

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GREENSPRING REALTY, INC., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto as a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

1. That the requested special exception for service garage use will provide a convenient and economical discount muffler outlet to serve this area of Baltimore County and its residents.
2. That the requested service garage will be in keeping with the character of this area including nearby B.M. (Business, Major) and B.R. (Business, Roadside) zones, and will be compatible with its surroundings.
3. That the requested special exception is in conformity with the letter and the spirit of the Zoning Regulations, including, but not only Section 502.1 thereof.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... Service Garage Use, includ., but not... only... a discount muffler shop.

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

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

GREENSPRING REALTY, INC.
By: *[Signature]*
Contract purchaser
Address: 12013 Wilcrest (Murry Rd.)
Houston, Texas 77031
Legal Owner
c/o Martin J. Smith, Esquire
Address: 143 Main Street
Reisterstown, Md. 21136
Protestant's Attorney
Address: 204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this... 29th... 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... 20th... day of... November, 1980 at 9:30 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1980

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

RE: Item No. 56
Petitioner - Greenspring Realty, Inc.
Special Exception Petition

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest side of Reisterstown Road northwest of Cedarmere Road in the 1th Election District, the subject property is improved with a dwelling and a garage. Adjacent properties to the south, north and east are improved with a dwelling, a grocery store and other commercial uses, respectively.

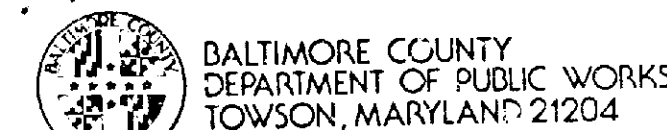
In view of your client's proposal to raze the existing dwelling and construct a three bay service garage building, this Special Exception is required.

Particular attention should be afforded to the comments of the State Highway Administration, and these comments can be reflected on revised site plans at the building permit stage if the petition request is granted.

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

NBC:bac
Enclosures
cc: G. W. Stephens, Jr. & Assoc., 303 Allegheny Ave., Towson, Md. 21204



HARRY J. PISTEL, P.E.
DIRECTOR

October 17, 1980

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

RE: Item #56 (1980-1981)
Property Owner: Greenspring Realty, Inc.
Beginning from the centerline on the S/Ws Reisterstown Road, 89.98' N/W from centerline of Cedarmere Road
Acres: 0.453 Acres District: 4th

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.

Highways:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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.

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.



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

September 29, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 9-23-80
ITEM: 56
Property Owner: Greenspring Realty, Inc.
Location: Beginning from the centerline on the SW side Reisterstown Rd. (Route 140) 89.98' N/W from centerline of Cedarmere Road
Existing Zoning: RL-CNS
Proposed Zoning: Special Exception for service garage (muffler shop)
Acres: 0.453
District: 4th

Dear Mr. Hammond:

On review of the site plan and field inspection the plan must be revised.

The existing entrance at the south property line does not meet minimum stopping sight distance.

The proposed relocation of the entrance does not meet minimum stopping sight distance, but we feel the location is more desirable.

The entire frontage of Reisterstown Road must be improved with curb and gutter.

A concrete curb must be constructed parallel to Reisterstown Road at the 3 parking spaces.

The proposed entrance must have radii of 10'.

Sidewalks with handicap ramps will be required along Reisterstown Road.

The proposed right of way of 80' must be shown.

My telephone number is (301) 383-4320

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

September 29, 1980

Mr. W.E. Hammond

I am sending you a sketch of the areas affected.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:vr

Item #56 (1980-1981)
Property Owner: Greenspring Realty, Inc.
Page 2
October 17, 1980

Water and Sanitary Sewer:

There are public 8 and 16-inch water mains in Reisterstown Road. There is 8-inch public sanitary sewerage within a Baltimore County utility easement at the northernmost corner of this property, see Drawing #70-0320, File 1 (Lot 70-038 as indicated on the submitted plan).

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property protection must be afforded by the contractor for this sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

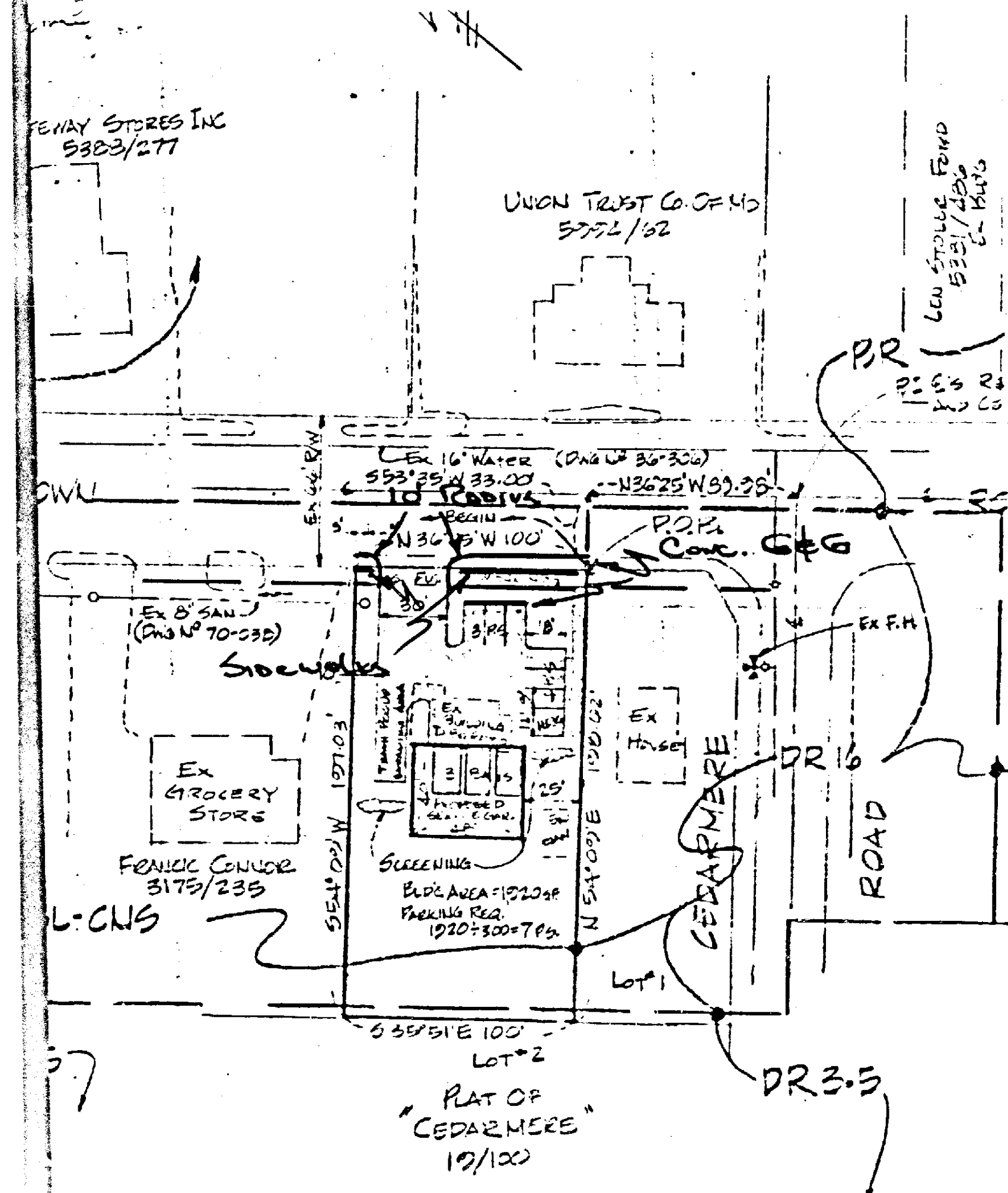
Very truly yours,

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

RAM:EAM:FWR:ss

cc: S. Bellestri

T-W Key Sheet
51 NW 35 & 36 Pos. Sheets
NW 13 I Topo
58 Tax Map





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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 26, 1981

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

RE: Petition for Special Exception
SW/S of Reisterstown Rd., 89.88' NW of
Cedarmere Rd. - 4th Election District
Greenspring Realty, Inc. - Petitioner
NO. 81-99-X (Item No. 56)

Dear Mr. Williams:

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

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Susan Douglas
4 Cedarmere Road
Owings Mills, Maryland 21117

John W. Hessian, III, Esquire
People's Counsel

October 21, 1980

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

NOTICE OF HEARING

RE: Petition for Special Exception - SW/S Reisterstown
Road, 89.98' NW of Cedarmere Road - Greenspring
Realty, Inc. - Case No. 81-99-X

TIME: 9:30 A.M.

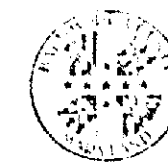
DATE: Thursday, November 20, 1980

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

TOWSON, MARYLAND

cc: Meineke Realty Corp., Inc.
12013 Wilcrest (Murphy Rd)
Houston, Texas 77031

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 3, 1980

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

RE: Petition for Special Exception
SW/S Reisterstown Rd., 89.88' NW
of Cedarmere Road
Greenspring Realty, Inc.
Case No. 81-99-X

Dear Mr. Williams:

This is to advise you that \$43.60 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra 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

URGENT ZONING NOTICE

Cedarmere and Community Residents

The County Zoning Office now has a request to put a DISCOUNT MUFFLER SHOP in the lot at 11302 Reisterstown Rd. between Bud's Farm Market and Dr. Mendelson's office.

As Cedarmere no longer has a Community Association, it is up to us as individuals to express our opinions on this facility. WITHOUT YOUR COOPERATION, we have no voice in the zoning changes.

This property now has a "BUSINESS LOCAL" designation. It is not zoned for a muffler shop. The owners are seeking a "SPECIAL EXCEPTION" to build this facility.

