



April 30, 1979

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
County Office Bldg.
Towson, Md. 21204

Re: Zoning Cycle V, April, 1979
ITEM: #11
Property Owner: Johnson &
Towers of Baltimore, Inc.
Location: SE/S Pulaski Hwy.
(Route 40) 2031' SW Rossville
Blvd.
Existing Zoning: M.L.-C.S. 1
& M.L.-I.M.
Proposed Zoning: B.R.
Acres: 3.367
District: 15th

Dear Mr. Reiter:

The plan indicates that the proposed zoning is for W. Bell & Company. We assume that this is the W. Bell catalogue discount store. If this is the case, we can anticipate considerable traffic to be generated by the development. As can be seen from the plan, the property is adjacent to the Baltimore Beltway ramp. With the narrow usable frontage on Pulaski Highway, the entrance must be located close to the ramp. This is an undesirable situation in any event. We are currently experiencing serious traffic problems in this area due to the close proximity of the Beltway to Golden Ring Mall, Hechinger's Building Supply and Rossville Blvd. The location of a large discount store at the subject site can only compound the problem.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

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

Z.A.C. Meeting of: Cycle V

RE: Item No: 11
Property Owner: Johnson & Towers of Baltimore, Inc.
Location: SE/S Pulaski Hwy. 2031' SW Rossville Blvd.
Present Zoning: M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: B.R.

District: 15th
No. Acres: 3.367

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

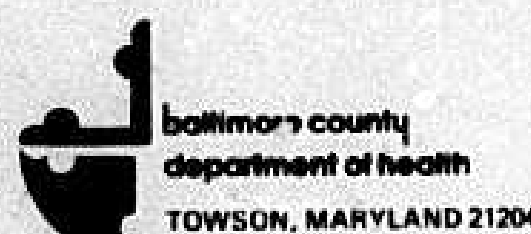
MNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. PATRICK WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYANIS

THOMAS H. BOYER
MRS. LORRAINE F. CHRICUS
ROGER B. HAYDEN
ROBERT V. DUDEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

RECEIVED
BALTIMORE COUNTY
Sep 22 9 24 AM '79
COUNTY BOARD
OF APPEALS
BY:



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

May 14, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #11, Zoning Advisory Committee Meeting for Cycle V, are as follows:

Property Owner: Johnson & Towers of Baltimore, Inc.
Location: SE/S Pulaski Hwy. 2031' SW Rossville Blvd.
Existing Zoning: M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: B.R.
Acres: 3.367
District: 15th

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department to make complete comments.

Metropolitan water and sewer exist.

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. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JMP/rth

cc: W. L. Phillips

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from M.L.-C.S. 1 & M.L.-I.M.
to B.R. Zone
SE/S Pulaski Hwy. 2031' SW
Rossville Blvd., 15th District : OF BALTIMORE COUNTY

JOHNSON & TOWERS OF BALTIMORE, INC., Case No. R-80-73
INC., Petitioner

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of October, 1979, a copy of the foregoing Order was mailed to John B. Howard, Esq., 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Justin B. Callahan, W. Bell and Company, 12401 Twinbrook Parkway, Rockville, Maryland 20852, Contract Purchaser.

John W. Hession, III

MICROFILMED



Paul H. Reincke
CHIEF

May 22, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Johnson & Towers of Baltimore, Inc.

Location: SE/S Pulaski Hwy. 2031' SW Rossville Blvd.

Item No. 11 Zoning Agenda Cycle V

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 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. Hession
Special Inspection Division

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from M.L.-C.S. 1 & M.L.-I.M.
to B.R. Zone : OF BALTIMORE COUNTY
SE/S Pulaski Hwy. 2031' SW
Rossville Blvd., 15th District: Case No. R-80-73

JOHNSON & TOWERS OF BALTIMORE, INC., Petitioner

ORDER OF DISMISSAL

Petition of Johnson & Towers of Baltimore, Inc. for reclassification from M.L.-C.S.1 & M.L.-I.M. to a B.R. zone on property located on the southeast side of Pulaski Highway near Rossville Boulevard, in the Fifteenth Election District.

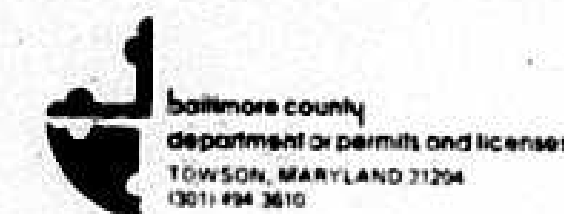
WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition, filed January 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of January 1980.

IT IS HEREBY ORDERED this ____ day of January, 1980, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman



JOHN D. SEYFERT
DIRECTOR

April 24, 1979

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

Dear Mr. DiNenna:

Comments on Item # 11 Zoning Advisory Committee Meeting, CYCLE V are as follows:

Property Owner: Johnson & Towers of Baltimore, Inc.
Location: SE/S Pulaski Highway 2031' SW Rossville Blvd.
Existing Zoning: M.L. - C.S. 1 & M.L. - I.M.
Proposed Zoning: B.R.

Acres: 3.367
District: 15

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

B. A building permit shall be required before construction can begin. Change of occupancy & other miscellaneous permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit, or building permit for new construction.
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 original seal will be required to file an application for a building permit, for any alterations or new construction.

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 setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

Very truly yours,

Charles E. Burnham
Plans Review Chief

MICROFILMED
CLJ:vrd

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from M.L.-C.S. 1 & M.L.-I.M.
to B.R. Zone : OF BALTIMORE COUNTY
SE/S Pulaski Hwy. 2031' SW
Rossville Blvd., 15th District: Case No. R-80-73

JOHNSON & TOWERS OF BALTIMORE, INC., Petitioner

ORDER OF DISMISSAL

Petition of Johnson & Towers of Baltimore, Inc. for reclassification from M.L.-C.S.1 & M.L.-I.M. to a B.R. zone on property located on the southeast side of Pulaski Highway near Rossville Boulevard, in the Fifteenth Election District.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition, filed January 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of January 1980.

IT IS HEREBY ORDERED this ____ day of January, 1980, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

RECEIVED
BALTIMORE COUNTY
Jun 11 11 13 AM '79
COUNTY BOARD
OF APPEALS
BY:

RE: PETITION FOR RECLASSIFICATION : REFORD
from ML-CS1 and ML-IM to BR : COUNTY BOARD OF APPEALS
SE/S of Pulaski Highway at the : OF
intersection of Rossville Boulevard :
15th District :
Johnson & Towers of Baltimore, Inc. : BALTIMORE COUNTY
Petitioners : No. R-80-73

ORDER OF DISMISSAL

Petition of Johnson and Towers of Baltimore, Inc. for reclassification from ML-CS 1 and ML-IM to BR on property located on the southeast side of Pulaski Highway at the intersection of Rossville Boulevard, in the Fifteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed January 4, 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be withdrawn as of January 4, 1980.

IT IS HEREBY ORDERED this 15th day of January, 1980, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

LeRoy B. Spangler

Patricia Millhouser

properties that have occurred since adoption of the 1976 Map in that commercial uses have matured and other changes occurred to alter the character of the immediate area.

Additionally, there is an abundance of undeveloped industrially zoned land in relatively near proximity to the commercial area in which Petitioner's property is located. Such properties are peculiarly well-suited by virtue of access and other considerations to accommodate industrial growth thus eliminating the rationale for continuation of M.L. zoning on the subject property.

For the above reasons, it is urged that the subject property be reclassified to B.R..

Respectfully submitted,

John B. Howard
Attorney for Petitioner

JAMES D. C. DOWNES
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. FINK, JR.
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
THOMAS W. FARLEY
FRANK A. LAFALCE

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5817
TOWSON, MARYLAND 21204

January 3, 1980

Mr. Walter A. Reiter, Jr., Chairman
Baltimore County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Southeast Side of Pulaski Highway
Near Rossville Boulevard,
Johnson & Towers of Baltimore, Inc.
Case No. R-80-73

Dear Mr. Reiter:

My client, Johnson & Towers of Baltimore, Inc., desires to withdraw the above-referenced Petition for Reclassification.

Attached to this letter is a proposed Order of Dismissal. Please contact me if anything else is required to withdraw the Petition.

Very truly yours,

John B. Howard

JBH:ecd
Enclosure
cc: William E. Hammond, Zoning Commissioner
cc: John W. Hessian, III, People's Counsel
cc: Johnson & Towers of Baltimore, Inc.
(with enclosure)

RECEIVED
BALTIMORE COUNTY
JAN 4 11:15 AM '80
COUNTY BOARD
OF APPEALS
BY:

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

Description to Accompany Zoning Petition
For Reclassification From Existing
ML-CS-1 Zone and ML-IM Zone to BR Zone
#8641 Pulaski Highway
For W. Bell & Company

March 28, 1979

Beginning for the same at a point which is South 43° 00' 16" West distant 2031 feet more or less from the intersection of the center line of Pulaski Highway (U.S. Route 40) and Rossville Boulevard, said point being on the southeasterly side of said Pulaski Highway, running thence the four following courses viz: (1) leaving said Highway South 45° 17' 53" East 420.97 feet, (2) South 47° 08' 00" West 13.49 feet, (3) South 68° 38' 30" East 13.53 feet and (4) South 47° 08' 00" West 447.37 feet to the easterly side of the Right-of-Way of the State Highway Administration interchange for I-695 and Pulaski Highway, running thence binding on said Right-of-Way the three following courses viz: (5) North 13° 03' 00" West 164.14 feet, (6) North 27° 14' 00" West 257.93 feet and (7) North 37° 38' 36" East 241.02 feet to the southeasterly side of said Pulaski Highway, thence binding thereon (8) North 44° 41' 07" East 48.40 feet to the place of beginning.

Containing 3.367 acres of land more or less.

This description is prepared from outline data by others and is intended for zoning purposes only.



IN THE MATTER OF THE PETITION
OF JOHNSON & TOWERS BALTIMORE,
INC., LEGAL OWNER, FOR
RECLASSIFICATION FROM AN
ML-CS-1 and ML-IM ZONE TO A
B.R. ZONE OF PROPERTY CONSISTING
OF 3.367 ACRES WITH IMPROVEMENTS,
KNOWN AS 8641 PULASKI HIGHWAY,
15th ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF
PETITION FOR RECLASSIFICATION

The subject property, consisting of 3.367 acres is located to the north of and contiguous to the exit ramp from I-695 (the Baltimore Beltway) for east bound (north bound) Pulaski Highway traffic. The terminus of the ramp coincides with access to the property in question. The properties to the north of the subject are zoned B.R. and improved by Luskins and Hechinger stores as well as other commercial uses. Located on the west side of Pulaski Highway, opposite those commercial uses and the subject property, is the Golden Ring Mall. The Mall property is zoned B.M..

For a number of years Johnson & Towers Baltimore, Inc. has operated a truck and diesel engine repair facility at the subject location but, due to the rapid emergence of commercial uses surrounding its property, has found its continued use restricted and incompatible with the present character of the neighboring properties. The nature of Johnson & Towers

operations require the continual ingress and egress of truck-tractors and other cumbersome vehicles from Pulaski Highway; and with access only at the terminus of a beltway ramp such vehicular movements are greatly impeded and dangerous. Moreover, in other respects an industrial use such as Petitioner's simply cannot be efficiently continued in a commercial area.

Johnson & Towers has secured a new location at the Chesapeake Industrial Park and has entered in agreements with the Contract Purchaser, W. Bell & Co., operators of retail stores, for the sale of its property.

It is respectfully submitted that the Baltimore County Council erred by failing to designate the subject property B.R. at the time of its adoption of the 1976 Comprehensive Land Use Map. Had the Council carefully studied the area in question, and the uses then in existence, logic and sound land use planning would have mandated designation of the subject property as B.R.. Golden Ring Mall was developed under a "grandfather provision" of M.L. zoning in the early 1970's. The uses of that property were validated by the Council designating Golden Ring Mall B.M. on the 1976 Map; and the same considerations should have been extended with respect to the subject property even though the use was one permitted under an industrial zone.

Reclassification of the subject property is further mandated by the changes in the character of the neighboring

-2-

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
January 15, 1980

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

Re: Case No. R-80-73
Johnson & Towers of Baltimore, Inc.

Dear Mr. Howard:

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

Very truly yours,

Edith P. Eisenhart
Edith P. Eisenhart, Adm. Secretary

Encl.

cc: Johnson & Towers of Baltimore, Inc.
W. Bell & Co.
John W. Hessian, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. J. H. Hoswell

JAMES D. C. DOWNES
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. FINK, JR.
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
THOMAS W. FARLEY
FRANK A. LAFALCE

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5817
TOWSON, MARYLAND 21204

January 3, 1980

Mr. Walter A. Reiter, Jr., Chairman
Baltimore County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Southeast Side of Pulaski Highway
Near Rossville Boulevard,
Johnson & Towers of Baltimore, Inc.
Case No. R-80-73

Dear Mr. Reiter:

My client, Johnson & Towers of Baltimore, Inc., desires to withdraw the above-referenced Petition for Reclassification.

Attached to this letter is a proposed Order of Dismissal. Please contact me if anything else is required to withdraw the Petition.

Very truly yours,

John B. Howard

JPH:ecd
Enclosure
cc: William E. Hammond, Zoning Commissioner
cc: John W. Hessian, III, People's Counsel
cc: Johnson & Towers of Baltimore, Inc.
(with enclosure)

NOTICE OF HEARING BEFORE THE
COUNTY BOARD OF APPEALS

RE: Petition for Reclassification - Johnson & Towers of Baltimore, Inc.
SE/4 of Pulaski Hwy., 2031' SW of Rossville Blvd.
Case No. B-86-73

TIME: 10:00 A.M.

