

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or we, Clarence A. Cox and Maggie G. Cox, legal owners 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 an M.L. zone to an B.R. zone, for the following reasons:

- In classifying the property M.L. such zoning was and is erroneous as set out on the attached exhibit, which is incorporated by reference herewith; and
- Substantial changes have occurred and are continuing to occur in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit which is incorporated by reference herewith.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for used motor vehicles outdoor sales area, separated from sales agency building with facilities for repair in a B.R. zone.

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 of Baltimore County.

Contract purchaser Clarence A. Cox Legal Owner
Maggie G. Cox Legal Owner
 Address: 555 South Marlin Avenue
Baltimore, Maryland 21221
676-1368

Contract purchaser John E. Sibrea Petitioner's Attorney
309 Investment Building
Towson, Maryland 21204 (828-0010)
 Protestant's Attorney

Address 309 Investment Building
Towson, Maryland 21204 (828-0010)
 BY John E. Sibrea Petitioner's Attorney
 ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of July, 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, 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 31st day of July, 1978, at 1:00 o'clock P. M.

George J. Williams
 Deputy Zoning Commissioner of Baltimore County
 (over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or we, Clarence A. Cox and Maggie G. Cox, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 207.7, which requires an average setback of thirty (30) feet because of the adjacent property owners 230.4 to permit the parking of display vehicles to be located within 10 feet of the right of way of Eastern Blvd. in lieu of the requirements of the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- The designated and intended use of the property is for a used car lot, which requires the prominent display of automobiles. The display would require the placement of vehicles near the front of the premises.
- Requiring the placement of vehicles beyond thirty-five feet from the front would be a hardship, since same would be removed from the sight of potential customers.
- The petitioner plans no permanent structure within a thirty-five foot area, and therefore, the placement of vehicles would not constitute an obstruction to the adjacent owner's property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Clarence A. Cox Legal Owner
Maggie G. Cox Legal Owner
 Address: 555 South Marlin Avenue
Baltimore, Maryland 21221

Contract purchaser John E. Sibrea Petitioner's Attorney
309 Investment Building
Towson, Maryland 21204 (828-0010)
 Protestant's Attorney

Address 309 Investment Building
Towson, Maryland 21204 (828-0010)
 ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of July, 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, 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 31st day of July, 1978, at 1:00 o'clock P. M.

George J. Williams
 Deputy Zoning Commissioner of Baltimore County
 (over)

Charles A. Logan

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 812 EAST 34TH STREET BALTIMORE, MARYLAND 21118

SURVEYORS DESCRIPTION

Beginning at the same at the point of intersection of the southernmost side of Eastern Avenue (also known as Eastern Blvd.) as laid out and now existing 100 feet wide, with the westernmost side of Lynbrook Road, which is point 2 of that parcel of land conveyed by Sun Oil Co. to Clarence A. and Maggie G. Cox by deed recorded among the land records of Baltimore County in Liber 5671, Folio 384 as now surveyed, the following courses and distances: (1) S87°24'-20"W 56.62' ft. to a point; (2) thence S21°10'-15"W 78.10 ft. to a point; (3) thence N72°07'-20"W 65.04 ft. to a point; (4) thence S21°10'-15"W 70.88 ft. to a point; (5) thence S29°59'-15"W 82.32 ft. to a point; (6) thence S88°52'-50"W 287.50 ft. to a point; (7) thence N02°20'-50"W 200.81 ft. to a point located on the curve forming the southernmost side of Eastern Blvd.; (8) thence easterly bearing on the 1220.92 ft. radius curve forming the southernmost side of Eastern Blvd. 147.85 ft. (chord N76°33'-21"W 147.76 ft.) to the point of beginning.

Being a portion of the same premises conveyed to Sun Oil Co. by deed recorded among the land records of Baltimore County in Liber 3130, Folio 366.

Charles A. Logan 7/31/78
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: July 12, 1978

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 77-24-RXA, Item 21.

Petition for Reclassification from M.L. Zone to a B.R. Zone
Special Exception for used motor vehicles outdoor sales area, and Variance to permit parking of display vehicles
Southwest corner of Eastern Boulevard and Lynbrook Road
Petitioner - Clarence A. and Maggie G. Cox

15th District

HEARING: Monday, July 31, 1978 (1:00 P.M.)

In view of the abandoned service station on this site and the numerous commercial uses along this side of Eastern Avenue in the immediate area, B.R. zoning and the proposed used car sales agency would be appropriate here.

However, this office questions the need for the requested variance. Further, it is suggested that the petitioner contact the Current Planning and Development Division and work-out some landscaping detail for the site.

Leslie H. Graef
 Leslie H. Graef
 Director of Planning

LHG:JHM

frontage is becoming more commercial in its usage, and is losing its industrial character, which is rapidly diminishing.

