

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE – SW/Corner \* ZONING COMMISSIONER  
 Washington Street & Northeast Avenue \* OF BALTIMORE COUNTY  
 (4301 Washington Street) \*  
 13<sup>th</sup> Election District \*  
 1<sup>st</sup> Councilmanic District \*  
 Mark W. Wigley, et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Mark W. and Pamela K. Wigley. The Petitioners request a special hearing to approve an existing service garage on the subject property as a legal, nonconforming use. In addition, the Petitioners request variance relief from Section 104.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 115% expansion of a nonconforming use in lieu of the maximum allowed 25%. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner’s Exhibit 1.

Appearing at the requisite public hearing held in support of these requests were Mark and Pamela Wigley, owners of the subject property, Donald S. and Ireland Hawkins, and Edward Smith, residents/property owners from the area, and Bruce A. Kent, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is one of three adjoining lots owned by the Petitioners located in the older subdivision of Halethorpe in western Baltimore County. These three lots, known as Lots 29, 30, and 31, abut one another in an L-shaped configuration at the southwest corner of the intersection of Washington Street and Northeast Avenue. Lot 29 is 150 feet wide along Washington Street and 50 feet deep on Northeast Avenue. The west side of Lot 29 adjoins Lot 30 on Washington Street. Lot 30 is improved with a one-story frame dwelling known as 4303 Washington Street. Mr. & Mrs. Wigley also own a portion of Lot

ORDER RECEIVED FOR FILING  
 Date 1/10/10  
 BY [Signature]

31, which abuts Lot 30 along its west side. Collectively, Lots 30 and 31 form a parcel which is 75 feet wide and 200 feet deep. All of the properties owned by Mr. & Mrs. Wigley are zoned D.R.2.

As noted above, the subject of the instant Petitions is Lot 29 and the activities which occur thereon. Lot 29 consists of a gross area of 10,500 sq.ft., zoned D.R.2, and is improved with a one-story brick and frame garage. Mr. Wigley testified that he has owned this property and operated a business known as New Life Automotive on the site since 1987. As the name suggests, Mr. Wigley specializes in the repair and service of automobiles. Apparently, this is a small business which caters primarily to residents and neighbors in the area. Mr. Wigley indicated that his shop does not do body and fender work, or painting. However, mechanical work is performed on the premises.

As to the history of the property, testimony was received from Donald Hawkins, a nearby neighbor. Mr. Hawkins has lived in the neighborhood for a number of years and to the best of his knowledge, the site has been used as a service garage since prior to January 2, 1945.

The term "nonconforming use" is defined in Section 101 of the B.C.Z.R. and regulated in Section 104. Essentially, the nonconforming use designation is used to grandfather an otherwise illegal business. In this case, service garages are not permitted in the D.R.2 zone. In order for the use to continue, it must be shown that the property has been used in this fashion since prior to the effective date the zoning regulations were adopted which prohibited the use. In this case, the relevant date is January 2, 1945, the date of the enactment of the first regulations in Baltimore County. If it is established that the use predates that time, then the use may continue as nonconforming, or, grandfathered.

Mr. Wigley's testimony on this issue, as well as the testimony offered by Mr. Hawkins, was persuasive to a finding that indeed the use is nonconforming as defined by law. Moreover, in order for a nonconforming use to continue, it must be shown that the use of the property has continued without interruption since its establishment. In this case, sufficient testimony and evidence were offered to support such a finding. Thus, the Petition for Special Hearing to confer a nonconforming use status for the service garage on the subject property will be granted.

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Date 1/16/89  
[Signature]

The second issue raised relates to a Petition for Variance seeking relief from Section 104.3 of the B.C.Z.R. As noted above, Section 104 of the B.C.Z.R. regulates nonconforming uses. Section 104.3 thereof provides that the nonconforming use of a building or parcel of land cannot be extended (expanded) more than 25% of the total ground floor area of the building so used. In this regard, Mr. Wigley testified that most of the repair operation occurs within the aforementioned one-story garage building. As shown on the site plan, that building is approximately 24.9 feet wide and 36.36 feet deep. Mr. Wigley proposes to expand that building with an addition, 34 feet wide by 30.67 feet deep in dimension. As noted in the Petition, this expansion constitutes a 115% increase in the total floor area of the nonconforming building.

Although the area of the building will increase, it is clear from the testimony and evidence offered that the nonconforming use itself will not be increased or materially changed. Photographs of the site show that the Petitioner has installed an outside lift device immediately adjacent to the existing building. In this regard, Mr. Wigley testified that due to the small size of the building, he frequently repairs automobiles outside. Obviously, these repairs are limited by weather conditions; however, it is clear that the entire site, and in particular, the proposed area of the expansion, are presently being actively used as part of the service garage operation. Moreover, Mr. Wigley testified that the outdoor lift and this arrangement of using outside space has been going on for many years. His testimony was corroborated by Messrs. Hawkins and Smith, both neighbors of the property.

Under these circumstances, it could be argued that variance relief is not actually necessary, in that the actual nonconforming use itself is not being expanded. However, the grant of variance relief does appear appropriate for the circumstances here. Indeed, the building is being "extended" as provided in Section 104.3. Moreover, language within that Section does enable the Zoning Commissioner to variance this requirement, pursuant to the provisions of Section 307 of the B.C.Z.R. In regard to this variance request, I am persuaded that same should be granted. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. as construed by the case law. I also find that the grant of the relief will not be detrimental to the surrounding locale. To the

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Date 12/10/99  
By [Signature]

contrary, the internalization of the entire service garage operation within a building will reduce the impacts of its use from adjacent residential properties. Thus, the Petition for Variance should be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of December, 1999 that the Petition for Special Hearing to approve an existing service garage on the subject property as a legal, nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 104.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 115% expansion of a nonconforming use in lieu of the maximum allowed 25%, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following terms and conditions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall install appropriate screening and/or landscaping to buffer the use on the subject property from adjacent residential uses. Such screening can be accomplished by the construction of a fence, or the planting of evergreen trees, or a combination thereof, to be determined by Mr. Avery Harden, the Landscape Architect for Baltimore County. Therefore, the Petitioner shall submit a landscape plan to Mr. Harden for review and approval, prior to the issuance of any building permits.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

CASES RECEIVED FOR FILING  
Date  
by



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

December 16, 1999

Bruce A. Kent, Esquire  
5517 Oregon Avenue  
Arbutus, Maryland 21227

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE  
SW/Corner Washington Street & Northeast Avenue  
(4301 Washington Street)  
13th Election District – 1st Councilmanic District  
Mark W. Wigley, et ux - Petitioners  
Case No. 00-096-SPHA

Dear Mr. Kent:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Mark W. Wigley  
4311 Leoca Avenue, Baltimore, Md. 21227  
Mr. Avery Harden, DPDM; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 4301 Washington St  
which is presently zoned D.R. 2

This Petition shall be filed with the Department of Permits and 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 the nonconforming use  
of an existing service garage

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

MARK WAYNE WIGLEY  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

Pamela Kay Wigley  
Name - Type or Print \_\_\_\_\_

Pamela Kay Wigley  
Signature \_\_\_\_\_

4311 LEOCA AVE 410-247-0110  
Address Telephone No. \_\_\_\_\_

BALTO. MD. 21227  
City State Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

John Mellema  
Name \_\_\_\_\_

5409 EAST DRIVE (410) 247-7488  
Address Telephone No. \_\_\_\_\_

Auburn Md. 21227  
City State Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3hr

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By [Signature] Date 9/1/98

Case No. 00-96-SPHA

SEP 9 11 51 98

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[Signature]



# Petition for Variance

# 96

to the Zoning Commissioner of Baltimore County

for the property located at 4301 Washington ST.  
which is presently zoned P.R. 2

This Petition shall be filed with the Department of Permits and 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 Variance from Section(s) 104.3 to permit a 11570

Expansion of a non-conforming use in lieu of 2570

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

to be determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

MARK WAYNE WIGLEY  
 Name - Type or Print \_\_\_\_\_  
 Signature [Signature] \_\_\_\_\_  
Pamela Kay Wigley  
 Name - Type or Print \_\_\_\_\_  
 Signature [Signature] \_\_\_\_\_  
4311 LEOVA AVE 410-242-6232  
 Address Telephone No. \_\_\_\_\_  
BALTO. MD 21227  
 City State Zip Code \_\_\_\_\_

### Representative to be Contacted:

John Mellema  
 Name \_\_\_\_\_  
5409 EAST Drive (410) 247-7488  
 Address Telephone No. \_\_\_\_\_  
Arbutus MD 21227  
 City State Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3hr  
 UNAVAILABLE FOR HEARING \_\_\_\_\_  
 Reviewed By [Signature] Date 9/11/98

Case No. 00-96-5PHA

Date 9/15/98  
By \_\_\_\_\_

ORDER RECEIVED FOR FILING  
12/16/98



*John C. Mellema, Sr. Inc.*

5409 East Drive

Baltimore, MD 21227

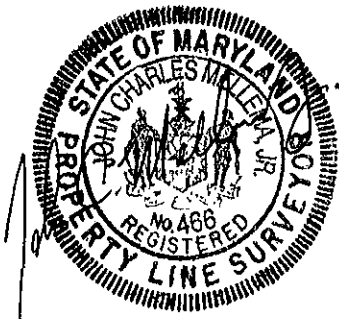
(410) 247-7488 Fax (410) 247-2507

August 31, 1999

ZONING DESCRIPTION  
4301 Washington Street

Beginning at the Southwest Intersection of the South side of a 30 foot right-of-way for Washington Street and the West side of Northeast Avenue, thence binding on the South side of Washington Street Westerly 225 feet, thence Southerly 200 feet, thence Easterly 75 feet, thence Northerly 150 feet, Thence Easterly 150 feet to the West side of Northeast Avenue, thence binding on the West side of Northeast Avenue Northerly 50 feet.

Being lot 29, 30 and the Eastern  $\frac{1}{2}$  of lot 31 as shown on a Plat of Halethorpe recorded in Baltimore County, Maryland in plat book W.P.C. No. 7 folio 17 located in the 13th election district of Baltimore County, Maryland.



# 96

**00-096-SPHA**



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 069869

DATE 9/1/91 ACCOUNT 01-615

Items: 96 AMOUNT \$ 500.00  
By: NOTE

RECEIVED New Life Automotive, Inc. - 4361 W. ...

FROM: 020 - Comm Varance - \$ 250.00  
040 - Comm Sp. Hiring - \$ 250.00

**00-096-SPHA**

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT  
DATE: 9/1/91  
AMOUNT: \$ 500.00  
BY: [Signature]  
FOR: [Signature]

00-096-26HA

New Life Automotive, Inc.  
(410)242-6232

CarCare  
Center

**ZONING NOTICE**  
Case # : 00-096-SPHA  
A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.  
ROOM 407 COUNTY COURTS BUILDING  
PLACE, 401 BOOLEY AVE. TOWSON, MD. 21204  
NOVEMBER 6, 1999  
TIME & DATE, AT 9:00 A.M.

# ZONING NOTICE

Case # : 00-096-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

ROOM 407 COUNTY COURTS BUILDING  
PLACE, 401 BOOLEY AVE. TOWSON, MD. 21204  
NOVEMBER 6, 1999  
TIME & DATE, AT 9:00 A.M.

SPECIAL HEARING - TO APPROVE THE NON-  
CONFORMING USE OF AN EXISTING  
SERVICE GARAGE.

VARIANCE - TO PERMIT A 115% INCREASE  
OF A NON CONFORMING USE IN LIEU  
OF THE PERMITTED 25%

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY TO CONFIRM HEARING  
CALL 887-1301 THE DAY BEFORE THE SCHEDULED HEARING DATE  
HEARINGS ARE HANDICAPPED ACCESSIBLE

# CERTIFICATE OF POSTING

RE: Case No.: 00-096-SPNA

Petitioner/Developer: \_\_\_\_\_

PAMELA & MARK WIGLEY

Date of Hearing/Closing: Nov. 9<sup>TH</sup> 1999

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

4301 WASHINGTON STREET

The sign(s) were posted on Oct. 19, 1999  
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

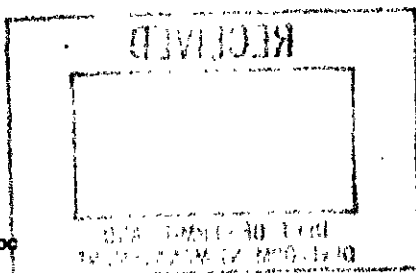
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-096-SFHA

4301 Westington Street corner of S/S Westington Street, W/S Northeast Avenue-13th Election District

1st Courthouse District  
Legal Owner(s): Patrick Kay Wiggley & Mark Wayne Wiggley

Special Hearing: to approve the non-conforming use of an existing service garage.

Variance: to permit a 115% increase of a non-conforming use in lieu of the permitted 25%.

Hearing: Wednesday, October 20, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 867-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 867-3391.

JTLW10617 Oct 5 6343871

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/8/, 1999

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 Tues 10/5/, 1999.

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

THE JEFFERSONIAN,

*S. Williams*

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
4301 Washington Street, Cor of S/S Washington St  
and W/S Northeast Ave  
13th Election District, 1st Councilmanic


Legal Owner: Mark W. and Pamela K. Wigley  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-96-SPHA

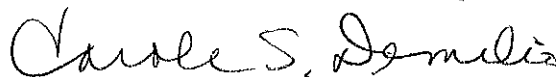
\* \* \* \* \*

**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  
People's Counsel for Baltimore County



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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 16<sup>th</sup> day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to John Mellema, 5409 East Drive, Baltimore, MD 21227, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

September 22, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-096-SPHA  
4301 Washington Street  
corner of S/S Washington Street, W/S Northeast Avenue  
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Pamela Kay Wigley & Mark Wayne Wigley

Special Hearing to approve the non-conforming use of an existing service garage.  
Variance to permit a 115% increase of a non-conforming use in lieu of the permitted 25%.

