PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

ONER OF BALVINORS COUNTY

L NOWE MARION WARREN

County, to use the herein described property, for ... A . U.S.ed . Car. lot

I, or we, agree to pay expenses of above re-classificat ting, etc., upon hing of this petition, and further agree to and are to be bound by the soning

RECEIVED FOR FILING

Address 1111 Reames Road
Baltimore, Maryland 21220

Baltimore, Maryland 21221

, 19\$7..., that the subject matter of this petition be advertised, as ed by the Zoning Low of Balt nore County, in two newspapers of general circulation throughe County, that property be posted, and that the public hearing be had before the Zoning

Robert J. Romadka, Esquire Germenia Federal Building 809 Eastern Boulevard Baltimore, Maryland 21221

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

SED/ert

., 197 7, at 2:00 o'clock

June 8. 1977

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

14

S. ERIC DE NENNA Zoning Commission

RE: Petition for Special Exception SW/corner of Pulaski Highway and Mehr's Lane - 15th Election Dis-

Marion Warren - Petitioner NO. 77-243-X (Rem No. 215)

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

...... ORDER TO ENTER APPEARANCE

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 ring 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. Chorles E. Kountz, Jr. Deputy People's Counsel

Dolunto. Herrin III John W. Hessian, III People's Course! County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY THAT on this 1st day of June, 1977, a capy of the aforegoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Patitioner.

Alm W. Dessin III

JUN 2'77 PM 6 ZONING DEPARTMENT

FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21737

January 27, 1977

est corner of Pulaski Highway and Long's Lane 15th District Baltimore County, Haryland

Beginning for the same at the intersection formed by the northwest side of Pulaski Highway with the center of Hohr's Lane, and thence running with and binding on the northwest nide of Pulacki Highway South 40 degrees 55 minutes 34 seconds West 159,82 feet, these leaving Pulanki Highway for a line of division North 49 degrees 04 m mites 26 seco ds West 270.35 fort to the southeast Right of Way Line of the B & O Mailroad, thence running and binding on the southeast Right of May Line North 40 degrees 55 minutes 34 seconds Bast 81.66 foot to the center of Bohr's Lane, and thence running and binding on the center of Hohr's Lane the two following courses and distances; So th 60 degrees 50 minutes 55 seconds East 93.35 fest and South 67 degroes 20 minutes 56 seconds East 180.48 feet to the place of beginning.

BALLIMORE COUNTY, MARYLAND

TO S. Eric Dillenna, Zoning Commissioner Date May 24, 1977

PROM Norman E. Gerber, Acting Director of Planning

Petition #77-243-X. Petition for Special Exception for Used Car Lot. Southwest corner of Pulsaki Highway and Nohr's Lane.

15th District

HEARING: Monday, June 6, 1977 (2:00 P.M.)

The proposed use would not be inappropriate here

NEG-JOH-



April 6, 1977

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

Attention: Mr. N. Commodari

Re: 2.A.C. Meeting, March 29, 1977 Item: 215 Mer: Marion Marrer Location SM/C Pulaski Hay. (Rtc. 40) & Mohr's Lane Existing Coning: 8.R. Proposed Zoning: Special exception Acres: 0.73 for a used car lot.

Acres: 0.73 District: 15th

The proposed roadside curb must return into Nohr's Lane on a 30' radius. The radius of the returns into the entrance must be indicated.

At the corner of Mohr's Lane is a utility pole, a signal pole and the outfall end of a drain under Pulaski Hwy. These items must be indicated on the plan:

The construction of curbing, paving and any necessary storm drain structures must be done under permit from the State Highway Administration.

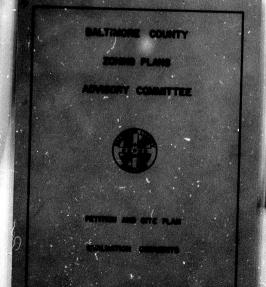
It is our opinion that the plan should be revised prior to a hearing date being assigned.

Very truly yours,

CL:JEM:di

Charles Lee, Chief Bures of Engineering Access mits

By: John E. Jeyers



	Parsuant to the advertisement, posting of property, and public bearing on the above Polition and
	It appearing that by reason of the requirements of Section 502.1.of the Baltimore
	County Zoning Regulations baying been met.
NATE STATE THE STATE STA	
	the plant the local testing the last to be to the part to be the appendix the manuscript executive executi
	a Special Exception for a
	S ORDERED by the Zoning Commissioner of Baltimore County, this
	day di
5,3	should be and the same is GRANTED, from and after the date of this Order,
E 18	subject to the approval of a site plan by the State Highway Administration, the
₩ d	Department of Public Works, and the Office of Planning and Zonal.
œ	8101
A I	Coning Commissioner of Baltimore County
0 0	6
	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
	of
	DENIED and that the above described property or area be and the same is hereby continued as and
	to remain a rone; and/or the Special Exception for
	be and the same is hereby DENIED.
	the and the same is hereby DEALED.

