

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, FLYNN & EHRICH COMPANY, legal 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

and that for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ a service garage in M.H.A.M.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

FOR CHEVROLET, INC. FLYNN & EHRICH COMPANY
By _____ Contract purchaser By _____ Legal Owner
Address: 6633 Security Boulevard Address: 3001 Cranley Road
Baltimore, Maryland 21207 Baltimore, Maryland 21215
Mark D. Dopkin, Petitioner's Attorney Protestant's Attorney
Address: 11th Floor - Sun Life Building
Baltimore, Maryland 21201 546-6467
Address: 11th Floor - Sun Life Building
Baltimore, Maryland 21201 546-6467

WHEREFORE 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 _____ A.M.

Eric Di Minna
Zoning Commissioner of Baltimore County.

(over)

March 2, 1979

John W. Hession, III, Esq.
People's Counsel
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

See File No. 79-138-X
Flynn & Ehrich Co. (Fox Chevrolet, Inc., et al)

Dear Mr. Hession:

Enclosed herewith is a copy of this Order for Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Mark D. Dopkin

Encl.

cc: Mark D. Dopkin, Esq.
Flynn & Ehrich Company
Mr. S. E. Di Minna
Mr. James Dyer
Mr. Leslie Groat
Mr. Richard Lertel
Mr. James Howell

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
S/S of Whitehead Court, 985
SE of Security Boulevard : OF BALTIMORE COUNTY
1st Election District
FLYNN & EHRICH COMPANY,
Petitioner : Case No. 79-138-X

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 2nd day of March, 1979, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED with prejudice.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert A. Retter, Jr.
Walter A. Retter, Jr., Esq.
Robert L. Gilland

William T. Hockett
William T. Hockett

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
S/S of Whitehead Court, 985
SE of Security Boulevard : OF BALTIMORE COUNTY
1st Election District
FLYNN & EHRICH COMPANY,
Petitioner : Case No. 79-138-X

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents that after having filed his Appeal from the Order of the Zoning Commissioner of Baltimore County in the above-captioned matter, he has concluded that the public interest no longer demands the prosecution of this Appeal.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal with prejudice.

AND AS IN DUTY BOUND, etc.,

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of February, 1979, a copy of the foregoing Motion as well as the accompanying Order was mailed to Mark D. Dopkin, Esquire, 10th Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
for a Service Garage
S/S of Whitehead Court, 985
SE of Security Blvd., 1st District : OF BALTIMORE COUNTY
FLYNN & EHRICH COMPANY,
Petitioner : Case No. 79-138-X

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-captioned matter, under date of December 20, 1978, to the County Board of Appeals and forward all papers in connection therewith, to said Board for hearing.

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

I HEREBY CERTIFY that on this 16th day of January, 1979, a copy of the foregoing Order for Appeal was mailed to Mark D. Dopkin, Esquire, 10th Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3263
ERIC DI MINNA
ZONING COMMISSIONER
150 J. Martinak
puty Zoning Commissioner

December 20, 1978

Mark D. Dopkin, Esquire
Sun Life Building, 10th Floor
Baltimore, Maryland 21201

RE: Petition for Special Exception
S/S of Whitehead Court, 985
SE of Security Boulevard -
1st Election District
Flynn & Ehrich Company -
Petitioner
NO. 79-138-X (Item No. 79)

Dear Mr. Dopkin:

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

Very truly yours,
Eric Di Minna
ERIC DI MINNA
Zoning Commissioner

SED:mr

Attachment

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



SPELLMAN, LARSON
& ASSOCIATES, INC.
BRIDGE
SUITE 110 - JEFFERSON BUILDING
105 W. CHESTER AVE.
TOWSON, MARYLAND 21204
823-3835

ROBERT E. SPELLMAN, P.L.C.
ROBERT E. LARSON
LOUIS A. FARRAR, P.E.

