

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **Mr. A. J. Lovins**, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from \_\_\_\_\_ to \_\_\_\_\_ and to \_\_\_\_\_ for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_.

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 of Baltimore County.

Contract purchaser: **John Howard, Esquire**  
 210 Allegheny Avenue  
 Towson, Maryland 21286

Legal Owner: **Eugene Lovins**  
 4710 Belle Forte Rd.  
 Baltimore, Maryland 21208

Trustee's Attorney: **John W. Hession, III**  
 494-2186

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1978, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

**Eric DiNenna**  
 Zoning Commissioner of Baltimore County.

(over)

7-20-7  
 209  
 3  
 437  
 1-22-78

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
 SW/5 of Liberty Rd., 235' NW of Live Oak Rd., 2nd District : Of BALTIMORE COUNTY  
 EUGENE LOVINS, et ux, Petitioners : Case No. 78-270-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.

**Peter May Zimmerman**  
 Peter May Zimmerman  
 Deputy People's Counsel

**John W. Hession, III**  
 John W. Hession, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21204  
 494-2186

I HEREBY CERTIFY that on this 31st day of May, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Eugene Lovins, 4710 Belle Forte Road, Baltimore, Maryland 21208, Petitioners.



78-270-X  
 209

Baltimore County  
 Office of Planning and Zoning  
 TOWSON, MARYLAND 21286  
 (301) 464-3833

S. ERIC DINENNA  
 ZONING COMMISSIONER  
 George J. Martinak  
 Deputy Zoning Commissioner

December 14, 1978

John B. Howard, Esquire  
 210 Allegheny Avenue  
 Towson, Maryland 21204

RE: Petition for Special Exception  
 SW/5 of Liberty Road, 235' NW  
 of Live Oak Road - 2nd Election  
 District  
 Eugene Lovins, et ux - Petitioners  
 NO. 78-270-X (Item No. 209)

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

Very truly yours,  
**Eric DiNenna**  
 S. ERIC DINENNA  
 Zoning Commissioner

cc: Mr. Ophelia Jones  
 3726 Live Oak Road  
 Randallstown, Maryland 21133

Mr. Abraham Rednor  
 3719 Live Oak Road  
 Randallstown, Maryland 21133

Mr. Gerald Townsend  
 3720 Live Oak Road  
 Randallstown, Maryland 21133

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

boender associates  
 BALTIMORE DIVISION INC.  
 SUITE 100-101 TOWSON & COUNTY PROFESSIONAL BUILDING  
 ELLICOTT CITY, MARYLAND 21104

engineers  
 surveyors  
 planners

Description  
 LANDS OF EUGENE H. LOVINS, ET UX.  
 SECOND ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

BEGINNING for the same of a point 235' from the center of Live Oak Road to a point in the center of Liberty Road (66' wide, said point being at the end of the fourth or North 41° 29' East 353.80 footline of a parcel of land described in a conveyance from Charles Vincent DePaul Keller, Jr. and Audrey Agnes Keller, his wife to Eugene H. Lovins and Beatrice Lovins, his wife by deed dated March 15, 1976 and recorded among the Land Records of Baltimore County, Maryland in Liber 5616 at folio 24, thence leaving said point and running with the first, second, third and fourth lines of the aforesaid conveyance and with the centerline of the aforesaid Liberty Road,

1. North 42° 53' 00" West 123.00 feet to a point thence leaving Liberty Road
2. South 41° 29' 00" West 355.65 feet to a point;
3. North 43° 15' 00" East 123.00 feet to a point; and
4. North 41° 29' 00" East 353.81 feet to the place of beginning, containing 0.999 acres of land

BALTIMORE 301-465-7777

BALTIMORE 301-748-1204

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

S. Eric DiNenna  
 TO: Zoning Commissioner Date: June 14, 1978  
 Leslie H. Groat  
 FROM: Director of Planning

SUBJECT: Petition 78-270-X, Item 209

Petition for Special Exception for a service garage  
 Southwest side of Liberty Road, 235 feet northwest of Live Oak Road  
 Petitioner - Eugene and Beatrice Lovins

HEARING: Wednesday, June 14, 1978 (11:00 A.M.)

