

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Ermanno Florio
(Type or Print Name)
Signature
Joseph Zecierka
(Type or Print Name)
Signature

Address for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name and telephone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of October, 1980, at 9:30 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1 (over)

- Compliance with the comments submitted by the Department of Permits and Licenses, dated September 18, 1980, and the Department of Health, dated October 3, 1980.
- A revised site plan shall be submitted, incorporating the above applicable restrictions, and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Signature
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE September 26, 1980
BY [Signature]
Administrative Assistant

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1980

COUNTY OFF OF BLDG.
111 W. Old Spence Ave.
Towson, Maryland 21204
Mr. Joseph Zecierka
4030 North Point Blvd.
Baltimore, Maryland 21222
Mr. S. B. Commodari
Chairman
Bureau of Engineering
Department of Public Works
County Office Building
Towson, Maryland 21204
Bureau of Planning
Department of Public Works
County Office Building
Towson, Maryland 21204
Bureau of Surveying
Department of Public Works
County Office Building
Towson, Maryland 21204
Bureau of Transportation
Department of Public Works
County Office Building
Towson, Maryland 21204
Bureau of Zoning
Department of Public Works
County Office Building
Towson, Maryland 21204

Mr. Ermanno Florio
Mr. Joseph Zecierka
4030 North Point Blvd.
Baltimore, Maryland 21222

RE: Item No. 44
Petitioner - Ermanno Florio, et al.
Special Exception Petition

Dear Gentlemen:

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 which may be involved in the development plans that may have a bearing on this matter. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the proposed zoning.

Because of your proposal to convert five of the existing tenant spaces in the existing building for a service garage operation, this Special Exception hearing is required. This property was the subject of a previous zoning hearing (Case No. 79-217-A) in which a variance was requested to allow the building to be located closer to the property lines than allowed. The property immediately to the north of the proposed use is improved with an industrial operation, while land exists immediately to the south of the site.

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

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Signature
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Richard J. Carroll
201 W. Patena Road
Luth-Tim, Md. 21093



HARRY J. PISTEL, P.E.
DIRECTOR

September 26, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #44 (1980-1981)
Property Owner: Joseph & Ermanno Florio
W/S Old North Point Rd. 95' S/W of Lynhurst Road
Acre: 1.49 Acres District: 15th

Dear Mr. Hammond:

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:

This property comprises a larger area than had been indicated in connection with Item 154 (1978-1979), 79-217-A.

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. The comments supplied in conjunction with the Zoning Advisory Committee review for Item 154 (1978-1979) remain valid and are referred to for your consideration.

The submitted plan does not reflect the proposed improvements for North Point Road as to the 750-foot radius for the face of curb, per Job Order 5-179-81. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

Very truly yours,
Signature
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: R. Morton, J. Wimbley, J. Trenner

E-SW Key Sheet
11 SE 28 & 29 Pos. Sheets
SE 3 G & H Topo
104 Tax Map

Attachment

February 22, 1979

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

Re: Item #154 (1978-1979)
Property Owner: Twin City Supply, Inc.
N/S North Point Blvd. 566,46' N/W S. Battle Grove Rd.
Existing Zoning: ML-1M, 2 M.L. - C.S. 1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.
Acre: 15th District 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Road and North Point Boulevard (Rd. 20 and Rd. 151, respectively) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County. However, North Point Road, in conjunction with the Beechwood Road improvements, is proposed to be improved in the future as a County project in this vicinity, with a 40-foot closed section roadway on a 60-foot right-of-way. The proposed westerly face of curb is to be located 40 feet from the easterly face of curb, with a 750-foot radius, per Job Order 5-179-81. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #154 (1978-1979)
Property Owner: Twin City Supply, Inc.
Page 2
February 22, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sewerage Drains:

There is a public 12-inch water main and public 8-inch sanitary sewerage in North Point Road, and, there are public 24 and 30-inch water mains in North Point Boulevard.