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING NO. 1600 WHITEHEAD COURT
1ST DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning from the same at a point on the south side of Whitehead Court at the distance of 985.00 feet more or less, measured southerly and easterly along the west side and south side Whitehead Court from the south side of Security Boulevard and running thence and binding on the south side of Whitehead Court easterly by a curve to the left with a radius of 1866.11 feet the distance of 114.47 feet, North 88 Degrees 51 Minutes 04 Seconds East 54.55 feet and northeasterly and northerly by a curve to the left with a radius of 75.00 feet the distance of 154.54 feet thence leaving Whitehead Court and running North 60 Degree 56 Minutes 36 Seconds East 179.14 feet North 62 Degrees 19 Minutes 46 Seconds East 150.00 feet and South 62 Degrees 13 Minutes 29 Seconds East 133.36 feet to the westernmost side of a 100 foot drainage reservation and utility easement thence binding on said drainage reservation and utility easement South 27 Degrees 46 Minutes 31 Seconds West 275.87 feet South 42 Degrees 29 Minutes 36 Seconds West 113.35 feet and South 63 Degree 53 Minutes 34 Seconds West 526.38 feet thence leaving said drainage reservation and utility easement and running North 0 Degrees 26 Minutes 32 Seconds West 350.97 feet to the place of beginning.

Containing 4.5 acres of land more or less.

10-2-70



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDY • ESTIMATING
SPECIALTY STUDIES • LOCAL GOVERNMENT • TECHNICAL CONSULTATION

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Whitehead Ct., 985
SE of Security Blvd., 1st District : OF BALTIMORE COUNTY
FLYNN & EHRICH COMPANY, Petitioner : Case No. 79-138-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.

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

I HEREBY CERTIFY that on this 5th day of December, 1978, a copy of the foregoing Order was mailed to Mark D. Dopkin, Esquire, Tenth Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

ORDER RECEIVED FOR FILING
DATE 12-18-1978
12-18-1978

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 in an M.L.-I.M. Zone-J.M. District should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of December, 1978, that the herein Petition for Special Exception for a service garage in an M.L. Zone-J.M. District 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 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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of December, 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 so and to remain a M.L.-I.M. Zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

Chairman
Nicholas B. Commodari

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

December 11, 1978

Mark D. Dopkin, Esquire
10th Floor, Sun Life Building
Baltimore, Maryland 21201

RE: Item No. 79
Petitioner - Flynn & Enrich Co.
Special Exception Petition

Dear Mr. Dopkin:

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 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 at the termination of Whitehead Court, southeast of Security Blvd., in the 1st Election District, the subject of this petition is a 4.5 acre tract of land improved with two vacant buildings. Adjacent properties are improved with the Fox Chevrolet sales and service building to the north, vacant wooded land to the south and property, which was granted a similar request for a service garage (Case No. 75-184-X) to the southeast.

Because of your clients' proposal to utilize the property as a service garage, as defined in Section 101 of the zoning regulations, the hearing is required.

Particular attention should be afforded the comments of the Health Department and the Department of Permits and Licenses.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna
Zoning Commissioner
Lette H. Greer
Director of Planning and Zoning
FROM: Petitioner #79-128X, Item #79
SUBJECT: Petition for Special Exception for service garage

Date: December 18, 1978

Petition for Special Exception for service garage
South side of Whitehead Court, 985 feet Southeast of Security Boulevard
1st Election District - 2nd Councilmanic District
Petitioner - Flynn and Enrich Company

HEARING: Monday, December 18, 1978 (11:00 A.M.)

The proposed use would be appropriate here; however, this office lacks sufficient information upon possible flood plain problems. If granted, it is suggested that a landscaping plan be submitted to the Division of Current Planning and Development for their approval.

Lette H. Greer
Lette H. Greer
Director of Planning and Zoning

LHG:JGH/v

BALTIMORE COUNTY

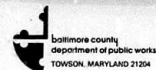
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



THORNTON M. MAURING, P.E.
DIRECTOR

December 11, 1978

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

Re: Item #79 (1978-1979)
Property Owner: Flynn & Enrich Company
5/8 Whitehead Ct. 985' S/E Security Blvd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage.
Acres: 4.5 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 exist and 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 #79 (1978-1979).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ee

1-22 Key Sheet
5 NW 23 & 24 Pgs. Sheets
NW 2 F Topo
95 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 17th day of October, 1978

S. ERIC DINENNA
Zoning Commissioner

Petitioner Flynn & Enrich Co.
Petitioner's Attorney Mark K. Dopkin Reviewed by Nicholas B. Commodari

Mark D. Dopkin, Esquire
10th Floor, Sun Life Building
Baltimore, Maryland 21201

cc: Spellman, Larson & Assoc.
105 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 386-2211

December 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #79, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:

Property Owner: Flynn and Enrich Company
Location: 5/8 Whitehead Court 985' SE Security Blvd
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage
Acres: 4.5
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.

