

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
and B & B Auto Upholstery and
Glass Company, Lessee
I, or we, Reba Kern and
City National Bank of Miami Beach
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 _____ zone to an _____
zone; for the following reasons:

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 _____ installation of auto glass
and upholstery (service garage)

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 for Baltimore
County.

COMPANY AND GLASS

By: _____
Bernard J. Najac, President

Desire with option to purchase

Address: 8005 Harford Road,

Baltimore, Maryland 21234

Address: 204 Courtland Ave.,

Towson, Md. 21204

Address: 828-8004

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 1976, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 _____ 1976, at _____ o'clock

By: _____

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
West side of Reisterstown Road 200.70 feet
North of Chatsworth Avenue, 4th District : OF BALTIMORE COUNTY

REBA KERN, CITY NATIONAL BANK OF
MIAMI BEACH, AS TRUSTEE-Petitioner : Case No. 76-161-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,

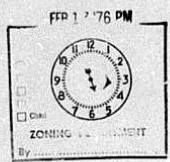
I hereby enter my appearance in this proceeding. You are requested to notify me of any
hearing date or dates which may be now or hereafter designated therefore, and of the
passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Lloyd J. Hammond,
Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



February 24, 1976

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S Reisterstown Road, 200.70' N
of Chatsworth Avenue - 4th Election
District
NO. 76-161-X (Item No. 122)

Dear Mr. Hammond:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE, MARYLAND 21206

DESCRIPTION Nov. 22nd, 1975.

BEGINNING for the same at a nail driven in the ground on the West
side of Reisterstown Road, 66' wide, at the distance of 200.70'
Northerly, measured along the said West side of said Reisterstown Road
from the corner formed by the intersection of the said West side of
said Reisterstown Road and the North side of Chatsworth Avenue; and
running thence from said place of beginning, binding on the said West
side of said Reisterstown Road South 04°15' West 100.70'; thence leaving
the said West side of said Reisterstown Road, at right angles thereto
and running North 85°15' West 90'; thence running parallel with said
Reisterstown Road North 04°45' East 90.70'; thence South 85°15' East
45'; thence parallel with said Reisterstown Road and running North 04°
45' East 10'; thence South 85°15' East 45' more or less, to the place of
beginning. CONTAINING 8613 SQUARE FEET of land, more or less.
IMPROVED by a one story masonry commercial building., known as #68
Reisterstown Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 9, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-161-X Petition for Special Exception for Garage Service.
W/S of Reisterstown Road, 200.7 feet N. of Chatsworth Avenue
Petitioner - Reba Kern, et al.

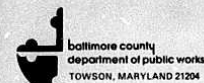
4th District

Hearing: Thursday, February 19, 1976 at 1:00 P.M.

The proposed use would be appropriate here.

William D. Fromm
William D. Fromm
Director of Planning

WDF:MGH:mjs



February 17, 1976

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

Re: Item #122 (1975-1976)
Property Owner: Reba Kern & City National Bank
of Miami Beach
W/S of Reisterstown Rd., 200.70' N. of Chatsworth Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage.
No. of Acres: 8613 sq. ft.
District: 4th

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:

Baltimore County utilities and highway improvements are not involved. This
property is tributary to the Gyms Falls Sanitary Sewerage System, subject to
State Health Department imposed moratorium restrictions.

It appears that additional fire hydrant protection may be required in the
vicinity.

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item #122 (1975-1976).

Very truly yours,

Ellsworth N. Diver
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: Mr. Munchel

X-SE Key Sheet
63 NW 41 Pos. Sheet
NW 16 K Topo
48 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



January 8, 1976

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

Re: Item 122 - ZAC - December 30, 1975
Property Owner: Reba Kern & City National Bank of Miami Beach
Location: W/S of Reisterstown Rd. 200.70' N of Chatsworth Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage
No. of Acres: 8613 sq. ft.
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested
Special Exception for a service garage.

Very truly yours,

Michael E. Flanagan
Michael E. Flanagan
Traffic Engineer Associate

MSF:nc

MAY 11 1976

ORDER RECORDED FOR FILING
DATE 2/1/76
By: [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Service Garage should be granted.

Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 2/1/76 day of February, 1976, that a Special Exception for a Service Garage should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning, and the hours of operation are to be from 8:00 A. M. to 5:00 P. M. Deputy Zoning Commissioner of Baltimore County

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 day of 1976, 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 zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1976

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

Franklin T. Hoggans,
Chairman, Jr.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 122
Reba Kern & City National Bank
of Miami Beach - Petitioners

Dear Mr. Hammond:

The Zoning Plans 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 west side of Reisterstown Road 200.70 feet north of Chatsworth Avenue, and is currently improved with what was once a gasoline service station but is presently an auto glass sales and installation operation. The petitioner is requesting a Special Exception to permit the existing service garage use.

Adjacent properties are commercial utilizations along Reisterstown Road, but the contiguous property to the rear is improved with a detached dwelling.

The petitioner should note with particular interest the comments of the State Highway Administration concerning entrance onto Reisterstown Road. The site plan should also be revised to indicate

Lloyd J. Hammond, Esq.
Re: Item 122
January 23, 1976
Page 2

the required screening of this site operation from the aforementioned residential property to the rear. If any outside storage of damaged, disabled or otherwise inoperable vehicles is proposed along the site, an 8 foot high screened fence enclosure must be constructed to contain same. If no such storage is anticipated, the site plan must clearly indicate that this is the case.

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,

Franklin T. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: Keller & Keller, Surveyors
3914 Woodlea Avenue
Baltimore, Md. 21206

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Md. 21204

Item 122

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of January, 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Reba Kern & City National Bank
of Miami Beach

Petitioner's Attorney: Lloyd J. Hammond Reviewed by: Franklin T. Hoggans, Jr.

cc: Keller & Keller, Surveyors
3914 Woodlea Avenue
Baltimore, Md. 21206

Chairman,
Zoning Advisory
Committee



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

January 12, 1976

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

Dear Mr. DiNenna:

Comments on Item #122, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: Reba Kern & City National Bank of Miami Beach.
Location: W/S of Reisterstown Rd. 200.70' N of Chatsworth Avenue.
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage.
No. of Acres: 8613 sq. ft.
District: 4th

Since this is a special exception for an existing service station and public water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dmc



State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 7, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. Franklin Hoggans

Dear Mr. DiNenna:

The existing entrances into the site are satisfactory, however, a standard concrete curb must be constructed in back of the sidewalk area between the entrances. The plan must be revised accordingly.

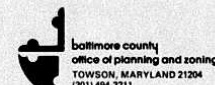
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vr

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



WILLIAM D. FROMM
DIRECTOR

January 26, 1976

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 #122, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: Reba Kern & City National Bank of Miami Beach
Location: W/S of Reisterstown Road 200.70' N. of Chatsworth Ave
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
No. of Acres: 8613 sq. ft.
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to indicate compliance with Section 405A of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 7, 1976

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

Z.A.C. Meeting of: December 30, 1975

Re: Item 122
Property Owner: Reba Kern & City National Bank of Miami Beach
Location: W/S of Reisterstown Rd. 200.70' N. of Chatsworth Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for service garage

District: 4th
No. Acres: 8613 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

