and (2) 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 an M.L.-I.M.

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 for Baltimore

Contract parchaser 8641 Pulaski Highway Thimore, Maryland 21237

Address 4991 Fairview Avenue Linthicum Haights, Md. 21090

Protestant's Attorney Cook, Howard, Downes & Tracy 210 Allegheny Ave., Towson, Mc

ORDERED By The Zoning Commissioner of Baltimore County, this ... of December 1978, that the subject matter of his 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 befole the Zonkig Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

LAW OFFICES

COOX, HOWARD, DOWNES & TRACY A PROFESSIONAL ASSOCIATION PIO ALLEGHENY AVENUE P. O. BOX 85/7 TOWSON, MARYLAND 21204

023-411

February 27, 1979

HAND-DELIVERED

JAMES D. C. DOWNES

JAMES H COOK

GRANGER M MICHEL

DAVID O. DOWNER

JOHN 14. 21NN. 101

HENRY B. PCCS. JR.

DAVID C. SHARMAN

THUMBON L. HUDBON

HERBERT N. O'COMOR. III

JONETH C. WICH, JR.

DANIEL O'C. TRACY, JR

Mr. S. Eric DiNenna, Zoning Commissioner Baltimore County Office of Planning and Zoning County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: Fetition for Special Exception, SW/S Martin Blvd. 261.7' SE of Kelso Dr. STR Realty, Inc. Case No. 79-187-X

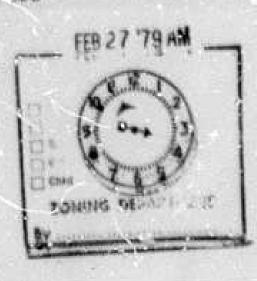
Dear Mr. Disenna:

As counsel for Petitioner, request is hereby made for withdraw without prejudice of the above-captioned Petition.

Very truly yours,

JBH: kh

cc Roger V. Morrison



RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE SW/S of Martin Boulevard, 261, 7' SE of Kelso Drive - 15th Election District : ZONING COMMISSIONER BTR Realty, inc. - Petitioner NO. 79-187-X (item No. 133)

122 121 112

MALTIMORE COUNTY

The Petitioner has withdrawn this Petition; therefore, IT IS OL PERED by the Zoning Commissioner of Baltimore County, this 27 day of April, 1978, that said Petition be and the same is hereby DISMISSED without prejudice.

> oning Commissions, of Baltimore County

ar

FROM THE COPICE OF THE WILLIAM STEPHENS JR. & ARROCIATES IN ENGINEERS 303 ALLEGHENY AVENUE TOWNON MANYLAND SPECA

Description to Accompany Zoning Petition For Special Exception to Permit a Service Garage in an Existing ML-1M Zone Pulaski Industrial Park 8.04 Acres +

Revised January 29, 1979 November 27, 1978

Beginning for the same at a point which is South 34° 19' 02" last district 261.7 feet more or less from the intersection of the center line of Martia Boulevard 150 feet wide and Kelso Drive, 70 feet wide, said point being on the southwesterly side of Martin Boulevard, running thence binding on the southwesterly side of Said Boulevard (1) South 50° 58' 25" East 471.50 feet thence leaving said Boulevard tonning the three following courses wir: (2) South 19" 44' 00" West 401.51 feet (3) South 64" 12' 14" West 284.76 feet and (4) North 44" 54' 05" West 549.75 feet to the southeasterly side of the Susquehuena Transmission Company Right-or-Way 150 feet wide, thence binding thereon the two following courses viz: (5) North 45° 05' 55" East 96.99 feet and (6) North 45° 20' 47" East 485.01 feet to the place of beginning.

Containing 8.04 scres of land move or less.

Saving and excepting therefrom that portion of land zoned DE 1 5 located in the south corner of the herein described property and 4s shown on the accompanying plat.