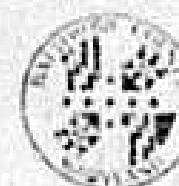
DATE: Tuesday, December 1, 1979

PLACE: ROOM 213, COURTHOUSE, TOWSON, MARYLAND

Justin B. Callahan
CHAIRMAN, COUNTY BOARD OF APPEALS

cc: W. Bell & Co.
c/o Justin B. Callahan
12401 Twinbrook Parkway
Rockville, MD 20852

12/4/79 - POSTPONED IN OPEN HEARING - TO BE CONTINUED UNLESS DISMISSED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 29, 1979

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

RE: Petition for Reclassification
SE/4 of Pulaski Hwy., 2031'
SW of Rossville Blvd.
Johnson & Towers of Baltimore, Inc.
Case No. B-86-73

Dear Sir:

This is to advise you that \$24.33 is due for
advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEL:sj

cc: W. Bell & Co.
c/o Justin B. Callahan
12401 Twinbrook Parkway
Rockville, MD 20852

ITEM NO. 11

PROPERTY OWNER: Johnson and Towers of Baltimore, Inc.
LOCATION: SE/4 of Pulaski Highway, 2,031' SW of Rossville Boulevard
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6
ACREAGE: 3.37
GEOGRAPHICAL GROUP: I
RECOMMENDED DATE OF HEARING: Week of December 3, 1979
FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.-C.S. 1; M.L.-I.M.
EXISTING ZONING: M.L.-C.S. 1; M.L.-I.M.
REQUESTED ZONING: B.R.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-C.S. 1; M.L.-I.M.)

The subject property, containing the engine repair facility of Johnson and Towers of Baltimore, is adjacent to the westbound access ramp from the Baltimore Beltway to Pulaski Highway. To the east are commercial establishments along the same side of Pulaski Highway; to the north, on the opposite side of Pulaski Highway, is Golden Ring Mall.

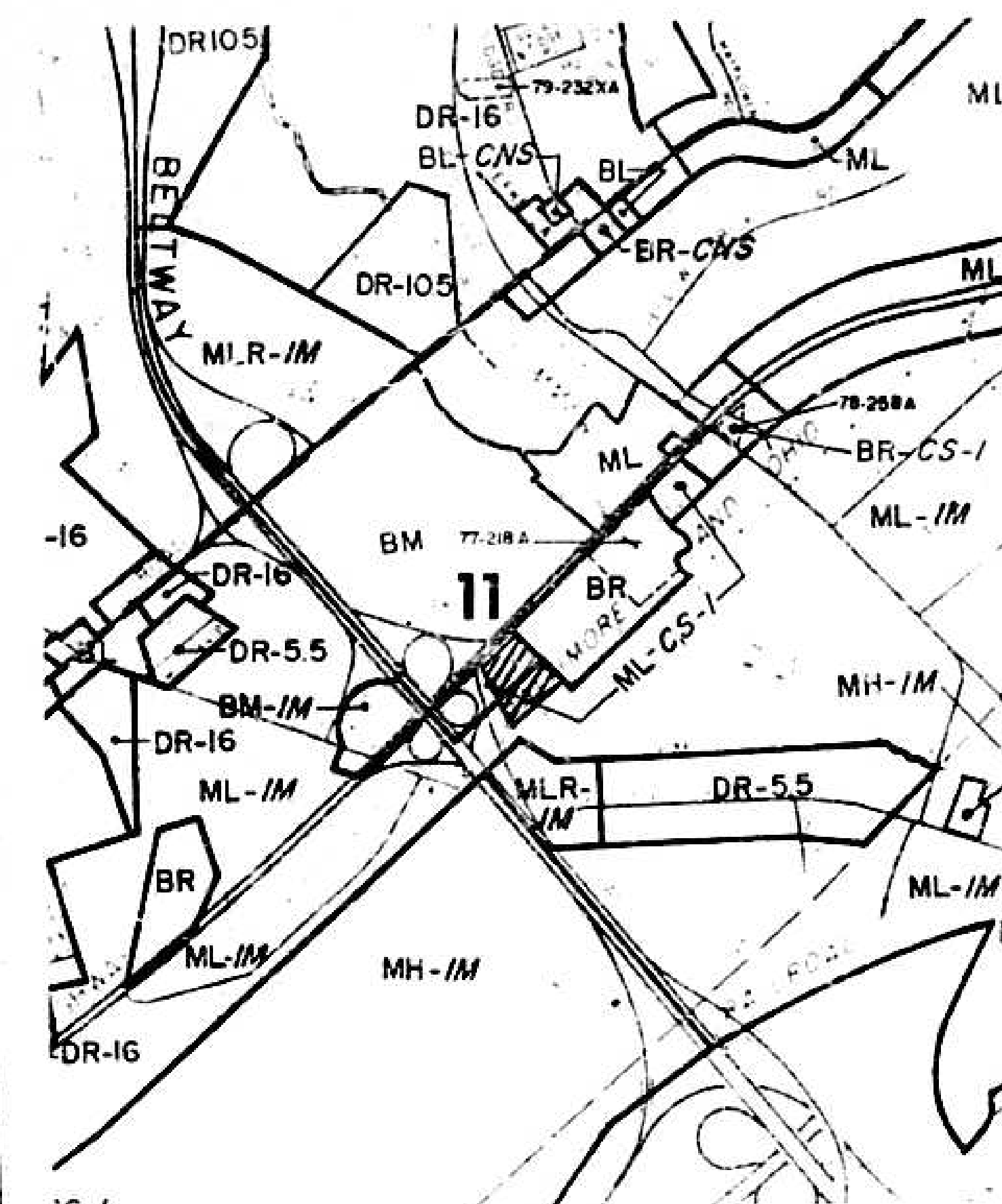
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.-C.S. 1 and M.L.-I.M. The preparation and processing of this map covered a period of more than two years; the process was widely publicized, and included numerous public hearings by the Planning Board and the County Council. B.R. zoning was not requested nor was the aforementioned zoning opposed for the subject property during the entire process.

The State Highway Administration's representative on the Zoning Advisory Committee expressed concern over the traffic that would be generated by a commercial use in such close proximity to the Beltway ramp. The Department of Traffic Engineering's representative on the Zoning Advisory Committee expressed the same concern and recommended "that no zoning change be made that would increase traffic generation from this site." The Planning Board agrees.

The petitioner, as provided for by County Council Bill No. 46-79, has chosen not to submit plans showing a specific use for the property; however, the petitioner's "Memorandum In Support Of Petition For Reclassification" states, in part, that "Johnson & Towers has secured a new location at the Chesapeake Industrial Park and has entered in agreement with the Contract Purchaser, W. Bell & Co., operators of retail stores, for the sale of its property." In view of the above, the Planning Board is uncertain as to whether or not there is a specific use proposed for the subject site.

The Planning Board believes that the existing zoning is appropriate here and that the zoning map is correct. It is the Board's opinion that ample commercial opportunities have been provided for in the area.

It is therefore recommended that the existing zoning, M.L.-C.S.-1 and M.L.-I.M., be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 48
SCALE 1" = 1000'

IN THE MATTER OF THE PETITION
OF JOHNSON & TOWERS BALTIMORE,
INC., LEGAL OWNER, FOR
RECLASSIFICATION FROM AN
ML-CS-1 AND ML-IM ZONE TO A
B.R. ZONE OF PROPERTY CONSISTING
OF 3.367 ACRES WITH IMPROVEMENTS,
KNOWN AS 8641 PULASKI HIGHWAY,
15th ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF
PETITION FOR RECLASSIFICATION

The subject property, consisting of 3.367 acres is located to the north of and contiguous to the exit ramp from I-695 (the Baltimore Beltway) for east bound (north bound) Pulaski Highway traffic. The terminus of the ramp coincides with access to the property in question. The properties to the north of the subject are zoned B.R. and improved by Luskins and Hechinger stores as well as other commercial uses. Located on the west side of Pulaski Highway, opposite those commercial uses and the subject property, is the Golden Ring Mall. The Mall property is zoned B.M..

For a number of years Johnson & Towers Baltimore, Inc. has operated a truck and diesel engine repair facility at the subject location but, due to the rapid emergence of commercial uses surrounding its property, has found its continued use restricted and incompatible with the present character of the neighboring properties. The nature of Johnson & Towers

operations require the continual ingress and egress of truck-tractors and other cumbersome vehicles from Pulaski Highway; and with access only at the terminus of a beltway ramp such vehicular movements are greatly impeded and dangerous. Moreover, in other respects an industrial use such as Petitioner's simply cannot be efficiently continued in a commercial area.

Johnson & Towers has secured a new location at the Chesapeake Industrial Park and has entered in agreements with the Contract Purchaser, W. Bell & Co., operators of retail stores, for the sale of its property.

It is respectfully submitted that the Baltimore County Council erred by failing to designate the subject property B.R. at the time of its adoption of the 1976 Comprehensive Land Use Map. Had the Council carefully studied the area in question, and the uses then in existence, logic and sound land use planning would have mandated designation of the subject property as B.R.. Golden Ring Mall was developed under a "grandfather provision" of M.L. zoning in the early 1970's. The uses of that property were validated by the Council designating Golden Ring Mall B.M. on the 1976 Map; and the same considerations should have been extended with respect to the subject property even though the use was one permitted under an industrial zone.

Reclassification of the subject property is further mandated by the changes in the character of the neighboring

properties that have occurred since adoption of the 1976 Map in that commercial uses have matured and other changes occurred to alter the character of the immediate area.

Additionally, there is an abundance of undeveloped industrially zoned land in relatively near proximity to the commercial area in which Petitioner's property is located. Such properties are peculiarly well-suited by virtue of access and other considerations to accommodate industrial growth thus eliminating the rationale for continuation of M.L. zoning on the subject property.

For the above reasons, it is urged that the subject property be reclassified to B.R..

Respectfully submitted,

John B. Howard
John B. Howard
Attorney for Petitioner

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

Description to Accompany Zoning Petition
For Reclassification From Existing
ML-CS-1 Zone and ML-IM Zone to BR Zone
#8641 Pulaski Highway
For W. Bell & Company

March 28, 1979

Beginning for the same at a point which is South 43° 00' 16" West distant 2031 feet more or less from the intersection of the center line of Pulaski Highway (U.S. Route 40) and Rossville Boulevard, said point being on the southeasterly side of said Pulaski Highway, running thence the four following courses viz: (1) leaving said Highway South 45° 17' 53" East 420.97 feet, (2) South 47° 08' 00" West 13.49 feet, (3) South 68° 38' 30" East 13.33 feet and (4) South 47° 08' 00" West 447.37 feet to the easterly side of the Right-of-Way of the State Highway Administration interchange for I-695 and Pulaski Highway, running thence binding on said Right-of-Way the three following courses viz: (5) North 13° 03' 00" West 164.14 feet, (6) North 27° 14' 00" West 257.93 feet and (7) North 37° 38' 36" East 141.02 feet to the southeasterly side of said Pulaski Highway, thence binding thereon (8) North 44° 41' 07" East 48.40 feet to the place of beginning.

Containing 3.367 acres of land more or less.

This description is prepared from outline data by others and is intended for zoning purposes only.



IN THE MATTER OF THE PETITION
OF JOHNSON & TOWERS BALTIMORE,
INC., LEGAL OWNER, FOR
RECLASSIFICATION FROM AN
ML-CS-1 and ML-IM ZONE TO A
B.R. ZONE OF PROPERTY CONSISTING
OF 3.367 ACRES WITH IMPROVEMENTS,
KNOWN AS 8641 PULASKI HIGHWAY,
15th ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

* * * * *
MEMORANDUM IN SUPPORT OF
PETITION FOR RECLASSIFICATION

The subject property, consisting of 3.367 acres is located to the north of and contiguous to the exit ramp from I-695 (the Baltimore Beltway) for east bound (north bound) Pulaski Highway traffic. The terminus of the ramp coincides with access to the property in question. The properties to the north of the subject are zoned B.R. and improved by Luskins and Hechinger stores as well as other commercial uses. Located on the west side of Pulaski Highway, opposite those commercial uses and the subject property, is the Golden Ring Mall. The Mall property is zoned B.M..

For a number of years Johnson & Towers Baltimore, Inc. has operated a truck and diesel engine repair facility at the subject location but, due to the rapid emergence of commercial uses surrounding its property, has found its continued use restricted and incompatible with the present character of the neighboring properties. The nature of Johnson & Towers

operations require the continual ingress and egress of truck-tractors and other cumbersome vehicles from Pulaski Highway; and with access only at the terminus of a beltway ramp such vehicular movements are greatly impeded and dangerous. Moreover, in other respects an industrial use such as Petitioner's simply cannot be efficiently continued in a commercial area.

Johnson & Towers has secured a new location at the Chesapeake Industrial Park and has entered in agreements with the Contract Purchaser, W. Bell & Co., operators of retail stores, for the sale of its property.

It is respectfully submitted that the Baltimore County Council erred by failing to designate the subject property B.R. at the time of its adoption of the 1976 Comprehensive Land Use Map. Had the Council carefully studied the area in question, and the uses then in existence, logic and sound land use planning would have mandated designation of the subject property as B.R.. Golden Ring Mall was developed under a "grandfather provision" of M.L. zoning in the early 1970's. The uses of that property were validated by the Council designating Golden Ring Mall B.M. on the 1976 Map; and the same considerations should have been extended with respect to the subject property even though the use was one permitted under an industrial zone.

Reclassification of the subject property is further mandated by the changes in the character of the neighboring

-2-

properties that have occurred since adoption of the 1976 Map in that commercial uses have matured and other changes occurred to alter the character of the immediate area.

Additionally, there is an abundance of undeveloped industrially zoned land in relatively near proximity to the commercial area in which Petitioner's property is located. Such properties are peculiarly well-suited by virtue of access and other considerations to accommodate industrial growth thus eliminating the rationale for continuation of M.L. zoning on the subject property.

