

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Atlantic Richfield Co., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

To be used for Auto Glass and related automobile work.

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 Automobile 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.

Contract purchaser
Address: 4716 Reisterstown Road
Petitioner's Attorney
Gilbert I. Friedel
820 Court Square Building
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February, 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 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 15th day of March, 1976, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Atlantic Richfield Co., 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 for a Variance from Section 232.3(b) to permit a rear setback of eighteen feet (18') instead of the required twenty feet (20')

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Contract purchaser
Address: 10306 Saddleview Court
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February, 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 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 15th day of March, 1976, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SW/corner of Reisterstown and Colby Roads - 3rd Election District
Atlantic Richfield Company - Petitioner
NO. 76-186-XA (Item No. 116)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Atlantic Richfield Company, for a Special Exception for a Service Garage and, additionally, a Variance to permit a rear yard setback of 18 feet in lieu of the required 20 feet. The subject property is located on the southwest corner of Reisterstown and Colby Roads, in the Third Election District of Baltimore County, and contains 0.372 of an acre of land, more or less.

Evidence on behalf of the Petitioner indicated that the subject property is presently improved by an abandoned service station. Mr. Theodore Klein, one of the Contract Purchasers, indicated that his company is in the auto glass repair business and does not perform body and fender or mechanical repair on automobiles. He indicated that approximately 20 cars are processed daily, i.e., the installation of glass, and that glass repair is performed on larger vehicles such as buses several times a month. The hours of operation are normally between 8 a.m. and 5 p.m., and automobiles are rarely stored overnight. If it were necessary that they be stored overnight, it was indicated that they would be kept in bay.

Mr. Klein further indicated that an entrance to Colby Road was necessary in order to give the larger vehicles access to the proposed addition to the existing structure, as indicated on the plat submitted herewith.

Residents of the area, in protest to the subject Petition, were not as concerned with the subject use, but were apprehensive as to the entrance onto Colby Road.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and a Special Exception for a Service Garage should be granted. Evidence indicated that the anticipated use would not overcongest the roads, and, as the subject property is zoned B. L., more intensive uses could be permitted as a matter of right. Furthermore, as strict compliance with the Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner and as it does not adversely affect the health, safety, or general welfare of the community, the requested Variance should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1976, that the Special Exception for a Service Garage should be and the same is GRANTED, and the Variance to permit a rear yard setback of 18 feet in lieu of the required 20 feet should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Strict compliance with the plat, dated February 3, 1976, said plat having been filed as Zoning Commissioner's Exhibit "A", in this proceeding and which is incorporated by reference hereto as a part of this Order, and additional screening of an eight foot high stockade fence, as indicated in red on the subject plat, must be obtained.
2. The hours of operation shall be between 7 a.m. and 7 p.m.
3. Any disabled vehicle stored on the subject property overnight must be kept within the garage.
4. Body and fender or automotive repair (minor and/or mechanical) shall not be performed on the subject property.
5. An entrance shall be permitted onto Colby Road, as indicated on Zoning Commissioner's Exhibit "A", but must be kept chained and locked and used only for large vehicles or in cases of emergency.
6. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

-2-

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Affiliated With LYON ASSOCIATES, INC.
6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ENGINEERING • SURVEYING • PLANNING

ZONING DESCRIPTION
SPECIAL EXCEPTION FOR SERVICE GARAGE
AND VARIANCE TO REAR YARD SETBACK
210 - 212 REISTERSTOWN ROAD AT COLBY

Beginning for the same at the intersection formed by the Southwest side of Reisterstown Road (66 feet wide) and the Southeast side of Colby Road (50 feet wide); thence running with the Southwest side of Reisterstown Road, S 37° 00' 44" E, 120.00 feet; thence leaving the Southwest side of Reisterstown Road, S 52° 59' 16" W, 135.00 feet; thence N 37° 00' 44" W, 120.00 feet to the Southeast side of Colby Road; thence running with the Southeast side of Colby Road, N 52° 59' 16" E, 135.00 feet to the place of beginning. Containing 0.372 acres, more or less.



Signed This 17th day of April, 1976

SCALE - 1 inch

File No. 2436-001

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1976

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

Franklin T. Hogans, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman

Gilbert I. Friedel, Esq.
820 Court Square Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 116
Atlantic Richfield Co., Petitioner

Dear Mr. Friedel:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency (s) of the Zoning Plans Advisory Committee.

