

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MELVIN L. HERZBERGER, JR., 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... Service Garage in M.L. Zone...

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above re-classification and/or Special Exception advertising, 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.

Contract purchaser: Melvin L. Herzberger, Jr.
Address: Padonia Associates
10 Parks Ave.
Cockeysville, MD 21030
Protestant's Attorney: Richard J. Reinhardt
Suite 103 - 305 W. Chesapeake Ave.
Address: Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1979, 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 105, County Office Building in Towson, Baltimore County, on the 25th day of June, 1979, at 1:00 o'clock P. M.

is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the Department of Public Works and the Office of Planning and Zoning. Said Special Exception must be utilized in accordance with the aforementioned Amended Plat.

IT IS FURTHER ORDERED that the remaining portion of the property firstly described herein, for which no testimony was presented as required by Section 402.1 of the Baltimore County Zoning Regulations, be and the same is hereby DISMISSED without prejudice.

John W. Hession, III
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Greenspring Drive, 1528' N of Timonium Rd., 8th District : OF BALTIMORE COUNTY
MELVIN L. HERZBERGER, JR., : Case No. 79-262-X
Petitioner

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 Max Zimmerman
Peter Max Zimmerman
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1979, a copy of the foregoing Order was mailed to Richard J. Reinhardt, Esquire, Suite 103-305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Greenspring Drive, 1528' N of Timonium Road - 8th Election District : ZONING COMMISSIONER
Melvin L. Herzberger, Jr. - Petitioner : OF
NO. 79-262-X (Item No. 201) : BALTIMORE COUNTY

The above entitled matter having come before the Zoning Commission on a Petition for Special Exception for a service garage in a M.L. Zone-1.M. District for property at the above location. Said property consists of 1.210 acres of land, more or less, and was described more particularly as follows:

Beginning for the same at a point which is North 23° 15' 08" West distant 1528 feet more or less from the intersection of the center line of Timonium Road and Greenspring Drive, said point being on the westerly side of Greenspring Drive as proposed to be widened to 60 feet, running thence leaving said Drive, binding on part of the south outline of a plat entitled "Fairgrounds Business Center" dated June 13, 1977 and recorded among the records of Baltimore County in Plat Book E.H.K., Jr. 42 folio 36, (1) North 89° 54' 42" West 194.4 feet more or less, thence leaving said outline (2) North 9° 16' 49" West 40.4 feet more or less to the face of wall of a building there situate, running thence binding along part of said face of wall (3) South 80° 43' 11" West 75 feet more or less, thence leaving said wall, running in and through said building (4) North 9° 16' 49" West 180 feet more or less to intersect the partition wall there situate, thence for part of the distance binding in and through the center of said wall, in all (5) North 80° 43' 11" East 187 feet more or less, thence (6) North 22° 02' 50" West 35 feet more or less, (7) North 67° 57' 10" East 26 feet more or less to the westerly side of said Greenspring Drive as proposed to be widened, thence binding thereon (8) South 22° 02' 50" East 300 feet more or less to the place of beginning.

Testimony presented by the Petitioner, or witnesses in his behalf, indicated the intended use to be made of said property was for a service garage and, in particular, a "paint shop and body and fender work" and that the work would be performed by a lessee under a franchise issued by MAACO. There was no testimony presented as to a specific lessee or use for that portion of the above described property intended to be used as a service garage-automotive repair and transmission shop. At the conclusion of the Petitioner's testimony, there being no Protestants, the Petitioner requested that he be

afforded the opportunity to present an Amended Plat, and description thereof, commensurate with the testimony and in support of his Petition for Special Exception for a service garage-paint shop and body and fender work, in a M.L. Zone-1.M. District. In keeping therewith, the Petitioner presented said Amended Plat, dated June 25, 1979, and description thereof, by which the property is described as follows:

Beginning for the same at a point which is North 23° 15' 08" West distant 1528 feet more or less from the intersection of the center line of Timonium Road and Greenspring Drive, said point being on the westerly side of Greenspring Drive as proposed to be widened to 60 feet, running thence leaving said Drive, binding on part of the south outline of a plat entitled "Fairgrounds Business Center" dated June 13, 1977 and recorded among the records of Baltimore County in Plat Book E.H.K., Jr. 42 folio 36, (1) North 89° 54' 42" West 194.4 feet more or less, thence leaving said outline (2) North 9° 16' 49" West 40.4 feet more or less to the face of wall of a building there situate, running thence binding along part of said face of wall (3) South 80° 43' 11" West 75 feet more or less, thence leaving said wall, running in and through said building (4) North 9° 16' 49" West 61 feet more or less to a proposed partition wall thence binding in and through the center of said proposed wall, (5) North 80° 43' 11" East 125 feet more or less to the face of wall, thence along said face of wall (6) North 9° 16' 49" West 5.5 feet more or less, thence (7) North 80° 43' 11" East 22.52 feet, thence (8) North 47° 57' 10" East 49.45 feet to the westerly side of said Greenspring Drive as proposed to be widened, thence binding thereon (9) South 22° 02' 50" East 162 feet more or less to the place of beginning.

Containing 0.417 acres of land more or less. Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1979, that the Petition for Special Exception for a service garage-paint shop and body and fender work, in a M.L. Zone-1.M. District, for that portion of the property herein secondly described and as shown on the Amended Plat dated June 25, 1979, should be and the same

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Richard J. Reinhardt, Esquire
Suite 103, 305 West Chesapeake Avenue
Towson, Maryland 21204

cc: George W. Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 1st day of May, 1979.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Melvin L. Herzberger, Jr.
Petitioner's Attorney: Reinhardt, Esq.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 12, 1979

Richard J. Reinhardt, Esquire
Suite 103, 305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 201
Petitioner - Melvin L.
Herzberger, Jr.
Special Exception Petition

Dear Mr. Reinhardt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject of this petition represents a portion of a recently constructed warehouse building located on the west side of Green Spring Drive, north of Timonium Road, in the 8th Election District. Said structure was the subject of a previous zoning hearing (Case #78-99-A) in which a Variance to locate this building, as shown, was granted.

Because of your clients' proposal to locate a service garage use in the southernmost portion of this building, this Special Exception is required. After much discussion concerning Section 253.4 of the Baltimore County Zoning Regulations, it was decided that no part of the proposed use would be located within 100 feet of the Baltimore Harrisburg Expressway. With this in mind, particular attention should be afforded the comments of the Department of Permits and Licenses concerning the partition wall between the proposed service garage and offices/warehouse.

ORDER RECEIVED FOR FILING

DATE July 24, 1979
BY John W. Hession, III

ORDER RECEIVED FOR FILING

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BY John W. Hession, III

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ORDER RECEIVED FOR FILING

DATE July 24, 1979
BY John W. Hession, III

Item No. 201
Page 2
June 12, 1971

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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.

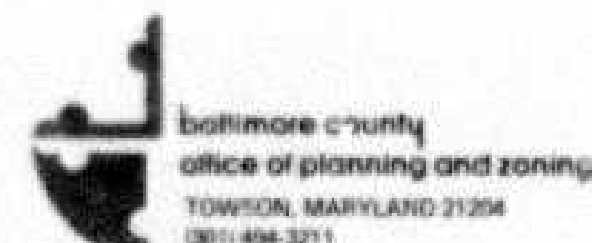
Very truly yours,

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

NBC:mr

Enclosures

cc: George W. Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



LESLIE H. GRAEF
DIRECTOR

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #201, Zoning Advisory Committee Meeting, April 3, 1979, are as follows:

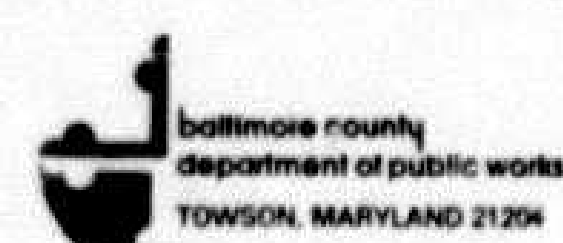
Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Dr. 1528' N. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone
Acres: 1.230
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



THORNTON M. MOURING, P.E.
DIRECTOR

May 9, 1979

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

Re: Item #201 (1978-1979)
Property Owner: Melvin L. Herzberger, Jr.
W/S Greenspring Dr. 1528' N. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone.
Acres: 1.230 District: 8th

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:

Comments were supplied for the overall property "Fairgrounds Business Center" (E.H.K., Jr. 42, Folio 36), of which this site is a part in conjunction with the Zoning Advisory Committee review for Zoning Item 43 (1977-1978). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #201 (1978-1979).

