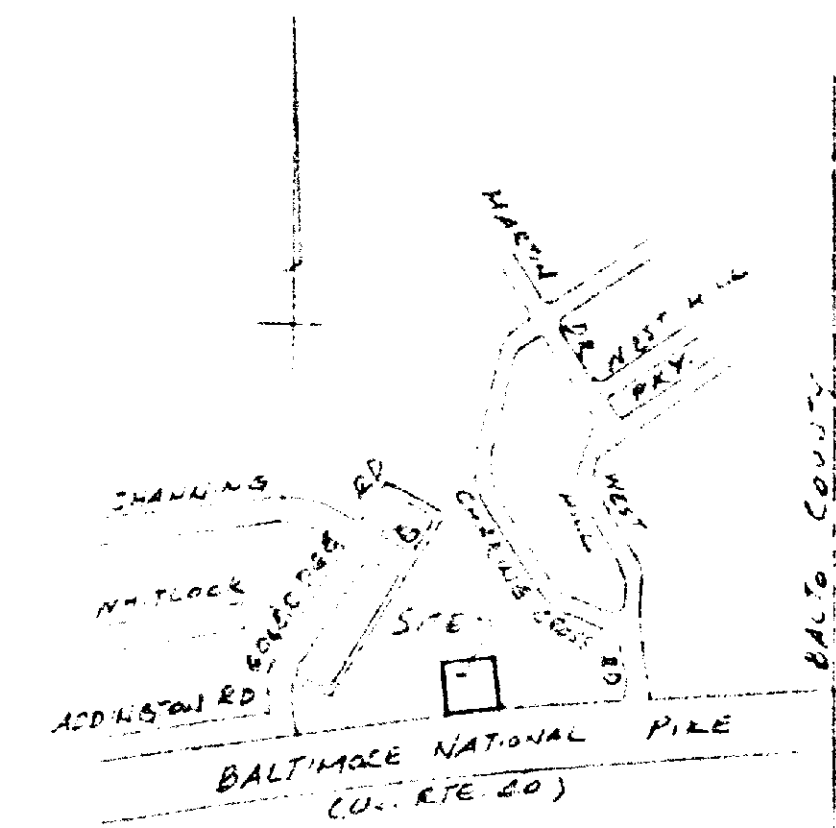


EXIST. ZONING: 'BL-CUS'
EXISTING USE: 'CHARING CROSS SHOPPING CENTER'

(MACADAM PAVING)

RESTRICTIONS: CASE # 02-122X

1. ANY AND ALL SERVICE WORK SHALL BE LIMITED TO THE CHANGING AND MOUNTING OF TIRES, WHEEL BALANCING, FRONT END ALIGNMENT, AND THE INSTALLATION OF MERCHANDISE PURCHASED ON THE PREMISES, BUT SHALL EXCLUDE MAJOR REPAIRS, BODY FENDER REPAIRS, AND ALL CHANGES AND MODIFICATIONS.
2. THE SITE PLAN SHALL INDICATE THAT THE ST. ENTRANCE, LOCATED ON THE WEST SIDE, IS TO BE CLOSED.
3. THE USES ALLOWED BY AND PROVIDED FOR IN THIS ORDER SHALL BE UTILIZED WITHIN FIVE YEARS FROM THE DATE HEREOF.
4. A REVISED SITE PLAN, INCORPORATING THE RESTRICTIONS SET FORTH ABOVE, SHALL BE SUBMITTED FOR APPROVAL BY THE MARYLAND DEPT. OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING & ZONING, INCLUDING THE PREPARING AND SCREENING REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND DEVELOPMENT DIVISION.



LOCATION PLAN
SCALE: 1"=500'

EXIST. ZONING: 'BL-CUS'

EXIST. USE: 'PAVING PLYWOOD OUTLET'