2. That the Glen L. Martin Company has decreased some of their facilities, and have sold sections of their land, which is being developed for commercial use.

3. That the Glen L. Martin Airport is now being utilized as a public airport by the State of Maryland, and as such, invites more and more traffic, which will continue to increase in years to come.

4. That it was erroneous for the Council not to consider and recognize the change in the use of the airport from a limited military compound to a public airport, which would create better traffic patterns, resulting in commercial changes having an adverse effect on the subject property for usage under an M. L. district.

5. That the daily traffic on Eastern Boulevard has increased greatly since the Council acted on this property, and the traffic increase has had and is continuing to have a direct adverse effect on the property for its intended use under an M. L. District.

6. Such other and further changes as may be detected by a minute examination of the area, which will be brought out when and as discovered, by the rise of the hearing hereon.

Respectfully submitted,

JOHN E. SIBREA

County Council of Baltimore County
 Court House, Towson, Maryland 21204
 (301) 494-3196

July 5, 1978

CL UNCLMFM

John V. Murphy

Gary Huddles

Clarence E. Ritter

Eugene L. Kibbe, Jr.

Norman W. Lauvatten

Eugene W. Gallagher

John W. O'Rourke

Thomas Toporovich

Mr. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21201

Dear Mr. DiNenna:

This letter will serve to advise you that the County Council at its meeting on Monday, July 3, 1978 approved the motion of the Planning Board certifying that early action is manifestly required because of emergency on the petition of Clarence A. and Maggie G. Cox to change the zoning classification of their property located at the southwest corner of Eastern Avenue and Lynbrook Road from M.L.-1.M. to B.R.

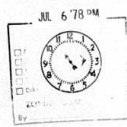
Copies of the petition and of the letter addressed to the Secretary of the Planning Board, plus related correspondence are attached for your information.

Sincerely yours,
Thomas Toporovich
 Secretary

TT:bl

Attachments

CC: Leslie Graef



ORDER RECEIVED FOR FILING
DATE August 29, 1978

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community, not being adversely affected, the Reclassification should be had, and it further appearing that by reason of the prerequisites of Section 502.1 having been met, a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1978, that the herein described property or area should be and the same is hereby reclassified from a M.L. Zone and a Special Exception for a used motor vehicles outdoor sales area separated from the sales agency building with facilities for repair in a B.R. Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, Department of Traffic Engineering, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community, not being adversely affected, the Reclassification should be had, and it further appearing that by reason of the prerequisites of Section 502.1 having been met, a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1978, that the above reclassification 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 in a M.L. Zone and/or the Special Exception for a used motor vehicles outdoor sales area separated from the sales agency building with facilities for repair in a B.R. Zone and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 29, 1978

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners,

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, a Variance to permit the parking of display vehicles to be located within eight (8) feet of the right-of-way of Eastern Boulevard in lieu of the required 35 feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of August, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, Department of Traffic Engineering, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community, not being adversely affected, the Reclassification should be had, and it further appearing that by reason of the prerequisites of Section 502.1 having been met, a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

78-276

RE: PETITION FOR RECLASSIFICATION BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION OF BALTIMORE COUNTY
PETITION FOR VARIANCE
SW corner of Eastern Blvd and Lynbrook Rd., 15th District

CLARENCE A. COX, et ux, Petitioner Case No. 79-24-RXA

ORDER TO ENTER APPEARANCE

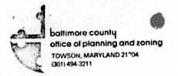
Mr. Commissioners:
Pursuant to the authority contained in Section 521.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Heslar, III
People's Counsel
County Office Building
Towson, Maryland 21204
491-2183

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the foregoing Order was mailed to John E. Sibrea, Esquire, 309 Investment Building, Towson, Maryland 21204, Attorney for Petitioner.



John W. Heslar, III
People's Counsel
County Office Building
Towson, Maryland 21204
491-2183



June 16, 1978

The Honorable Eugene W. Gallagher
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Mr. Gallagher:

At its regular meeting on June 15, 1978, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, approved a motion to certify to the County Council that early action is manifestly required because of emergency on the petition of Clarence A. and Maggie G. Cox to change the zoning classification of their property located at the southwest corner of Eastern Avenue and Lynbrook Road from M.L. -1-M to B.R.

After reviewing the letter submitted by the petitioner's attorney and the facts in the case, the Board concluded that the petition should be heard by the Zoning Commission as soon as possible to reduce the hardships presently being suffered by the petitioners.

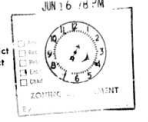
Copies of the petition and of the letter addressed to the Secretary of the Planning Board, plus related correspondence, are attached. I will provide additional information upon request. Notification on the Zoning Commission of the Council's action on this matter is necessary so that he may take timely action.

