



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 8, 1981

Maryland Department of Transportation
Motor Vehicle Administration
6601 Ritchie Highway, N.E.
Glen Burnie, Maryland 21062

Attention: Mr. Herbert L. Butler, Jr.
Chief, Dealer Licensing and
Consumer Services

RE: Case No. 81-224 XSPH
Used Car Sales
(The Motor Coach Ltd.)
1317 Reisterstown Road -
3rd Election District

Dear Mr. Butler:

Your letter dated January 4, 1982, to Mr. William E. Hammond, Zoning Commissioner, has been referred to me for reply. You have requested confirmation that the above-referenced property has been limited as to the number of auto sales that are permitted annually and that any such sales can only be conducted as an accessory use to the existing service garage.

Please be advised that the above information is correct. Enclosed you will find a copy of the Order which places restrictions on the property including the maximum number of vehicles that can be sold within a one-year period.

If you have any further questions regarding this matter, please contact this office.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

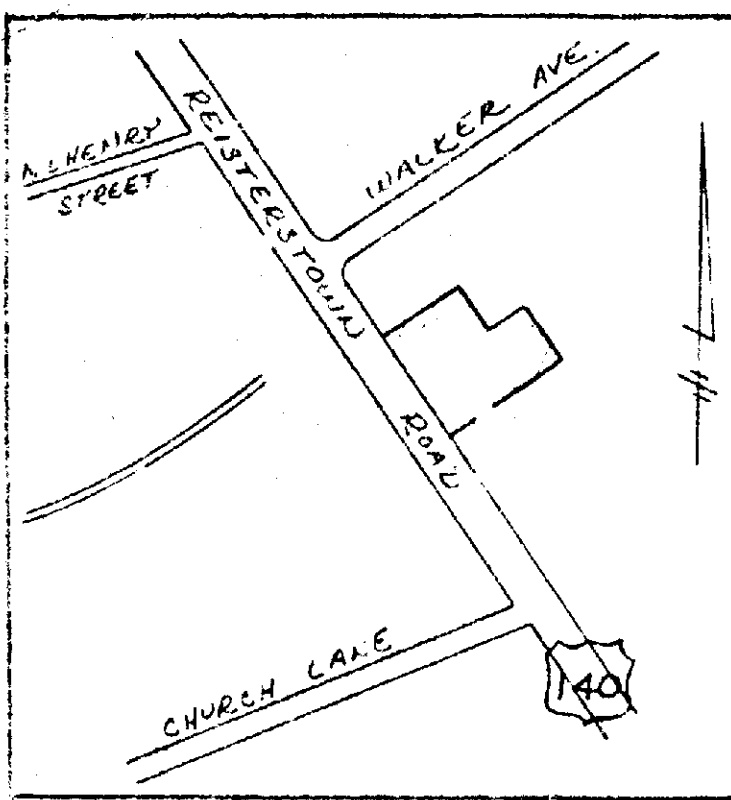
JED:nr

Enc.