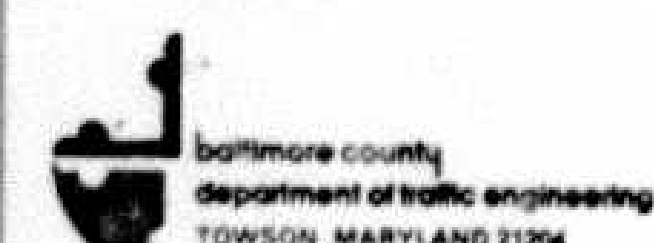
Very truly yours,

Ellsworth M. Diver, F.E.
ELLSWORTH M. DIVER, F.E.
Chief, Bureau of Engineering

END:EAM:FWB:as

cc: R. Covey

S-NE Key Sheet
54 NW 4 Pos. Sheet
NW 14 A Topo
60 Tax Map



STEPHEN E. COLLINS
DIRECTOR

May 1, 1979

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

Item No. 201 - ZAC - April 3, 1979
Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Drive 1528' N. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone.

Acres: 1.230
District: 8th

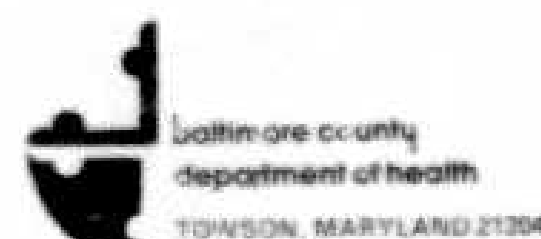
Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested Special Exception for a service garage.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/tmd



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

May 1, 1979

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

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting of April 3, 1979, are as follows:

Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Dr. 1528' N. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone
Acres: 1.230
District: 8th

Metropolitan water and sewer exist.

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.

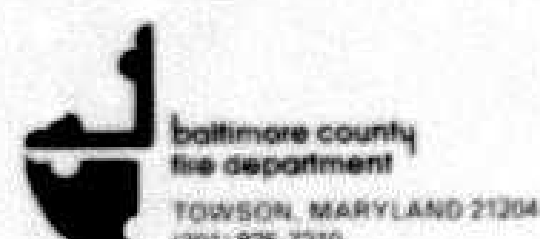
If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forzyet
Ian J. Forzyet, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/fthc

cc: W. L. Phillips



Paul R. Reincke
CHIEF

April 17, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Melvin L. Herzberger, Jr.

Location: W/S Greenspring Dr. 1528' N. Timonium Rd.

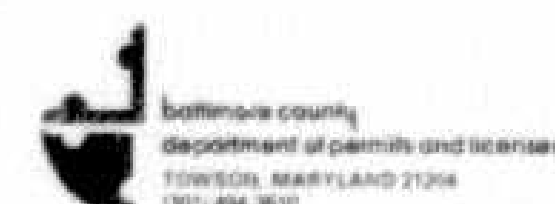
Item No. 201 Zoning Agenda Meeting of 4/3/79

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.

Noted and Approved: *George M. Wagoner*
George M. Wagoner
Special Inspection Division



JOHN D. STIFFERT
DIRECTOR

April 3, 1979

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

Dear Mr. DiNenna:

Comments on Item #201 Zoning Advisory Committee Meeting, April 3, 1979 are as follows:

Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Dr. 1528' N. Timonium Road
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a service garage in an M.L. - I.M. Zone

Acres: 1.230
District: 8th

The items checked below are applicable:

- 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 Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- X D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's - signed 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.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X I. No Comment: It is assumed there is no occupancy above the proposed garage. Section 417.0 of the 1970 B.O.C.A. Basic Building Code with the 1971 Supplement states a building used for motor vehicle repair shall be used solely for that purpose. Only if the service garage is separated from the other uses by a 3 hour fire wall complying with Section 907.0 would this use be allowed. All other applicable sections of codes listed in Item A above would also apply.

Charles R. Burdon
Charles R. Burdon
Plans Review Chief

CDB:rry

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 5, 1979

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

Z.A.C. Meeting of: April 5, 1979

RE: Item No: 199, 200, 201, 202, 203, 204
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above items have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/hp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS B. BOWLAND

THOMAS H. BOYER
MRS. LOURANE F. CHINCUS
ROGER B. HAYDEN
ROBERT F. GIBEL, SUPERINTENDENT

ALVIN LORICK
MRS. HILTON B. SMITH, JR.
RICHARD W. TRADLEY, D.V.M.

PADONIA ASSOCIATES
10 PARKS AVENUE
COCKEYSVILLE, MD. 21030

August 14, 1979

Baltimore County
Department of Permits and Licenses
Towson, Maryland 21204

Re: Fairgrounds Business Center
W. S. Greenspring Drive
North of Timonium Road
Masco Auto Painting & Body Works
2200-2204 Greenspring Drive
Application for building permit
for interior improvements

Gentlemen:

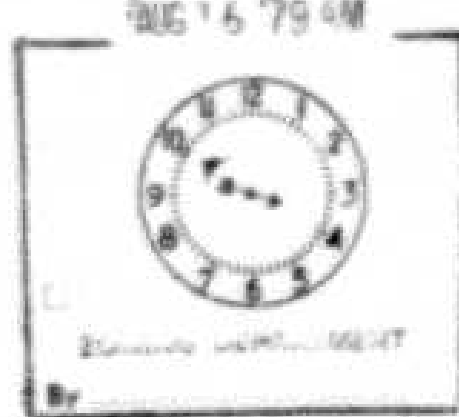
Dental Marketing Associates, the building contractor employed by us, has filed an application for a building permit to cover the interior improvements to 2200-2204 Greenspring Drive. The application has been held up because the zoning order affecting the subject property is still within the 30 day appeal period.

This letter is to advise you that, if the building permit applied for is issued by your department at this time, we will not hold Baltimore County responsible for any damages or losses resulting from an appeal and reversal of the zoning order issued.

Very truly yours,

Carl T. Julio
Carl T. Julio
General Partner

CFJ:RHS



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
Date: April 2, 1979
FROM: Sharon M. Caplan
Industrial Development Commission
SUBJECT: Item No. 201 - Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Dr. 1528' N Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:pk

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

LESLIE H. GRAFF
DIRECTOR

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #201, Zoning Advisory Committee Meeting, April 3, 1979, are as follows:

Property Owner: Melvin L. Herzberger, Jr.
Location: W/S Greenspring Dr. 1528' N. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage in an M.L.-I.M. zone
Acres: 1.230
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
484-3050

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 31, 1979

Richard J. Reinhardt, Esquire
Suite 103, 305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Greenspring Drive, 1528'
N of Timonium Road - 8th Election
District
Melvin L. Herzberger, Jr. -
Petitioner
NO. 79-262-X (Item No. 201)

Dear Mr. Reinhardt:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

Richard J. Reinhardt, Esquire
Suite 103
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, W/S Greenspring Dr. 1528' N of Timonium Rd.
8th District, Melvin L. Herzberger, Jr. Case No. 79-262-X

TIME: 1:00 P.M.

DATE: Monday, June 25, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 311 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

June 20, 1979

Richard J. Reinhardt, Esquire
Suite 103
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S Greenspring Dr. 1528' N of
Timonium Rd. - 8th District
Melvin L. Herzberger, Jr. -
Petitioner

Dear Sir:

This is to advise you that \$59.39 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Campagna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/mc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
Office of Planning and Zoning
FROM: William E. Hammond
SUBJECT: Petition# 79-262-X Item 201

Date: June 14, 1979

Petition for Special exception for service garage
West side of Greenspring Drive, 1528 feet North of Timonium Road
Petitioner - Melvin L. Herzberger, Jr.

8th District

HEARING: Monday, June 25, 1979 (1:00 P.M.)

Assuming compliance with the intent of Section 253.2.B of the Baltimore County Zoning Regulations and the approval of landscaping details by the Division of Current Planning and Development, this office is not opposed to the petitioner's request.

Norman E. Gerber
Norman E. Gerber
Acting Director
Office of Planning and Zoning

NEG:JGH:rw

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

JUN 25 1979 PM



Description to Accompany Zoning Petition
for Special Exception for Service Garage
In an Existing M-L-I-M Zone
Fairgrounds Business Center

March 14, 1979
Revised June 25, 1979
BY: [Signature]
DATE: [Signature]

for the same at a point which is North 23° 15' 08"
West distant: -et more or less from the intersection of the center line
of Timonium Road and Greenspring Drive, said point being on the westerly
side of Greenspring Drive as proposed to be widened to 60 feet, running thence
leaving said Drive, binding on part of the south outline of a plat entitled
"Fairgrounds Business Center" dated June 13, 1977 and recorded among the records
of Baltimore County in Plat Book E.H.F., Jr. 42 folio 36, (1) North 89° 54' 42"
West 198.6 feet more or less, thence leaving said outli - (2) North 9° 16' 49"
West 40.4 feet more or less to the face of wall of a building; there situate,
running thence binding along part of said face of wall (3) South 89° 43' 11"
West 75 feet more or less, thence leaving said wall, running in and through said
building (4) North 9° 16' 49" West 60' feet more or less to a proposed partition
wall thence binding in and through the center of said proposed wall, (5) North
80° 43' 11" East 125 feet more or less, to the face of wall, thence along said
face of wall (6) North 9° 16' 49" West 5.5 feet more or less, thence (7) North
80° 43' 11" East 32.92 feet, thence (8) North 67° 47' 10" East 89.45 feet to
the westerly side of said Greenspring Drive as proposed to be widened, thence
binding thereon (9) South 22° 02' 50" East 162 feet more or less to the place
of beginning.