The extent of the paving and wheel stops or curbing must be indicated on the site plan.

Landscaping should be provided.

Very truly yours,

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

November 15, 1978

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

Dear Mr. DiNenna:

Comments on Item #79, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Flynn & Enrich Company
Location: S/S Whitehead Ct. 985' SE Security Blvd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage.
Acres: 4.5
District: 1st

Metropolitan water and sewer exist.

Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area/s should be surfaced with a dustless, bonding material.

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

TED/TBP/rth

cc: W. L. Phillips

November 22, 1978

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

Item No. 79 - SAC - Meeting of October 17, 1978
Property Owner: Flynn & Enrich Company
Location: S/S Whitehead Ct. 985' SE Security Blvd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage.

Acres: 4.5
District: 1st

Dear Mr. DiNenna:

The requested special exception for a service garage is not expected to cause any major traffic problems.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/mjs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: 1000 No. 17 - Proposed Zoning: Flynn & Enrich Company
Location: S/S Whitehead Ct. 985' SE Security Blvd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the map.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

November 2, 1978

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

Dear Mr. DiNenna:

Comments on Item # 79 Zoning Advisory Committee Meeting, October 17, 1978 are as follows:
Property Owner: Flynn & Enrich Company
Location: S/S Whitehead Court - 985' SE Security Blvd.
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a service garage

Acres: 4.5
District: 1st

The items checked below are applicable:

- X 1. Future shall conform to Baltimore County Building Code (B.C.C.) 1976 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
1. A building permit shall be required before construction can begin. Change of occupancy may be required.
- X 2. Additional permits shall be required.
- X 3. Building shall be upgraded to new use - requires alteration permit.
- X 4. Three sets of construction drawings will be required to file an application for a building permit.
- X 5. 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.
- X 6. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 4'0" of property line.
- X 7. Variances within variance conflict with the Baltimore County Building Code. See Section 1. No Comment.
- X 8. Comment: Section 417.0 is applicable 1970 Edition B.C.C.A. Code.

Very truly yours,
Charles E. Johnson
Charles E. Johnson
Plans Review Chief

CEB/rjz

November 16, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Flynn & Enrich Company

Location: S/S Whitehead Ct. 985' SE Security Blvd.

Item No. 79 Zoning Agenda Meeting of 10/17/78
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 _____ 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.
- (X) 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Negandhi*
Planning Group
Special Inspection Division
Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

S.A.C. Meeting of: October 17, 1978

RE: Item No. 79
Property Owner: Flynn & Enrich Company
Location: S/S Whitehead Ct. 985' SE Security Blvd.
Present Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage.