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

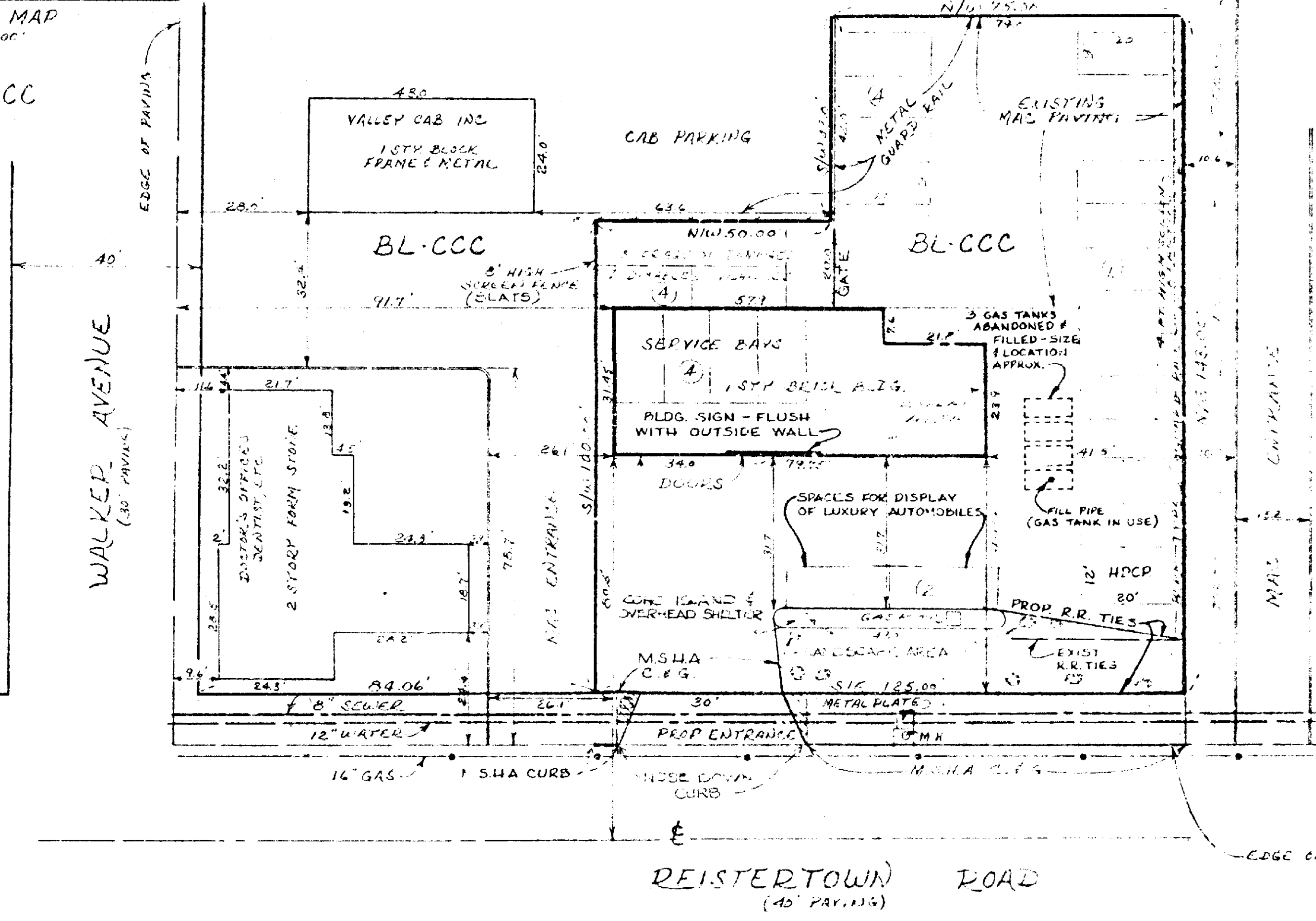
✓ Case File



VICINITY MAP
SCALE 1"=200'

NO. 81-224-XSPH
PETITION FOR SPECIAL HEARING
GRANTED SUBJECT TO THE FOLLOWING:

1. THE STRUCTURE SHALL COMPLY WITH BALTIMORE COUNTY BUILDING CODE 1978, SECTION 416 FOR SERVICE GARAGES
2. THE NUMBER OF USED LUXURY AUTOMOBILES PERMITTED TO BE SOLD SHALL BE LIMITED TO TWELVE PER CALENDAR YEAR.
3. IN THE EVENT THE USED LUXURY AUTOMOBILES FOR SALE ARE TO BE PARKED ALONG OR NEAR THE PROPERTY LINE RUNNING PARALLEL WITH REISTERSTOWN ROAD, SUCH USE SHALL NOT ENCROACH UPON THE LANDSCAPED AREA OR THE REISTERSTOWN ROAD RIGHT OF WAY.



GENERAL NOTES

EXIST. ZONING: BL-CCC WITH A
SPECIAL EXCEPTION TO ALLOW
FOR AN AUTOMOTIVE SERVICE GARAGE

PARKING REQUIREMENTS

1 SPACE FOR EVERY 300 SQ. FT. OF
FLOOR AREA.
TOTAL FLOOR AREA: 2325 SQ. FT.
= 300
PARKING PROVIDED: 8 SPACES
PARKING SHOWN: 19 CUSTOMER'S,
4 SERVICE BAYS, 3 DISABLED: TOTAL: 27
230.13 = 0.31% 10.1%

SPECIAL EXCEPTION GRANTED:
75-110-X SUBJECT TO

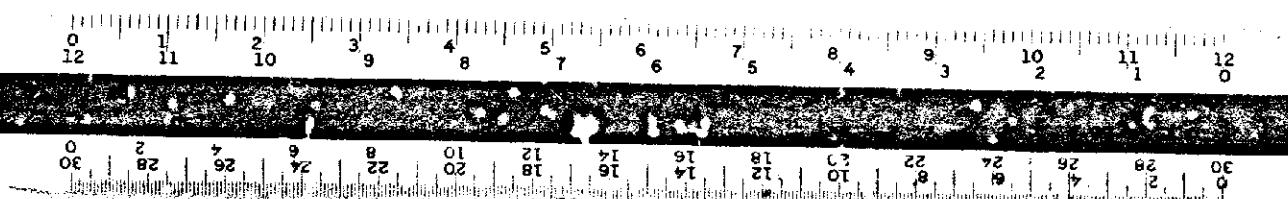
1. NO SALE OF GASOLINE FROM THE SUBJECT PREMISES.
2. NO BODY AND FENDER WORK/REPAIRS TO BE CONDUCTED OR PERFORMED ON THE PREMISES.



MILLMAN, LARSON & ASSOCIATES, INC.
TOWSON, MARYLAND 21204
823-5533

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 10/7/81
81-224 XSPH

SPECIAL EXCEPTION AND
PLAN FOR SPECIAL HEARING
TO ALLOW USED CAR SALES
AND AUTOMOTIVE SERVICE GARAGE
REISTERSTOWN, MD
304-281-1111
SCALE: 1"=20'
REVISED SEPT. 29, 1981
REVISED JAN. 17, 1978
REVISED JUNE 2, 1975
REVISED FEB. 18, 1981
REVISED MAY 12, 1981



PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and expansion to the site plan filed with Case 78-118-X to include a revised parking layout and to allow a limited number of used luxury automobile sales not to exceed 25 per year as an accessory use to a service garage.

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

I, or we, agree to pay expenses of the above Special Hearing 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): (Type or Print Name) YORK ASSOCIATES
 Signature Zell Hurwitz, Partner
 Address The Motor Coach Bldg.
 (Type or Print Name) The Motor Coach, Ltd.
 Signature Scott Ira Gwyer, President

Attorney for Petitioner:
William A. Hahn, Jr.
 (Type or Print Name) _____
 Address 1317 Reisterstown Rd.
 City and State Baltimore, MD 21204
 Telephone No. 484-0300

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 1981, 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 30th day of June, 1981, at 10:30 o'clock A.M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

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 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): (Type or Print Name) YORK ASSOCIATES
 Signature William A. Hahn, Jr.
 Address 1317 Reisterstown Rd.
 City and State Baltimore, MD

Attorney for Petitioner:
William A. Hahn, Jr.
 (Type or Print Name) _____
 Address 1317 Reisterstown Rd.
 City and State Baltimore, MD
 Telephone No. 484-0300

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 1981, 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 30th day of June, 1981, at 10:30 o'clock A.M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

an accessory use to the service garage, in accordance with the site plan filed herein, revised May 19, 1981, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 16, 1981, and the Department of Permits and Licenses, dated March 18, 1981, as well as approval by the Fire Department as to the present status of any underground gasoline tanks referred to in its comments dated March 20, 1981.
2. Compliance with Section 413—Signs of the Baltimore County Zoning Regulations.
3. The number of used luxury automobiles permitted to be sold shall be limited to twelve per calendar year.
4. In the event the used luxury automobiles for sale are to be parked along or near the property line running parallel with Reisterstown Road, such use shall not encroach upon the landscaped area or the Reisterstown Road right of way.
5. A revised site plan, incorporating the applicable restrictions set forth above, being 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 required for approval by the Current Planning and Development Division.