This office is opposed to the granting of the subject petition. It is our opinion that a service garage should not be located on a site that is adjacent to residences. It has been our experience that such facilities tend to be noisy and are not aesthetically pleasing when viewed from residents backyards.

The petitioner proposed to construct a wooden fence along the easternmost edge of the property; no effort has been made to soften the visual impact on the adjacent residential properties through the use of any type of plant material. In fact, the fence is to be located within one foot of the easternmost property line.

It should be noted that this property is within the boundaries of the newly created Liberty Road Action Program since this study is still in its infancy, we are unable to offer the in-depth type of comments that could be made when the study has been completed.

**Leslie H. Groat**  
 Director of Planning

LHG:JHM

1914 Pine Knob Rd.  
 Sykesville, Md. 21784  
 0/12/78

Mr. Charles E. Burnham  
 Plans Review Division  
 Department of Permits and Licenses  
 Towson, Md. 21204

Re: S/W/5 Liberty Road 235'  
 NW Live Oak Road  
 Existing Zoning RL-CMS and MLR  
 Areas 1-999  
 District - Second

Dear Mr. Burnham:

At the time of the last correspondence, through Mr. Liehter, I was going to specialize in foreign car repairs.

I have changed my position in the matter, and I am going to obtain an Asso. Transmission Franchise. The only repair work that will be performed in the shop is the repair of automatic transmissions. There will be no general repairs performed on the premises. There will be no dangerous chemicals or torques in the building. Transmissions will be cleaned by a sophisticated cleaning machine using water and powdered soap, through a heat process.

As you know, Asso is the world's largest chain of automatic transmission specialists. They set very high standards for their centers and have very strict regulations for the safety and welfare of everyone in the local area. They will see that these regulations are enforced to the point of de-franchising an owner of an Asso Transmission Center for failure to abide by their guidelines. Asso Transmissions is regulated by the Federal Trade Commission since they are an interstate corporation.

Please find enclosed a copy of an Asso Transmission Franchise Agreement. I will gladly welcome any questions that you may have concerning this location.

Sincerely,  
**Ramon Jay Kipnes**  
 Ramon Jay Kipnes

I called Paul Nalsett today @ 11:30. He concurs with my opinion - this is not a motor vehicle repair shop. CSB 6.78  
 Rec'd 12:00 pm Oct 16, 1978

Baltimore County  
 Department of Permits and Licenses  
 TOWSON, MARYLAND 21207  
 (301) 464-3810

JOHN D. SEIFFERT  
 DIRECTOR

October 18, 1978

Mr. Ramon Jay Kipnes  
 1914 Pine Knob Road  
 Sykesville, Maryland 21784

RE: S/W/5 Liberty Road  
 235' NW Live Oak Road  
 District 2

Dear Mr. Kipnes:  
 I have reviewed your request and being aware of the background of the case, including the previous B.O.C.A. Interpretation applying to Motor Vehicle Repair Shops, I contacted Mr. Paul Hellard, Technical Director of B.O.C.A. today by phone.

Mr. Hellard is in agreement with me that the M200 Transmission Shop as proposed would be an acceptable occupancy.

The reasoning being a specialized shop where work is restricted to a specific item under strict work controls and use of flammable fluids etc., would not be classified as a motor vehicle repair shop which allows all types of repairs and flammables to be present. The space you wish to occupy would have to be classified under Building Code Requirements as a storage or maintenance based use, specifically a Repair Shop. Other motor vehicle repair work would not be allowed under the present circumstances, as noted in Section 171.0 of the Building Code. Drawings showing compliance to applicable Building Code and Fire Code Requirements by a Professional Architect or Engineer registered in Maryland are required to apply for an alteration type building permit. Particular attention should be given to the floor, ceiling assembly (3 hours required).

Should there be any further questions, please do not hesitate to call me @ 494-3987.