Sincerely,
Lester T. Green, Secretary
Baltimore County Planning Board

LHG:JHT:rw

Attachments
cy (w/attachments)

- The Honorable John V. Murphy, Councilman, First District
- The Honorable Gary Huddle, Councilman, Second District
- The Honorable Clarence E. Ritter, Councilman, Third District
- The Honorable Eugene L. K. Ibe, Councilman, Fourth District
- The Honorable Norman W. Lourensen, Councilman, Fifth District
- The Honorable John W. O'Rourke, Councilman, Seventh District
- Mr. Thomas Toporovich, Secretary to the County Council
- Mr. S. Eric DiNenna, Zoning Commissioner
- Mr. John E. Sibrea, Petitioner's Attorney
- J. G. Howell, Planner



Sibrea and Bloom, P.A.
ATTORNEYS AT LAW
INVESTMENT BUILDING
403 BOSLEY AVENUE, SUITE 309
TOWSON, MARYLAND 21286

May 8, 1978

Planning Council
Planning Office
County Courts Building
403 Bosley Avenue
Towson, Maryland 21204

RE: Cycle 3, Reclassification
Special Exception Petition
Item No. 21, Petitioners-Clarence A. and Maggie G. Cox

Gentlemen:
Please be advised that a Petition for Reclassification has been filed in the above captioned case for the property located at 2925 Eastern Boulevard. The property has been presently leased to Aero Motors, Inc., the prospective tenant for whom the request has been filed. It appears that Aero Motors, Inc. will be losing its present location, which is near the subject property at 1600 Martin Boulevard, and therefore, after many years of operation, will be without a site on which to continue its business operations.

Under the above circumstances, an extreme and dire hardship will be inflicted upon the present owners. The loss of the opportunity to continue business would also be detrimental to the public welfare and customers of Aero Motors.

Therefore, under Title 22, may I respectfully request that you consider the above reclassification for a hearing as promptly as possible, rather than under the normal cycle. Thanking you in advance for your anticipated consideration, I remain

Yours very truly,
John E. Sibrea



JES:ln

Sibrea and Bloom, P.A.
ATTORNEYS AT LAW
INVESTMENT BUILDING
403 BOSLEY AVENUE, SUITE 309
TOWSON, MARYLAND 21286

May 19, 1978

Nicholas B. Commodari,
Chairman, Zoning Plans
Advisory Committee
Baltimore County Office of Zoning
County Office Building
111 West Chesapeake Avenue
Siltcooke, Maryland 21204

RE: Cycle 3, Reclassification
and Special Exception Petition
Item No. 21, Petitioners, Clarence
A. and Maggie G. Cox

Dear Mr. Commodari:
This is to acknowledge receipt of the Advisory Committee evaluation comments and your letter of May 1st, 1978. In reply thereto, I wish to submit the following:

- Concerning the 35 foot required setback for the display of cars (from Eastern Boulevard), since for in your letter, it would be our intention to file an Amendment to our appeal for Reclassification and Special Exception to include a request for a Variance eliminating this requirement. The Amended Petition would be filed in the hope that the Zoning Commissioner would waive this requirement. If not, the setback would most assuredly be complied with, if the Variance is not requested in the reclassification granted.
- Concerning Mr. Diver's letter, and as per conversation with Mr. Logan the engineer, and Mr. Ringer of that office, it was decided as follows:
A. Sediment Control: This property lies at the top of the drainage area. The Lot is at present graded with the front area (formerly used as a service station) paved



with macadam, the rear portion has been graded and surfaced with slag topping, so the proposed driveway will not materially affect the existing storm water runoff which at present flows to the existing inlet, indicated on the Plan at Eastern Boulevard and Lynbrook Road and should cause no problem.

3. In regard to Mr. Lee's letter, and as per conversation between Mr. Logan and John E. Meyers, the following has been decided:

- The four parking spaces partially obstructing the driveways are eliminated on the revised plan to be submitted.
- The new eight inch curb between the display area and the right of way will be provided.
- Concerning the comments in Mr. Wisbley's letter changes will be as follows:
A. We are eliminating the four parking spaces partially obstructing the entrances outlined above under 3. A requested by Mr. Meyers, in lieu of closing one entrance.
B. All customer parking will be set back a minimum of eight feet from the street property line.
C. Curbing is to be provided as indicated on plan to insure the setback.
D. Driveway on Lynbrook Road will be held to 30 feet in width as indicated.

E. In light of our intention to amend our Appeal for Reclassification and Special Exception to include a Variance to eliminate the 35 foot setback requirement for display of vehicles, which line is indicated on the plan, I am in doubt as to what will be required, however we intend to comply with the necessary requirements.

F. The comments concerning the area for storage of damaged or disabled vehicles which is indicated on the plan is left over space on the interior of the lot not particularly suitable for display of cars. This fenced area provides six spaces which is adequate for the proposed use.