Please make an effort to attend the zoning hearing #81-99X on Thursday, Nov. 20th at 9:30 A.M. at 111 W. CHESAPEAKE AVE., ROOM 106 (County Office Bldg.). If you need transportation or information, please call 356-4597 after 6 P.M. It is urgent that we have a good number of people attending.

If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Lily M. Tarkenton PHONE: 356 7897
ADDRESS: 122 Cedarmere Road - Owings Mills, Md 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Lily M. Tarkenton

Prod 2464

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NAME: Mr. Richard Sullivan PHONE: 356-5825
ADDRESS: 710 Cedarmere Rd - Owings Mills, Md

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Richard E. Sullivan

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NAME: Joseph & Peggy Benedict PHONE: 356-6830
ADDRESS: 723 Cedarmere Rd - Owings Mills, Md 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Joseph Benedict

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NAME: John M. McCadley PHONE: 356-7066
ADDRESS: 119 Cedarmere Rd - Owings Mills, Md 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: John M. McCadley

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NAME: Anne K. Gent PHONE: 356 1776
ADDRESS: 111 Cedarmere Rd - Owings Mills, Md 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Anne K. Gent

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NAME Marguerite Sparks PHONE 356-7470
ADDRESS 718 Cedarmere Rd.

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Marguerite Sparks

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NAME William Gilbert Spence PHONE 356-3932
ADDRESS 706 Cedarmere Rd. Owens Mills, Md. 21117

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed William Gilbert Spence

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NAME Mrs. Joseph Stuhler PHONE 356-7216
ADDRESS 105 Cedarmere Road

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Margaret Stuhler
Joseph Stuhler, Jr.

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NAME George H. Schmidt PHONE 356-7393
ADDRESS 707 Cedarmere Rd.

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed George H. Schmidt
Elma E. Schmidt

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NAME Paul J. Alexander PHONE 356-7560
ADDRESS 120 Oakmere Rd. Owens Mills, Md.

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Paul J. Alexander
Richard E. Alexander

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NAME Doris J. Matthews PHONE 356-7046
ADDRESS 120 Oakmere Rd. Owens Mills, Md.

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Doris J. Matthews

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NAME Luille J. Arnold PHONE 356-7234
ADDRESS 110 Oakmere Rd. Owens Mills, Md.

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Luille J. Arnold

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NAME Mrs. Chester Whitten PHONE 356-7019
ADDRESS 111 Oakmere Rd. Owens Mills, Md. 21117

I hereby approve of the granting of a special exception for a discount muffler shop on property owned by Dr. Mendelson.
Signed Chester J. Whitten, Jr.
Pauline C. Whitten

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NAME: Viola M. Treasur PHONE: 356-7350
ADDRESS: 116 Oakman Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: V. M. Treasur

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NAME: Walter F. Spencer PHONE: 356-7619
ADDRESS: 119 Oakman Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Walter F. Spencer

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Please make an effort to attend the zoning hearing #81-99X on Thursday, Nov. 20th at 9:30 A.M. at 111 W. CHESAPEAKE AVE., ROOM 106 (County Office Bldg.). If you need transportation or information, please call 356-4897 after 6 P.M. It is urgent that we have a good number of people attending.

If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Virginia L. Ritchie PHONE: 356-7056
ADDRESS: 127 Oakman Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Virginia L. Ritchie

URGENT ZONING NOTICE

Cedarmere and Community Residents

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NAME: Walter F. Spencer PHONE: 356-7290
ADDRESS: 121 Oakman Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Walter F. Spencer

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NAME: Mr. & Mrs. Charles C. Decker PHONE: 356-5040
ADDRESS: 135 Cedarmere Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mr. & Mrs. Charles C. Decker

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NAME: Mr. & Mrs. Charles C. Decker PHONE: 356-7042
ADDRESS: 129 Cedarmere Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mr. & Mrs. Charles C. Decker

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NAME: Mr. & Mrs. Charles C. Decker PHONE: 356-7042
ADDRESS: 130 Cedarmere Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mr. & Mrs. Charles C. Decker

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NAME: John W. Sedick PHONE: 356-7499
ADDRESS: 132 CEDARMERE RD., OWINGS MILLS, MD. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: John W. Sedick

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NAME: Mrs. J. Mary Thompson PHONE: 356-4768
ADDRESS: 137 Cedarmere Road - Quince Mills 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mrs. J. Mary Thompson
Mr. J. Mary Thompson

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NAME: KARL + MONICA METZGER PHONE: 356-9129
ADDRESS: 140 CEDARMERE RD.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Karl M. Metzger
Monica K. Metzger

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NAME: Dr. L. Lindemann PHONE: _____
ADDRESS: 141 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Dr. L. Lindemann
Christy Lindemann

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NAME: Michael Birger PHONE: 356-7713
ADDRESS: 142 Cedarmere Rd. - Quince Mills MD

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Michael E. Birger
Janette Birger

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NAME: Allan J. Brown PHONE: 833-4753
ADDRESS: 8 Quince Mills Way 21136

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Allan J. Brown

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NAME: Mrs. J. A. Neumann PHONE: 356-7406
ADDRESS: 123 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mrs. J. A. Neumann
Mr. J. A. Neumann

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NAME: Mrs. Pat Snow PHONE: 356-7456
ADDRESS: 125 Cedarmere Rd. - Quince Mills

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mrs. Pat Snow
Paul M. Snow

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NAME: Eleanor E. Carey PHONE: 356-7016
ADDRESS: 127 Cedarmere Rd. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Eleanor E. Carey
James E. Carey

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NAME: Alan T. Smith, Jr. PHONE: 356-4657
ADDRESS: 136 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Alan T. Smith, Jr.

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NAME: McDaniel, Peter S. PHONE: 356-4487
ADDRESS: 138 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Peter S. McDaniel

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NAME: Virginia M. Haught PHONE: 356-3860
ADDRESS: 141 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Virginia M. Haught

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NAME: Joan Ann Sturgeon PHONE: 356-7313
ADDRESS: 31 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Joan Ann Sturgeon

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NAME: Harold R. Mendelson PHONE: 356-4100
ADDRESS: 2 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Harold R. Mendelson, Jr.

I do not approve unless we are adequately screened from this property by a NATURAL BARRIER of our choosing, screening for visual and sound pollution.

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NAME: Kathy Paffensberger PHONE: 356-4359
ADDRESS: 2 Oakmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Kathy Paffensberger

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NAME: William O. Haught PHONE: 356-3860
ADDRESS: 6 Cedarmere Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: William O. Haught

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Roger L. Melting PHONE: 356-9744
ADDRESS: 11311 Reisterstown Rd. Owings Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop on property zoned S-1-99X.
Signed: Roger L. Melting

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Delano A. Gregory PHONE: 356-7574
ADDRESS: 8 Oakmere Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Delano A. Gregory

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NAME: ROSE-MARY RINEHART PHONE: 356-7719
ADDRESS: 14 OAKMERE RD.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Rose-Mary Rinehart

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NAME: Mr. Creigh & Barbara PHONE: 356-7931
ADDRESS: 12 Oakmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Thos. J. Creigh & Barbara

URGENT ZONING NOTICE

Cedarmere and Community Residents

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This property now has a "BUSINESS LOCAL" designation. It is not zoned for a muffler shop. The owners are seeking a "SPECIAL EXCEPTION" to build this facility.

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Jan N. Dief PHONE: 356-3848
ADDRESS: 14 Oakmere Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Jan N. Dief

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NAME: Mrs. Hazel M. Mump PHONE: 356-7511
ADDRESS: 10 Cedarmere Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Mrs. Hazel M. Mump
10 Cedarmere Rd.
21117 Owings Mills MD

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NAME: Connie Ayres PHONE: 356-7931
ADDRESS: 301 Kendis Mills Rd., Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Connie S. Ayres

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NAME: Jeff Rind PHONE: 356-7980
ADDRESS: 100 Oakmere Rd., 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed Jeff Rind
100 Oakmere Rd.
21117

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NAME: George M. Poe PHONE: 356-7980
ADDRESS: 100 Oakmere Rd., 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed George M. Poe
100 Oakmere Rd.
21117

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NAME: Mrs. Helen Kapph PHONE: Unlisted
ADDRESS: 5 Oakmead Rd.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mrs. Helen Kapph
5 Oakmead Rd. 21117

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NAME: Sharon W. Whuman PHONE: 356-4455
ADDRESS: 7 Oakmead Rd.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Sharon W. Whuman
7 Oakmead Rd. 21117

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NAME: Ellen Storer PHONE: 356-7064
ADDRESS: 20 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Ellen Storer

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NAME: Charles Stone PHONE: 356-7064
ADDRESS: 20 Cedarmere Rd. Owings Mills, Md.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Charles Stone

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NAME: Thomas V. Stettin PHONE: 356-6817
ADDRESS: 26 Cedarmere Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Thomas V. Stettin

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NAME: Theodore K. Wise PHONE: 356-6437
ADDRESS: 38 Cedarmere Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Theodore K. Wise

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NAME: Diana Enson PHONE: Unlisted
ADDRESS: 9 Church Rd. Owings Mills, Md. 21117

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Diana H. Enson

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NAME: August H. Knick PHONE: 356-2359
ADDRESS: 19 Cedarmere Rd. Owings Mills, Md.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: August H. Knick

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NAME: Mr. & Mrs. William Q. Thight PHONE: 356-4005
ADDRESS: 18 Cedarmere Rd.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: William Q. Thight

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NAME: Mr. & Mrs. James E. Fox PHONE: unlisted
ADDRESS: 16 Cedarmere Rd. Quinby Mills, Md. 21117

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: James E. Fox

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NAME: Betty J. Parker PHONE: 356-5248
ADDRESS: 12 Cedarmere Rd.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Betty J. Parker
Cathryn Shaffer

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NAME: James M. Hewitt PHONE: unlisted
ADDRESS: 31 W. Duane St. P.O. 21117

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: James M. Hewitt

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NAME: Donald J. Taylor PHONE: 356-7040
ADDRESS: CEDEMERE ROAD

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Donald J. Taylor

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NAME: Mary E. Taylor PHONE: 356-7040
ADDRESS: 2 Cedarmere Rd.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mary E. Taylor

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NAME: John Southard PHONE: 356-7072
ADDRESS: 2 Cedarmere Rd. Quinby Mills, Md.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: John Southard

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NAME: MARK Southard PHONE: 356-7072
ADDRESS: 7 Cedarmere Rd. Quinby Mills, Md.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.

