

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RESOM LAND
I, or we, RESOM LAND, 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 the Zoning Commission of the Baltimore County Department of Public Works to the following items in Baltimore County: Case No. 78-261-X

666 (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for SERVICE GARAGE under §230.13 of the Baltimore County Zoning Regulations as defined in §101 of the Baltimore County Zoning Regulations.

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 use to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.
CHRYSLER REALTY CORPORATION
RESOM LAND LEASING CORPORATION

Lee Thomas
President
Address: 109 N. D. Ave. 808
Washington, D.C. 20004

Lee Thomas
Petitioner's Attorney
Address: 109 Washington Ave., Suite 314
Towson, Md. 21204 296-6777

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1978, 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, this property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of June, 1978, at 11:00 AM.

Eric D. DiNenna
Zoning Commissioner of Baltimore County

(over)

6/5/78
11:00 AM

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

78-261-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Baltimore National Pike 25' : OF BALTIMORE COUNTY
E of Talbott Place, 1st District
RESOM LAND LEASING CORPORATION, : Case No. 78-261-X
Petitioners

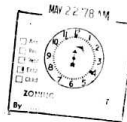
ORDER TO ENTER APPEARANCE

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.

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

I HEREBY CERTIFY that on this 19th day of May, 1978, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioners.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2303
S. ERIC DINENNA
ZONING COMMISSIONER

June 20, 1978

W. Lee Thomas, Esquire
Suite 314, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of the Baltimore National
Pike, 25' E of Talbott Place -
1st Election District
Rescom Land Leasing Corporation-
Petitioner
NO. 78-261-X (Item No. 201)

Dear Mr. Thomas:

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

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

GJM/jhm

Attachment

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

SPELLMAN, LARSON & ASSOCIATES, INC.
110 - JEFFERSON BUILDING
105 W. CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-5538
ROBERT S. SPELLMAN, P.E.
JOSEPH L. LARSON
JOHN J. PIERCE, P.E.

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING, NO. 5538 BALTIMORE NATIONAL PIKE, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of the Baltimore National Pike (US RT. 40) at the distance of 75 feet, more or less, measured easterly along the north side of the Baltimore National Pike from the northeast side of Talbott Place and running thence and binding on the north side of the Baltimore National Pike; northeasterly by a curve to the right with the radius of 14,398.95 feet the distance of 218 feet, more or less, to the zoning line dividing that part of this parcel zoned BL and that part of this property zoned BM thence leaving the north side of Baltimore National Pike and binding on said zoning line North 42 Degrees 17 Minutes 20 Seconds West 129 feet, more or less, thence leaving said zoning line and running South 37 Degrees 38 Minutes 50 Seconds West 200 feet, more or less to the place of beginning.

Containing 0.29 acres of land, more or less.

3-23-78



RESIDENTIAL & COMMERCIAL DEVELOPMENT • DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
ONLY AT STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

May 12, 1978

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

Re: Item #201 (1977-1978)
"Property Owner: Rescom Land Leasing Corp.
N/S Baltimore National Pike 25' E. of Talbott Place
Existing Zoning: BM-25-1, BL-25-1
Proposed Zoning: Special Exception for service garage.
Acres: 0.29 District: 1st

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.

General:

Baltimore County highway and utility improvements are not directly involved.
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #201 (1977-1978).

Very truly yours,
Edward H. Dwyer, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:es

H-NE Key Sheet
3 SW 21 Top. Sheet
SW 1 F Topo
95 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 25, 1978

FROM: Leslie H. Groat, Director of Planning

SUBJECT: Petitioner: 78-261-X, Petition for Special Exception for service garage
N/S of Baltimore National Pike, 25 feet East of Talbott Place
Petitioner - Rescom Land Leasing Corporation
1st District

HEARING: Monday, June 5, 1978 (11:00 A.M.)

If granted, the petition should provide the Division of Current Development and Design with details of landscaping for review and approval.