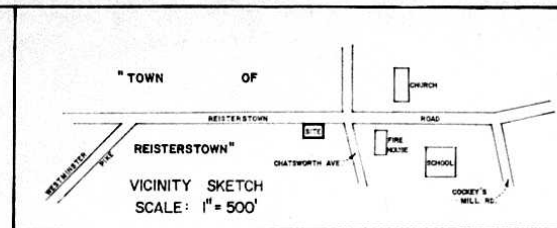
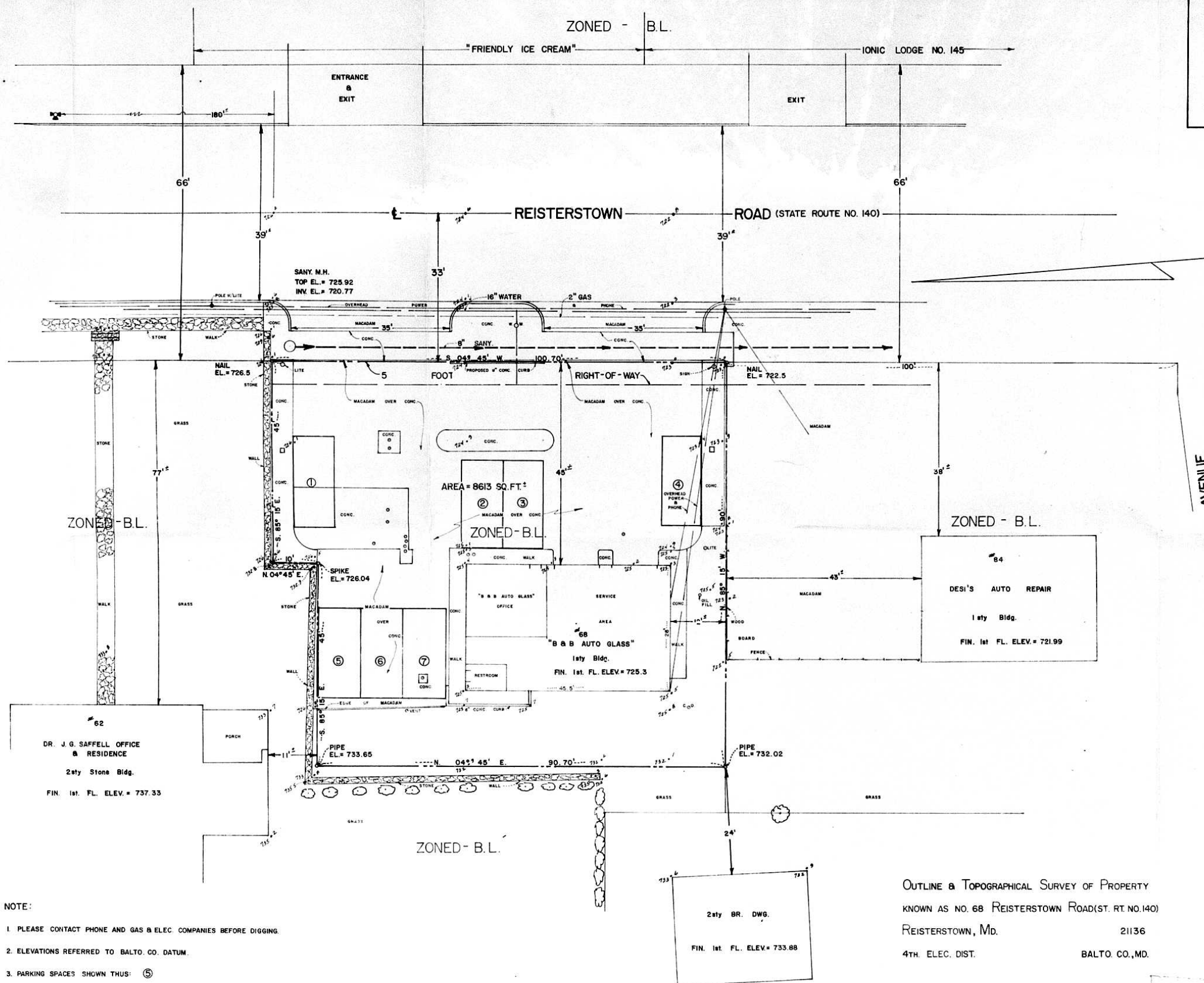
W. Nick Petrovich,
W. Nick Petrovich,
Field Representative.

H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOTTSBIE
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD W. GUERTEL

EXHIBIT 2A



PARKING DATA

No. of spaces required:	1274 SQ. FT. + 200 = 7
No. of spaces provided:	= 7
Parking space size:	9' x 20'

REQUEST FOR SPECIAL EXCEPTION FOR
INSTALLATION OF AUTO GLASS & UPHOLSTERY.

NOTE:

1. PLEASE CONTACT PHONE AND GAS & ELEC. COMPANIES BEFORE DIGGING.
2. ELEVATIONS REFERRED TO BALTO. CO. DATUM.
3. PARKING SPACES SHOWN THUS: ⑤
4. NO DAMAGED OR DISABLED VEHICLES TO BE STORED ON THIS PROPERTY.

OUTLINE & TOPOGRAPHICAL SURVEY OF PROPERTY
KNOWN AS NO. 68 REISTERSTOWN ROAD (ST. RT. NO. 140)
REISTERSTOWN, MD. 21136
4TH. ELEC. DIST. BALTO. CO., MD.

SCALE: 1" = 10'
DATE: NOV. 13TH, 1975

Henry A. Keller
REG. PROP. L.S. NO. 1500

KELLER & KELLER
LAND SURVEYORS
3914 WOODLEA AVE.
BALTO., MD. 21206
301-483-5150

