

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Stebbins-Anderson Company, Inc., 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 Special Exception under the Baltimore County Zoning Law of 1966, to use the property for the following purpose:

See attached description

Item #26 for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a service garage.

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

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

Burke-Savage Tire Corporation Stebbins-Anderson Company, Inc.
774 Metro Tire Wholesale, Inc.

Joseph J. Stebbins, Jr., President Legal Owner

Address: 112 W. York Avenue Address: 335 York Road

Baltimore, Maryland 21204 Towson, Maryland 21204

John B. Howard, Esq. Protestant's Attorney

Address: 400 Washington Avenue

Towson, Maryland 21204

ORIGINATED by The Zoning Commissioner of Baltimore County, this 24th day of September, 1976.

at 1:00 o'clock

at 1:00 o'clock

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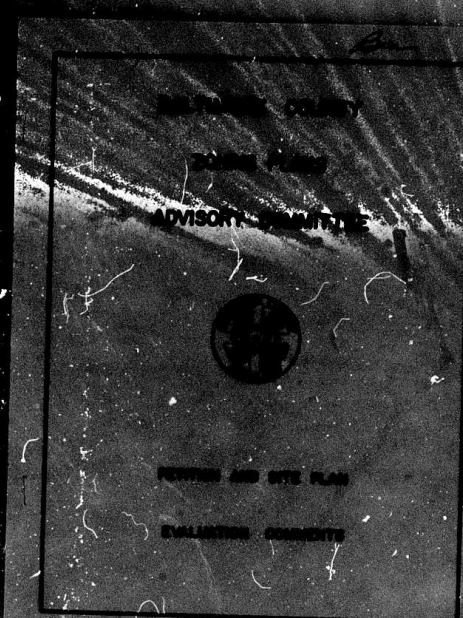
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Item #26

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 24th day of September, 1976.

Eric DiNenna
Zoning Commissioner

Petitioner: Stebbins-Anderson Company, Inc.

Petitioner's Attorney: John B. Howard, Esq.

Reviewed by: Nicholas P. Commodari
Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 20, 1976

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

MEMORANDUM

TO: ZONING COMMISSIONER

FROM: MEMORANDUM

SUBJECT: Special Exception Petition

Item #26

Stebbins-Anderson Company, Inc.

Petitioner

John B. Howard, Esq.
400 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item #26
Stebbins-Anderson Company, Inc. -
Petitioner

Dear Mr. Howard:

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 this zoning action requested, but to assure that all parties are made aware of 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.

This site, currently zoned M-1, located on the west side of Aylesbury Road, south of Timonium Road, is improved with a large warehouse building and a separate building utilized for the final processing of new cars. It should be noted that this latter building, while shown as proposed on the submitted sit plan, is actually existing.

A Special Exception for a service garage is being requested in order to allow the installation of tires that are sold by Burke-Savage Tire warehouse.

John B. Howard, Esq.
Re: Item #26
September 20, 1976
Page 2

Revised plans reflecting the total parking calculations for the existing and proposed uses, as well as an up-to-date plat reflecting the existing conditions on the site, must be submitted prior to the hearing date.

The petitioner should note with particular attention the comments of the Bureau of Engineering pertaining to the operation of the building used for the processing of new cars.

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,

Nicholas P. Commodari
NICHOLAS P. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

cc: E. P. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204



September 20, 1976

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

Re: Item #26 (1976-1977)
Property Owner: Stebbins-Anderson Company, Inc.
W/S Aylesbury Rd., 1200' S. Timonium Rd.
Existing Zoning: M-1M
Proposed Zoning: Special Exception for service garage.
Acres: 0.028 District: 8th

Dear Mr. L. Nenna:

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 highway and utility improvements are not directly involved.

The Petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, clinders or rags - flammable, poisonous, or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The Petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal, or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system.

The Petitioner must submit a plan indicating satisfactory means for the disposal of the wash-rack effluent or industrial waste, storm drainage and sanitary sewage.