Signed: Mark Southard

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NAME: Russell Southard PHONE: 356-7071
ADDRESS: 7 Cedarmere Rd. Spring Mills, Md.

I hereby approve of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Russell E. Southard

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NAME: James W. Cooper PHONE: 356-7037
ADDRESS: 117 Cedarmere Rd. Spring Mills, Md.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: James W. Cooper
Don M. Cardell

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Mary Taylor PHONE: 356-7389
ADDRESS: 19 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Mary Taylor

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NAME: Allen F. Sherman PHONE: 356-7842
ADDRESS: 13 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Allen F. Sherman
Carolyn K. Sherman

URGENT ZONING NOTICE

Cedarmere and Community Residents

The County Zoning Office now has a request to put a DISCOUNT MUFFLER SHOP in the lot at 11302 Reisterstown Rd. between Bud's Farm Market and Dr. Mendelson's office.

As Cedarmere no longer has a Community Association, it is up to us as individuals to express our opinions on this facility. WITHOUT YOUR COOPERATION, we have no voice in the zoning changes.

This property now has a "BUSINESS LOCAL" designation. It is not zoned for a muffler shop. The owners are seeking a "SPECIAL EXCEPTION" to build this facility.

Please make an effort to attend the zoning hearing #81-99X on Thursday, Nov. 20th at 9:30 A.M. at 111 W. CHESAPEAKE AVE., Room 106 (County Office Bldg.). If you need transportation or information, please call 356-4897 after 6 P.M. It is urgent that we have a good number of people attending.

If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Marie Sinter PHONE: 356-7554
ADDRESS: 5 Cedarmere Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: William Ginter
Marie Sinter

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NAME: Metro Olds Inc PHONE: 356-9000
ADDRESS: 11234 Reisterstown Rd.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Charles S. Pelton
Griffith 11/15/81

URGENT ZONING NOTICE

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: TEICHMAN ERIK PHONE: 526-56-53
ADDRESS: 11700 REISTERSTOWN RD.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Erik Teichman

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NAME: Teichner L. PHONE: 526-56-53
ADDRESS: 11700 REISTERSTOWN RD.

I hereby disapprove of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: L. Teichner

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

SUSAN L. DOUGLAS

NAME: Philip Douglas III PHONE: 356-4897
ADDRESS: CEDARMERE RD. OWINGS MILLS, MD 21117

I hereby ~~approve~~ of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Philip Douglas III

URGENT ZONING NOTICE

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Marshall B. Simmons PHONE: 356-3180
ADDRESS: 734 CEDARMERE RD. OWINGS MILLS, MD 21117

I hereby ~~approve~~ of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Marshall B. Simmons

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: LINDA LIVING PHONE: 356-4380
ADDRESS: 317 CEDARMERE RD. OWINGS MILLS, MD 21117

I hereby ~~approve~~ of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Linda Carol Living

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Margaret Edwards PHONE: 356-4380
ADDRESS: 612 CEDARMERE RD. OWINGS MILLS, MD 21117

I hereby ~~approve~~ of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Margaret Edwards

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If you can't attend, please indicate your approval or disapproval on this form and sign it.

NAME: Susan Edwards PHONE: 356-4380
ADDRESS: CEDARMERE RD. OWINGS MILLS, MD 21117

I hereby ~~approve~~ of the granting of a special exception for a muffler shop in zoning case #81-99X.
Signed: Susan Edwards

Compare Prices & Save!

meineke

DISCOUNT MUFFLERS

Savings on American & Foreign Car Mufflers. Custom Work. Dual Exhaust & Shocks. Free Exhaust System Inspection.

OWINGS MILLS
11302 Reisterstown Road
Baltimore
7604 Harford Road
7001 Eastern Blvd.

Open Daily and Sat. 8-6 P.M.

Midas replaces more mufflers than anybody else.

Here's why:

- Midas and you'll never have to buy a muffler for your car again.
- We'll get the exact muffler made for your car. Lifetime and you'll be in 30 minutes or less.

It pays to Midasize. MIDAS

655 BALTIMORE NATIONAL PIKE (BLVD 404) 744-7822
1203 EASTERN AVE. 285-1823
801 S. HANOVER ST. 287-1127
808 BELAIR RD. (Bel Air) 838-1852
1000 RITCHIE HWY (I-83) 461-5200
6017 HANFORD ROAD (Hampden) 426-1800
U.S. RTE 1 & LAUREL AVE (Laurel) 782-4350
802 REISTERSTOWN RD (Reisterstown) 286-7168
1014 YORK ROAD (Towson) 286-7168
2116 LIBERTY RD (Hendelston) 635-1132

Rayco Car Service

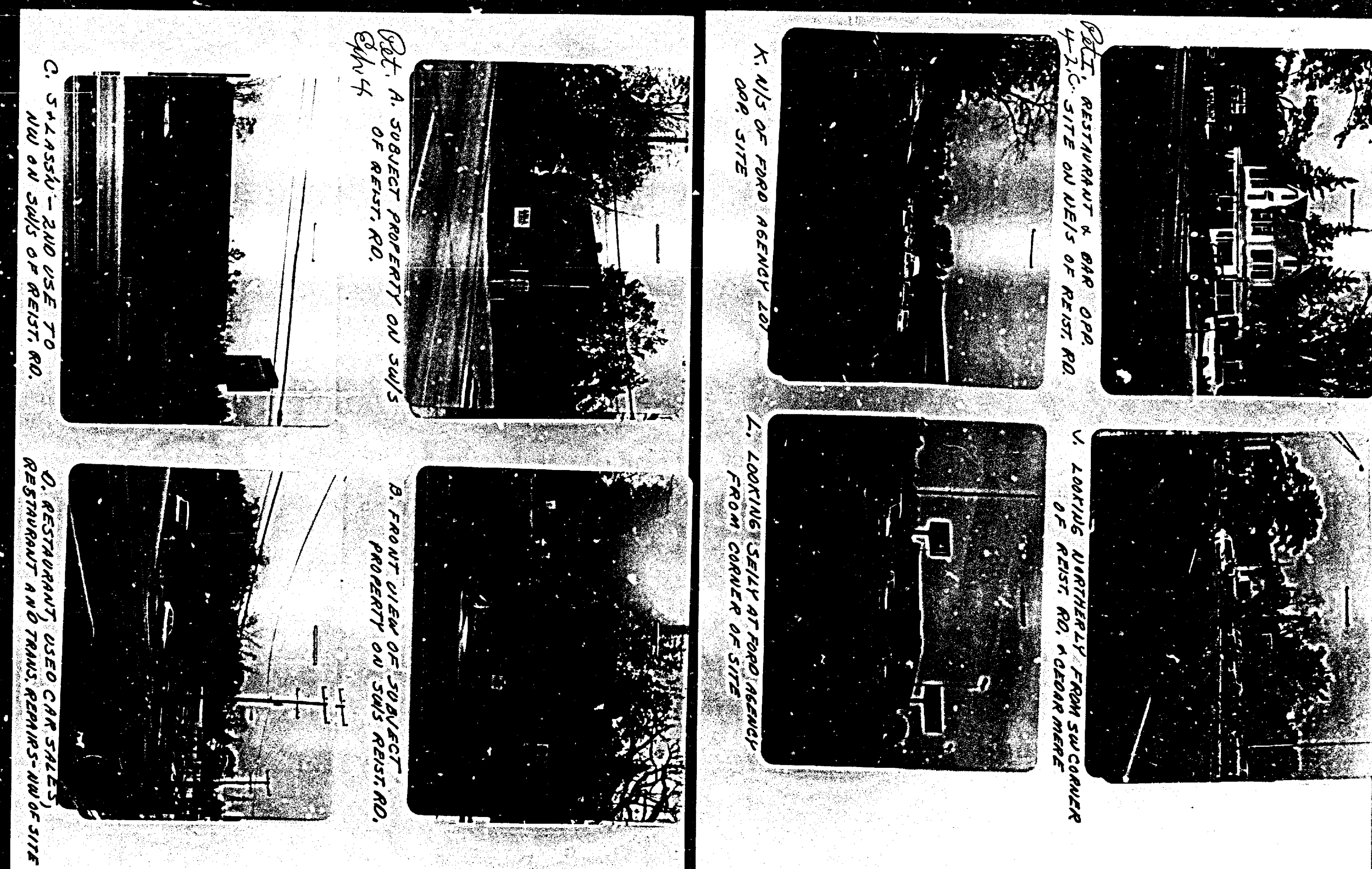
You'll Never Buy Another MUFFLER for Your Present American Car & Never Pay a Service Charge!