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. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: J. Robert Cassell, Surveyor
6707 Whitestone Road
Baltimore, Maryland 21207

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiNenna, Zoning Commissioner Date: March 1, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-186-XA. Petition for Special Exception for a Garage, Service Southwest corner of Reisterstown and Colby Roads.
Petitioner - Atlantic Richfield Company

3rd District

Hearing: Monday, March 15, 1976 at 10:45 A.M.

The requested use would be appropriate here.

William D. Fromm
Director of Planning

WDF:JGH:nb

April 6, 1976

Gilbert I. Friedel, Esquire
820 Court Square Building
Baltimore, Maryland 21202

RE: Petitions for Special Exception and Variance
SW/corner of Reisterstown and Colby Roads - 3rd Election District
Atlantic Richfield Company - Petitioner
NO. 76-186-XA (Item No. 116)

Dear Mr. Friedel:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw
Attachment
cc: Alan Krashtool, Esquire
1746 Eastern Avenue
Baltimore, Maryland 21231

John W. Hessian, III, Esquire
People's Counsel

MAY 20 1976

PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
RE: SW corner of Reisterstown & Colby Rds.,
3rd District : OF BALTIMORE COUNTY
ATLANTIC RICHFIELD COMPANY : Case No. 76-186-XA

ORDER TO ENTER APPEARANCE

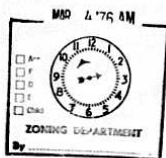
Mr. Commissioner:

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 on this 4th day of March, 1976 to Gilbert Friedel, Esquire, 820 Court Square Building, Baltimore, Maryland, 21202, Attorney for Petitioner.



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

January 23, 1976

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

Re: Item #116 (1975-1976)
Property Owner: Atlantic Richfield Co.
S/E cor. of Reisterstown Rd. & Colby Rd.
Existing Zoning: BL & DR 5.5
Proposed Zoning: Variance from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'. Special Hearing to approve off-street parking. Special Exception for automobile service garage.
No. of Acres: 0.372 District: 3rd

Dear Mr. DiMenna:

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:

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Colby Road, an existing County street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements and any necessary highway right-of-way widening including fillet areas for sight distance and reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The alley adjacent to this site is for residential use only. Therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this site.

The construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #116 (1975-1976)
Property Owner: Atlantic Richfield Co.
Page 2
January 23, 1976

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:EAM:FW:rs

cc: J. Trenner
W. Munchel

O-SW Key Sheet
25 NW 19 Pos. Sheet
NW 7 E Topo
78 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 28, 1976

Gilbert I. Friedel, Esq.
820 Court Square Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 116
Atlantic Richfield Co., - Petitioner

Dear Mr. Friedel:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 21, 1976 under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: J. Robert Cassell, Surveyor
6707 Whitestone Road
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 116

Gilbert I. Friedel, Esq.
820 Court Square Building
Baltimore, Md. 21202

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. Eric DiMenna
S. ERIC DIMENNA,
Zoning Commissioner

Owner(s) Name: Atlantic Richfield Co.

Reviewed by: Frank T. Hogans, Jr.
cc: J. Robert Cassell, Surveyor
6707 Whitestone Road
Baltimore, Maryland 21207

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1976

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans,
XXXXXXXXXXXXXXXXXXXX
Chairman

Gilbert I. Friedel, Esq.
820 Court Square Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 116
Atlantic Richfield Co., Petitioner

Dear Mr. Friedel:

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 southeast corner of Reisterstown and Colby Roads, and is currently improved with an abandoned automobile service station. The petitioner is requesting a Special Exception to permit a service garage operation, and is also requesting a Variance to permit a rear yard setback of 18' in lieu of the required 20' for the construction of an addition to the rear of the existing building.

The site plan must be revised to indicate the following:

The existing B.L. zoning line as shown on the plat is incorrect. As per the official zoning map now in effect, this line is 165 feet distant from

Gilbert I. Friedel, Esq.
Re: Item 116
January 21, 1976
Page 2

and parallel to the center line of Reisterstown Road. This revised location of the zoning line, although leaving only approximately 3 feet of the rear of the property zoned D.R. 5.5, nevertheless still necessitates the Variance Request as submitted for the proposed addition. This revised zoning line does, however, eliminate the necessity of a Special Hearing for off street parking to the rear of the building. The plan must, of course, be revised to indicate the relocated zoning line as well as any contingent effects of this relocation. The comments of the Project & Development Planning and the State Highway Administration must also be complied with in revising the plan.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: J. Robert Cassell, Surveyor
6707 Whitestone Road
Baltimore, Maryland 21207

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: Atlantic Richfield Co.

