IN RE: PETITION FOR SPECIAL EXCEPTION E/S Dogwood Road, 86.5' N of the c/l Pleasant Street (5300 and 5304 Dogwood Road) 1st Election District 2nd Council District Veril J. Blake & William F. Miller, Owners; Veril J. Blake, Lessee	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-016-X

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Veril J. Blake and William F. Miller, and the Lessee, Veril J. Blake. The Petitioners request a special exception to permit a service garage use in a B.L. zone. The subject property and requested relief 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 in support of the request were Veril J. Blake and William F. Miller, property owners, and Paul Lee, Professional Engineer who prepared the site plan for this property. Also appearing in support of the request was Sue Stein, a representative of the Franklintown Community Association. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property actually consists of three original lots. One lot, known as 5300 Dogwood Road, is 50 feet wide by 100 feet deep and is improved with a one-story service garage, which currently operates under the name of Fred's Service Garage. Apparently a service garage has existed on this lot, zoned B.R., since 1902. The Petitioners submitted a copy of a plat dated April 28, 1970, which shows that the service garage use was active at that time. The second lot, identified as Parcel A on the plan, is 76 feet wide by 100 feet deep, and is presently vacant, but for a paved parking area used in connection with the

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Date 4/10/02
By

service garage use. The north side of that lot is zoned B.R./B.M., and the southern portion zoned B.L. The third lot, identified as 5304 Dogwood Road, is 106 feet wide and 105 feet deep, and is improved with a 2½-story dwelling. This lot is zoned B.L. The Petitioners request special exception relief to allow a portion of 5300 Dogwood Road to be used in conjunction with the service garage use on 5304 Dogwood Road. Although no aboveground improvements are envisioned at this time, the Petitioners propose deeding an additional 2,000 sq.ft. from the property known as 5304 Dogwood Road to Parcel A to allow an expansion of the existing paved parking area over all of Parcel A. It is to be noted that all three of the lots have frontage on Dogwood Road, while the third lot is a corner lot and has frontage on both Dogwood Road and Pleasant Street. Additionally, to the rear, the three lots abut Spring Street and Allison Street, which are both paper streets that have been closed pursuant to the County's road closing procedure.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception relief. As noted above, there is no proposed improvement to the garage building, only an increase in the area of the abutting Parcel A to provide a larger parking lot. The long-standing use of this property as a service garage is persuasive to a finding that there will be no detrimental impact to the health safety or general welfare of the locale. In sum, I am persuaded that the provisions of Section 502.1 of the B.C.Z.R. have been met.

Ms. Stein appeared in support of the request. She indicated that Fred's Service Garage has long operated at this location without detrimental impacts to the adjacent properties. There was a brief discussion regarding potential additions to the building. In this regard, the Petitioners may propose the future construction of another bay to the rear of the existing building. That addition would be entirely within the B.R. zone and should be permitted without the necessity of another public hearing. An expansion into the B.L. zone, however, would require an amended plan.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 2002 that the Petition for Special Exception to permit a service

ORDER RECEIVED FOR FILING
Date 9/11/02
By

garage use in a B.L. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their use 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/11/02
By

Baltimore County
Zoning Commissioner

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

September 11, 2002

Mr. Veril J. Blake
Mr. William F. Miller
5300 Dogwood Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL EXCEPTION
E/S Dogwood Road, 86.5' N of the c/l Pleasant Street
(5300 & 5304 Dogwood Road)
1st Election District – 2nd Council District
Veril J. Blake & William F. Miller, Owners; Veril J. Blake, Lessee - Petitioners
Case No. 03-016-X

Dear Messrs. Blake & Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul Lee, Century Engineering, Inc.
32 West Road, Towson, Md. 21204
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5300 & 5304 DOGWOOD ROAD

which is presently zoned BR & BL

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for A SERVICE GARAGE USE IN A "BL" ZONE

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, 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:

VERIL J. BLAKE (FRED'S GARAGE)
Name - Type or Print

Veril J Blake
Signature

5304 DOGWOOD ROAD — 410-944-7788
Address — Telephone No.

BALTIMORE — MD — 21207
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

VERIL J. BLAKE
Name - Type or Print

Veril J Blake
Signature

WILLIAM F. MILLER
Name - Type or Print

W F Miller
Signature

5300 DOGWOOD ROAD — 410-944-7788
Address — Telephone No.

BALTIMORE — MD — 21207
City — State — Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING, INC.
Name

32 WEST ROAD — 410-823-8070
Address — Telephone No.

TOWSON — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRP Date 7-11-02

ORDER RECEIVED FOR FILING
Date 7/11/02
By

Case No. 03-016-X

RBA 09/15/98

CENTURY ENGINEERING

32 West Road
Towson, MD 21204

PARCEL A = 5,800 S.F.± (PART OF #5300 & 5304 DOGWOOD ROAD)
ELECTION DISTRICT 1C2 BALTIMORE COUNTY, MD
Project No. 22089.00

BEGINNING FOR THE SAME at a point located on the East side of Dogwood Road, said point also located 86.5'± from the center of Pleasant Road; thence running with and binding on the East side of Dogwood Road.

1) North 13° 45' West 58' to intersect the "BR" zoning line as shown on Baltimore County Zoning Map NWIE (scale 1" = 200'), thence leaving said East side of Dogwood Road and running with said "BR" zoning line through the property of 5304 Dogwood Road.
2) North 76° 15' East 100.00' to the West side of Spring Avenue, thence running with and binding on said West side of Spring Avenue.
3) South 13° 45' East - 58'± thence leaving the West side of Spring Avenue.
4) South 76° 04' West 100.00' to intersect the West side of Dogwood Road and said point of beginning.

Containing 5,800 S.F. of land, more or less, and referred to as Parcel "A".

W:\file\Login2\Land-Dev\LD02\desc\DogwoodRd-pl-6-26-02

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

#016

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14384

DATE 7-11-02 ACCOUNT 001-006-6150

AMOUNT $ 300.00

RECEIVED FROM: Fred's Garage Inc., - - -

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: #03-016-X
5300 & 5304 Dogwood Road
E/S Dogwood Road, 86.5' N +/- from centerline of Pleasant Rd.
1st Election District
2nd Councilmanic District
Legal Owner(s): Veril J. Blake & William F. Miller
Contract Purchaser: Fred's Garage, Veril J. Blake
Special Exception: to permit the use of a service garage in a "BL" zone.
Hearing: Monday, August 26, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/120 Aug. 8 C554836

CERTIFICATE OF PUBLICATION

8/8/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/8/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 03-016-X

Petitioner/Developer: BLAKE, ETAL

Date of Hearing/Closing: 8/26/02

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

Attention:

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 #5300 & 04-DOGWOOD RD.

The sign(s) were posted on 8/10/02
(Month, Day, Year)