Very truly yours,

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

END:EAM:PWR:ss

cc: J. Trenner
J. Somers

E-SW Key Sheet
11 SE 28 & 29 Pos. Sheets
SE 3 G & H Topo
104 Tax Map



James J. O'Donnell
Secretary
W. S. Calisher
Administrator

September 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Z.A.C. Meeting, 9-2-80
ITEM: 44.
Property Owner: Joseph & Ermanno Florio
Location: W/S Old North Point Road (Route 151)
S/W of Lynhurst Road
Existing Zoning: ML-1M & ML

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the plan and inspection of the site, the State Highway Administration finds the plan acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

Signature
By: George Wittman

CL:GW:vrd

My telephone number is (301) 383-4320

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

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The Baltimore County Zoning Regulations, in addition to compliance with Section 502.1, require that a special exception for a service garage in an M.L. Zone-I.M. District, under Section 253.2.B, not have any direct access to an arterial street other than a Class I Commercial Motorway and, provided further, that it is shown that any such use will primarily serve the industrial uses and related activities in the surrounding industrial area.
2. The 1968 map of Commercial Motorways indicates that the portion of Old North Point Road bordering the subject site is not classified as arterial.
3. Although it was not definitive as to the specific service garage work to be performed, testimony indicated that the use would either be a transmission or body and fender repair shop serving those needing such service in the surrounding areas. Since the specific type of service garage work could not be indicated, it is impossible to predict that the service garage would primarily serve the industrial uses and related activities in the surrounding industrial area, but either transmission or body and fender work would obviously be available to those businesses in the area and, therefore, would serve those seeking to avail themselves of either of the services proposed to be offered.
4. Testimony indicated compliance with the requirements set forth in Section 502.1.
5. There were no Protestants appearing in opposition to the Petition.
6. To grant the special exception will not be detrimental to the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of November, 1980, that the herein Petition for Special Exception for a service garage use to be located within the existing improvement, units G, H, J, K, and L on the site plan prepared by Richard J. (Joseph) Carroll, dated March 3, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. At such time as the on-site parking required by the zoning regulations for the various and sundry uses for which the property is presently used or will be used in the future is no longer available, the service garage use shall cease.
2. The hours of operation shall be limited to between 7:30 a.m. and 6:00 p.m., Monday through Friday, and 7:30 a.m. and 1:00 p.m. on Saturdays.
3. Thirty-six parking spaces shall be provided for the service garage units in lieu of the thirty-five indicated on the aforementioned site plan.



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEFHEN E. COLLINS
DIRECTOR

September 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 44 - ZAC - Meeting of September 2, 1980
Property Owner: Joseph & Ermanno Florio
Location: W/S Old North Point Road 95' S/W of Lynhurst Road
Existing Zoning: ML-IM & ML
Proposed Zoning: Special Exception for service garage

Acres: 1.49 acres
District: 15th

Dear Mr. Hammond:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 6, 1980

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 #44, Zoning Advisory Committee Meeting, September 2, 1980, are as follows:

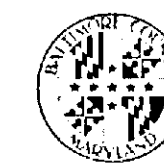
Property Owner: Joseph & Ermanno Florio
Location: W/S Old North Point Road 95' S/W of Lynhurst Road
Acres: 1.49 acres
District: 15th

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.

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 & Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DOUGLAS D. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

October 3, 1980

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

Dear Mr. Hammond:

Comments on Item #44, Zoning Advisory Committee meeting of September 2, 1980, are as follows:

Property Owner: Joseph & Ermanno Florio
Location: W/S Old North Point Road 95' S/W of Lynhurst Rd.
Existing Zoning: ML-IM & ML
Proposed Zoning: Special Exception for service garage
Acres: 1.49
District: 15th

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. Forrester
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/aw

ORDER RECEIVED FOR FILING

DATE: November 26, 1980

BY: *John L. Wimbley*

Planner III

Current Planning & Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3550

TED ZALESKI JR.
DIRECTOR

September 18, 1980

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

Dear Mr. Hammond:

Comments on Item #44, Zoning Advisory Committee Meeting, September 2, 1980 are as follows:

Property Owner: Joseph & Ermanno Florio
Location: W/S Old North Point Road 95' S/W of Lynhurst Road
Existing Zoning: ML-IM & ML
Proposed Zoning: Special Exception for service garage

Acres: 1.49
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application, showing compliance to items indicated below.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required occupancy classification of Table 211.
- X I. Comments - See page 2.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

-2-

September 18, 1980

Comments on Item #44, Zoning Advisory Committee Meeting September 2, 1980

I. Comments: A three hour masonry fire wall will be required between spaces Y and G, H and I, I and J, to comply with Section 416.1. Also compliance to Section 414.0 will be required as well as other applicable code sections.