William E. Hammond
 Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR SPECIAL HEARING
 NE/S of Reisterstown Rd., 84'
 SE of Walker Ave., 3rd District : OF BALTIMORE COUNTY

YORK ASSOCIATES, Petitioner : Case No. 81-224-XSPH

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
 Deputy People's Counsel

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

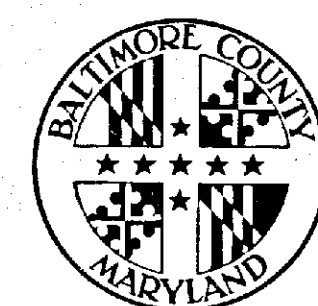
I HEREBY CERTIFY that on this 9th day of June, 1981, a copy of the foregoing Order was mailed to William A. Hahn, Jr., Esquire, Ten Church Lane, Baltimore, Maryland 21208, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
 TO: Zoning Commissioner Date June 11, 1981
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning

SUBJECT: Petition #81-224-XSPH. Petition for Special Exception
 for a Service Garage
 Petitioner - York Associates

3rd District

HEARING: Tuesday, June 30, 1981 (10:30 A.M.)

Both the existing use and the subject proposed changes appear to be in conflict with the Pikesville Revitalization Growth Plan. From a practical standpoint, however, a service garage might well be a viable use here.

In view of the goals and objectives of the aforementioned plan, this office requests that if the petition is granted, particular attention be given to ensuring appropriate landscaping and sign controls.

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

NEG:JGH:dme

William A. Hahn, Jr., Esquire
 Ten Church Lane
 Pikesville, Maryland 21208

cc: Spellman, Larson & Associates
 Jefferson Bldg.
 Towson, Maryland 21204

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 19th day of May, 1981.

William E. Hammond
 Zoning Commissioner

Petitioner York Associates
 Petitioner's Attorney William A. Hahn, Jr., Esq. Reviewed by Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 18, 1981

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

William A. Hahn, Jr., Esquire
 Ten Church Lane
 Pikesville, Maryland 21208

cc: Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

RE: Item No. 164
 Petitioner - York Associates
 Special Hearing Petition

Dear Mr. Hahn:

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.

This combination hearing is required as a result of your clients' proposal to sell a limited number of used cars at his existing service garage operation and to "legalize" the area in the rear of this property which is used for the existing operation, but was not included in the previous Special Exception request (Case No. 78-118-X).

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

ENC:bsc

Enclosures

cc: Spellman, Larson & Associates
 Jefferson Bldg.
 Towson, Maryland 21204

ORDER RECEIVED FOR FILING

- DATE August 24, 1937
BY Leslie P. Levy
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE August 14, 1981

BY Stella L. Loukyek
ADMINISTRATIVE ASSOCIATE

1. C
O
2. C
ta

Shirley E. [Signature]
Zoning Commissioner of



April 9, 1981

Re: Item #164 (1980-1981)
Property Owner: York Associates
N/ES Reisterstown Rd. 81.06' S/E of Walker Ave.
Acres: 0.361 District: 3rd

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.

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #164 (1980-1981).

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

cc: Jack Wimbley

Attachment

Water and Sanitary Sewer:

Very truly yours,

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

March 16, 1981

Re: Property Owner: York Associates
Location: NE/S Reisterstown Road (Rte 140)
84.06' S/E of Walker Ave.
Existing Zoning: BL-CGC
Proposed Zoning: Special
Hearing to approve an amendment to the original
Special Exception (Case #78-118 X) for service garage to include a limited number of used luxury automobile sales not to exceed 25 per year
Acres: 0.361
District: 3rd

On review of the revised plan of 2/18/81 and field inspection comments are as follows:

Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW/es
cc: Mr. J. Wimbley
enc.

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

[illegible]

May 18, 1981

Dear Mr. Hammond:

Comments on Item #164, Zoning Advisory Committee Meeting, March 10, 1981, are as follows:

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 petition meets the requirements of the Division of Current Planning and Development.

John L. Wimbley
Planner III
Current Planning and Development

March 16, 1981

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

Dear Mr. Hammond:

Comments on Item 164, Zoning Advisory Committee Meeting of March 10, 1981, are as follows:

Property Owner: York Associates
Location: NE/S Reisterstown Road 84.06' of Walker Avenue
Existing Zoning: BL:CC
Proposed Zoning: Special Hearing to approve an amendment to the original Special Exception (Case 78-118X)
Acres: 0.361
District: 3rd

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/ko

PAUL H. RECKE
CHIEF

March 20, 1981

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: York Associates

Location: NE/S Reisterstown Road 84.06' S/E of Walker Avenue

Item No.: 164 Zoning Agenda: Meeting of March 10, 1981

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.