Two herein described 8.04 acre parcel is intended to be the same parcel is shown on a "Revised Pieliminary Plan of Pulaski Industrial Park" dated September 25, 1978, said plan prepared by others.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER SW/S of Martin Blvd., 261.7 SE of Kelso Dr., 15th District

OF BALTIMORE COUNTY

BTR REALTY, INC., Petitioner

: Case No. 79-187-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 Mux Zimmerman Doputy People's Counsel

John W. Hessian, III People's Counsel County Office Guilding Towson, Maryland 21204

I HEREBY CERTIFY that on this 27th day of Fehrmany, 1979, a capy of the aforegoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Patitioner.

> W. Desser All John W. Hessian, III

A VALUE OF THE STATE OF THE STA

baltimore county office of planning and roning TOWSON, MARYLAND 2124 S. ERIC DINEMNA ZONING COMMISSIONER

April 27, 1979

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

> RE: Petition for Special Exception SW/5 of Mortin Bouleward, 261 74 S.S of Kelso Orive - 15th Election BTR Realty, Inc. - Petitioner NO. 79-187-X (Rem No. 133)

Dear Mr. Haward:

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

> Very'troly yours S. ERIC DI NERNA Zoning Commissioner

SED:nr

Attachment

ec: John W. Hessian, III, Esquire People's Couns\_1

# BARTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

S. Erin Di Nienna Zoring Commissioner

February 75, 1979

Leslie H. Groef, Director PROM Office of Planning and Zoning

SUBJECY Politica #79-187-X. Item #133 Parition for Special Exception for a service garage Southwest side of Martin Boulevard, 261.7 Southeast of Kelso Drive Petitioner - STR Realty, Inc.

15th District

HEARING: Monday, March 5, 1979 (10:30 A.M.)

The office has insufficient information upon which to form an opinion on the applicability of Section 253.2.0, of the Baltimore County Zoning Regulations. if this petition is granted, it is requested that a landscepling plan be required to be submitted to and approved by the Current Planning and Development

Office of Planning and Zoning

LHG:JGH:rw

#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Nichelas h. Commodari Date December 19, 1978

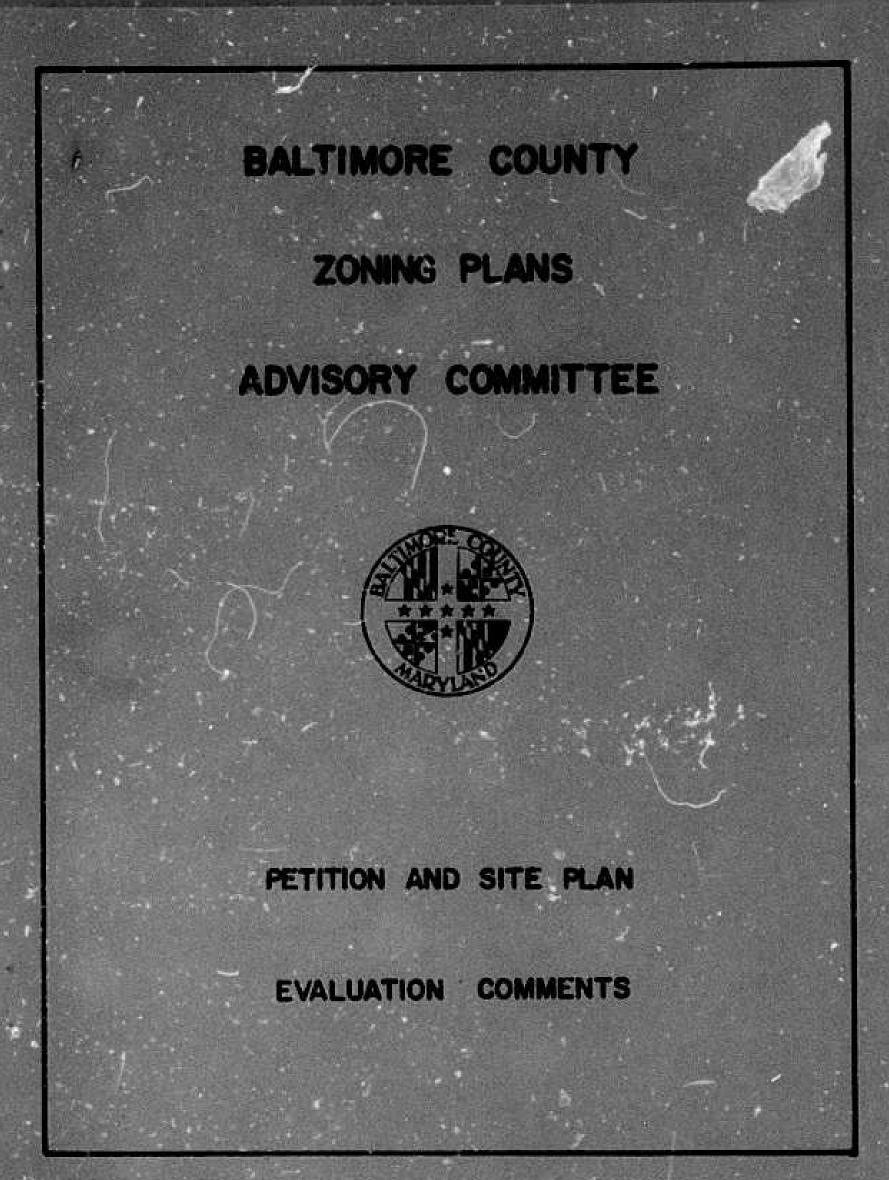
Zoning Advisory Committee PROM Roselien J. Plant, Industrial Development Commission