Section 105.2 is applicable, so indicate handicapped code compliance on the plans.

If the area should ever exceed 10,000 sq. ft., or body, fender work with spray painting is done, sprinklers may be required, by this code under Section 1202.6 and or 1202.9.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 2, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 2, 1980

RE: Item No: 44, 45, 46, 47
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

KNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Old North Point Rd., 95' :
SW of Lynhurst Rd., 15th District : OF BALTIMORE COUNTY

ERMANNIO FLORIO, et al, Petitioners : Case No. 81-83-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of September, 1980, a copy of the foregoing Order was mailed to Mr. Ermanno Florio and Mr. Joseph Zacierka, 4030 North Point Boulevard, Baltimore, Maryland 21222, Petitioners.

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



HARRY J. PISTEL, P.E.
DIRECTOR

October 21, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #44 (1980-1981)
Property Owner: Joseph & Ermanno Florio
W/S Old North Point Rd. 95' S/W of Lynhurst Rd.
Acres: 1.49 Acres District: 15th

Dear Mr. Hammond:

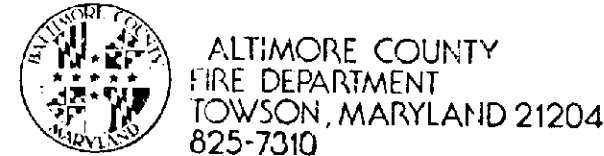
In regard to the comments dated September 26, 1980, for this Item #44 (1980-1981), please rescind the third paragraph of these comments.

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:ss

cc: J. Wimbley
J. Trenner
R. Morton



PAUL H. REMCKE
CHIEF

October 2, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Joseph & Ermanno Florio

Location: W/S Old North Point Road 95' S/W of Lynhurst Road

Item No.: 44 Zoning Agenda: Meeting of Sept. 2, 1980

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 or _____ 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.
- () 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.

REVIEWER: *Carl D. ...* Noted and Approved: *George M. ...*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

DESCRIPTION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE

4030 NORTH POINT BLVD. OR 4061 OLD NORTH POINT ROAD

Beginning on the west side of Old North Point Road approximately 95' southwest of Lynhurst Road and running the following courses and distances - S 78° 47' W 669.49' thence along the east side of North Point Boulevard S 22° 38' E 133.29' thence N 78° 36' E 575.48' thence N 16° 32' E 145.26' to the place of beginning.

All parking areas and drives within the ML - IM zoned portion of the property is included with the Special Exception request, saving and excepting that portion of the above described property zoned ML and also excepting and not including sections E, F, and I of the existing building which is zoned ML - IM.



September 23, 1980

Mr. Ermanno Florio
Mr. Joseph Zacierka
4030 North Point Boulevard
Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Exception - W/S Old North Point Road, 95' SW of Lynhurst Road - Case No. 81-83-X

TIME: 9:30 A.M.

DATE: Tuesday, October 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner of
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

15th District

ZONING: Petition for Special Exception
LOCATION: West side of Old North Point Road, 95 feet Southwest of Lynhurst Road
DATE & TIME: Tuesday, October 21, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

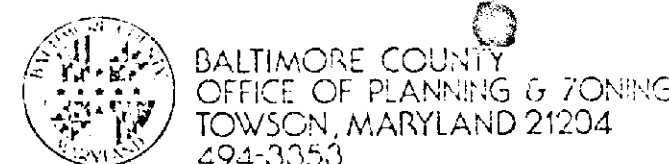
Petition for Special Exception for a service garage