GENERAL NOTES

1. AREA OF SITE: 0.10 AC.
2. EXIST. ZONING OF PROPERTY: 'BL-CUS'
3. EXIST. USE OF PROPERTY: 'TIRE RETAIL STORE'
4. PROP. ZONING OF PROPERTY: 'BL-C' WITH SPECIAL EXCEPTION
5. PROP. USE OF PROPERTY: 'MUFFLER INSTALLATION SERVICE GARAGE'
6. PROP. SITE PLAN DATA
BUILDING AREA: 1855 S.F. (10' x 10' x 10')
7. PROPOSED CHANGING SPACES: 13 S.F.
8. PUBLIC UTILITIES EXISTING ON SITE
9. IMPROVEMENTS TO EXISTING ENTRANCE: 1 CURB CUT TO BE IN ACCORDANCE WITH ZONING COMMISSION'S PLANNING STATE HIGHWAY ADMINISTRATION DATED NOV. 6, 1981. ACCESS PERMIT WILL BE REQUIRED FOR IMPROVEMENTS.
10. DEVELOPER TO MEET WITH MD. JONAS HINCHES, CURRENT PLANNING AND DEVELOPMENT DEPT. OF THE MD. DEPT. OF TRANSPORTATION, TO DISCUSS THE SITE PLAN AND THE PROPOSED IMPROVEMENTS.

OFFICE APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 2/18/83
BY: [Signature]
ZONING COMMISSIONER
DATE: 2/18/83

SITE PLAN AND

PLAN TO ACCOMPANY PETITION

FOR

SPECIAL EXCEPTION

*5206 BALTIMORE NATIONAL PIKE

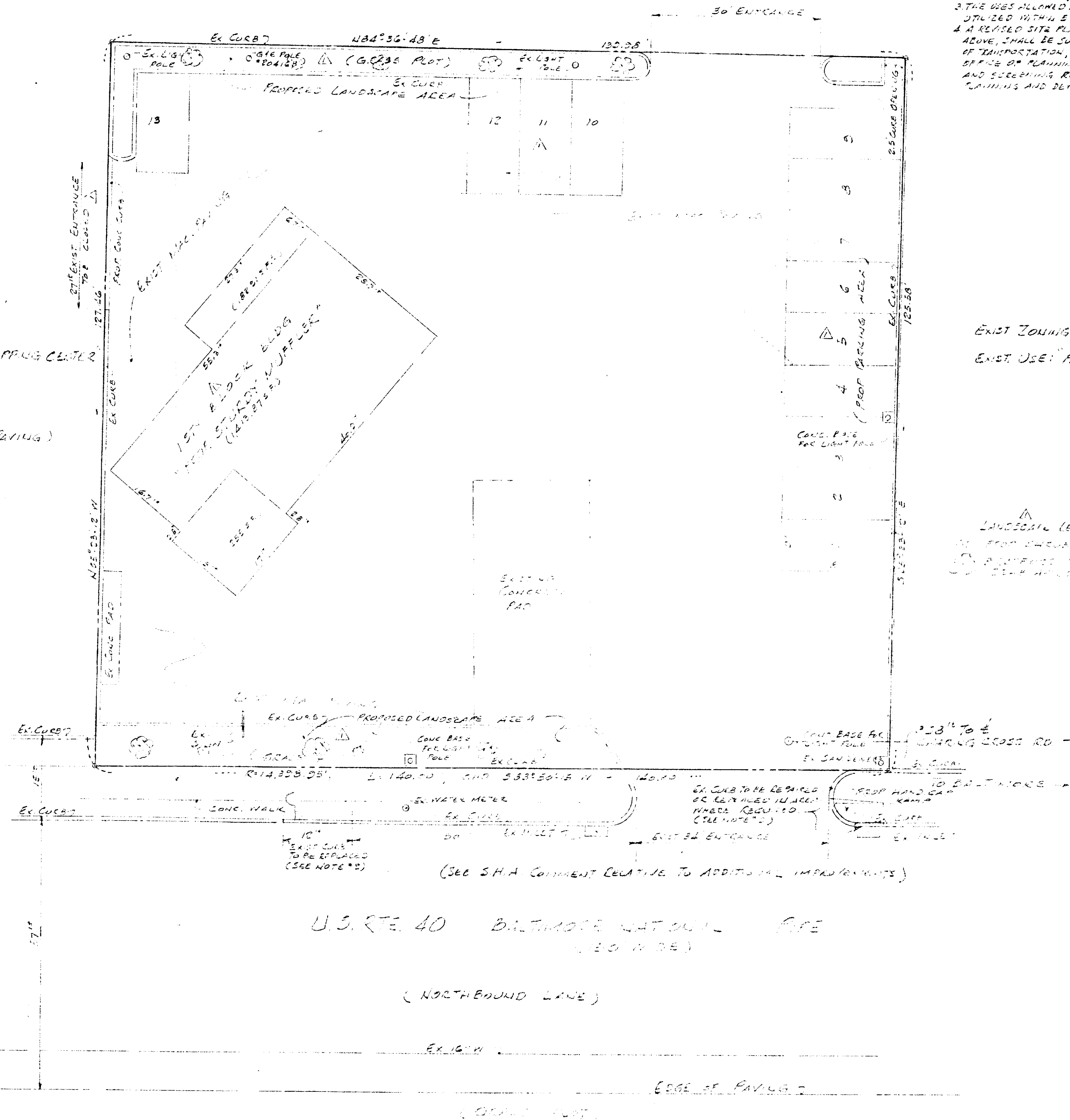
1ST SELECT. DIST.

