

11/17/77 79-88-X **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, B. P. Oil, Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the reclassification of the above described property be considered and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for service garage at 12137.

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 service garage at 12137.

Reisterstown Road, Pikesville, Maryland.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

401 Farragut St. N.E.
B. P. Oil, Inc. - Washington, D.C. 20011

Contract purchaser
Mr. G. Warren Mix, Jr. (Owner)

Property Supervisor
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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
142/3 Reisterstown Rd., 84' SE of Walker Avenue - 3rd Election District : OF BALTIMORE COUNTY
B. P. Oil Co., Inc., Petitioners : Case No. 78-118-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. Kuntz, Jr.
Charles E. Kuntz, 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 on this 15th day of November, 1977, a copy of the foregoing Order was mailed to G. Warren Mix, Esquire and Melvin A. Steinberg, Esquire, 302 Loyale Federal Building, Towson, Maryland 21204, Attorneys for Petitioners.

John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
142/3 of Reisterstown Road, 84.06' SE of Walker Avenue - 3rd Election District : ZONING COMMISSIONER
B. P. Oil, Inc. - Petitioner : OF
NO. 78-118-X (Item No. 23) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Exception for a service garage. The subject property is located on the northeast side of Reisterstown Road, 84.06 feet southeast of Walker Avenue, in the Third Election District of Baltimore County.

At the public hearing on this matter, the contract purchaser, Mr. Zell Hurwitz, advised the Zoning Commissioner that he is now the fee simple owner of the subject property and no longer the contract purchaser.

Evidence presented at the hearing indicated that the property would be used for the mechanical repair of automobiles, that there would be no sale of gasoline from the premises (this site being a former service station), and that there would be no body and fender work/repairs being conducted or performed thereon. It was further indicated that the anticipated use could generate between 15 and 20 automobiles over a 24 hour period.

Although People's Counsel entered his appearance, he did not appear at the hearing, and, furthermore, there was no one present in protest to the subject Petition.

Without reviewing the evidence further in detail but based on all of 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 the requested Special Exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1977, that the Special Exception for

ORDER RECEIVED FOR FILING

DATE December 29, 1977

BY John P. Long

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
428-3358

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING, REISTERSTOWN ROAD, PIKEVILLE, THIRD DISTRICT, BALTIMORE COUNTY, PENNSYLVANIA

Beginning for the same at a point on the Northeast side of Reisterstown Road, 60 feet wide, at the distance of 84.06 feet measured Southeastly along the Northeast side of Reisterstown Road from the Southeast side of Walker Avenue and running thence and binding on the Southeast side of Reisterstown Road, Southeastly 125.00 feet thence leaving the Southeast side of Reisterstown Road and running Northeastly 143.00 feet, Northwestly 75.00 feet, Southwestly 43.00 feet, Northwestly 50.00 feet, Southwestly 100.00 feet to the place of beginning.

Containing 0.381 acres of land, more or less.

Saving and excepting that portion of the above described property now presently zoned DR 16.

7-19-77



a service garage should be and the same is GRANTED, from and after the date of this Order, subject to:

1. No sale of gasoline from the subject premises.
2. No body and fender work/repairs to be conducted or performed on the premises.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William A. Harn, Jr.
William A. Harn, Jr.
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE December 29, 1977

BY John P. Long

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 15, 1977

FROM: Leslie H. Gneaf, Director of Planning

SUBJECT: Petition 78-118-X. Petition for Special Exception for Garage, Service Station and 142/3 of Reisterstown Road 84.06 feet Southeast of Walker Avenue. Petitioner - B. P. Oil, Inc.

3rd District

HEARING: Tuesday, November 29, 1977 (1:00 P.M.)

The proposed use would be appropriate here. Assuming compliance with the Zoning Advisory Committee comments, this office has no adverse comment to offer.