SUBJECT Item No. 133 - Property Cwner: BTR Realty, Inc. Location: SW/S Martin Nlvd, 261, 7' SE Keise Dr. Existing Coming: M. L. -I. N.

Proposed Joning: 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

RJP:pk



battimore county department of public works TOWSO'I, MARYLAND 21204 THORNTON M. MOURING, P.E.

January 25, 1979

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

> Re: Item #133 (1978-1979) Property Ownel: BTR Realty, Inc. S/WS Martin Blvd. 261.7' S/E Kelpo Dr. Existing Zoning: M.L.-I.M. Proposed Zoning: Special Exception for a service Acres: 8.04 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. General:

A portion of this site was included in the overall tract considered for IDCA Project 77-2, and this site is a portion of an overall larger tract of land shown on Tax Map 90. This property is also indicated on the Preliminary Plan "Goldentree" dated July 22, 1977 and the Preliminary Plan "Sections One and Two Goldentree" dated July 22, 1977, Revised Pubruary 22, 1979.

Comments were supplied by the Bureau of Public Services September 27, 1977 in regard to the preliminary plan, and supplemented November 28, 1977 and December 1, 1977. Subsequently, Public Works Agreement 157803 was executed in conjunction with the development of "Goldentree-Section One".

#### Highways:

Kelso Drive is a County road with a 49-foot closed section roadway on a 70-foot right-of-way. No further highway improvements are proposed at this time. Sidewalks do not exist along kelso Dr. ve or Martin Boulevard at this location.

sections, 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.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Windlass Boulevard, a proposed State Highway Administration project is proposed

to be constructed in the future in this vicinity. The proposed alignment of Windlass

The entrance locations are subject to approval by the Department of Traffic

It is the responsibility of the Petitioner to ascertain and clarify the rights

Development of this property through stripping, grading and stabilization could

Provisions for accommodating storm water or drainage have not been indicated on

In accordance with the drainage policy, the Petitioner is responsible for the

The southeasternmost portion of this property is subject to 100-year design storm

Open stream drainage requires a drainage reservation or easement of sufficient

The Petitioner must provide necessary disinage facilities (temporary or permanent)

width to cover the flood plain of a 100-year design storm. However, a minimum width

to prevent creating any nuisances or damages to adjacent properties, especially by the

Public water supply and sanitary sewerage, as indicated, are available to serve

ELLSWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

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

total actual cost of drainage facilities required to carry the storm water run-off

flooding of Brien Run per Stemmers Run Flood Plain Study (Baker-Wibberly and

through the property to be developed to a suitable outfall.