Very truly yours,  
**Charles E. Burnham**  
 C.E. Burnham, Chief  
 Plans Review

CC: Mr. Lovins -  
 H. Corradi-Planning & Zoning  
 File  
 Zoning File

11/22  
 321-0600

Baltimore County  
 Department of Public Engineering  
 TOWSON, MARYLAND 21204  
 (301) 464-3800

STEPHEN E. COLLINS  
 DIRECTOR

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

April 12, 1979

Item No. 909  
 Property Owner: Eugene Lovins  
 Location: SW/5 Liberty Road 235 Feet NW Live Oak Rd.  
 Existing Zoning: RL-C, MS, & MLR  
 Proposed Zoning: Special Exception for a service garage

Area: 0.999  
 Acre: 2nd

Dear Mr. DiNenna:

The special exception should have little or no effect on traffic. The eastern most entrance onto Liberty Road should be eliminated.

Very truly yours,  
**Stephen E. Ueber**  
 Engineer I

SEJ/dms

Pursuant to the advertisement, posting of property, and public hearing on the same Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a service garage should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14<sup>th</sup> day of December, 1978, that the herein Petition for Special Exception for a service garage should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

- Hours of operation shall be from 8:00 a.m. to 6:00 p.m., Monday through Friday, and from 8:00 a.m. to 10:00 p.m., Saturday.
- No storage of gasoline and no outdoor storage of parts or damaged vehicles.
- No body and fender repairs; transmission repairs only. Said repairs must be performed inside of garage.
- Property shall be maintained in a neat and orderly condition at all times.
- Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

*[Signature]*  
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.....day of.....197..... 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 and to remain a.....zone, and/or the Special Exception for.....be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

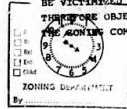
7-20-78  
7-22-78

I LIVE at 3719 LIVE OAK RD. I AM REPRESENTING MY NEIGHBORS OF THE VILLAGE OF KINGS PK ASSOCIATION, INC. MANY OF THE OTHERS, THE CONWAYS, THE THEATRES, THE JONESSES, THE BASSOS, THE WAGNERS, THE KLAPPERS WHO RESIDE IN KINGS PARK WOULD HAVE LIKED TO ATTEND THIS MTG & VOICE THEIR OPINIONS. HOWEVER, AS INVARIABLY HAPPENS THESE HEARINGS ARE HELD DURING THE DAY AND THE AVERAGE WORKING PERSON CAN ONLY MAKE THESE MTGS AT GREAT PERSONAL SACRIFICE.

THE ORIGINAL INTENT WAS TO GRANT MR LOVINS PERMISSION TO BUILD A 5400 FT<sup>2</sup> OFC SPACE BLDG. WHICH HE WOULD RENT. DUE TO THE PHYSICAL ARRANGMENT OF THE BLDG, HE HAS BEEN UNABLE TO FIND PROSPECTIVE RENTERS. SO NOW HE PLANS TO CONVERT THE BLDG SO AS TO MAKE IT SUITABLE FOR A CAR REPAIR GARAGE.

WE AT KINGS PARK ARE VERY MUCH DISTURBED BY THIS LATEST EXCEPTION TO THE ORIGINAL INTENT. NOT ONLY WILL IT CREATE A NOISY ENVIRONMENT IN A QUIET RESIDENTIAL AREA, BUT THERE WILL BE THE ATTENDANT ODORS, POLLUTION AND GENERAL UNSIGHTLINESS ASSOCIATED W A REPAIR SHOP.

WE FEEL THAT GRANTING THIS EXCEPTION WILL BLEIGHT THE IMMEDIATE NEIGHBORHOOD AND CAUSE A DEPRECIATION IN THE VALUES OF THE ADJACENT PROPERTIES. WE FEEL THAT WE WOULD LIKE TO SEE NOBODY, INCLUDING MR LOVINS WOULD TOLERATE A GARAGE SERVICE SHOP AND A 5000 GAL BOME IN HIS BACK YARD. NEITHER THE COUNTY NOR THE RESIDENTS OF KINGS PARK ARE RESPONSIBLE FOR MR LOVINS CURRENT PROBLEMS AND ARE NOT OBLIGATED TO BAIL HIM OUT PARTICULARLY IF WE ARE TO BE HARASSSED BY A NOISY UNSIGHTLY SERVICE GARAGE. WE THEREFORE OBJECT TO THIS SPECIAL EXCEPTION AND URGE THE ZONING COMMISSIONER TO DISAPPROVE MR LOVINS PETITION.