Discharge of effluents containing untreated detergents, Alkyl Benzene Sulfonates (ABS), into septic tanks and underground disposal fields will not be permitted.

Item #26 (1976-1977)
Property Owner: Stebbins-Anderson Company, Inc.
Page 2
September 10, 1976
General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #26 (1976-1977).

Very truly yours,

Edward P. Dwyer
EDWARD P. DWYER, P.E.
Chief, Bureau of Engineering

END:EDM/NHR:as

S-N Key Sheet
51 NW 3 Top. Sheet
NM 13 A Topo
60 Tax Map



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

August 26, 1976

Mr. E. Eric DiNenna, Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #26, Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owner: Stebbins-Anderson Company, Inc.
Location: W/S Aylesbury Road 1200' S. Timonium Rd.
Existing Zoning: M-1M
Proposed Zoning: Special exception for service garage
Acres: 0.028
District: 8th

Metropolitan water and sewer are available. 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 Administration requirements.

Very truly yours,

Thomas J. Devlin
Thomas J. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:hbc

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. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of September, 1976, that the above described property owner, should be granted 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 Department of Public Works and the 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 21st day of September, 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 to and to remain a residential zone, and/or the Special Exception for Service Garage be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Aylesbury Road, 1200' S of
Timmont Road - 8th
Election District
Stebbins-Anderson Company,
Inc. - Petitioner
NO. 77-66-X (Item No. 26)

Dear Mr. Howard:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/acw

Attachments

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



STEPHEN E. COLLINS
DIRECTOR

August 30, 1976

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

Re: Item 26 - SAC - August 17, 1976
Property Owner: Stebbins Anderson Company, Inc.
Location: W/S Aylesbury Road 1200' S Timmon Road/
Existing Zoning: M-1M
Proposed Zoning: Special exception for service garage
Acres: 0.028
District: 8th

Dear Mr. DiNenna:

The requested special exception for a service garage to service new cars is not expected to create any major traffic problems.

The plan should be revised to show the existing conditions on the site.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSP/iso



August 31, 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 26, Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owner: Stebbins Anderson Company, Inc.
Location: W/S Aylesbury Road 1200' S Timmon Road
Existing Zoning: M-1, I-M
Proposed Zoning: Special exception for service garage
Acres: 0.028
District: 8th

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.

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

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 3, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-66-X, Petitioner for Special Exception for Garage, Service West side of Aylesbury Road 1200 feet, more or less, South of Timmon Road. Petitioner - Stebbins-Anderson Company, Inc.

8th District

HEARING: Monday, September 27, 1976 (1:00 P.M.)

Considering the existing uses on the front portion of this property, the proposed service garage would be an appropriate use for the remainder of the tract.

Norman E. Gerber
Acting Director of Planning

NEG:JHM:FM

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 17, 1976

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

Z.A.C. Meeting of: August 17, 1976

Re: Item 26. Property Owner: Stebbins Anderson Company, Inc.
Location: W/S Aylesbury Rd. 1200' S. Timmon Rd.
Present Zoning: M-1, I-M
Proposed Zoning: Special Exception for service garage

District: 8th
No. Acres: 0.028

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

MNP/ml

STEPHEN E. COLLINS, DIRECTOR
JOHN L. WIMBLEY, PLANNER III
NORMAN E. GERBER, ACTING DIRECTOR OF PLANNING

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Aylesbury Road 1200 feet S of
Timmon Road, 8th District
STEBBINS-ANDERSON CO., INC.,
Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-66-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

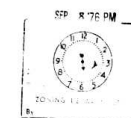
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
People's Counsel

John W. Hession, III
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1976, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Sept. 8, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Special Exception-- Stebbins
was inserted in the following: Anderson

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for ONE successive weeks before the
21st day of Sept. 1976, that is to say, the same
was inserted in the issues of Sept. 8, 1976.

STROMBERG PUBLICATIONS, INC.

BY Patricia Smith

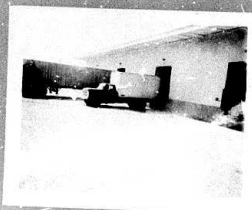
CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 Sept. 9, 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., on the
18th day of September, 1976, the 18th publication
appearing on the 7th day of September, 1976.