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

Engineering, and shall be constructed in accordance with Baltimore County Standards.

and responsibilities in regard to his indicated proposed 40-foot private road from

Boulevard should be determined by the Petitioner in regards to this site.

Kelso Drive and traversing the Susquehamma Transmission Co. Right-of-Way.

Your Petition has been received and accepted for filing this 12th day of December , 1978 . . .

Petitioner BTR Realty, Inc. Petitioner's Attorney John B. Howard Reviewed by whele P. Commedian.

John B. Howard, Esquire 210 Atleghony Avenue Towson, Maryland 21206

Item #133 (1978-1979)

January 25, 1979

Highways: (Cont'd)

Sediment Control:

Storm Drains:

the submitted plan.

Associates) June 1975.

of 50 feet is required.

Water and Sanitary Sewer:

responsibility of the Petitioner.

the stripping of top soil.

Property Owner: BTR Realty, Inc.

Chairman, Zoning Plans Advisory Committee

cer George Wm. Stephens, Jr. and Associates, Inc. 303 Allegheny Avenue Towsco, Maryland 21204

Zoning Commissioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

TOWER MARYLAND 21204

Nicholas B. Commodari

Chairman

MEMBERS Bureau of Department of Traffic Engineering

State Poads Commission Bureau of Fire Prevention Health Department

Building Department Board of Education Zoning Administration Industrial

Project Planning

February 21, 1979

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

> RE: Item No. 133 Petitioner - BTR Realty, Inc. Special Exception Petition

Dear Mr. Howard:

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.

This currently vacant 8.04 acre tract is zoned in its majority, ML-IM, with a small portion zoned D. R. 5. 5 and is located for all intents and purposes at the southwest corner of Martin Boulevard and Kelso Drive. Vacant land zoned M. L., exists to the southwest and northwest across Kelso Drive, while vacant residential land and a trailer park exist to the southeast and northeast across Martin Boulevard. respectively.

Because of your client's proposal to construct a large building primarily devoted to the repair of industrial trucks, with access solely from Kelso Drive, this Special Exception is required. Since residential zoning traverses the rear of this site and parking and storage of equipment awaiting repair, is proposed in close proximity to said residential zone, particular attention should be afforded Section 253.4 of the Baltimore County Zoning Regulations concerning uses allowed within 100 feet of residential zones.

office of planning and zoning February 16, 1979

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 #133, Zoning Advisory Committee Meeting, December 12, 1978, are as follows:

Property Owner: BTR Realty, Inc. Location: SW/S Martin Blvd 261.7' SE Kelso Drive Existing Zoning: M.L.-I.M. Proposed Zoning: Special Exception for a service garage Acres: 8.04 Districe: 15th

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 aring on this petition.

Landscaping should be provided.

Very truly yours,

Current Planning and Development

department of health TOWSON, MARYLAND 21204

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

January 3, 1979

If this petition is granted and at the time of application for the

This petition is accepted for filing on the date of the enclosed

Very truly yours,

Zoning Plans Advisory Committee

required building permits, the site plan must be revised to indicate

storm water or drainage, landscaping, handicapped parking, and an

addition, particular attention should be afforded the comments of the

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

indication that 94 customer parking spaces will be provided. In

certificate, will be forwarded to you in the near future.

that said storage area will be screened, provisions for accommodating

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

Dear Mr. DiNenna:

Comments on Item #133, Zoning Mivisory Committee Meeting of December 12, 1978, are as follows:

> Property Owner: BTR Realty, Inc. SW/S Martin Blvd. 261.7' SE Kelso Dr. Location: Existing Zoning: M.L.-I.M. Proposed Zoning: Special Exception for a service garage Acres Districts

Metropolitan water and sewer are available.