X 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Check status of underground gasoline tanks

() 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.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

TED ZALESKI JR.
DIRECTOR

March 18, 1981

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

Dear Mr. Hammond:

Comments on Item #64 Zoning Advisory Committee Meeting, March 10, 1981 are as follows:

Property Owner: York Associates
Location: NE/S Reisterstown Road 84.06' S/E of Walker Avenue
Existing Zoning: BL:CC
Proposed Zoning: Special Hearing to approve an amendment to the original Special Exception (Case No. 78-118) for service garage to include a limited number of used luxury automobile sales not to exceed twenty five per year.

Acres: 0.361
District: 3rd

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.

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 resistive construction, no openings permitted within 3' 0" lot line. A minimum 8" masonry firewall is required if construction is on the _____ 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 can comply with the height/area requirements of Table 305 and the required construction classification of Table 204.

X I. Comments: Plans shall show compliance to handicap code, any buried tanks, etc. If there are any buried tanks they shall be filled or removed if not in use. The structure shall comply with Section 416 for service garages.

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 Avenue, Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 5, 1981

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

Z.A.C. Meeting of: March 10, 1981

RE: Item No: 162, 163, 164, 165
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,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

August 14, 1981

William A. Hahn, Jr., Esquire
Ten Church Lane
Pikesville, Maryland 21208

RE: Petitions for Special Exception and Special Hearing
NE/S of Reisterstown Road, 84' SE of Walker Avenue - 3rd Election District
York Associates - Petitioner
NO. 81-244-XSPH (Item No. 164)

Dear Mr. Hahn:

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

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

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



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3555

ROBERT E. SPELLMAN, P.E.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
JOHN M. GOSWAMI, P.E.

DESCRIPTION FOR A SPECIAL HEARING, REISTERSTOWN ROAD, PIKEVILLE, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northeast side of Reisterstown Road, 60 feet wide, at the distance of 84.06 feet measured Southeasterly along the Northeast side of Reisterstown Road from the Southeast side of Walker Avenue and running thence and binding on the Southeast side of Reisterstown Road, Southeasterly 125.00 feet thence leaving the Southeast side of Reisterstown Road and running Northeasterly 143.00 feet, Northwesterly 75.00 feet, Southwesterly 43.00 feet, Northwesterly 50.00 feet, Southwesterly 100.00 feet to the place of beginning.

Containing 0.361 acres of land, more or less.

2-18-81



William A. Hahn, Jr., Esquire
Ten Church Lane
Pikesville, Maryland 21208

May 26, 1981

NOTICE OF HEARING

RE: Northeast side of Reisterstown Road,
84 ft. Southeast of Walker Avenue
Petition for Special Exception & Special Hearing
York Associates - Case No. 81-244-XSPH

TIME: 10:30 A.M.

DATE: Tuesday, June 22, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

William A. Hahn, Jr., Esquire
Ten Church Lane
Pikesville, Maryland 21208

May 25, 1981

NOTICE OF HEARING

RE: Northeast side Reisterstown Rd., 84'
Southeast of Walker Avenue
Petition for Special Exception & Special Hearing
York Associates - Case No. 81-244-XSPH

TIME: 10:30

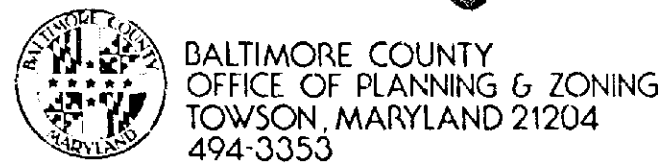
DATE: Thursday, June 25, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WTP



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1981

William A. Hahn, Jr., Esquire
Ten Church Lane
Pikesville, Maryland 21208

RE: Petition for Special Exception and Special Hearing
NE/s of Reisterstown Rd., 84' SE of Walker Ave.
York Associates - Petitioner
Case No. 81-224-XSPH

Dear Mr. Hahn:

This is to advise you that \$76.15 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

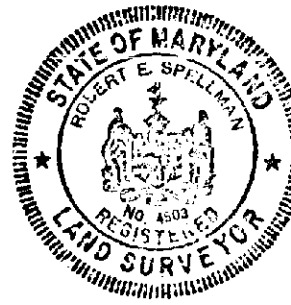
DESCRIPTION FOR A SPECIAL HEARING AND SPECIAL EXCEPTION, REISTERSTOWN ROAD, PIKESVILLE, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the Northeast side of Reisterstown Road, 60 feet wide, at the distance of 84.06 feet measured Southeasterly along the Northeast side of Reisterstown Road from the Southeast side of Walker Avenue and running thence and binding on the Southeast side of Reisterstown Road, Southeasterly 125.00 feet thence leaving the Southeast side of Reisterstown Road and running Northeasterly 143.00 feet, Northwesterly 75.00 feet, Southwesterly 43.00 feet, Northwesterly 50.00 feet, Southwesterly 100.00 feet to the place of beginning.

Containing 0.361 acres of land, more or less.

The special exception area - saving and excepting that portion of the above described property, covered by Case 78-118-X. Special Hearing includes entire site.

05-18-81



REVISED PLANS

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

3rd DISTRICT

ZONING: Petition for Special Exception and Special Hearing

LOCATION: Northeast side of Reisterstown Road, 84 ft. South-east of Walker Avenue

DATE & TIME: Tuesday, June 30, 1981 at 10:30 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:

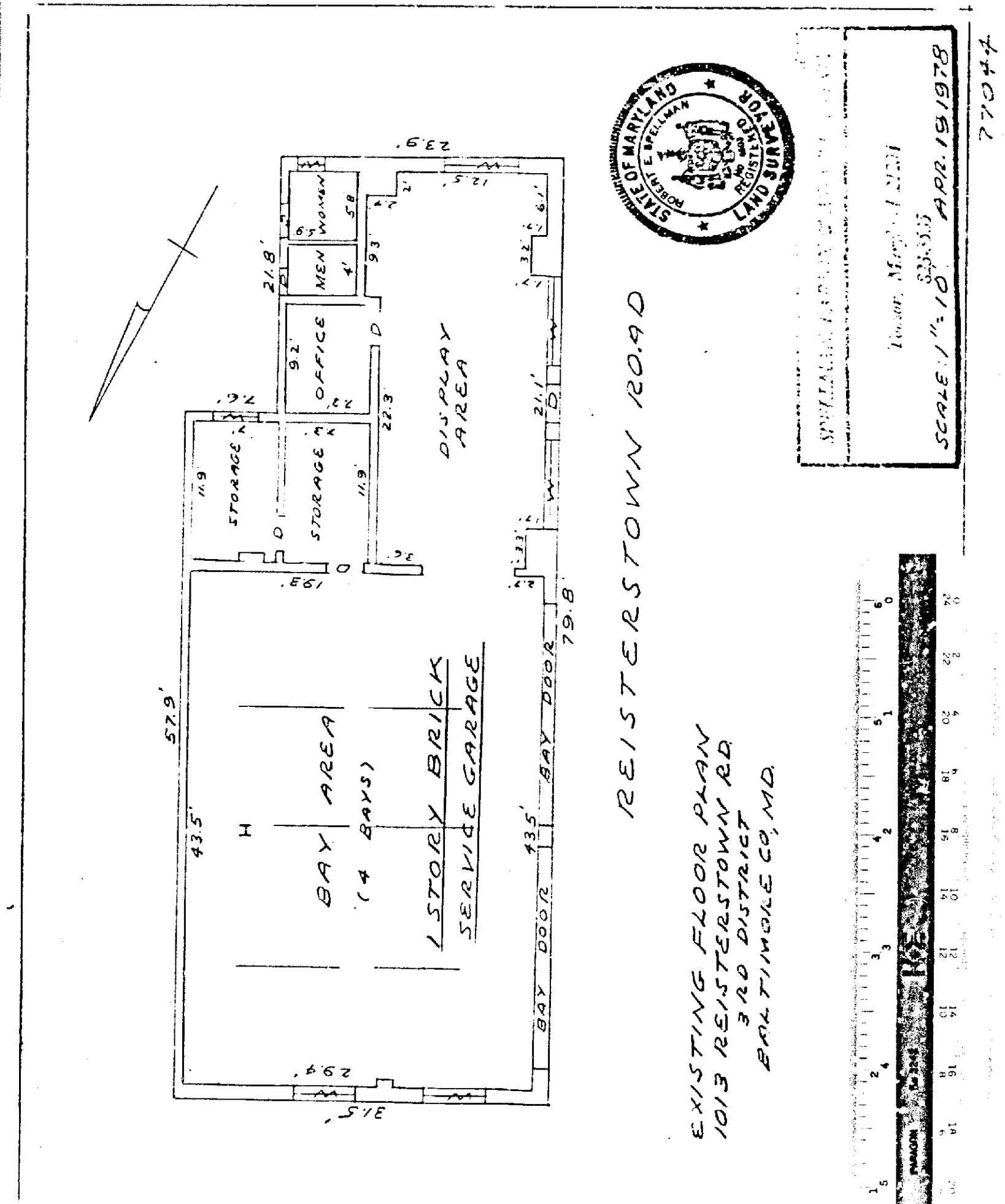
Petition for Special Exception for a service garage; and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and expansion to the site plan filed with Case 78-118-X to include a revised parking layout and to allow a limited number of used luxury automobile sales not to exceed 25 per year as an accessory use to a service garage.

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

Being the property of York Associates as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 30, 1981 at 10:30 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



REISTERSTOWN ROAD

EXISTING FLOOR PLAN
1015 REISTERSTOWN RD
3RD DISTRICT
BALTIMORE CO. MD

Office of The Carroll County Times

Westminster, Md., June 11, 1981

(99) Legal Notices - (99) Legal Notices

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING 3rd DISTRICT

ZONING: Petition for Special Exception and Special Hearing.
LOCATION: Northeast side of Reisterstown Road, 84 ft. South-east of Walker Avenue.
DATE & TIME: Tuesday, June 30, 1981 at 10:30 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; and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and expansion to the site plan filed with Case 78-118-X to include a revised parking layout and to allow a limited number of used luxury automobile sales not to exceed 25 per year as an accessory use to a service garage.

All that parcel of land in the Third District of Baltimore County.

Description for a Special Hearing and Special Exception, Reisterstown Road, Pikesville, Third District, Baltimore County, Maryland.

Beginning for the same at a point on the Northeast side of Reisterstown Road, 60 feet wide, at the distance of 84.06 feet measured Southeasterly along the Northeast side of Reisterstown Road from the Southeast side of Walker Avenue and running thence and binding on the Southeast side of Reisterstown Road, Southeasterly 125.00 feet thence leaving the Southeast side of Reisterstown Road and running Northeasterly 143.00 feet, Northwesterly 75.00 feet, Southwesterly 43.00 feet, Northwesterly 50.00 feet, Southwesterly 100.00 feet to the place of beginning. Containing .361 acres of land, more or less.

The special exception area - saving and excepting that portion of the above described property, covered by Case 78-118-X. Special Hearing includes entire site.

Being the property of York Associates as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 30, 1981 at 10:30 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

No. 096981

DATE 6/30/81

AMOUNT \$76.15

RECEIVED

FOR

Posting & Advertising of Case #81-224-XSPH

75.15

VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1981

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 day of June, 1981, the first publication appearing on the 11th day of June, 1981.

THE JEFFERSONIAN
L. L. Smith, Jr.
Manager.