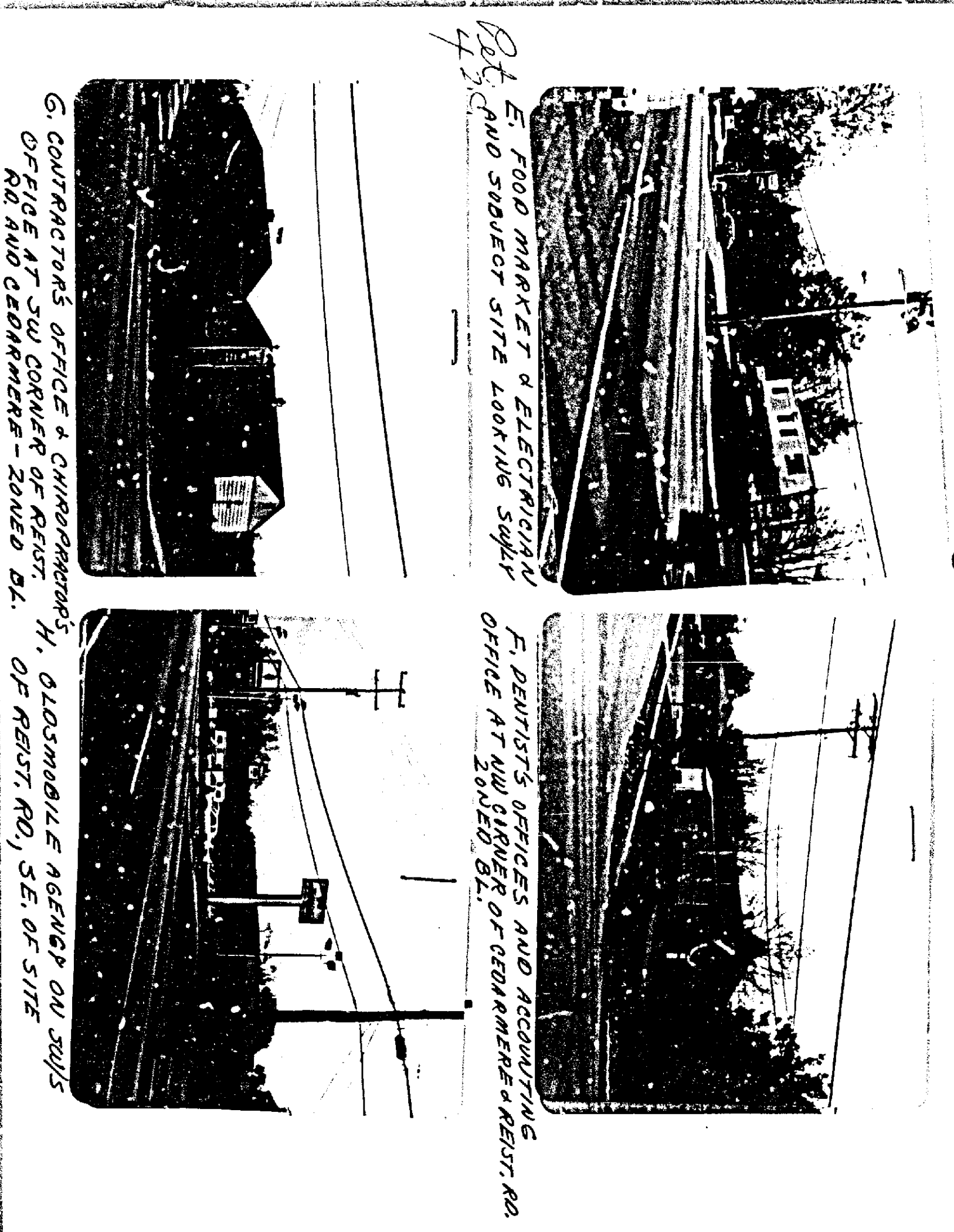
- No appointment necessary.
- Includes what you want.
- Includes in 15 min. and car.
- Exhaust & tail pipes also.
- American & Foreign.

RAYCO L.T.C. Muffler is guaranteed for 1 year or 100,000 miles. If you own your present car, we'll give you a new muffler for free. If you don't, we'll give you a new muffler for \$1.00. If you don't, we'll give you a new muffler for \$1.00. If you don't, we'll give you a new muffler for \$1.00.

MARYLAND STATE INSPECTION STATIONS

TOWSON 823-5150 8810 LOCH LAVEN BLVD TOWSON, MD	GLEN BURNIE 768-9300 805 RITCHIE HWY HAYES	BALTIMORE 488-7600 28701 PULASKI AT EDOMARK
--	---	--





PETITION FOR SPECIAL EXCEPTION
ZONING: 4th District
LOCATION: Southwest side of
Cedarmere Road, 111 W.
Chesapeake Avenue, Towson, Maryland
21204
Public Hearing: Thursday, November 20, 1980 at 9:30 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The following is a summary of the Petition for Special Exception for Service Center use, including but not only, a discount buffet shop, beginning for the same on the southwest side of Cedarmere Road, 66 feet wide, at a point located at the end of the two following lines: beginning at the centerline intersection of said Cedarmere Road and the centerline of Reisterstown Road, North 8225 West 8225 feet and South 8225 West 8225 feet; thence from said place of beginning, thence on the southwest side of said Reisterstown Road, 111 North 8225 West 100.00 feet, then leaving said Road, running the three following lines: (1) South 8225 West 100.00 feet, (2) North 8225 East 100.00 feet and (3) North 8225 East 100.00 feet to the place of beginning.
Containing 0.453 acres of land more or less.
Being the property of Green Spring Realty, Inc., a Maryland corporation, and is shown on a plat plan filed with the Zoning Department.
Hearing Date: Thursday, November 20, 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. 20

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION 4TH DISTRICT
REISTERSTOWN RD.
was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 31st day of OCTOBER, 1980, that is to say,
the same was inserted in the issues of
10/30/80
COLUMBIA PUBLISHING CORP.
By Nancy Knowler

Office of
COLUMBIA PUBLISHING CORP.
10750 Little Patuxent Parkway
Columbia, MD 21044

19

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: OCT. 31, 1980
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: GREENSPRING REALTY, INC.
Location of property: SW/S. REISTERSTOWN RD., 89.88' NW OF CEDARMERE ROAD
Location of Signs: FRONT 11302 REISTERSTOWN RD.
Remarks: Thomas F. Ralaut Date of return: Nov. 7, 1980
Posted by: Thomas F. Ralaut
Number of Signs: ONE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17 day of Oct, 1980
Filing Fee \$ 50 Received: by Check by Cash by Other by
Don #52
William E. Hammond, Zoning Commissioner
Petitioner: Thomas F. Ralaut Submitted by: William E. Hammond
Petitioner's Attorney: William E. Hammond Reviewed by: William E. Hammond
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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>WM</u>					Revised Plans:					
Previous case: <u>AM</u>					Change in outline or description		Yes <u>by</u> No <u>by</u>			
					Map #					



DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 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 20th day of October, 1980, the first publication appearing on the 30th day of October, 1980.

THE JEFFERSONIAN
L. Frank Strickland
Manager.

Cost of Advertisement, \$ 71.00

PETITION FOR SPECIAL EXCEPTION
4th DISTRICT
ZONING: Petition for Special Exception
LOCATION: Southwest side of Reisterstown Road, 89.88' NW of Cedarmere Road, 111 W. Chesapeake Avenue, Towson, Maryland 21204
PUBLIC HEARING: Thursday, November 20, 1980 at 9:30 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 20