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

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

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

> Very truly yours. BURRAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

oo: J. J. Dieter W. L. Phillips

baltimore county TOWSON, MARYLAND 21204

LESUE H. GRAEF

Item No. 133

February 21, 1979

Health and Fire Departments.

cc: George Wm. Stephens, Jr.

303 Allegheny Avenue

Towson, Maryland 21204

and Associates, Inc.

Page 2

NBC/sf

JUN 12 1979

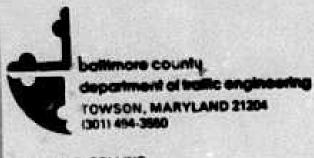
Martin Boulevard (Md. 700) is a State Road; therefore, all improvements, inter-

END: EAM: PWR: SS

this property.

I-NW Key Sheet, 15 & 16 ME 29 Pos. Sheets

NE 4 H Topo, 90 Tax Map



STEPHEN E. COLLINS

January 8, 1979

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

> Location: Existing Zoning:

Maryland
The Zoning/Deputy Zoning
Commissions of Battmore Crust
, by suffects of the Zoning Act
and Regulations of Battmure
County, will had a public hearing
Panton for a Special Exception
for a service garage or a M.L.-2 M.

All that parties of land in the

Beginning for the same of a point which is South 34" 15" 02"

Cast detact 361.7 feet more or less tipe. the interaction of the Center time of Martin Businessed 150 feet unde and Nation Drive. 70 feet unde and point being on the south-westerly ade of Martin Boulevard turning therein bodies of \$4.0

Southwesterly side of said Southwest (1) South 50" 56" 2" East 471.50 best theres berring

4 12 16" West 254 75 feet and 4) North 44" 54" 65" West 549, 75

Al North 64 Set 05 West School for the Sunguestants Transmission Company Right of Way 150 hear with Marin Bridge Development for the Marin Strong Development for the Marin 65 20 47 East 650 heat and 16 North 65 20 47 East 650 heat and 16 North 65 20 47 East 650 heat not the phase of beginning.

Containing 8.04 acres of land more or test.

Several and excepting transferre that portees of tand Jones CR 53 acres in the south corner of the

GEORGE / MARTHIAL DEPUTY ZONNO

District:

- ZAC - December 12, 1978 BTR Realty, Inc. SW/S Martin Blvd. 261.7' SE Kelso Dr. Special Exception for a service garage

8.04 15th

Dear Mr. DiMenna:

The requested Speical Exception for a service garage is not expected to increase the trip generation from this site.

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

MSF/hmd



Paul H. Reincke

January 12, 1979

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

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Osmor: BTR Realty, Inc.

Location: SW/S Martin Blvd. 261.7 SE Kelso Dr.

Itom No. 133

Zoning Agenda Meeting of 12/12/78

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCENDS the maximum allowed by the Fire Department.

- 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 Piro Pro-tection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Pire Prevention Bureau has no comments, at this time.

NEWSPAPERS TOWSON, MD. 21204 February 12

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - BTR REALTY. INC. was inserted in the following:

☐ Catonsville Times ☐ Dundalk Times

☐ Towson Times

Essex Times ☐ Suburban Times East

☐ Arbutus Times ☐ Community Times ☐ Suburban Times West

No. 78642

weekly newspapers published in Baltimore, County, Maryland, once a week for ONE successive weeks before the 16thday of February 1979, that is to say, the same

was inserted in the issues of February 15, 1979

STROMBERG PUBLICATIONS, INC.