THE JEFFERSONIAN
L. L. Smith
Cust. of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Sept. 2, 1976 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Cook, Murray, Howard, Dennis & Tracy
for: Advertisement for Special Exception for Stebbins Anderson Co.
\$77.66
\$36.92/2 5000 REC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Sept. 27, 1976 ACCOUNT: 01-662
AMOUNT: \$42.75
RECEIVED: Cook, Murray, Howard, Dennis & Tracy
for: Advertisement for Special Exception for Stebbins Anderson Co.
\$42.75
\$42.75 REC
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of
August 1976 Filing Fee \$ 10 Received ☒ Cash
☐ Other

S. E. Dineen
S. E. DINEEN,
Zoning Commissioner

Petitioner Stebbins Anderson Co. Submitted by John Howard
Petitioner's Attorney John Howard Reviewed by John Howard
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 84 Date of Posting: Sept. 10, 1976
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: STEBBINS-ANDERSON CO. INC.
Location of property: W. of Aylesbury Rd. 1366' to S. of Timonium Rd.
Location of Sign: W. of Aylesbury Rd. 1366' to S. of Timonium Rd.
Remarks: See map
Posted by: Thomas B. Howard Date of return: Sept. 17, 1976

CERTIFICATION:

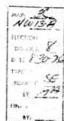
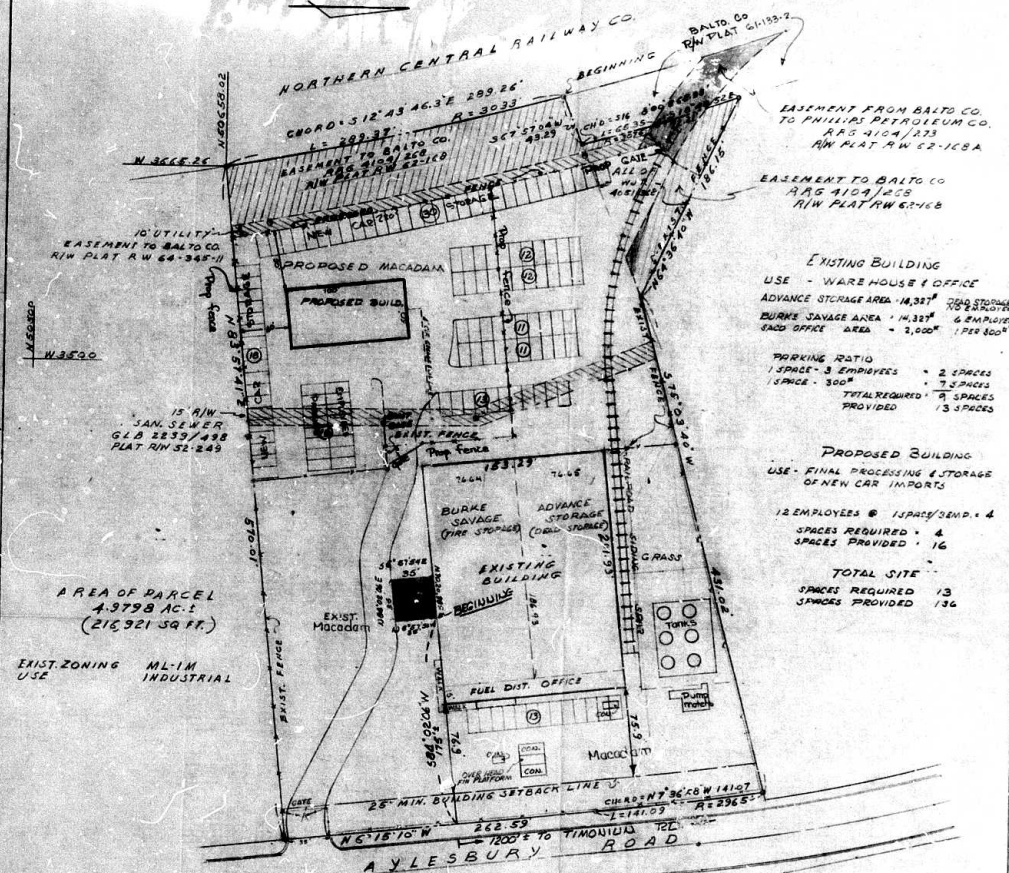
TO ALL PARTIES INTERESTED IN THE PROPERTY SURVEYED, I HEREBY CERTIFY
THAT, AS OF THE DATE UNKNOWN HEREON, THE SURVEY WAS ESTABLISHED BY TRANSIT
TYPICAL SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION
AND ALL INFORMATION THEREON IS CORRECT; THAT THE SURVEY CORRECTLY SHOWS THE LOCATION
OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SAID PROPERTY;
THAT, EXCEPT AS KNOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ON SAID
PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS
BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREET
OR ALLEYS BY ANY SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO
ENCROACHMENTS ON SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS
SITUATED ON ADJOINING PROPERTY; AND THAT THE SAID PROPERTY AND ONLY THE SAID
PROPERTY CONSTITUTES ONE TAX LOT, EXCEPT AS KNOWN ON THE SURVEY AND ALL EASING,
USE AND DENSITY CLASSIFICATION ARE PROPERLY SHOWN HEREON, THE UNDERSIGNED
LETTER OF SUBJECT PROPERTY DATED MAY 27, 1976, AND OF EACH INSTRUMENT
LISTED THEREIN.