Containing 0.617 acres of land more or less.



FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WBC</u>			Revised Plans:							
Previous case: <u>78-99A</u>			Change in outline or description		_____ Yes		_____ No			
			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 1 day of May 1979.

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Berzberg
Petitioner's Attorney Reinhardt
Reviewed by Nicholas B. Commey
Nicholas B. Commey
Chairman, Zoning Plans
Advisory Committee

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

No. 7698

DATE May 31, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Richard J. Reinhardt, Esquire

FOR Filing Fee for Case No. 79-262-X

47 75 1 5000

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR SPECIAL EXCEPTION

RECEIVED: Petition for Special Exception for service garage.
LOCATION: West side of Green-spring Drive, 1028 feet North of
Towson Road.
DATE & TIME: Monday, June 18,
1979 at 1:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Bal-timore County, by authority of the
Zoning Act and Regulations of Bal-timore County, will hold a public
hearing.

Purpose: For Special Exception for
a service garage in a R-1 Zone
1.5A District.

All that parcel of land in the
North District of Baltimore County
beginning for the same at a point
which is North 87° 10' 00" West 1028
feet more or less from the
intersection of the center line of
Green-spring Drive and Green-spring
Drive, said point being on the west-
ern side of Green-spring Drive as
proposed to be widened to 40 feet,
running thence leaving said Green-
spring Drive on part of the north out-
line of a plat entitled "Pine-springs
Business Center" dated June 15,
1977 and recorded among the plat-
books of Baltimore County in Plat
Book 5-11-R, 21, 45 folio 35, (2)
North 87° 54' 00" West 286.6 feet
more or less thence leaving said out-
line (2) North 87° 14' 00" West
61.4 feet more or less to the line of
wall of a building thence thence
running thence leaving said part
of said line of wall (2) South 89°
00' 11" West 75 feet more or less
thence leaving said wall, running to
and through said building (2) North
8° 30' 00" West 140 feet more or less
to intersect the partition wall there-
through thence for part of the dis-
tance thence in and through the
center of said wall, to the North
89° 00' 11" East 161 feet more or
less thence (2) North 20° 00' 00"
West 75 feet more or less, (2) North
00° 00' 00" East 95 feet more or less
to the western side of said Green-
spring Drive as proposed to be
widened, thence leaving thence (2)
South 89° 00' 00" East 95 feet more
or less to the place of beginning.
Containing 1.289 acres of land,
more or less.

Being the property of Melvin L.
Herzberger, Jr., as shown on plat
filed with the Zoning Depart-
ment.

Hearing Date: Monday, June 25,
1979 at 1:00 P.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 7, 1979

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~once a week~~
at one time ~~successive weeks~~ before the 25th
day of June, 1979, the 1st publica-
tion appearing on the 7th day of June
1979.

THE JEFFERSONIAN,
S. Lisak Stricker
Manager

Cost of Advertisement, \$

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

No. 83081

DATE July 31, 1979 ACCOUNT 801-552

AMOUNT \$50.39

RECEIVED Richard J. Reinhardt, Esq.

FOR Advertising and Posting for Case 79-262-X

53 42 1 5939

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR SPECIAL EXCEPTION

RECEIVED: Petition for Special Ex-
ception for service garage.
LOCATION: West side of Green-
spring Drive, 1028 feet North of
Towson Road.
DATE & TIME: Monday, June 25,
1979 at 1:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
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Purpose: For Special Exception for
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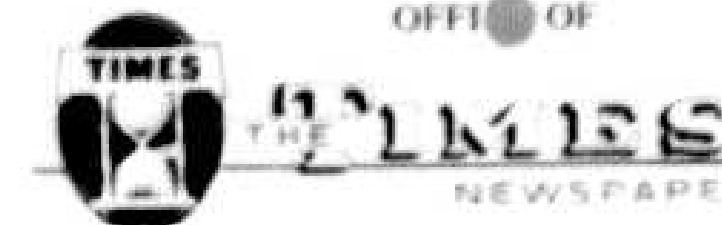
All that parcel of land in the
North District of Baltimore County
beginning for the same at a point
which is North 87° 10' 00" West 1028
feet more or less from the
intersection of the center line of
Green-spring Drive and Green-
spring Drive, said point being on the west-
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proposed to be widened to 40 feet,
running thence leaving said Green-
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1977 and recorded among the plat-
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Book 5-11-R, 21, 45 folio 35, (2)
North 87° 54' 00" West 286.6 feet
more or less thence leaving said out-
line (2) North 87° 14' 00" West
61.4 feet more or less to the line of
wall of a building thence thence
running thence leaving said part
of said line of wall (2) South 89°
00' 11" West 75 feet more or less
thence leaving said wall, running to
and through said building (2) North
8° 30' 00" West 140 feet more or less
to intersect the partition wall there-
through thence for part of the dis-
tance thence in and through the
center of said wall, to the North
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West 75 feet more or less, (2) North
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to the western side of said Green-
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South 89° 00' 00" East 95 feet more
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Containing 1.289 acres of land,
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Being the property of Melvin L.
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ment.

Hearing Date: Monday, June 25,
1979 at 1:00 P.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County
June 7.



TOWSON, MD. 21204 June 7, 1979

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Melvin L.
Herzberger, Jr.,

was inserted in the following

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

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
8th day of June, 1979, that is to say, the same
was inserted in the issues of June 7, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Edith Burger*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 day of
MAY 1979. Filing Fee \$ 50. Received ☒ Check
☐ Cash
☐ Other

S. Eric Di Nenna
S. ERIC DI NENNA,
Zoning Commissioner

Petitioner HERZBERGER Submitted by REINHARDT
Petitioner's Attorney REINHARDT Reviewed by MR

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



PRESENT ZONING ML-IM
EXISTING USE - VACANT

PRESENT ZONING ML-IM
EXISTING USE - WAREHOUSES & RETAIL SALES

PROCESSED JULY 1979
5/15/1979

PANDORA ASSOCIATES
L.P. 5770-40

R-1200.00 L-170.00
A-100.00 T-35.00
CH-110.00 W-70.00

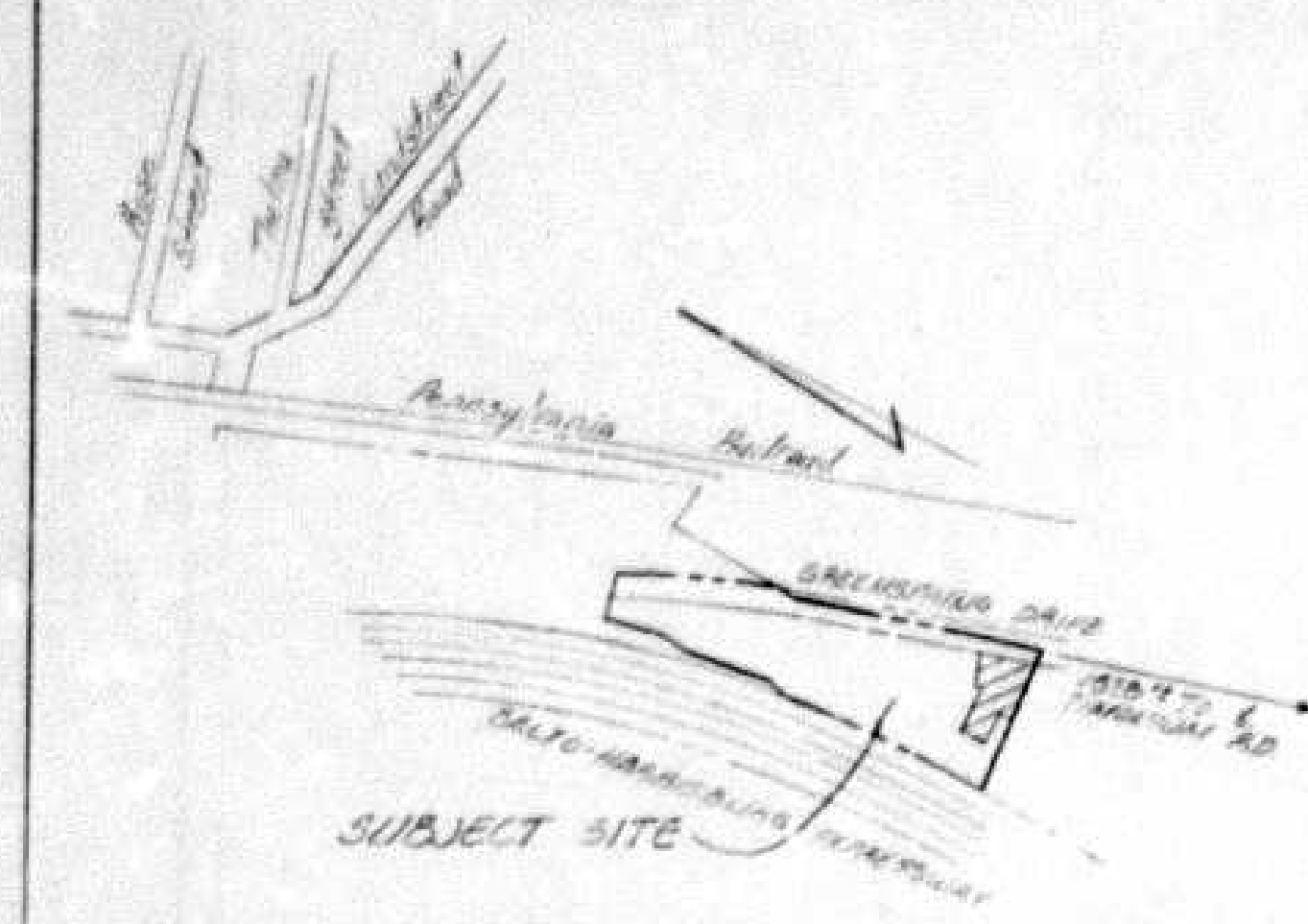
R-1000.00 L-274.64
A-100.00 T-35.00
CH-110.00 W-70.00