BY Cosition Durger

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE April 26, 1979 ACCOUNT 01-662

RECEIVED John B. Howard, Require FOR Advertising and Posting for Case No. 79-187-X

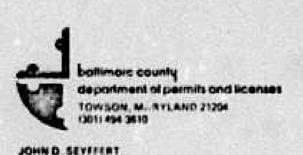
> 61.8718 23 PM20 C C VALIDATION OR SIGNA, URE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD...... February 15 ...... 19.79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., gasociax excix as one time successors before the 5th March 19.79., the Rose publication appearing on the 15th day of February

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

BALTIMORE COUNTY, MARYLAND No. 76271 OFFICE OF FINANCE REVENUE DIVISION MISCELLANE CASH RECEIPT DATE February 7, 1979 ACCOUNT 01-662 FROM John B. Howard, Escuidre ron \_ Filing Fee for Cars No. 79-187-X 299 72FLB 8 5 0.0 OHS VALIDATION OR SIGNATURE OF CASHIER



January 4, 1979

Mr. S. E to Dillenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNennas

Comments on Item #133 Zoning Advisory Committee Meeting, December 12, 1978 are as follows:

Property Owner: BTB Realty. Inc. - 261.7 SE Kelso Dr. Existing Zoning: M.L. - I.M. Proposed Zoning: Special Exception for a service garage

8.04 Acres: District:

The items checked below are applicables

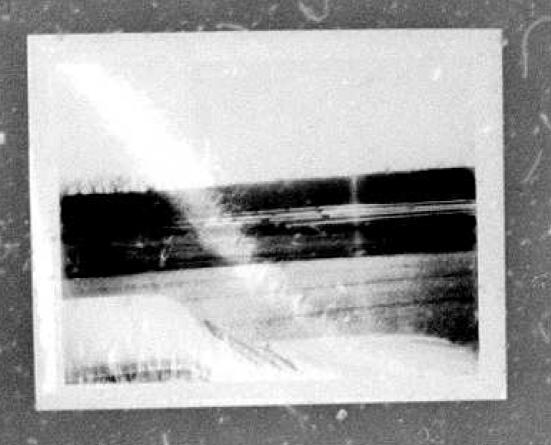
- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
  1970 Edition and the 1971 Supplement, State of Maryland Code for the Sandicapped and aged and other applicable codes.
- Y B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_Permite shall be required.
- D. Building shall be upgraded to new use requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sate of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0"
- of property line. H. Requested enthack variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_\_
- I. No Comment.
- XJ. Comments Plat plan does not show compliance to State Handicapped Code.

79-187-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Date of Posting 2/17
District 1.7. Peteten for Salling	Lane or Posting
1 33104 101.	
Petitioner: B.T.R. Weekty, Inc.	THE RESIDENCE OF THE PROPERTY
Location of property: 544 / Martin	166 A. 161 1 26 06
Kelso Dr.	
Location of Signs (1) Josephy Moster	Bled and (1) fairing
Location of Signs:	
Remarks:	315.7
Posted by Sugar Common	Date of return: 2/23

2 regres



## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Januray 2, 1979

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

Z.A.C. Meeting of: December 12, 1978

RE: Item No: 133 Property Owner: BTR Realty, Inc. Location: SW/S Martin Blvd. 261.7' Se Kelso Drive Present Zoning: M.L.-I.M. Proposed Luning: Special Exception for a service garage

District: 15th No. Acres: 8.04

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

T. BAYARD WILLIAMS. JR. VICE-PRESIDENT MARCUS M. BOTSARIS

Previous case:

ALVIN LORECK THOMAS H. BOYER MRS. MILTON R. SMITH, JR. MRS. LORRAINE F. CHIRCUS RICHARD W. TRACEY, D.V.M. ROGER B. HAYDEN

ROBERT T. DUBEL. SUPERINTENDENT

PETITION MAPPING PROGRESS SHEET Wall Map | Original | Duplicate | Tracing 200 Sheet date by date by date by date by FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: 64 Change in outline or description\_\_\_Yes