Leslie H. Gneaf
Leslie H. Gneaf
Director of Planning

LHG:JGH:rw

File

CARROLL COUNTY OFFICE
SUITE 2, BOX 408
PIKEVILLE, MARYLAND 21654

G. WARREN MIX
142/3 FEDERAL BUILDING
TOWSON, MARYLAND 21204

TELEPHONE
AREA CODE 410
838-1567

September 22, 1977

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

RE: Item No. 23 (1977-78)
Property Owner - B. P. Oil Co., Inc.
Proposed Zoning - Special Exception for Service Garage
Applicant - Scott Propper

Dear Mr. DiNenna:

This is to advise that Melvin A. Steinberg and myself, G. Warren Mix, are hereby striking our appearances as counsel for the applicant in the above captioned matter. It is our understanding that William Harn will be entering his appearance to represent the Petitioner. I would appreciate your marking your records accordingly.

Very truly yours,
G. Warren Mix
G. Warren Mix

GWM/jj

DURKEE, ALBERT & HAHN
ATTORNEYS AT LAW
PIKEVILLE PROFESSIONAL BUILDING
7 CHURCH LANE
PIKEVILLE, MARYLAND 21608
367-8430

HILLARD F. ALBERT
1933-1973

September 29, 1977



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

RE: Item No. 23 (1977-78) - Pending Hearing
Property Owner: B. P. Oil Co., Inc.
Proposed Zoning: Special Exception in B1 Zone for Service Garage
Applicant: Scott Propper d/b/a/ The Motor Coach

Dear Mr. DiNenna:

Please enter my appearance as successor counsel in the above referenced matter on behalf of the Applicant pursuant to earlier instructional letter of September 22, 1977, from G. Warren Mix, Esq.

This letter further acknowledges that your office will permit Mr. Propper to move into the above referenced premises and conduct business under a temporary use pending hearing. It is my understanding from Robert Spellman of Spellman, Larson & Associates, Inc. that the appropriate revisions will be made on the site plan pursuant to the appropriate comments recently returned by the Advisory Committee.

Yours very truly,
William A. Harn, Jr.
WILLIAM A. HARN, JR.

WAH:jrb

cc: Mr. Scott Propper
cc: Zell C. Hurwitz, Esq.

MAR 17 1978

December 28, 1977

William Albert Hahn, Jr., Esquire
7 Church Lane
Pikesville, Maryland 21208

RE: Petition for Special Exception
NE/S of Reisterstown Road, 84.06'
SE of Walker Avenue - 3rd Elec-
tion District
B.P. Oil, Inc. - Petitioner
NO. 78-118-X (Item No. 23)

Dear Mr. Hahn:

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

Very truly yours,

/s/
S. ERIC DI MENNA
Zoning Commissioner

SED:arl

Attachments

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

October 11, 1977

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

Dear Mr. DiMenna:

Comments on Item #23, Zoning Advisory Committee Meeting, August 2,
1977, are as follows:

Property Owner: B.P. Oil Co., Inc.
Location: NE/S Reisterstown Rd. 84' SE Walker Ave.
Existing Zoning: R-1 - C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage
Acres: 0.361

Metropolitan water and sewer is 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,

/s/
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THH/KS/rhc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

WHO
Nicholas B. Connodari
Chairman

MEMBERS
Bureau of Environment
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 14, 1977

William A. Hahn, Jr., Esquire
Pikesville Professional Bldg.
7 Church Lane
Baltimore, Maryland 21208

RE: Special Exception Petition
Item Number 23
Petitioner - B.P. Oil Co., Inc.

Dear Mr. Hahn:

Enclosed is a xerox copy of the Zoning Plans
Advisory Committee's comments on the above referenced
matter. Please note that these comments were originally
addressed to Mr. G. Warren Mils, the original attorney
in this matter, on September 6, 1977. Accompanying
these comments are those from the Department of Traffic
Engineering which were not available at that time.

Mr. Robert Spellman personally visited me this
morning in my office and we discussed the required
revisions. Judging from this meeting, it is anticipated
that the revised plans will be submitted shortly and
the hearing scheduled immediately thereafter.

If you have any further questions regarding this
matter or require additional information, please contact
me.