-2-



Clarence A. and Maggie G. Cox Property
 Southwest corner of Eastern Avenue and Lynbrook Road
 Election District 15
 June 15, 1978

The current assessment of the subject property (Property No. 15-19-850540) is
 land - \$16,130 and improvements - \$12,300, for a total of \$28,430.
 This property was purchased from the Sun Oil Company on August 31, 1976 for \$70,000.
 It is currently assessed as a service station.



**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

o/o
 Nicholas B. Commodari
 Chairman

MEMBER
 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

John E. Sibrea, Esquire
 309 Investment Building
 Towson, Maryland 21284

RE: Cycle III
 Reclassification and
 Special Exception Petition
 Item Number 21
 Petitioner - Clarence A. and
 Maggie G. Cox

Dear Mr. Sibrea:

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.

The subject property, zoned M.L. and improved with an abandoned service station, is located on the southwest corner of Eastern Boulevard and Lynbrook Road in the 15th Election District. Surrounding properties to the west and south are similarly zoned and are improved with a tavern and warehouse, respectively, while a combination gas station/car wash exists opposite this site.

Because of your client's proposal to utilize this property for a used car sales operation, this combination Reclassification and Special Exception is required. The submitted site plan must be revised to clearly reflect all the comments from the Office of Current Planning and Development and the State Highway Administration. In addition, it should be noted that the area for display parking must be located at least 35 feet from the right-of-way line of Eastern Boulevard.

John E. Sibrea, Esquire
 309 Investment Building
 Towson, Maryland
 Item #21

County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

Your Petition has been received and accepted for filing
 this 1st day of May 1978

S. Eric DiNenna

S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Clarence A. and Maggie G. Cox
 Petitioner's Attorney: John C. Sibrea

Reviewed by: *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

cc: Charles A. Logan
 Registered Professional Engineer
 & Land Surveyor
 612 East 34th Street
 Baltimore, Maryland 21218

John E. Sibrea, Esquire
 309 Investment Building
 Towson, Maryland 21284

Item No. 21

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

Your Petition has been received and accepted for filing
 this 1st day of May 1978

S. Eric DiNenna

S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Clarence A. and Maggie G. Cox

cc: Mr. Charles A. Logan
 612 East 34th Street
 Baltimore, Maryland 21208

Reviewed by: *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

o/o
 Nicholas B. Commodari
 Chairman

MEMBER
 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

John E. Sibrea, Esquire
 309 Investment Building
 Towson, Maryland 21284

July 21, 1978

RE: Cycle Three
 Reclassification, Special
 Exception/Variance Petition
 Item No. 21
 Petitioner - Clarence A. &
 Maggie G. Cox

Dear Mr. Sibrea:

As indicated in your letter of May 19, 1978, this petition has been revised to include the Variance request to permit display vehicles to be located within 8 feet of the proposed widening of Eastern Boulevard in lieu of the required 35 feet.

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. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:mr

cc: Mr. Charles A. Logan
 612 East 34th Street
 Baltimore, Maryland 21208

John E. Sibrea, Esquire
 Page 2
 Item Number 21
 May 1, 1978

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,

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

NBC:rf

cc: Charles A. Logan
 Registered Professional Engineer
 & Land Surveyor
 612 East 34th Street
 Baltimore, Maryland 21218



Maryland Department of Transportation
 State Highway Administration

Member & Secretary
 N.S. Caltrider
 Administrator

April 17, 1978

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Bldg.
 Towson, Md. 21284

Attention: Mr. N. Commodari

Re: Zoning Cycle III, April 1978
 Item: 21
 Property Owner: Clarence A. & Maggie G. Cox
 Location: SW/C Eastern Ave. (Route 150) & Lynbrook Road
 Existing Zoning: M.L.-15M
 Proposed Zoning: B.R. with Special Exception for used car sales
 Acres: 1.345
 District: 15th

Dear Mr. DiNenna:

There are a number of proposed parking places that obstruct the entrances from Eastern Blvd. It appears that at least four spaces will have to be eliminated. An alternative would be to close one of the entrances with standard concrete curb.

Due to repaving of the site, the existing barrier along Eastern Avenue curb is only one inch high, therefore, a new 8" high concrete curb must be constructed between the display area and the right of way.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering,
 Access Permits

CL:JEN:rvd

By: John E. Meyers

THOMTON M. MOURING, P.E.
DIRECTOR

April 27, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #21 (Cycle III April-October 1978)
Property Owner: Clarence A. & Maggie G. Cox
S/W cor. Eastern Ave. & Lynbrook Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R. with Special Exception for used car sales.
Acres: 1.345 District: 15th

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.

Highways

Eastern Boulevard (Md. 150) 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.

Lynbrook Road, an existing public road, is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way. Any additional highway right-of-way widening, including reversible easements for slopes, will be required in connection with any grading or building permit application. The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrance apron, etc. will be the full responsibility of the Petitioner.