*[Signature]*

**The Village of King's Park Association, Inc.**  
Randalltown, Maryland 21133

June 14, 1978

Zoning Commissioner  
Eric DiNenna

The Village of King's Park Association, Inc. wishes to go on record as opposing granting the special exception as requested for a service station.

Mary D. Bassos, president

*[Signature]*



3517 Langhe Road  
Baltimore, Maryland 21207

May 5, 1978

Mr. M. Commodari  
Zoning Dept.  
Baltimore County  
Baltimore, Md. 21204

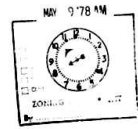
Dear Mr. Commodari,

Per your request during our telephone conversation of today, this is to inform you that we still wish to proceed with our application for a Special Exception on our property at 9617 Liberty Rd. in Randalltown.

We are aware of Mr. T. Burnham's position on our application but since we also have another prospective tenant who would also require this same Special Exception we have decided to go ahead with it. This new prospective tenant wants to operate a car radio and C.B. installation service and Mr. Burnham indicated that this would be allowable under the building code. Thus the only thing that would have to be changed on our application would be the type of usage for the lower level of our new building.

We would appreciate it if you would set up a hearing date for as soon as possible. Thank you.

Sincerely yours,  
*[Signature]*  
E. H. Lovins



RENT ANYTHING... easy as A-B-C!

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



PETITION AND SITE PLAN  
EVALUATION COMMENTS

Mr. Eugene Lovins  
4710 Belle Forte Road  
Baltimore, Maryland 21208

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

Your Petition has been received and accepted for filing this 11th day of April 1978.

*[Signature]*

S. ERIC DI NENNA  
Zoning Commissioner

Petitioner: Eugene Lovins  
Petitioner's Attorney:

Reviewed by:

cc: Nicholas B. Commodari, Inc.  
8726 Town & Country Blvd.  
Baltimore, Maryland 21285

Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

June 1, 1978

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

cc: Nicholas B. Commodari  
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
  - Zoning Administration
  - Industrial Development

Mr. Eugene Lovins  
4710 Belle Forte Road  
Baltimore, Maryland 21208

RE: Special Exception  
Item Number 209  
Petitioner - Eugene Lovins

Dear Mr. Lovins:

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 suitability of the requested zoning.

Located on the southwest side of Liberty Road approximately 235' NW Live Oak Road, the subject property is presently being improved with a two level building, proposed to house a rental center and a service garage. Because of the latter use, this Special Exception is required.

As indicated in our previous conversation there appears to be a conflict with the Department of Permits & Licenses concerning your proposal. In view of your letter of May 5, 1978, explaining that you wish to proceed with this hearing and resolve your problems later, I have proceeded to schedule this petition for a hearing.

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.

Mr. Eugene Lovins  
Page 2  
June 1, 1978

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:rmw

cc: Boender Associates Inc.  
8726 Town & Country Blvd.  
Baltimore, Maryland 21203

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21284

THORNTON M. MOURNIN, P.E.  
DIRECTOR

May 23, 1978

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

Re: Item #209 (1977-1978)  
Property Owner: Eugene Lovins  
S/W Liberty Rd. 235' NW Live Oak Rd.  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a service garage.  
Acres: 0.999 District: 2nd

Dear Mr. DiNenna:

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:**

As indicated, there is a Transcontinental Gas Company pipeline easement contiguous to this property, and an existing water transmission tunnel traverses the southeastmost part of this site.

**Highways:**

Liberty Road (Md. 26) 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.

The status of the indicated 20-foot right-of-way along the southeast outline of this site is unknown to this office and considered private.