Very truly yours,

/s/
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-2550

STEPHEN J. COLLINS
DIRECTOR

September 13, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 23 - ZAC - August 2, 1977
Property Owner: B.P. Oil Co., Inc.
Location: NE/S Reisterstown Rd. 84' SE Walker Ave.
Existing Zoning: R-1 - C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage.
Acres: 0.361
District: 3rd

Dear Mr. DiMenna:

The requested special exception for a service garage is not
expected to be a major traffic generator.
The plan should be revised to show how vehicles will get into
the area behind the garage, removal of the concrete island and should
have one entrance.

Very truly yours,

/s/
Michael S. Flanigan
Traffic Engineer Associate

MSF/cwm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

November 7, 1977

William A. Hahn, Jr., Esquire
Pikesville Professional Bldg.
7 Church Lane
Baltimore, Maryland 21208

RE: Special Exception Petition
Item Number 23
Petitioner - B.P. Oil Co., Inc.

Dear Mr. Hahn:

This office is in receipt of revised plans and/or
descriptions which reflect the required changes of the
participating agency(ies) 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,

/s/
NICHOLAS B. CONNODARI
Acting Chairman,
Zoning Plans Advisory Committee

NBC:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

G. Warren Mils, Esquire
200 Lyndale Professional Bldg.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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/
S. ERIC DIMENNA,
Zoning Commissioner

Owner(s) Name: B.P. Oil Company, Inc.
Reviewed by: Nicholas B. Connodari

cc: Spellman, Larson & Associates, Inc. - 105 W. Chesapeake Ave. - Towson, MD 21204

MAR 17 1978

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 6, 1977

G. Warren Mix, Esquire
302 Loyola Federal Bldg.
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 23
Petitioner - B.P. Oil Co., Inc.

Dear Mr. Mix:

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.

This .36 acre parcel, zoned partially B.L. and D.R. 16, is located on the northeast side of Reisterstown Road, approximately 84' southeast of Walker Avenue in the 3rd Election District and is currently improved with an abandoned service station which is proposed to be converted to a service garage, hence the requested Special Exception. Adjacent properties on either side of this site and fronting Reisterstown Road are improved with an office building and an abandoned school while a cab company and a county metered parking lot exist to the rear.

The description submitted with this petition indicates that the portion of this site zoned D.R. 16 will not be utilized as part of the proposed service station, however,

G. Warren Mix, Esquire
Page 2
Item Number 23
September 6, 1977

the submitted site plan indicates this portion as a parking area. The origin and proposed use of this area should be clarified before the site plan will be accepted by this office.

In addition to the above, revised site plans reflecting all the comments of the Office of Project and Development Planning, the State Highway Administration and the Bureau of Engineering concerning the provisions for accommodating the storm water drainage must be submitted to this office prior to the scheduling of a hearing date.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NB:rf

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
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.

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: B.P. Oil Company, Inc.

Reviewed by: Nicholas B. Commodari

cc: Spellman, Larson & Associates, Inc. - 105 W. Chesapeake Ave. - Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
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.

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: B.P. Oil Company, Inc.

Reviewed by: Nicholas B. Commodari

cc: Spellman, Larson & Associates, Inc. - 105 W. Chesapeake Ave. - Towson, MD 21204

Item #23 (1977-1978)
Property Owner: B. P. Oil Co., Inc.
Page 2
August 16, 1977

Water and Sanitary Sewers

Public water supply and sanitary sewers are serving this site.

Very truly yours,

Edward M. Oliver
EDWARD M. OLIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWB:sa

P-SE Key Sheet
29 NW 21 Pos. Sheet
NW 8 P Topo
78 Tax Map

JOHN D. SEVIER

DIRECTOR

November 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 23 Zoning Advisory Committee Meeting, REVISED
are as follows:

Property Owner: B.P. Oil Company, Inc.
Location: N/E Reisterstown Road - 84' S/E Walker Ave.
Existing Zoning: B.L. - C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage

Acres: 0.361
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes for proposed use.
- ☒ B. A building permit shall be required before construction or alterations can begin. A change of occupancy will be required if building was a gas sta.
- ☐ 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 may 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.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burcham
Plans Review Chief
CBE:rrj

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Edward M. Oliver

August 10, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 2, 1977
ITEM: 23
Property Owner: B.P. Oil Co.
Location: NE/S Reisterstown Rd. (Route 140) 84' SE Walker Ave.
Existing Zoning: B.L.-C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage.
Acres: 0.361
District: 3rd