R-1000.00 L-300.00
A-100.00 T-35.00
CH-110.00 W-70.00

GREENSPRING

DRIVE

DRIVE



LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. TOTAL AREA OF TRACT - 6.3236 AC. (Area of Sp. Ex. Requested)
2. PRESENT ZONING - ML-IM
3. EXISTING USES AS SHOWN HEREON
4. PROPOSED USE
SERVICE GARAGE - BAYS 1 AND 2 FOR
PAINT SHOP & BODY AND REPAIR WORK
5. TOTAL AREA - 7600.34 FT
6. SANITARY & WATER FACILITIES EXIST
7. PARKING - EXISTING BITUMINOUS PAVING & PROPOSED BITUMINOUS PAVING WHERE SHOWN
8. THERE SHALL BE NO USED AUTO PARTS, UNLESS ON TRUCKS & VEHICLES STORED OUTSIDE
9. THE LAYOUT OF THE SERVICE GARAGE HAS BEEN SHOWN TO MEET A CONCEPT INCLUDING INTERIOR PARKING, STALLS, SHADE AND PROTECTION FROM THE WEATHER. STALLS, SHADE AND PROTECTION SHALL BE PROVIDED OUTSIDE, IN EXCESS OF THE REQUIRED 25 SPACES
10. FOR SETBACK REQUIREMENTS REFER TO CASE NO. 78-20-A
11. FOR LANDSCAPING REFER TO LANDSCAPE PLAN, FILE NO. 78-20-A. ONLY REVISIONS CONCERN SOUTH ENTRANCE AS SHOWN HEREON
12. BAYS 3 & 4 HAVE 10' x 20' OFFICE AREAS (TOTAL 800 SQ. FT.) ALL OTHER SPACE IN BAYS 3 THRU 13 IS OFFERED FOR SALE, STORAGE OR STORAGE, WITH THE EXCEPTION OF BAY 10 AS SHOWN HEREON

BALTIMORE

HARRISBURG
(INTERSTATE 40)

EXPRESSWAY

REFERENCE: OUTLINE NOTES & BOUNDS SHOWN HEREON ARE BASED ON A PLAT ENTITLED "FAIRGROUNDS BUSINESS CENTER DATED 1974" AND RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK E&F 31-22 FILE 36

PARKING TABULATION

PARKING REQUIRED
BAY NOS. 7, 8, 9, 10, 11, 12, 13 BASED ON ESTIMATED NUMBER OF EMPLOYEES IN NUMERICALLY LARGEST SHIFT, TOTAL NUMBER 30 EMPLOYEES & 1 PARKING SPACE PER 3 EMPLOYEES = 10 SPACES
BAY NO. 14 BASED ON PARKING SPACE PER 300 SQ. FT. 3000 SQ. FT. = 10 SPACES
EXISTING OFFICE AREA IN BAY NOS. 3 & 4
GENERAL NOTE NO. 11 (1000 SQ. FT. = 3 SPACES)
BAY NOS. 1 AND 2 FROM SERVICE GARAGE BASED ON 1 PARKING SPACE PER 3000 SQ. FT. 6000 SQ. FT. = 2 SPACES
PROPOSED OFFICES (SHADED) TOTAL 3300.34 FT² = 11 SPACES
Prop. Temporary Warehouse Use Bays 5-6 based on estimated no. of employees in numerically largest shift. Total no. of employees 10 space per 3 employees = 10 spaces
TOTAL PARKING REQUIRED = 20
PARKING PROPOSED
INDOOR PARKING - BAYS 1 & 2 9 SPACES
(16 ADDITIONAL OUTDOOR SPACES REQUIRED)
ON-SITE PARKING SHOWN HEREON 31 SPACES (OUTSIDE)
TOTAL PARKING PROPOSED = 40 SPACES (INCLUDES 5 SPACES FOR THE PHYSICALLY HANDICAPPED LOCATED IN BAY 10) (TYPICAL SPACES ARE 8' x 18')

Plan List

- NY
S - 100'S
E - CONCRETE
T - SHADE TREES
* FOR ANNE COMPLETE LIST SEE LANDSCAPE PLAN, FILE NO. 78-20-A

REVISED PLANS

JUN 25 '79 PM



PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR SERVICE GARAGE
IN AN EXISTING ML-IM ZONE
#2200 TO #2202 GREENSPRING PARK
FAIRGROUNDS BUSINESS CENTER
ELECTION DIST. 7
SCALE 1"=50'
BALTO. CO. MD.
JULY 10, 1979
REVISED JUNE 25, 1979