A SELECTION OF SOURCE SECTION OF LIGHTING

Item #215 (1976-1977) Property Own Page 2 May 9, 1977

Storm Drains; (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage 'scilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of purface vaters. Correction of any probles which may result, but to improper grading or improper installation of drainage facilities, would be the full responsibility of the Nettitions.

A drainage and utility easement is required through this and the Petitioner's property contiguous to the southwest side of this site.

Water

Bublic water main exists along Pulaski Highway to serve this property.

The public sanitary severage, proposed to be constructed in connection with the Gall Industrial Subdivision (Drawings 977-0006 and 0007, File I), will serve this property, which is indicated as Lot I2 of the preliminary plat "Subdivision of Property of Emily N. Gall", dated December 1, 1976.

Donalis W Truck - 120 Miso DOMALD W. TUCKER, P.E. Acting Chief, Bureau of Engineering

Zoning Commissioner of Baltimore County

DAT: EAK: PIR: US

GC: J. Trenner J. Somers R. Morton R. Covahey

N-SE Key Sheet 24 NE 32 & 33 Pos. Sheets NE 6 H & I Topo

BUREAU OF

DEPARTMENT OF

PINE PREVENTION STALTS DEPARTMENT

PROJECT PLANKING

BUILDING DEPARTMEN BOARD OF EDUCATION ZÓMBIG ADMINISTRATIC

BIDUSTRIAL DEVELOPMENT

STATE BOADS COM

The Zoning Plans Ad isory Committee has reviewed the plans subsitted 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 soning action requested, but appropriate the second of the soning action requested, but or problems with reward to the development plans that may have a bearing on this case. The Director of Planning may file a vitten report with the Ioning Commissioner with recommendations as to the appropriateness of the requested soning.

Located on the southwest corner of Palsaki Highway and Mahr's lass in the 18th Election Datarit. This B.R. somed sits is currently utilized as a used riot. Adjacent properties to the north and south along Palsaki Highway are improved with a used truck dealer ship and combination suto repair/machine shop, respectively.

Apparently this use has existed for sometime, however because there is no record of a Special Exception ever residual to the properties of the properties of the sense of the Department of Whotor Vehicles that great Exception is necessitated in order to "legalize" the existing operation.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 31, 1977

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

RE: Special Exception Petition Item No. 215 Petitioner - Marion Warren

Dear Mr. Romadka:

Robert J. Romadka, Esquire 809 Eastern Blvd. Page 2 Item No. 215 May 31, 1977

This petition has been scheduled for a hearing, however revised plans reflecting the comments of the State Highway Administration, Office of Project and Develorment Planning and the Realth Department must be submitted prior to the scheduled hearing date.

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, Michels B. Sommoden.
> HICHOLAS B. COMMODARI
> Chairman
> Soning Plans Advisory Committee

MBC:rf

cc: Prank S. Lee Registered Land Surveyor 1277 Neighbors Ave. Baltimore, Maryland 21237

May 9, 1977

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

Re: Stem \$215 (1976-1977)
Property Owner Marion Marran
S/W cor. Pulaski Ney, 6 Wohr's La.
Existing Soning: 8.R.
Proposed Zoning: Special Exception for a used car lot.
Acres: 0.73 District; 15th

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.

Pulsski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the hearyland State Highway Manistration. Any utility constraint within the State Road right-of-way will be subject to the standards, spacifications and approval of the State in addition to those of Baltioner County.

Mohr's Lane, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way. Highway hight-of-way widering, including a fillet area for sight distance at the intersection what processary revertible easements for slopes will be required in connection with any grading or building parant application.

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

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on



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

Dear Mr. DiNenna

Comments on Item #215, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner: Marion Warren Location: SW/C Priaski Highway and Mohr's Lane Existing Zoning: b R. Proposed Zoning: Special Exception for a used car lat

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 plan, or problems with regard to development plans that may have a

The site plan must be revised to show the existing driveway off of Mohr's Lane. All parking areas and driveways must be paved. Curbing must be provided for all parking areas to insure the serbacks.

Very truly yours,

John Swarbley

STEPHEN E. COLLINS DIRECTOR

May 17, 1977

Mr. Eric S. DiNenna Zoning Commissioner 2nd Floor, Courthouse Towson, MD 21204

Re: Item 215 - ZAC - March 29, 1977
Property Owner: Merion Warren
Location: SW/C Pulsaki Hey, 6 Mohr's La.
Existing Zoning: 8,R.
Proposed Zoning: Special Exception for a used car lot. Acres: 0.73 District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a used car lot.