District: 1st
No. Acres: 4.5

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

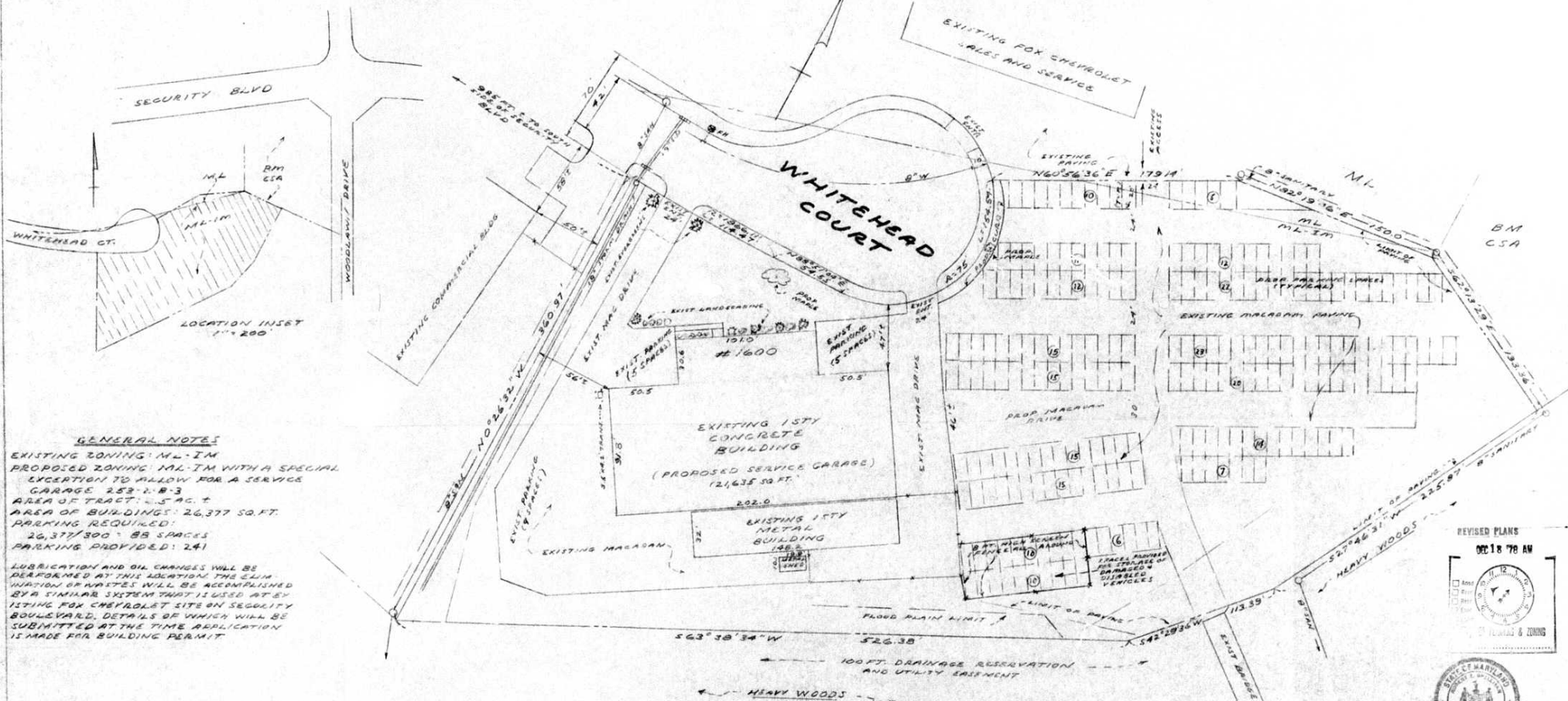
JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS W. RITZMAN

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROBERT B. MATTHEW

ROBERT F. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON E. SMITH, JR.
RICHARD W. TRACY, D.V.M.

202480



GENERAL NOTES
 EXISTING ZONING: ML-1M
 PROPOSED ZONING: ML-1M WITH A SPECIAL EXCEPTION TO ALLOW FOR A SERVICE GARAGE 253-1-B-3
 AREA OF TRACT: 5.5 AC. ±
 AREA OF BUILDINGS: 26,377 SQ. FT.
 PARKING REQUIRED: 26,377/300 = 88 SPACES
 PARKING PROVIDED: 241
 LUBRICATION AND OIL CHANGES WILL BE PERFORMED AT THIS LOCATION. THE LUBRICATION OF VEHICLES WILL BE ACCOMPLISHED BY A SIMILAR SYSTEM THAT IS USED AT EXISTING FOX CHEVROLET SITE ON SECURITY BOULEVARD. DETAILS OF WHICH WILL BE SUBMITTED AT THE TIME APPLICATION IS MADE FOR BUILDING PERMIT.

PLAT FOR SPECIAL EXCEPTION TO ZONING
 1800 WHITEHEAD COURT
 1ST DISTRICT
 BALTIMORE CO, MD

FOX CHEVROLET INC.
 6633 SECURITY BLVD
 BALTIMORE, MD
 21207



REVISED: DEC. 15, 1978
 SPEILMAN, LARSON, & ASSOCIATES, INC.
 TOWSON, MARYLAND 21204
 SCALE: 1"=45' OCT. 1, 1978