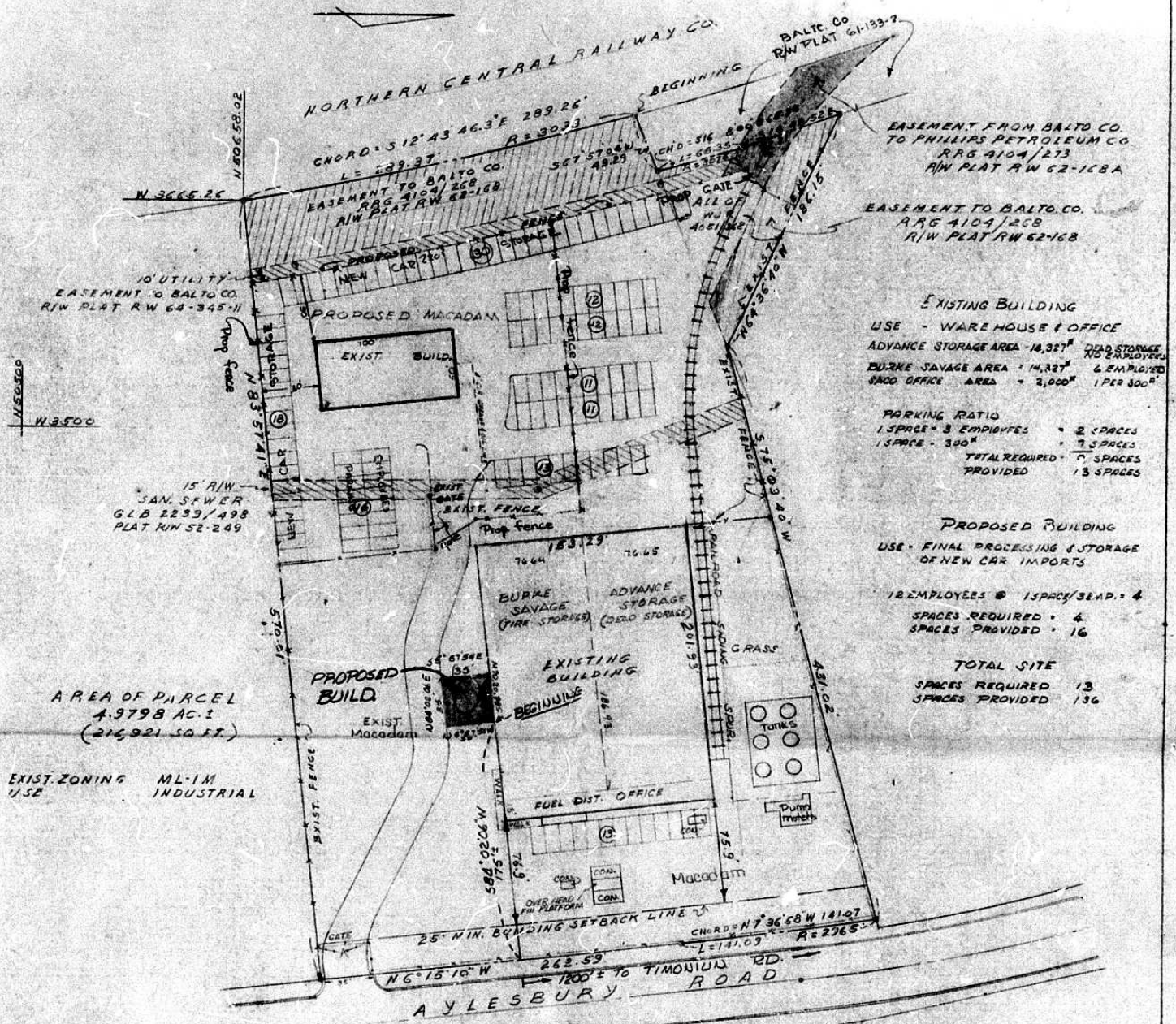


E. E. RAFFEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 CHESAPEAKE AVENUE
TOWSON, MARYLAND

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

PROPERTY OF
STEBBINS ANDERSON INC
8th FLOOR DIST. BALTO CO. MD.
SCALE 1"=50' DATE 30.1.75
REVISED JULY 27, 1976
FOR SPECIAL EXCEPTION





EXISTING BUILDING
 USE - WAREHOUSE & OFFICE
 ADVANCE STORAGE AREA - 14,321'²
 BURKE SAVAGE AREA - 14,321'²
 SACO OFFICE AREA - 2,000'²
 PARKING RATIO
 1 SPACE - 3 EMPLOYEES
 1 SPACE - 300'²
 TOTAL REQUIRED - 7 SPACES
 PROVIDED - 13 SPACES

PROPOSED BUILDING
 USE - FINAL PROCESSING & STORAGE
 OF NEW CAR IMPORTS
 12 EMPLOYEES @ 1 SPACE/3 EMP. = 4
 SPACES REQUIRED - 4
 SPACES PROVIDED - 16
TOTAL SITE
 SPACES REQUIRED - 13
 SPACES PROVIDED - 136

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John F. ...*
 DATE: 12-22-76
 77-66

PLAT TO ACCOMPANY
 PETITION FOR SPECIAL
 EXCEPTION

PROPERTY OF
 STEBBINS ANDERSON INC.
 8th DIST. BALTO. CO. MD.
 JUNE 1-80 JUNE 30/375
 REVISED JULY 27, 1976
 FOR SPECIAL EXCEPTION

CERTIFICATION:
 "TO ALL PARTIES INTERESTED IN THE PROPERTY SURVEYED, I HEREBY CERTIFY THAT, AS OF THE DATE SHOWN HEREON, THE SURVEY WAS ESTABLISHED BY TRANSIT TAPE FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION AND ALL INFORMATION THEREON IS CORRECT; THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SAID PROPERTY; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ON SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREET OR ALLEYS, NO ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PROPERTY; BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, AND THAT THE SAID PROPERTY AND ONLY THE SAID PROPERTY CONSTITUTES ONE TAX LOT EXCEPT AS SHOWN ON THE SURVEY AND ALL ZONING, USE AND DENSITY CLASSIFICATION ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE TITLE INSURANCE BINDER OR REPORT LETTER OF SUBJECT PROPERTY DATED MAY 27, 1975, AND OF EACH INSTRUMENT LISTED THEREIN."



E. F. RAPPEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 200 W. BALTIMORE AVE. #200
 BALTIMORE, MARYLAND 21201