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 downstream 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 the submitted plan.

Storm Drains (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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

Public water supply and sanitary sewerage exist in Lynbrook Road and Eastern Boulevard.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, P.E.
Chief, Bureau of Engineering

END:DMH:PMH:ss

cc: J. Somers

I-NE Key Sheet
14 NE 39 Post Sheets
NE 4 07 28
91 Tax Map

LESLIE H. GRANT
DIRECTOR

April 21, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #21, Zoning Cycle III, April 1978, are as follows:

Property Owner: Clarence A. & Maggie G. Cox
Location: SW/C Eastern Avenue and Lynbrook Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R. with Special Exception for used car sales
Acres: 1.345
District: 15th

This office has reviewed the subject petition and offer 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.

One driveway on Eastern Blvd. is sufficient to serve the proposed use. All customer parking must be set-back a minimum of 8 feet from the street property line.

Curbing must be provided to insure the required 8 foot parking buffer.

The driveway on Lynbrook Road will be limited to 30 feet in width.

The site plan must indicate the area for display vehicles.

The area proposed for the storage of damaged and disabled vehicles appears to be poorly designed.

The petitioner should provide some landscaping.

Very truly yours,

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

STEPHENE COLLINS
DIRECTOR

April 13, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
First Floor - County Office Building
Towson, Maryland 21284

Re: Item No. 21 - 2AC Cycle 3 - April, 1978
Property Owner: Clarence A. & Maggie G. Cox
Location: SW/C Eastern Avenue & Lynbrook Road
Existing Zoning: M. L. - I. M.
Propose. Zoning: B. R. with Special Exception for used car sales
Acres: 1.345
District: 15th

Dear Mr. DiNenna:

The subject petition is requesting a change from M. L. to B. R. with a special exception for used car sales.

The subject petition should increase the trip density from 134 to 675 trips per day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/bza

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

April 24, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #21, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: Clarence A. & Maggie G. Cox
Location: SW/C Eastern Ave. & Lynbrook Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R. with Special Exception for used car sales
Acres: 1.345
District: 15th

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.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

DMH/ES/rlh/s

Paul H. Reinecke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Clarence A. & Maggie G. Cox

Location: SW/C Eastern Ave. & Lynbrook Rd.

Item No. 21 Zoning Agenda Cycle III

Gentlemen:

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 _____ violates 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.

REVISOR: *H. J. [Signature]*
Planning Group
Special Inspection Division

Method and
Approved: *[Signature]*
Fire Prevention Bureau

JOHN STEFFERT
DIRECTOR

April 6, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #21, Zoning Advisory Committee Meeting,

are as follows:
Property Owner: Clarence Cox
Location: SW/C Eastern Ave. - Essex
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R. with Special Exception

Acres:
District:

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the handicapped and age and other applicable codes.
- D. A building permit shall be required before construction can begin.
- X C. Additional changes of occupancy permits shall be required from "E" to "B-1".
- X B. Building shall be upgraded to new use - require alteration permit.
- X. 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 MAY be required to file an application for a building permit.
- C. 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.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: Remaining empty tanks shall be removed or filled with inert material, Show handicapped parking, signs, curb cuts, and building access on plot plans.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Section Chief

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Item No: 21
District:
Property Owner: Clarence A. & Maggie G. Cox
Location: SW/C Eastern Ave. & Lynbrook Rd.
Present Zoning: M.L.-I.M.
Proposed Zoning: B.R. with Special Exception for used car sales