HEARING: Wednesday, October 20, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Arnold Jablon  
Director

c: Pamela & Mark Wigley, 4311 Leola Avenue, Baltimore 21227  
John Mellema, 5409 East Drive, Arbutus 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 5, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, October 5, 1999 Issue – Jeffersonian

Please forward billing to:

New Life Automotive, Inc.  
C/o Mark Wigley  
4301 Washington Street  
Baltimore, MD 21227

410-247-0110

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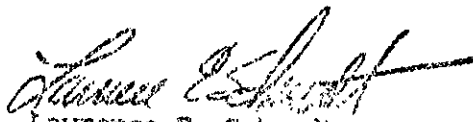
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-096-SPHA  
4301 Washington Street  
corner of S/S Washington Street, W/S Northeast Avenue  
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Pamela Kay Wigley & Mark Wayne Wigley

Special Hearing to approve the non-conforming use of an existing service garage.  
Variance to permit a 115% increase of a non-conforming use in lieu of the permitted 25%.

HEARING: Wednesday, October 20, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Lawrence E. Schmidt  
scj

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-96-SPHA

Petitioner: Mark Wigley

Address or Location: 4301 Washington Street

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: New Life Automotive, Inc c/o Mark Wigley

Address: 4301 Washington St.

Baltimore MD 21227

Telephone Number: (410) 247-0110





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 15, 1999

Mr. Mark Wigley  
4311 Leola Avenue  
Baltimore, MD 21227

Dear Mr. Wigley:

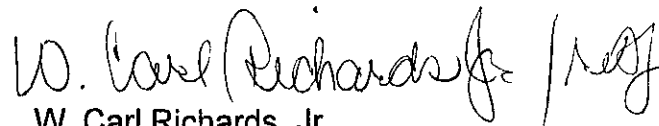
RE: 00-96-SPHA , 4301 Washington Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

October 13, 1999

Mr. Mark W. Wigley  
New Life Automotive, Inc.  
4301 Washington Street  
Baltimore, MD 21227

Dear Mr. Wigley:

RE: Case Number: 00-096-SPHA

The above matter, previously scheduled for October 20, 1999, was postponed at your request.

The new hearing date and location is as follows:

MONDAY, NOVEMBER 8, 1999 AT 9:00 A.M. IN ROOM 407, COUNTY COURTS  
BUILDING, 401 BOSLEY AVENUE, TOWSON MD 21204.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

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

Arnold Jablon  
Director

AJ:ggs





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

September 27, 1999

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

069, 070, 071, 072, 073, 074, 075, \*077, \*079, 080, 081, 082,  
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,  
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

\*Break in sequence.

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

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

Date:   September 20, 1999

FROM:         Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:      Zoning Advisory Committee Meeting  
              for September 20, 1999  
              Item No. 096

The Bureau of Development Plans Review has reviewed the subject zoning item. Adequate on-site maneuvering area should be provided.

RWB:HJO:jrb

cc:   File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: September 9, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - DP  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 096  
PETITIONER: Pamela Kay Wigley and Mark Wayne Wigley

VIOLATION CASE NO.: 97-5312

LOCATION OF VIOLATION: corner of S/S Washington Street, W/S Northeast  
Avenue (4301 Washington Street)

DEFENDANT(S): Pamela Kay Wigley and Mark Wayne Wigley

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
-------------	----------------

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/dp/lmh

00-096-SPHA

*Jim*  
*10/20*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** October 5, 1999

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 4301 Washington Street

**INFORMATION:**

**Item Number:** 96  
**Petitioner:** John Wayne and Pamela Wigley  
**Property Size:** .52 acres  
**Zoning:** DR 2  
**Requested Action:** Special Hearing and Variance  
**Hearing Date:**

The property in question is located at 4301 Washington Street in the residential community of Halethorpe. The property is improved with a 1-story, 908 square foot building and an outdoor service bay area. It should be noted that the existing vinyl slatted fence is in disrepair. In order to establish the nonconforming use for a service garage, it must be demonstrated that since Jan 2, 1945, the service garage has operated continuously and without abandonment for more than a year.

**SUMMARY OF RECOMMENDATIONS:**

1. If it is demonstrated that the property enjoys a legal non-conforming use and the variance is granted to allow a 115% expansion, a landscape plan is needed.
2. The plan should show a replacement wood fence to provide screening for the residential properties that are adjacent and across the street from the property. The landscape plan should be reviewed by County landscape architect Avery Harden.

**Section Chief:**

*Jeffrey W. Long*

AFK:



# Informational/Pre-Concept Plan Conference Checklist

Project Name 4301 Washington Project Address \_\_\_\_\_ DATE 8-17-99

Owner \_\_\_\_\_ Election/Councilmanic District 13C1 Acreage .52

Developer \_\_\_\_\_ Engineer \_\_\_\_\_

No. of Units (Residential) \_\_\_\_\_ No. of Square Feet (Commercial) \_\_\_\_\_

FEEES:  
 Concept Plan 500.00  
 Development Plan \_\_\_\_\_  
 PWA \_\_\_\_\_  
 Title \_\_\_\_\_  
 Forest Buffer \_\_\_\_\_

For discussion of the following items, contact the Department of Public Works, Room 307, County Office Building:

Scope of obligations for improvements under Section 26-236, Baltimore County Code:

Streets and rights of way <u>WASHINGTON ST 40' R/W Mini By Code</u>	✓	Sewer lines _____
Drains, bridges, and culverts _____	✓	Waterlines _____
Curbs and gutters _____	_____	Open space _____
Sidewalks/Paths _____	✓	Landscape plans <u>AVENUE/STATION 207</u>
Traffic control devices _____	_____	Street lights <u>412832-3751</u>

Office to obtain information on the following items:

Master plan intent and/or conflicts (Highways) _____	Room No. _____ / _____
Basic Services Maps _____	Room No. _____ / _____
Tidal and/or riverine flooding and water courses _____	Room No. _____ / _____
Proximity to water and sewer (including sewer and water plans) _____	Room No. _____ / _____
State and/or Federal permits may be required.	

To discuss the following items, contact the Zoning Review Office, Room 111, County Office Building, or call 410-887-3391 for an appointment:

DL-7 Zoning classifications 3.3/1000 SQ FT. Bulk and parking requirements SPECIAL HEARING & VARIANCE

RTA requirements \_\_\_\_\_ Tax account numbers \_\_\_\_\_ Anticipated hearing requests \_\_\_\_\_  
 Prior hearings with case numbers RUEAN

To discuss the following items, contact the Office of Planning, Room 406, County Courts Building:

Master plan intent and/or conflicts: → _____	Capital improvement programs _____	✓	Diana J. TTR. R. 857-3480
Community issues _____	Park sites _____	✓	Building elevation drawings _____
✓ Planning Board referrals _____	Local master plans _____	_____	Sign elevation drawings _____
NO Conceptual landscape plans (site layout) _____	Areas of study _____	_____	R.C.4 requirements _____
Historical and/or archeological sites _____	Microwave paths (buildings >60) _____	_____	Compatibility requirements _____
Open space systems (Recreation and Parks) _____		_____	Agricultural sites _____
Anticipated waiver requests (Section 26-172, Baltimore County Code) _____		_____	Greenways _____
Vehicular and pedestrian circulation (internal and external) _____		_____	Scenic routes/views _____
Orientation of existing and proposed buildings on site and within 200 feet of site _____		_____	Design reviews _____

*photographs.*

To discuss the following items, contact the Department of Environmental Protection and Resource Management, Room 416, County Courts Building:

Storm water management and water quality _____	410-887-3768
Chesapeake Bay Critical Areas _____	410-887-3980
Wetlands, streams, and stream buffers _____	410-887-3980
Forest conservation _____	410-887-3980
Agricultural preservation and conservancy areas _____	410-887-5683
Hydrogeological studies and environmental effects reports _____	410-887-5859
Wells and septic systems _____	410-887-2762

#96

Submit this checklist and two checkprints of the following to Room 123, County Office Building:

- Site constraints and site proposal plans
- Combined plan

Applicant's Signature [Signature] PDM Representative Daniel T. Rouse

PO Representative [Signature] DPW Representative [Signature]

DEPRM Representative [Signature] Zoning Representative [Signature]

REV 11/98 **00-096.SPHA**



*John C. Mellema, Jr. Inc.*

5409 East Drive

Baltimore, MD 21227

(410) 247-7488 Fax (410) 247-2507

August 13, 1999

To Whom it May Concern:

Our client Mr. Mark Wigley is the present owner of an Automobile Service Garage located at 4301 Washington Street ( New Life Automotive) in Baltimore County, Maryland. Mr. Wigley's business is in DR 2 zone, however it is non-conforming to that zone regulations. This Service Garage has been operating since the late 1940's in this capacity, serving many of the members of the community. Since Mr. Wigley has been operating the business, his fair and reliable service has generated a need for more space to operate, and a desire to create a comfortable area for patrons as they wait for service ( a luxury his customers do not presently enjoy). This need has prompted Mr. Wigley to explore the possibility of adding on to his present garage by means of a 34 x 30.67 foot addition, which will contain more service area as well as facilities which would be more comfortable for his patrons. The existing garage is 908 square feet and the proposed addition would be 1043 square feet exceeding the 25 percent regulations for additions. Mr. Wigley would like to request a variance from the 25% regulation so he may upgrade his business and the atmosphere for his customers. Mr. Wigley presented his plan for expansion to the Halethorpe Civic Association to get a feel for the communities concerns and received unanimous support for his idea as described in a letter dated May 1, 199 from Donald Hawkins (President, Halethorpe Civic Association) a copy of which is attached herewith. Mr. Wigley would like your comments and input into this matter and eagerly awaits your suggestions.

Thank you,

John C. Mellema, Jr.

# 96

00-096-SPHA



10/19/99  
WR  
To  
Guen  
wa

Mark W. Wigley  
4311 Leola Avenue  
Baltimore, MD 21227

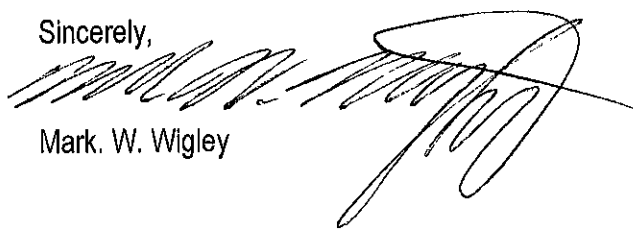
Directors Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

September 30, 1999

To Whom It May Concern:

I am writing to inform you that I will be unable to attend the hearing regarding case number 00-096-SPHA scheduled for Wednesday, October 20: my attorney is unavailable that day. I am also requesting a postponement to November if that is possible. I would be very pleased to accept any date in November that your office could provide. I apologize for any inconvenience this may have caused you and appreciate your cooperation.

Sincerely,



Mark. W. Wigley

99-2698

**Fax Cover Sheet**

=====  
To: GWEN STEPHENS

Fax # 887-2824

Date 10-13-99

=====  
**From: Mark W. Wigley &  
New Life Automotive, Inc.  
4301 Washington St.  
Baltimore, MD 21227**

**Phone # 410-242-6232**

**Fax # 410-242-3057 newlifeauto @ marnatha.net**

=====  
Pages to follow: 1

Dear, GWEN

HERE IS THE LETTER THAT

I PROMISED YOU



Mark W. Wigley  
4311 Leola Avenue  
Baltimore, MD 21227

Directors Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

October 14, 1999

Gwen Stevens:

I am writing to inform you that I will be unable to attend the hearing regarding case number 00-096-SPHA scheduled for Wednesday, October 20: my attorney (Mr. Bruce Kent) is unavailable that day. I am also requesting a postponement to November if that is possible. Mr. Kent is available the following dates in November: 8<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, 22<sup>nd</sup>-24<sup>th</sup>. His address is:

Bruce Kent  
5517 Oregon Avenue  
Baltimore, MD 21227

I apologize for any inconvenience this may have caused you and appreciate your cooperation.

Sincerely,

Mark W. Wigley

#96

# Petition for Zoning Re-Classification

To The Board of Commissioners of Baltimore County

I, Frederick B. Carter, legal owner of the property situated at the southeast corner of Northeast Ave. and Washington St., at East Haleshorpe, in the 13th Election District of Balto. Co., fronting 50' on west side of Northeast Ave. with a rectangular depth westerly of 150' and abutting on the south side of Washington St. Being lot No. 26, on Plat of "East Haleshorpe". See deed Williams to Carter, Oct. 17, 1944, Liber B.7-S. No. 1361-422,

hereby petition that the above described property or area, ~~XXXXXXXXXXXXXXXXXXXX~~ (as to zoning pursuant to Zoning Act of 1941) ~~XXXXXXXXXXXXXXXXXXXX~~, be changed or re-classified ~~XXXXXXXXXXXXXXXXXXXX~~ from a residential use area, ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ to a commercial use area, ~~XXXXXXXXXXXXXXXXXXXX~~

Reasons for Re-Classification: community need

Character of commercial use for which above property is to be used: Automobile repair

Material of Construction of Building: cinder block foundation and walls, asphalt roof  
Size and height of building: front 26 feet; depth 30 feet; height 13 feet.  
Front and side setbacks from street lines: front          feet; side          feet.  
Property to be          by Zoning Department.

I, the undersigned, in support of above re-classification, advertising, etc., upon filing of this petition, do hereby agree to and are to be bound by the rules, regulations, provisions and requirements set forth and as set forth in the resolutions and orders of the <sup>Zoning</sup> ~~Board~~ ~~Commissioners~~ of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed or referred to in the ~~ordinances~~ ~~regulations~~ for Building ~~Code~~ ~~Law~~ now adopted and used in Baltimore County, ~~Maryland~~.

Frederick B. Carter  
John D. Carter  
Legal Owner..

Address 1933 Northeast Ave., Balto. - 27, Md

That the subject matter of this petition be advertised, as required pursuant to the Zoning Act, in a newspaper of general circulation throughout Baltimore County, and that the public hearing herein be held in the office of the Board of Commissioners, in Towne, Baltimore County, Maryland, on December 19, 1944, at 10 o'clock A. M.



