

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, W. R. & E. Truck Center, Inc., legal owner... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from as is to B-2 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for as is See Above.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for as is See Above.

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

I, or my agent, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

S & E Truck Center, Inc.

BY:

John F. Everhart
Legal Owner

Address: White Marsh, Maryland 21162

Protestant's Attorney

Alfred L. Brennan
Address: Baltimore, MD 21221 - 687-3434

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1971, 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 25th day of August, 1971, at 10:00 o'clock A.M.

Alfred L. Brennan
Deputy Zoning Commissioner of Baltimore County.

(over)

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

May 21, 1971

Parcel #1
S & E Truck Center
Southeast side of Pulaski Highway 573 feet southwest of Allender Road
11th District Baltimore County, Maryland

Beginning for the same on the southeast side of Pulaski Highway at the distance of 573 feet measured along the southeast side of Pulaski Highway from the south side of Allender Road, and thence running and binding on the southeast side of Pulaski Highway South 45 degrees 26 minutes 13 seconds West 400 feet thence leaving Pulaski Highway for three lines of division as follows: South 44 degrees 33 minutes 37 seconds East 738.40 feet, North 8 degrees 29 minutes 43 seconds East 500 feet and North 44 degrees 33 minutes 37 seconds West 438.40 feet to the place of beginning.

Containing 5.41 acres of land more or less.



FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

May 21, 1971

Parcel #2
S & E Truck Center
Northwest side of Pulaski Highway 564 feet southwest of Allender Road
11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Pulaski Highway at the distance of 564 feet measured along the northwest side of Pulaski Highway from the south side of Allender Road, and thence running and binding on the northwest side of Pulaski Highway South 45 degrees 26 minutes 13 seconds West 250 feet thence leaving Pulaski Highway for three lines of division as follows: North 44 degrees 33 minutes 37 seconds West 400 feet North 45 degrees 26 minutes 13 seconds East 250 feet and South 44 degrees 33 minutes 37 seconds East 400 feet to the place of beginning.

Containing 2.30 acres of land more or less.



PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			Revised Plans: Change in outline or description Yes <u>4C</u> No							
Previous case:			Map # <u>4C</u>							

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 29, 1971

COUNTY OFFICE BUILDING
111 S. CHURCH ST.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Alfred L. Brennan, Esq.
Brennan & Brennan
825 Eastern Blvd.
Baltimore, Maryland 21221

RE: Type of Hearings: Reclassification
Location: NW/4 Pulaski Highway,
564' SW of Allender Rd.
Petitioners: S & E Truck Center, Inc.
Committee Meeting of July 6, 1971
11th District
Item 4

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on both the east and west side of Pulaski Highway. It is currently used as a truck depot, restaurant and service station for trucks. There is curbing along Pulaski Highway at this location.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Pulaski Highway (U.S. 40) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Alfred L. Brennan, Esq.
Item 4
July 29, 1971

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private on site facilities. This property is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

It is noted that utility easements will be required in the future through the southernmost portion of Parcel No. 1 of this property for ultimate storm drainage and sanitary sewerage.

DEPT. OF TRAFFIC ENGINEERING

The subject property is presently used as a truck terminal and therefore granting the special exception to the subject property should not increase the trip density beyond its present use.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.10H.

BOARD OF EDUCATION

No bearing on student population.

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT

Prior to hearing date, the two wells on this site must be sealed as per Baltimore County Requirements.

THE STATE HIGHWAY ADMINISTRATION

The points of access to the site on the south side of Pulaski Highway are in excess of the current permitted maximum width (35').

At such time as any major improvements are made to the site it may be necessary to reduce the widths.

Alfred L. Brennan, Esq.
Item 4
July 30, 1971

ZONING ADMINISTRATION

The subject petition is accepted for filing. However, the petitioner will be required to submit revised plans prior to the hearing indicating the required parking for the restaurant, based on a 1 to 50 ratio, and an overall parking breakdown shown on the plan. The petitioner is also advised that there is an unsanitary condition now existing on the easternmost corner of Parcel No. 1. This junk and debris must be removed prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