For the above reasons, it is urged that the subject property be reclassified to B.R..

Respectfully submitted,

John B. Howard
John B. Howard
Attorney for Petitioner

-3-

IN THE MATTER OF THE PETITION
OF JOHNSON & TOWERS BALTIMORE,
INC., LEGAL OWNER, FOR
RECLASSIFICATION FROM AN
ML-CS-1 and ML-IM ZONE TO A
B.R. ZONE OF PROPERTY CONSISTING
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BEFORE THE
COUNTY BOARD OF APPEALS
OF
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Reclassification of the subject property is further mandated by the changes in the character of the neighboring

-2-

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For the above reasons, it is urged that the subject property be reclassified to B.R..

Respectfully submitted,

John B. Howard
John B. Howard
Attorney for Petitioner

-3-

PETITION FOR RECLASSIFICATION

15th District

ZONING: Petition for Reclassification from M.L.-C.S.1 to B.R.
LOCATION: Southeast side of Pulaski Highway, 2031 feet Southwest of Rossville Boulevard
DATE & TIME: Tuesday, December 4, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: M.L.-C.S.1
Proposed Zoning: B.R.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Johnson & Towers of Baltimore, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 4, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WALTER A. REITER, JR., CHAIRMAN
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

April 30, 1979

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
County Office Bldg.
Towson, Md. 21204

Re: Zoning Cycle V, April, 1979
ITEM: #11
Property Owner: Johnson & Towers of Baltimore, Inc.
Location: SE/S Pulaski Hwy. (Route 40) 2031' SW Rossville Blvd.
Existing Zoning: M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: B.R.
Acres: 3.367
District: 15th

Dear Mr. Reiter:

The plan indicates that the proposed zoning is for W. Bell & Company. We assume that this is the W. Bell catalogue discount store. If this is the case, we can anticipate considerable traffic to be generated by the development. As can be seen from the plan, the property is adjacent to the Baltimore Beltway ramp. With the narrow usable frontage on Pulaski Highway, the entrance must be located close to the ramp. This is an undesirable situation in any event. We are currently experiencing serious traffic problems in this area due to the close proximity of the Beltway to Golden Ring Mall, Hechinger's Building Supply and Rossville Blvd. The location of a large discount store at the subject site can only compound the problem.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vrd

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #11, Zoning Advisory Committee Meeting for Cycle V,
are as follows:

Property Owners: Johnson & Towers of Baltimore, Inc.
Location: SR/6 Palaski Hwy, 2031' SW Rowville Blvd.
Existing Zoning: M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: B.R.
Access: 3,367
District: 15th

The Zoning Plan, as submitted, does not include enough information
to enable the Baltimore County Department to make complete comments.

Metropolitan water and sewer exist.

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,

San J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JMF/sch

cc: W. L. Phillips

**PETITION FOR
RECLASSIFICATION
15th District**
ZONING: Petition for Reclassification
from M.L.-C.S.1 to B.R.
LOCATION: Southeast side of Palaski
Highway, 2031' SW Rowville Blvd.
DATE & TIME: Tuesday, December
4, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218,
Court House, Towson, Maryland.
The County Board of Appeals for
Baltimore County, by authority of
said Board, will hold a public hearing
on the petition for reclassification
of the property of Johnson & Towers
of Baltimore, Inc., as shown on Plan
No. 83263, at the time and place
hereinabove stated.
By Order of
WALTER A. REITER, JR.,
Chairman,
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

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

cc: George W. Stephens & Assoc.
303 Allegheny Avenue
Towson, Maryland 21204

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 16th day of May, 1979.

Eric Di Nenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Johnson & Towers of Baltimore, Inc.
Petitioner's Attorney: Howard

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 4/18/79
Posted for: Petition for Reclassification
Petitioner: Johnson & Towers of Baltimore, Inc.
Location of property: SE 15 Palaski Hwy., 2031' SW
Rowville Blvd.
Location of Signs: front of property (Johnny Palaski
Hwy)
Remarks:
Posted by: Brian Coleman Date of return: 4/27/79

**PETITION FOR
RECLASSIFICATION
15th District**
ZONING: Petition for Reclassification
from M.L.-C.S.1 to B.R.
LOCATION: Southeast side of Palaski
Highway, 2031' SW Rowville Blvd.
DATE & TIME: Tuesday, December
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on the petition for reclassification
of the property of Johnson & Towers
of Baltimore, Inc., as shown on Plan
No. 83263, at the time and place
hereinabove stated.
By Order of
WALTER A. REITER, JR.,
Chairman,
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 15, 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., on the 16th
day of November, 1979, the first publication
appearing on the 16th day of November,
1979.

THE JEFFERSONIAN.

Cost of Advertisement, \$
19.25

**PETITION FOR
RECLASSIFICATION
15th District**
ZONING: Petition for Reclassification
from M.L.-C.S.1 to B.R.
LOCATION: Southeast side of Palaski
Highway, 2031' SW Rowville Blvd.
DATE & TIME: Tuesday, December
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Baltimore County, by authority of
said Board, will hold a public hearing
on the petition for reclassification
of the property of Johnson & Towers
of Baltimore, Inc., as shown on Plan
No. 83263, at the time and place
hereinabove stated.
By Order of
WALTER A. REITER, JR.,
Chairman,
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Nov. 26, 1979

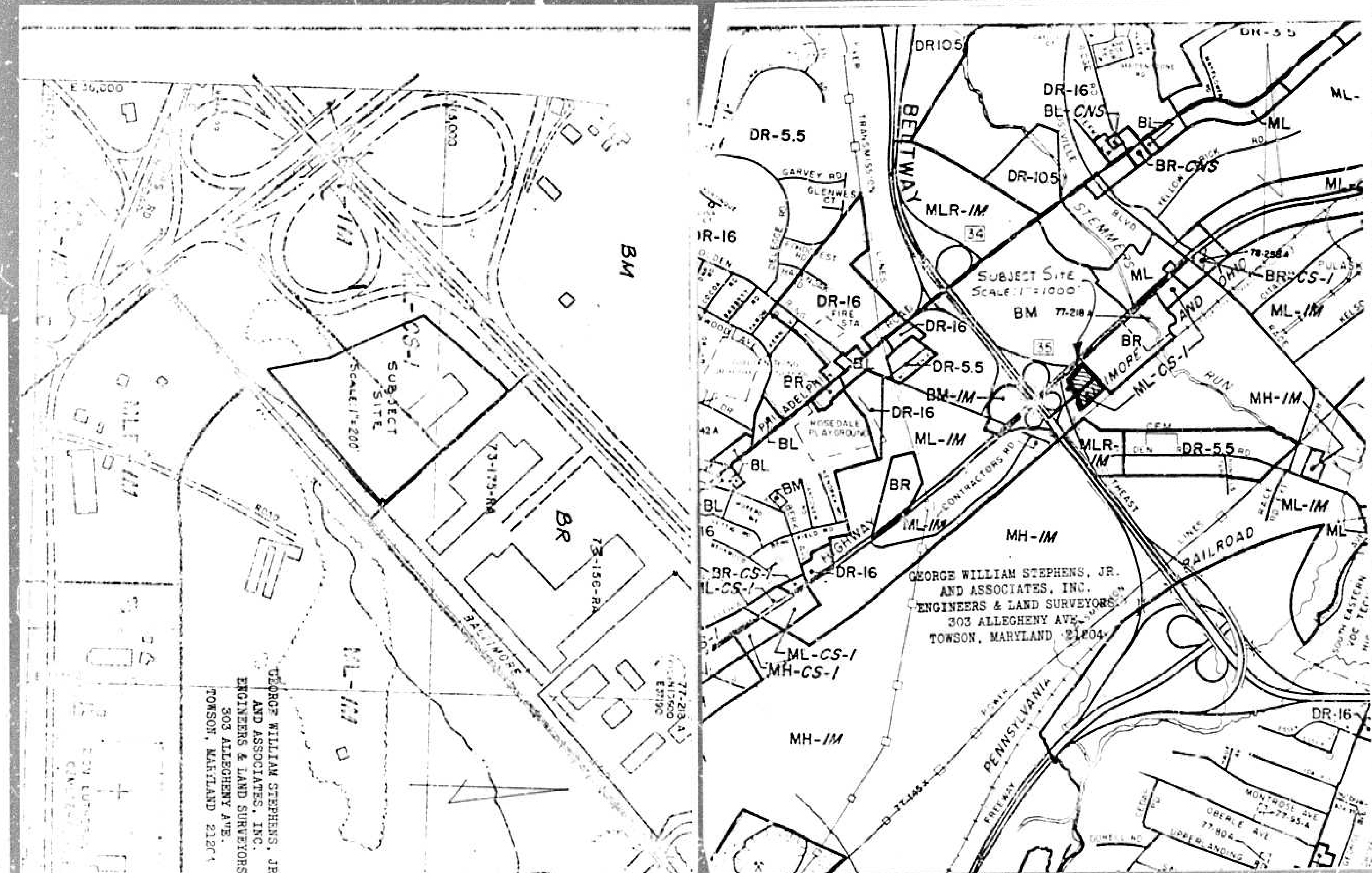
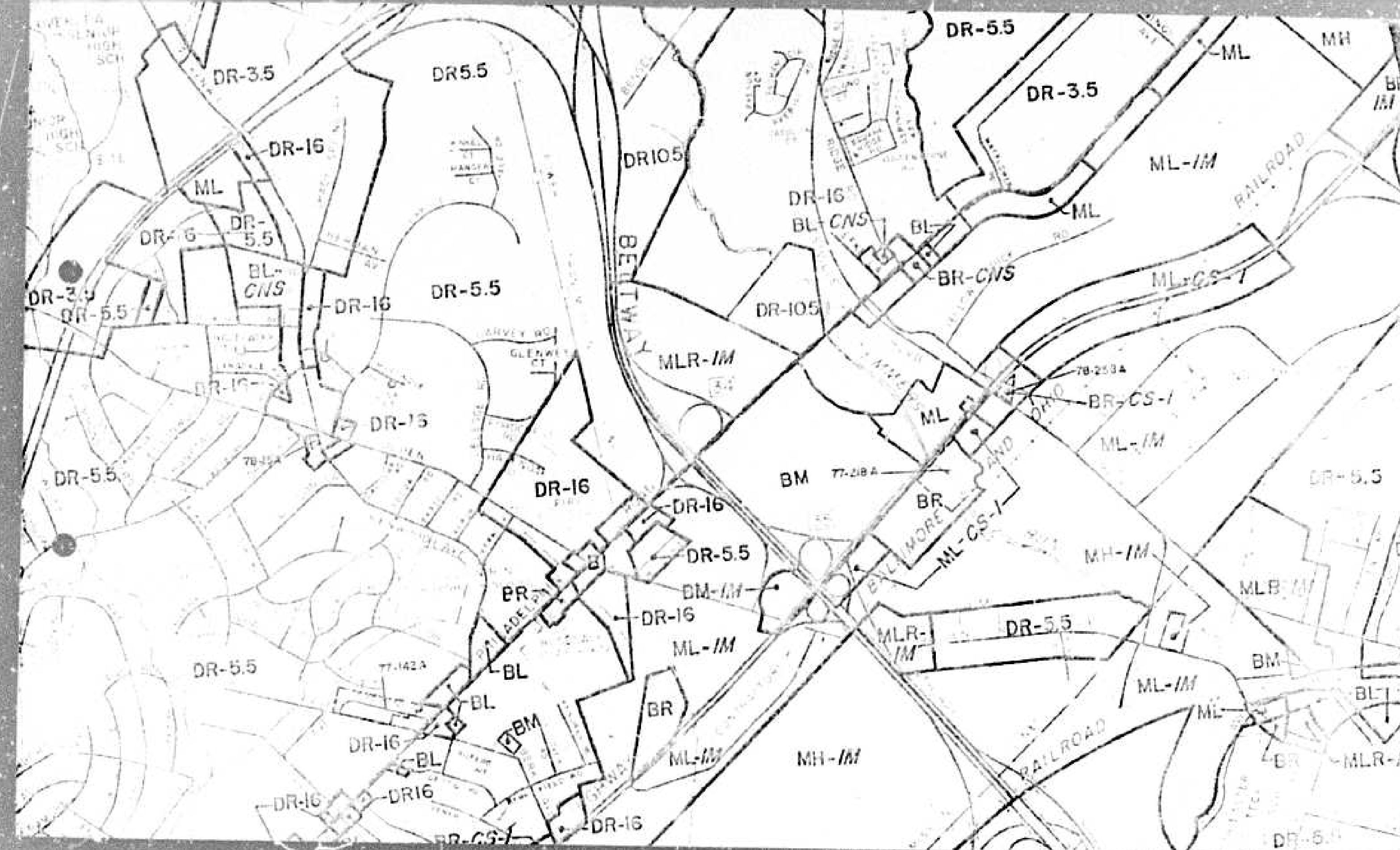
THIS IS TO CERTIFY, that the annexed advertisement of
Walter Reiter, Jr., Chairman Baltimore County Board of
Appeals in matter of petition by Johnson & Towers
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for successive weeks before the
16th day of November, 1979; that is to say,
the same was inserted in the issues of
November 15, 1979