PLAT TO ACCOMPANY ZONING VARIANCE SPECIAL HEARING

- LEGEND**
- ☒ WATER VALVE
  - FENCE
  - ⊙ SANITARY MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ FIRE HYDRANT

**PARKING TABULATION**  
 EXISTING FLOOR AREA = 908.27 SQ. FT.  
 PROP. FLOOR AREA = 1042.78 SQ. FT.  
 TOTAL FLOOR AREA = 1951.05 SQ. FT.  
 PARKING REQUIRED = 33 SPACES PER 1000 SQ.FT.  
 TOTAL SPACES REQUIRED = 65 SPACES  
 TOTAL SPACES PROVIDED = 7 SPACES  
 NOTE: ADDITIONAL PARKING MAY BE PROVIDED THROUGH PAVING OR SURFACING OF THE ENCLOSED FENCE AREA AND STADIUM PARKING

**BUILDING AREA**  
 (LOT 29 2ND PARCEL 8299/800)  
 EXISTING SERVICE STRUCTURE=908 SQ. FT.  
 PROPOSED ADDITION TO STRUCTURE= 1043 SQ. FT.  
 TOTAL AREA AFTER ADDITION=1951 SQ. FT.

**FLOOR AREA RATIO**  
 TOTAL FLOOR AREA =1951 SQ. FT.  
 GROSS AREA LOT 29 = 10500 SQ. FT.  
 = 0.19

PREPARED BY:  
 JOHN C. MELLEMA SR., INC.  
 LAND SURVEYORS  
 5409 EAST DR., BALTO. CO., MD. 21227  
 PH. 410-247-7488 FAX:410-247-2507

NOTE: THIS PROPERTY IS ZONED DR2 HOWEVER THE USE OF THIS PROPERTY IS CLASSIFIED AS NON-CONFORMING SINCE IT HAS BEEN USED AS AN AUTOMOBILE SERVICE GARAGE SINCE ABOUT 1946.



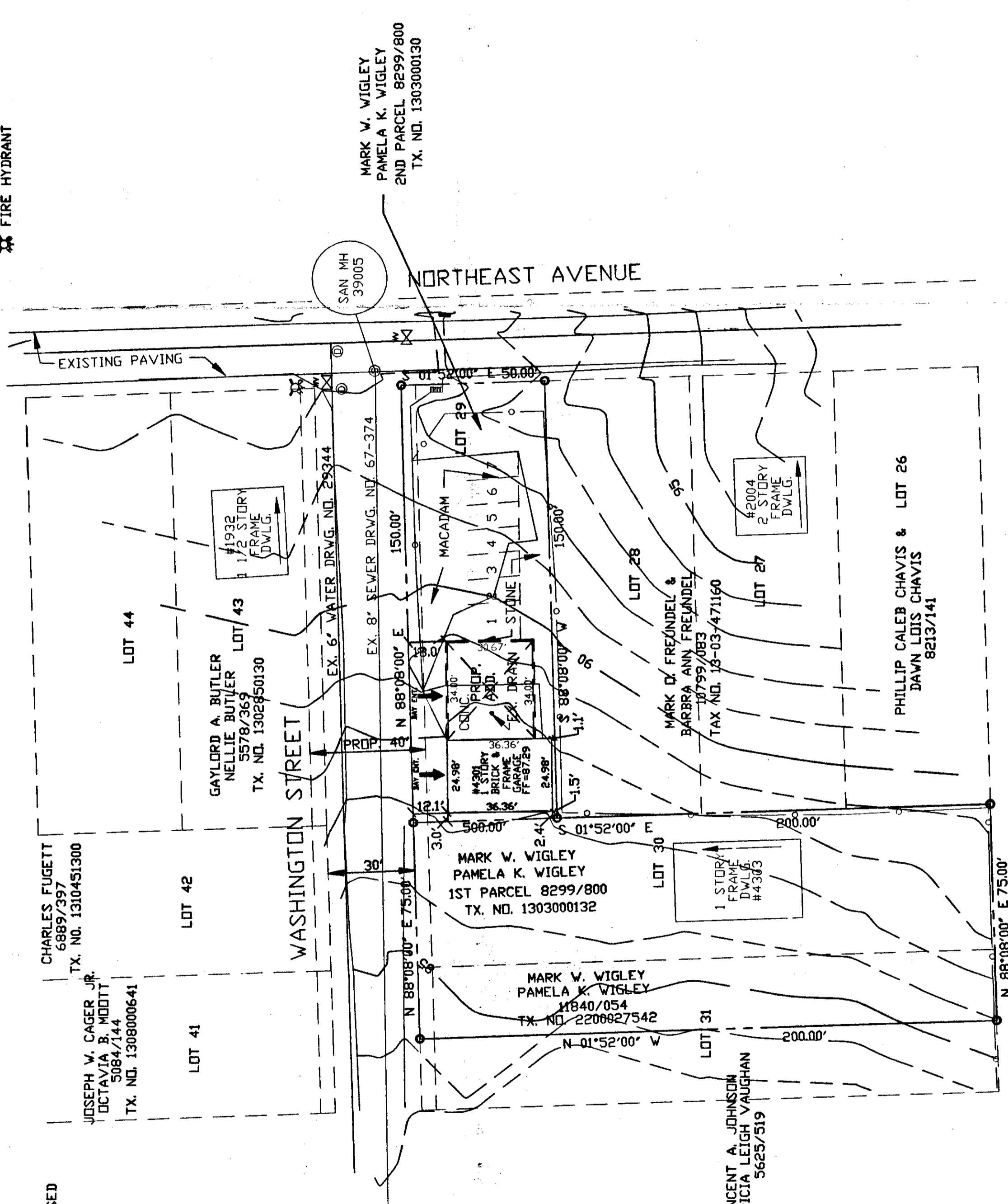
*John C. Mellema Sr.*



VICINITY MAP  
 SCALE 1"=2000'

NOTE: PREVIOUS ZONING CASE NUMBERS 401 & 5579  
 NOTE: EXISTING AND PROPOSED ADDITION HEIGHT = 23' 00"

NOTE: A PRE-CONCEPT HEARING WAS HELD ON THIS SITE ON AUGUST 17, 1999



LOCATION INFORMATION	
COUNCILMANIC DIST.= 1	
ELECTION DIST.=13	
ZONING=DR.2	
1"=200' SCALE MAP=S.W. 6-D	
LOT SIZE= 0.52 ACRES TOTAL	
PUBLIC	<input checked="" type="checkbox"/>
PRIVATE	<input type="checkbox"/>
SEWER	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA=	<input type="checkbox"/>
PROPERTY ADDRESS:	4301 WASHINGTON STREET
SUBDIVISION NAME:	PLAT OF HALETHORPE
DEED REF.:	W.P.C. NO. 7 FOLIO 17
OWNER:	MARK V. WIGLEY & PAMELA K. WIGLEY
TAX ID NO.:	1303000130
DATE/AUGUST 3, 1999	SCALE: 1"=30'
ZONING OFFICE USE ONLY	REVIEWED BY: <i>PKC</i> ITEM: <i>PL</i> CASE: <i>00-91-384A</i>

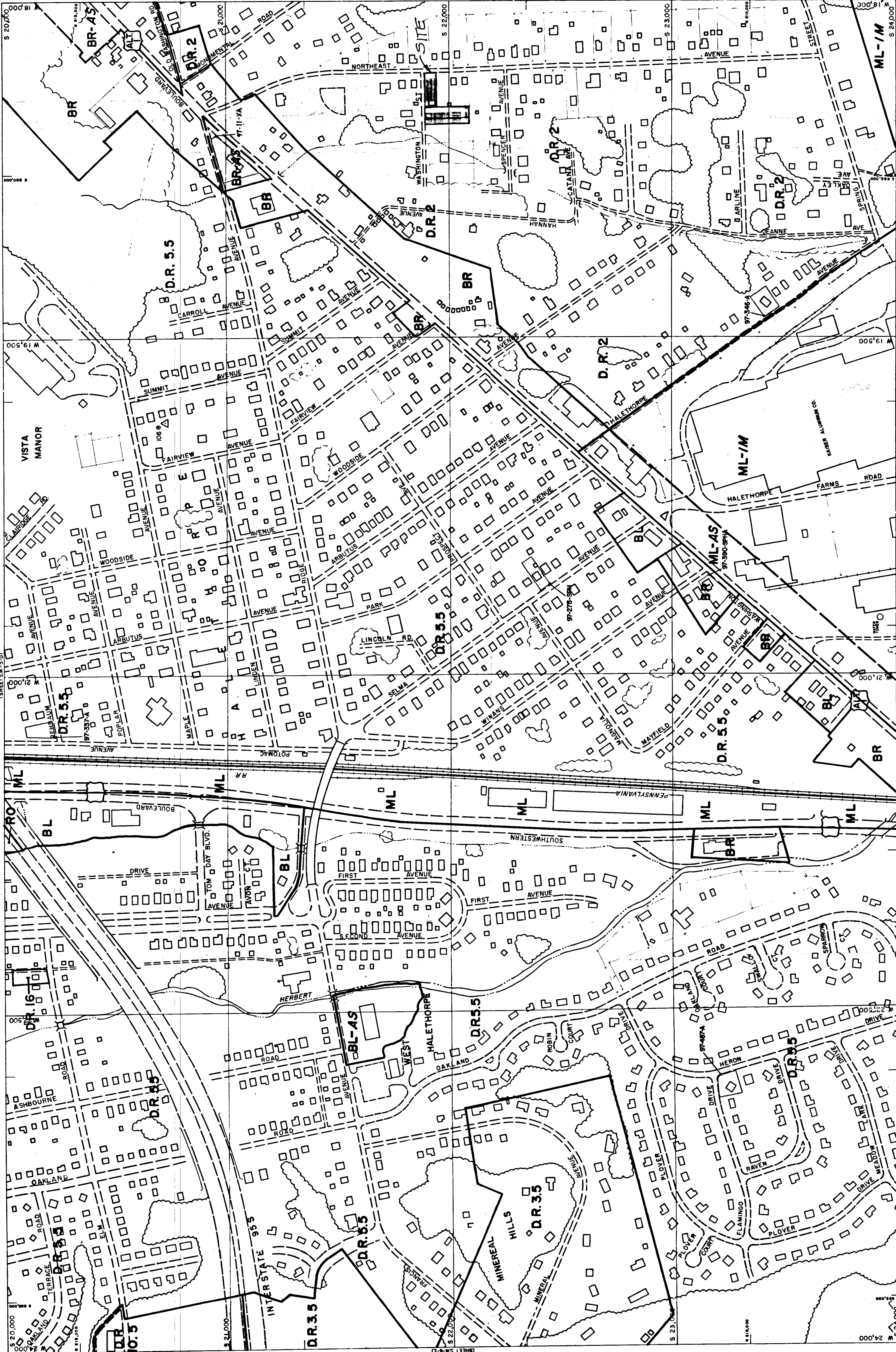
RAWING NUMBER

DRAWING NUMBER

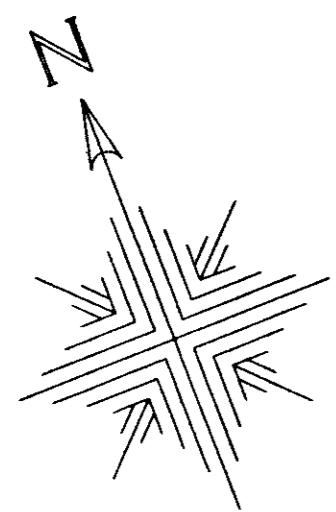
DRAWING NUMBER

DRAWING NUMBER  
**SW 6-D**

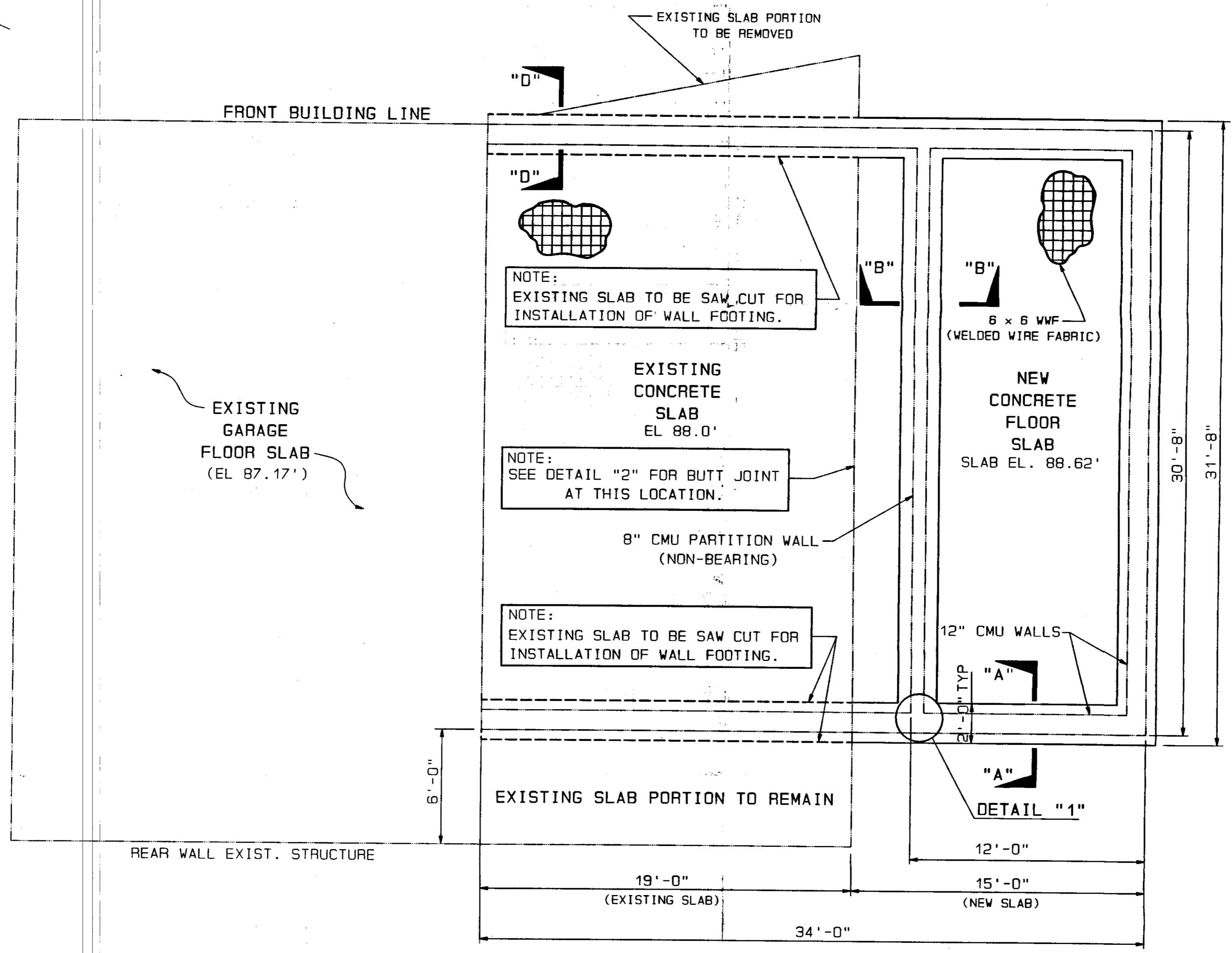
# 96  
00-096-5PHA



SHEET		S. W.
LOCATION		6-D
SCALE	DATE OF PHOTOGRAPHY	
1" = 200'	JANUARY 1986	
<b>BALTIMORE COUNTY</b> <b>OFFICE OF PLANNING AND ZONING</b> <b>OFFICIAL ZONING MAP</b>		
1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96 <i>Karin Kamanev</i> Chairman, County Council		
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210		