Exhibit

Cooperative Traffic Enforcement

OPERATION SPIDER

Pat. Exp. 2

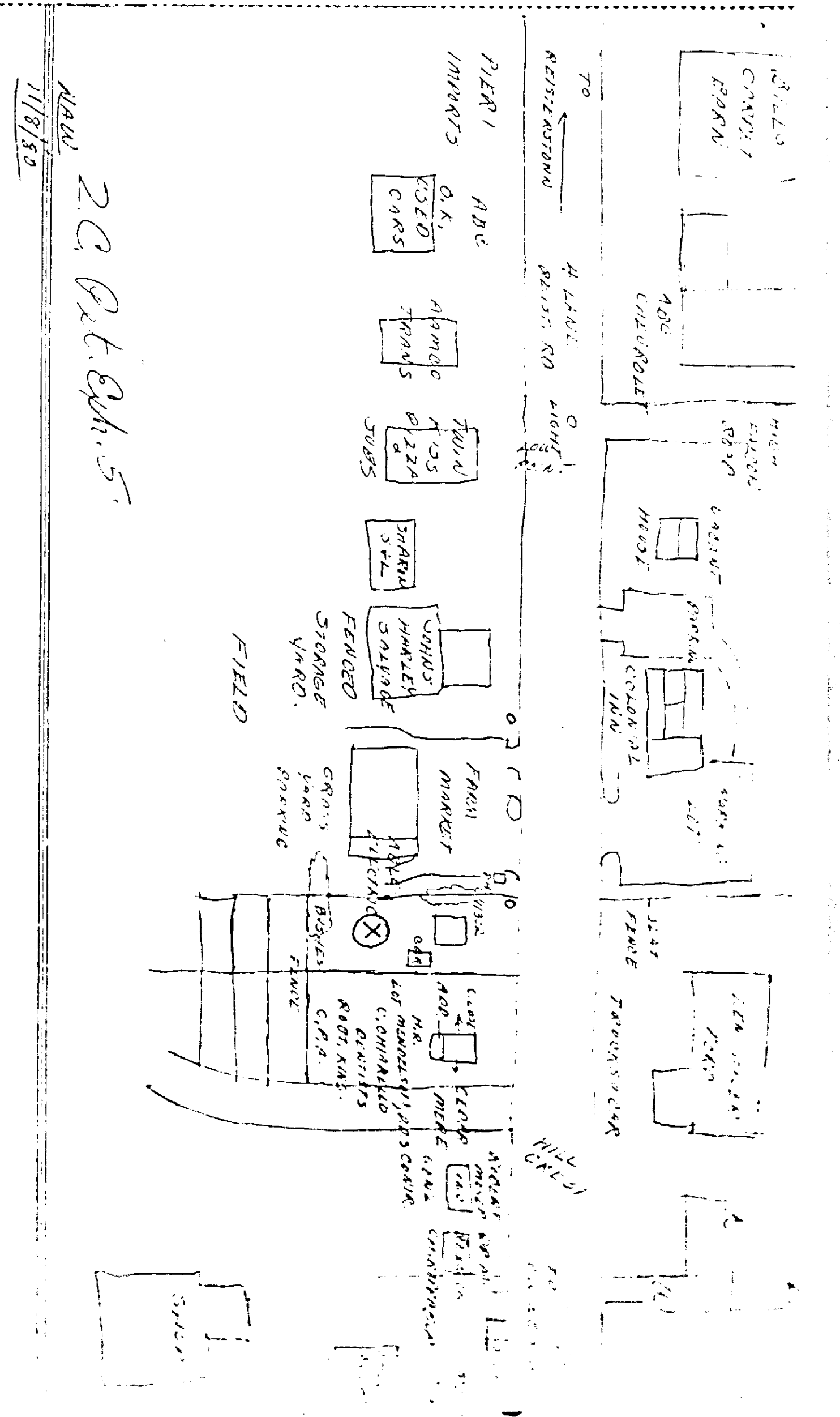
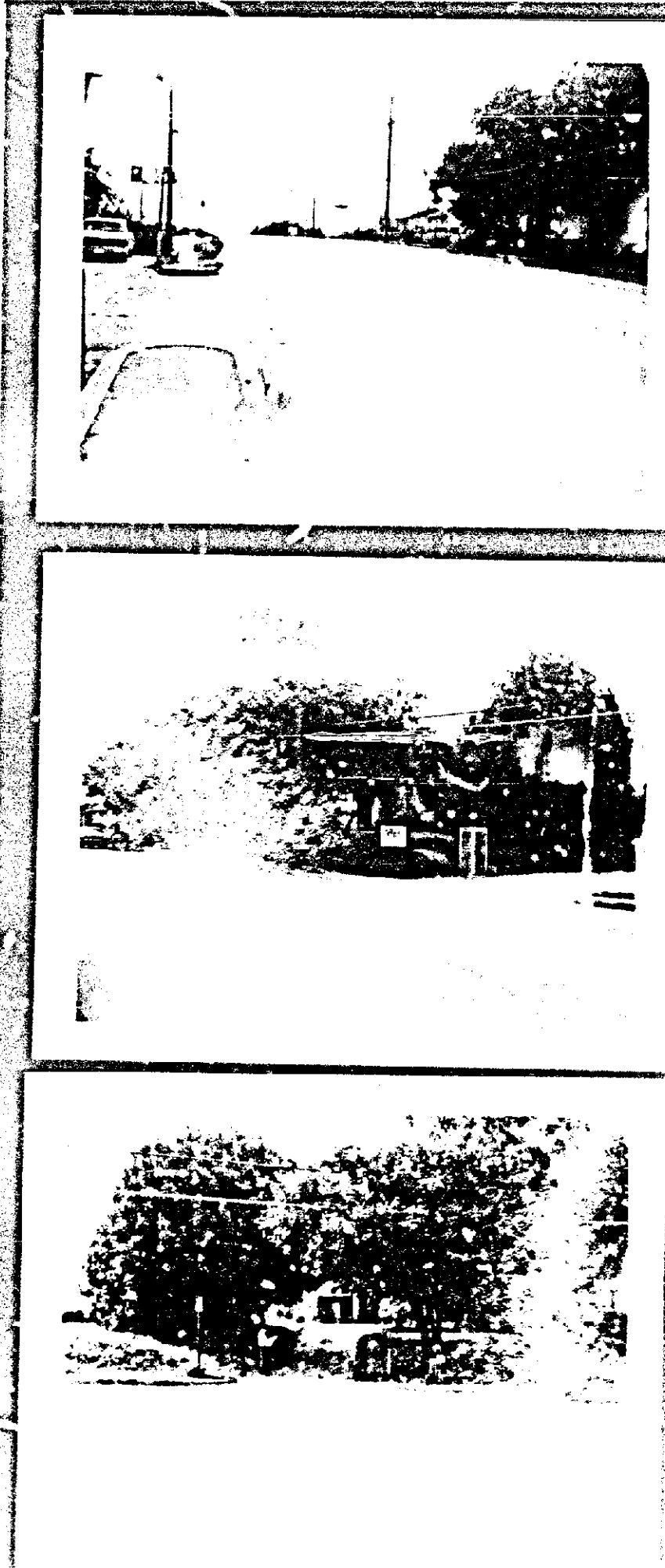
Attended hearing

Ruth C. Sedgwick
132 Cedarmere Rd.
Owings Mills, Md. 21117

John M. McCauley
119 Cedarmere Rd.
Owings Mills MD 21117

William D. Day
4 Cedarmere Rd.
Owings Mills, Md. 21117

Virginia M. Hays
6 Cedarmere Rd.
Owings Mills, Md. 21117



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

DATE: November 24, 1980 ACCOUNT: 01-662

RECEIVED: NOV 24 1980 AMOUNT: \$43.60

FOR: NOV 24 1980 PAYEE: NOV 24 1980

FOR: Adv. & Posting for Case No. 81-93-X

VALUATION OR SIGNATURE OF CLERK: 307-81-93 436036

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

DATE: Oct 21, 1980 ACCOUNT: 01-662

RECEIVED: NOV 24 1980 AMOUNT: \$30.00

FOR: NOV 24 1980 PAYEE: NOV 24 1980

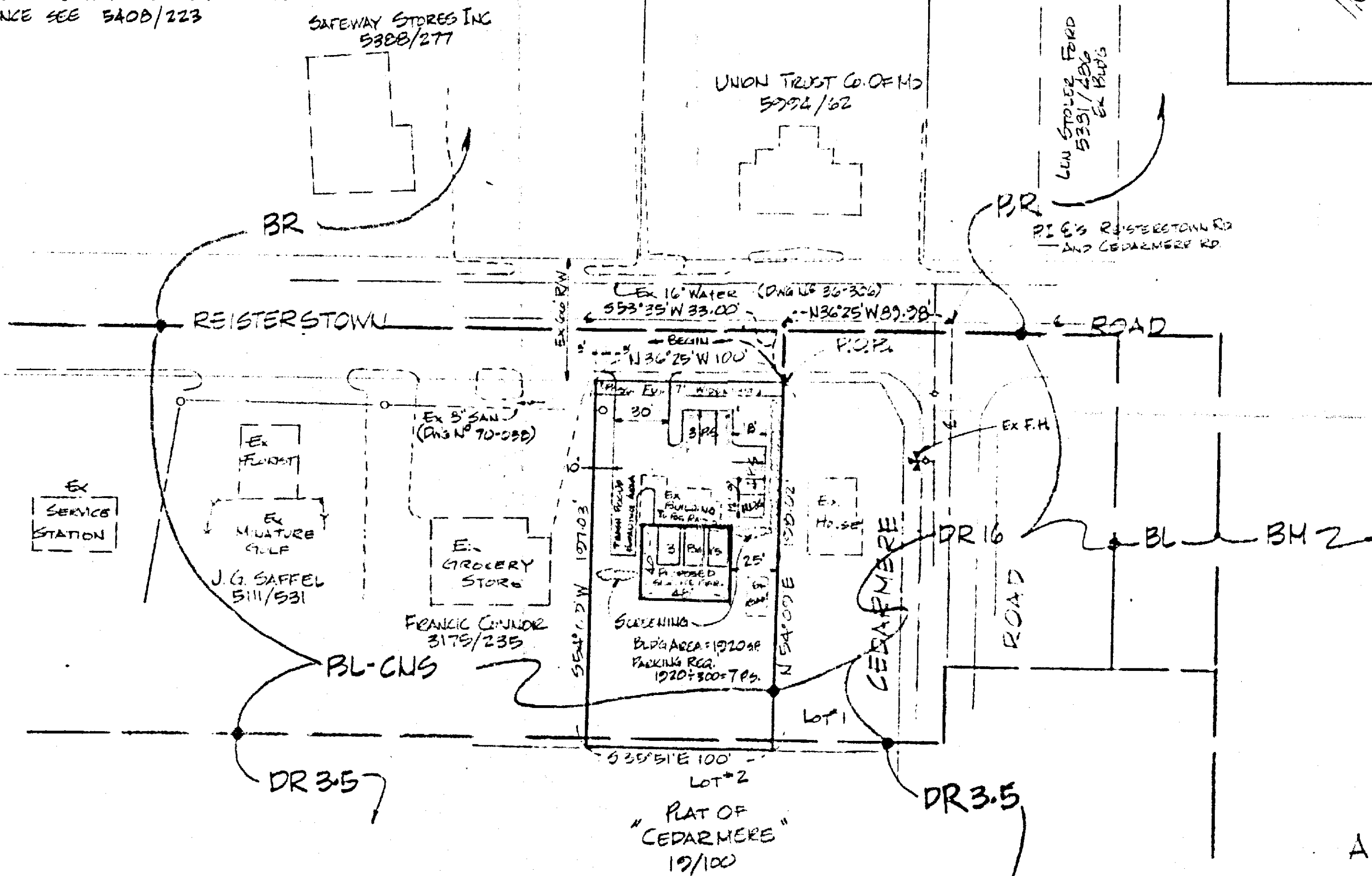
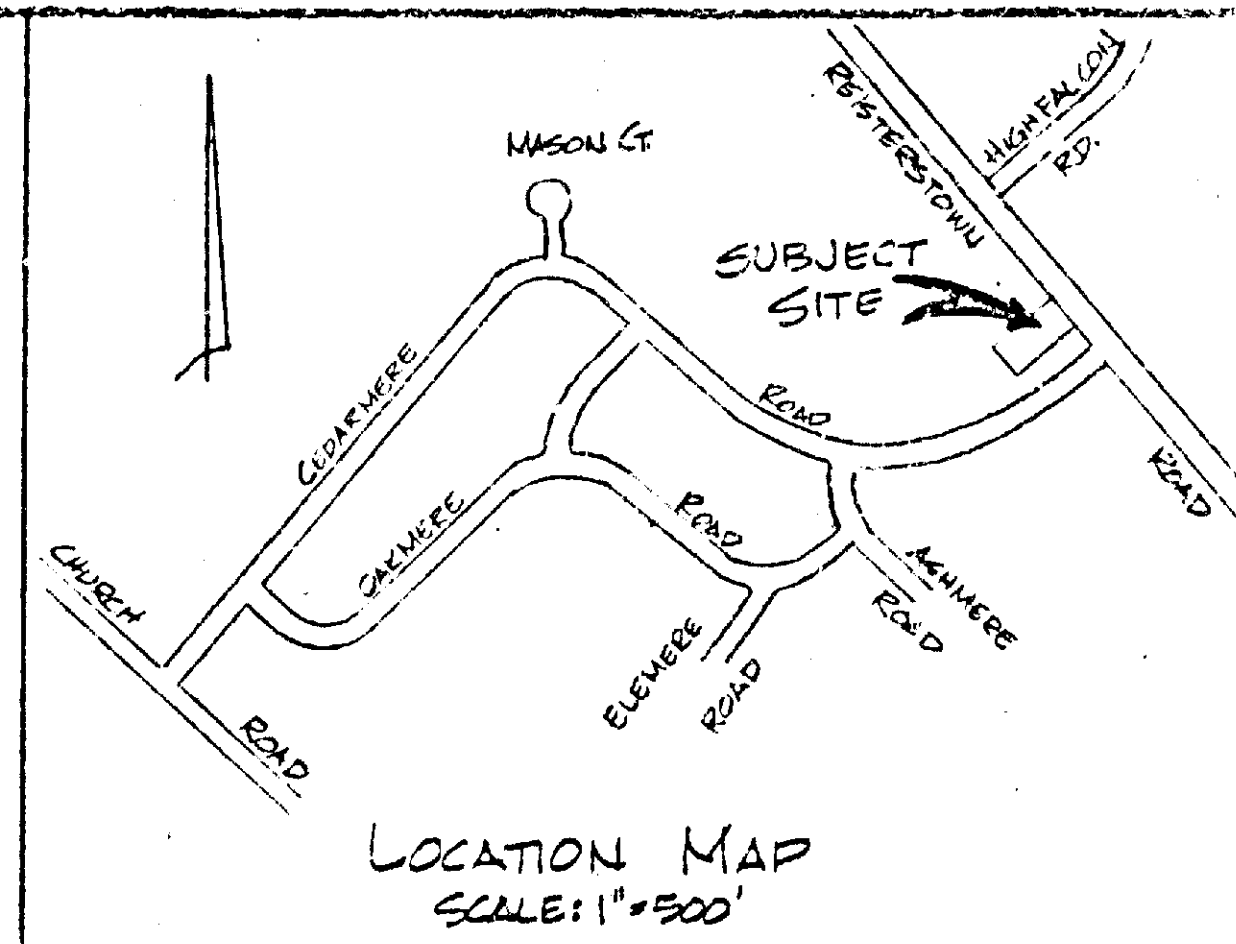
FOR: Adv. & Posting for Case No. 81-93-X