Location: SE/C of Reisterstown Rd. & Colby Rd.

Item No. 116 Zoning Agenda December 16, 1975

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 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
- (XX) 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.
- () 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.

*Remove tanks in accordance with A.I.A. code

Reviewed: Noted and Approved:
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 17, 1975

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

Attention: Mr. Franklin Hogans

Dear Mr. DiNenna:

Re: Z.A.C. Meeting, December 16, 1975
ITEM 116, Property Owner: Atlantic Richfield Co.
Location: SE/C of Reisterstown Rd. & Colby Rd.
Existing Zoning: BL & DR 5.5
Proposed Zoning: Variance from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'.
Special Hearing to approve off-street parking. Special Exception for automobile service garage.
No. of Acres: 0.372
District: 3rd

The proposed adjustment to the existing entrances, from Reisterstown Road, is acceptable, however, the proposed curb along the right of way line must be 8" in height above the parking lot. The proper designation for this curb is type "A" 8"x22". The plan should be revised.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJEM:vd

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



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #116, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Atlantic Richfield Co.
Location: SE/C of Reisterstown Rd. & Colby Rd.
Existing Zoning: BL & DR 5.5
Proposed Zoning: Variance from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'. Special Hearing to approve off-street parking. Special Exception for automobile service garage.

No. of Acres: 0.372
District: 3rd

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 116 - ZAC - December 16, 1975

Property Owner: Atlantic Richfield Co.
Location: SE/C of Reisterstown Rd. & Colby Rd.
Existing Zoning: BL & DR 5.5
Proposed Zoning: Var. from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'. Special Hearing to approve off-street parking. Special exception for automobile service garage.
No. of Acres: 0.372
District: 3rd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the rear yard, the off-street parking in a residential zone and special exception for a service garage.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

January 12, 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 #116, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Atlantic Richfield Co.
Location: SE/C of Reisterstown Road and Colby Road
Existing Zoning: B.L. and D.R.5.5
Proposed Zoning: Variance from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'. Special Hearing to approve off-street parking. Special Exception for automobile service garage.
No. of Acres: 0.372
District: 3rd

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.

Access to Colby Road should be prohibited as it would create a traffic problem with the entrances to garage building itself.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 12, 1975

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

Z.A.C. Meeting of: December 16, 1975

Re: Item 116
Property Owner: Atlantic Richfield Co.
Location: SE/C of Reisterstown Rd. & Colby Rd.
Present Zoning: BL & DR 5.5
Proposed Zoning: Variance from Sec. 232.3(b) to permit a rear setback of 18' instead of the required 20'. Special Hearing to approve off-street parking. Special Exception for automobile service garage.

District: 3rd
No. Acres: 0.372

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

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

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, Superintendent

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

THE COMMUNITY TIMES
 OFFICE OF THE ZONING COMMISSIONER
 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204
 PHONE 281-1111
 TELETYPE 281-1111
 CABLE 281-1111
 PUBLISHED WEEKLY
 DATE: FEBRUARY 25, 1976
 PRICE: \$0.50 PER COPY
 SUBSCRIPTIONS: \$10.00 PER ANNUM IN ADVANCE
 POSTAGE: \$2.00 PER ANNUM
 CIRCULATION: 10,000
 PRINTED AT THE COMMUNITY TIMES, TOWSON, MARYLAND

THE COMMUNITY TIMES

OFFICE OF
 RANDALLSTOWN, MD. 21133 Feb. 25/1976

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Special Exception and Variance-
 Atlantic Richfield Co.

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one

week before the 15th day of March 1976 that is to say, the same

was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, Inc.

By: *Pat Sunkle*

CERTIFICATE OF PUBLICATION
 TOWSON, MD. February 26, 1976
 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 a week for one (1) week before the 15th day of March 1976, the first publication appearing on the 26th day of February 1976.
 THE JEFFERSONIAN,
 S. Frank Shuster, Manager.
 Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 26, 1976

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 a week for one (1) week before the 15th day of March 1976, the first publication appearing on the 26th day of February 1976.