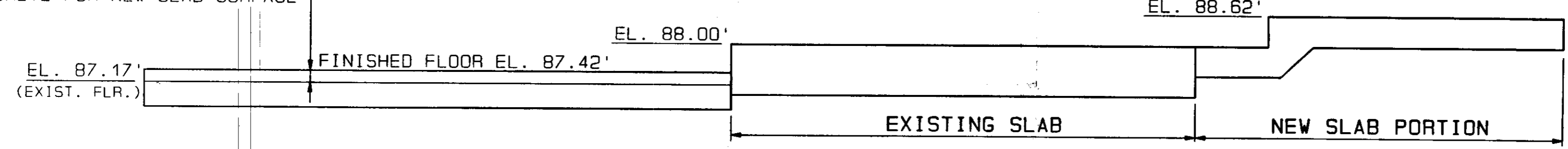


WASHINGTON STREET

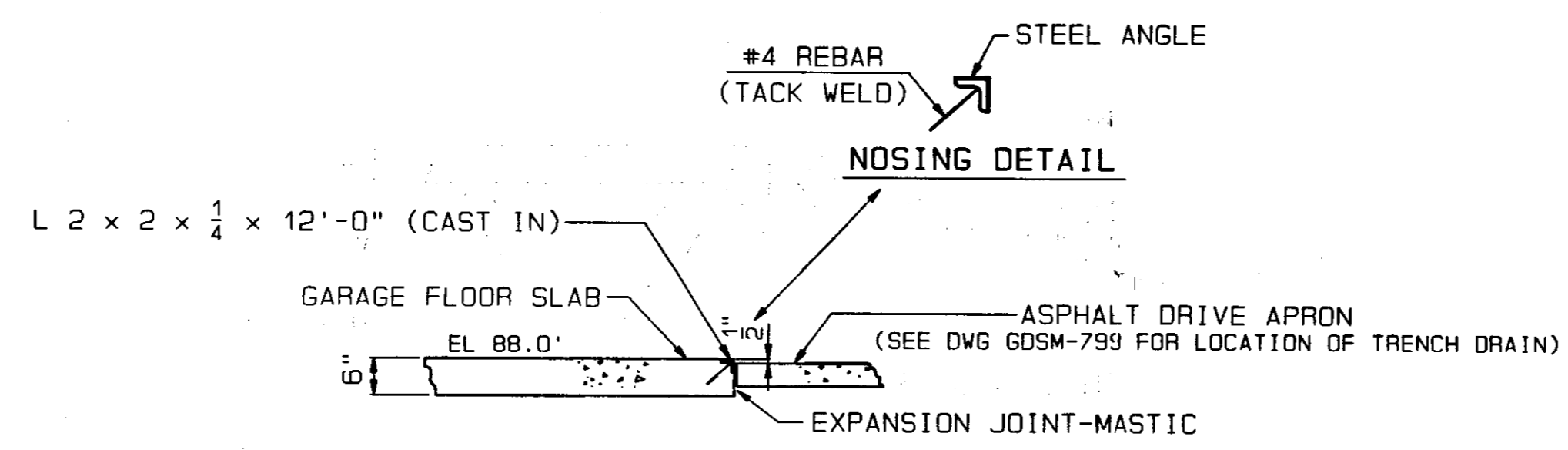


FOOTINGS & FLOOR SLAB PLAN

OVERLAY EXIST. FLOOR WITH 3" CONCRETE FOR NEW SLAB SURFACE



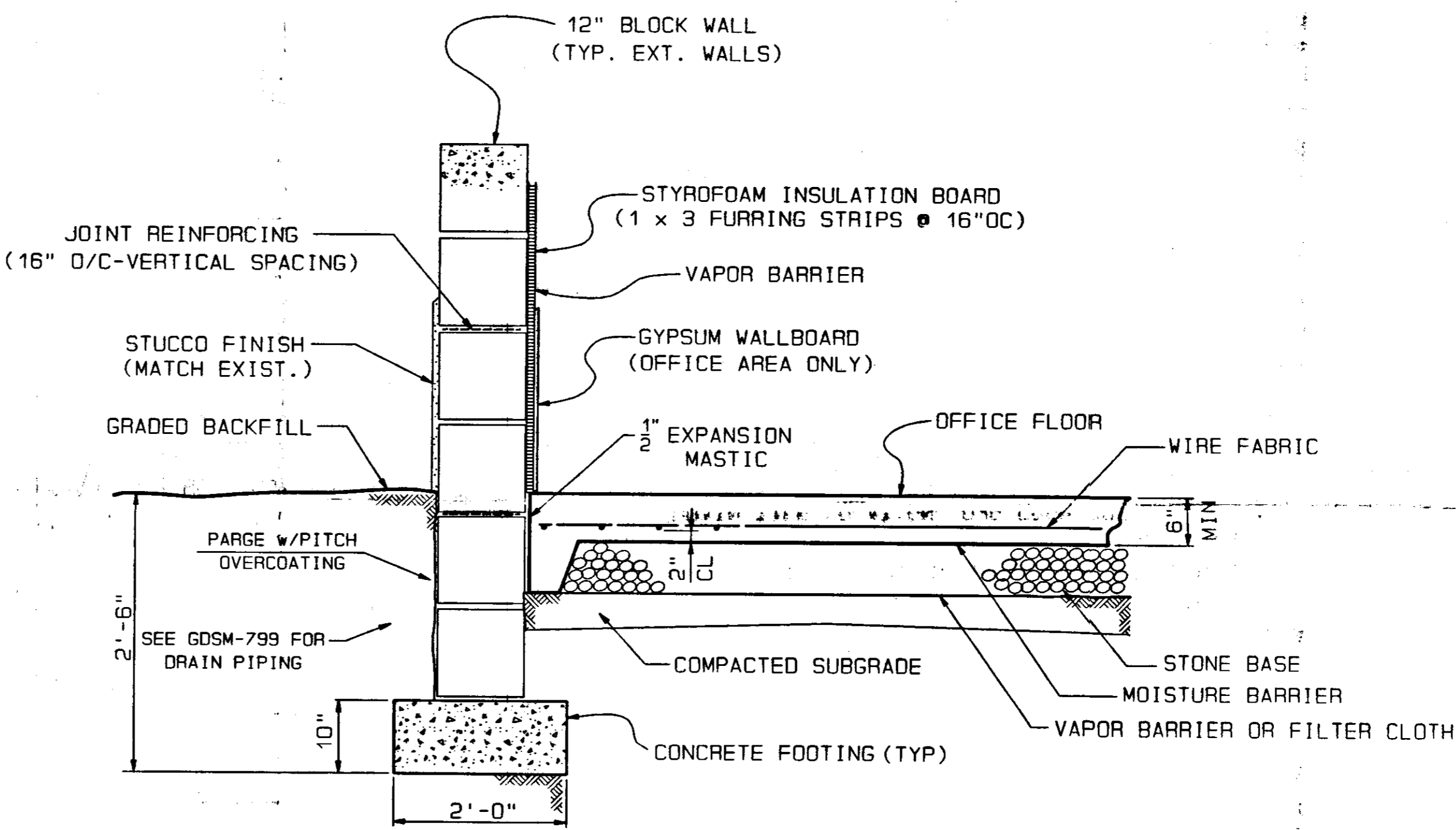
FLOOR SLABS ELEVATION PROFILE



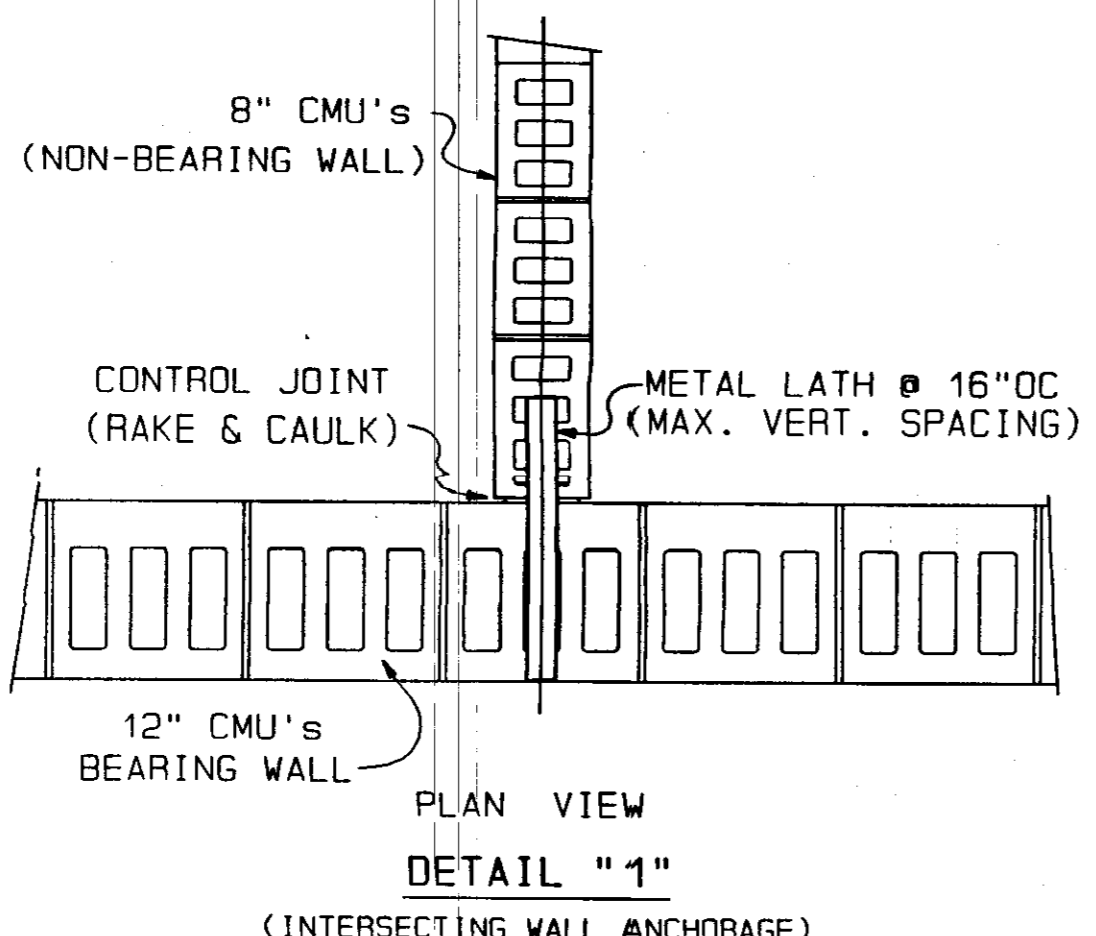
SECTION "D-D" GARAGE DOOR THRESHOLD (LOOKING WEST)

GRP	SIZE	LENGTH	MARK	WEIGHT	B
15	4	2'-0"	2	-	
15	5	2'-8"	3	-	
4	4	16'-0"	4	-	(LAP
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
- WEIGHT PER GROUP					

