

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 John J. Kolker, Jr., Chairman, Frederick K. Grossman and Nathan Smith, Trustees
 of the City of Baltimore, legal owners, of the property situated in Baltimore County and which is described in the description and legal attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-districted pursuant to the Zoning Law of Baltimore County from _____ to _____ and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Service Garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, the undersigned, agree to pay expenses of above redistricting and/or Special Exception advertising, posting and upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser _____ Legal Owner _____
 Address _____ Address _____
 Towson, Maryland 21204 Baltimore, Md. 21212

Address _____
 Petitioner's Attorney _____
 Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the _____ day of _____, 196____ at 11:00 o'clock.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

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By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

68-298-X
 RECEIVED BY BALTIMORE COUNTY ZONING DEPARTMENT
 MAY 15 1968

ORDER RECEIVED FOR FILING
 DATE 5/14/68 BY J. H. HARRIS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that _____ the petitioner has met all requirements of Section _____ of the Baltimore County Zoning Regulations.

_____ the above redistricting should be _____ and it further appearing that by reason of _____

_____ a Special Exception for _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 196____, that the above redistricting be and the same is hereby _____

_____ a Special Exception for _____ should be and the same is _____

granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

_____ the above redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above redistricting be and the same is hereby _____

_____ and that the above described property or area be and the same is hereby continued as and to remain _____ and/or the Special Exception for _____

_____ and the same is hereby DENIED.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

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 Zoning Commissioner of Baltimore County.

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By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6828, TOWSON, MARYLAND 21204
 #68-298-X
 March 19, 1968
 Description of Part of
 John Kolker Property
 Joppa Road and Waltham Woods Road
 Beginning for the same at a point on the east side of Waltham Woods Road, 80 feet wide, said point of beginning being distant 82 feet more or less measured northerly from the centerline of Joppa Road as proposed to be widened to 80 feet, and running thence bearing North 20° 00' 11" East 67.51 feet, and second northerly along a curve to the right with a radius of 660.00 feet for a distance of 91.57 feet, said curve being subtended by a chord bearing North 23° 50' 41" East 91.50 feet, thence leaving the east side of said Waltham Woods Road and running South 70° 26' 13" East 182.84 feet, thence South 31° 15' 30" West 204.24 feet to the north side of said Joppa Road as proposed to be widened to 80 feet, thence binding on the north side of said Joppa Road North 70° 26' 13" West 87.81 feet, thence northwesterly along a curve to the right with a radius of 66.00 feet for a distance of 78.34 feet, said curve being subtended by a chord bearing North 36° 26' 25" West 73.81 feet to the place of beginning.
 Containing 0.757 acres of land more or less.

INVOICE
 BALMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 54388
 DATE May 24, 1968
 TO: Lee Stuart Thompson, Esq.,
 414 Jefferson Building
 Towson, Md. 21204
 01-622
 DEPOSIT TO ACCOUNT NO. 01-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
 QUANTITY 1
 COST \$50.00
 Petition for Special Exception for Nathan Smith, Trustee, et al
 #68-298-X

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 54432
 DATE June 19, 1968
 TO: Waltham Investment Co.,
 4317 York Road
 Baltimore, Md. 21212
 01-622
 DEPOSIT TO ACCOUNT NO. 01-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
 QUANTITY 1
 COST \$55.00
 Advertising and posting of property for Nathan Smith, et al
 #68-298-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 9A
 Date of Posting June 29, 1968
 Posted for Nathan Smith, Trustee, et al
 Petitioner: Nathan Smith
 Location of property: N. side of Joppa Rd. & Waltham Woods Rd.
 Location of Signs: @ Joppa Rd. & Waltham Woods Rd.
 Remarks: None
 Posted by: M. V. Kuo
 Date of return: June 6, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204
 SUBJECT: Petition for a Special Exception for Service Garage for Nathan Smith et al located NE cor. of Waltham Woods Road & Joppa Road
 9th District
 (Item 182, May 15th, 1968)
 Dear Sirs:
 The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:
 BUREAU OF ENGINEERING:
 Water - Existing 18" water in both Joppa & Waltham Woods Roads.
 Sewer - Existing 8" sanitary sewer in Joppa Road.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Road - Joppa Road is to be developed as shown on the submitted plan. The proposed sign is located within the proposed slope area of Joppa Rd.
 STATE ROADS COMMISSION:
 Waltham Woods Road is proposed as a ramp of the Joppa Rd. Parring Freeway interchange complex; therefore, all access to Waltham Woods should be eliminated.
 PROJECT PLANNING:
 Since this petition is a Special Exception, it is suggested that the Zoning Commission Order require that some of the trees on this heavily wooded lot be preserved if the petition is granted.
 BUREAU OF TRAFFIC ENGINEERING:
 This office is in complete agreement with the above State Roads/Comments.
 ZONING ADMINISTRATION DIVISION:
 Revised plans reflecting the entrance on Waltham Woods Road should be submitted to this office prior to the hearing.
 If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.
 The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.
 The following members had no comment to offer:
 Bureau of Fire Prevention
 Building Engineer
 Board of Education
 Industrial Development
 Health Department
 Very truly yours,
 JAMES E. OYER,
 Zoning Supervisor