Dear Mr. DiNenna:

The plan indicates proposed curb and gutter along the right of way line between the entrances, however, curb must also be constructed along the right of way line between the entrances and the property lines and between the entrances along the highway. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JDM:vr

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21202

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #23 (1977-1978)
Property Owner: B.P. Oil Co., Inc.
W/S Reisterstown Rd. 84' S/E Walker Ave.
Existing Zoning: B.L.-C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage.
Acres: 0.361 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 State 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.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

August 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #23, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

Property Owner: B.P. Oil Co., Inc.
Location: NE/S Reisterstown Road 84' SE Walker Avenue
Existing Zoning: B.L.-C.C.C. & D.R. 16
Proposed Zoning: Special Exception for a service garage
Acres: 0.361
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.

The site plan must be revised to show the means of egress and ingress into the building. The parking area at the rear of the building as shown does not appear to function.

Since this site will no longer be used as an automotive service station (Gas Station), it is suggested that one driveway be eliminated and the frontage of the property be landscaped.

The existing concrete island should be removed to provide better on-site traffic circulation.

The "Mac Parking" at the rear of the property is in a residential zone; the use of this area should be clarified.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

MAR 17 1978



Deputy Chief
Fire Prevention Bureau



Charles E. Burnham
Plans Review Chief
CEB:rtj

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCU
ROGER D. HAYDEN
ROBERT M. DUBEL

NAME/PROPERTY	NEW TIMES NAME	ADDRESS
MARKS, Theobald	MARKS, Rendall, Inc.	3701 OLD COURT RD.
James Leland	Therapy, Inc. A. Co.	3701 OLD COURT RD.
James Leland	Regent Hotel Corp.	1012 Brighton
James Leland	MOBS INC. LG	1024 E. 4TH AVE. N.
The Zoo	Palmerella Hardware	806 Brighton Blvd.
James Bradley	First Tech	701 Henderson St.
James Bradley	Upper the Plaza	701 N. 1st Street Rd.
James Bradley	Healy Hardware	701 Brighton Blvd.
Michael Rahn	Carl's Inc.	678 Brighton Rd.
Paul G. Leland	Midway Shop	1144 Brighton Blvd.
W. H. H. H. H. H.	Druid	1206 Brighton Blvd.
James Leland	Ed. Weller	1204 Brighton Blvd.
Paul G. Leland	Paterson's Pharmacy	1204 Brighton Blvd.
James Leland	Depository, Inc.	1216 Brighton Rd.
James Leland	First City	1216 Brighton Rd.
James Leland	Thruway	1217 Brighton Rd.
James Leland	Marine Garage	1206 Brighton Blvd.
James Leland	Midway Shop	1206 Brighton Blvd.
James Leland	ANDERSON OFF. INC.	1316
James Leland	Depository, Inc.	1322 Brighton Rd.
James Leland	Depository, Inc.	1326 Brighton Rd.
James Leland	LEGGATON WOOD WALKER	1330 Brighton Rd.
James Leland	Carlson 1330 INC.	1330 Brighton Rd.
James Leland	Allen Lee O.F.C. Inc.	1330 Brighton Rd.

OWNER/PROPERTY	BUSINESS NAME	ADDRESS
Harvey	Express St	331 Hurst
John	WV	W. W. W. Co
Joe. H. H. H.	WV	1007 1/2 Penn. Ave
Joe. H. H. H.	The Tobacco Road	1411 Reconstruction Rd.
Joe. H. H. H.	WV	1417 New York Ave.
Joe. H. H. H.	WV	3320 Penn. Rd.
Joe. H. H. H.	WV	3704 1/2 W. W. W.
Joe. H. H. H.	WV	3382 W. W. W.
Joe. H. H. H.	WV	3751 W. W. W.
Joe. H. H. H.	WV	1700 Reconstruction Rd.
Joe. H. H. H.	WV	2120 W. W. W.