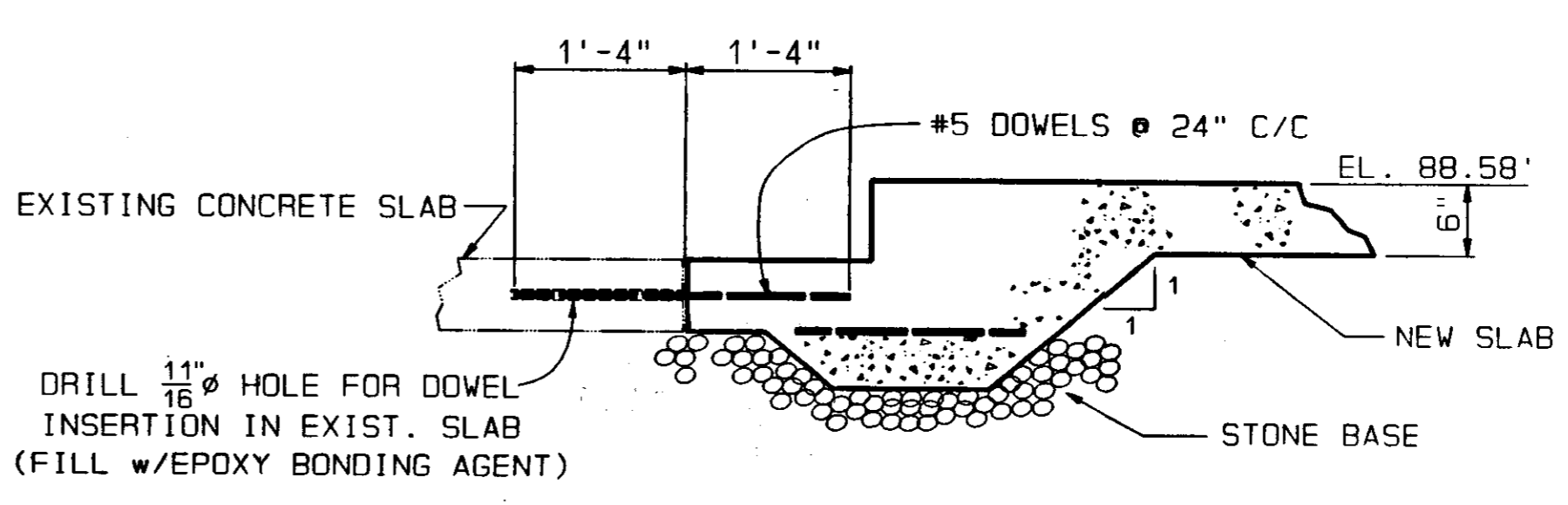




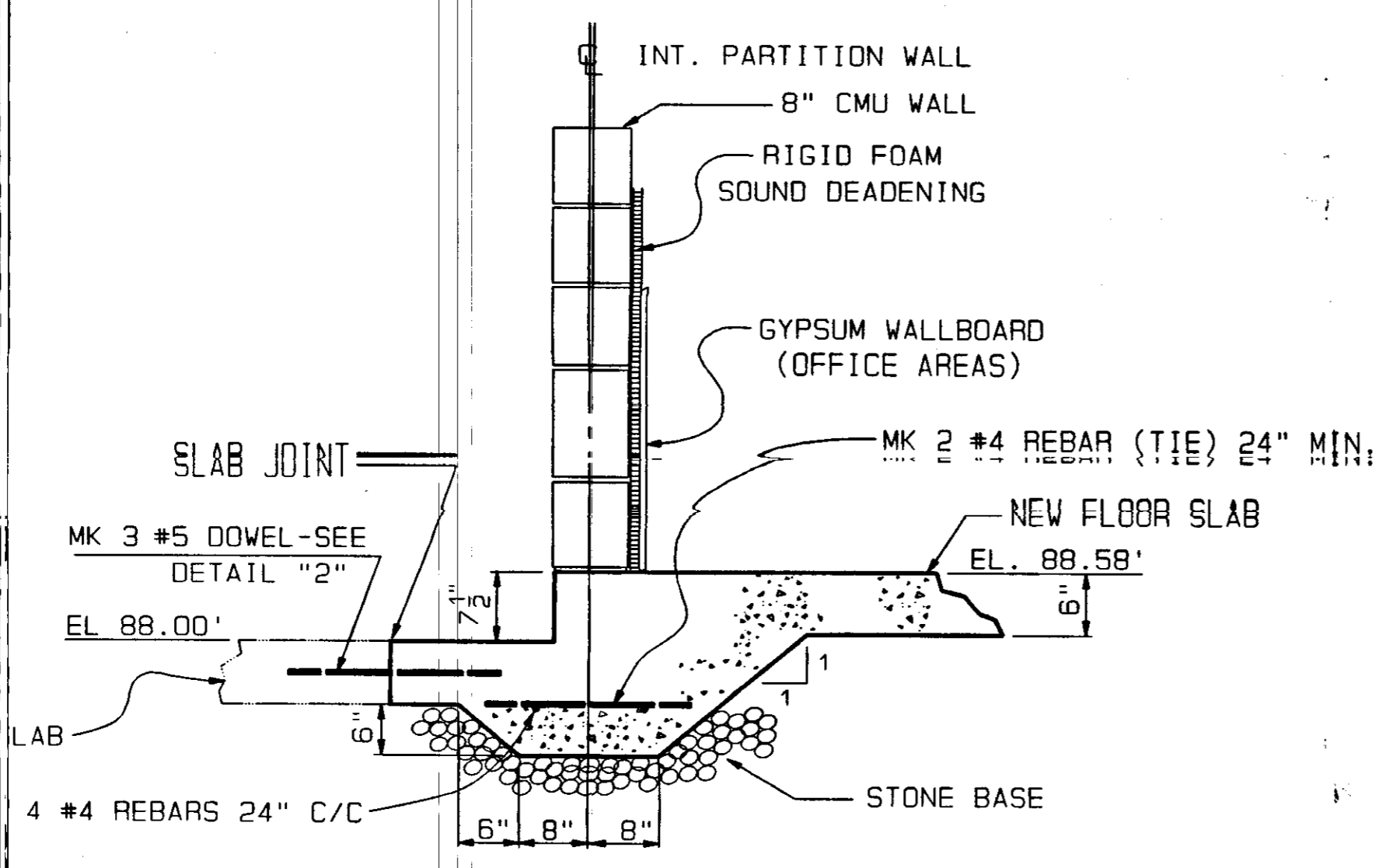
SECTION "A-A"  
(FLOOR SLAB & EXTERIOR WALL DETAILS)



PLAN VIEW  
DETAIL "1"  
(INTERSECTING WALL ANCHORAGE)



DETAIL "2"  
(SLAB BUTT JOINT @ SECTION "B-B")



SECTION "B-B"  
(NON-BEARING WALL FOOTING)

NOTES & SPECIFICATIONS:

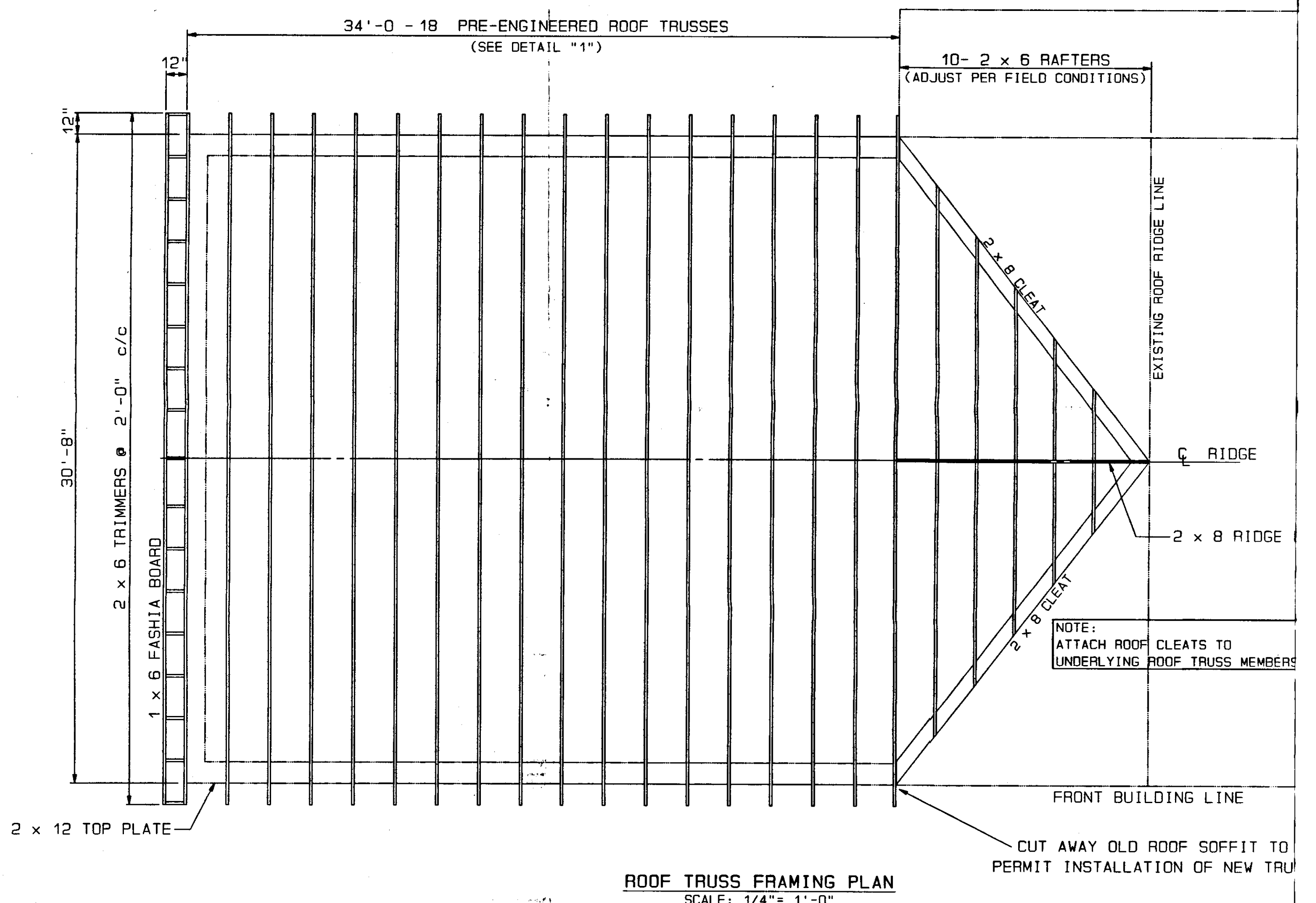
1. SLAB LOCATION AND ARRANGEMENT, DWG GAR-1198.
2. CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST ACI BUILDING CODE UNLESS INDICATED OTHERWISE.
3. NEW SLAB TO BE MONOLITHIC. EXISTING AND NEW SLABS TO BE JOINED WITH DOWELS AS SHOWN ON THIS DWG.
4. CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND MAX. AGGREGATE SIZE 1 1/2". WELL GRADED (NO BANK RUN AGGREGATE).
5. CONCRETE TO BE 6% AIR-ENTRAINED (ADMIXTURE: ASTM C260).
6. REINFORCING BARS: ASTM A615 GRADE 60.
7. PRIOR TO SURFACE FINISHING ALL BLEED WATER TO BE REMOVED. BLEED WATER SHALL NOT BE REWORKED INTO SLAB.
8. SLAB SURFACE TO HAVE MINIMAL SLOPE TOWARD GARAGE DOOR OPENINGS.
9. SLAB SURFACE TO BE SEALED WITH FOX INDUSTRIES PENETRATING SEALER FX 437, 30 TO 60 DAYS AFTER POURING.
10. FOUNDATION SUBSURFACE WATER DRAINAGE PLAN AND DRAIN TILE LOCATION, DWG GDSM-799.

REBAR SCHEDULE						
C	D	E	G	K	O	SHAPE
						STRAIGHT
						STRAIGHT
						STRAIGHT
						STRAIGHT

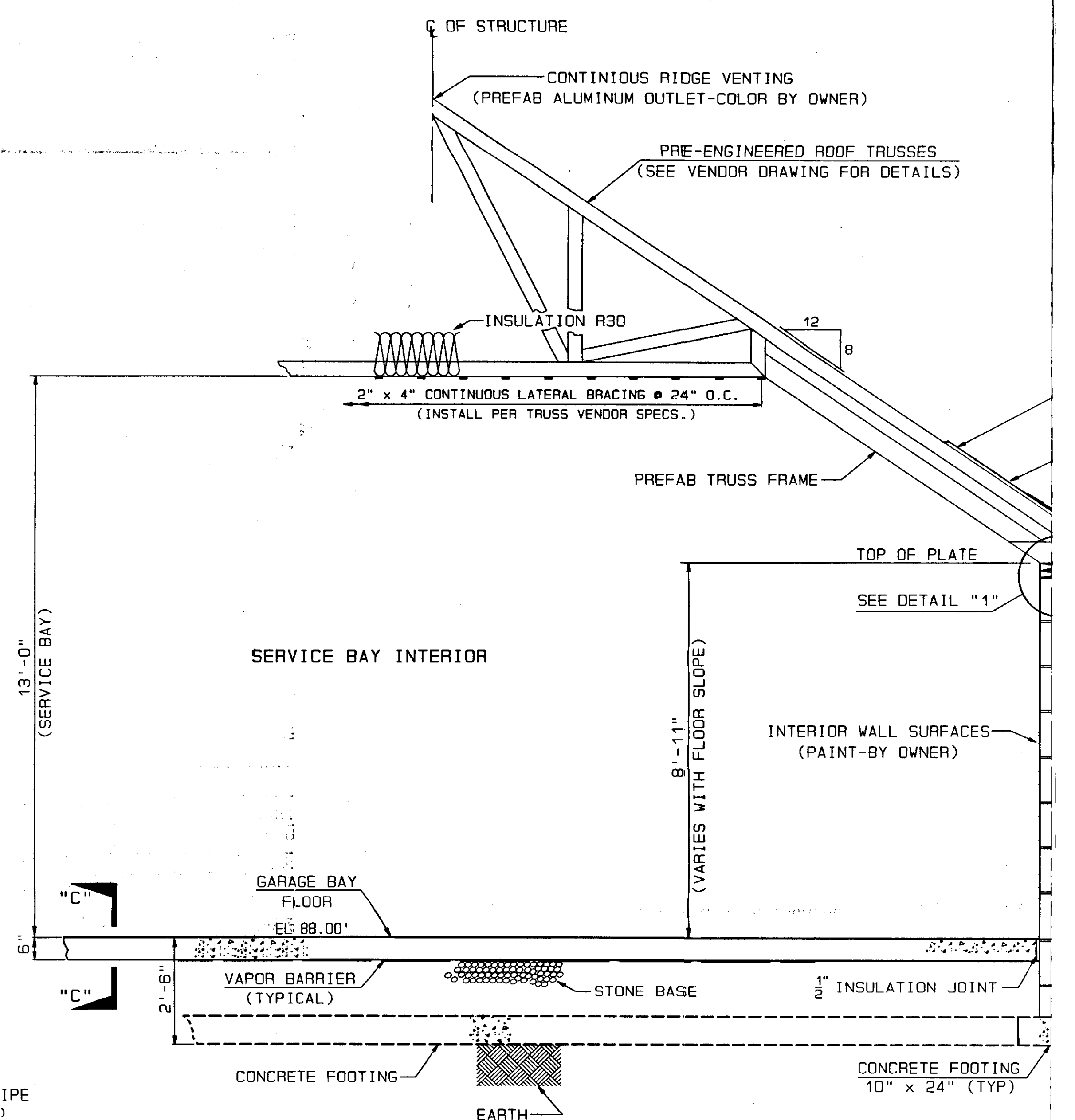
REV.	DATE	JOB ORDER & ESTIMATE NO.	DESCRIPTION	APPROVED	ENGINEERING	FOUNDATION SECTIONS & DETAILS (WALLS, FLOORS & FOOTINGS)
					CIVIL ELEC. PROJ. ENG. PROJ. MGR. PRIN. ENG. SUPV. ENG.	
					DESIGN GROUP DESIGNED GWH CHECKED DRAWN GWH CHECKED APPROVED DATE 04-22-99	NEW LIFE AUTOMOTIVE
					CADD: GDS	FILE NO. GFDN-499