**Sediment Control:**

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

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

May 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #609, Zoning Advisory Committee Meeting, April 11, 1978, are as follows:

Property Owner: Eugene Lovins  
Location: SW/S Liberty Rd. 235' NW Live Oak Rd.  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a service garage  
Acres: 0.999  
District: 2nd

Revised plans showing the proposed facilities and uses must be submitted to the Health Department prior to comments on the special exception.

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.

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 H. Dravis, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THD/BJT/thc

Item #209 (1977-1978)  
Property Owner: Eugene Lovins  
Page 2  
May 23, 1978

**Storm Drainage:**

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

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 facilities (temporary or permanent) to prevent creating any nuisance 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:**

This property is within the Urban-Rural Demarcation Line and in an area indicated as "Existing Service" on Baltimore County Water Plan W-10A, as amended. There is a public 20-inch water main in Liberty Road. However, this property is not within the Baltimore County Metropolitan District; an extension of the Baltimore County Metropolitan District to include this property is required.

Public sanitary sewerage is not available to serve this property.

Very truly yours,  
Eugene Lovins  
EUGENE LOVINS, P.E.  
Chief, Bureau of Engineering

ZND:EMM/PWR:as  
cc: R. Morton  
J. Somers  
P-SW Key Sheet  
29 & 30 NW 38 Pos. Sheet  
NW S J Topo  
75 Tax Map

Baltimore County  
Department of Public Engineering  
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS  
DIRECTOR

April 19, 1978

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

Item No. 209 - SMC - April 11, 1978  
Property Owner: Eugene Lovins  
Location: SW/S Liberty Road 235 Feet NW Live Oak Rd.  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a service garage

Acres: 0.999  
District: 2nd

Dear Mr. DiNenna:

The special exception should have little or no effect on traffic. The eastern most entrance onto Liberty Road should be eliminated.

Very truly yours,  
Stephen E. Weber  
Engineer I

SEM/dan

Maryland Department of Transportation  
State Highway Administration

Robert E. Anderson  
Secretary  
H.S. Caltrider  
Administrator

April 14, 1978

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

Re: Z.A.C. Meeting, April 11, 1978  
Item: 209  
Property Owner: Eugene Lovins  
Location: SW/S Liberty Road (Rte. 26)  
235' NW Live Oak Road  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a Service Garage

Attention: Mr. N. Commodari

Acres: 0.999  
District: 2nd

Dear Mr. DiNenna:

The entrances as proposed are acceptable to the State Highway Administration.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
John E. Meyers  
By: John E. Meyers

CL:JEM:dj

P.O. Box 717 / 30 West Preston Street, Baltimore, Maryland 21203

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
OH-46201

LESLIE H. GRAY  
DIRECTOR

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 #209, Zoning Advisory Committee Meeting, April 11, 1978, are as follows:

Property Owner: Eugene Lovins  
Location: SW/S Liberty Road 235' NW Live Oak Road  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a service garage  
Acres: 0.999  
District: 2nd

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 ensure 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  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Nicholas J. Commodari  
TO: Zoning Advisory Committee, Date: April 7, 1978  
Rosellen J. Plant  
FROM: Industrial Development Commission

SUBJECT: #09. Property Owner: Eugene Lovins  
Location: SW/S Liberty Rd. 235' NW Live Oak Rd.  
Existing Zoning: B.L.-C.N.S. & M.L.R.  
Proposed Zoning: Special Exception for a service garage.

The Industrial Development Commission has no comment on this petition.

Rosellen J. Plant  
ROSELLEN J. PLANT

Baltimore County  
The Department  
TOWSON, MARYLAND 21204  
OH-625730

Paul H. Reinecke  
CHIEF

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Eugene Lovins  
Location: SW/S Liberty Rd. 235' NW Live Oak Rd.

Item No. 209 Zoning Agency Meeting of 04/11/78

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 \_\_\_\_\_ 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] Noted and Approved: [Signature]  
Planning Section Special Inspection Division Fire Prevention Bureau

April 11, 1978

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21286

Dear Mr. DiNenna:

Comments on Item #209 Zoning Advisory Committee Meeting, April 11, 1978  
are as follows:

Property Owner: Eugene Lovins  
Location: 5/8 Liberty Road - 235' NW Live Oak Road  
Existing Zoning: C-5 & M-1  
Proposed Zoning: Special Exception for a service garage.