SIGN FIXED
8/21/02
REPAIRED

Sincerely,

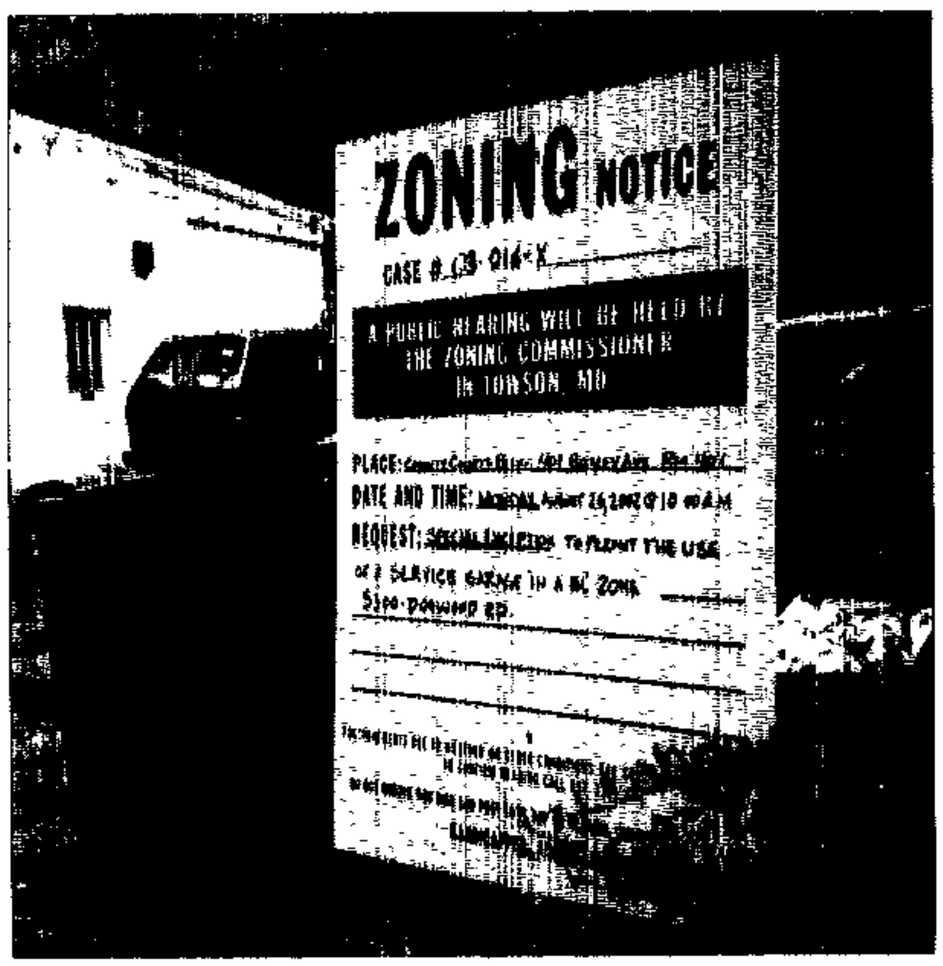
Patrick M. O'Keefe Sr 8/20/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



GEORGE Z

03-016-X

BLAKE 8/26/02

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.

For Newspaper Advertising:

Item Number or Case Number: 03-016X

Petitioner: VERIL V. BLAKE

Address or Location: 5304 DOGWOOD RD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: VERIL V. BLAKE

Address: 5304 DOGWOOD RD 21207

~~Towson, MD 21~~

Telephone Number: 410-944-7788

Revised 2/20/98 - SCJ

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

July 18, 2002

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: 03-016-X
5300 & 5304 Dogwood Road
E/S Dogwood Road, 86.5' N +/- from centerline of Pleasant Road
1st Election District – 2nd Councilmanic District
Legal Owner: Veril J Blake & William F Miller
Contract Purchaser: Fred's Garage, Veril J Blake

Special Exception to permit the use of a service garage in a "BL" zone.

HEARING: Monday, August 26, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: William F Miller, 5300 Dogwood Road, Baltimore 21207
Fred's Garage, Veril J Blake, 5304 Dogwood Road, Baltimore 21207
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 10, 2002**
(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.

Printed with Soybean Ink
on Recycled Paper

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

August 23, 2002

Fred's Garage
Veril J Blake
5304 Dogwood Road
Baltimore MD 21207

Dear Mr. Blake:

RE: Case Number: 03-016-X, 5300 & 5304 Dogwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 11, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: William F Miller, 5300 Dogwood Road, Baltimore MD 21207
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

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

July 18,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 15, 2002

Item No.: 006; 009; 014; 016

Dear Mr. Zahner:

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", 2000 edition prior to occupancy.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2002
Item Nos. 583, 001, 002, 003, 004, 005,
006, 007, 008, 009, 010, 011, 012, 015,
and 016

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITLT

DATE: July 22, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

583, 001-008, 011, 014, 016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 17, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-001, 03-004, & 03-016**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Jeffrey W. Long

AFK/LL:MAC

RECEIVED
JUL 22 2002
DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.16.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 016 JRF

Dear. Mr. Zahner:

