-330-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., 105 W. Chesapeake Avenue, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOSEPH LARSON

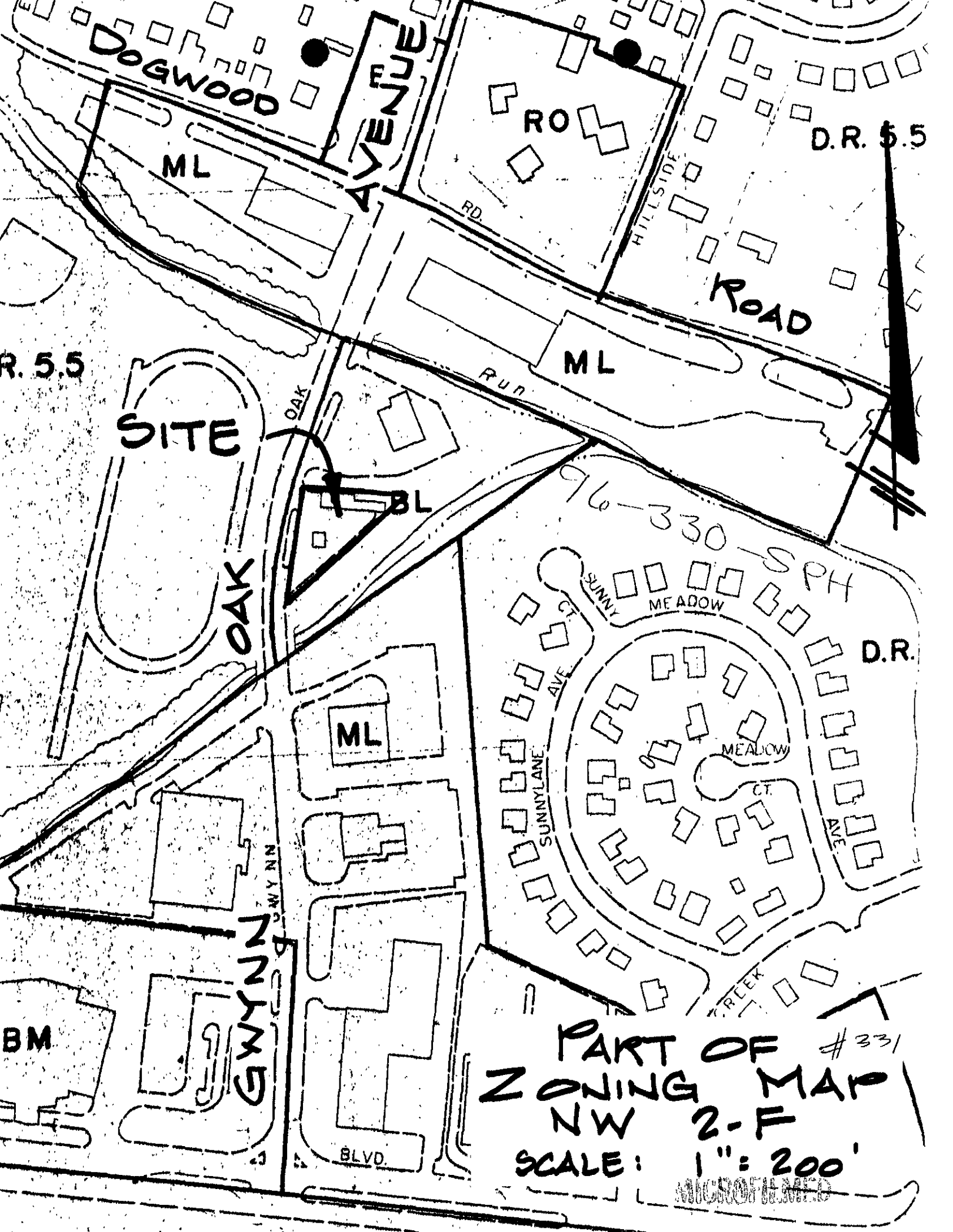
105 W. CHESAPEAKE AVE.

JEFFREY K JORDAN

1725 Gwynn Oak Ave

EARL B. JORDAN

5226 HILLWELL RD.



DOGWOOD

AVENUE

RO

D.R. \$5

ML

HILLSIDE

ROAD

R. 5.5

SITE

OAK

BL

ML

96-330-SPH

MEADOW

D.R.