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

Being the property of Ermanno Florio, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, October 21, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 26, 1980

Leonard J. Grossman, Esquire
7th Floor, 111 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
W/S of Old North Point Road, 95'
SW of Lynhurst Road - 15th Election
District
Ermanno Florio, et al - Petitioners
NO. 81-83-X (Item No. 44)

Dear Mr. Grossman:

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. Hessian, III, Esquire
People's Counsel



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 9, 1980

Mr. Ermanno Florio
Mr. Joseph Zacierka
4030 North Point Blvd.
Baltimore, Maryland 21222

RE: Petition for Special Exception
W/S Old North Point Rd., 95' SW of
Lynhurst Road
Case No. 81-83-X

Dear Sirs:

This is to advise you that \$55.75 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

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
Re: Norman E. Gerber
FROM: Director of Planning and Zoning
SUBJECT: Petition No. 81-83-X Item 44

Petition for Special Exception
West side of Old North Point Road, 95 feet Southwest of Lynhurst Road
Petitioner - Ermanno Florio, et al

Fifteenth District

HEARING: Tuesday, October 21, 1980 (9:30 A.M.)

In preparing comments for the subject petition, the information as to "motorways" classifications was inadvertently obtained from an outdated map. A check of the current, valid map indicates that Old North Point Road is not classified as an arterial. Therefore, please invalidate my comment of October 6, 1980, and replace it with the following comments.

Section 253.2B of the Baltimore County Zoning Regulations states, in part, that a service garage is permitted as an auxiliary service use in an I.M. District provided "that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area." If the petitioner satisfies this requirement, and if the petition is granted, it is requested that the order be conditioned to require the submittal of a landscaping plan by the petitioner for approval by the Division of Current Planning and Development.

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

NEG:JGH:dhe

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. D. Hammond
Zoning Commissioner
Date: October 6, 1980

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-83-X Item 44

Replaced by Comment of 10/7

Petition for Special Exception
West side of Old North Point Road, 95 feet Southwest of Lynhurst
Road
Petitioner- Ermanno Florio, et al

Fifteenth District

HEARING: Tuesday, October 21, 1980 (9:30 A.M.)

Section 253.2B of the Baltimore County Zoning Regulations states, in part, that a service garage in an ML-IM zone cannot have any direct access to an arterial other than a Class I Comm Retail Motorway; Old North Point Road is a Class II Commercial Motorway. Hence, this office is of the opinion that the petitioner's request cannot be granted.

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

NEG:JCH:ab

Mr. Ermanno Florio
Mr. Joseph Zeierka
4030 North Point Road
Baltimore, Md. 21222

cc: Carroll Engineering, Inc.
Richard J. Carroll
201 W. Padonia Road
Luth-Tin, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 2nd day of September 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Ermanno Florio, et al
Petitioner's Attorney _____

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

PETITION MAPPING PROGRESS SHEET

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>CHS</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ No									
Previous case: <u>79-217A</u>	Map # _____									

81-83-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 10/5/80

Posted for: Petition for Special Exception

Petitioner: Ermanno Florio, et al

Location of property: W/S Old North Point Rd., 95' SW of Lynhurst Rd.

Location of Signs: (1) facing N. Pt. Blvd.; (2) facing N. Pt. Rd.

Remarks: _____

Posted by *[Signature]* Date of return: 10/9/80

Number of Signs: 2

DUPLICATE
CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL
EXCEPTION
15th DISTRICT

ZONING: Petition for Special Exception
LOCATION: West side of Old North Point Road, 95 feet Southwest of Lynhurst Road
DATE & TIME: Tuesday, October 21, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage.
All that parcel of land in the Fifteenth District of Baltimore County Beginning on the west side of Old North Point Road approximately 95 feet Southwest of Lynhurst Road and running the following courses and distances: S 78° 47' W 66.49' thence N 78° 38' E 573.48' thence N 18° 32' E 145.26' to the place of beginning.

All parking areas and drives within the ML-IM zoned portion of the property is included with the Special Exception request, saving and excepting that portion of the above described property zoned ML and also excepting and not including section E, F, and I of the existing building which is zoned ML-IM. Florio, et al, as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, October 21, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 2.