Archael S. Flanigan Associate Traffic Engineer

HSF/JIF

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

April 13, 1977

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

Dear Mr. DiNenna:

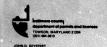
Comments on 215 Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner:
Location: SW/C Puleski Ney. 6 Nohr's Ls.
Existing Zoning: 8.8.
Proposed Zoning: 5 pecial Exception for a used car lot
Acres: 0.7.2 Acres: District: 15th

A revised plot plan is required to show septic

Very truly yours,

Oliver A. Deri Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES



March 26, 1977

Hr. S. Eric Dillenna, Zoning Com Office of Planning and Boning County Office Building Towson, Haryland 21204

Comments on Item # 215 Zoning Advisory Committee Meeting, March 29, 1977 are as follows:

Property Owner:
Location:

Existing Zoning:
Proposed Zoning:
Becial Exception for a used oar lot.

The items checked below are applicable:

A. Structure shall conform to Baltimore County Bailding Code (8.0.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. A building permit shall be required before construction can begin.

C. Three sets of construction drawings will be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

P. No comment.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _______.

CHITIFICATE OF POSTING

Tourse, Maryland

Heaving Seen Stones le 1977 & 2/64 All.

Location of property Stiffcace of Bulante Highery & Mohre Some Location of Sage (3) I Sage Bestel on Mohn Jam I Login Ports

Posted by Meel H Here Date of return 5 - 27 - 27

THERET OF BALTIMORE COUNTY #77-243-X

Date of Posting 5-19-77

Mark E. Sunham CEB

Charles E. Burnhas Plans Review Chief CER: rri

Dearte 15"

Posted for .. Hearing Incom

on anlasti Myberry

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1977

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

Z.A.C. Meeting of: Harch 29, 1977

RE: Item No: 215 Property Onne: Marion Marren Location: SW/C Palaski May, & Mohr's Lane Present Loning: B.R. Proposed Zoning: Special Exception for a used car lot.

District: 15th No. Acres: 0.73

No bearing on student population.

Very truly yours, W. Tistetrant W. Nick P. trovich,

ALVIN LORECK MRS, MILTON N. SMITH. JR. RICHARD W. TRACET, D.VAL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15th day of MANCE 1977. Filing Fee \$ 50.00 . Received _ Check

> ___Cash Other

Petitioner Hann Herren Submitted by Robert Breakly Petitioner's Attorney whethere Herieved by Dies the

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

No. 51734 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELL AMEQUIS - ASH DECERT 408847FMF 16 50,00 ms VALIDATION OR SIGNATURE OF CASHIER

51784 BALTIMORE COUNTY, MARYLAND DATE 300 6, 1977 COUNT 03-662 SECURED History Body & Paint Shep, 9920 Palacki Bay. 777-83-I 18294. JB 7 49000 VALIDATION OF SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

... 19th ...day of No.Z



WINDS

TOWSON, MD. 21204 Hay 25

Petition for Special Exception-15th Dist. THIS IS TO CERTIFY, that the annexed advertis

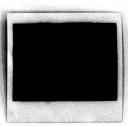
Catomsville Times
Dundalk Times
Essex Times ☐ Suburban Times Eas Towson Times
 Arbutus Times
 Community Times C Suburban Times West

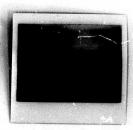
we-kly newspapers published in Baltimore, County, Maryland, once a week for _____1 ____ successive weeks before the

May 19, 1977

STROMBERG PUBLICATIONS, INC. BY OU STIP













March 76, 1977

The state of the s

Mark E. Sunham

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Posted for Security of the Security of Posters Constitute of property of the in a street & some of the three in constron of Signs I. when the little con the first from the first the in december when a Hemarks. Properties Committee Committee of Supplication

\$50.0C

Bolert J. Tomadra. Rev. 800 Rester: Dive. Beltimore, Md. 21921 Petition for Special Exception for Marion Warren. 673-21-3

BOARD OF EDUCATION OF BALTIMORE COUNTY

1.4 .7

inice, MS 1750 Advertising and posting of property a 1770-1

CERTIFICATE OF PUBLICATION

TOWSON MD Rag 13 19 3. THIS IS TO CERTIFY that the annexed advertisement was patentied in THE JEFFURSONIAS is week's newspaper printed and conference in Lorson Bacteriore County Met many on earth day of June 19-77 to NAP publication appearing on the 2 th day of May THE JEFFERSONIAN.

Manager

A Company of the Comp

TIMES

TAX A GIVARIA INC.

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8 Journal forces
So of an Lories See of Limes West

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