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

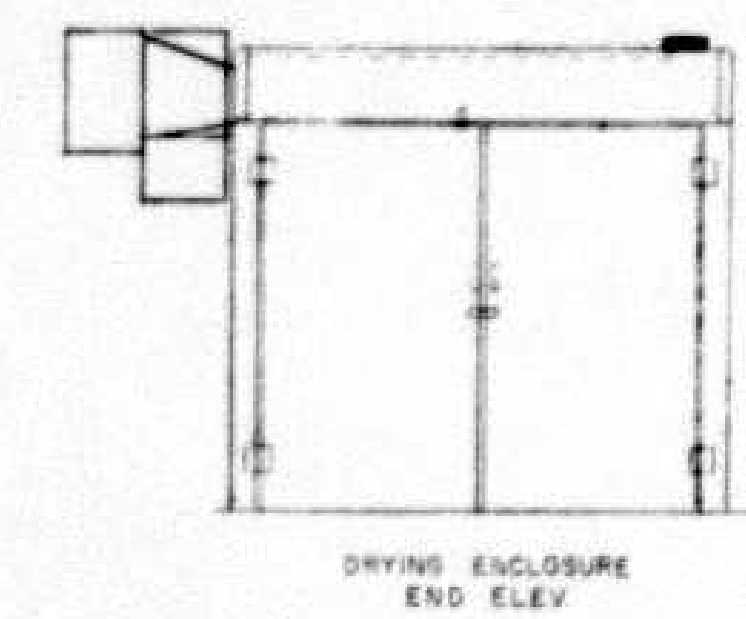
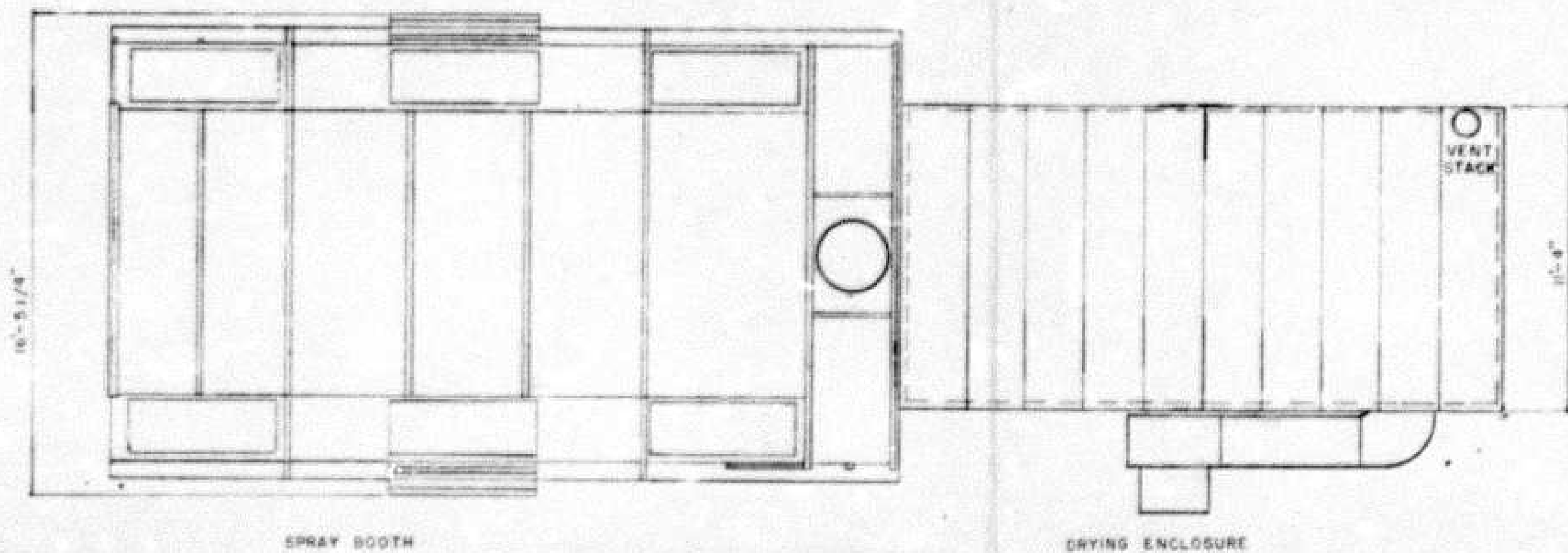
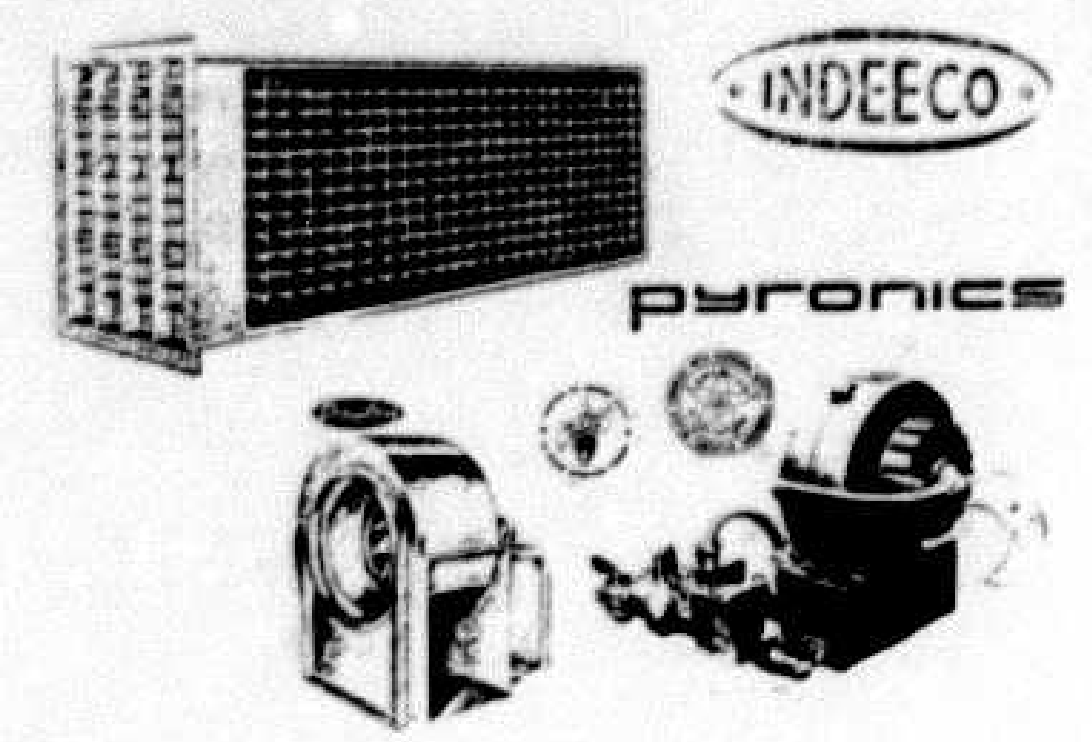


Page 2

NFPA-CODES		HEATERS	86A 62	520-2	Fuel Safety Controls
86A 44	330-1	Scope	86A 64	520-4	Flame out devices
CHV	330-4	Definitions-control equipment electrical installations	86A 66	520-5	Pressure Limit on Supervisory Switch
86A 45	330-5	Heating System General	86A 68	520-8	Pilots
86A 45	330-6	Enclosures	86A 70	530-1	Temperature Controls
86A 45	330-7	Location Heaters	86A 75	540-8	Interlocks
86A 45	330-8	Construction	86A 76	540-9	Purging Cycle on Pre-Ventilation
86A 7		General Info. 100-1-2-3-5, ovens	86A 78	540-11	Combustion air blowers
86A 13		2-Floors & Clearances-100-8	86A 78	540-12	Safety Controls
86A 30		Oven Heaters Fig. 3 & Fig. 8	86A 85	540-14	Excess Temperature Limit Switches
31		510-29 thru 510-32	86A 85	540-18	Controls
32			86A 86	540-21	Safety shut off Valve
86A 49		Covers oven ventilation	86A 86	540-22	Excess Temperature Limit Switches
50		400-1-2-3-4-5-6-7-8-9	86A 88	540-38 to 540-42	
51			86A 89	540-40	Combustion Safeguards
52			86A 89	540-41	Safety Shut Off
86A 42	510-1	General Ventilation Controls	86A 89	540-42	Excess Temperature Limit Switch
86A 62	520-1	Fuel Safety Controls	86A 90		Electric Controls

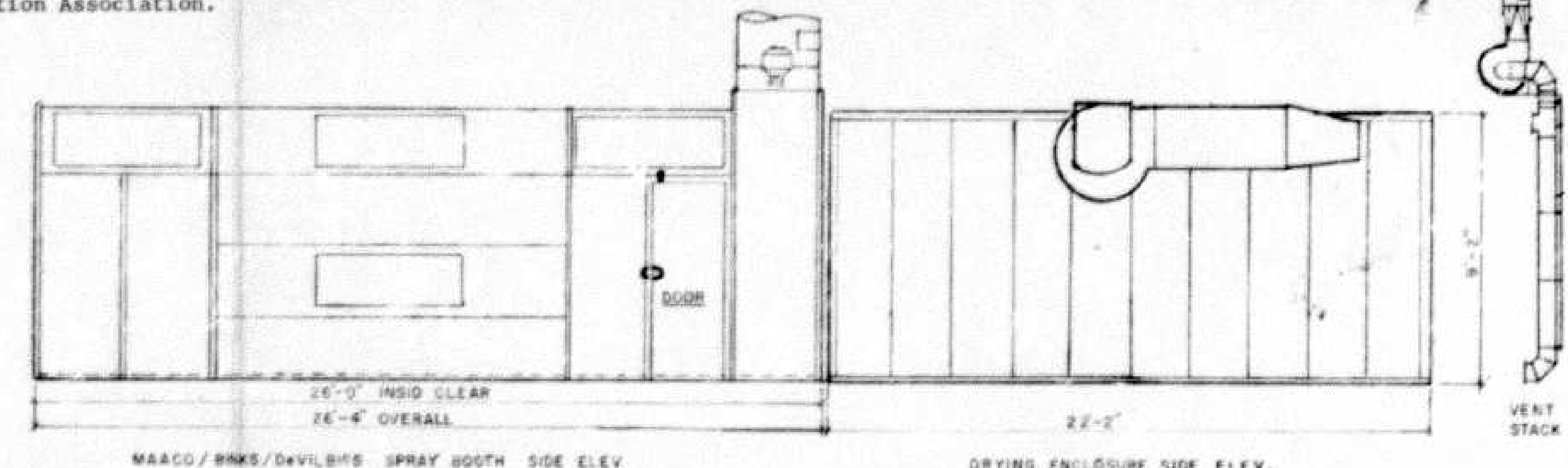
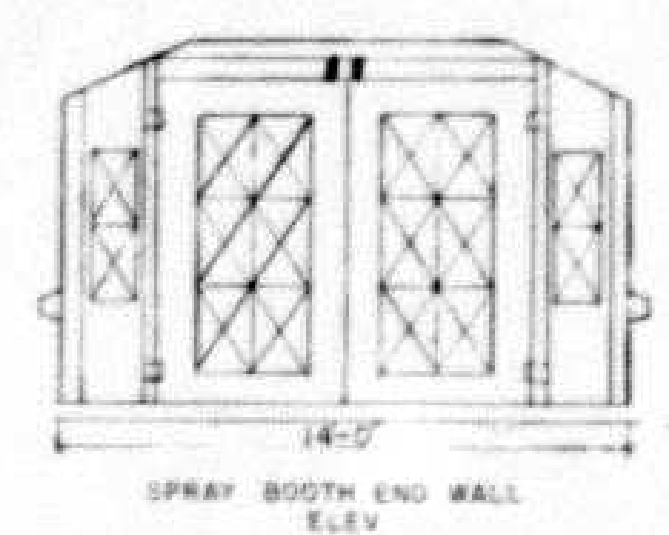
NFPA-CODES		SPRAY BOOTH
NFPA 33-5		Spray Booth
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NFPA 33-9		3-10 Space Conditions & Cleaning
NFPA 33-13		4-7-2 General Information
NFPA 33-14		4-7-4 General Information
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NFPA 33-15		5-1 thru 5-8 Ventilation
NFPA 33-17		5-13 Access & Doors Ventilation & 5-12 Air Make-up
NFPA 33-23		6-10 No Smoking
NFPA 33-37		A-3-1 UL Approval Information
NFPA 33-41		A-5 Ventilation

OVEN HEATERS



Maaco, DeVilbiss and Bink's spray booths are manufactured to the standards of the National Board of Fire Underwriters as recommended by the National Fire Protection Association.