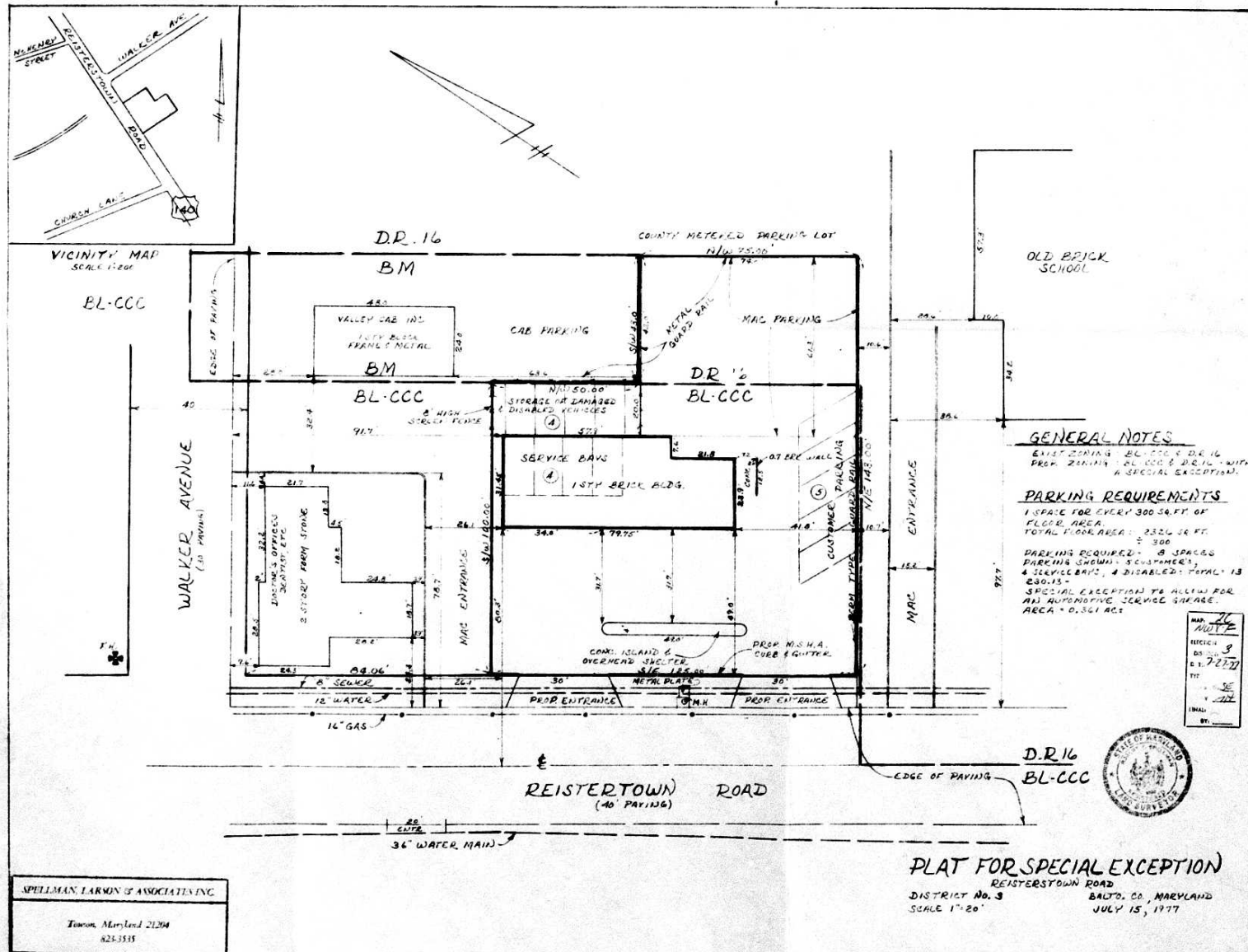
1013 Reisterstown Road, Pikesville, Maryland 21208 • 484-399

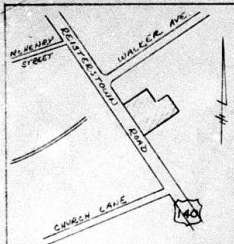
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THE JEFFERSONIAN,
S. Frank Smith
Manager.