TOWSON, MD., October 2, 1980

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 in each of one time ~~successive weeks~~ before the 21st day of October, 1980, the first publication appearing on the 2nd day of October, 1980.

THE JEFFERSONIAN

L. Frank Strickland
Manager.

Cost of Advertisement, \$ 1.00

Petition For
Special Exception

15th District
Zoning: Petition for Special Exception
Location: West side of Old North Point Road, 95 feet Southwest of Lynhurst Road
Date & Time: Tuesday, October 21, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage.
All that parcel of land in the Fifteenth District of Baltimore County Beginning on the west side of Old North Point Road approximately 95 feet Southwest of Lynhurst Road and running the following courses and distances: S 78° 47' W 66.49' thence along the east side of North Point Boulevard S 22° 38' E 193.29' thence N 78° 38' E 573.48' thence N 18° 32' E 145.26' to the place of beginning.

All parking areas and drives within the ML-IM zoned portion of the property are included with the Special Exception request, saving and excepting that portion of the above described property zoned ML and also excepting and not including sections E, F, and I of the existing building which is zoned ML-IM.

Being the property of Ermanno Florio, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 21, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Ma., Oct 2 1980

This is to Certify, That the annexed

Petition
Florio
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of October, 1980
Goodman Publisher.

OFFICE PHONE 752-3666 HOME PHONE 484-7227

GOODMAN, MEAGHER & ENOCH
ATTORNEYS AT LAW
7TH FLOOR
111 N. CHARLES ST.
BALTIMORE, MD. 21201

LEONARD J. GROSSMAN

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 18 day of Aug, 1980.

Filing Fee \$ 5.00 Received: 1 Check

_____ Cash

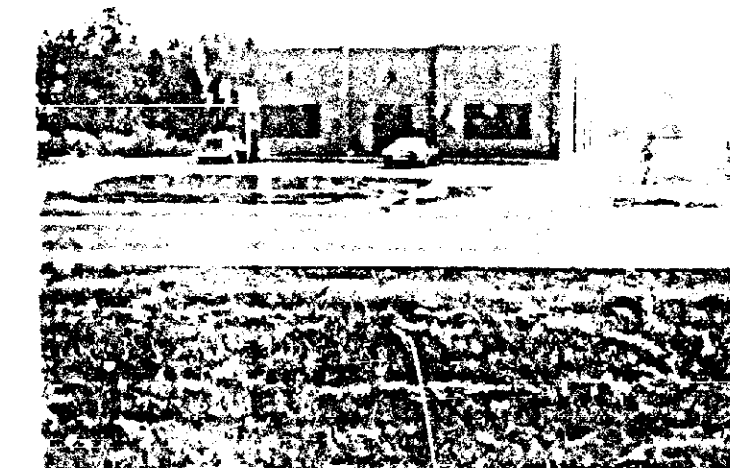
_____ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner E. Florio + Zeierka Submitted by 110