Leslie H. Groat
Director of Planning

LHG:JGH:aw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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, that

that the Special Exception for a service garage should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include land-use planning approval by the Division of Current Planning and Development.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June, 1978, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a Service Garage, and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1978

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

Mr. Nicholas B. Connolly
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Route Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Police Administration
Industrial Development

W. Lee Thomas, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 201
Petitioner - Rescom Land
Leasing Corporation

Dear Mr. Thomas:

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 have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Baltimore National Pike east of Talbott Place in the 1st Election District, the subject property is presently improved with an abandoned service station, and at the time of field inspection, it was being utilized for the storage of new cars from the adjacent operation. This triangular-shaped property is zoned in its majority B.L. with the remainder having a B.N. classification, and it is abutted by an office building, a car dealership and accessory parking areas.

This Special Exception is necessitated by your proposal to convert the existing building into a service garage. At the time of the scheduled hearing it should be clearly indicated whether this property will be utilized solely for the repair of vehicles or whether it will also serve as a storage area for new cars.

Particular attention should be afforded the comments of the State Highway Administration concerning the replacement of some sections of the existing curb along

W. Lee Thomas, Esquire
Page 2
Item Number 201
May 18, 1978

Baltimore National Pike, and if the comments from the Health Department are applicable, they must be answered prior to the scheduled hearing date.

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 B. CONNOLLY
Chairman
Zoning Plans Advisory Committee

NBC:rf

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



Maryland Department of Transportation
State Highway Administration

Rebecca K. Intendant
N.S. Caltrider
Administrator

April 14, 1978

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

Attention: Mr. N. Connolly

Re: Z.A.C. Meeting, April 4, 1978
Item: 201
Property Owner: Rescom Land Leasing Corp.
Location: N/S Baltimore National Pike
(Rte. 40) 25' East of Talbott Place
Existing Zoning: BM-CS-2, BL-CS-2
Proposed Zoning: Special Exception
for Service Garage
Acre: 0.29
District: 1st

Dear Mr. DiNenna:

The proposed entrance configuration is acceptable, however, some sections of the existing curb have deteriorated and should be replaced.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Rogers

CLJEN:dj

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



May 15, 1978

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 #201, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

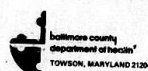
Property Owner: Rescom Land Leasing Corp.
Location: N/S Baltimore National Pike 25' E. of Talbott Place
Existing Zoning: BM-CS-2, BL-CS-2
Proposed Zoning: Special Exception for Service Garage
Acre: 0.29
District: 1st

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. Wimbly
Planner III
Current Planning and Development



April 27, 1978

Donald J. Rupp, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Rescom Land Leasing Corp.
Location: N/S Baltimore National Pike
25' E. of Talbott Place
Existing Zoning: BM-CS-2, BL-CS-2
Proposed Zoning: Special Exception for Service Garage
Acre: 0.29
District: 1st

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

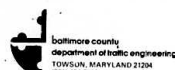
If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

A permit to construct will be required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICE

THD:KS:jlf



April 17, 1978

STEPHEN E. COLLINS
DIRECTOR

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

Item No. 201 - 2/C - April 4, 1978
Property Owner: Rescom Land Leasing Corp.
Location: N/S Baltimore National Pike 25 Feet E. of Talbott Place
Existing Zoning: BM-CS-2, BL-CS-2
Proposed Zoning: Special Exception for Service Garage
Acre: 0.29
District: 1st

Dear Mr. DiNenna:

The subject Special Exception should not increase the traffic density.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRN/dm



April 17, 1978

Paul H. Bishop

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Connolly, Chairman
Zoning Advisory Committee

Re: Property Owner: Rescom Land Leasing Corp.

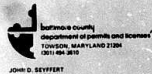
Location: N/S Baltimore National Pike 25' E. of Talbott Place
Item No. 201 Zoning Agenda Meeting of 04/04/78

Comments:

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 150 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 _____ exceeds the maximum allowed by the Fire Department.
4. 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 "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.