District: 15th
No. Acres: 1.345

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski,
Field Representative

NWP/lsp

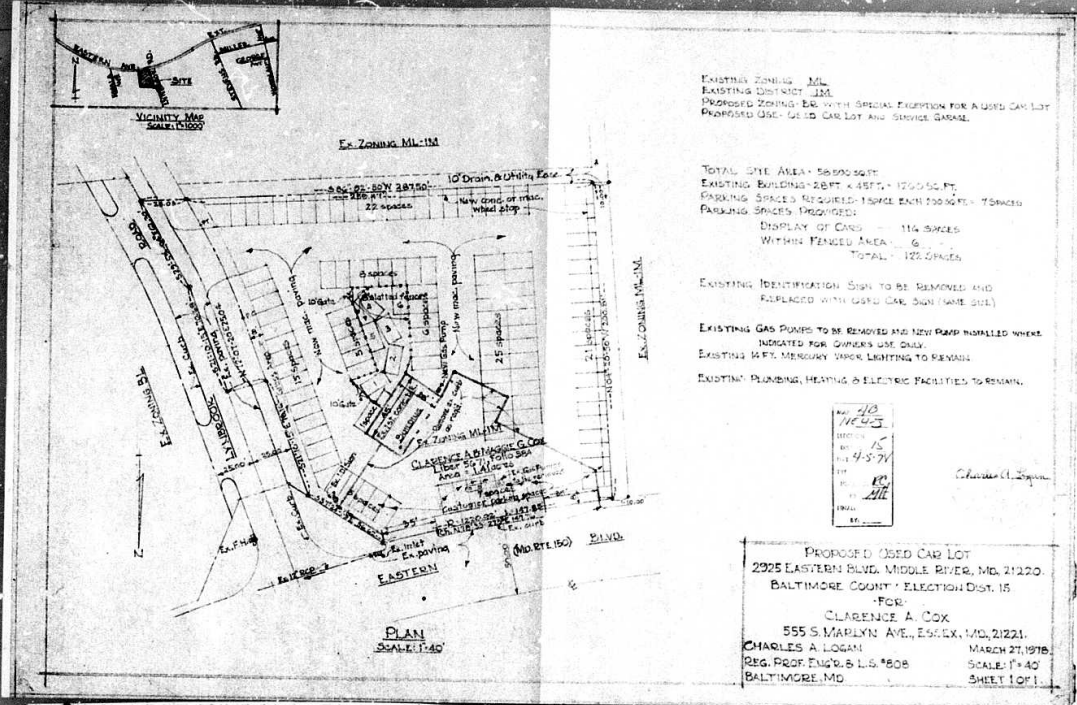
EXISTING ZONING: ML
 EXISTING DISTRICT: 12A
 PROPOSED ZONING: EB WITH SPECIAL EXCEPTION FOR A USED CAR LOT
 PROPOSED USE: USED CAR LOT AND SERVICE GARAGE

TOTAL SITE AREA: 56,900 SQ FT
 EXISTING BUILDING: 28 FT X 45 FT = 1,260 SQ FT
 PARKING SPACES REQUIRED: 15 SPACE EACH 200 SQ FT = 3,000 SQ FT
 PARKING SPACES PROVIDED:
 DISPLAY OF CARS: 114 SPACES
 WITHIN FENCED AREA: 6
 TOTAL: 120 SPACES

EXISTING IDENTIFICATION SIGN TO BE REMOVED AND REPLACED WITH USED CAR SIGN (SAME SIZE)
 EXISTING GAS PUMPS TO BE REMOVED AND NEW PUMP INSTALLED WHERE INDICATED FOR OWNERS USE ONLY.
 EXISTING 14 FT. MENSUARY VAPOR LIGHTING TO REMAIN.
 EXISTING PLUMBING, HEATING & ELECTRIC FACILITIES TO REMAIN.

APR 15 1978
 4-57V
 10
 11E
 11E
 11E

PROPOSED USED CAR LOT
 2925 EASTERN BLVD, MIDDLE RIVER, MD. 21220
 BALTIMORE COUNTY ELECTION DIST. 15
 -FOR-
 CLARENCE A COX
 555 S. MARLYN AVE., ESSEX, MD. 21221
 CHARLES A. LOGAN MARCH 27, 1978
 REG. PROF. ENG'G. & L.S. #808 SCALE: 1"=40'
 BALTIMORE, MD. SHEET 1 OF 1



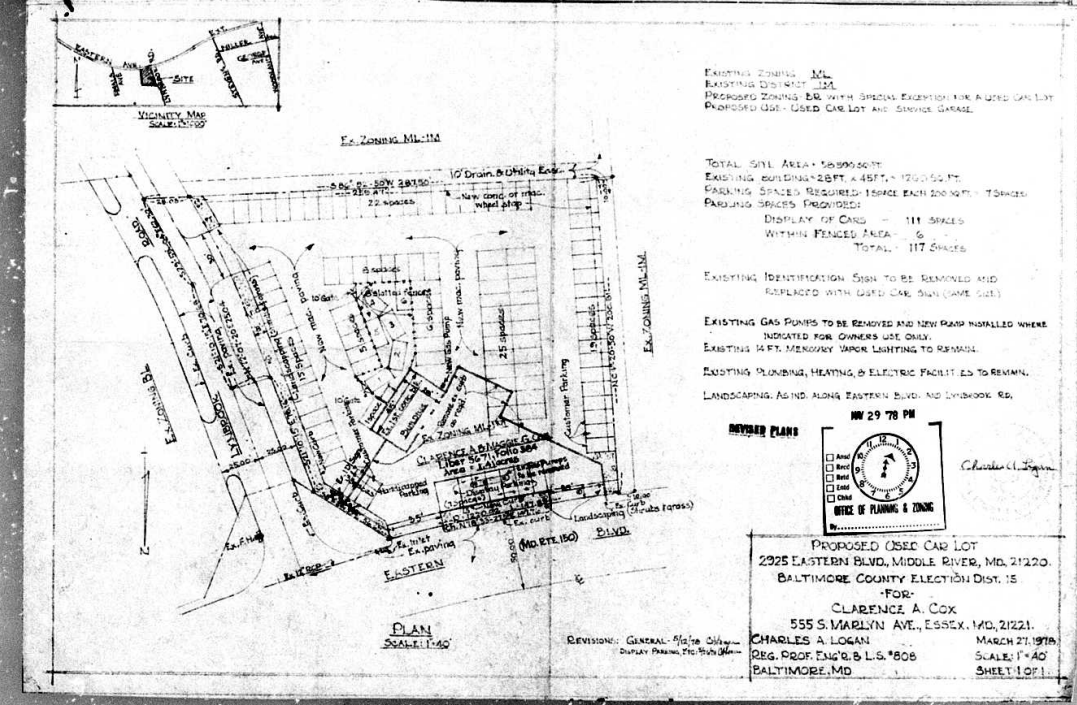
EXISTING ZONING: ML
 EXISTING DISTRICT: 12A
 PROPOSED ZONING: EB WITH SPECIAL EXCEPTION FOR A USED CAR LOT
 PROPOSED USE: USED CAR LOT AND SERVICE GARAGE