Cost of Advertisement, \$ 79.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 6-10-81
Posted for SPECIAL EXCEPTION & SPECIAL HEARING TO APPROVE AMENDMENT TO SITE PLAN FILED WITH CASE 78-118-X
Petitioner: YORK ASSOCIATES

Location of property NE/S. REISTERSTOWN ROAD, 84' SE OF WALKER AVE.

Location of Signs FRONT YARD OF SUBJECT PROPERTY, FACING REISTERSTOWN ROAD

Remarks: UNABLE TO POST SIGNS DUE TO CONCRETE SURFACE IN REAR YARD

Posted by Stephen S. Smith Date of return 6-18-81

Number of Signs 2

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: ucn	Revised Plans: Change in outline or description Yes No									
Previous case: 78-118 X	Map # ZC									

Item # 169

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25 day of Feb, 1981

Filing Fee \$ 25.00 Received: Check

Cash

Other

Item # 169

William E. Hammond, Zoning Commissioner

Petitioner York Associates Submitted by William A. Hahn

Petitioner's Attorney William A. Hahn Reviewed by ucn

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

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

No. 097297

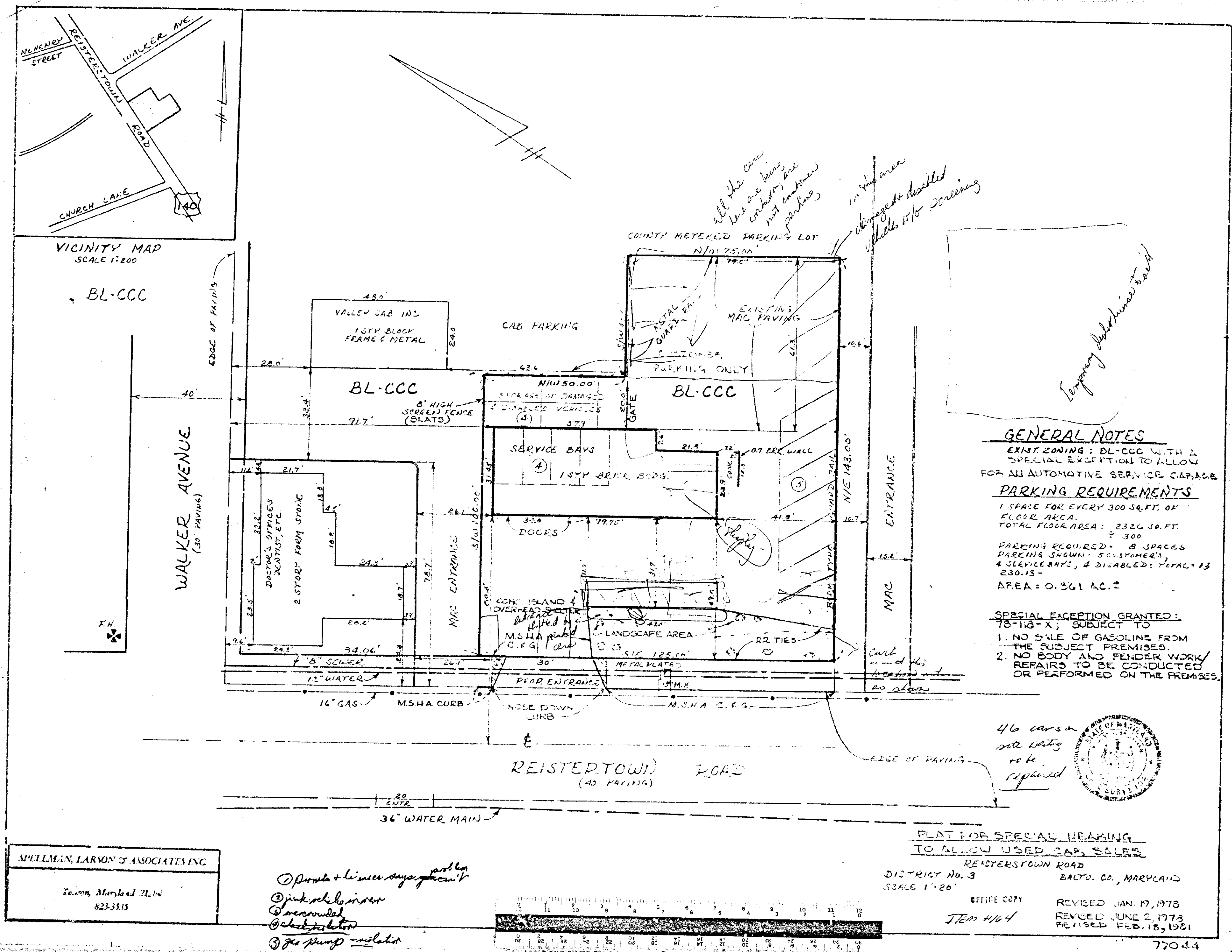
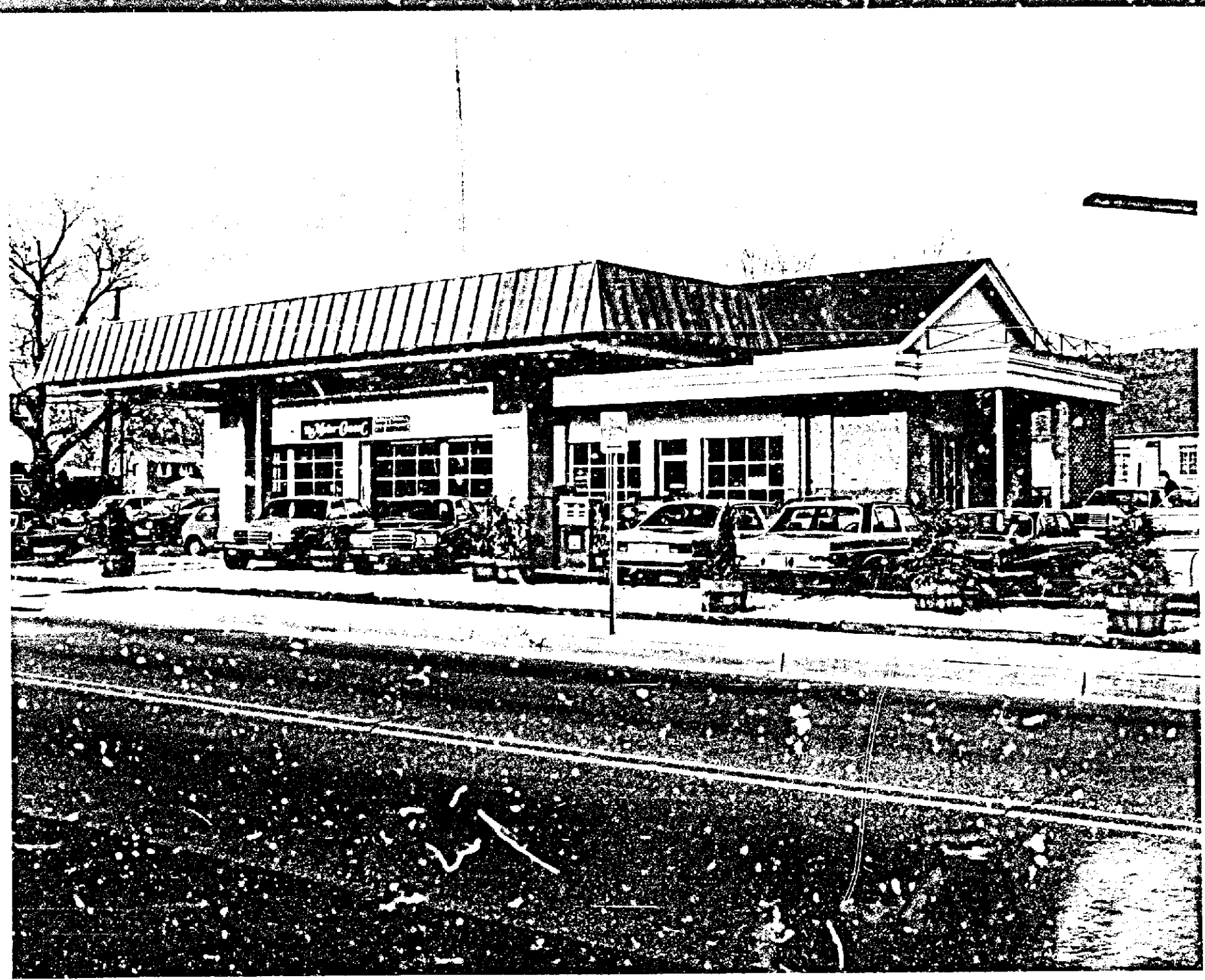
DATE May 26, 1981 ACCOUNT 01-662