THE JEFFERSONIAN,

S. Frank Shuster, Manager.

Cost of Advertisement, \$

4-SIGNS

76-186-XA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 348 Date of Posting: Feb 28, 1976
 Posted for: A. PETITION FOR VARIANCE & B. PETITION FOR SPECIAL EXCEPTION
 Petitioner: ATLANTIC RICHFIELD CO.
 Location of property: SW CORNER of REISTERSTOWN & CEBRY RDS.
 Location of Signs: D. W/S of REISTERSTOWN RD. 30 ft. S. of CEBRY RD.
 C. S/S of CEBRY RD. 50 ft. W. of REISTERSTOWN RD.
 Remarks: Thomas E. Proband
 Posted by: Thomas E. Proband Date of return: MARCH 5, 1976

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall 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: <i>JCS</i>	Revised Plans: Change in outline or description Yes No									
Previous case: _____	Map # _____									

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

Item 116

Your Petition has been received and accepted for filing this 2nd day of February 1976

S. Eric DiNenna
 S. Eric DiNenna, Zoning Commissioner

Petitioner: Atlantic Richfield Co.
 Petitioner's Attorney: Gilbert I. Friedel, Esq.
 6707 Whitcomb Road
 Baltimore, Maryland 21207

Reviewed by: *Frank T. Hoffman, Jr.*
 Franklin T. Hoffman, Jr., Chairman, Zoning Plans Advisory Committee

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

Your Petition has been received * this 26th day of February 1976. Item # 76-186-XA

S. Eric DiNenna
 S. Eric DiNenna, Zoning Commissioner

Petitioner: Atlantic Richfield Co. Submitted by: *Arthur Richfield*
 Petitioner's Attorney: *Gilbert Friedel* Reviewed by: *Dos*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 21667

DATE: Mar. 12, 1976 ACCOUNT: 01-662

AMOUNT: \$62.50

RECEIVED FROM: Samuel Klein 6970 Marne Dr., Apt. 1D, Balto. 21215

FOR: Advertising and posting of property for Atlantic Richfield Co. 76-186-XA

31 APR 12 6 25 PM '76

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 31528

DATE: Feb. 23, 1976 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Jolly Company, Inc. 19 W. Central Ave., Balto., Md. 21202

FOR: Petition for Special Exception and Variance for Atlantic Richfield Co. 76-186-XA

31 APR 23 5 00 PM '76

VALIDATION OR SIGNATURE OF CASHIER

TELEPHONE 563-0990

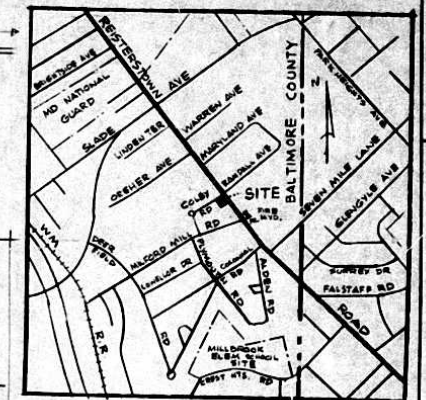
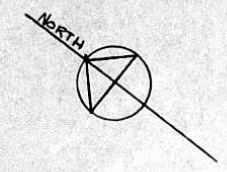
Alan Kreshko
 ATTORNEY AT LAW

1748 EASTERN AVE
 BALTIMORE, MD 21201

COLBY CENTER (EXISTING ONE STORY BUILDING)

RANDALL AVENUE

REISTERSTOWN ROAD U.S. ROUTE 140 66 R/W



LOCATION MAP
SCALE: 1"=1,000'