#96

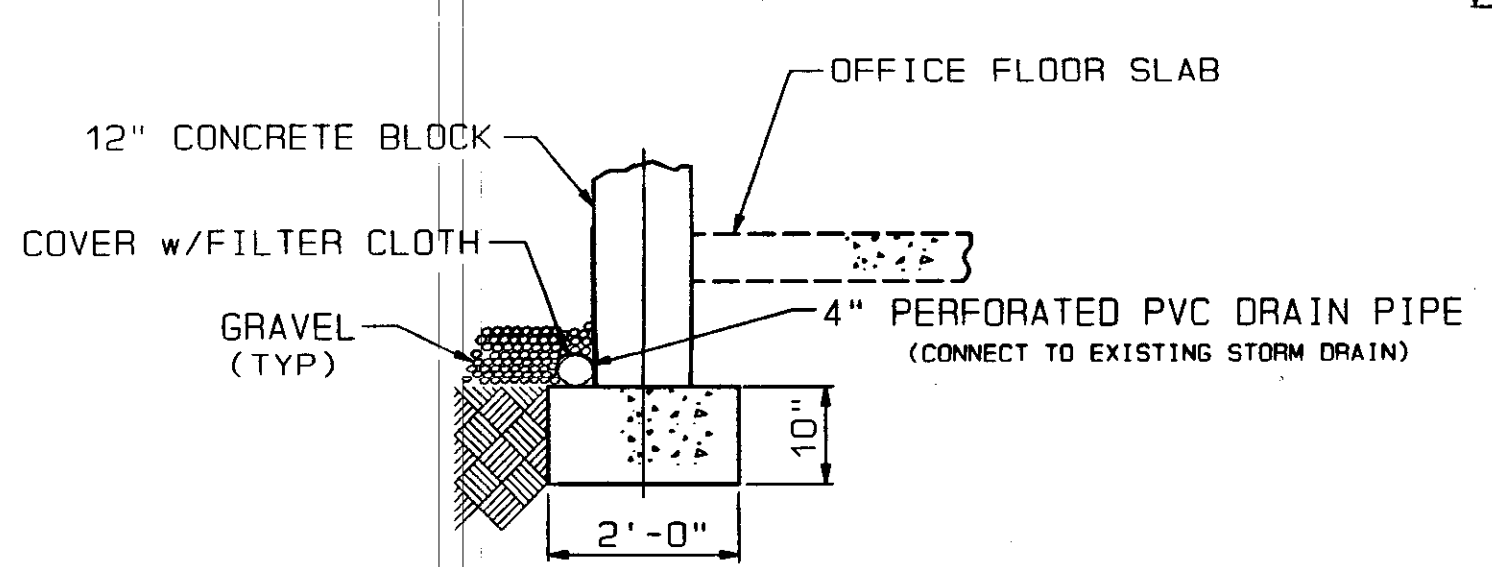
00-096-SPHA



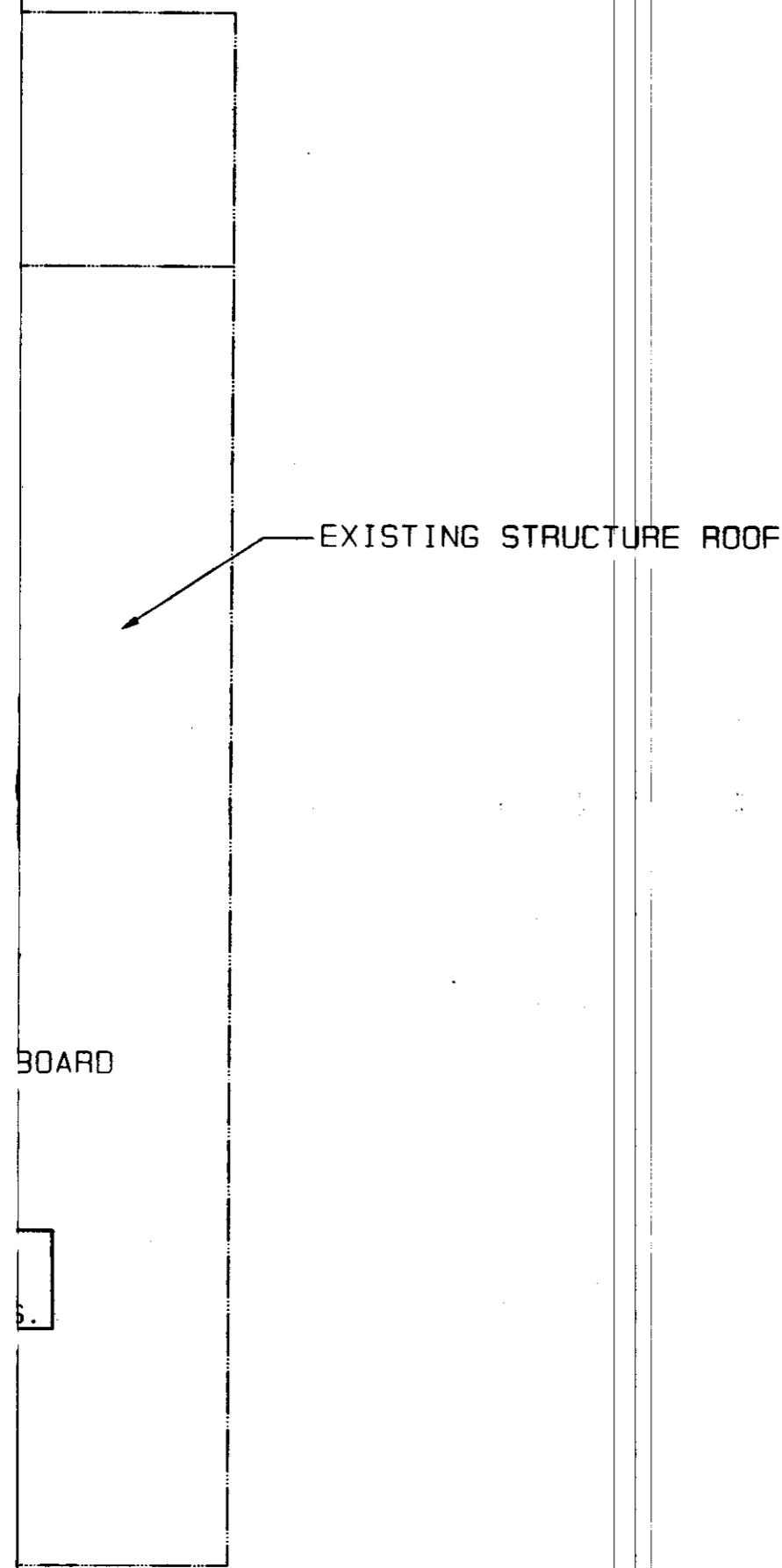
**ROOF TRUSS FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



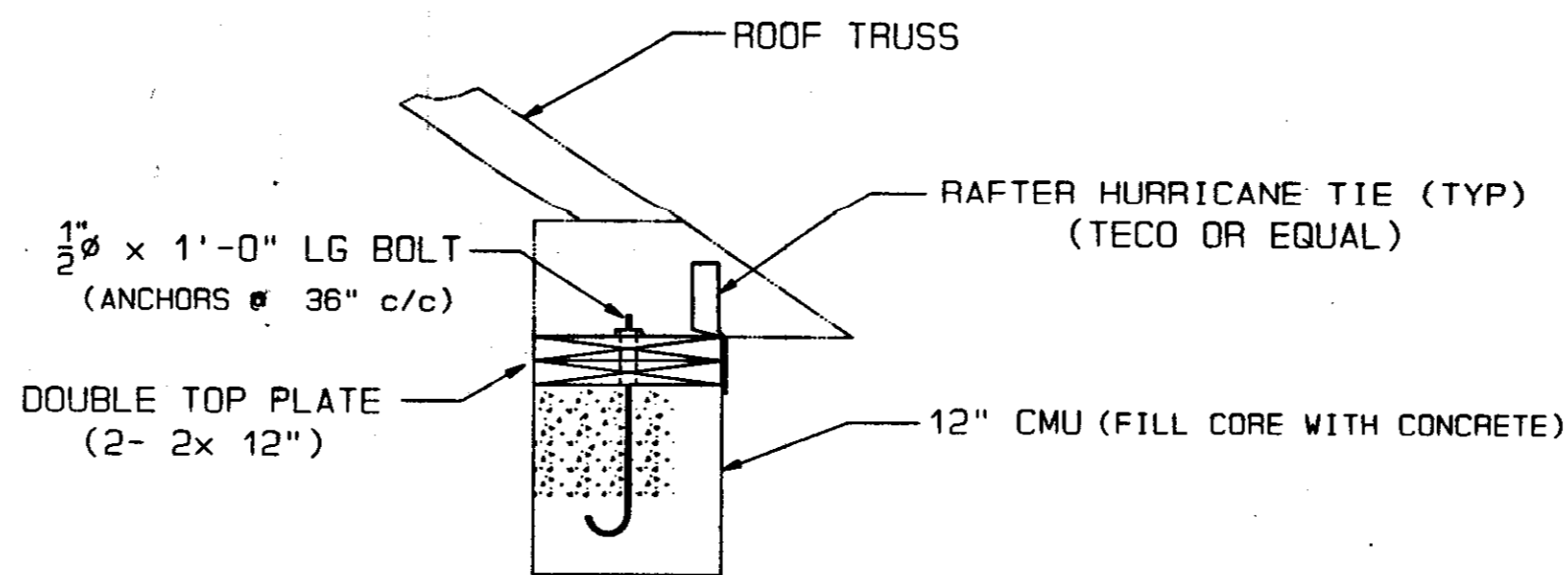
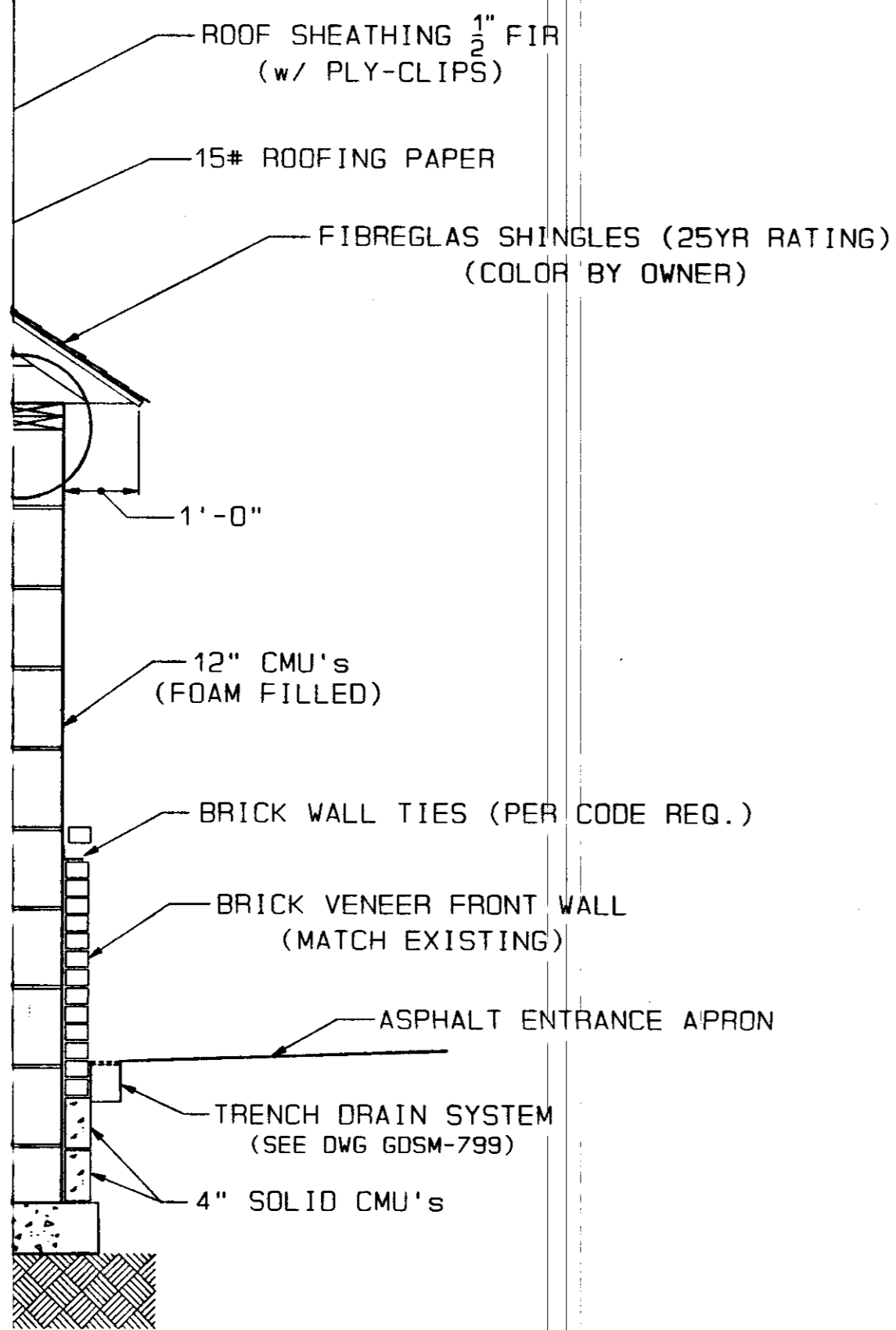
**TYPICAL CROSS SECTION**  
(THRU SERVICE BAY)  
SCALE: 1/4" = 1'-0"