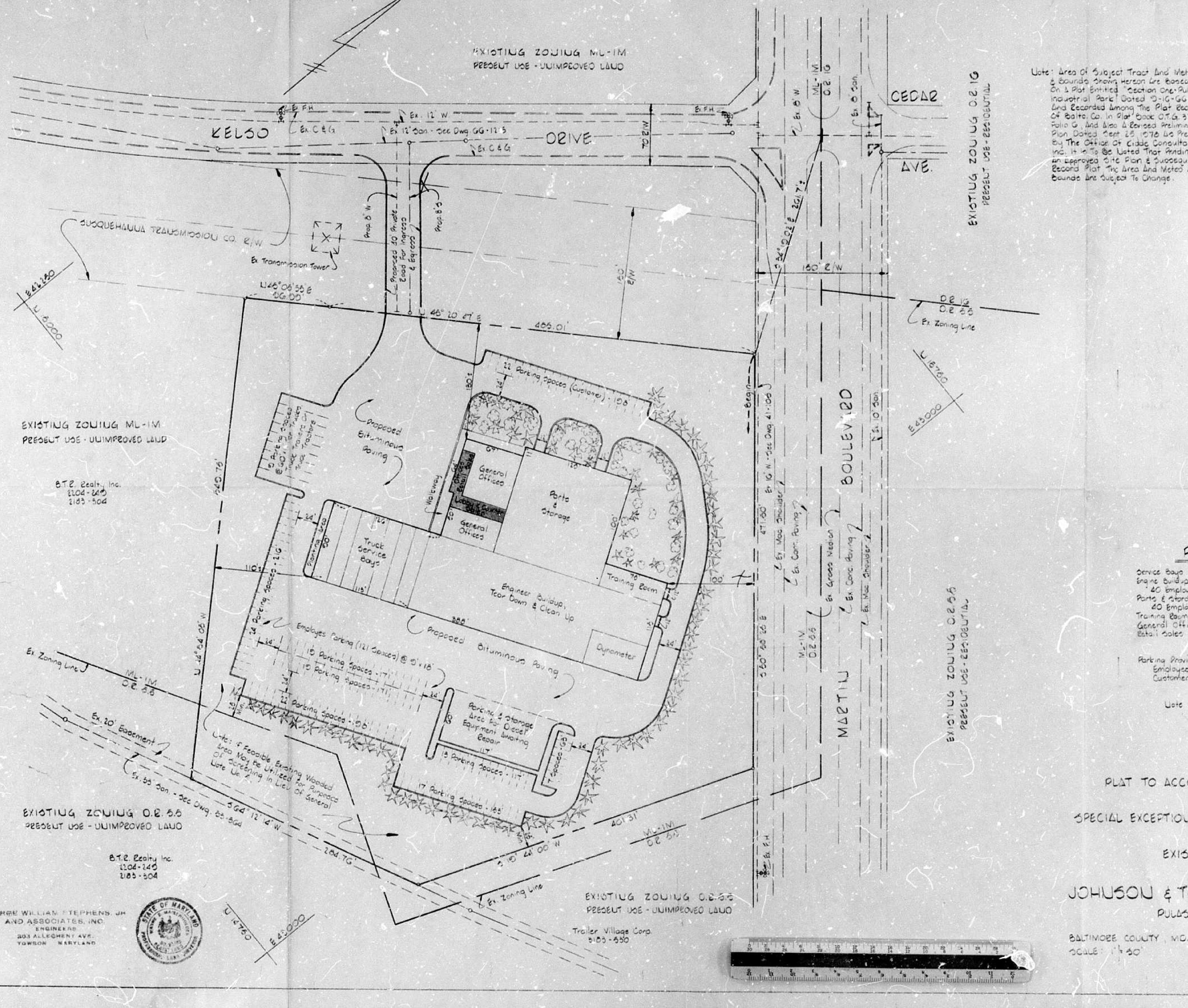
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