Petitioner's Attorney _____ Reviewed by CHS

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

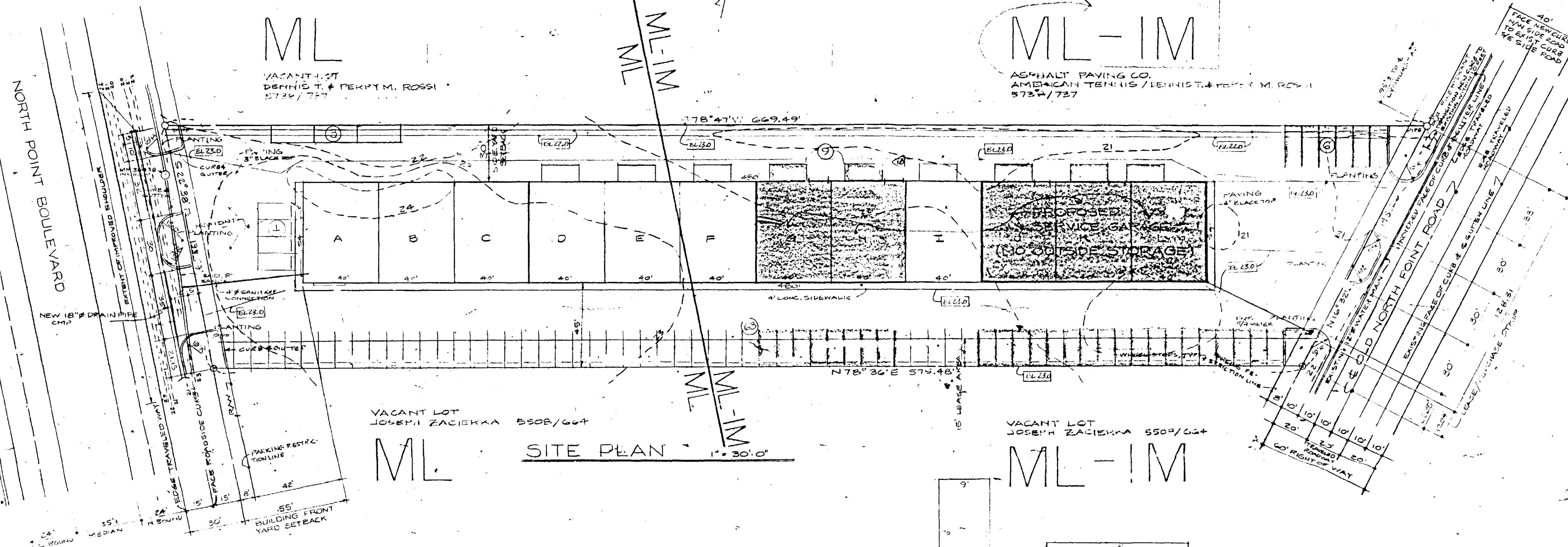


ML-1M



VACANT 4. ST
DENNIS T. & PERRY M. ROSSI
5734/757

ASPHALT PAVING CO.
AMERICAN TENNIS / TENNIS. & RICK M. ROY.
5737/737



SPACES REQUIRED 12PC PER 3EMPLOYEES; 6EMPLOYEES PER TENANT;
12*6 = 72 EMPLOYEES; 72/3 = 24 SPACES

SPACES PROVIDED 85 SPACES* SEE TENANT DATA BELOW

AREA: 64,710 S.F. ± ; 1.49 AC. ±
OWNERSHIP: MR. ERMANNO FLORES, EFFECTIVE MAY 29, 1979.