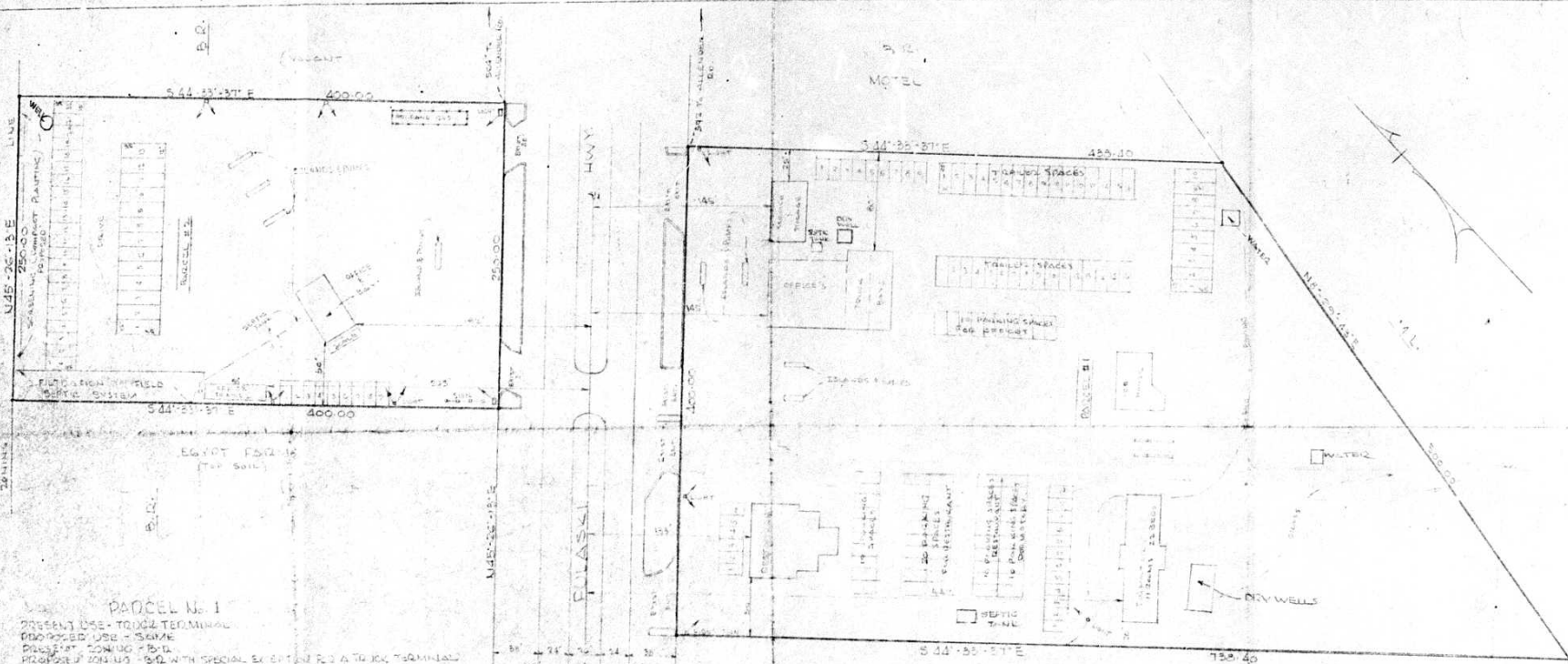
INTER-OFFICE CORRESPONDENCE

Mr. Eric DiNanno
TO: Zoning Commissioner
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #198

July 6, 1971

S & E Truck Center, Inc.
NW/4 Pulaski Highway,
564' SW of Allender Road

This plan has been reviewed and there are no site-planning factors requiring comment.



PARCEL No. 1
 PRESENT USE - TRUCK TERMINAL
 PROPOSED USE - SAME
 PROPOSED ZONING - B-2
 PROPOSED LOT 1 - 54,100 SQ. FT. WITH SPECIAL EXCEPTION FOR A TRUCK TERMINAL
 AREA OF LOT 1 - 54,100

PARCEL No. 2
 PRESENT USE - TRUCK TERMINAL
 PROPOSED USE - SAME
 PRESENT ZONING - B-2
 PROPOSED ZONING - B-2 WITH SPECIAL EXCEPTION FOR A TRUCK TERMINAL
 AREA OF LOT 2 - 30,000
 PARKING LOT 1A
 RESTAURANT - 2000 SQ. FT. (AREA 10 (55' x 720')) - 44 SPACES
 20 SPACES SHOWN
 DECK/STATION - 1000 SQ. FT. (AREA 11 (55' x 720')) - 27 SPACES
 SHOWN - 27 SPACES
 SERVICE STATION AND OFFICE - 1000 SQ. FT. (AREA 12 (55' x 720')) - 12 SPACES
 SHOWN - 12 SPACES

S - E TRUCK CENTER
 117 Dist 2 of Baltimore County, Maryland
 June 5, 1971
 Revised 8/15/71



FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21227