Area: 0.999  
District: 2nd

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes. See Note "X"
- B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ permits shall be required.
- D. Building shall be upgraded to new use - require attention permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- 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 frames will be 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. Comment: Proposed building will be in violation of Section 147.0 of the Building Code. A building designed for service and repair of motor vehicles shall be used solely for that purpose.

*Charles E. Burbanck*  
Charles E. Burbanck  
Plans Review Chief

CB:122

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1978

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

Z.A.C. Meeting of: April 11, 1978

RE: Item No: 209  
Property Owner: Eugene Lovins  
Location: 5/8 Liberty Rd. 235' NW Live Oak Road  
Present Zoning: B.L.C.N.S. & M.R.  
Proposed Zoning: Special Exception for a service garage

District: 2nd  
No. Acres: 0.999

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich  
Field Representative

MBP/lp

THOMAS H. MCDONALD, PRESIDENT  
T. DENNIS WILSON, JR., VICE-PRESIDENT  
BARBARA M. NOTLAND

WILLIAM H. STEVEN  
WILLIAM L. HANCOCK  
ROBERT S. HAYDEN  
ROBERT V. BUELL, SECRETARY

ALVIN LOBECK  
DAVE WALTER & SMITH, JR.  
RICHARD W. TRACY, D.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 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 \_\_\_\_\_ day of \_\_\_\_\_ 1978, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1978.

THE JEFFERSONIAN

*L. Frank Stricker*  
L. Frank Stricker  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Eugene V. Beatrice Lovins was inserted in the following:

- 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 26th day of \_\_\_\_\_ 1978, that is to say, the same was inserted in the issues of May 25, 1978

STROMBERG PUBLICATIONS, INC.

By *Estelle Bunge*

BALTIMORE COUNTY, MARYLAND No. 65621  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: May 18, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Eugene E. Lovins, 5617-5619 Liberty Rd., Dundalk, Md. 21113, Filing Fee For Special Exception  
FOR: Case No. 78-070-2

50.00 PM

VALIDATION OR SIGNATURE OF CLERK

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd Date of Posting: MAY 27, 1978

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: EUGENE AND BEATRICE LOVINS

Location of property: SW/8 OF LIBERTY RD. 235' NW OF LIVE OAK RD.

Location of signs: SW/8 OF LIBERTY RD. 235' NW OF LIVE OAK RD.

Remarks: \_\_\_\_\_

Posted by: Thomas R. Notland Date of return: JUNE 3, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
TOWSON, MARYLAND 21204

Your Petition has been received \* this 31 day of June 1978. Filing Fee \$ 57.00 Received x Check \_\_\_\_\_ Cash \_\_\_\_\_ Other \_\_\_\_\_

*Eric DiNenna*  
S. ERIC DINENNA,  
Zoning Commissioner

Petitioner's Attorney \_\_\_\_\_ Submitted by \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Reviewed by \_\_\_\_\_

\* 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 |    | 200 Sheet |    |
|---|----------|----|----------------------------------|-----|-----------|----|---------|----|-----------|----|
|   | Date     | By | Date                             | By  | Date      | By | Date    | By | Date      | By |
| Descriptions checked and outline plotted on map |          |    |                                  |     | 4/3       | MB |         |    |           |    |
| Petition number added to outline                |          |    |                                  |     |           |    |         |    |           |    |
| Den'd   |          |    |                                  |     |           |    |         |    |           |    |
| Granted by ZC, BA, CC, CA                       |          |    |                                  |     |           |    |         |    |           |    |
| Reviewed by: <u>MB</u>                          |          |    | Revised Plans:                   |     |           |    |         |    |           |    |
| Previous case:                                  |          |    | Change in outline or description | Yes | No        |    |         |    |           |    |
|   |          |    | Map # <u>NEW 1-5</u>             |     |           |    |         |    |           |    |