ML

SUNNYLANE AVE

MEADOW

BM

GWYN

BLVD.

PART OF ZONING MAP NW 2-F
SCALE: 1" = 200'

#331

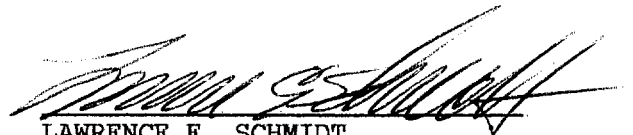
MICROFILMED

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of April, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the site plan to show the location of the west wall and sign as built, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) comments from the Office of the Development Review Division dated April 10, 1996, attached hereto and made a part hereof.

3. There shall be no auto painting, or body and fender work performed on the site.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

 Printed with Soybean Ink
on Recycled Paper

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

DATE: 3/15/96
ACCOUNT: 96-330-SPH
AMOUNT: \$ 235.00

RECEIVED FROM: Jeffrey K. Jordan - 1725 Gwynn Oak Ave.
FOR: 240- Special Hearing - \$ 235.00
330 - 1st Election District - \$ 235.00
330 - 2nd Election District - \$ 235.00

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions 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 these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed 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.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 331 Petitioner: Jeffrey K. Jordan
Location: 1725 Gwynn Oak Ave.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Jeffrey K. Jordan
ADDRESS: 1725 Gwynn Oak Ave.
Baltimore, MD 21204
PHONE NUMBER: 265-6662

TO: PUTNEY PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:
Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, MD 21207
265-6662

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 Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-330-SWH (Item 331)
1725 Gwynn Oak Road
6/5 Gwynn Oak Avenue, 550' S of c/l Dogwood Road
1st Election District - 2nd Councilmanic
Legal Owner: Jeffrey K. Jordan

Special Hearing to approve an amendment to the site plan approved by special exception granted March 3, 1982 and identified as case #82-174-X and also to remove restrictions no. 3 within that order; and to permit a building addition in a riverine floodplain.

HEARING: THURSDAY, APRIL 11, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1996

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Arnold Jablon
Director

cc: Jeffrey K. Jordan
Spelman, Larson & Associates

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 4, 1996

Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, MD 21207

RE: Item No.: 331
Case No.: 96-330-SPH
Petitioner: Jeffrey K. Jordan.

Dear Mr. Jordan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 20, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: JEFFREY K. JORDAN
Location: E/S GWYNN OAK AVE., 550' S OF CENTERLINE DOGWOOD RD.
(1725 GWYNN OAK RD.)

Item No.: 331 Zoning Agenda: SPECIAL HEARING

Gentlemen:

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.

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
March 20, 1996

FROM: Patricia M. Farr/PDF/ly
DEPRM

SUBJECT: Zoning Item #331 - Jordan Property
1725 Gwynn Oak Avenue
Zoning Advisory Committee Meeting of March 11, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

A variance of the above referenced Regulations is required.

PMF:BK:sp
JORDAN/DEPRM/TXTSPB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 18, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

