

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Garden Construction Corporation, now known as I. or we, Knott Industries, 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 an ML (Manufacturing, Light) zone to an BM (Business Major) zone, for the following reasons:

1. In classifying the subject property ML, the Council committed errors as set out on the attached exhibit which is incorporated by reference herein; and
2. Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council as set out on the attached exhibit which is incorporated by reference herein.

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 N.A.

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

I, or we, 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 of Baltimore County.

FOR BEAUTY, INC.
BY: *[Signature]*
Address: 5633 Security Boulevard
Woodlawn, Maryland 21207
James D. Nolan
204 West Pennsylvania Avenue
Towson, Maryland 21204
823-7800

GARDEN CONSTRUCTION CORPORATION
now known as
KNOTT INDUSTRIES, INC.
Legal Owner
Address: 1725 Whitehead Road
Baltimore County, Maryland 21207
Protestant's Attorney
James D. Nolan
204 West Pennsylvania Avenue
Towson, Maryland 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 1973, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

POINTS OF ERROR COMMITTED B. THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY ML-CSA

The Petitioner states that the Baltimore County Council committed at the very least the following errors, and very probably additional errors in classifying the subject property M. L.

1. That the south side of Security Boulevard from Woodlawn Drive to Whitehead Court is used primarily for various B.M. uses, rather than for industrial uses; and, upon the passage of Bill 100 deleting most commercial user from the M.L. Zone, this entire southern side of Security Boulevard, including the subject property, should properly have been placed in a B. M. Zone in accordance with its predominant usage, and it was error for the Council to have failed to do so.
2. That the subject parcel, improved by a modern, but closed automotive service facility, properly belongs in a B.M. zone and not in an ML zone, or any other industrial classification, and it was error for the Council to fail to recognize this, and to place the property in the predominant area commercial zone, namely B.M.
3. That the subject tract is too small to be used industrially, and it cannot be incorporated into the neighboring industrial zone to the south since it is isolated by the stream and drainage reservation, which forms a logical zoning boundary between the B.M. uses along the south side of Security Boulevard and the industrial lands to the south, and it was error for the Council to fail to note these factors and to then properly place the tract in a B.M. zone.
4. For such other and further errors as shall be disclosed during the course of the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

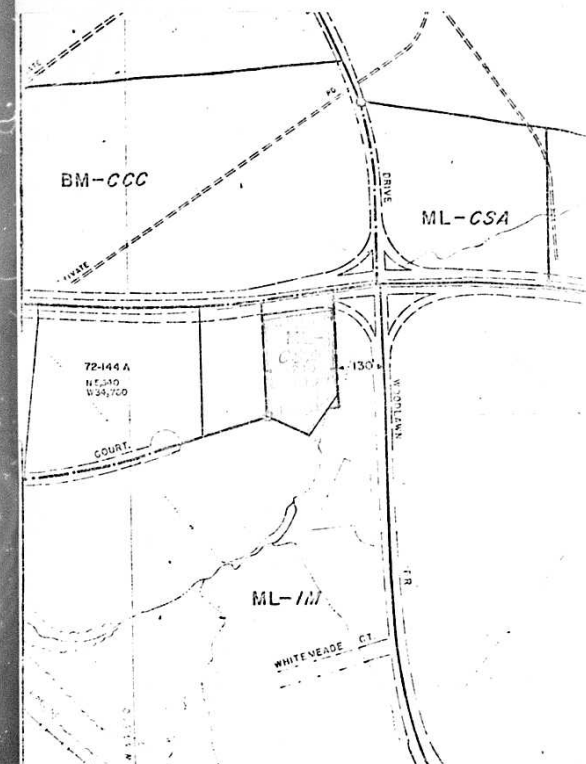
CHANGES IN THE NEIGHBORHOOD

1. That the south side of Security Boulevard, west of Woodlawn Drive, and opposite the Security Shopping Center which is classified B.M.-CCC, has become more commercially oriented in character since the area was last mapped, and the subject property and other tracts along this frontage properly belong in a B. M. zone.
2. That the subject tract is the site of a closed automotive service center and large service station, which has closed since the Council last mapped the area.
3. That the need for space of the adjoining Fox Chevrolet dealership has greatly increased since the maps were last adopted, and this closed service station and automotive repair facility is ideally suited for incorporation as a part of the Fox Chevrolet complex, which would benefit the area as well as the Petitioners by the elimination of this closed station, a present waste of prime, commercially suited land.
4. For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

[Signature]
James D. Nolan
Attorney for the Petitioners

- 2 -



COLUMBIA OFFICE
WALTER FARR
Registered Surveyor
Phone 4 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 East Jones Road
Room 101, Shell Building
TOWSON, MARYLAND 21204
PHONE: 828-0080

DEL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 828-0080

October 1, 1973

ZONING DESCRIPTION S. W. CORNER SECURITY BOULEVARD AND WOODLAWN DRIVE:

Beginning for the same at a point formed by the intersection of the centerline of Security Boulevard with the centerline of Woodlawn Drive thence binding on the centerline of the said Security Boulevard, South 82°19'46" West 375.00 feet thence perpendicular to Security Boulevard South 07°40'14" East 360.00 feet thence South 62°13'29" East 371.77 feet to intersect the centerline of Woodlawn Drive thence binding on the centerline of said Woodlawn Drive North 0°31'38" West 580.10 feet to the place of beginning.

Containing 3.73 Acres of land more or less.