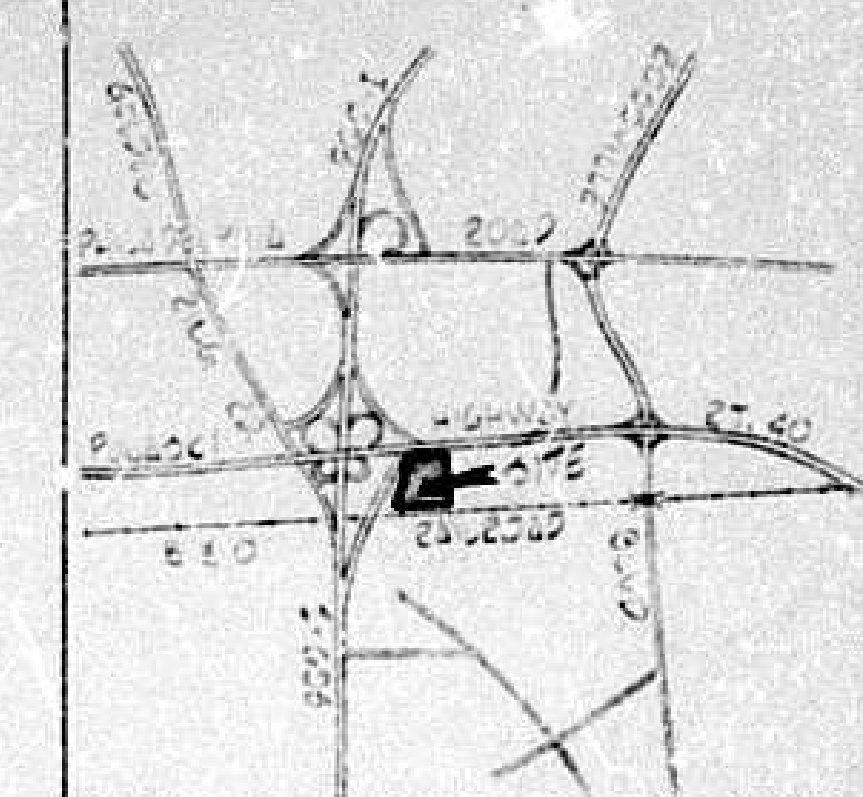
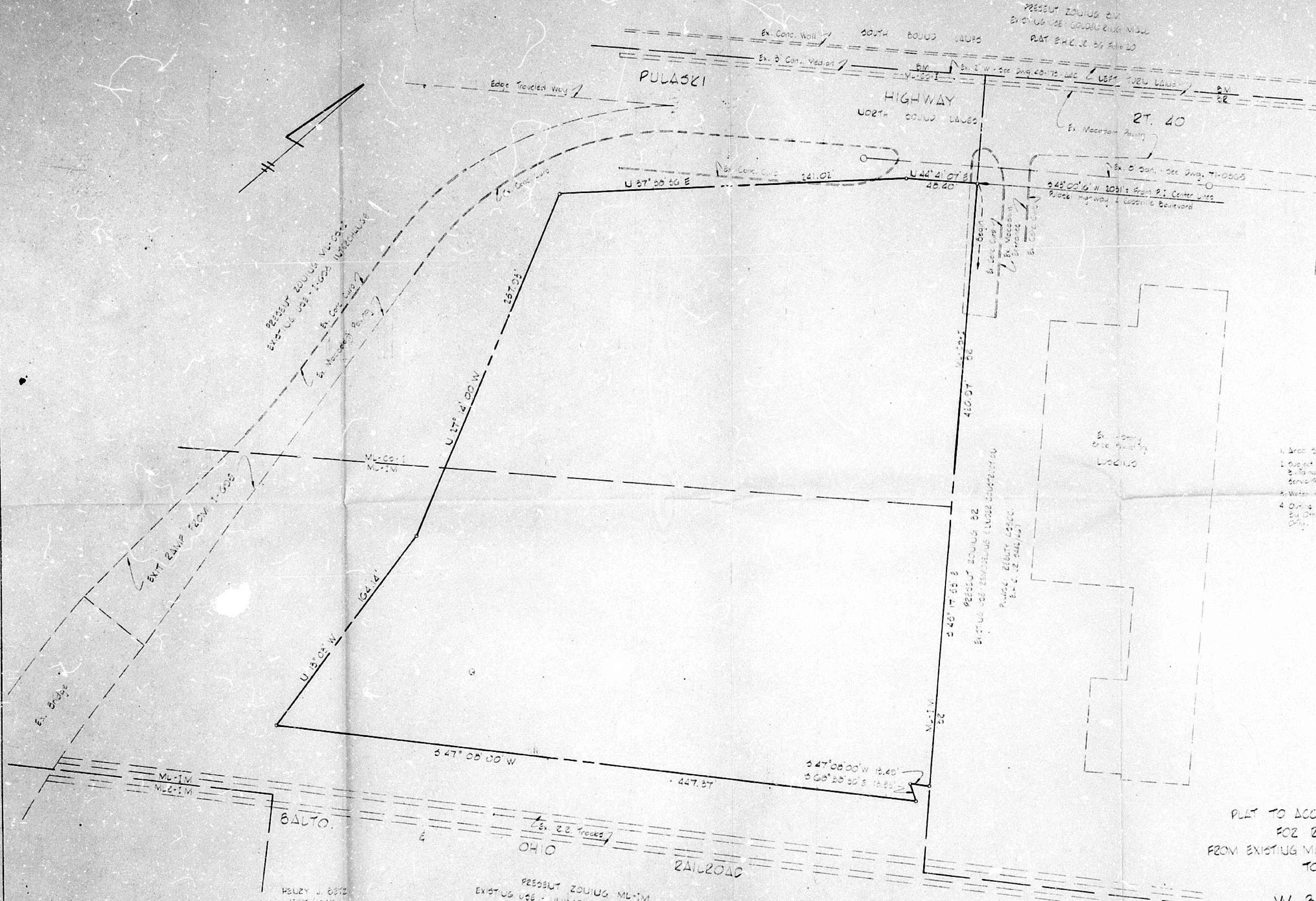
Kimbel Publication, Inc.
Publisher.

By: Kimbel P. Olke

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

No. 83263
DATE: November 5, 1979 ACCOUNT: 01-562
AMOUNT: \$50.00
RECEIVED FROM: John B. Howard, Esquire
FOR: Filing Fee for Case No. B-80-73
VALIDATION OR SIGNATURE OF CASHIER





VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES

1. Area Subject Herein is 8.807 Acres.
2. Subject Area is Currently Improved by Existing Building Used for the Bulk Repair, Painting and Servicing of Diesel Engines.
3. Water is shown as located within the shown area.
4. Outline Data Shown Hereon is Based on Data by Others. This Plat Prepared for Zoning Purposes Only.

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING ML-CO-1 ZONE AND ML-1M ZONE
TO B2 ZONE

FOR
W. BELL & CO.
8041 PULASKI HIGHWAY

BALTIMORE CO. MD.
COUNTY: 1-00

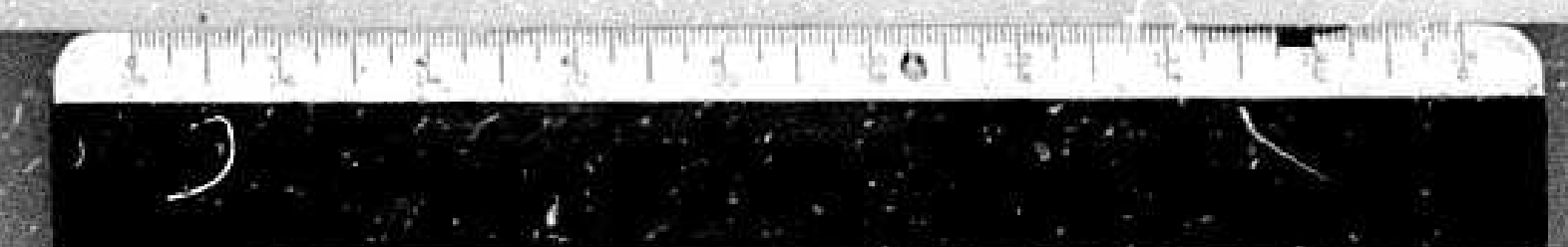
ELECTION DISTRICT: 15
MARCH 30, 1970

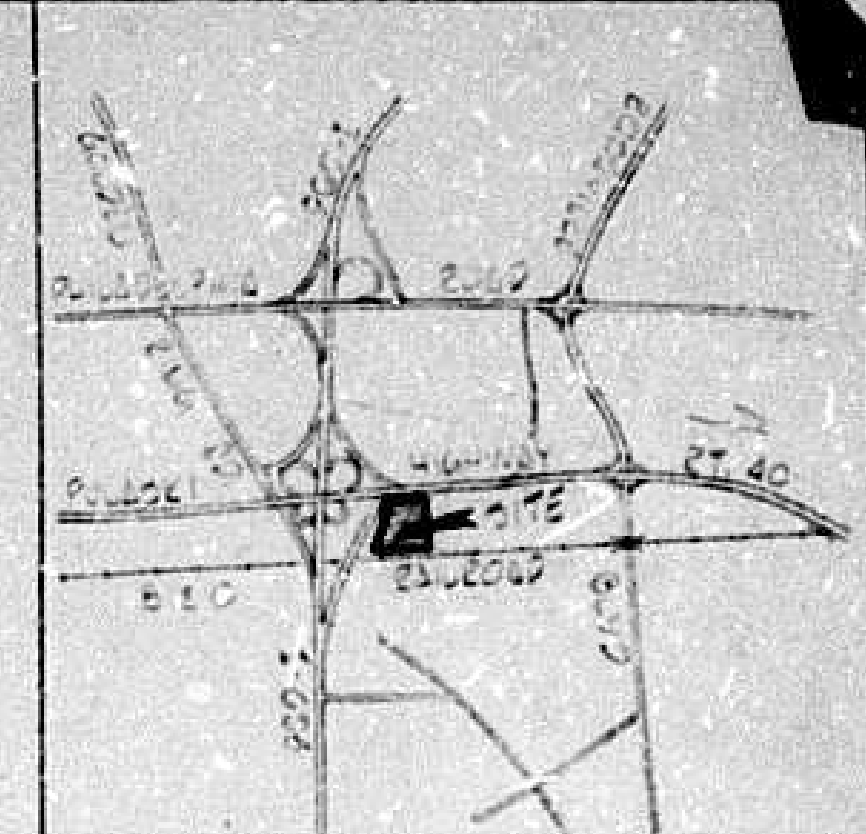
HEURY J. 8812
4107 / 240



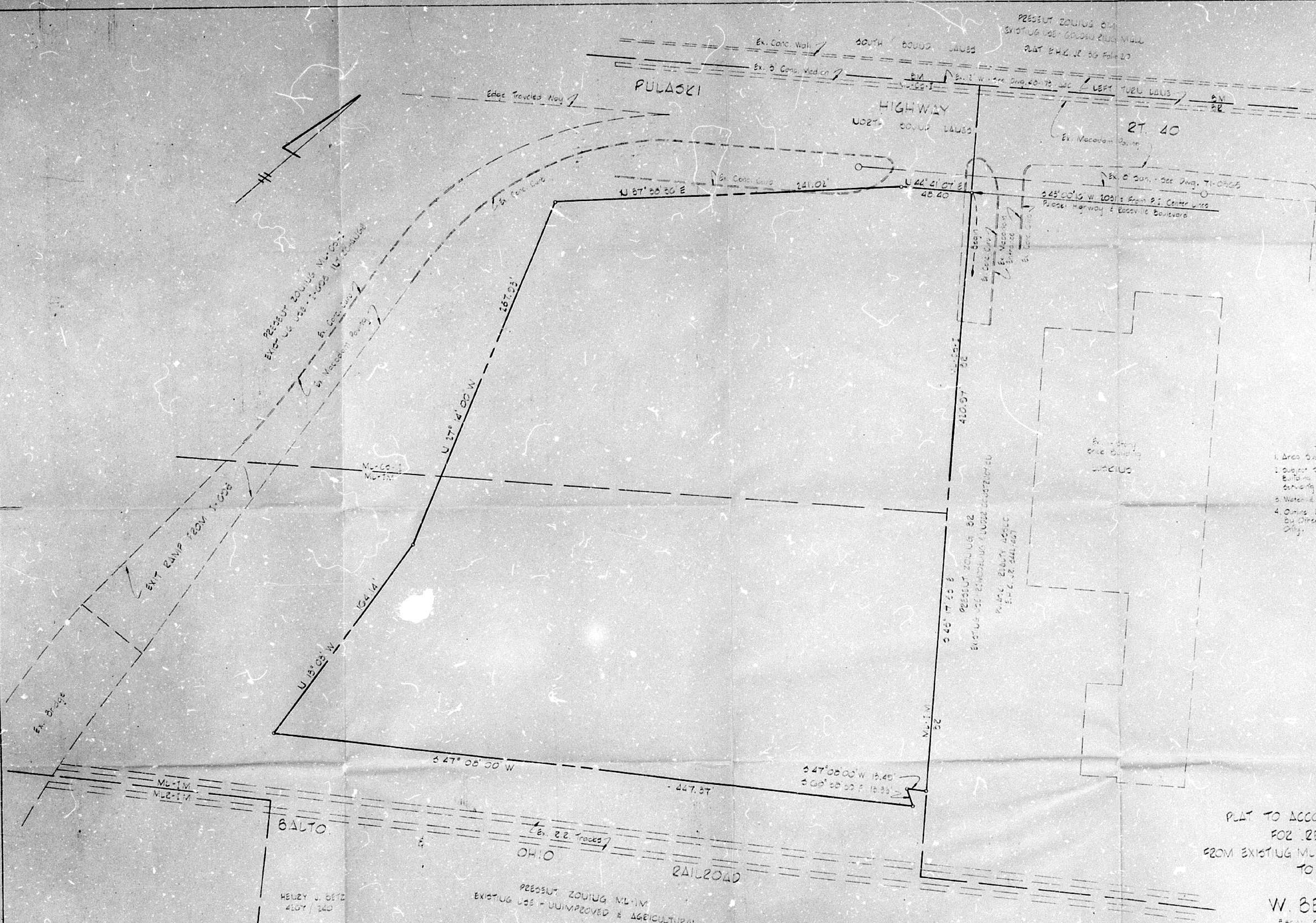
PRESIDENT ZONING ML-1M
EXISTING USE - UNIMPROVED & AGRICULTURAL

ENGINE WILLIAM J. HARRIS, JR.
AND ASSOCIATES, INC.
1000 W. BALTIMORE AVENUE
BALTIMORE, MARYLAND





VICINITY MAP



GENERAL NOTES

1. Area Subject to 1-1008 Act
2. Subject Site is Currently Improved by Building and is being used for the Sale, Repair, Painting and Servicing of Diesel Engines.
3. Notes & Easement Lines are to be shown as shown.
4. Outline Data shown herein is based on data by others. This Plan prepared for zoning purposes only.