OFFICE OF
OWEN D. MEDADE ARCHITECT
100 NORTH CHARLES ST., BALTIMORE, MD 21201

ALTERATIONS AND ADDITIONS TO SERVICE GARAGE
FOR SAM KLEIN AND SONS INC.
210 REISTERSTOWN RD. BALTIMORE COUNTY, MARYLAND

PREVIOUS CASE NO. 69-38XASPH

PROPOSED USE OF BUILDING:
SERVICE GARAGE

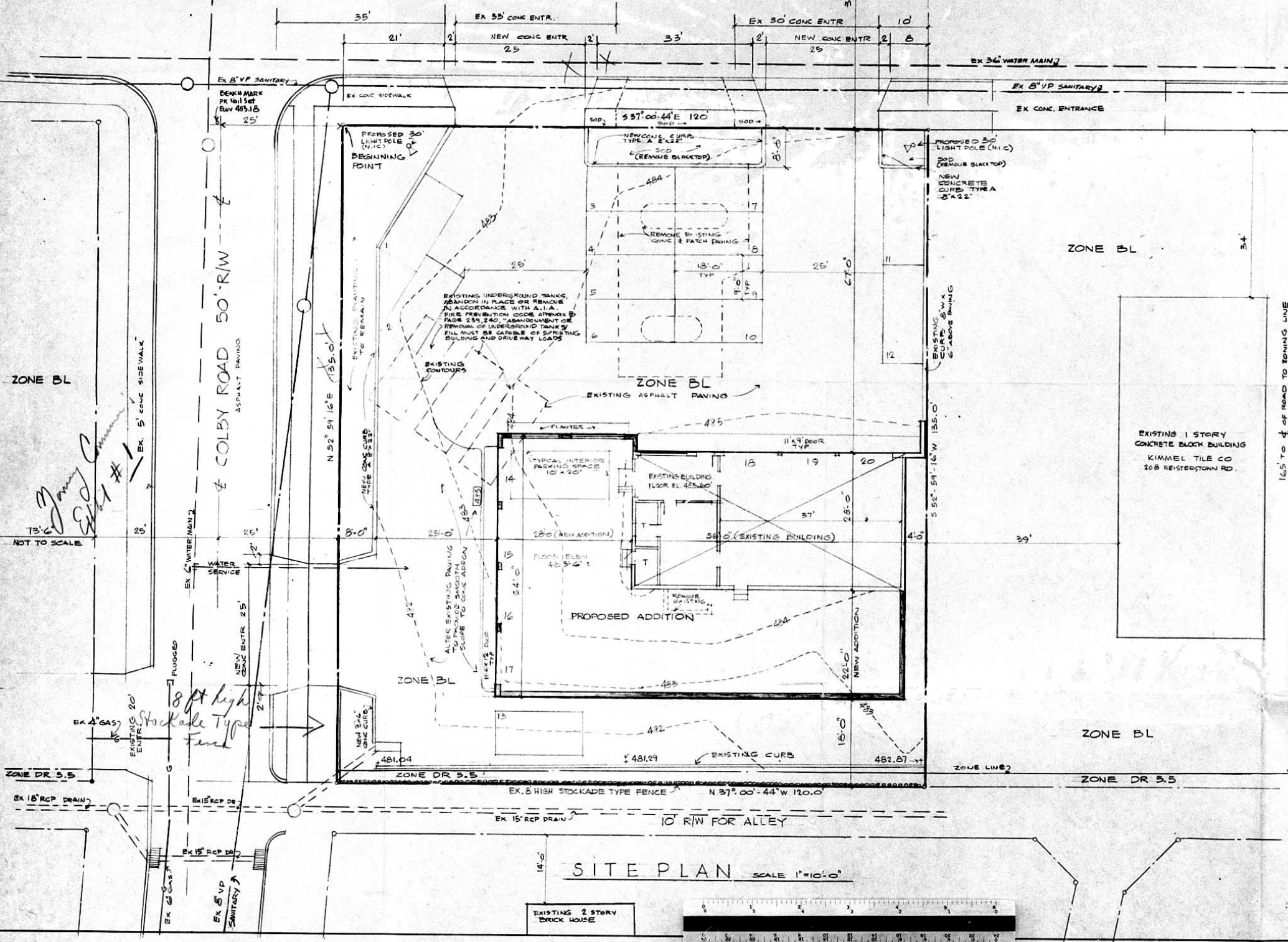
ELECTION DISTRICT - 3
ZONE BL AND R6 AS SHOWN

AREA OF PROPERTY 16,200 SF
BUILDING AREAS
EXISTING 1,568 SF
PROPOSED ADDITION 2,744 SF
TOTAL 4,312 SF

BUILDING AREA = 27% OF PROPERTY

OFF STREET PARKING REQUIREMENTS
4312 SF / 300 = 15 SPACES REQ
20 SPACES PROVIDED
13 SPACES OUTSIDE, 9' x 16'
7 SPACES INSIDE 10' x 20'
NO STORAGE OF DAMAGED OR DISABLED
VEHICLES ON THE SITE