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,

L. J. Gredlein

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

My telephone number is _____

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

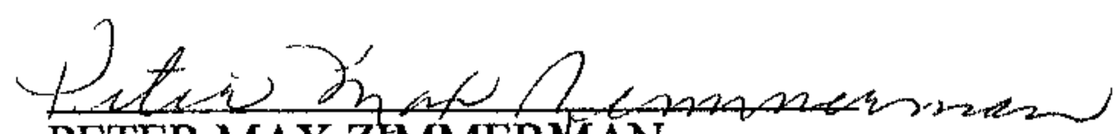
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE:	PETITION FOR SPECIAL EXCEPTION E/side of Dogwood Road at distance 86.5 north +/- from ctrline of Pleasant Rd. 1st Election District 2nd Councilmanic District Legal Owner(s) : Veril J. Blake William F. Miller Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-016-X

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 19th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Veril J. Blake & William F. Miller, 5300 Dogwood Road, Baltimore, Maryland 21207 Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

COPY

LAW OFFICES
BOUNDS, SCHOELER & SHORT
MEDICAL CENTER WEST
6630 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
RIDGEWAY 4-8200

January 13, 1971

TO BE HAND DELIVERED

Mr. Francis C. Barrett, Chairman
Baltimore County Council
Milford Mill Senior High School
Baltimore County, Maryland

Re: Pre-file Issue #601
Property Owner: Wilma A. Liebno
Property Location: East side of Dogwood Road,
135 + feet North of Pleasant Street, First Councilmanic District
Request for either B-M, or, preferably, B-R zoning

Dear Members of the County Council:

The subject property is presently a legal Non-conforming use, very much in need of renovation and modernization. Such improvement of the property cannot be accomplished without rezoning.

The Planning staff and this office both apparently feel that this property owner should be allowed to improve the property. To accomplish this, a minimum of B-M zoning is needed. However, to avoid having a single spot of B-M zoning in this commercial area, we request and recommend that B-R zoning be imposed on our client's property -- this, by extending the existing B-R zone on the East side of Dogwood Road, Northerly by 225 ± feet, from Pleasant Street to the Northernmost property line of our client's property.

Reasons substantiating a change are documented in the Request which we previously filed before the Planning Board, under Issue #601, and, by reference, are herein incorporated.

Your consideration of this request would be appreciated. Thank you.

Very truly yours,

Werner G. Schoeler,
Attorney for Wilma A. Liebno, owner

WGS/cd

April 28 1970.

Description of No. 5304 Dogwood Road for Reclassification

From R-6 Zone to Business Major Zone.

BEGINNING for the same on the east side of Dogwood Road 86.5 feet measured northerly along said east side of Dogwood Road from its intersection with the north side of Pleasant Street, thence leaving said place of beginning and running and binding on said east side of Dogwood Road North 13 degrees 45 minutes West 88.5 feet, thence leaving said east side of Dogwood Road and running the 3 following courses and distances, viz: North 76 degrees 15 minutes East 100.00 feet, thence South 13 degrees 45 minutes East 88.5 feet and thence South 76 degrees 15 minutes West 100.00 feet to the place of beginning.

Containing: 8,850 square feet of land.

Note: This description has been prepared for zoning purposes only and is not intended to be used for convayance.