TOTAL SITE AREA: 56,900 SQ FT
 EXISTING BUILDING: 28 FT X 45 FT = 1,260 SQ FT
 PARKING SPACES REQUIRED: 15 SPACE EACH 200 SQ FT = 3,000 SQ FT
 PARKING SPACES PROVIDED:
 DISPLAY OF CARS: 111 SPACES
 WITHIN FENCED AREA: 6
 TOTAL: 117 SPACES

EXISTING IDENTIFICATION SIGN TO BE REMOVED AND REPLACED WITH USED CAR SIGN (SAME SIZE)
 EXISTING GAS PUMPS TO BE REMOVED AND NEW PUMP INSTALLED WHERE INDICATED FOR OWNERS USE ONLY.
 EXISTING 14 FT. MENSUARY VAPOR LIGHTING TO REMAIN.
 EXISTING PLUMBING, HEATING & ELECTRIC FACILITIES TO REMAIN.
 LANDSCAPING AS IND. ALONG EASTERN BLVD. AND LINDBOOG RD.

REVISED PLANS
 MARCH 29 1978 PM
 OFFICE OF PLANNING & ZONING

PROPOSED USED CAR LOT
 2925 EASTERN BLVD, MIDDLE RIVER, MD. 21220
 BALTIMORE COUNTY ELECTION DIST. 15
 -FOR-
 CLARENCE A COX
 555 S. MARLYN AVE., ESSEX, MD. 21221
 CHARLES A. LOGAN MARCH 27, 1978
 REG. PROF. ENG'G. & L.S. #808 SCALE: 1"=40'
 BALTIMORE, MD. SHEET 1 OF 1

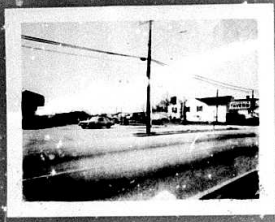


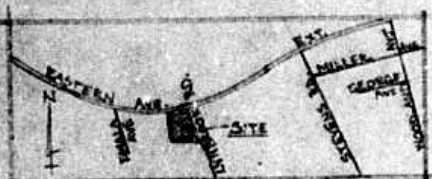
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wild Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>ML</i>	Revised Plans:		Change in outline or description		Yes		No			
Previous case: <i>ML 7342</i>	Map # <i>NE4-J</i>									

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 73376
 DATE: July 6, 1978 ACCOUNT: 01-666
 AMOUNT: \$25.00
 RECEIVED BY: *John B. Williams*
 FOR: *Dept. of Administration and Planning for Case No. 79-21-23A*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 73429
 DATE: August 3, 1978 ACCOUNT: 01-666
 AMOUNT: \$186.57
 RECEIVED BY: *Clarence A. Cox*
 FOR: *Dept. of Administration and Planning for Case No. 79-21-23A*