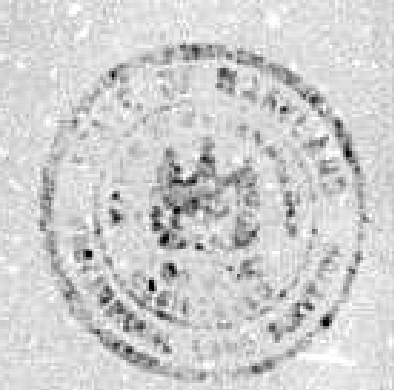
PLAT TO ACCOMPLISH ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING ML-OS-I ZONE AND ML-IM ZONE
TO B2 ZONE
FOR

W. BELL & CO.
#8001 PULASKI HIGHWAY

BALTIMORE CO. MD.
COUNTY #30

ELECTION DISTRICT #15
MARCH 30, 1970

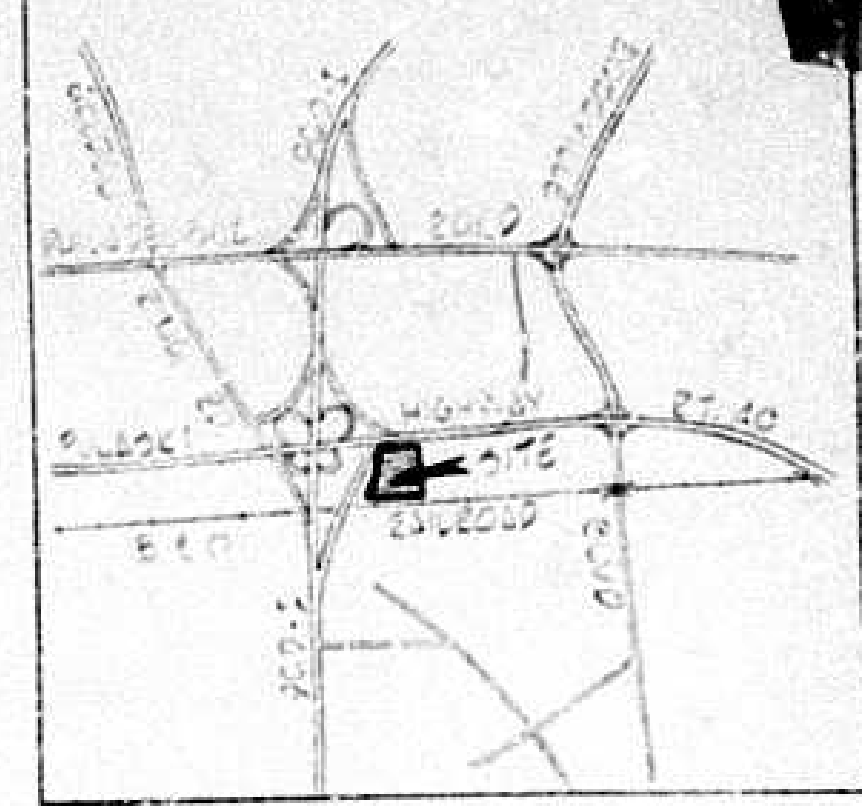
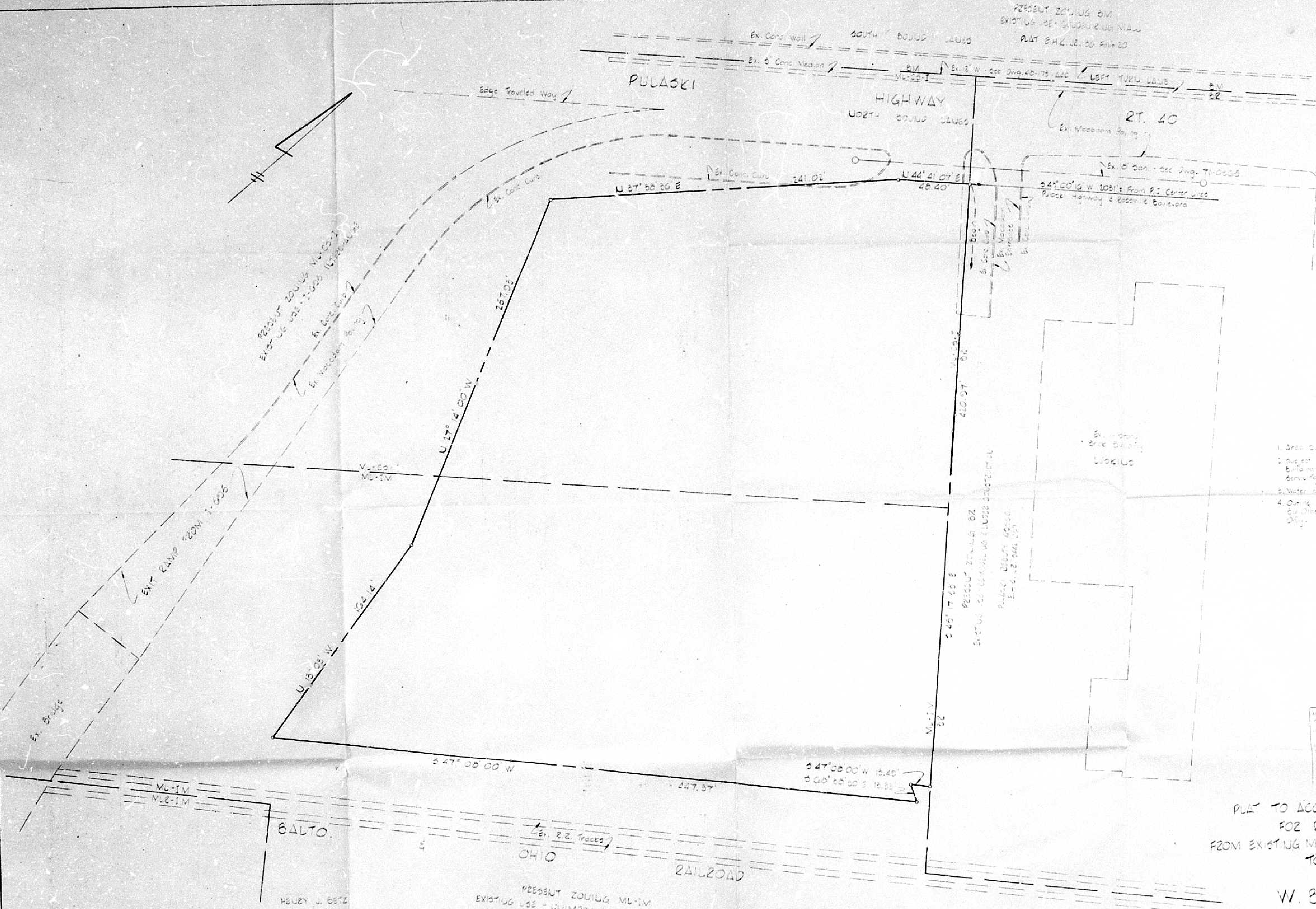
HENRY J. BEITZ
4107 / 240



PRESENT ZONING ML-IM
EXISTING USE - UNIMPROVED & AGRICULTURAL

SHORCE, WILSON, HITCHCOCK
AND ASSOCIATES
PLANNERS
1000 W. WASHINGTON
BALTIMORE, MARYLAND

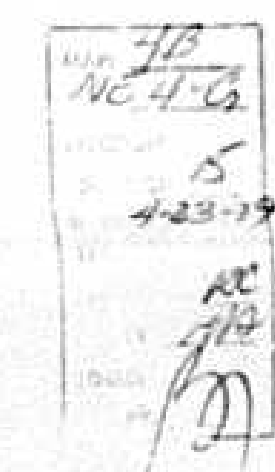




VICINITY MAP

GENERAL NOTES

1. Area shown on this plat is 1.0000 Acre.
2. Survey was made by the undersigned on the 1st day of August, 1970, for the purpose of recording and conveying the above described property.
3. Water is shown on this plat as shown on the map.
4. Other data shown herein is based on data by others, the plat prepared for zoning purposes only.



PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING ML-05-1 ZONE AND VL-1M ZONE
TO B2 ZONE

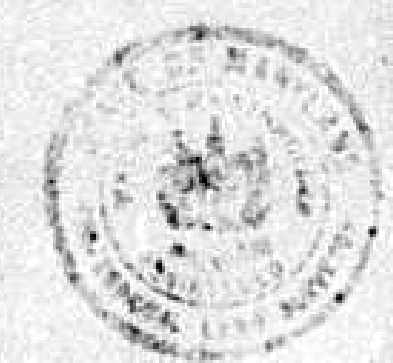
W. BELL & CO.

*B001 PULASKI HIGHWAY

BALTIMORE CO. MD.
FEBRUARY 1970

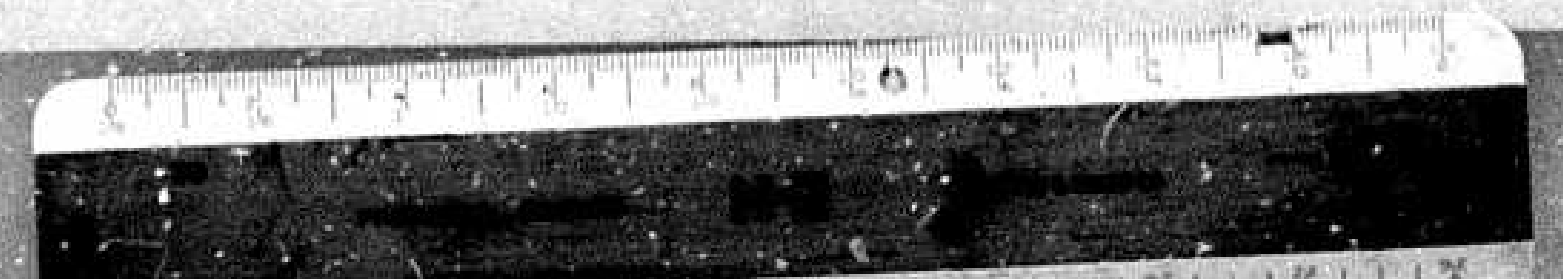
ELECTION DISTRICT #16
MARCH 20 1970

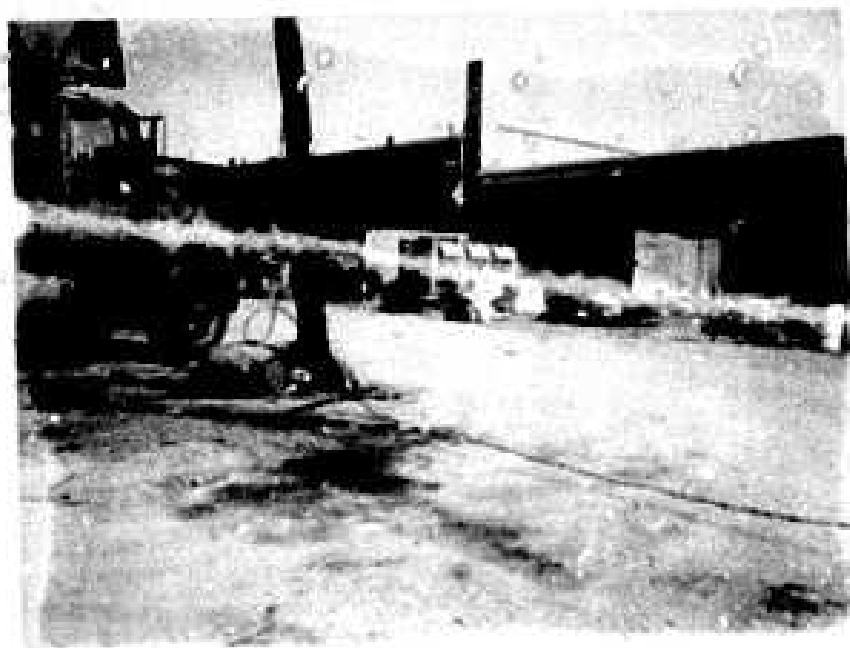
HENRY J. BELL
4107 / 240



PRESENT ZONING ML-1M
EXISTING USE - UNIMPROVED & AGRICULTURAL

GEORGE W. BELL & COMPANY
AND ASSOCIATES, INC.
1000 W. BALTIMORE AVENUE
BALTIMORE, MARYLAND





LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. KENNER
KENNETH M. HUSTON
STEPHEN J. NOLAN
WILLIAM R. ENGLEHART, JR.

July 27, 1979

AREA CODE 301
TELEPHONE
823-7800

The Hon. Walter A. Reiter, Jr.
Chairman, County Board of Appeals
Court House
Towson, Maryland 21204

Re: Fifth Cycle, Item No. 9, Mr. and Mrs.
Irvin F. Hawkins, Northeast Corner of
Pulaski Highway and Middle River Road.
WITHDRAWAL OF REDISTRICTING CASE IN
FAVOR OF COMPREHENSIVE MAPPING REQUEST
FOR B.R. ZONING FOR THE HAWKINS PROPERTY.

Dear Chairman Reiter:

After thoroughly discussing this case with our
clients the Hawkins, their engineer, Mr. Paul Lee, and
their realtor Mr. Mark Segall, it has been decided to
withdraw the pending request for a redistricting from
C.S. 1 to I.M., in favor of a comprehensive map request
which has been filed for B.R. zoning.