STATE OF MARYLAND
JOHN CARROLL HAGAN
No. 5093
REGISTERED
LAND SURVEYOR

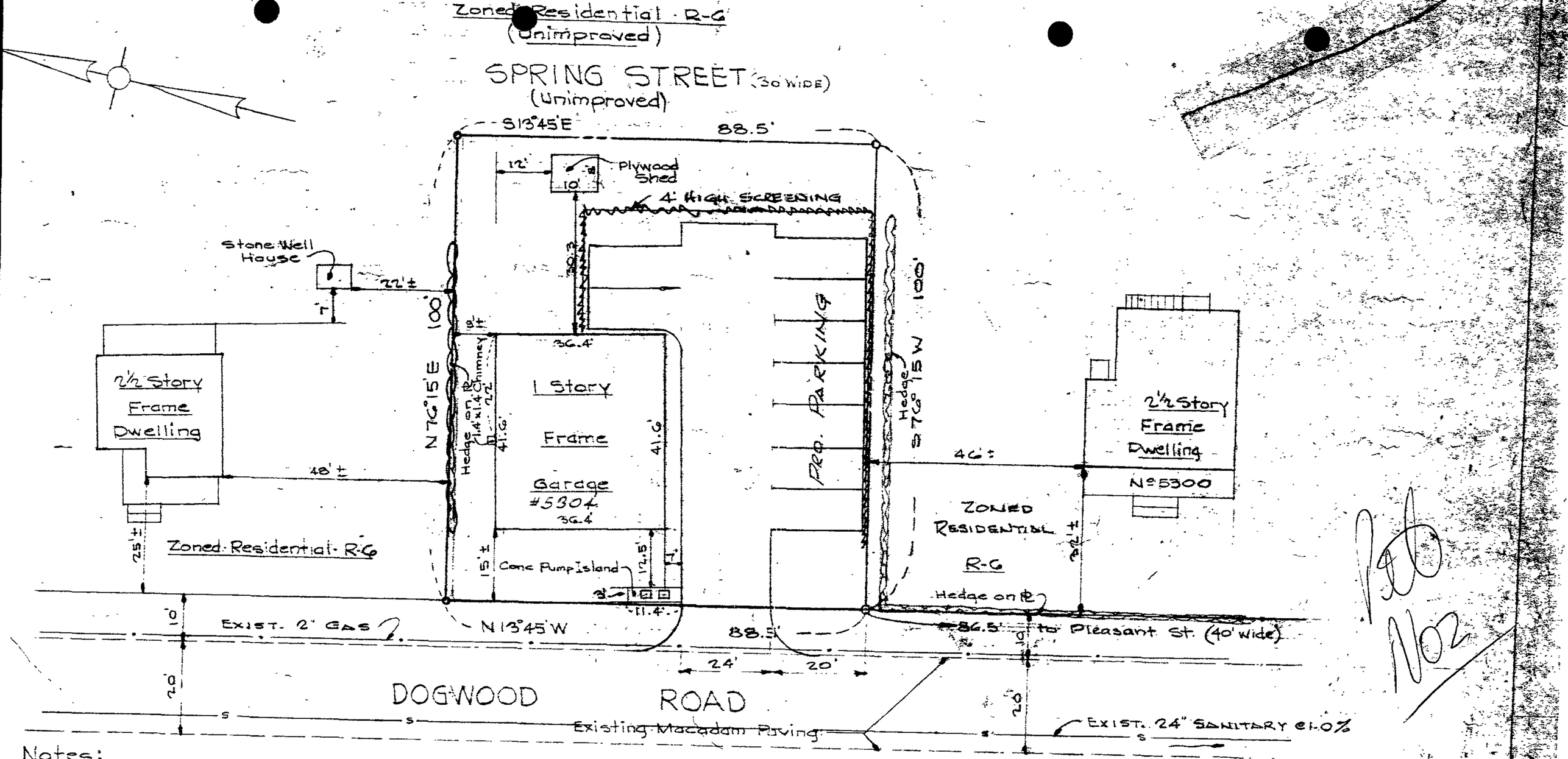
J. Carroll Hagan

Case Number 03-016 X

PLEASE *PRINT* LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Paul Lee	32 West Rd	Towson	21204
Carl J Blake	19370 Hebel Rd.	Silverlstown VA	17363
William F Miller	3638 Valley Rd	Ellicott City MD	21042
Sue Stein	2105 Sunbrian	Woodlawn	21207
SHCIN	2109 SUNBRIAN		



Notes:

Location: 1st Election District Balto. Co, Md.
Area of lot: 8850 □'
Present Zoning: Residential - R-6
Present Use: Service Garage
Proposed Zoning: B-M
Proposed Use: Service Garage
Proposed Nº of Parking Spaces: 9
Size of Proposed Parking Spaces: 9'x20' = 180 □'