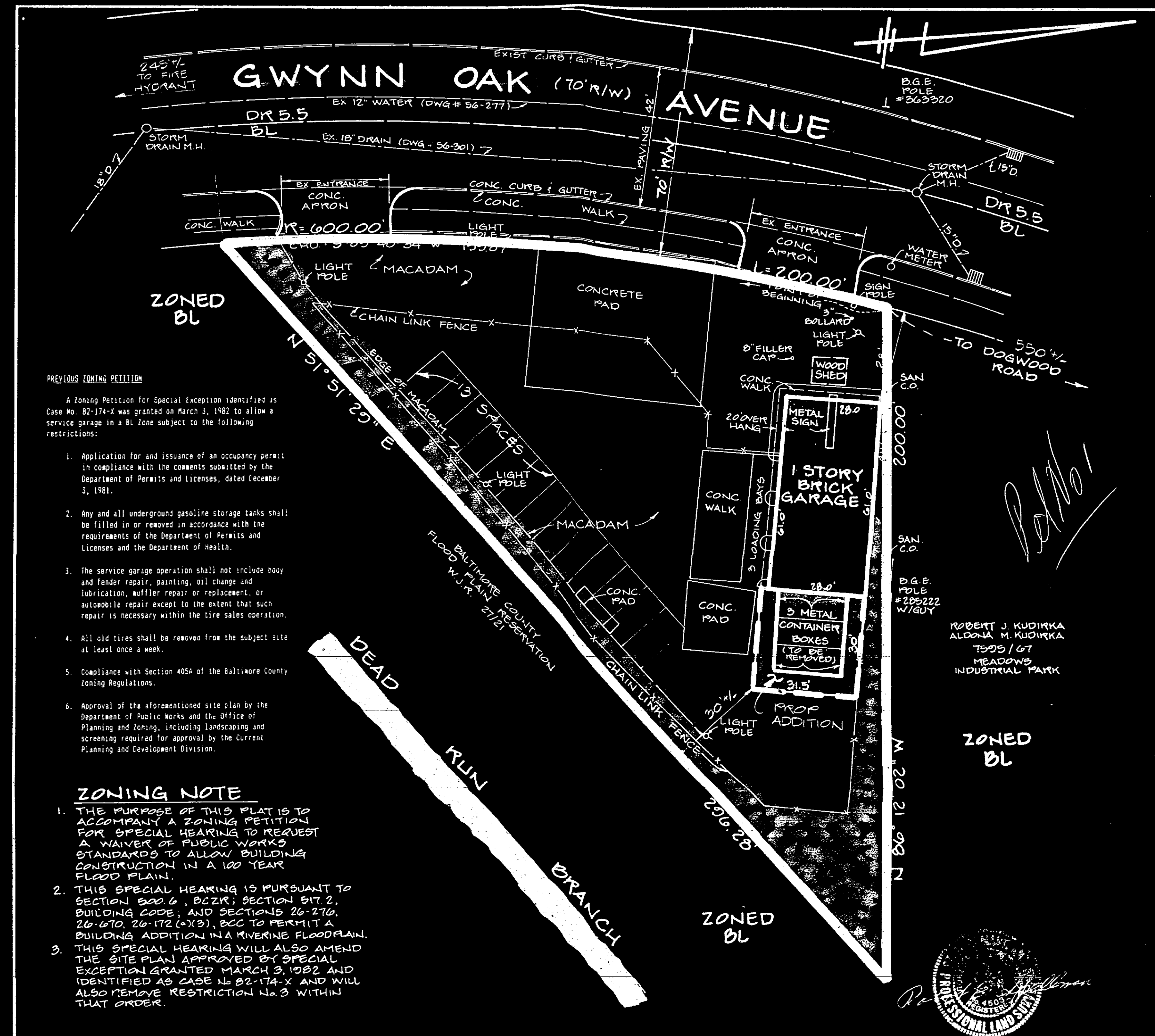
SUBJECT: Zoning Advisory Committee Meeting
for March 18, 1996
Item No. 331

The Development Plans Review Division has reviewed the subject zoning item. The rear of the buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100 year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

Per F.I.R.M. panel no. 3808, this site is located in Zone "A7" - areas of 100 year flood, base flood elevations and flood hazard factors determined.

RWB:jrb
cc: File



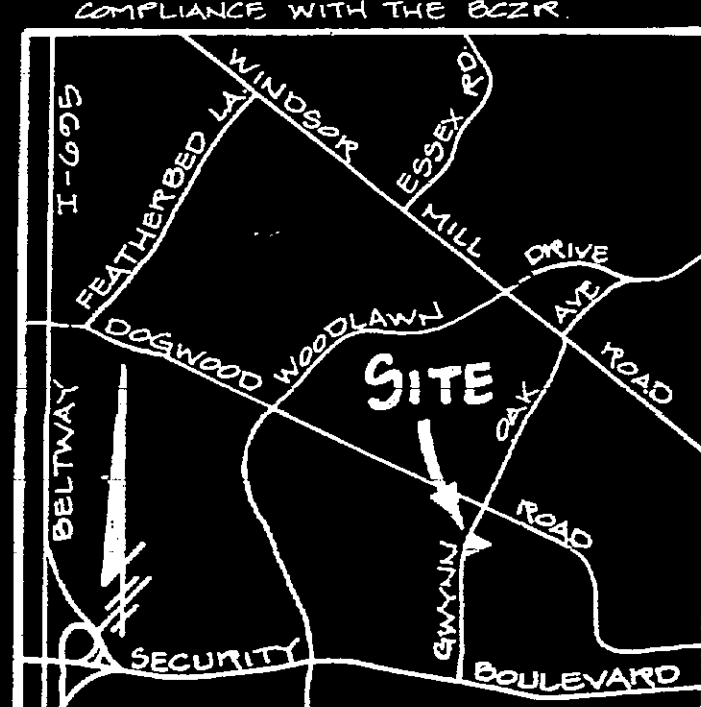
- PREVIOUS ZONING PETITION**
- A Zoning Petition for Special Exception identified as Case No. 92-174 was granted on March 3, 1982 to allow a service garage in a BL zone subject to the following restrictions:
1. Application for and issuance of an occupancy permit in compliance with the comments submitted by the Department of Permits and Licenses, dated December 3, 1981.
 2. Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.
 3. The service garage operation shall not include body and fender repair, painting, oil change and lubrication, muffler repair or replacement, or automobile repair except to the extent that such repair is necessary within the tire sales operation.
 4. All old tires shall be removed from the subject site at least once a week.
 5. Compliance with Section 405A of the Baltimore County Zoning Regulations.
 6. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the current Planning and Development Division.