SITE DATA TAKEN FROM PRINT OF SURVEY
PREPARED BY
MARYLAND SURVEYING AND ENG. CO. INC
DATED NOV. 20, 1967



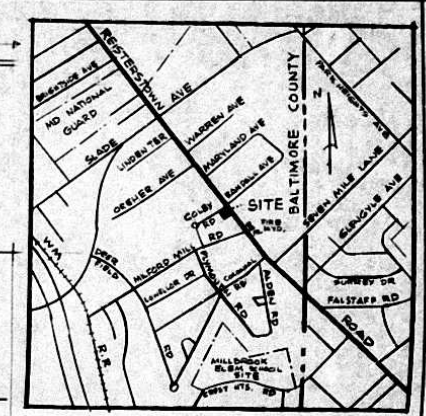
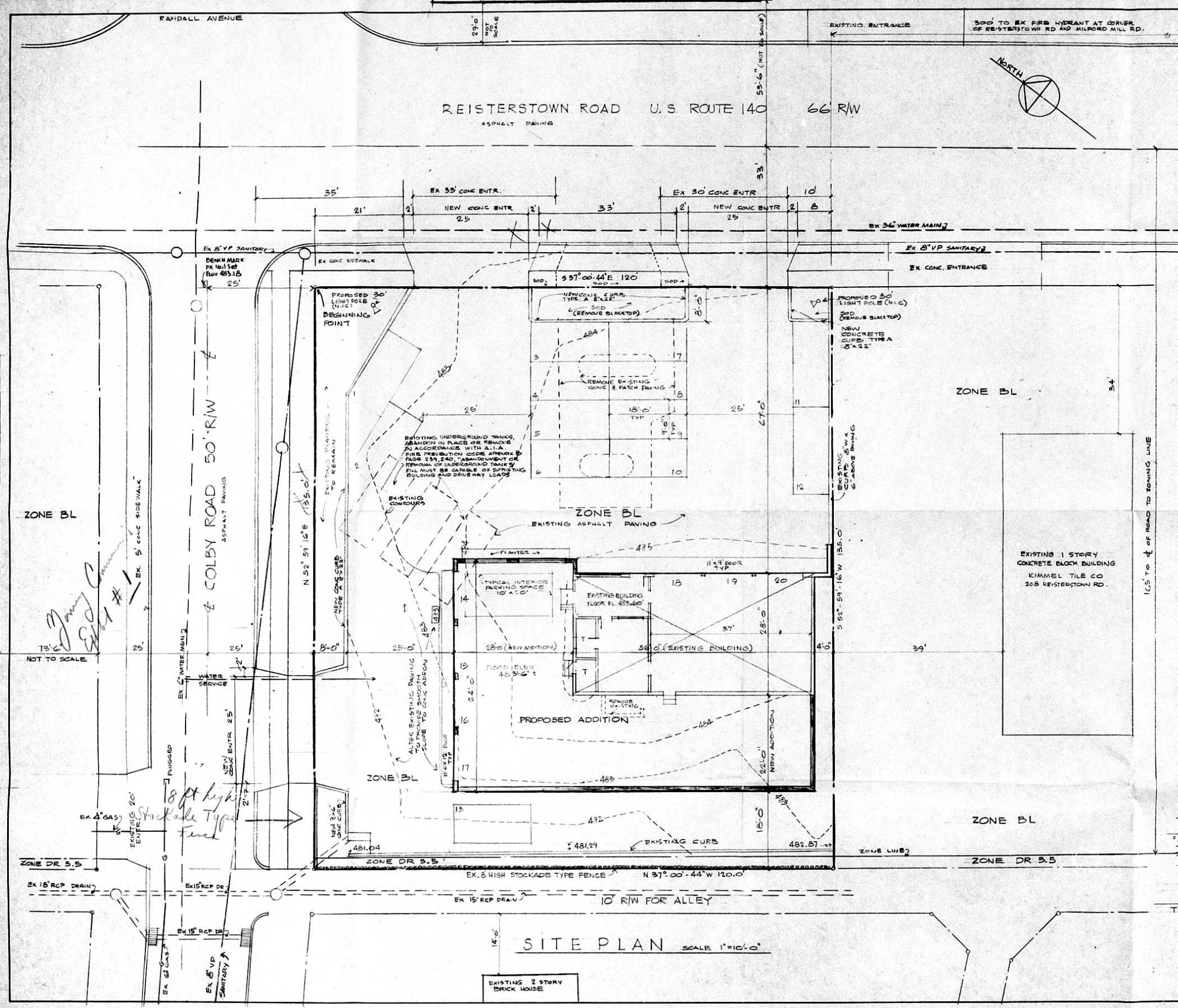
SITE PLAN SCALE 1"=10'-0"

TYPICAL
NEW CONC CURB
TYPE A 8" x 22"
3/4" x 11'-0"

483 EXISTING CONTOURS
485 REVISED CONTOUR

SHEET TITLE	
SITE PLAN	
REVISIONS	
DRAWN	
SCALE	1"=10'-0"
DATE	FEB. 3, 1976
DRAWING	
Si1	
1 of 7	

COLBY CENTER (EXISTING ONE STORY BUILDING)



LOCATION MAP
SCALE: 1"=1000'