[Signature]
Malcolm E. Hudkins
Registered Surveyor #5095



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
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

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 41 - 6th Zoning Cycle
Garden Construction Corporation,
now known as Knott Industries,
Inc. - Petitioners

Dear Mr. Nolan:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosures

cc: Hudkins Associates, Inc.
101 Shell Bldg.,
203 E. Jones Road
Towson, Maryland 21204

MAY 17 1974

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map, substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March, 1974, that the here described property or area should be and the same is hereby reclassified from a M.L. Zone to a B.M. Zone from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a M.L. zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1973

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 41
Garden Construction Corporation,
now known as Knott Industries,
Inc. - Petitioners

Dear Mr. Nolan:

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.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Security Blvd. and Woodlawn Drive, in the 2nd District of Baltimore County. This property, which is zoned M.L. with a C.S.A. District, is requesting a Reclassification to a Business Major zone.

It is currently improved with an existing and very attractive 3-bay service station with access to Security Blvd. and Woodlawn Drive. Since this service station has been closed, Fox Chevrolet has been utilizing this property in connection with an automobile service center.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate.

James D. Nolan, Esq.
Item 41 - 6th Zoning Cycle
December 5, 1973

However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notices of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Bldg.,
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ELIENOR J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELLEN
DEPUTY TRAFFIC ENGINEER

October 24, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 41 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Garden Construction Corporation
Southwest corner of Woodlawn Drive and Security Boulevard
B.M.
District 1

Dear Mr. DiNenna:

The existing petition appears to be the conversion of an existing service station into a used car lot. This should not change the trip density appreciably. However, should the property be developed into some other use, it can be expected to increase the congestion which presently exists at the intersection of Woodlawn Drive and Security Boulevard during the peak hours due to the Social Security Administration.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/pk

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

October 5, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (October 1973-April 1974 - Cycle VI)
Property Owner: Garden Construction Corp.
W/S Woodlawn Dr., S/W/S of Security Blvd.
Existing Zoning: M.L.
Proposed Zoning: B.M.
No. of Acres: 3.73 acres District: 1st

Dear Mr. DiNenna:

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.

General:

All highway and utility facilities are existing; no further improvements are required.

Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END:RAM:OIM:se
MM 2F Topo

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Garden Construction Corp.

Location: W/S Woodlawn Drive, S.W/S of Security Boulevard

Item No. 41 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead-end condition shown at
 - (X) 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
 - (X) 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 "The Life Safety Code", 1970 Edition prior to occupancy.
 - () 6. Site plans are approved as drawn.
 - () 7. The Fire Prevention Bureau has no comments at this time.
- * 300' on Security Blvd. from Woodlawn Drive & 300' from hydrant on Woodlawn Drive & Security along Woodlawn Drive
- Reviewer: Thomas H. Devin Noted and
Planning Group Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 18, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Garden Construction Corp.
Location: SW Cor. Woodlawn Dr. & Security Blvd.
Present Zoning: M.L.
Proposed Zoning: B.M.
No. Acres: 3.73
District: 1

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Admin. requirements.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

cc: W.L. Phillips

WILLIAM O. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 41, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Garden Construction Corp.
Location: W/S Woodlawn Drive, S/W/S of Security Boulevard
Existing Zoning: M.L.
Proposed Zoning: B.M.
No. of Acres: 3.73 acres
District: 1

This office has reviewed the subject site plan and will require an overall site plan showing the Fox Chevrolet development and its relation to this site.

All parking and car storage areas must be paved.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 1105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3251

FUTURE
USED AND
NEW CAR
PARKING
LOT.
(FOX
CHEVROLET)

ACCESS ROAD

KODOLAKIAN DRIVE
CLARK AVE

REVISED PLAN

SHOPPING
CENTER

SHELL
OIL
CO.

SECURITY BOULEVARD

EXIST. ISLAND

EXISTING CAR
STORAGE AREA

EXISTING
FOX
CHEVROLET
SHOWROOM

EXIST. NEW
CAR STORAGE
AREA

WHITEHEAD COURT

OVERALL SITE PLAN
OF FOX CHEVROLET
1ST DISTRICT BALTIMORE CO. MD.
SCALE: 1" = 200'

DEC 18 73 PM

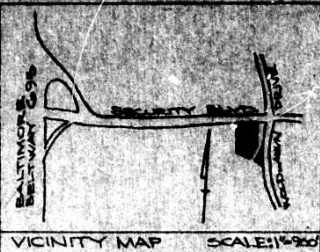
☐ App.
☐ Recd.
☐ Info.
☐ Entd.
☐ Chgd.

ZONING DEPT. 100-111

By

HUDNUTS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204





VICINITY MAP SCALE: 1"=500'

FOX CHEVROLET
(CAR DEALER)

KELLY-SPRINGFIELD
TIRE CO.
(AUTOMOBILE
SERVICE
CENTER)



EXISTING ZONING: ML-CSA
PROPOSED ZONING: BM-CCC
AREA OF TRACT: 3.73 AC.

NOTE: NO CHANGES WILL BE MADE TO
THE EXISTING BUILDING OR TO
THE PARKING AREA.

PARKING DATA:

BLDG. AREA = 3382 F²
NO. PARK. SPACES REQ.:
1 SPACE/200 F² = 16.9 SPACES
NO. PARK. SPACES PROVIDED = 19 SPACES.

HUDKINS ASSOCIATES INC.
ENGINEERS AND SURVEYORS

101 SHELL BLDG. 200E JOPPA RD
TOWSON, MD. 21204
SCALE: 1"=40'

PLAT FOR REZONING
KNOTT INDUSTRIES INC.
FOR USE BY FOX INDUSTRIES INC.
SECURITY BOULEVARD
1ST. DISTRICT
BALTIMORE CO., MD.

MAP:	28
DATE:	11/17/73
DESIGN:	1
DIST.:	10-3-73
TYPE:	RE
BY:	MD