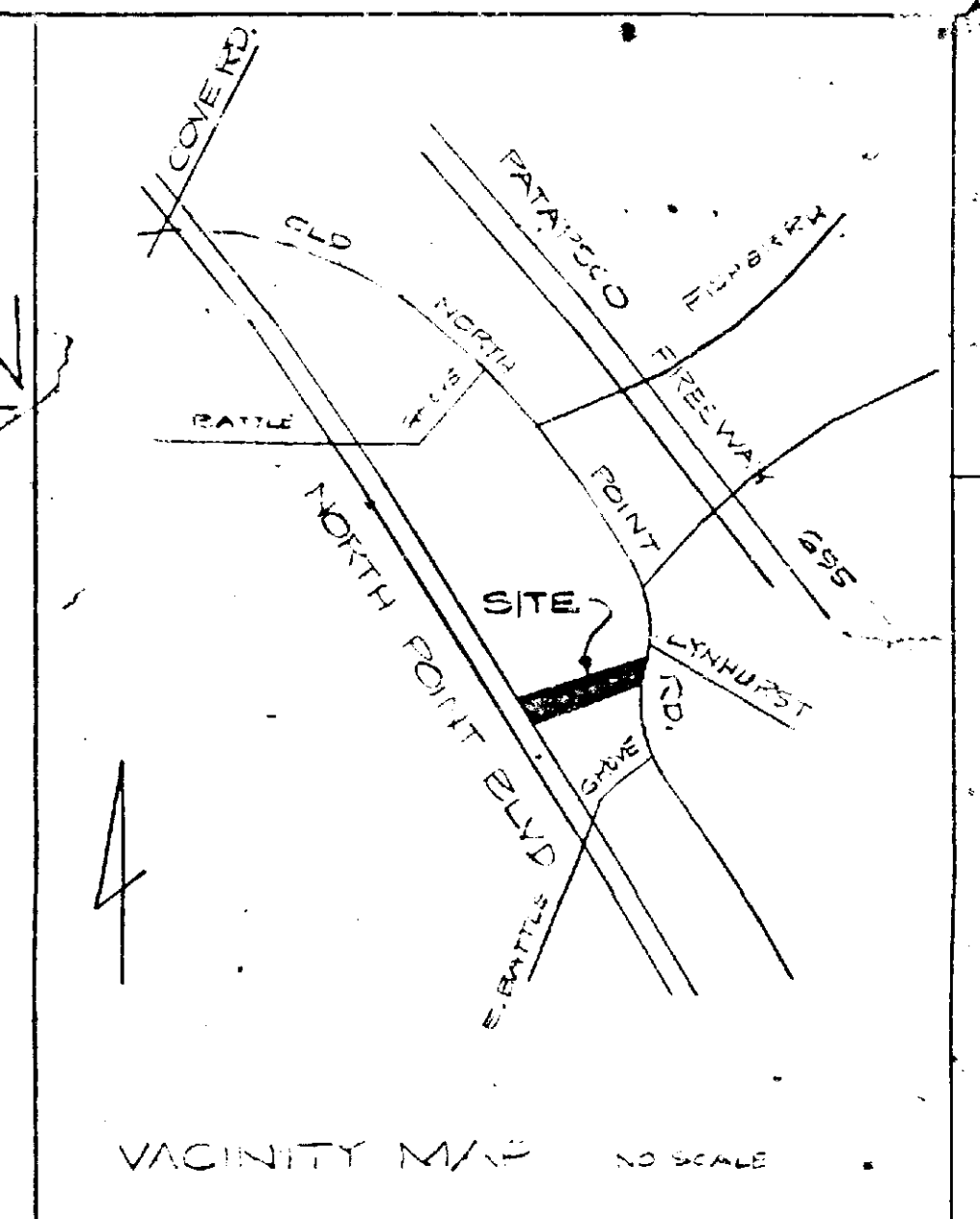
PREVIOUS. CASE # 71-217-11
#154

TENANT DATA:				
AREA	TENANT	SQ. FOOTAGE	PARKING REQUIRED	USAGE
A B C	FLOID, INC.	2,480 SF TOTAL 2,076 SF SHOP 1,204 SF OFFICE	TOTAL 8 SHOP (1/3 EMP) OFFICE (1/500")	CABINET MANUFACTURER
D E F	VACANT	6,618 SFS / 13,236 SF 18	19 / 3 = 6	
G H	SERVICE GARAGE	4,320 SF TOTAL	1 SFC / 300 SF = 13	SERVICE GARAGE (NO OUTSIDE STORAGE)
I	A.B. FILICKORSONS	2,160 SF TOTAL	1 SFC / 3 EMP = 2	WAREHOUSING & DISTRIBUTING
J K L	SERVICE GARAGE	6,480 SF TOTAL	1 SFC / 300 SF = 22	SERVICE GARAGE (NO OUTSIDE STORAGE)
TOTALS			59	