The real need of this long established commercial
property, as well as the other three corners at Middle
River and Pulaski Highway, is for appropriate B.R. com-
mercial zoning. We were very gratified to see that the
Planning Board, in its official comment on Item No. 9 to
the Board, recommended that "consideration should be given
to the appropriateness of commercial zoning for the sub-
ject property and several adjacent properties during the
upcoming comprehensive zoning map process."

Preliminary conversations with the Planning Staff
indicate that favorable consideration will be given to such
a recommendation to the Planning Board.

Page two - Walter A. Reiter, Jr. - July 27, 1979

Accordingly, without prejudice to the rights of our
clients, we wish to withdraw the pending Petition for a
redistricting to an I.M. District, in favor of the pending
map request, which has been filed and has been identified
as property or Item No. 5-8.

Thanking the Board and its Staff as well as other
interested Agencies for their attention to this matter, and
awaiting an Order of Dismissal Without Prejudice from the
Board, and asking that the advertisements placed in the
public press be marked "withdrawn", I am

Respectfully,

Newton A. Williams

Newton A. Williams

NAW/hl
cc: Jack W. Hession, III
People's Counsel
County Office Building
Towson, Md. 21204

James E. Dyer, Zoning Supervisor
Office of the Zoning Commissioner
County Office Building

David C. Flowers
Northeast Area Planner
Office of Planning and Zoning
Courts Building
Towson, Md. 21204

Nicholas Commodari, Chairman
Zoning Advisory Committee
Office of the Zoning Commissioner

Ms. Sandra Jones
Office of the Zoning Commissioner

Mr. and Mrs. Irvin F. Hawkins
930 Middle River Road
Baltimore, Maryland 21220

Mark S. Segall, President
Trout & Fox
Five East Redwood Street
Baltimore, Md. 21202

Paul Lee, P.E.
Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

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 16th day of May 1979.

Eric DiNenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Hawkins
Petitioner's Attorney N. Williams

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

RECEIVED
BALTIMORE COUNTY
JUL 30 2 17 PM '79
COUNTY CLERK
OF APPEALS
BY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

May 21, 1979

RE: Item No. 9 - Cycle V
Petitioner - Hawkins
Special Exception/Redistricting
Petition

Dear Mr. Williams:

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.

As a result of your client's proposal to convert the existing
vacant building on this site to a service garage use, this Redistricting/
Special Exception is required. This petition was originally submitted
with this office to be heard by the Zoning Commissioner (Item No. 184,
1978-79), but because of the controversy surrounding this request, it
was decided to include it in the current Zoning Cycle.

Because this petition represents a combination hearing, including
a Special Exception for a service garage, it is the position of this office
that the plans should comply in all respects with Section 2-40.1(l) of the
Baltimore County Code. This decision is based on the fact that
Subsection (p) of the aforementioned Section indicates that the Board of
Appeals shall have original jurisdiction for the purpose of hearing and
deciding petitions for Special Exceptions and/or Variances, the granting
of which is dependent upon the Reclassification, or in this case,
Redistricting, of the property involved in the petition. If you wish to
consider these requests separately, the Redistricting would have to be
first heard by the Board of Appeals and the Special Exception request
would then have to be heard before the Zoning Commissioner or his
Deputy. Notwithstanding the above, it was your decision to have the
petition processed as submitted.

Item No. 9 - Cycle V
Page Two
May 21, 1979

This petition will be accepted for filing on the date of the enclosed
filing certificate. Notice of the hearing date and time, which will be
between September 1 and December 31, 1979 will be forwarded to you
well in advance.

Very yours,

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

NBC/sf

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1979

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

Re: Item #9 (Cycle V-April - October 1979)
Property Owner: Irvin F. & Dorothy E. Hawkins
N/W cor. Pulaski Hwy. & Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: M.L.-I.M. with a Special Exception
for a service garage (See Item No. 184)
Acres: 1.4 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:

The comments supplied in conjunction with the Zoning Advisory Committee review
of this property for Item 184 (1978-1979) are valid and applicable to this Item 9
of Zoning Cycle V (April - October 1979).

This office has no further comment in regard to the plan submitted in connection
with this Item 9 of Zoning Cycle V (April - October 1979).

Very truly yours,

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

END:EAM:FMR:ss

cc: J. Trenner
J. Somers

M-SE Key Sheet
21 NE 31 Pos. Sheet
NE 6 H Topo
82 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee Date: May 4, 1979
James D. Lucas, Jr., Director
FROM: Industrial Development Commission
SUBJECT: Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/4 Pulaski Hwy. & Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: M.L.-I.M. with a Special Exception for a
service garage (See Item No. 184)

No comment.

JDL:mg

James D. Lucas
JAMES D. LUCAS, JR.



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
Mr. S. Caltrider
Administrator

April 30, 1979

Mr. Walter A. Reiter, Chairman
Board of Appeals
County Office Bldg.
Towson, Md. 21204

Re: Zoning Cycle V, April, 1979
ITEM: 49
Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Hwy.
(Route 40) & Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: M.L.-I.M.
with a Special Exception for
a service garage (See Item No.
184)
Acres: 1.4
District: 15th

Dear Mr. Reiter:

The proposed use will have no adverse effects on the State highway, however, the plan must be revised to indicate curb along the State right of way line between the east entrance and the east property line, as mentioned in our previous comments (Item No. 184).

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd

By: John E. Meyers

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRACE
DIRECTOR

May 29, 1979

Mr. Walter A. Reiter, Jr., Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #9, Zoning Cycle V, April 1979, are as follows:

Property Owner: Irvin F. and Dorothy E. Hawkins
Location: NW/C Pulaski Highway and Middle River Road
Existing Zoning: M.L.-C.S.1
Proposed Zoning: M.L.-I.M. with a Special Exception for a service garage (See Item #184)
Acres: 1.4
District: 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 bearing on this petition.

If the petition is granted a detailed site plan must be submitted to this office before any building permit applications will be approved.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRACE
DIRECTOR

April 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 #184, Zoning Advisory Committee Meeting, March 13, 1979, are as follows:

Property Owner: Irvin F. Hawkins
Location: NW/C Pulaski Highway and Middle River Road
Existing Zoning: M.L.-C.S.1
Proposed Zoning: Redistricting from C.S. 1 to I.M. and Special Exception for a service garage
Acres: 1.4
District: 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 bearing on this petition.

Screening must be provided for the storage of damaged and disabled vehicles in accordance with Section 405A of the Zoning Regulations. Landscaping should be provided.

The driveway on Middle River Road nearest Pulaski Highway should be closed.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEVECA
DIRECTOR

April 24, 1979

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

Dear Mr. DiNenna:

Comments on Item # 9 Zoning Advisory Committee Meeting, CYCLE V are as follows:

Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Highway & Middle River Road
Existing Zoning: M.L. - C.S. 1
Proposed Zoning: M.L. - I.M. with a Special Exception for a service garage (See Item No. 184)

Acres: 1.4
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X C. Additional Change of occupancy Permits may 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 original seal may 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 setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: Existing building is not indicated on drawings and shall be subjected to future comments.

Very truly yours,
Charles E. Burnham
Plans Review Chief

CEB:rrj



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heincke
CHIEF

May 22, 1979

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Hwy. & Middle River Rd.

Item No. 9 Zoning Agenda Cycle V

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: _____
Planning Group
Special Inspection Division



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3500

STEPHEN E. COLLINS
DIRECTOR

May 3, 1979

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Item No. 9 - ZAC - Cycle V
Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Hwy. & Middle River Rd.
Existing Zoning: M.L.-C.S.1
Proposed Zoning: M.L.-I.M. with a Special Exception for a service garage (See Item No. 184)

Acres: 0.4
District: 15th

Dear Mr. Reiter:

No increase in traffic generation is expected by the requested redistricting to M.L.-I.M. and Special Exception for a service garage.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

MSF/hw1



baltimore county
department of health
TOWSON, MARYLAND 21204

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

April 17, 1979

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

Dear Mr. DiNenna:

Comments on Item #184, Zoning Advisory Committee Meeting of March 13, 1979, are as follows:

Property Owner: Irvin F. Hawkins
Location: NW/C Pulaski Hwy. & Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: Redistricting from C.S. 1 to I.M. and Special Exception for a service garage.
Acres: 1.4
District: 15th

Metropolitan water and sewer exist. An abandoned dug well and septic system still exist on the property and must be properly backfilled.

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. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JHP/rth

cc: W. L. Phillips



baltimore county
department of health
TOWSON, MARYLAND 21204

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

May 14, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #9, Zoning Advisory Committee Meeting for Cycle V, are as follows:

Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Hwy. & Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: M.L.-I.M. with a Special Exception for a service garage (See Item No. 184)
Acres: 1.4
District: 15th

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Metropolitan water and sewer exist. An abandoned dug well and septic system still exist on the property and must be properly backfilled.

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. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JHP/rth

cc: W. L. Phillips

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

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

Z.A.C. Meeting of: Cycle V

RE: Item No: 9
Property Owner: Irvin F. & Dorothy E. Hawkins
Location: NW/C Pulaski Hwy. & Middle River Rd.
Present Zoning: M.L.C.S. 1
Proposed Zoning: M.L.-I.M. with a Special Exception for a service garage (See Item No. 184)

District: 15th
No. Acres: 1.4

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

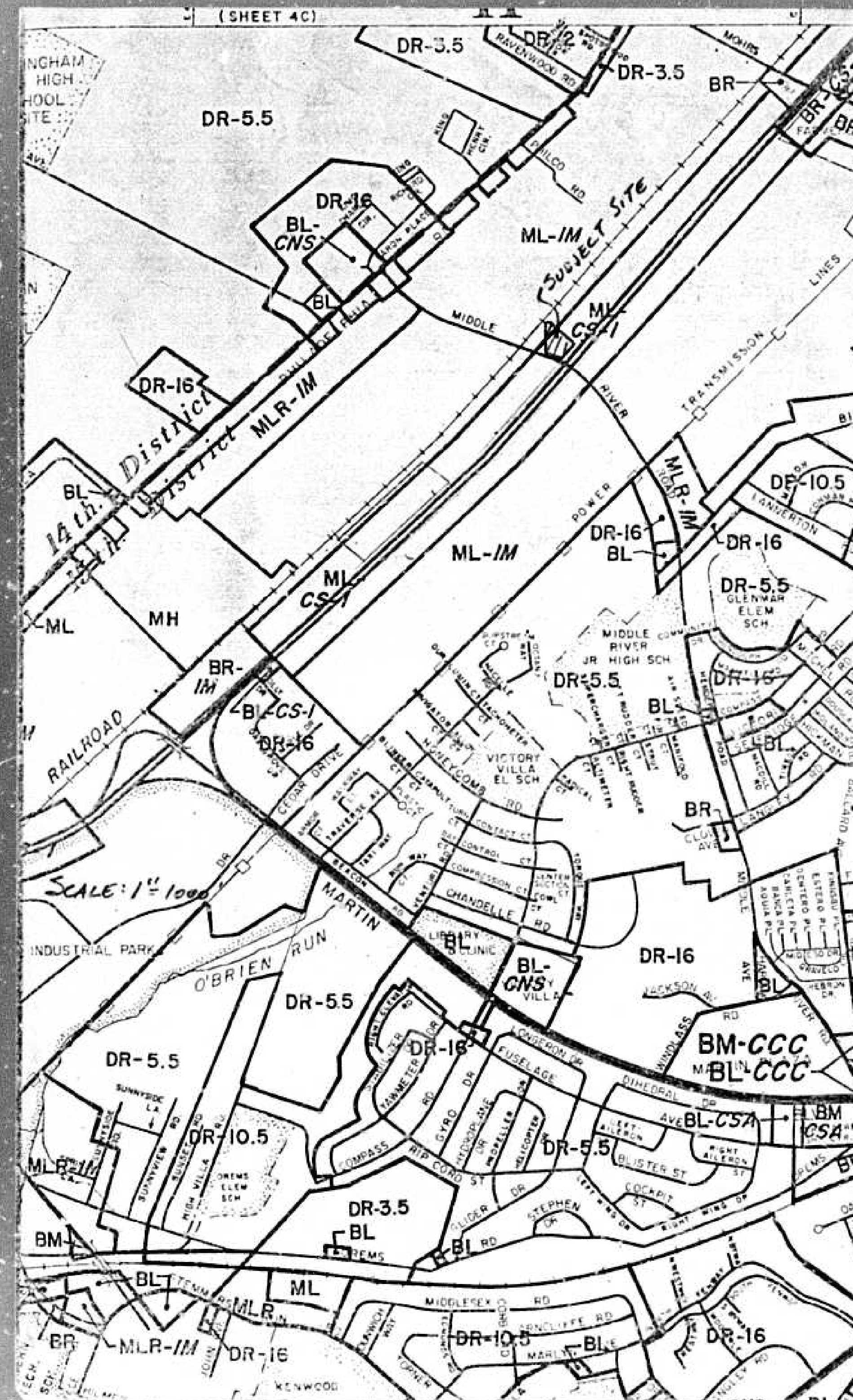
WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MANCIE M. BOYDARD