VALUATION OR SIGNATURE OF CLERK: 307-81-93 436036



GENERAL NOTES

- 1) AREA OF SITE D.4542
- 2) EXISTING ZONING BL-CNS
- 3) PRESENT USE RESIDENCE (TO BE RAZED)
- 4) PROPOSED USE SERVICE GARAGE
- 5) SCREENING - WHERE INDICATED SHALL BE DONE WITH A MINIMUM HEIGHT OF 4 FEET (EVERGREENS)
- 6) PAVING - SHALL BE BITUMINOUS WITH BITUMINOUS CURBS AROUND PERIMETER AND WELL DRAINED.
- 7) LIGHTING - SHALL BE ERRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS OR INTERFERE WITH TRAFFIC. SHALL NOT TO EXCEED 15 FEET IN HEIGHT. (SHARP CUTOFF LUMINAR OR EQUIVALENT.)
- 8) WATER AND SEW FACILITIES EXIST AS SHOWN HEREON
- 9) FOR DEED REFERENCE SEE 5A08/223

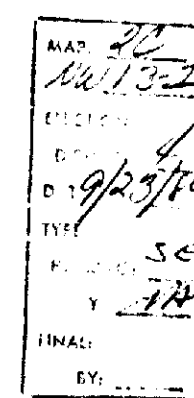


PARKING TABULATION

TOTAL FLOOR AREA	1920 SF
PARKING REQUIRED	1920 ÷ 320 = 7 SPACES
PARKING SHOWN	INSIDE 3 BAYS
OUTSIDE	7 SPACES
TOTAL	* 10 SPACES

* INCLUDE 1 HANDICAP SPACE (HDC)

PLAT TO ACCOMPANY
A ZONING PETITION
FOR A
SPECIAL EXCEPTION
TO PERMIT A
SERVICE GARAGE
IN AN
EXISTING BL-CNS ZONE
BALTO CO MD ELECT DIST #4
SCALE: 1"=50' SEPT 3, 1980
"MEINEKE MUFFLER"
11302 REISTERSTOWN RD.



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

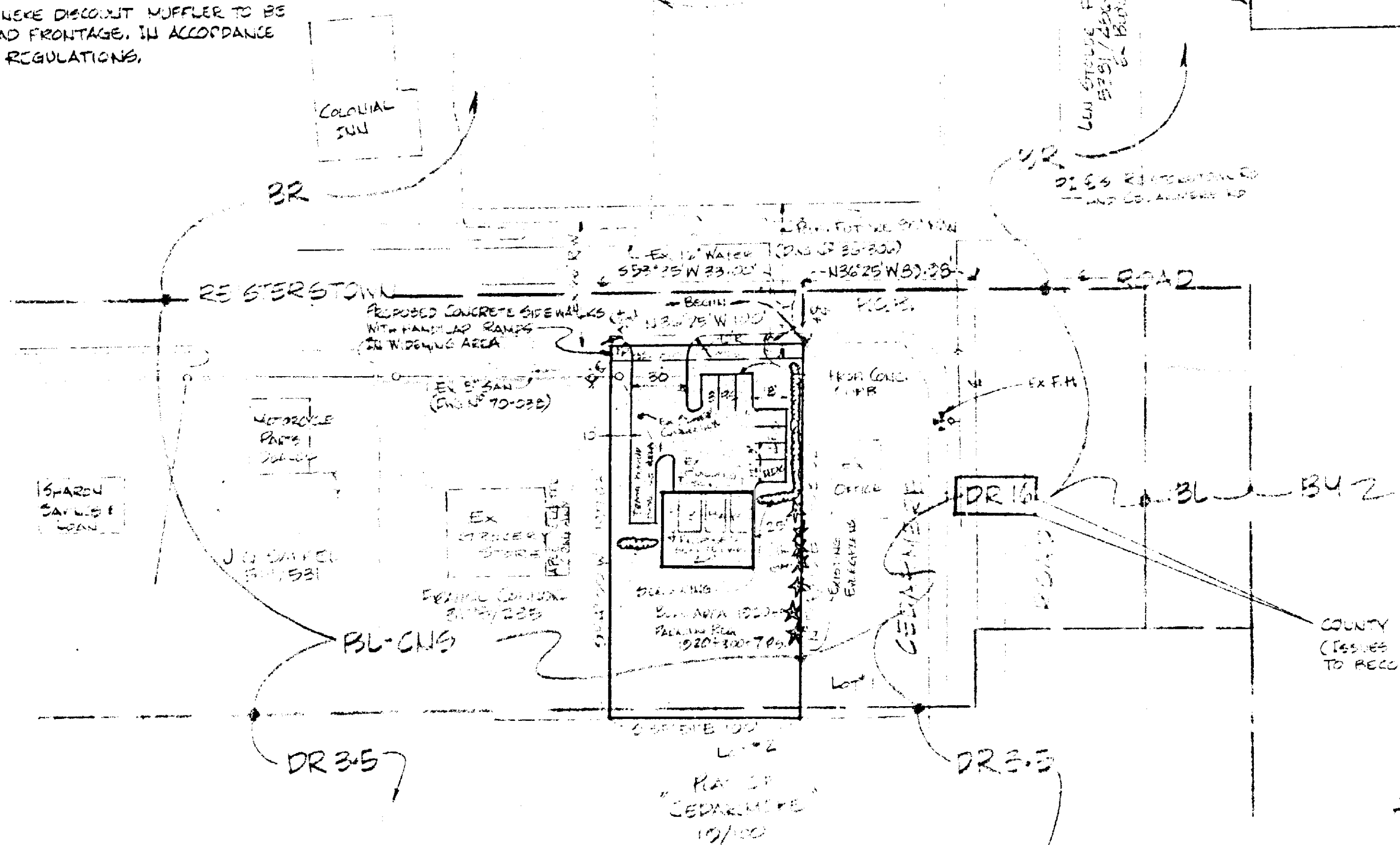
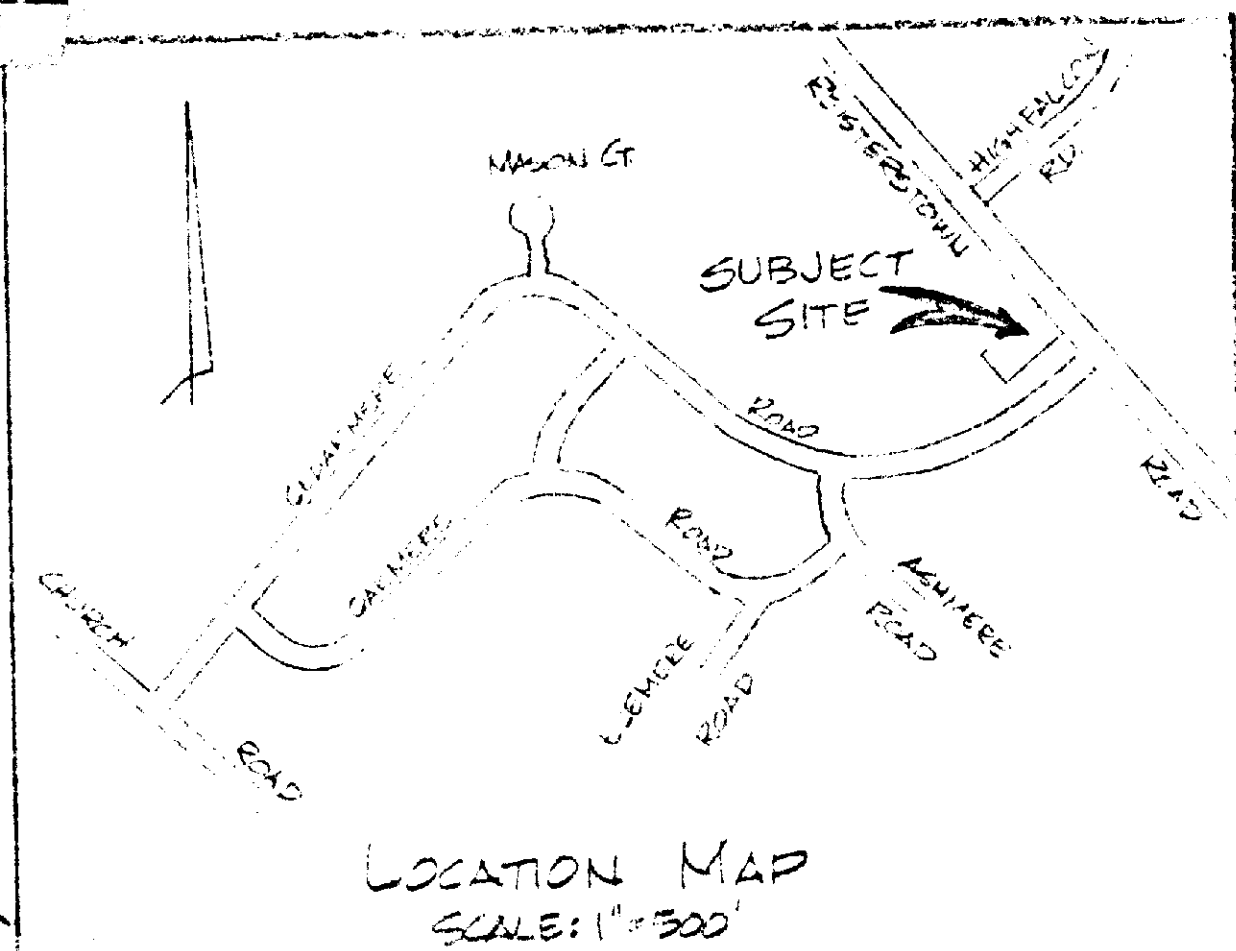
- NOTES:
- 1) SUBJECT SITE IS NOT IN A TRAFFIC DEFICIENCY AREA.
 - 2) PROPOSED BLDG TO HAVE ONE LAVATORY AND ONE TOILET.