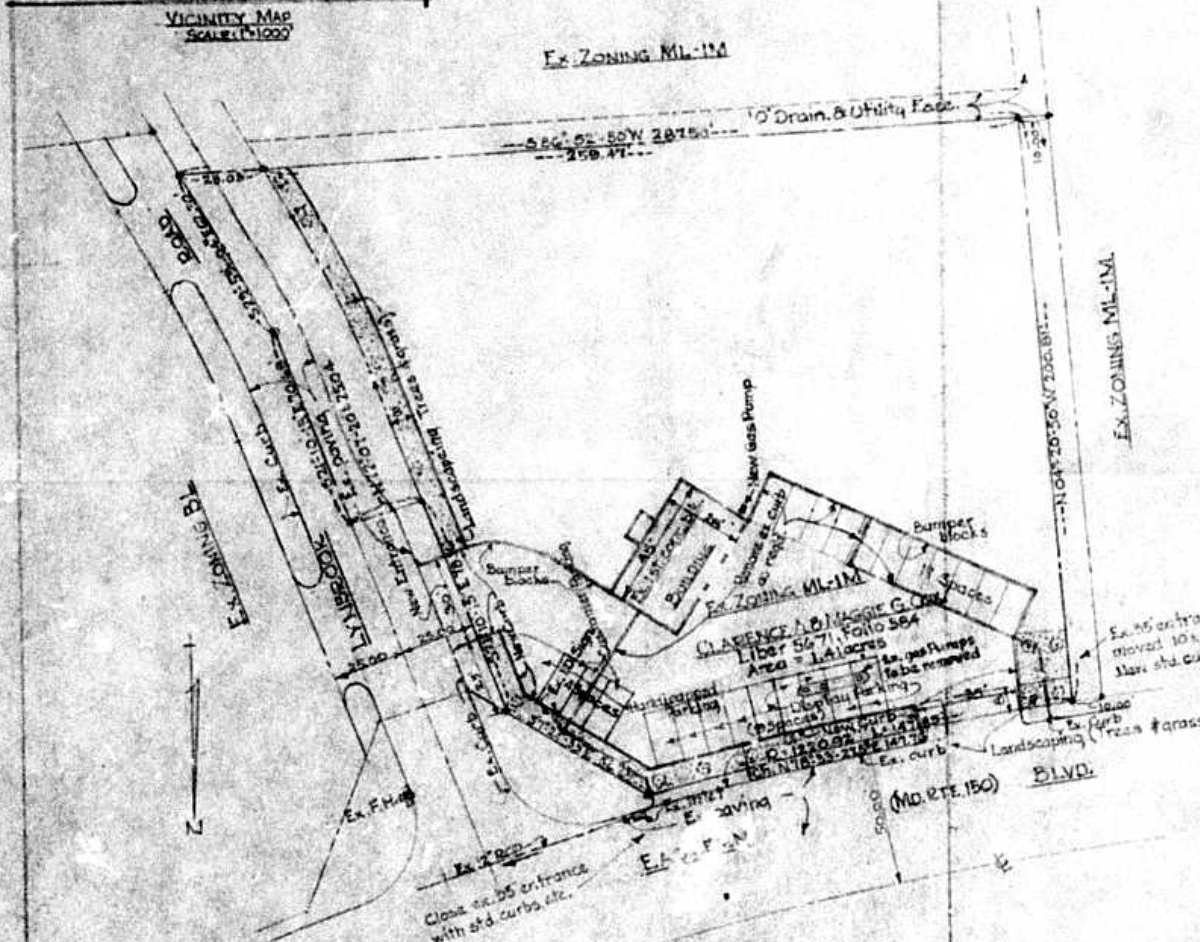


VICINITY MAP
SCALE: 1"=1000'

EXISTING ZONING ML
 EXISTING DISTRICT IM
 PROPOSED ZONING BR WITH SPECIAL EXCEPTION FOR A USED CAR LOT
 PROPOSED USE - USED CAR LOT AND SERVICE GARAGE

TOTAL SITE AREA - 58,590 SQ. FT.
 EXISTING BUILDING 28 FT. X 45 FT. = 1260 SQ. FT.
 PARKING SPACES REQUIRED - 1 SPACE EACH 200 SQ. FT. = 7 SPACES
 PARKING SPACES PROVIDED:
 DISPLAY OF CARS - 24 SPACES

- EXISTING IDENTIFICATION SIGN TO BE REMOVED AND REPLACED WITH USED CAR SIGN (SAME JUL)
- EXISTING GAS PUMPS TO BE REMOVED AND NEW PUMP INSTALLED WHERE INDICATED FOR OWNERS USE ONLY.
- EXISTING 14 FT. MERCURY VAPOR LIGHTING TO REMAIN.
- EXISTING PLUMBING, HEATING & ELECTRIC FACILITIES TO REMAIN.
- LANDSCAPING AS IND. ALONG EASTERN BLVD. AND LYNBROOK RD.



PLAN
SCALE: 1"=40'

REVISIONS: GENERAL - 5/12/78
 1. DISPLAY PARKING, ETC. 5/12/78
 2. ENTRANCE REVISIONS, ETC. 5/12/78
 3. LYNBROOK RD. ENT. REVISIONS, ETC. 5/12/78

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: A. C. Cole
 DATE: 2/25/78
 79-24-RxA

Charles A. Logan

PROPOSED USED CAR LOT
 2325 EASTERN BLVD., MIDDLE RIVER, MD. 21220.
 BALTIMORE COUNTY ELECTION DIST. 15
 FOR:
 CLARENCE A. COX
 555 S. MARLYN AVE., ESSEX, MD. 21221.
 CHARLES A. LOGAN
 REG. PROF. ENG'R. & L.S. #808
 BALTIMORE, MD

MARCH 27, 1978
 SCALE: 1"=40'
 SHEET 1 OF 1