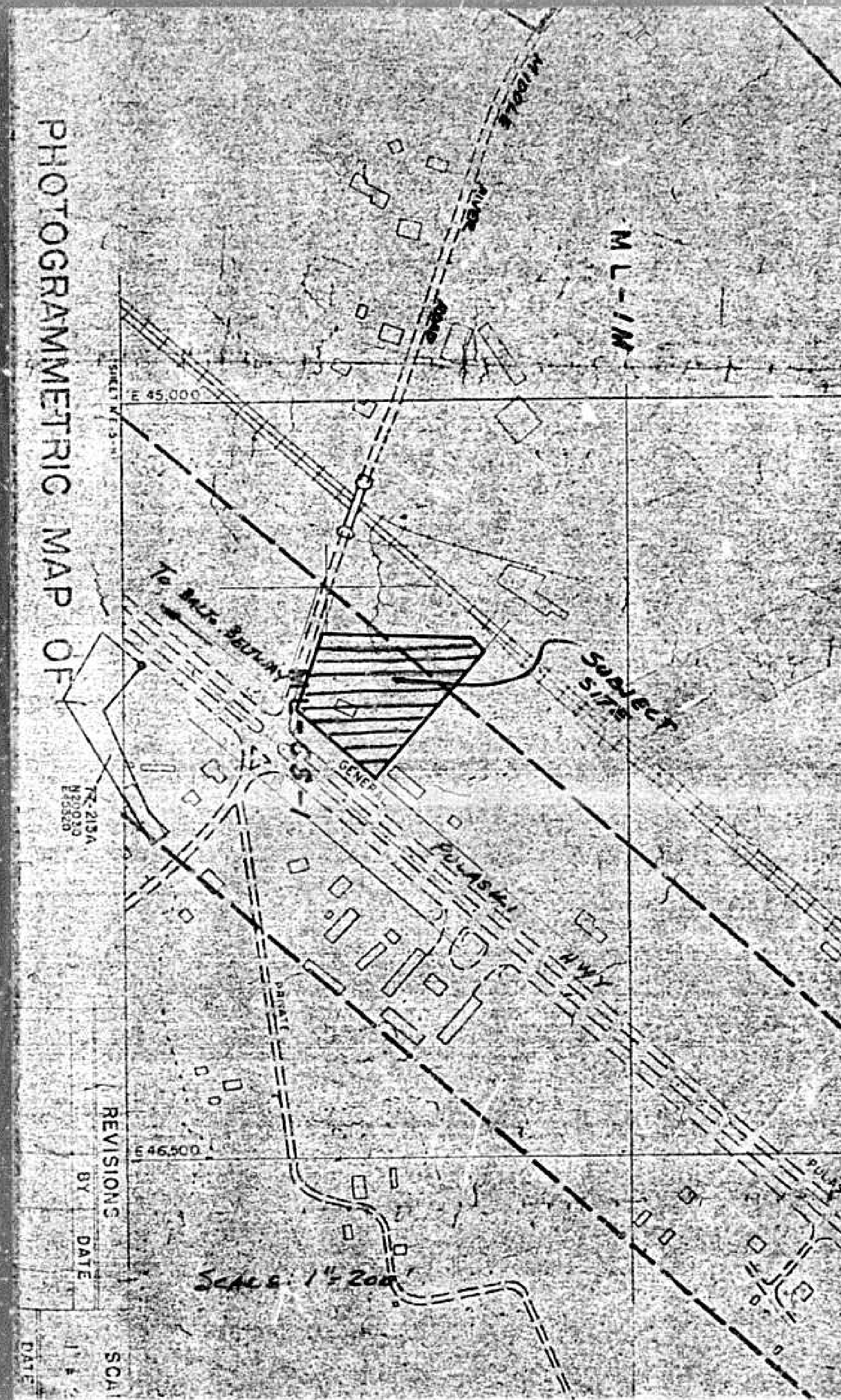
THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER E. HAYDEN

ROBERT Y. DUFFEL, SUPERINTENDENT

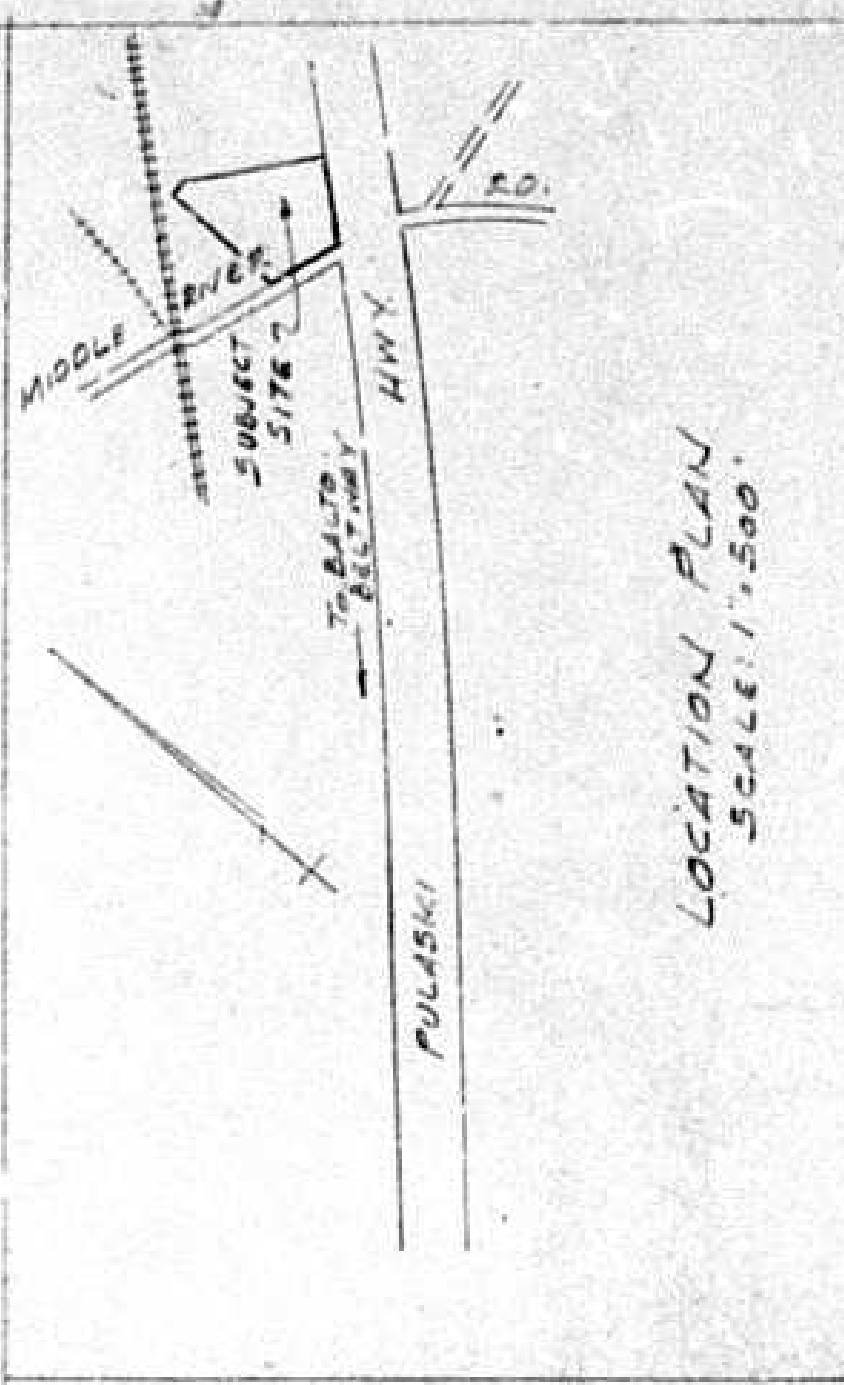
ALVIN LORENK
MRS. MILTON B. SMITH, JR.
NICHARD W. TRACY, D.S.M.



PHOTOGRAMMETRIC MAP OF

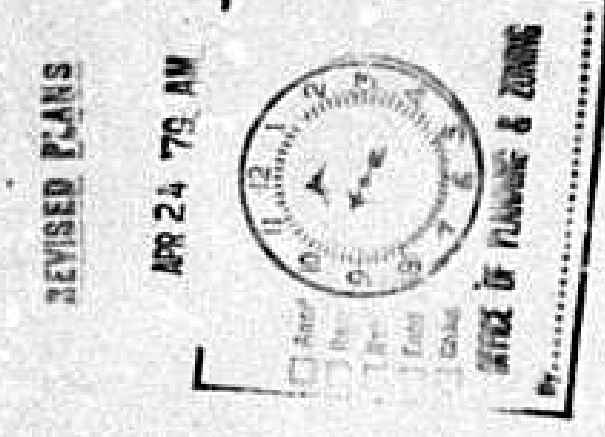


BALTIMORE COUNTY, MARYLAND		No. 83208
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE	September 26, 1979	ACCOUNT 01-662
AMOUNT	\$50.00	
RECEIVED FROM	Newton A. Williams, Esquire	
FOR	Filing Fee for Case No. B-80-734	
177252 26	50.00	MSC
VALIDATION OR SIGNATURE OF CASHIER		



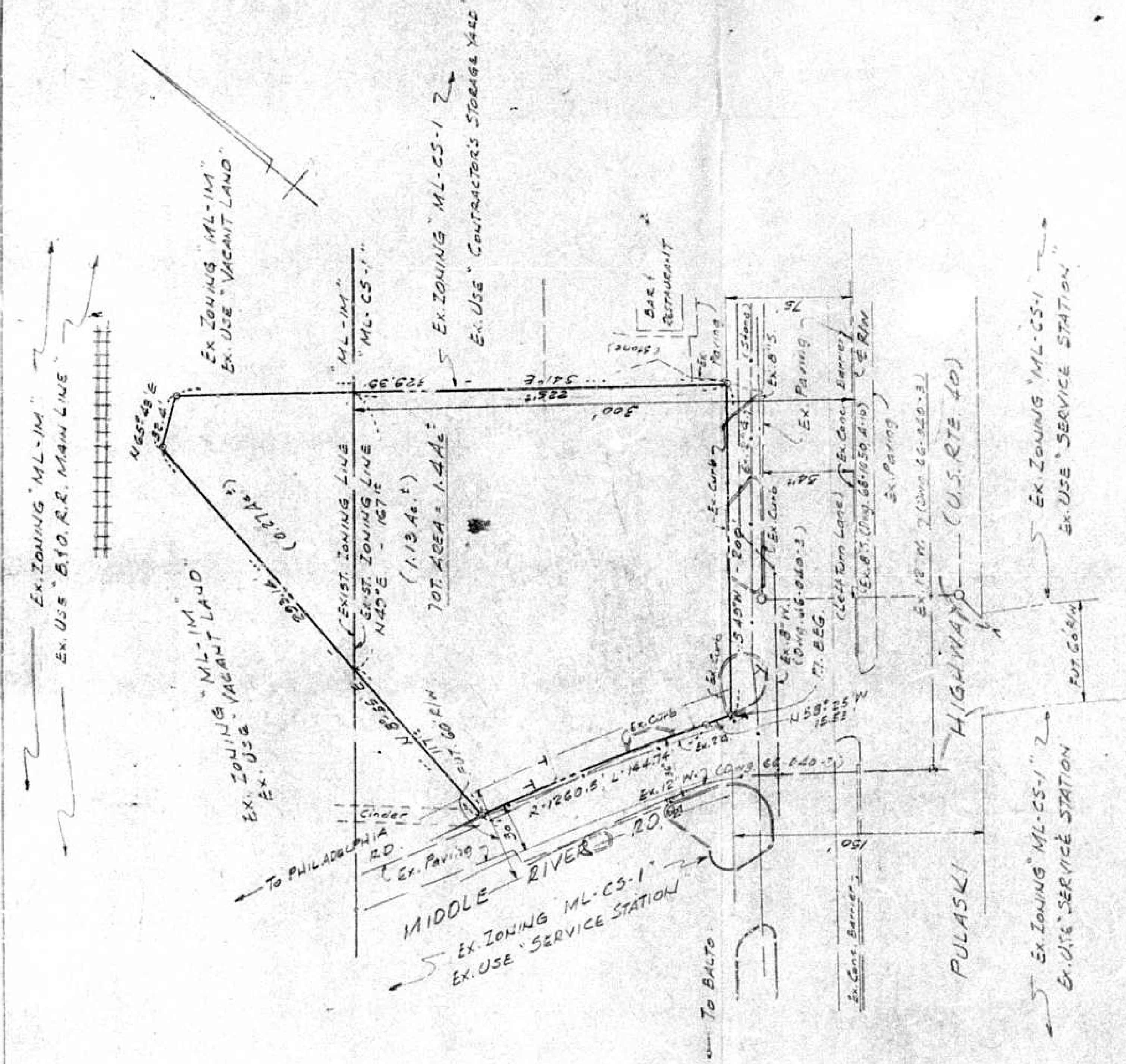
GENERAL NOTES

1. TOTAL AREA OF PROPERTY - 1.4 ACRES
2. EXIST. ZONING OF PROPERTY - "ML-CS-1" & "ML-1M"
3. EXIST. USE OF PROPERTY - "VACANT BOAT SALES & SERVICE BLDG." & "VACANT LAND"
4. PROP. ZONING OF PROPERTY - "ML-1M"
5. SITE LOCATED IN "WHITE MARSH" DRAINAGE AREA
6. SITE HAS PUBLIC SEWER & WATER
7. AREA OF PROPERTY REQUESTING REDISTRICTING - 1.13 AC.