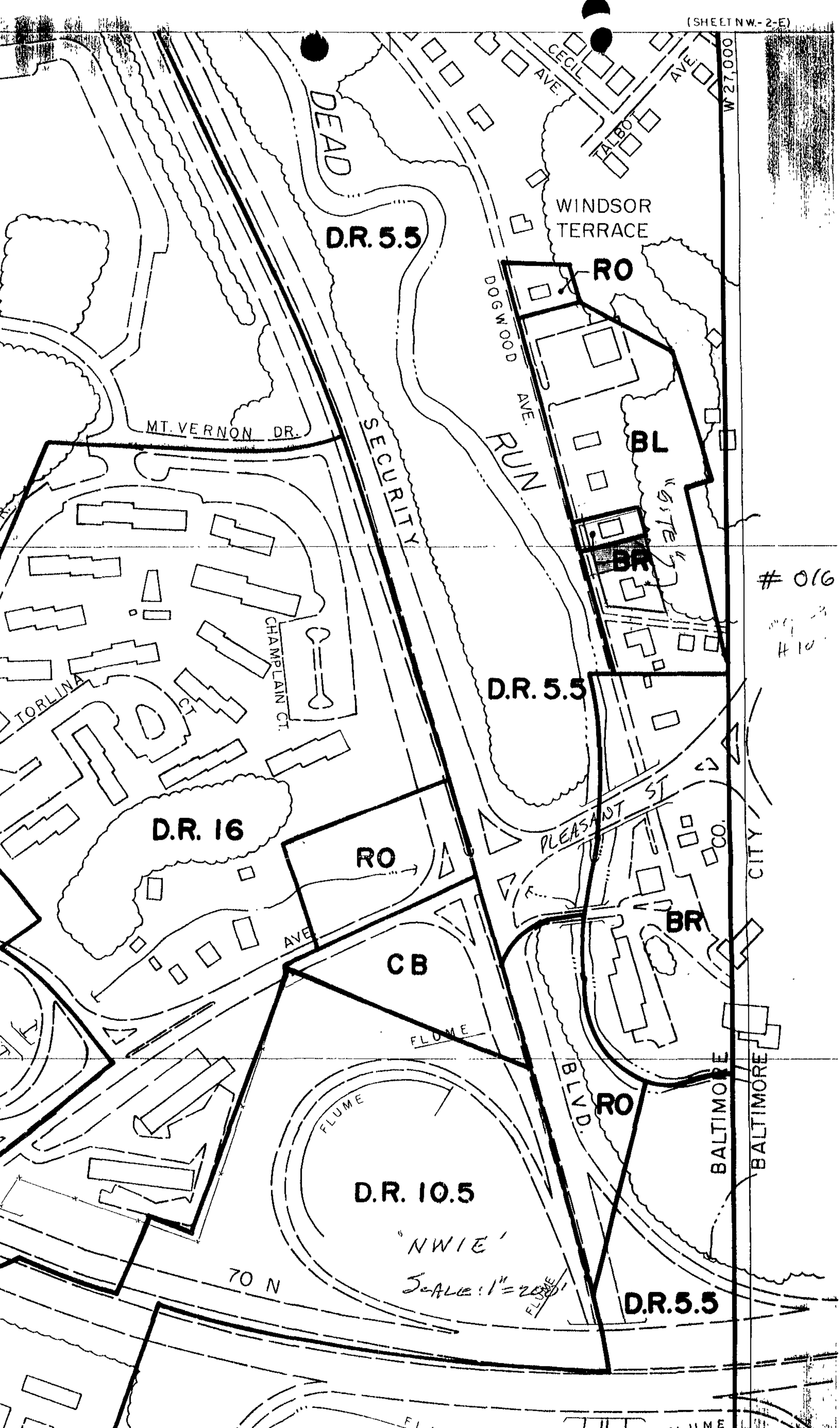
4-28-70 ADD UTILITIES

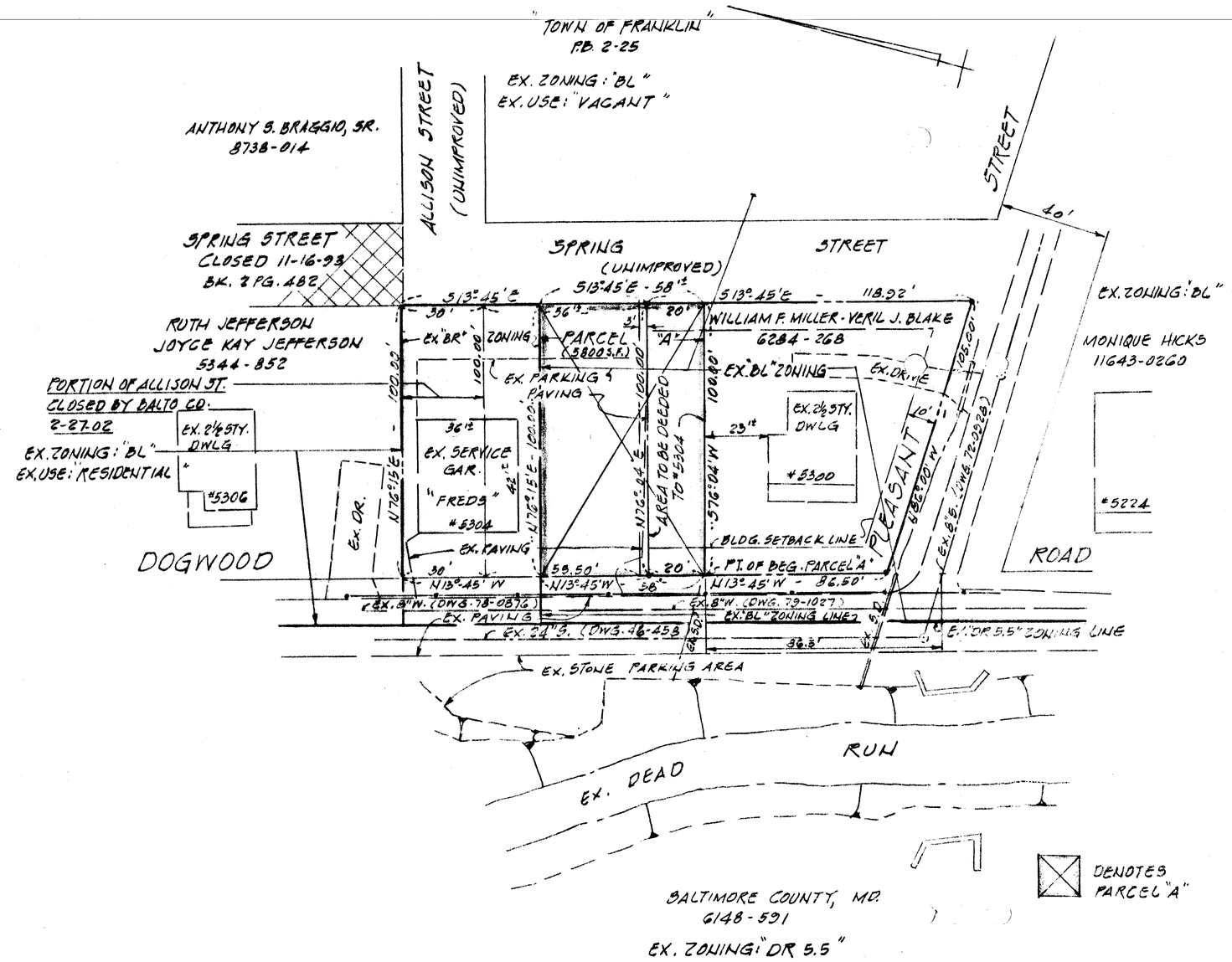
STATE OF MARYLAND — JOHN THOMAS HAGAN — No. 5000 — REGISTERED — LAND SURVEYOR

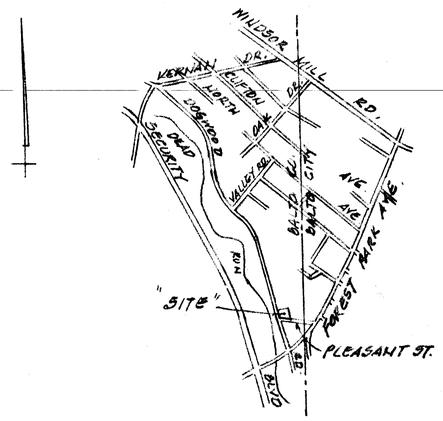
EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSRODE AVENUE / BALTIMORE, MD. 21214
(301) 426-2144