DEVELOPER
MEINEKE REALTY CORP.
12013 WILCREST (MURPHY RD.)
HOUSTON, TEXAS 77031

Z.C. Petitioner's Exhibit 1

GENERAL NOTES

- 1) AREA OF SITE D.4542
- 2) EXISTING ZONING BL-CNS
- 3) PRESENT USE RESIDENCE (TO BE RAZED)
- 4) PROPOSED USE SERVICE GARAGE
- 5) SCREENING - WHERE LOCATED SHALL BE DONE WITH A MINIMUM HEIGHT OF 4 FEET (EVERGREENS)
- 6) PAVING - SHALL BE BITUMINOUS WITH BITUMINOUS CURBS (EXCEPT AS NOTED) AROUND PERIMETER AND WELL DRAINED.
- 7) LIGHTING - SHALL BE ERRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS OR INTERFERE WITH TRAFFIC. SHALL NOT TO EXCEED 15 FEET IN HEIGHT. (SHARP CUTOFF LUMINAR OR EQUIVALENT.)
- 8) WATER AND SEW FACILITIES EXIST AS SHOWN HEREON
- 9) FOR DEED REFERENCE SEE 5A08/223
- 10) STANDARD 5'x10' MEINEKE DISCOUNT MUFFLER TO BE LOCATED ALONG ROAD FRONTAGE, IN ACCORDANCE WITH APPLICABLE REGULATIONS.



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OUTSIDE	7 SPACES
TOTAL	* 10 SPACES

* INCLUDE 1 HANDICAP SPACE (HDC)

COUNTY COUNCIL HAS APPROVED
(ISSUES 5-55 + 5-145) BL ZONING
TO BECOME EFFECTIVE 12/10/80

PLAT TO ACCOMPANY
A ZONING PETITION
FOR A
SPECIAL EXCEPTION
TO PERMIT A
SERVICE GARAGE
IN AN
EXISTING BL-CNS ZONE
BALTO CO MD ELECT DIST #4
SCALE: 1"=50' SEPT 3, 1980
"MEINEKE MUFFLER"
11302 REISTERSTOWN RD.

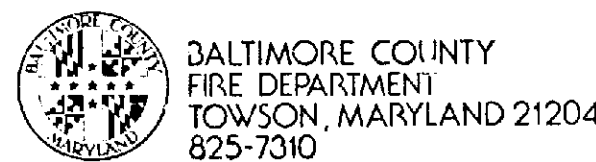


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

- NOTES:
- 1) SUBJECT SITE IS NOT IN A TRAFFIC DEFICIENCY AREA.
 - 2) PROPOSED BLDG TO HAVE ONE LAVATORY AND ONE TOILET WHICH WILL PRODUCE LESS SEWAGE THAN EXISTING HOUSE.

DEVELOPER
MEINEKE REALTY CORP.
12013 WILCREST (MURPHY RD.)
HOUSTON, TEXAS 77031

PLAT P. 11113
11/11/80 (1) CONFORM WITH ZONING ORDINANCE
(2) PERMIT SUBJECT ZONING
1/17/80 (1) OFFICIALS OF APPLICANT'S OFFICE
(2) APPROVE SPECIAL NOTE.



PAUL M. REINCKE
CHIEF

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

Attention: Nick Camodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Greenspring Realty, Inc.

Location: Beginning from the centerline on the SW/S Reisterstown Road
09.98' N/W from centerline of Cedermere Road.

Item No.: 56 Zoning Agenda: Meeting of September 23, 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.

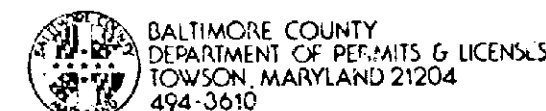
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

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

/mb



TED ZALESKI JR.
DIRECTOR

October 21, 1980

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

Dear Mr. Hammond:

Comments on Item #56 Zoning Advisory Committee Meeting, September 23, 1980

are as follows:

Property Owner: Greenspring Realty, Inc.
Location: Beginning from the centerline on the SW/S Reisterstown Road
Existing Zoning: B.L. CHS
Proposed Zoning: Special Exception for service garage (muffler shop)
Location continued - 89.98' NW from centerline of Cedermere Road

Acres: 0.453
District: 4th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, 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.

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 8" 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 set 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 con comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. _____ The existing garage which was a residential accessory building will comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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. Surman
Charles E. Surman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 26, 1980

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

Z.A.C. Meeting of: September 23, 1980

RE: Item No: 54, 55, 56, 57, 58
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,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SW/S of Reisterstown Rd., 89.88' NW : DEPUTY ZONING
of Cedermere Rd. - 4th Election District : COMMISSIONER
Greenspring Realty, Inc. - Petitioner :
NO. 81-99-X (Item No. 56) :
OF
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1981, that the herein Petition for Special Exception for a service garage use, including but not limited to a discount muffler shop, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., dated September 3, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The existing garage shall be razed and a permit for same shall be secured.
2. The hours of operation shall be limited to between 8:00 a.m. and 6:00 p.m., Monday through Saturday.
3. No major repairs or body work shall be performed on the property. The primary use of the property shall be for the installation of exhaust systems, shock absorbers, or similar parts purchased at retail from the premises and shall be inclusive of any incidental and/or accessory service or repairs in conjunction with said items.
4. The site plan shall designate the location of the trash dumpster, the scrap disposal bin, and the acetelyn storage; said acetelyn storage shall be in accordance with the Baltimore County Fire Code.

ORDER RECEIVED FOR FILING

DATE February 26, 1981

BY *John E. Gerber*
John E. Gerber, Director
Office of Planning and Zoning

5. An eight foot stockade fence, a basketweave fence, or two rows of white or black pine trees, at least six feet in height, staggered alternately six feet on center, shall screen the rear and side lot lines from the rear lot line to the rear of the building.
6. The permitted free-standing sign shall be limited to 8 feet by 10 feet.
7. A revised site plan, incorporating the above restrictions, shall be submitted for approval 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.
8. The special exception shall be utilized within 3 1/2 years.