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
 FROM: George E. Goveletis, Director of Planning

SUBJECT: Petition #68-298-X. Special Exception for Garage, Service, Northern corner of Joppa and Waltham Woods Roads.
 Nathan Smith, et al.

9th District
 HEARING: Wednesday, June 19, 1968 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Garage, Service. It has the following advisory comment to make with respect to pertinent planning factors:

1. If granted, the granting should be conditioned upon approval of site plan including use by the appropriate State and County agencies.

GEG:bm

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 19, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ days before the _____ day of _____, 196____, the first publication appearing on the _____ day of _____, 196____.

THE JEFFERSONIAN,
 _____ Manager.

Cost of Advertisement, \$ _____

Witness my hand and the Seal of Baltimore County this _____ day of _____, 196____.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

THE TOWSON TIMES

TOWSON, MD. 21204 June 5, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ days before the _____ day of _____, 1968 that is to say, the same was inserted in the issue of _____ day of _____, 1968.

STROMBERG PUBLICATIONS, Inc.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

By _____
 Zoning Commissioner of Baltimore County.

SATYR HILL RD.
CUT-OFF

JOPPA

WALTHAM WOODS ROAD

EXISTING PAVING
ROAD

LOT AREA 0.757 Acs

SERVICE AREA
2456 sq. ft.
PROPOSED ONE STORY
TIRE SALES AND SERVICE
TOTAL FLOOR AREA 8324 sq. ft.
RETAIL STORE AREA
2852 sq. ft.

ONE STORY KENNEL BLDG.

ONE STORY
FRAME BUILDING

NOTE
X INDICATES A SHIELDED FLOODLIGHT
RAYS DENOTE DIRECTION OF ILLUMINATION

#68-298 X

OFFICE
COPY

MAP-3-C
NORTH-EASTERN
AREA
NE-10-D
"X"

ZONING STATUS

EXISTING ZONING: B-L
PROPOSED ZONING: B-L WITH A SPECIAL EXCEPTION FOR
A SERVICE GARAGE
EXISTING USE: VACANT
PROPOSED USE: RETAIL TIRE AND ACCESSORY SALES AND
INSTALLATION, AND AUTOMOTIVE SERVICES