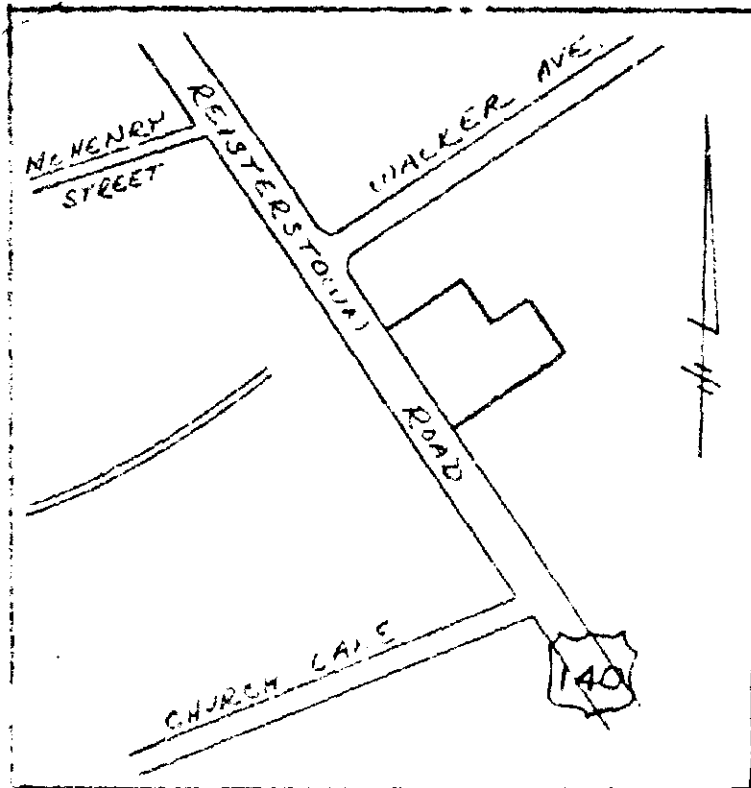
AMOUNT \$20.00

RECEIVED FROM The Motor Coach, Ltd.