00125 2007 01 04 00





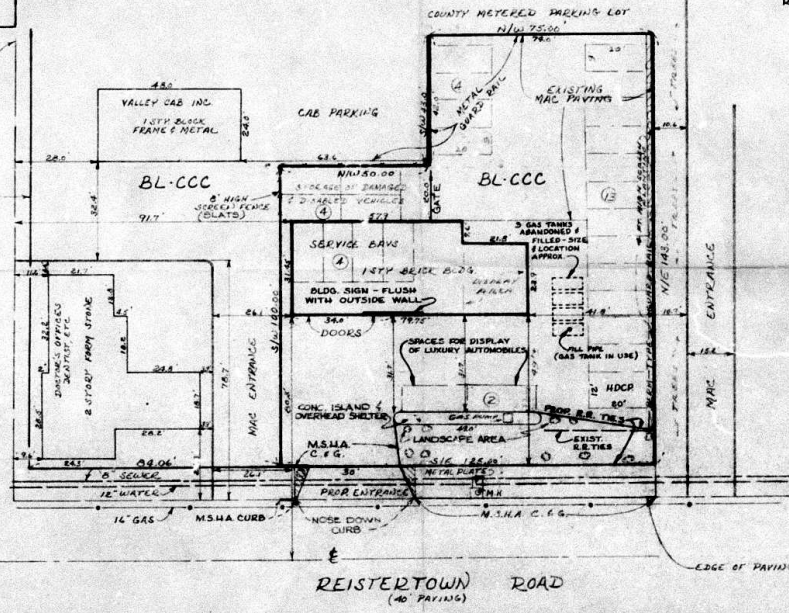
NO. 81-224-XSPH
PETITION FOR SPECIAL HEARING
GRANTED SUBJECT TO THE FOLLOWING

1. THE STRUCTURE SHALL COMPLY WITH BALTIMORE COUNTY BUILDING CODE 1978, SECTION 416 FOR SERVICE GARAGES.
2. THE NUMBER OF USED LUXURY AUTOMOBILES PERMITTED TO BE SOLD SHALL BE LIMITED TO TWELVE PER CALENDAR YEAR.
3. IN THE EVENT THE USED LUXURY AUTOMOBILES FOR SALE ARE TO BE PARKED ALONG OR NEAR THE PROPERTY LINE RUNNING PARALLEL WITH REISTERSTOWN ROAD, SUCH USE SHALL NOT ENCROACH UPON THE LANDSCAPED AREA OR THE REISTERSTOWN ROAD RIGHT OF WAY.

VICINITY MAP
 SCALE 1"=200'

BL-CCC

WALKER AVENUE
 (40' PAVING)



GENERAL NOTES

EXIST. ZONING: BL-CCC WITH A SPECIAL EXCEPTION TO ALLOW FOR AN AUTOMOTIVE SERVICE GARAGE

PARKING REQUIREMENTS

1 SPACE FOR EVERY 300 SQ. FT. OF FLOOR AREA
 TOTAL FLOOR AREA: 2324 SQ. FT.
 PARKING REQUIRED: 8 SPACES
 PARKING SHOWN: 12 SPACES (8 DISABLED)
 4 DISABLED TOTAL: 27
 AREA: 0.361 AC. ±

SPECIAL EXCEPTION GRANTED:

1. NO SALE OF GASOLINE FROM THE SUBJECT PREMISES.
2. NO BODY AND FENDER WORK REPAIR TO BE CONDUCTED OR PERFORMED ON THE PREMISES.



SPELLMAN, LARSON & ASSOCIATES INC.
 Tunica, Maryland 21204
 424-1535

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 J. J. [Signature]
 DATE 10/2/81
 78-118-X

(SPECIAL EXCEPTION AND PLAT FOR SPECIAL HEARING)
 TO ALLOW USED CAR SALES AND AUTOMOTIVE SERVICE GARAGE
 REISTERSTOWN RD
 322 ROUTE 1
 SCALE 1"=20' REVISED JAN. 19, 1978
 REVISED SEPT. 23, 1981 REVISED JUNE 2, 1978
 77044