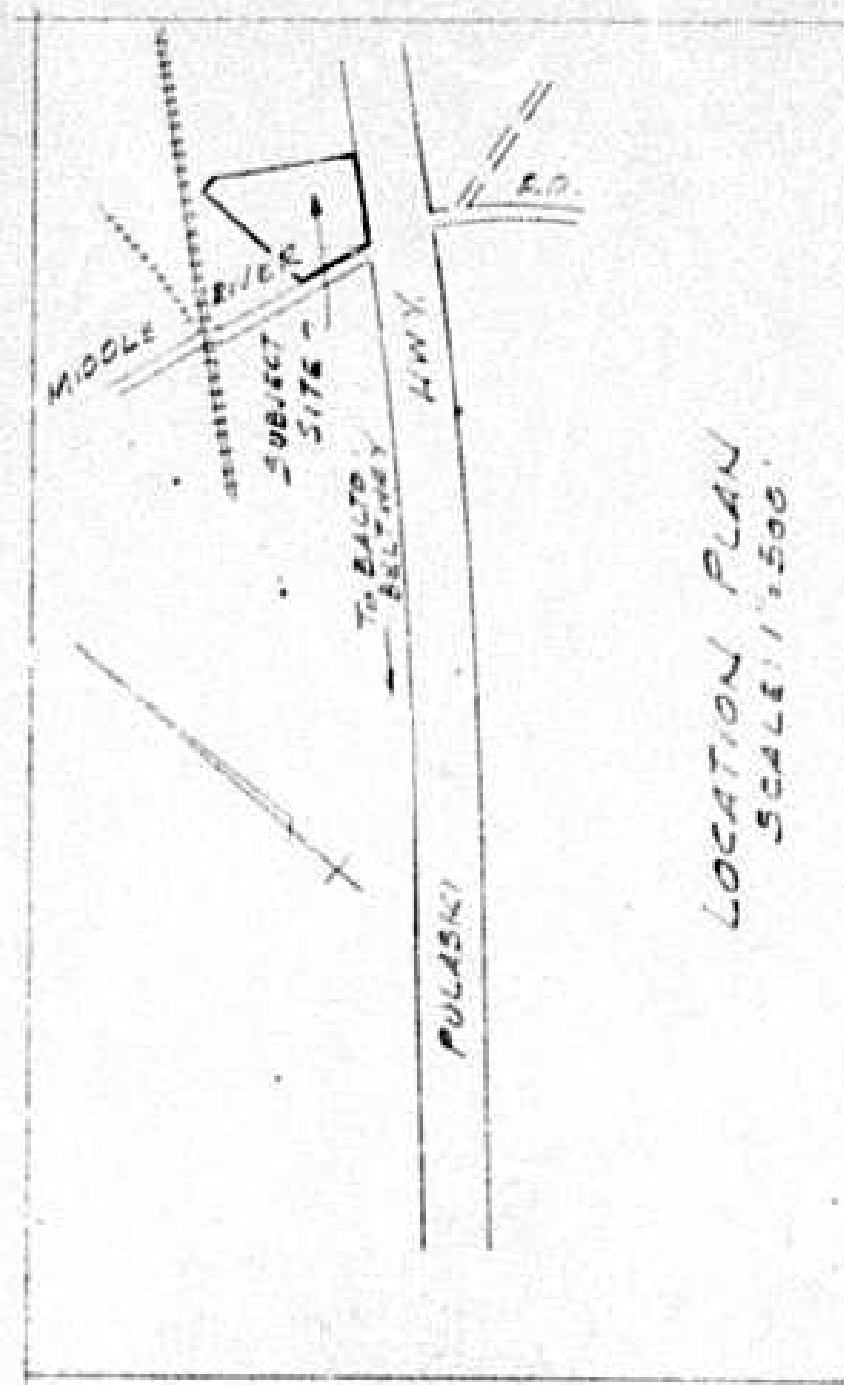


PLAT 1 OF 2
PLAT TO ACCOMPANY PETITION
FOR
REDISTRICTING
OF PROPERTY AT

PULASKI HIGHWAY & MIDDLE RIVER ROAD
15TH ELECT. DIST.
BALTIMORE COUNTY, MD.
APRIL 23, 1979
SCALE: 1" = 50'



Paul D. P. Engineering, Inc.
304 W. Baiter Lane
Towson, Maryland 21204

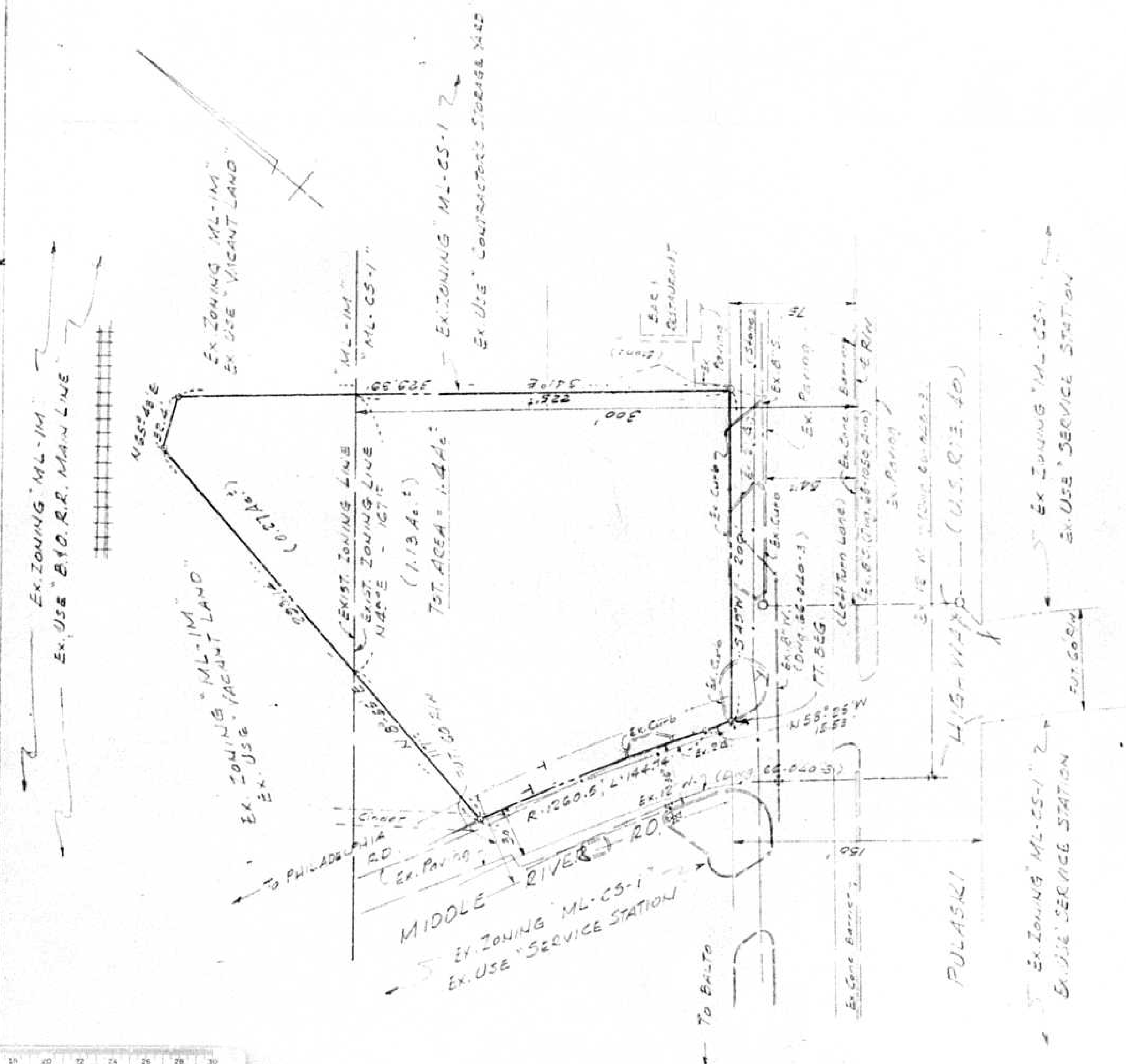


GENERAL NOTES

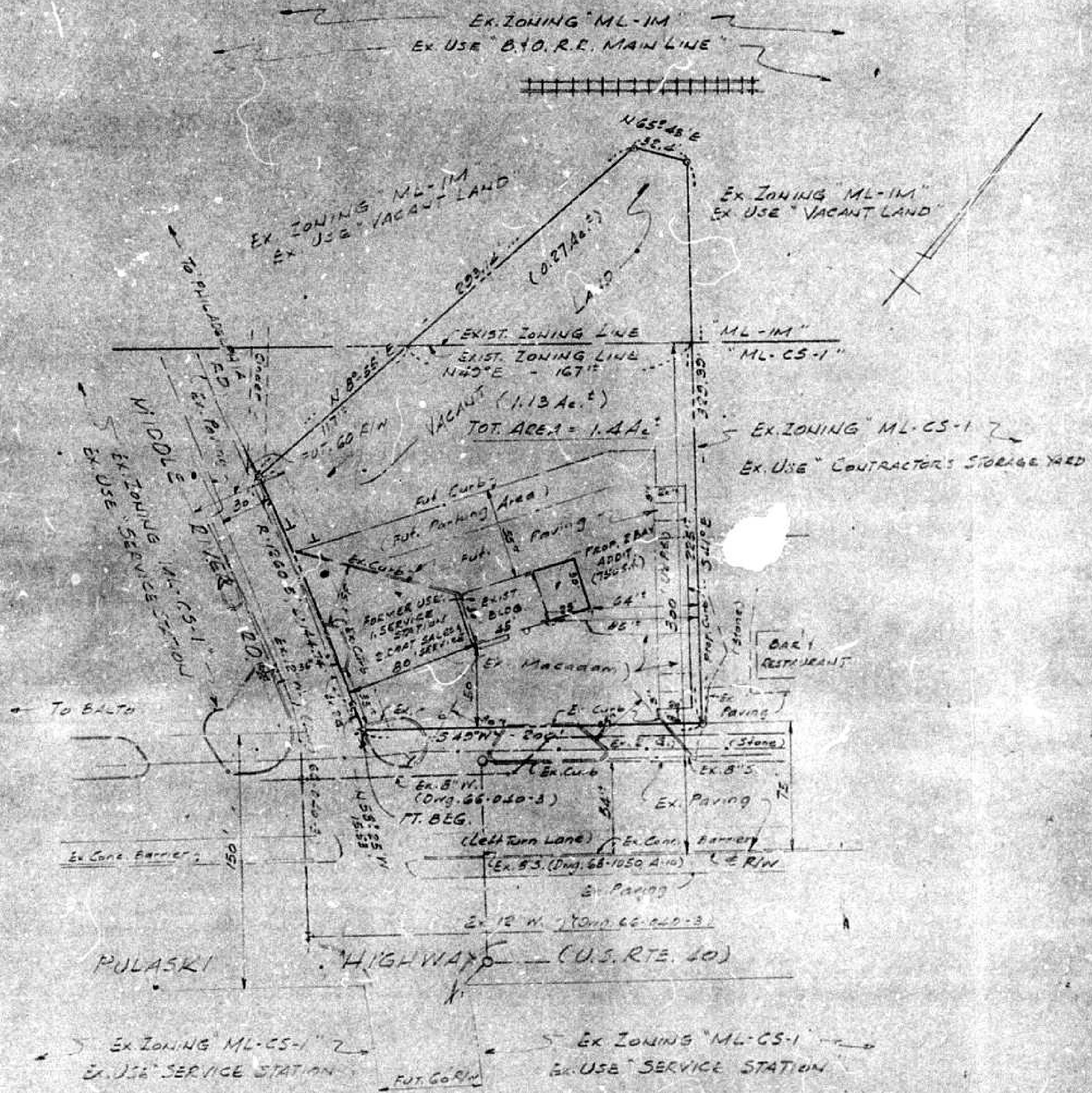
1. TOTAL AREA OF PROPERTY - 1.4 ACRES
2. EXIST. ZONING OF PROPERTY - "ML-CS-1" & "ML-1M"
3. EXIST. USE OF PROPERTY - "VACANT BOAT SALES & SERVICE BLDG." & "VACANT LAND"
4. PROP. ZONING OF PROPERTY - "ML-1M WITH SPECIAL EXCEPTION"
5. PROP. USE OF PROPERTY - "SERVICE GARAGE & ACCESSORY OFF-STREET PARKING"
6. AREA OF PROPERTY REQUESTING REDISTRICTING - 1.13 AC.
7. AREA OF PROPERTY REQUESTING SPECIAL EXCEPTION - 1.4 AC.
8. SITE IS LOCATED IN "WHITE MARSH" DRAINAGE AREA
9. SITE HAS PUBLIC SEWER & WATER

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION AND REDISTRICTING
OF PROPERTY AT

PULASKI HIGHWAY & MIDDLE RIVER ROAD
15TH ELECT. DIST.
BALTIMORE COUNTY, MD.
APRIL 24, 1979
SCALE: 1" = 50'



Paul D. P. Engineering, Inc.
304 W. Baiter Lane
Towson, Maryland 21204



1. TOTAL AREA OF PROPERTY - 1.4 ACRES
2. EXIST. ZONING OF PROPERTY - "ML-CS-1" & "ML-1M"
3. EXIST. USE OF PROPERTY - "VACANT BOAT SALES & SERVICE BLDG." & "VACANT LAND"
4. PROP. ZONING OF PROPERTY - "ML-1M WITH SPECIAL EXCEPTION"
5. PROP. USE OF PROPERTY - "SERVICE GARAGE & ASSOCIATED OFF-STREET PARKING"
6. OFF-STREET PARKING DATA:
 - A. AREA OF EXIST. BLDG. - 1350 S.F. REQUIRING 4.5 SPACES ($1/300$ S.F.)
 - B. AREA OF 2-BAY ADDIT. - 750 S.F. REQUIRING 2.5 SPACES ($1/300$ S.F.)
 - C. TOTAL SPACES REQUIRED - 7
 - D. TOTAL SPACES PROPOSED - 16 (INCL. 4 IN SERVICE BAY'S)
 - E. FUTURE PARKING - 18 SPACES
7. AREA OF PROPERTY REQUESTING "SPECIAL EXCEPTION" - 1.4 AC.
8. SITE IS LOCATED IN "WHITE MARSH" DRAINAGE AREA.
9. SITE HAS PUBLIC SEWER & WATER.

APR 24 '79 AM

APRIL 23, 1979



Paul Lee Engineering, Inc.
304 W. Pennsylvania, Inc.
Forsen, Maryland 21205