NOTE:
FILTER OPENINGS PROVIDE
100 FPM AIR VELOCITY



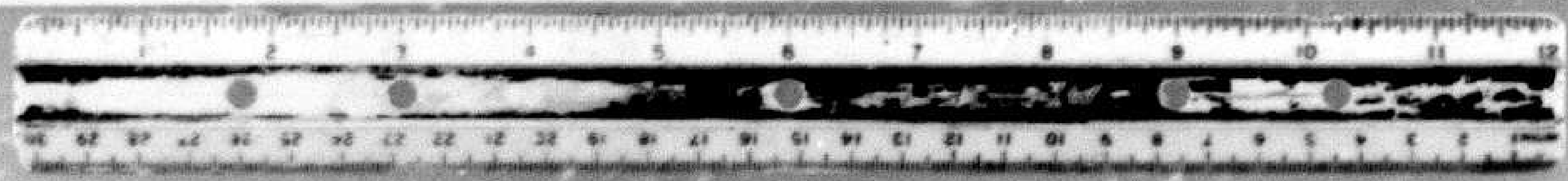
Group II
CONTROLS: Temperature gauge, controlling thermostat main disconnect switch, high limit control with manual reset. Air Flow switch vent fan, air flow blower. Five Minute Timing Device. Door interlock switches, air shut off solenoid valve, air flow switch stack.
OPERATION: Dial Type Probe Thermometer, Heat Controlling Thermostat sets temperature of oven. Main Disconnect Switch in on position for operation. High Limit Control with manual reset. Located in duct if blower fails (belt breaks) High limit cuts off electric heater. Air Flow Interlock Switch Vent Fan if vent fan motor fails electric is shut down. Air Flow Interlock Switch Blower, if blower motor fails or belt breaks. Shuts down electric heater. Five Minute Timing Device. Operates vent fan and blower motors, purges oven for five minutes, before electric plug comes on. Door limit interlock switches located on side of spray booth door and end filter doors, shuts off main air supply air solenoid valve, only on spraying equipment if either doors are opened. Air Flow Interlock Switch Stack, shuts off main air solenoid if exhaust stack fan motor (belt breaks) and fan is not operating. Air solenoid switch is interlocked through exhaust fan starter. Fan must be on to operate air equipment. Booth to Oven Door Interlock. Air in booth shuts off if door is open to oven.

Group III
CONTROLS: Temperature gauge, controlling thermostat, manual gas stop cock, gas solenoid shut off valve, high limit control, with manual reset, air flow interlock switch duct, air flow interlock switch vent fan. Over temperature limit out-out switch. (booth) Door interlock switches, air solenoid shut off valve, air flow interlock switch exhaust stack.
OPERATION: Dial Type Probe Thermometer Heat Controlling Thermostat. Sets temperature of oven. Manual gas stop cock on main gas line, open position. Gas solenoid shut off valve opens only if pilot light is on, vent-fan and blowers are operating for five minutes. Before main burner lights. Over Temperature Control Limit Cut off switch. If direct blower on burner fails, gas is still on, but is shut off by over temperature limit out off switch. High Limit Control with Manual Reset, this control located in duct. If blower motor belt breaks, high limit control shut down burner. Air Flow Interlock Switch Vent Fan. If vent fan motor fails, burner is shut off. Five Minute Timing Device operates vent fan and blower motors. Purges oven for five minutes, before main gas can ignite. (Booth) Door Interlock Switches located on side door of spray booth and end filter doors. Shuts off Air Solenoid Valve on spraying equipment, if either doors are opened. Air Flow Interlock Switch Exhaust Stack shuts off main air solenoid if exhaust fan motor belt breaks, and fan is not operating. Air solenoid switch is interlocked through exhaust fan starter. Fan must be on to operate air equipment. Booth to Oven Door Interlock. Air in booth shuts off if door is open to oven.

DRYING ENCLOSURE
MAACO: Panels 2" thick 20 gauge steel sheets 3 pound density Johns Manville Series 1000 spin glass rated for operating temp 750° F.
DeVilbiss: Panels 2" thick, insulation mineral wool equal to Johns Manville 3.75 pound density Spender temp 500° F. max.
MAACO: Panels insulated with Owens Corning Series 703 Spin Glass 1 thickness 3 lb. density Maximum rated operation temp. 750° F.
Panels constructed of 20 gauge steel inside & out Structural Steel Members 12 gauge
Doors constructed of 20 gauge steel reinforced with 12 gauge members
Latches Brass Friction Type

SPRAY BOOTH & DRYING ENCLOSURE

SCALE	NONE	DIRECT BURNER UNIT	DRAWN BY
DATE	8/78	GAS OR ELECTRIC	REVISED 9/25/76
MAACO AUTO PAINT CENTER			
DIRECT HEATED	GROUP 2 ELECTRIC	DRAWING NUMBER	
SIDE MTD. DRYE.	GROUP 3 GAS		