PREVIOUS CASE NO. 69-38XASPH

PROPOSED USE OF BUILDING:
SERVICE GARAGE

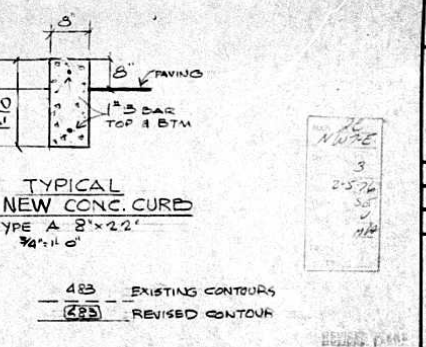
ELECTION DISTRICT - 3
ZONE BL AND R6 AS SHOWN

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BUILDING AREAS
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PROPOSED ADDITION 2,744 SF
TOTAL 4,312 SF

BUILDING AREA = 27% OF PROPERTY

OFF STREET PARKING REQUIREMENTS
4312 SF / 300 = 15 SPACES REQ
20 SPACES PROVIDED
13 SPACES OUTSIDE 9' x 15'
7 SPACES INSIDE 10' x 20'
NO STORAGE OF DAMAGED OR DISABLED VEHICLE ON THE SITE

SITE DATA TAKEN FROM PRINT OF SURVEY
PREPARED BY
MARYLAND SURVEYING AND ENG. CO. INC.
DATED NOV. 20, 1967



SITE PLAN SCALE 1"=10'-0"

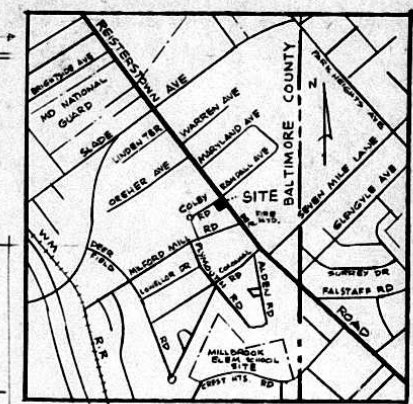
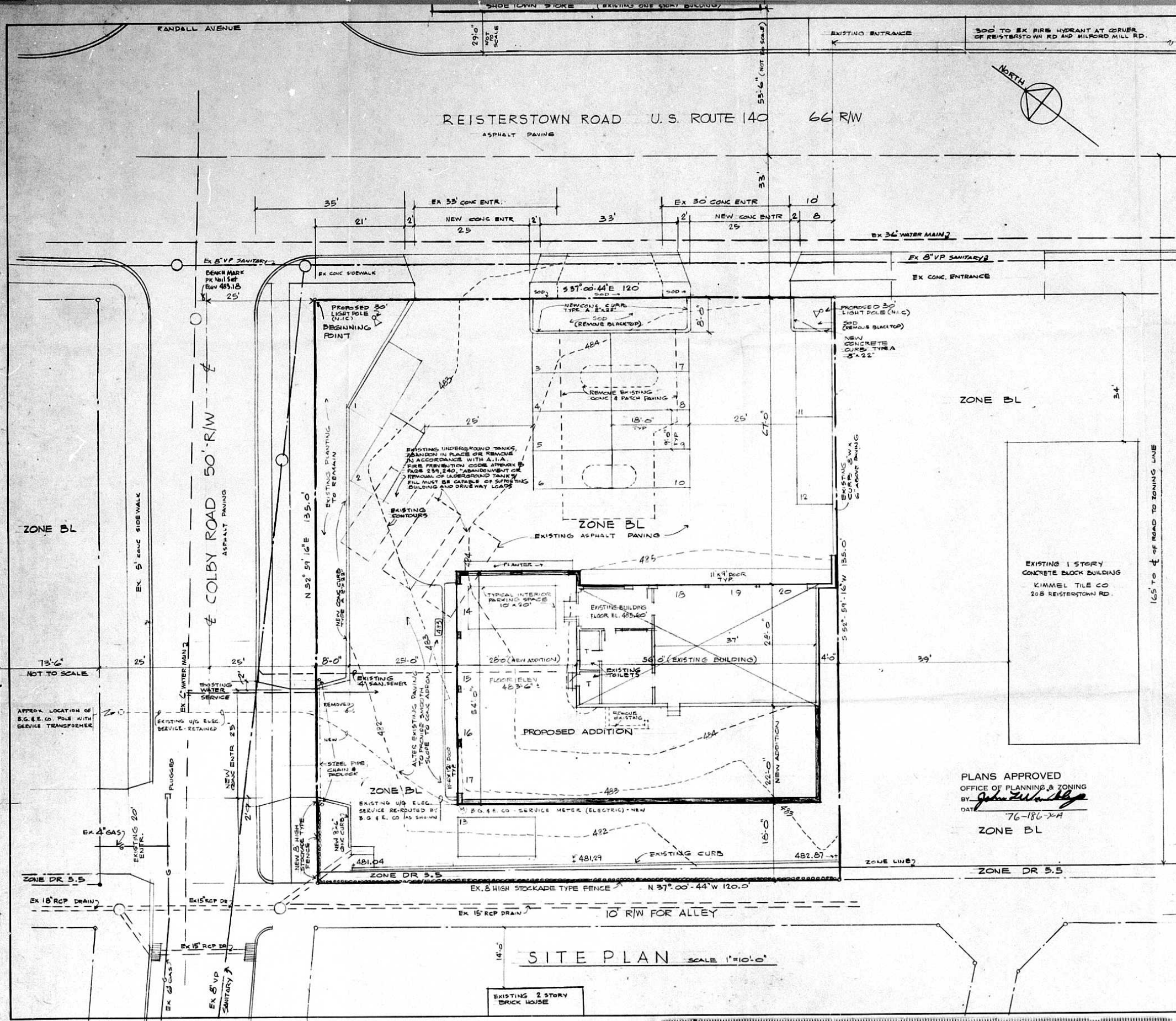
OFFICE OF
GIVEN D. MODAKE, ARCHITECT
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
253 NORTH CHARLES ST., BALTIMORE, MD 21218