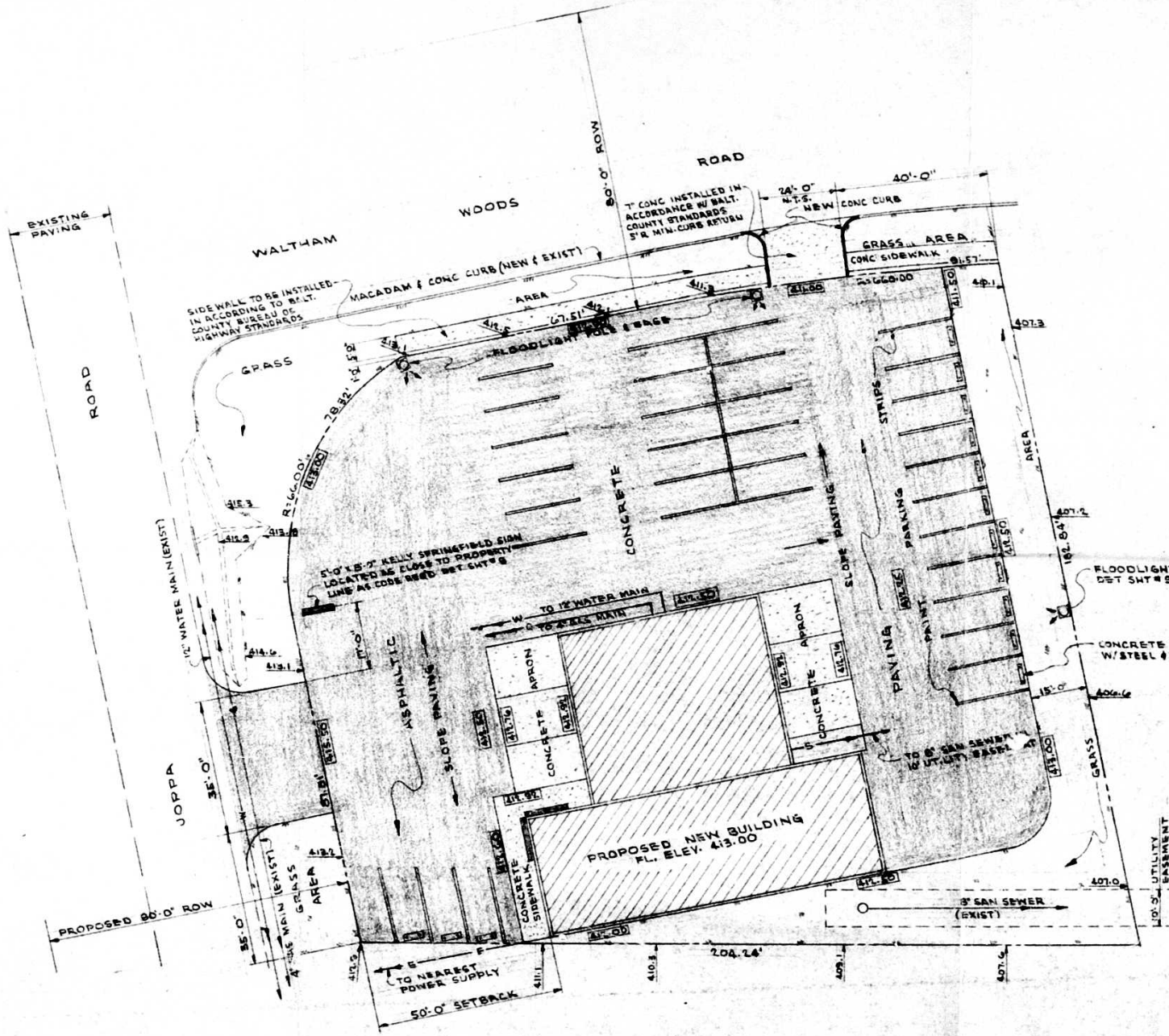
PARKING REQUIREMENTS

FLOOR AREA OF RETAIL STORE 2852 sq. ft.
PARKING REQUIRED @ 1 SPACE PER 200 sq. ft. = 15 SPACES
FLOOR AREA OF SERVICE AREA 2456 sq. ft.
PARKING REQUIRED @ 1 SPACE PER 200 sq. ft. = 12 SPACES
TOTAL REQUIRED PARKING = 27 SPACES
TOTAL PROPOSED PARKING = 31 SPACES

PLAT TO ACCOMPANY ZONING APPLICATION
KELLY-SPRINGFIELD TIRE COMPANY
BALTIMORE COUNTY, MD.
SCALE: 1" = 20'
ELECTION DISTRICT No. 9
DATE: MARCH 21, 1968
REVISED: APRIL 3, 1968

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
360 ALLEGHENY AVE.
TOWSON 4, MARYLAND





- LEGEND**
- 80.0 ELEVATIONS EXIST GRADE
 - 80.50 ELEVATIONS FINISH GRADE
 - S- SAN SEWER LINES
 - G- GAS LINES
 - W- WATER LINES
 - E- ELECTRIC POWER LINES

NOTES:

INSTALLATION OF 8' POLE SIGN SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER CONTRACT IS AWARDED

GRASS AREAS BETWEEN PROPERTY LINES WALTHAM WOODS ROAD & JOPPA ROAD TO BE GRADED SUITABLE FOR SEEDING. MAINTAIN EXIST ELEVATIONS. SEED AREA ONLY INDICATED AS GRASS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 8/26/68 **MICROFILMED**

File No 68-298-X

PARKING REQUIREMENT

1-SPACE FOR EA 200 SQ FT SALES & OFFICE	
1-SPACE FOR EA 800 SQ FT SVC & STOR	
SALES & OFFICE 992 SQ FT	4.50 SPACES
SERVICE 2502 SQ FT	8.34
STORAGE 1740 SQ FT	5.8
TOTAL PARKING SPACES REQD.	18.70
TOTAL SPACES PROVIDED	29

PLOT PLAN SCALE 1" = 20'-0"

THIS PROPOSED BUILDING OR STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE TO THE BEST OF MY KNOWLEDGE



APPROVALS		KELLY - SPRINGFIELD TIRE SERVICE	
APPROVED	THE KELLY SPRINGFIELD TIRE CO.	JOPPA AND WALTHAM WOODS ROAD BALTIMORE COUNTY, MARYLAND	
BY:		DRAWN	JOB NUMBER
APPROVED		E F BLANK	227
DATE	8/26/68	DATE	8/26/68
		PLOT PLAN	SHEET 1
			OF 15