**SECTION "C-C"**  
DRAINAGE DETAILS-SEE DWG GDSM-799  
SCALE: 1/2" = 1'-0"



SS



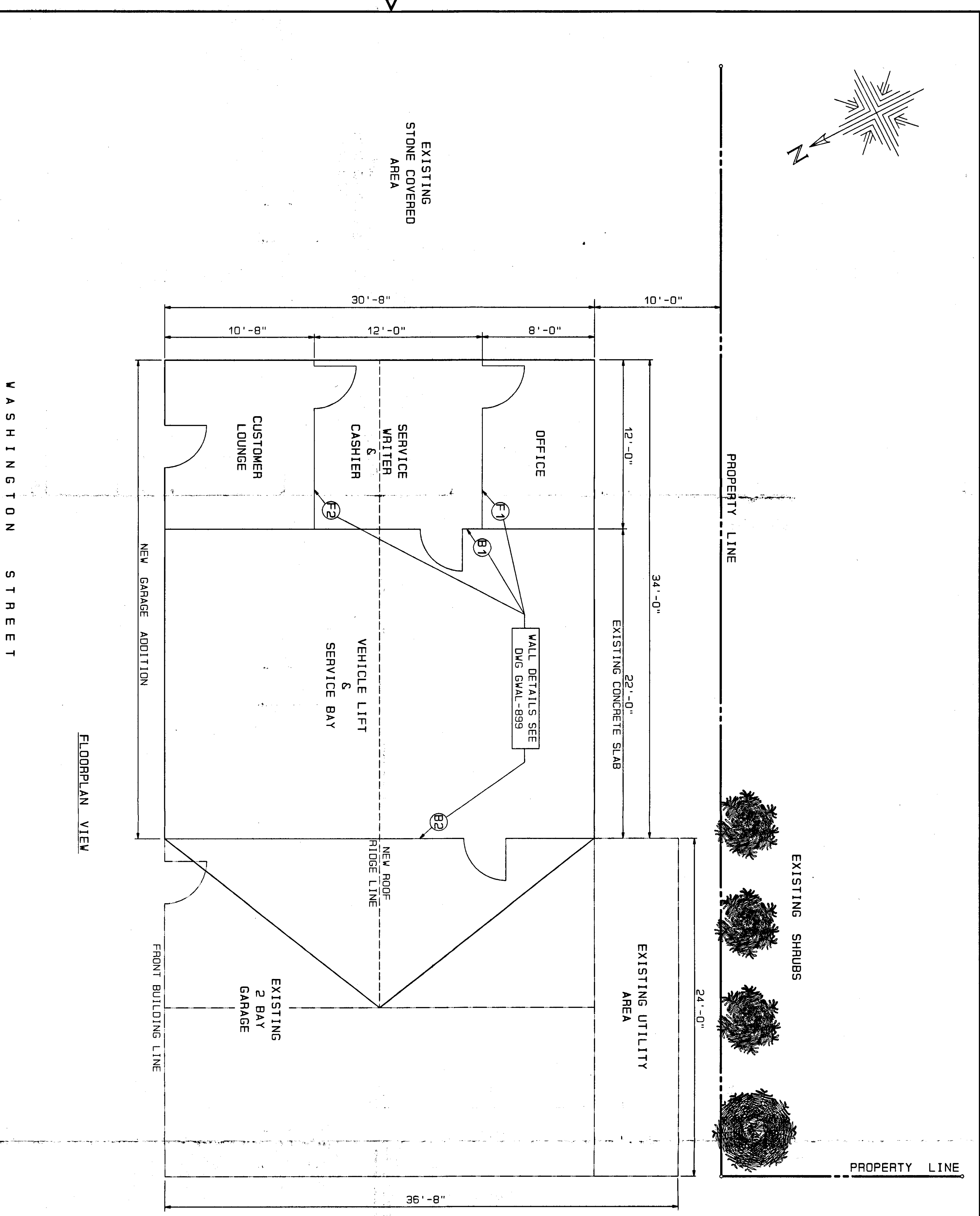
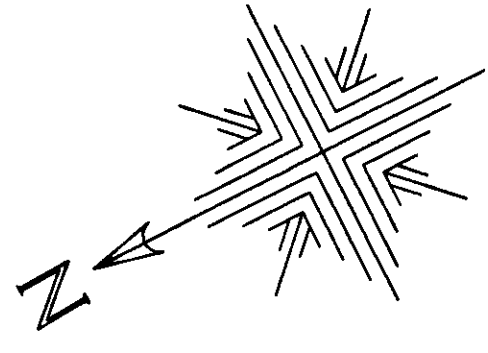
DETAIL "1"  
(TOP PLATE ANCHORAGE)  
SCALE: 1" = 1'-0"

GENERAL CONSTRUCTION NOTES:

1. CONCRETE FOR FOOTINGS AND FLOOR SLABS TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 3000psi.
2. CONCRETE FOR NEW FLOOR SLAB TO BE 6% AIR ENTRAINED. (ADMIXTURE: ASTM C260).
3. HEADERS FOR NON-BEARING WALLS TO BE DOUBLE 2x4 (MIN).
4. ALL FRAMING LUMBER TO BE W. C. DOUGLAS-FIR CONSTRUCTION GRADE-fb=1200PSI.
5. INTERIOR WALL ELEVATIONS & FRAMING, SEE DWG GWAL-899.

REV.	DATE	DESCRIPTION	APPROVED	ENGINEERING	TYPICAL CONSTRUCTION SECTION & ROOF TRUSS PLAN						
				CIVIL _____ ELEC. _____ PROJ. ENG. _____ PROJ. MGR. _____ PRIN. ENG. _____ SUPV. ENG. _____							
				DESIGN GROUP _____ DESIGNED GWH _____ CHECKED _____ DRAWN GWH _____ CHECKED _____ APPROVED _____ DATE 06-29-99	NEW LIFE AUTOMOTIVE						
				CADD: GDS	<table border="1"> <tr> <td>FILE</td> <td>SCALE AS NOTED</td> <td>REV</td> </tr> <tr> <td>MICROFILMED ORIG. □ REV</td> <td>DWG NO. GROF-699</td> <td>-</td> </tr> </table>	FILE	SCALE AS NOTED	REV	MICROFILMED ORIG. □ REV	DWG NO. GROF-699	-
FILE	SCALE AS NOTED	REV									
MICROFILMED ORIG. □ REV	DWG NO. GROF-699	-									

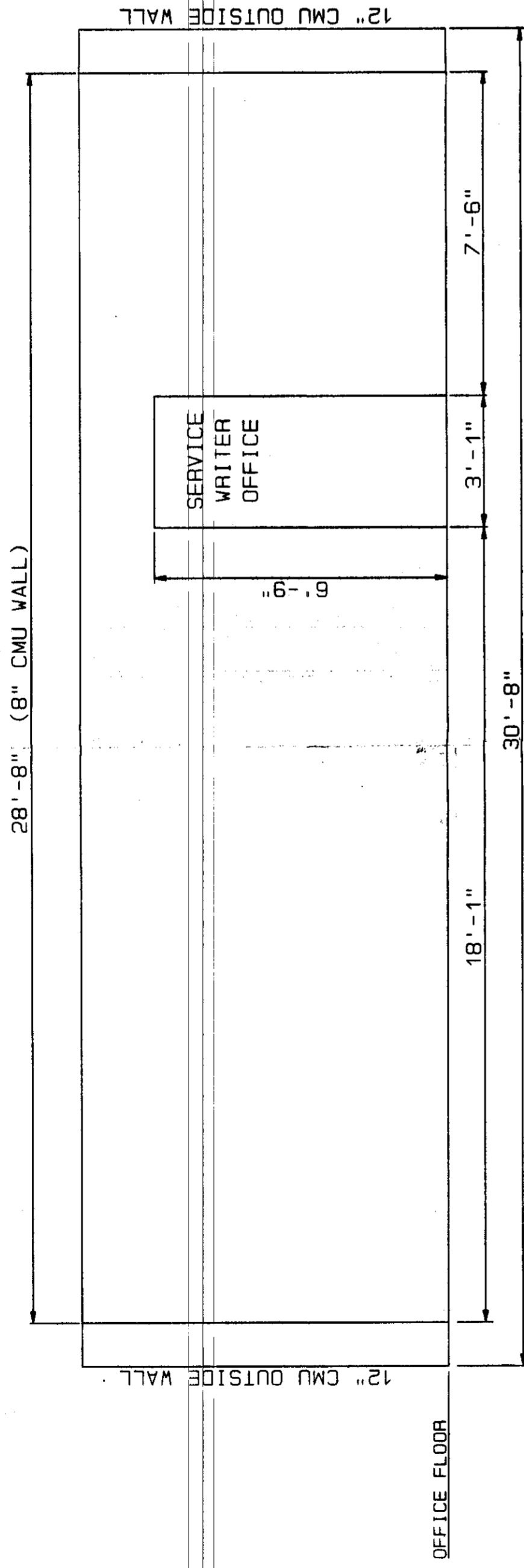
# 96  
00-096 - SPHA



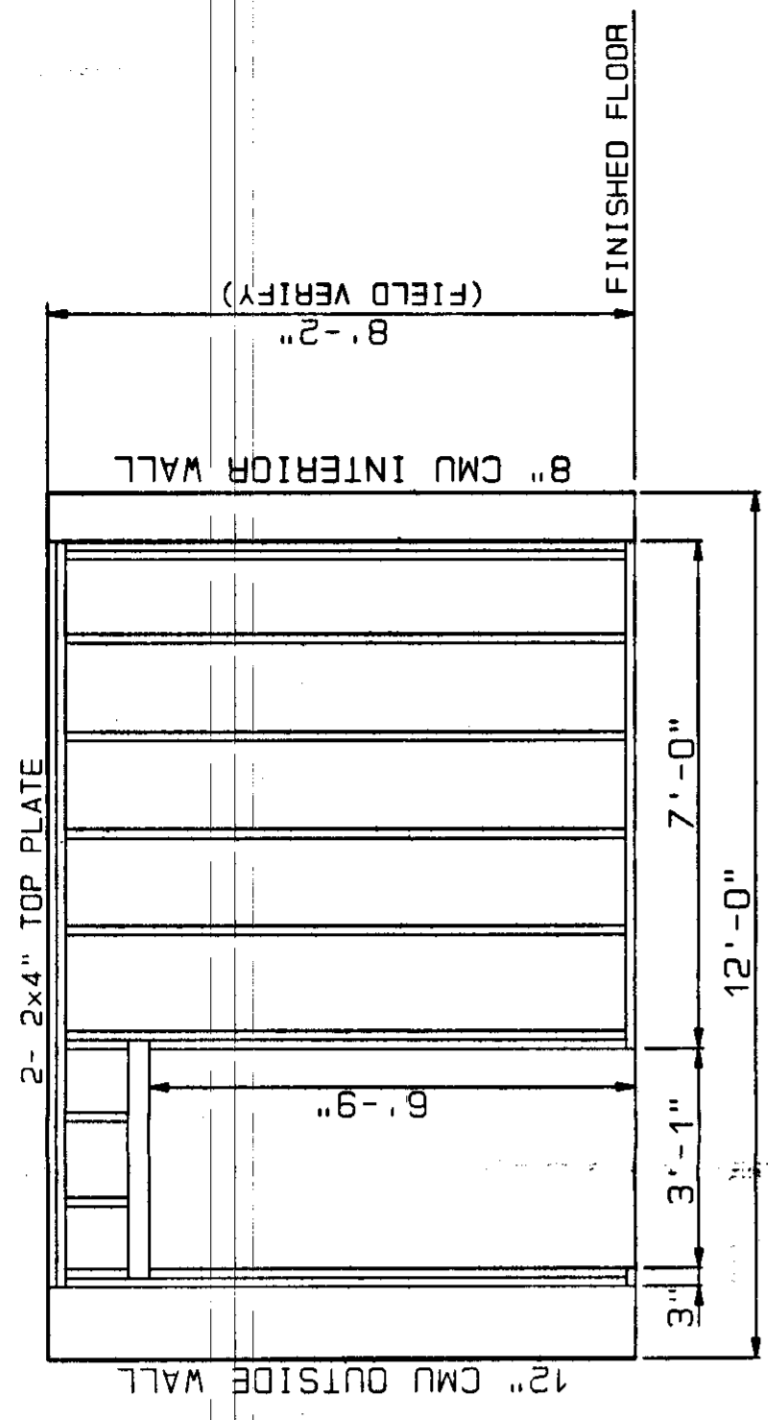
REFERENCE DWGS:  
 GPER-998 PLOT PLAN FOR BUILDING PERMIT  
 GELE-1198 GARAGE STRUCTURE ELEVATIONS (ALL SIDES)  
 GFND-499 SECTIONS & DETAILS (WALLS, FLOOR & FOOTINGS)  
 GELEC-599 ELECTRICAL WIRING & FIXTURE LAYOUT  
 GROF-699 TYPICAL CONSTRUCTION SECTION (W/ROOF TRUSS)  
 GOSM-799 STORMWATER DRAINAGE, (PLAN & DETAILS)  
 GWAL-899 INTERIOR WALL ELEVATIONS & FRAMING

CIVIL	NETING	ENGINEERING	DESIGNED	GMH	FILE	SCALE	1/4"=1'-0"
ELEC.	ROOF	CHECKED	GMH	MICROFILMED	DWG	GAR-1198	REV
MECH.	MR.	DRAWN	GMH	DRIS	REV		
SPV.	ENG.	CHECKED					
APPROVED		DATE	NOV-1998				
GARAGE FLOORPLAN WITH PROPOSED ADDITION				NEW LIFE AUTOMOTIVE			