ALTERATIONS AND ADDITIONS TO SERVICE GARAGE
for SAM KLEIN AND SONS INC.
210 REISTERSTOWN RD. BALTIMORE COUNTY MARYLAND

SHEET TITLE
SITE PLAN

REVISIONS
DRAWN
SCALE 1"=10'-0"
DATE FEB. 3, 1976
DRAWING

Si1
1 of 7



LOCATION MAP
SCALE: 1"=1000'

PREVIOUS CASE NO. 69-38XASPH

PROPOSED USE OF BUILDING:
SERVICE GARAGE

ELECTION DISTRICT - 3
ZONE BL AND R6 AS SHOWN

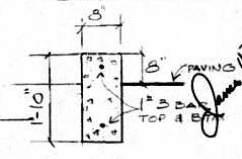
AREA OF PROPERTY 16,200 SF
BUILDING AREAS
EXISTING 1,568 SF
PROPOSED ADDITION 2,744 SF
TOTAL 4,312 SF
BUILDING AREA = 27% OF PROPERTY

OFF STREET PARKING REQUIREMENTS
4312 SF / 300 = 15 SPACES REQ
20 SPACES PROVIDED
13 SPACES OUTSIDE, 9'x18'
7 SPACES INSIDE 10'x20'
NO STORAGE OF DAMAGED OR DISABLED VEHICLES ON THE SITE

RESTRICTIONS
THE HOURS OF OPERATION SHALL BE BETWEEN 7AM AND 7PM
ANY DISABLED VEHICLE STORED ON THE SUBJECT PROPERTY OVERNIGHT MUST BE KEPT WITHIN THE GARAGE
BODY AND FENDER OR AUTOMOTIVE REPAIR, (MINOR AND/OR MECHANICAL) SHALL NOT BE PERFORMED ON THE SUBJECT PROPERTY
AN ENTRANCE SHALL BE PERMITTED ONTO COLBY ROAD, AS INDICATED ON ZONING COMMISSIONER'S EXHIBIT 'A', BUT MUST BE KEPT CHAINED AND LOCKED AND USED ONLY FOR LARGE VEHICLES OR IN CASES OF EMERGENCY

SITE DATA TAKEN FROM PRINT OF SURVEY
PREPARED BY MARYLAND SURVEYING AND ENG. CO., INC.
DATED NOV 20, 1967

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 76-186-XA
ZONE BL



TYPICAL
NEW CONC. CURB
TYPE A 8'x22'
34'-11" O

483 - EXISTING CONTOURS
485 - REVISED CONTOUR

ALTERATIONS AND ADDITIONS TO SERVICE GARAGE
for SAM KLEIN AND SONS INC.
210 REISTERSTOWN RD. BALTIMORE COUNTY MARYLAND

SHEET TITLE
SITE PLAN &
ON SITE
UTILITY PLAN

4-13-76 RESTRICTIONS
ADDED
4-17-76 EXIST 4' SAN
SEWER ADDED
REVISIONS
DRAWN
SCALE 1"=10'-0"
DATE FEB 3, 1976
DRAWING

Si1
1 of 7