DATE: 24 March 1970 SCALE: 1" = 20'

P.O. No 2


(SHEET NW.-2-E)
W 27,000
CECIL AVE.
TALBOT AVE.
WINDSOR TERRACE
DEAD RUN
D.R. 5.5
RO
DOGWOOD AVE.
BL
"GITE"
BR
MT. VERNON DR.
SECURITY
CHAMPLAIN CT.
TORLINA CT.
D.R. 5.5
D.R. 16
RO
PLEASANT ST
CO.
CITY
AVE
CB
BR
FLUME
BLVD.
RO
BALTIMORE
BALTIMORE
FLUME
D.R. 10.5
"NWIE"
SCALE: 1" = 200'
70 N
D.R.5.5
016





VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. AREA OF PROPERTY (#5304 DOGWOOD ROAD) = 10,800 S.F. (0.248 AC±) GROSS 12,420 S.F. (0.285 AC±)
2. EXISTING ZONING OF PROPERTY = "BR" & "BL"
3. EXISTING USE OF PROPERTY = "SERVICE GARAGE"
4. PROPOSED ZONING OF PROPERTY = "BR" & "BL" W/SPECIAL EXCEPTION FOR PARCEL "A"
5. PROPOSED USE OF PROPERTY = "SERVICE GARAGE"
6. AREA OF PARCEL "A" REQUESTING SPECIAL EXCEPTION = 5,800 S.F.±
7. A SERVICE GARAGE HAS BEEN IN OPERATION ON THE PROPERTY SINCE THE EARLY 1900'S AND IN 1970, A REQUEST TO THE BALTIMORE COUNTY COUNCIL (PRE-FILE ISSUE #601) TO ZONE THE LEGAL NON-CONFORMING USE TO "BR" SO THAT NEEDED RENOVATION AND MODERNIZATION COULD BE ACCOMPLISHED ON THE THEN "R-6" ZONED PROPERTY. THE "BR" ZONING WAS ADDED TO THE 1970 BALTIMORE COUNTY ZONING MAP NW1E (SCALE 1" = 200') BUT ONLY FOR THE AREA AROUND THE EXISTING BUILDING AND NOT THE COMPLETE LOT. THE EXISTING ZONING SURROUNDING THIS PROPERTY WAS AND IS DESIGNATED AS "BL".
8. THE PETITIONER IS REQUESTING A SPECIAL EXCEPTION FOR PARCEL "A", WHICH WOULD INCLUDE THE REMAINDER OF THE LOT PLUS AN ADDITIONAL 20' FROM THE ADJOINING PROPERTY, IN ORDER TO PERMIT AND APPROVE AN EXISTING SERVICE GARAGE USE IN A "BL" ZONE.
9. PROPERTY IS SERVED BY PUBLIC SEWER, WATER AND OTHER UTILITIES.
10. THE PROPERTY IS LOCATED ON BALTIMORE COUNTY ZONING MAP 1" = 200' - NWIE
11. THE SUBJECT PROPERTY HAS NO ZONING HISTORY.
12. ANY PROPOSED SIGNS WILL BE SUBJECT TO EXISTING COUNTY POLICIES AND REGULATIONS.
13. F.D.M. PROPERTY # DRC 051302D

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
PARCEL "A" 5800 S.F. PART OF
#5300 & 5304 DOGWOOD ROAD

ELECT. DIST. 102 BALTIMORE CO., MD.
SCALE: 1" = 30' JUNE 28, 2002

DRN01 #016

OWNER:
FRED'S GARAGE
VERIL J. BLAKE
5304 DOGWOOD ROAD
BALTIMORE, MD. 21207
TAX ACCOUNT # 01-12-400242

OWNERS:
WILLIAM F. MILLER & VERIL J. BLAKE
5300 DOGWOOD ROAD
BALTIMORE, MARYLAND - 21207
TAX ACCOUNT # 01-03-672300

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

051302D