*Mary Lawson, President Village of Kings Park is distressed due to a neighborhood survey. No letters will be sent within 20 days. She asks that the zoning commission make restrictions to include that the business be a "quiet" one as*

BALTIMORE COUNTY, MARYLAND No. 73366  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

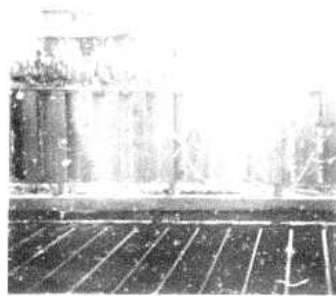
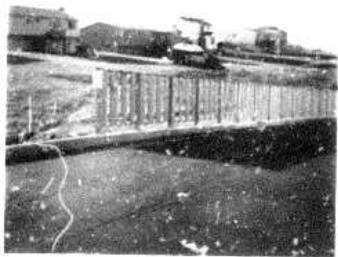
DATE: July 5, 1978 ACCOUNT: 01-662

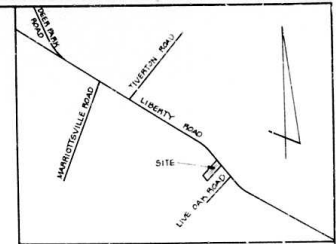
AMOUNT: \$51.25

RECEIVED: Eugene E. Lovins, P.O. Box, 5617-5619 Liberty Rd. Dundalk, Md. 21113, Cost of Advertising and Posting Case No. 78-070-2

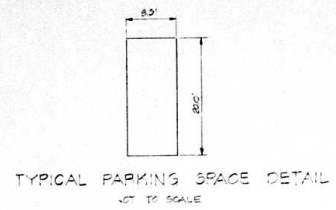
51.25 PM

VALIDATION OR SIGNATURE OF CLERK





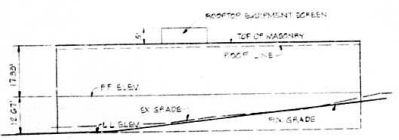
VICINITY MAP  
SCALE 1"=1000'



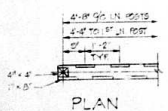
TYPICAL PARKING SPACE DETAIL  
NOT TO SCALE