Noted and Approved: [Signature]
Planning Group Special Inspection Division Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #201 Zoning Advisory Committee Meeting, April 4, 1978 are as follows:

Property Owner: Rescom Land Leasing Corporation
Location: N/S Baltimore National Pike 25' E of Talbot Place
Biting: Biting-BL-2, BL-2-2
Proposed: Special Exception for Service Garage

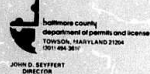
Area: 0.29
District: 1st

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1973 Edition and the 1973 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional change of occupancy permits may be required. "B" Use Group to "B-1"
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Show handicapped parking, curb cuts, signs and building access on plat plans.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Planning Review Chief

CEB:ryj



JOHN D. SEYFERT
DIRECTOR

June 5, 1978

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

Dear Mr. DiNenna:

REVIEWED

Comments on Item #201 Zoning Advisory Committee Meeting, June 13, 1978 are as follows:

Property Owner: Rescom Land Leasing Corporation
Location: N/S Baltimore National Pike 25' E of Talbot Place
Biting: Biting-BL-2, BL-2-2
Proposed: Special Exception for Service Garage

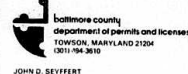
Area: 0.29
District: 1st

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1973 Edition and the 1973 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- D. A building permit shall be required before construction can begin.
- X C. Additional change of occupancy permits shall be required.
- X D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: See attached Sheet for Handicapped notes.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Planning Review Chief

CEB:ryj



JOHN D. SEYFERT
DIRECTOR

RE: Permit No. Item 201 REVIEWED
District: 1st
Address: Baltimore National Pike

Dear Sir:

Your revised site plans fail to reflect compliance with the Maryland State Code for the Handicapped and Aged. Specifically Section 316.3 and 316.4.

- (X) Parking Spaces
- (X) Parking Signs
- (X) Ramp to Sidewalk
- (X) Access to Structure
- (X) Curb Cuts

Please review the above sections for total compliance.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Planning Review

CEB:ryj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 5, 1978

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

Z.A.C. Meeting of: April 4, 1978

RE: Item No: 201
Property Owner: Rescom Land Leasing Corp.
Location: N/S Baltimore National Pike 25' E of Talbot Place
Present Zoning: BL-2, BL-2-2
Proposed Zoning: Special Exception for Service Garage

District: 1st
No. Acres: 0.29

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/bp

JOSEPH H. MULLMAN, PRESIDENT
T. BARBARA WILLIAMS, JR., VICE PRESIDENT
MARSHALL M. BORDEN

THOMAS H. ROYER
MRS. LORENAE F. CHURCH
ROBERT H. HAYES

ALVIN LORICK
MRS. WILTON M. SMITH, JR.
ROBERT W. FRECKY, D.V.M.

ROBERT T. DUBEL, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. Mar 18, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one line _____ days before the _____ day of _____ 1978, the _____ publication appearing on the _____ day of _____ May _____ 1978.

THE JEFFERSONIAN
Charles E. Burnham
Manager

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 May 18 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Rescom Land Leasing Corp. is being published as follows:

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

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 10th day of May _____ 1978, that is to say, the same was inserted in the issues of May 15, 1978

STROMBERG PUBLICATIONS, INC.

By *John R. Ruge*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st
Date of Posting: MAY 22, 1978

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: RESCOM LAND LEASING CORP.

Location of property: N/S OF BALTIMORE NATIONAL PIKE 25' E OF TALBOT PLACE

Location of Sign: FRONT 55.25, BALTIMORE NATIONAL PIKE

Remarks: *Fluorine E. Nelson*
Signature

Date of return: MAY 25, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of MARCH 1978. Filing Fee \$ 60.00 Received ☒ Cash ☐ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: PT. LEMMAN Submitted by *W. Lee Thomas*
Petitioner's Attorney: *W. Lee Thomas* Reviewed by *JP*

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

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					45	JP			
Petition number added to outline									
Denied									
Granted by ZC, PA, CC, CA									
Reviewed by <i>JP</i>									
Revised Plans: Change in outline or description									Yes
Previous case: NONE									Map # SW112

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE TOWSON
MISCELLANEOUS CASH RECEIPT

DATE: March 5, 1978 ACCOUNT: 01-459

AMOUNT: \$17.88

PAID TO: *W. Lee Thomas, Pres. Dept. of Advertising and*

FOR: *Posting for Rescom Land Leasing Corp. Case 78-061-X*

780606 6 47.88

VALIDATION AND SIGNATURE OF CASHIER