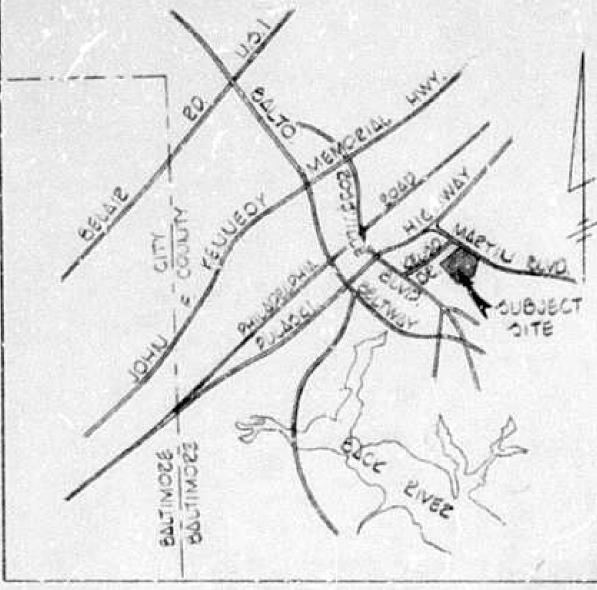
Map # N. 4-H

Petitioner's Attorney Joh B. Howard reviewed by Got

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



Uote: Area of Subject Tract And Meteo & Bounds shown Hereon are Bosed on A Plat Entitled "Section One Pulpaki And Recorded Among The Plat Records of Balto. Co. In Plat Book 0.7.6.32 Folio G. And Also A Perised Preliminary
Plan Dated Sept 25, 1578 45 Prepared
By The Office of Ciddle Consultants,
Inc. It is To be Noted That Pending
an Epproved Site Plan & Subsequent
Pecard Plat The Area And Metes And
Bounds Are Subject To Change.



VICILITY MAP Scale : 1'= 2000'

### GENERAL NOTES

- Area Of Tract = 8.04 4c =
- 2. Existing Zoning : ML-IM & D.B. 6.6 Lo chown Herein.
- 5. Eviating Use : Unimproved Land
- 4. Proposed Use: Sturinge Of Engine & Transmission Parts & Accessories Diesel Engine Sales & Modifications, Repair Facility, General Office Uses, Engine & Transmission Training Areas.
- 5. Ocreening Shall Compost Of Arborvitges And for Evergreens. Densely Planted Minimum Height 4.
- G. Landscaping Shall Consist Of Assorted Threes & Shrubs.
- T. Paving shall be bituinicous With sufficient Crusher Bun base, Properly Oralined . Curbs Shall be Concrete.
- 8. Utilities (Water & Sewer) Existing In Kelso Drive & Mortin Boulevand. Also Sonitory Sewer Available To Bear of Tract As Shown.
- D Lighting simall be so Brented As Not To Reflect Boys into Residential Areas.

34 Spoces

14 Spaces

Id Spaces

4 Speces

D Spaces

OA Opnood

בפספס לב

143 Spaces

- 10. But mater Up of Employees: 100 120
- 11. Hours of Operation: 7 A.M. to 2 A.M.

## PARKING TABULATION

Service Bayo @ 118 - 100 = 10170 5q. Ft. + 800 inque Buildup Teardown Cleanus Synometer, Etc. - 40 Employees (Numerically Largest Shift ) + 3 Parts & Storage Area -

40 Emplayees (Unmerically Largest Shift) +3
Training Boom (20 Seats) + G
General Offices (5078 Sq. Ft) + 300
Estail Soles (Shaded Area) 1600 Sq. Ft + 200

Total Parking Required

Parking Provided Employee Parking Customer Parking

Total Parking Provided Uste Parking Spaces Typical @ 5 x 18

PLAT TO ACCOMPANY ZOUING PETITION F02

SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN AN

EXISTING ML-IM ZONE

FOR

JOHNSON & TOWERS - BALTIMORE, INC.

PULLASKI INDUSTRIAL PARK

ELECTION DISTERT UD. 15 HOVEMBLE LT 1976

PL 4077