- ZONING NOTE**
1. THE PURPOSE OF THIS PLAT IS TO ACCOMPANY A ZONING PETITION FOR SPECIAL HEARING TO REQUEST A WAIVER OF PUBLIC WORKS STANDARDS TO ALLOW BUILDING CONSTRUCTION IN A 100 YEAR FLOOD PLAIN.
 2. THIS SPECIAL HEARING IS PURSUANT TO SECTION 200.6, BCCR; SECTION 217.2, BUILDING CODE; AND SECTIONS 26-276, 26-670, 26-172 (X3), BCC TO PERMIT A BUILDING ADDITION IN A FLOOD PLAIN. THIS SPECIAL HEARING WILL ALSO AMEND THE SITE PLAN APPROVED BY SPECIAL EXCEPTION GRANTED MARCH 3, 1982 AND IDENTIFIED AS CASE NO. 92-174-X AND WILL ALSO REMOVE RESTRICTION NO. 3 WITHIN THAT ORDER.

DRG APPROVAL NOTE

THIS PROPERTY WAS GRANTED A LIMITED EXEMPTION FROM THE DEVELOPMENT REGULATION UNDER SECTION 26-171 (X)(1) ON JANUARY 3, 1986.

- GENERAL NOTES:**
1. THERE HAVE BEEN NO CRG PLANS OR WAIVERS FOR THE SUBJECT PROPERTY AND THERE HAS BEEN A SPECIAL EXCEPTION GRANTED ON MARCH 3, 1982 IDENTIFIED AS CASE NO. 92-174-X.
 2. THERE ARE NO PROPOSED SIGNS INTENDED FOR THE SUBJECT PROPERTY. ALL EXISTING SIGNS ARE IN COMPLIANCE WITH THE BCCR.



OWNER
JEFFREY K. JORDAN
VIA JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE
BALTIMORE, MD. 21207

SITE DATA

GROSS SITE AREA	0.48 AC.
ELECTION DISTRICT	1
COUNCILMANIC DISTRICT	2
EXISTING ZONING	BL
DEED REFERENCE	9830/298
TAX MAP/PARCEL GRID	95/012
TAX ACCOUNT NUMBER	0103330100
EXISTING USE	AUTO SERVICE GARAGE
PROPOSED USE	AUTO SERVICE GARAGE
EXIST. FLOOR AREA	1700 SQ. FT.
PROPR. FLOOR AREA	245 SQ. FT.
TOTAL FLOOR AREA	2,050 SQ. FT.
F.A.R.	.12

PARKING CALCULATIONS

PARKING REQUIRED
28 SPACES PER BAY
3 BAYS X 2.5
= 13 SPACES

PARKING PROVIDED
= 13 SPACES

REVISIONS		
NO.	DATE	DESCRIPTION
1	2-18-86	REV PER FILING CONFERENCE COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE 823-3535

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

MICROFILMED

ELECTION DISTRICT No. 1 BALTIMORE CO., MD.

SCALE: 1" = 20' DES. BY: SHI L. O.
DATE: 2-18-86 DRN. BY: PMN