John M. Hession
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Reisterstown Rd., 89.88' :
NW of Cedermere Rd., 4th District : CF BALTIMORE COUNTY

GREENSPRING REALTY, INC., : Case No. 81-99-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

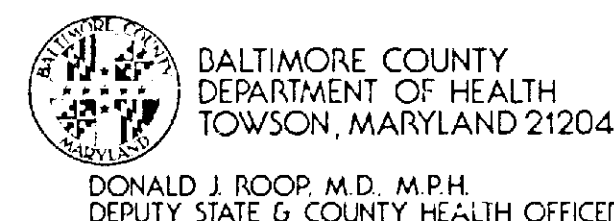
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman
Peter Max Zimmerman
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 29th day of October, 1980, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Meineke Realty Corporation, Inc., 12013 Wilcrest (Murphy Rd.), Houston, Texas 77031, Contract Purchaser.

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



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

November 18, 1980

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

Dear Mr. Hammond:

Comments on Item #56, Zoning Advisory Committee Meeting of September 23, 1980, are as follows:

Property Owner: Greenspring Realty, Inc.
Location: Beginning from the centerline on the SW/S Reisterstown Rd., 89.98' N/W from centerline of Cedermere Rd.
Existing Zoning: B.L. CHS
Proposed Zoning: Special Exception for service garage (muffler shop)
Acres: 0.453 Acres
District: 4th

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.

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

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

Very truly yours,

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

IJP/mw

81-99-X
11/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: November 6, 1980
Norman E. Gerber, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 81-99-X Item 56

Petition for Special Exception
Southwest side of Reisterstown Road, 89.88 feet North west of Cedermere Road
Petitioner- Greenspring Realty, Inc.

Fourth District

HEARING: THURSDAY, November 20, 1980 (9:30 A.M.)

The proposed use would not be inappropriate here. If granted, it is requested that the order be conditioned to require the submittal of a detailed landscaping plan for approval by the Division of Current Planning and Development.

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

NEG-JGH:ab

GREEN SPRING REALTY

DATE February 26, 1981

BY *John E. Gerber*
John E. Gerber, Director
Office of Planning and Zoning

AUTO AND TRUCK SERVICE BUSINESSES ALONG REISTERSTOWN ROAD CORRIDOR

(Bounded on the North by the first block of Westminster Pike above the intersection of Hanover Road and, on the South, by the intersection of Reisterstown and Greenspring Valley Roads, a distance of slightly less than seven miles. Survey taken November 9 and 10, 1980.)

- | | |
|---------------------------------|---|
| * 1. Automotive Discounters | 24 Westminster Road |
| 2. Reisterstown Auto Parts | 24 Westminster Road |
| 3. Gle's P. P. Station | Westminster and Hanover Roads |
| * 4. Reisterstown Auto Ldy | 20 Main Street |
| 5. Chesapeake Auto Enterprises | East of 47 Main Street |
| * 6. R and P Auto Glass | 68 Main Street |
| 7. Davis's Auto Shop | 84 Main Street |
| 8. Reisterstown Exxon | 101 Main Street |
| 9. Reisterstown Amoco | 154 Main Street |
| * 10. P. P. O. Gas Station | 201 Main Street |
| 11. Bransfield Motors | 223 Main Street |
| * 12. Amos' Used Cars | 328 Main Street |
| 13. Hopkins Auto Shop | 328 Main Street |
| * 14. Abandoned Service Station | 500 Block Main Street |
| 15. Chartley Shell | 529 Main Street |
| 16. Gwynnbrook Auto Repairs | 600 Block Main Street |
| * 17. Hess Gas Station | 600 Block Main Street |
| 18. Miles Mobil Station | Reisterstown Road and Chartley Drive |
| * 19. Falstaff P. P. Gas n' Go | Reisterstown Road and Dryman's Lane |
| 20. Chartley Auto Parts | 718 Main Street |
| 21. Ezrine Firestone Store | 720 Main Street |
| 22. Citgo Station | North End--Reisterstown Shopping Center |
| 23. Ames Discount Store | Reisterstown Shopping Center |
| 24. Western Auto Store | Reisterstown Shopping Center |
| 25. Texaco Station | South End--Reisterstown Shopping Center |

*--Denotes businesses that do not handle muffler repairs and/or parts.

Prod. Exp. 1

Page 2

AUTO AND TRUCK SERVICE BUSINESSES ALONG REISTERSTOWN ROAD CORRIDOR

- | | |
|---|--------------------------------------|
| 26. Klausmeyer Cooleygar Store | 11904 Reisterstown Road |
| 27. Kirby's Tire and Auto | 11808 Reisterstown Road |
| 28. Columbia Auto Supply | 11800 Reisterstown Road |
| 29. RPS Auto Parts | 11704 Reisterstown Road |
| 30. Reisterstown Amoco Station | 11701 Reisterstown Road |
| 31. Teichner's Getty | Reisterstown and Cherry Valley Roads |
| * 32. Allier's Car Wash (Car) | 11629 Reisterstown Road |
| * 33. A. B. C. Body Shop | 11600 Block Reisterstown Road |
| 34. A. B. C. Chevrolet | 11405 Reisterstown Road |
| * 35. Amoco Transmission | 11318 Reisterstown Road |
| * 36. John's Harley Salvage | 11308 Reisterstown Road |
| ***** Proposed Location of Muffler Shop 11302 Reisterstown Road ***** | |
| 37. Len Stoler Ford | 11275 Reisterstown Road |
| 38. Metro Oldsmobile | 11244 Reisterstown Road |
| 39. Owens Mills Funco | 10930 Block Reisterstown Road |
| * 40. Tollgate Radiator | 10716 Reisterstown Road |
| 41. Kables' Automotive | 10714 Reisterstown Road |
| * 42. Precision Tune-Ups | 10604 Reisterstown Road |
| * 43. Crown Gas Station | Reisterstown and Straw Hat Roads |
| 44. Tollgate Exxon | 10500 Block Reisterstown Road |
| 45. Kimmel Tire/Auto Ctr. | 10320 Reisterstown Road |
| 46. Hi-Car Auto Parts | Garrison Forest Shopping Center |
| 47. King's Shell Station | 10301 Reisterstown Road |
| * 48. Owens Mills Auto. Transmission | 10300 Reisterstown Road |
| 49. Rosewood Gulf Station | Reisterstown Road and Rosewood Lane |
| 50. Amoco Station | 10200 Block Reisterstown Road |
| 51. All-State Leasing Corp. | 9808 Reisterstown Road |

*--Denotes businesses that do not handle muffler repairs and/or parts.
*--Denotes businesses that handle motorcycle parts and mufflers only.

Page 3

AUTO AND TRUCK SERVICE BUSINESSES ALONG REISTERSTOWN ROAD CORRIDOR

- | | |
|-----------------------------|------------------------|
| 52. R & H Motor Cars, Ltd. | 9727 Reisterstown Road |
| 53. Pikesville Auto & Body | 9722 Reisterstown Road |
| 54. Portz Truck Rental/Exc. | 9720 Reisterstown Road |
| 55. Valley Amoco Station | 9719 Reisterstown Road |
| 56. Bill Kirk VW Sales/Exc. | 9700 Reisterstown Road |
| 57. Kang's Texaco | 9600 Reisterstown Road |
| * 58. Ark's Towing | 9633 Reisterstown Road |
| 59. Valley Amoco | 9600 Reisterstown Road |

*--Denotes businesses that do not handle muffler repairs and/or parts.
*--Denotes businesses that handle motorcycle parts and mufflers only.

SUMMARY:

59 Auto and Truck Related Businesses in this Corridor

16 Businesses that do not handle muffler parts or repairs

43 Businesses in this corridor that do handle muffler parts and/or repairs.

2.C. Pet's Exp. 3



8" Diameter

SPECIFICATIONS

1. Shatter resistant plastic
2. Internally illuminated
3. Aluminum framed
4. Pan faced
5. Embossed
6. Color: Black; Yellow (Wyandotte #325- Golden Yellow)

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

Description of Accompany a Zoning
Petition for a Special Exception to
Permit A Service Garage in an
Existing BL-CNS Zone.
Containing 0.453 Acres of Land.

September 5, 1980

Beginning for the same on the southwest side of Reisterstown Road, 66 feet wide, at a point located at the end of the two following lines: beginning at the centerline intersection of said Reisterstown Road and the centerline of Cedarmere Road, binding on the centerline of Reisterstown Road, North 36°25' West 89.98 feet and South 53°35' West 33.00 feet; thence from said place of beginning, binding on the southwest side of said Reisterstown Road, (1) North 36°25' West 100.00 feet, thence leaving said Road, running the three following lines, (2) South 54°09' West 197.03 feet, (3) South 35°51' East 100.00 feet and (4) North 54°09' East 198.02 feet to the place of beginning.

Containing 0.453 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION 4th District

ZONING: Petition for Special Exception
LOCATION: Southwest side of Reisterstown Road, 89.88 feet Northwest of Cedarmere Road
DATE & TIME: Thursday, November 20, 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 Service Garage use, including, but not only, a discount muffler shop

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

Being the property of Greenspring Realty, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, November 20, 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



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

November 3, 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 #56, Zoning Advisory Committee Meeting, September 23, 1980, are as follows:

Property Owner: Greenspring Realty, Inc.
Location: Beginning from the centerline on the SW side Reisterstown Road, 89.98' N/W from centerline of Cedarmere Road
Acres: 0.453 acres
District: 4th

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

The subject property is in a Sewer Deficient Area.

Landscaping should be provided.

Very truly yours,

John L. Wimbly, Jr.
John L. Wimbly
Planner III
Current Planning and Development



BALTIMORE COUNTY
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

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

Item No. 56 - ZAC - September 23, 1980
Property Owner: Greenspring Realty, Inc.
Location: Beginning from the centerline on the SW side Reisterstown Road, 89.98' N/W from centerline of Cedarmere Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for service garage (Muffler Shop)

Acres: 0.453 acres
District: 4th

Dear Mr. Hammond:

The requested special exception for a service garage is not expected to be a major traffic generator. The entrance to this site is subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/bza