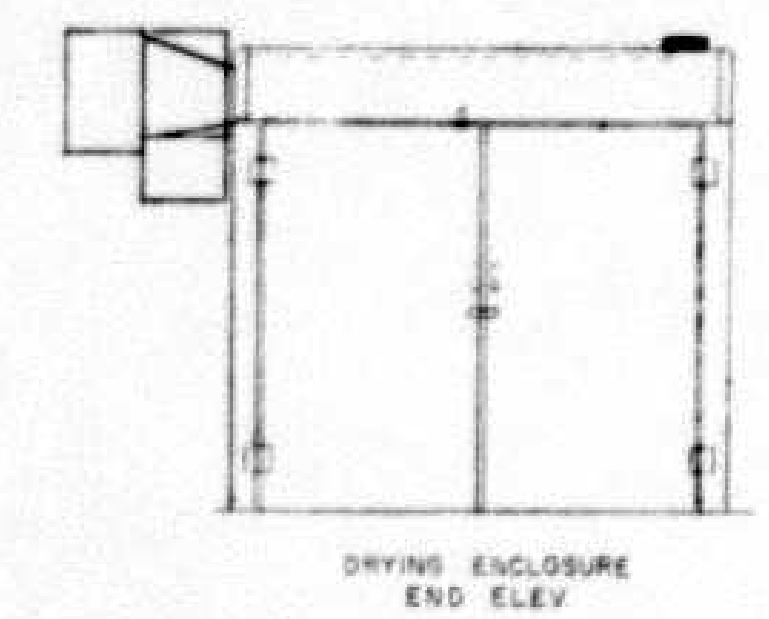
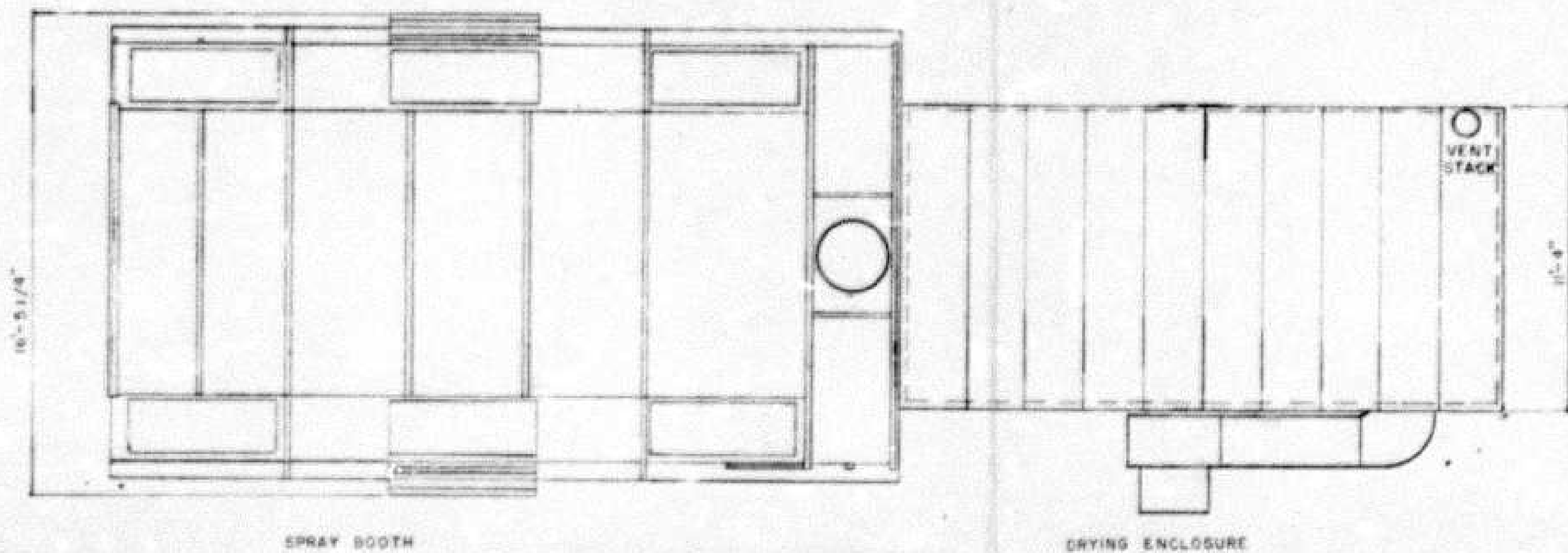
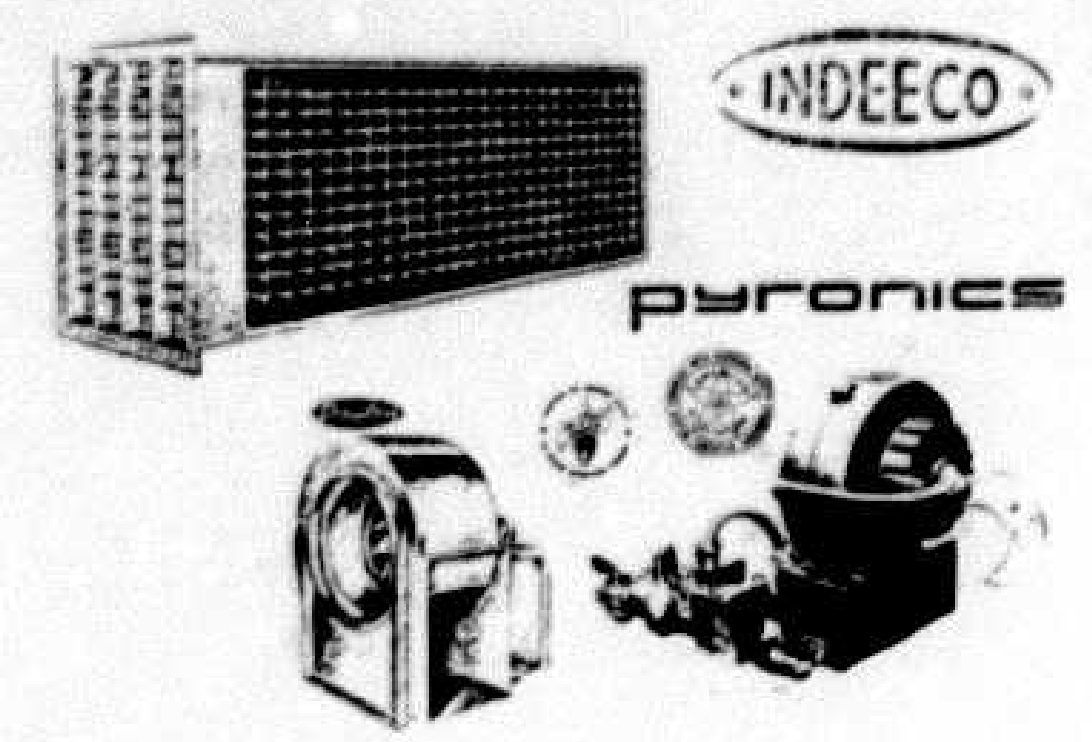


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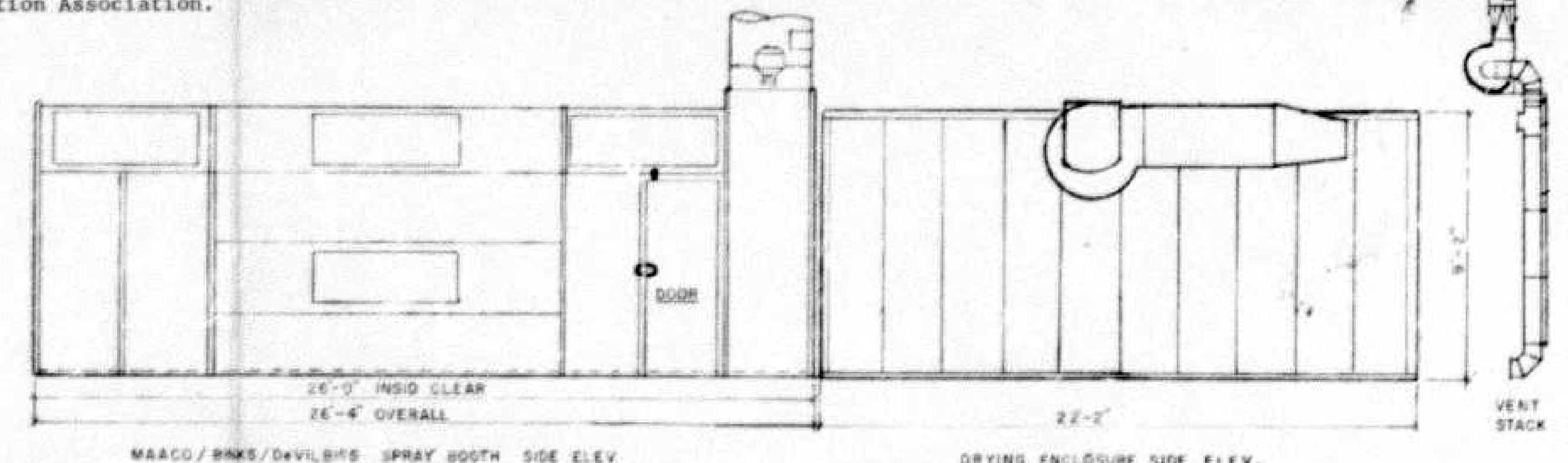
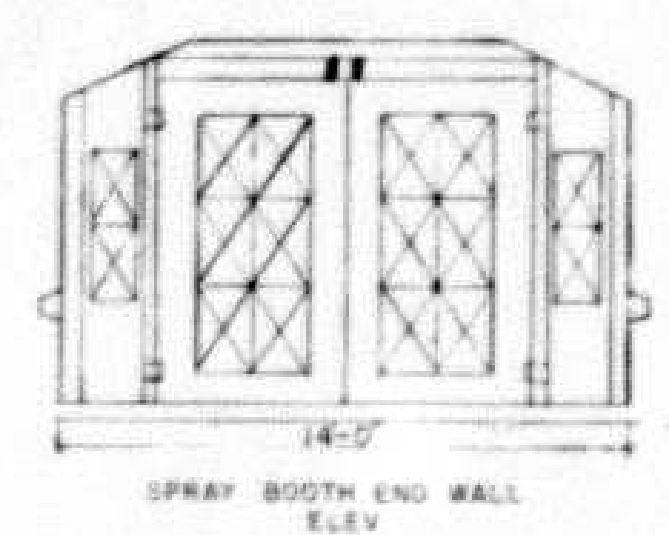
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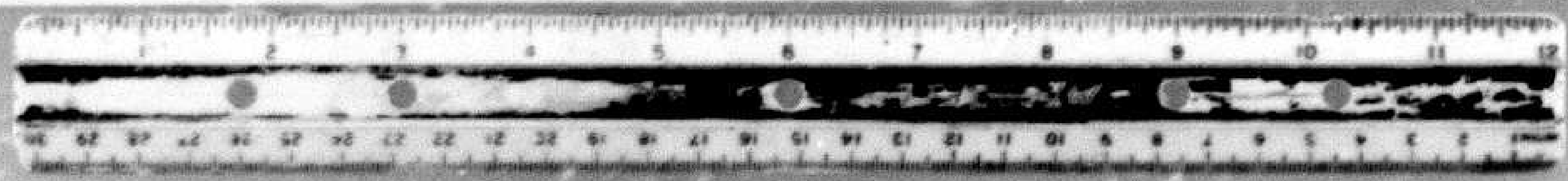
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Group III
CONTROLS: Temperature gauge, controlling thermostat, manual gas stop cock, gas solenoid shut off valve, high limit control, with manual reset, air flow interlock switch duct, air flow interlock switch vent fan. Over temperature limit cut-out switch. (booth) Door interlock switches, air solenoid shut off valve, air flow interlock switch exhaust stack.
OPERATION: Dial Type Probe Thermometer Heat Controlling Thermostat. Sets temperature of oven. Manual gas stop cock on main gas line, open position. Gas solenoid shut off valve opens only if pilot light is on, vent-fan and blowers are operating for five minutes. Before main burner lights. Over Temperature Control Limit Cut off switch. If direct blower on burner fails, gas is still on, but is shut off by over temperature limit cut off switch. High Limit Control with Manual Reset, this control located in duct. If blower motor belt breaks, high limit control shut down burner. Air Flow Interlock Switch Vent Fan. If vent fan motor fails, burner is shut off. Five Minute Timing Device operates vent fan and blower motors. Purges oven for five minutes, before main gas can ignite. (Booth) Door Interlock Switches located on side door of spray booth and end filter doors. Shuts off Air Solenoid Valve on spraying equipment, if either doors are opened. Air Flow Interlock Switch Exhaust Stack shuts off main air solenoid if exhaust fan motor belt breaks, and fan is not operating. Air solenoid switch is interlocked through exhaust fan starter. Fan must be on to operate air equipment. Booth to Oven Door Interlock. No. 10 GAS VALVE shuts off if door is opened