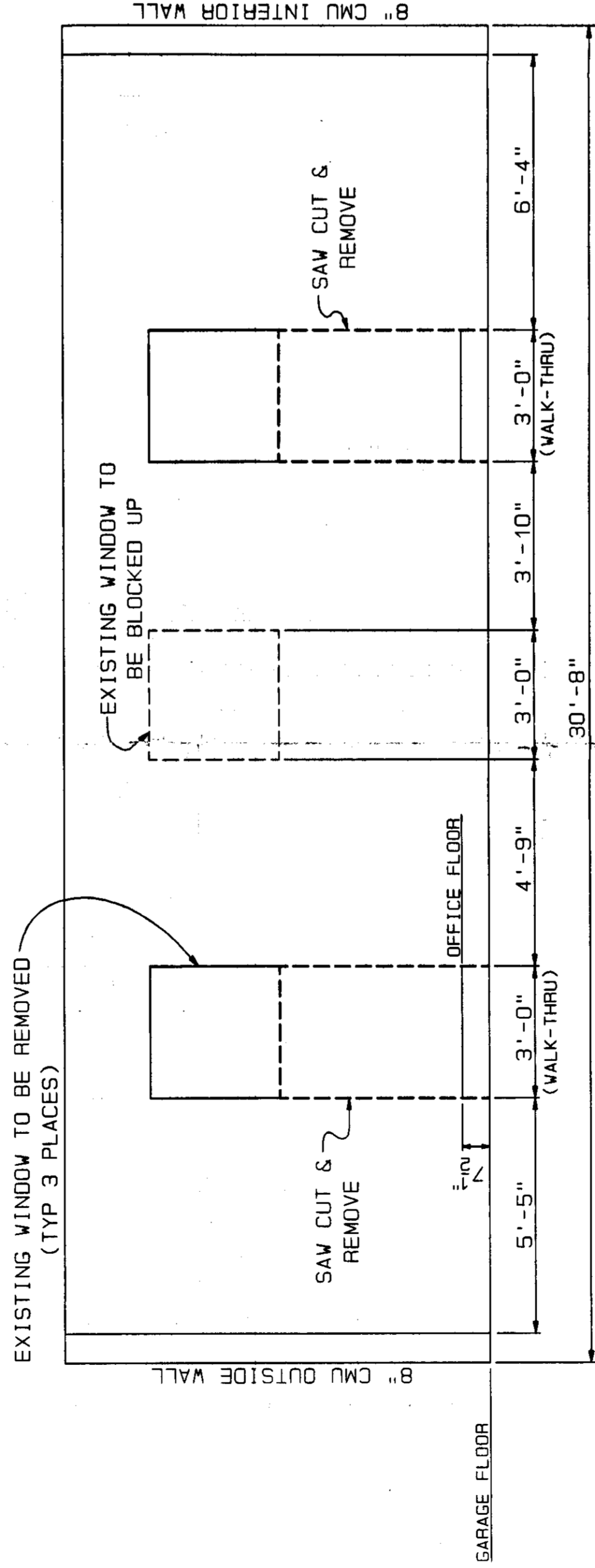
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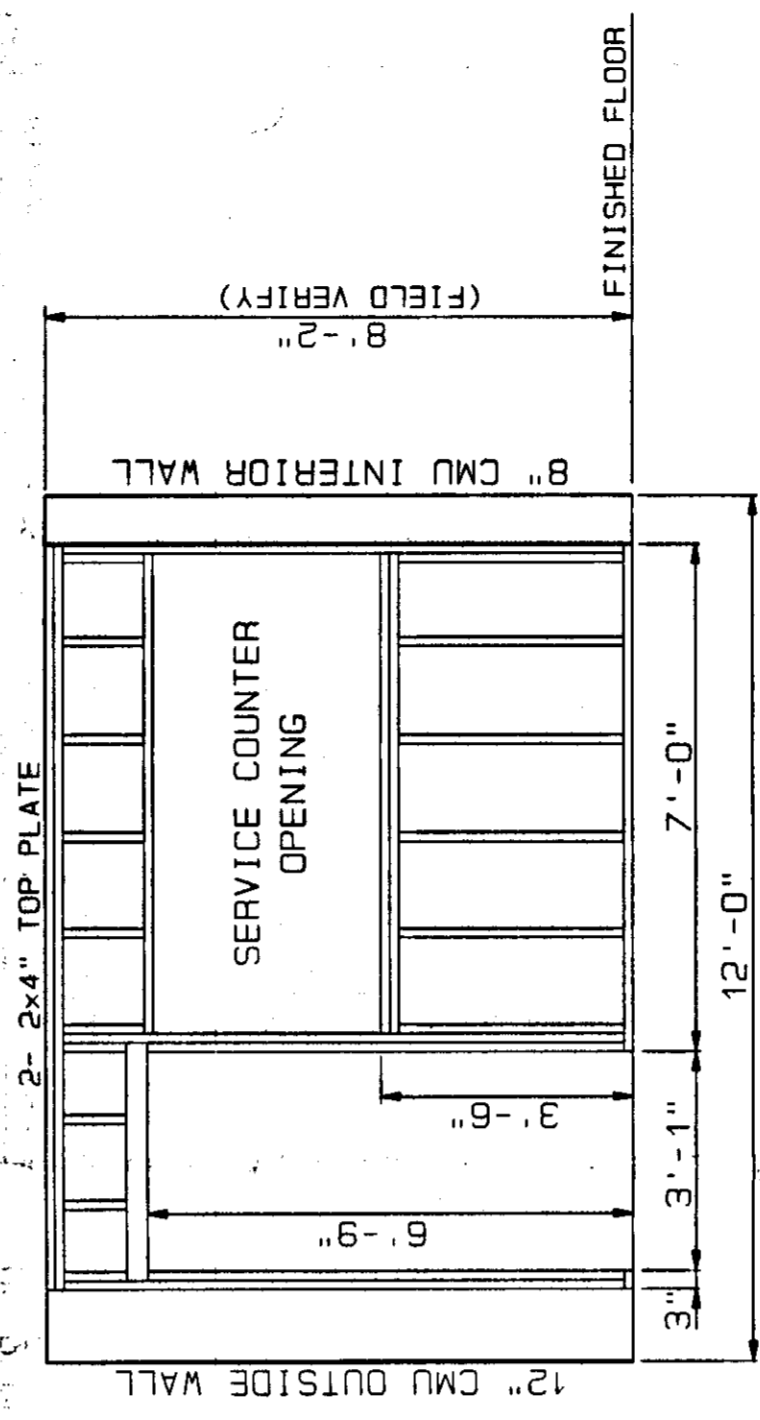
"B1" NEW BLOCK WALL  
LOOKING EAST



"F1" WALL FRAMING  
LOOKING SOUTH



"B2" EXISTING BLOCK WALL  
LOOKING EAST

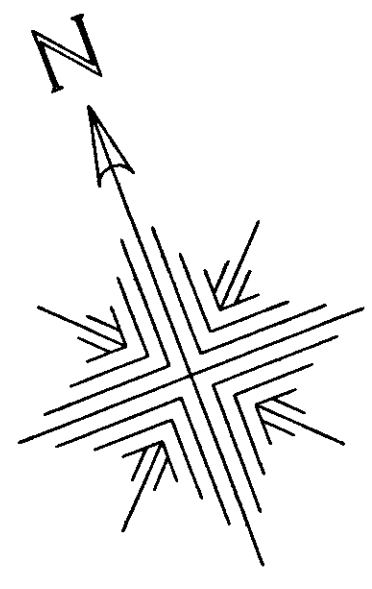


"F2" WALL FRAMING  
LOOKING SOUTH

- NOTES:
1. FOR FLOORPLAN AND WALL SECTION LOCATIONS SEE DWG GAR-1198.
  2. WALL SECTION "B2":  
ROUGH CUT "WALK-THRU" PASSAGEWAYS TO BE TRIMMED OUT WITH SUITABLE 1 BY FRAMING TRIM LUMBER.  
3. ALL FRAMING LUMBER TO BE DOUGLAS FIR CONSTRUCTION GRADE- fb=1200PSI.  
4. HEADERS AT NON-BEARING WALLS TO BE DOUBLE 2x4 (MIN).

CIVIL ELEC. MECH. PROJ. MGR. SUPV. ENG.	INTERIOR WALL ELEVATIONS & FRAMING	
	NEW LIFE AUTOMOTIVE	
DESIGNED CHECKED CHECKED APPROVED DATE	GMH GMH GMH 07-23-99	SCALE 3/8" = 1'-0"
FILE	SCALE	REV
MICROFILMED	NO.	GWAL-899
ORIG. CD	REV	

# 96  
00.096.SPHA



LOT 40

LOT 41

LOT 42

LOT 44

LOT 43

DWELL

WALTER CAGER

CHARLES FUGETT

WASHINGTON STREET

30'-0"

FUTURE  
STORMWATER MANAGEMENT AREA

STONE DRIVEWAY

EXISTING  
GARAGE  
STRUCTURE

PROPOSED  
GARAGE  
EXTENSION

EXISTING  
STONE COVER  
PARKING & STOP  
AREA

LOT 29

8'-0" PRIVACY FE

DWELLING

LOT 28

DWELL

LOT 27

DWELL

LOT 26

DWELLING

LOT 25

LOT 24

LOT 23

25'-0"  
SETBACK

LOT 19

LOT 20

LOT 21

LOT 22

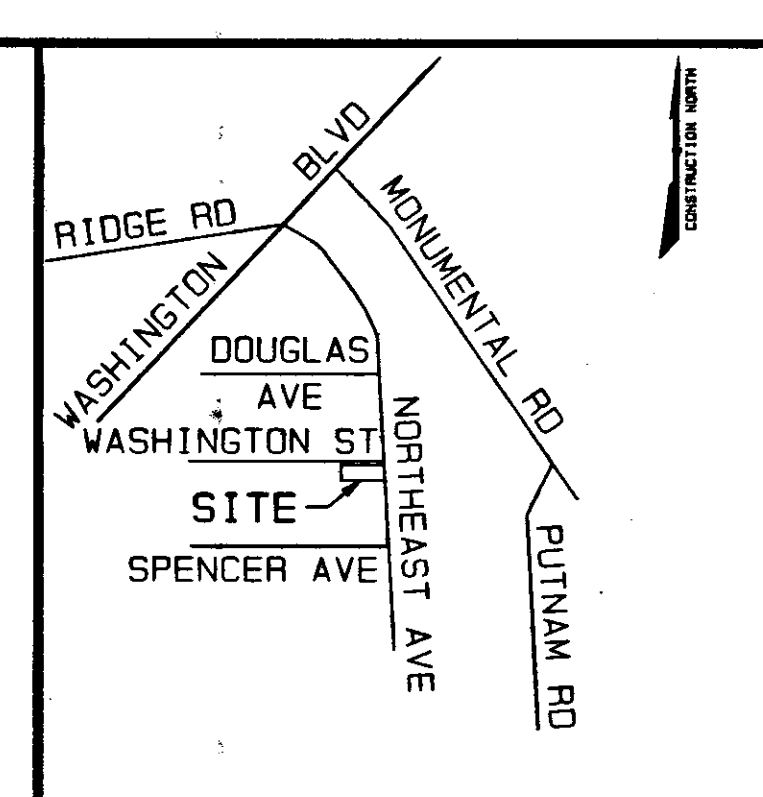
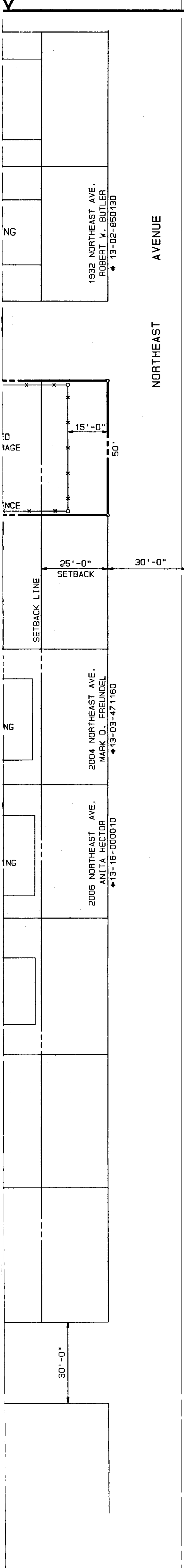
DWELLING

DWELLING

4308 SPENCER STREET  
VINCENT JOHNSON  
# 13-07-580740

4304 SPENCER STREET  
ROBERT FIELOS  
# 13-06-200000

SPENCER STREET



VICINITY PLAN:  
SCALE: 1" = 2000'

PROPERTY PARCEL LOT 29  
 AREA: 0.20 ACRES  
 TAX ACCT. NO. 13-03-000130  
 LIBER/FOLIO 8299/0800  
 ELECTION DISTRICT 13  
 TAX MAP 109  
 PROPERTY ZONED DR5.5

NOTES & SPECIFICATIONS:

1. BEARINGS & DISTANCES AS SHOWN ARE BASED UPON THE MARYLAND STATE PLAN COORDINATE GRID SYSTEM.
2. NO GRADING IS REQUIRED FOR THE PROPOSED IMPROVEMENTS.
3. THERE ARE NO WOODLAND, OR TREES WITH A DBH GREATER THAN 30" ON THIS SITE.
4. ALL EXISTING CONTOURS ARE BASED UPON BALTIMORE COUNTY PHOTOGRAMMETRIC MAPS. ALL CONCRETE MONUMENT ELEVATIONS ARE BASED UPON ORIGINAL SURVEY.

APPLICANT/OWNER  
 WIGLEY, MARK W.  
 WIGLEY, PAMELA K.  
 4301 WASHINGTON STREET  
 BALTIMORE MD. 21227

REV.	DATE	DESCRIPTION	APPROVED	ENGINEERING	PLOT PLAN FOR BUILDING PERMIT (GARAGE EXTENSION)
	1999	SUBMIT FOR COUNTY APPROVAL		CIVIL ELEC. PROJ. ENG. PROJ. MGR. PRIN. ENG. SUPV. ENG.	
				DESIGN GROUP DESIGNED CHECKED DRAWN CHECKED APPROVED DATE	NEW LIFE AUTOMOTIVE 4301 WASHINGTON STREET BALTIMORE MD. 21227
				CADD: GDS FILE MICROFILMED ORIG. <input type="checkbox"/> REV	SCALE 1" = 20'-0" DWG NO. GPER-998 REV

#96  
 00-096-SPHA







**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 9.13.99

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

RE: Baltimore County  
Item No. 096

MJK

Dear. Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

for Kenneth A. McDonald Jr.  
Acting Chief  
Engineering Access Permits Division

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  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARK W. WIGLEY }  
PAMELA K. WIGLEY } → 4311 LEOCA AVE  
BALTIMORE, MD 21227

BRIAN A. KENT, ESQ. 5517 OREGON AVE  
AROWNS, MD 21227

IRELAND HAWKINS 1919 WOODSIDE AVE  
DONALD S. HAWKINS HALETHORPE, MD. 21227  
EDWARD SMITH 4501 SPRING AVE  
HALETHORPE MD 21227



Halethorpe Civic Association  
Northeast Ave.  
Baltimore, MD 21227  
May 1, 1999

To whom it may concern,

On April 6, 1999 the Halethorpe Civic Association gathered for its monthly meeting. Mark Wigley owner and manager of New Life Automotive, Inc. addressed the community members in regard to his desire to build on to his existing building at 4301 Washington Street. He stated that the proposed addition will cover an existing outside automotive lift and work area. It will also add office space and waiting area for his customers. The addition will be located within an existing fenced in parking compound to the east of his present building.

Many of our community residents regularly have their cars serviced at this automotive shop that has been part of our neighborhood since the 1946. His proposed plan will benefit our community with less noise as a result of enclosing one of their work areas and provide customers with a comfortable place to wait while having their vehicles serviced. We view these improvements as a benefit to our neighborhood. As a result of Mr. Wigley's presentation our membership voted to support his proposed plans unanimously.

Sincerely,



Donald Hawkins  
President / Halethorpe Civic Association

#96

00-096-SPHA