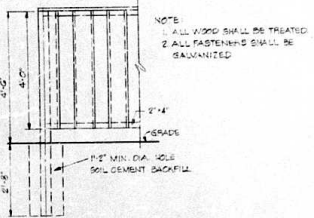
PAVING SECTION  
NOT TO SCALE



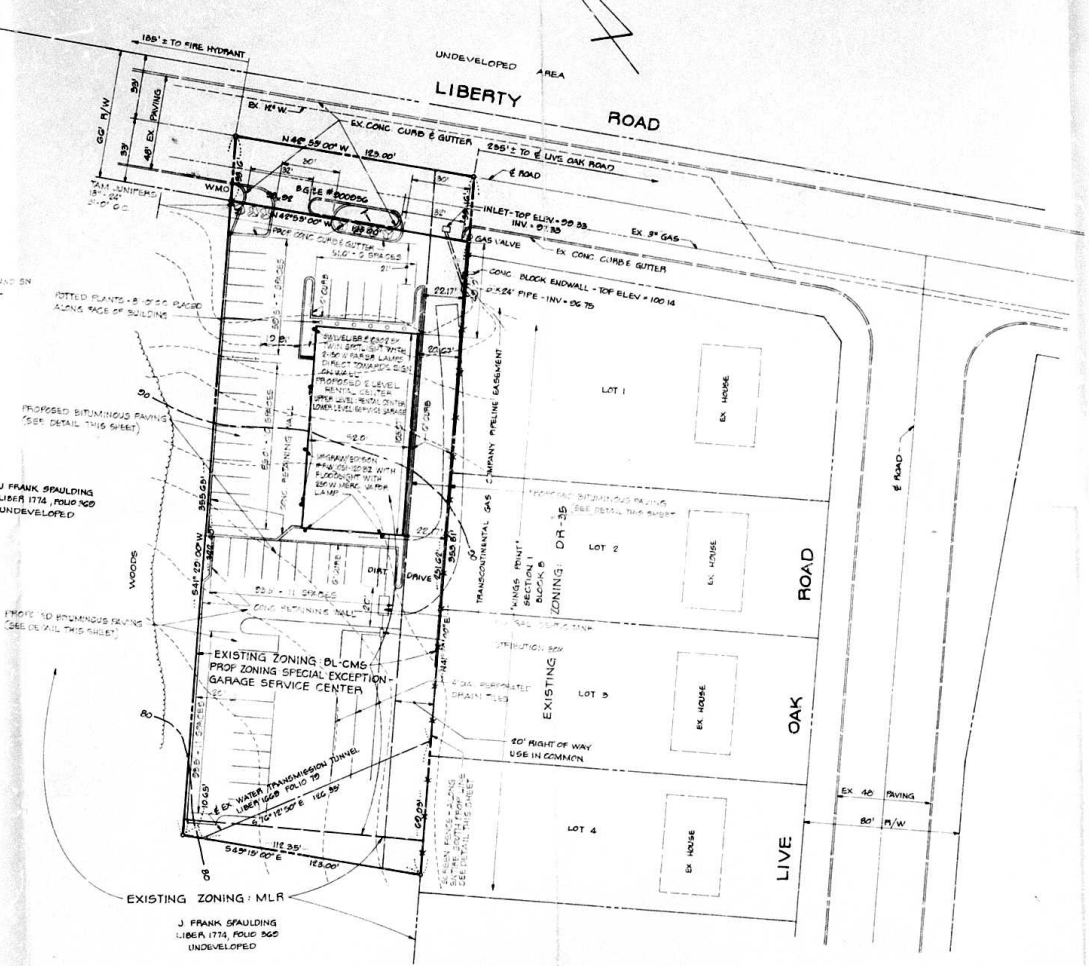
PROPOSED BUILDING ELEVATION  
NOT TO SCALE



PLAN



ELEVATION  
SCREEN FENCE  
NOT TO SCALE



**GENERAL NOTES**

1. EXISTING ZONING DL-CMS AND MLR
2. DEED REFERENCE 301575
3. TOTAL AREA OF SITE 0.666 AC
4. TAX MAP 75, PARCEL 205
5. PARKING DATA  
 UPPER LEVEL (RENTAL CENTER) - 5301 SF - 300' x 18 SPACES  
 LOWER LEVEL (SERVICE GARAGE) - 5301 SF - 300' x 18 SPACES  
 TOTAL AREA - 10702 SF  
 SPACES REQUIRED - 36 SPACES  
 SPACES PROVIDED - 36 SPACES
6. BUILDING DEEL  
 UPPER LEVEL (RENTAL CENTER) - 5301 SF  
 LOWER LEVEL (SERVICE GARAGE) - 5301 SF  
 TOTAL AREA - 10702 SF
7. THERE WILL BE NO DAMAGED OR DISABLED VEHICLES ON THIS PROPERTY
8. A PRIVATE SEWAGE SYSTEM IS TO BE UTILIZED
9. PUBLIC WATER IS TO BE UTILIZED
10. ALL EXTERIOR LIGHTING IS TO BE APPLIED TO BUILDING 2' OR BELOW TOP OF MASONRY AND DIRECTED AWAY FROM SURROUNDING PROPERTIES

NOTE: VERTICAL DATUM SHOWN HEREIN IS ASSUMED



|                                   |               |                                    |            |
|-----------------------------------|---------------|------------------------------------|------------|
| TITLE<br><b>ZONING PLAN</b>       |               |                                    |            |
| PROJECT<br><b>LOVINS PROPERTY</b> |               |                                    |            |
| DATE                              | DESIGN BY     | DRAWN BY                           | CHECKED BY |
| MARCH 1978                        |               |                                    |            |
| SCALE: 1"=20'                     | JOB NO: 78-00 | DRAWING NO: 001                    |            |
| baltimore associates              |               | engineers<br>surveyors<br>planners |            |