FOR Filing fee for case no. 81-224-XSPH

VALIDATION OR SIGNATURE OF CASHIER

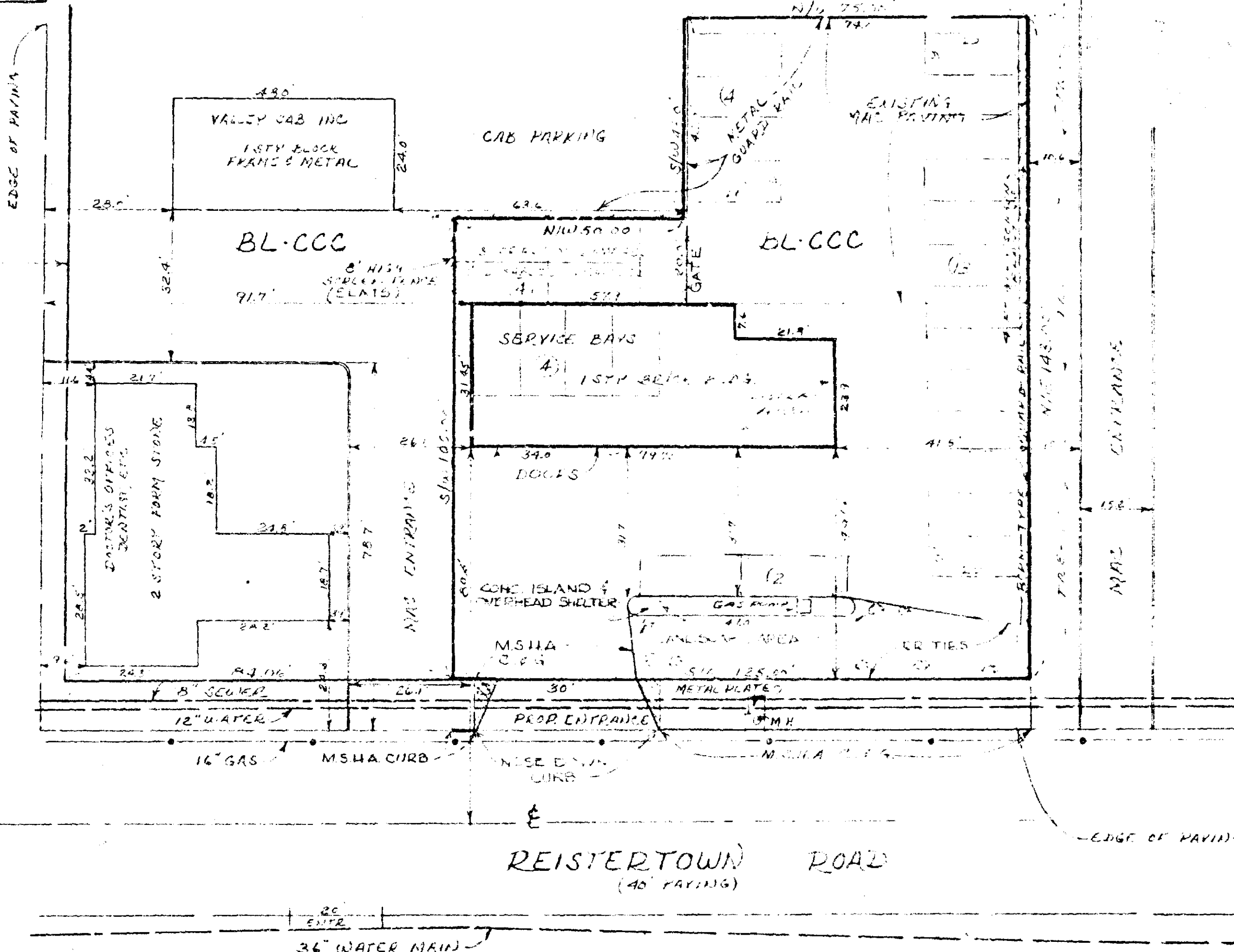




VICINITY MAP
SCALE 1"=200'

BL-CCC

WALKER AVENUE
(30 PAVING)



GENERAL NOTES

EXIST. ZONING: BL-CCC WITH A
TWO (2) YEAR EXCEPTION TO ALLOW
FOR AN ADDITIONAL SERV. GARAGE

PARKING REQUIREMENTS

1 SPACE FOR EVERY 300 SQ. FT. OF
FLOOR AREA
TOTAL FLOOR AREA: 2326 SQ. FT.
300
PARKING REQUIRED: 8 SPACES
PARKING SHOWN: 19 CUSTOMERS,
4 SERVICE BAY, 4 DISABLED: TOTAL: 27
230.13 -
AREA: 0.081 AC. ±

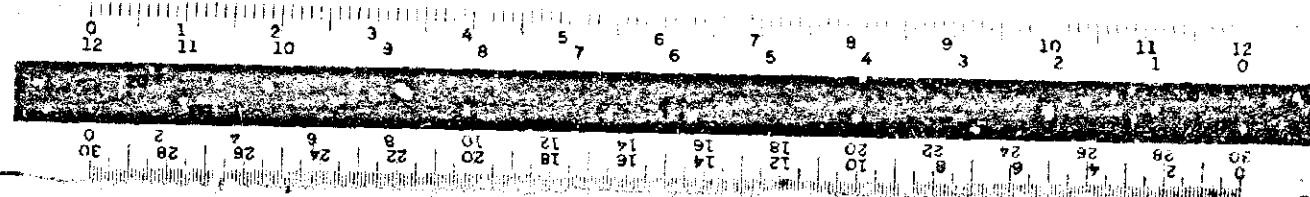
SPECIAL EXCEPTION GRANTED:

1. NO SALE OF GASOLINE FROM
THE SUBJECT PREMISES.
2. NO BODY AND FENDER WORK/
REPAIRS TO BE CONDUCTED
OR PERFORMED ON THE PREMISES.



SPILLMAN, LARSON & ASSOCIATES, INC.

Towson, Maryland 21204
(410) 281-1535



OFFICE COPY
REVISED PLANS
JUN 1 1981

ITEM #111 SCALE 1"=20'

SPECIAL EXCEPTION AND
PLAN FOR SPECIAL PERMIT
TO ALLOW FOOD CANN SALES
AND ADDITIONAL SERVICE GARAGE

REISTERSTOWN, MD
BALTIMORE COUNTY
REVISED JAN. 17, 1978
REVISED JUNE 2, 1978
REVISED FEB. 15, 1981
REVISED MAY 17, 1981