EXHIBIT 1

15TH DISTRICT

PLAT TO ACCOMODATE PETITION for SPECIAL EXCEPTION for SERVICE GARAGE



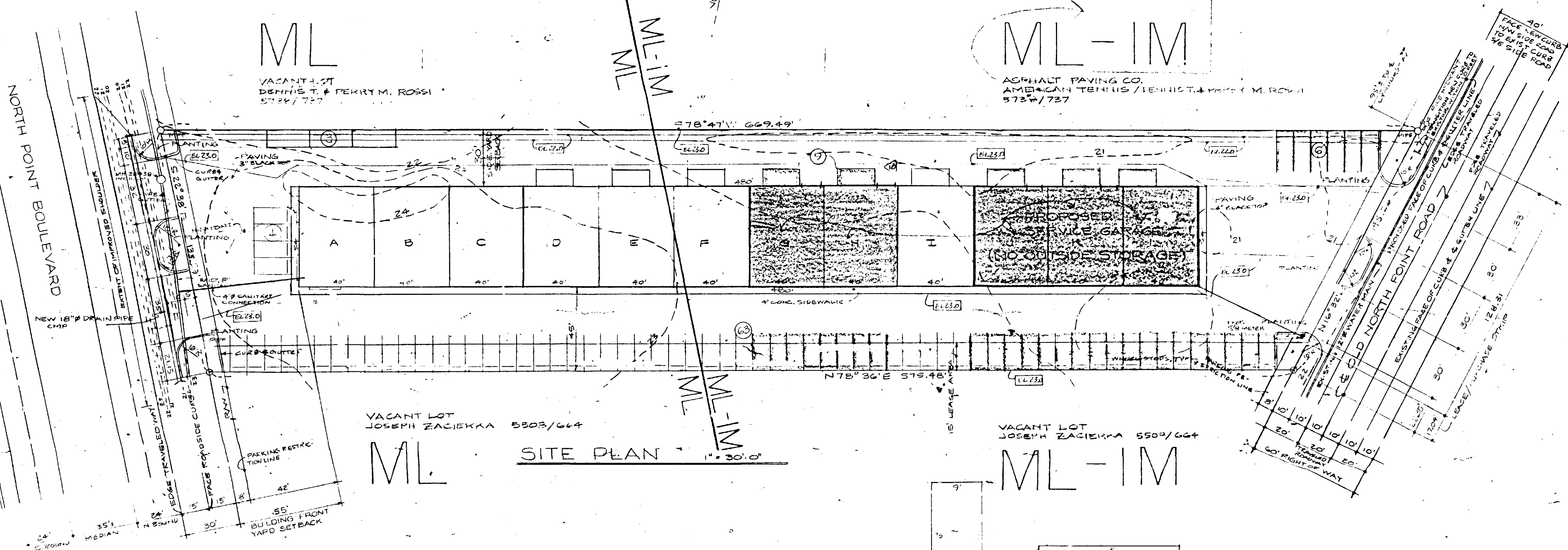
BALTIMORE, MD. 21222

4030 NORTH POINT BLVD.

FLORIO WAREHOUSE

MARCH 3, 1980

DWG 1 OF 1



PARKING
SPACES REQUIRED 15 PC PER EMPLOYEES; 6 EMPLOYEES PER TENANT;
12 X 6 = 72 EMPLOYEES; 72 / 3 = 24 SPACES
SPACES PROVIDED 25 SPACES * SEE TENANT DATA BELOW

PROPERTY
AREA: 64,710 SQ. FT.; 1.49 AC. ±
OWNERSHIP: MR. BERMANNO FLORIO, EFFECTIVE MAY 29, 1979.

PREVIOUS. CASE # 71-217-A
#154

TENANT DATA:				
AREA	TENANT	SQ. FOOTAGE	PARKING REQUIRED	USAGE
A	FLORIO, INC.	6,480 SF TOTAL	TOTAL	CABINET MANUFACTURER
B		5,076 SF SHOP	SHOP (1/3 EMP)	
C		1,204 SF OFFICE	OFFICE (1/300")	
D	VACANT	6 EMPLOYEES / TENANT	15 / 3 = 6	
E		13		
F				
G	SERVICE GARAGE	4,320 SF TOTAL	15 PC / 200 SF	SERVICE GARAGE (NO OUTSIDE STORAGE)
H				
I	A.B. FILICKO & SONS	2,160 SF TOTAL	1 PC / 3 EMP	WAREHOUSING & DISTRIBUTING
J				
K	SERVICE GARAGE	6,480 SF TOTAL	15 PC / 200 SF = 22	SERVICE GARAGE (NO OUTSIDE STORAGE)
L				
TOTALS			59	

RECEIVED
EXHIBIT 1

15TH DISTRICT

7/2
5/3
10/10
X
1/12