DRYING ENCLOSURE
MAACO: Panels 2" thick 20 gauge steel sheets 3 pound density Johns Manville Series 1000 spin glass rated for operating temp 750° F.
DeVilbiss: Panels 2" thick, insulation mineral wool equal to Johns Manville 3.75 pound density Spender temp 500° F. max.
MAACO: Panels insulated with Owens Corning Series 703 Spin Glass 1 thickness 3 lb. density Maximum rated operation temp. 750° F.
Panels constructed of 20 gauge steel inside & out Structural Steel Members 12 gauge
Doors constructed of 20 gauge steel reinforced with 12 gauge members
Latches Brass Friction Type

SPRAY BOOTH & DRYING ENCLOSURE

SCALE	NONE	DIRECT BURNER UNIT	DRAWN BY
DATE	8/78	GAS OR ELECTRIC	REVISED 9/25/76
MAACO AUTO PAINT CENTER			
DIRECT HEATED	GROUP 2 ELECTRIC	DRAWING NUMBER	
SIDE M.T.D. DRYE.	GROUP 3 GAS		

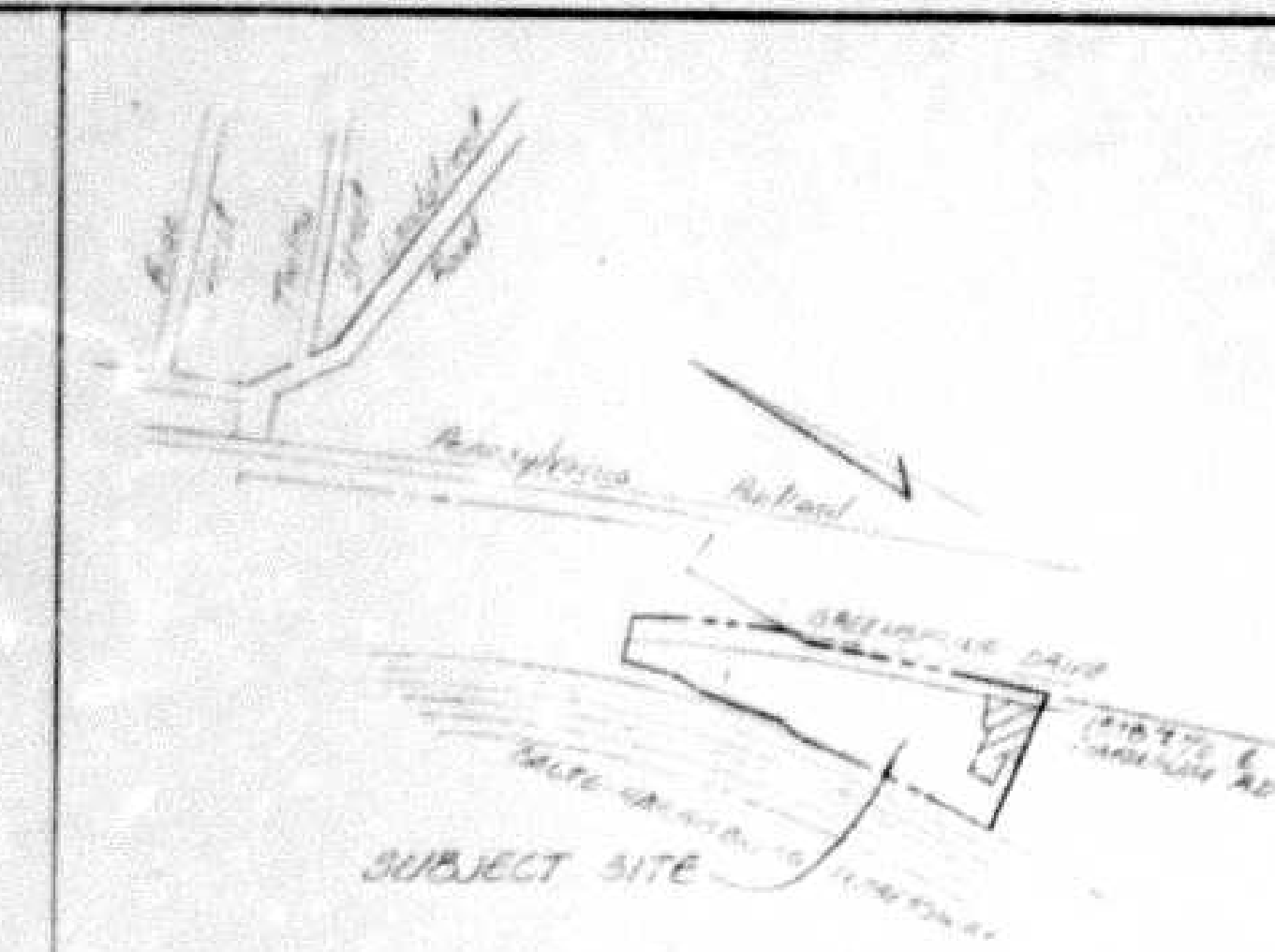


PA 11 1127

PACQUA ASSOCIATES
ENR 31-570-40
R-152000 (70.85)
Δ 105° 54' N 7.35 44
C/L 105° 10' 25" N
20.82

EX. 24

SEP 01 '00



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

- [illegible]

P' List*
 12. C NY
 S. — SHRUBS
 C. — CONIFERS
 T. — SHADE TREES
 * FOR MORE COMPLETE LIST
 SEE FRANKS, W.D. PLANT, FILE
 N.Y. 76-25-A

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. J. [Signature]
DATE 8-17-79
79-262
C-786-79

PARKING TABULATION

PLACING REQUIRED
MAY RES 7 & 8, 9 & 10 BASED ON ESTIMATED NUMBER OF EMPLOYEES IN NUMERICALLY LARGEST SHIFT TOTAL NUMBER 30 EMPLOYEES * 1 PLACING SPACE PER 3 EMPLOYEES = 10 SPACES
MAY 10, 11 BASED ON PLACING SPACE PER 300 SQ FT.
2500 SQ FT = 300 / 12 SPACES
EXISTING OFFICE SPACE IN MAY RES BLDG #2
OVERALL SQ FT. 11 (200 SQ FT. - 100) * 12 FT. = 12 SPACES
MAY RES. 1 AND 2 MAY STAIRS STAIRS BASED ON 1 STAIR PER 60 SQ FT. 60 SQ FT. / 7500 = 300 = 25 SPACES
PROPOSED OFFICE (ENLARGED) TOTAL 2500 SQ. FT. - 300 = 12 SPACES
Prop Temporary Warehouse use bays 3 & 6 based on estimated no. of employees in numerically largest shift. To find no of employees * 1 space per 3 employees = 10 spaces
TOTAL PLACING REQUIRED = 10
PLACING PROPOSED
INDOOR PLACING BAYS 1 & 2 * 9 SPACES
(1600 SQ FT. INDOOR SPACES REQUIRED)
ON THE PLACING STAIRS AREAS = 31 SPACES (OUTSIDE)
TOTAL PLACING PROPOSED = 100 SPACES (INCLUDES 3 SPACES FOR THE PHYSICALLY HANDICAPPED Labeled HDG 5/1/18), TYPICAL SPACES ARE ON 1/8")

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR SERVICE GARAGE
IN AN EXISTING ML-1M ZONE
#3200 TO #3201 GREENSPRING DRIVE
FAIRGROUNDS BUSINESS CENTER
ELECTION DIST NO 24170 COMD
2008-1-1501 118-CH 10/97S
REVISED JUNE 25, 1979