BALTIMORE CO., MD.

SCALE: 1"=10'

OCT. 16, 1981

REV. DEC. 10, 1981 PER ZAC. COMMENTS
REV. JAN. 18, 1983



U.S. RTE. 40 BALTIMORE NATIONAL PIKE
(100' WIDE)

(NORTHBOUND LANE)

EDGE OF PAVING -

(CORNER LOT)

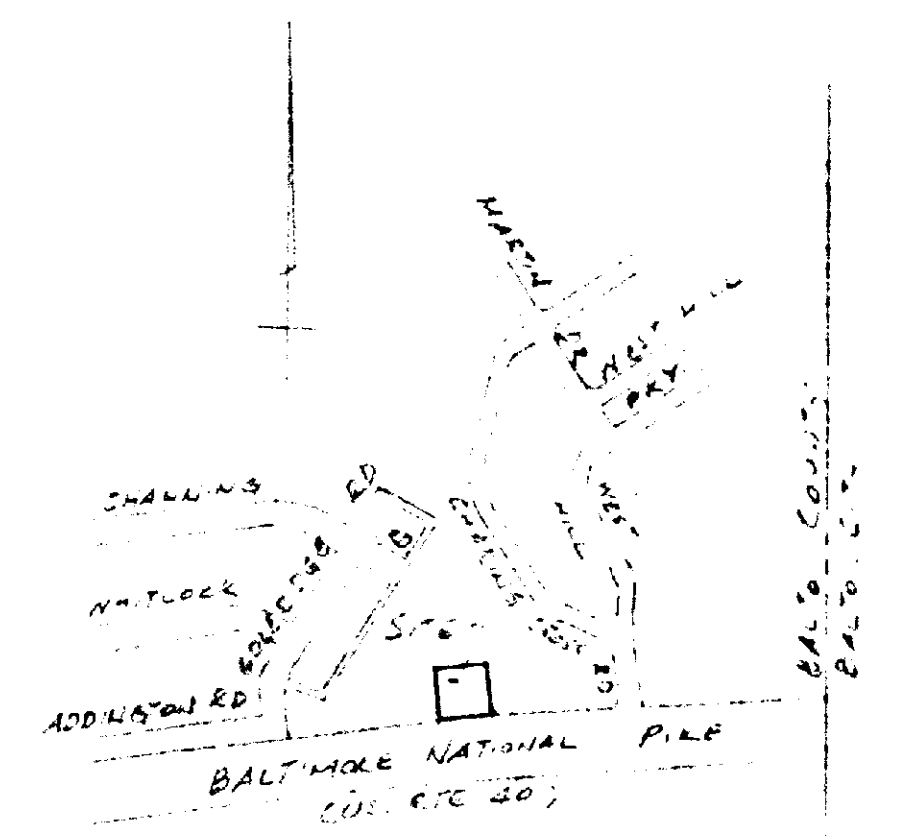
BY: [Signature]
DATE: [Date]
BY: [Signature]
DATE: [Date]

EXIST. ZONING: "BL-CNS"
EXISTING USE: "CHARING CROSS SHOPPING CENTER"

(MACADAM PAVING)

RESTRICTIONS: CASE # BS-142X

1. ANY AND ALL SERVICE WORK SHALL BE LIMITED TO THE CHANGING AND MOUNTING OF TIRES, WHEEL BALANCING, FRONT END ALIGNMENT, AND THE INSTALLATION OF MERCHANDISE DISPLAYS IN THE PREMISES, BUT SHALL EXCLUDE MAJOR REPAIR, BODY & PAINT REPAIRS, AND ALL CHARGES AND EXPENSES THEREON.
2. THE SITE PLAN SHALL INDICATE THAT THE EX. ENTRANCES, LOCATED ON THE WEST SIDE, IS TO BE CLOSED.
3. THE USES ALLOWED BY AND PROVIDED FOR IN THE ORDER SHALL BE UTILIZED WITHIN 5 YEARS FROM THE DATE HEREOF.
4. A REVISED SITE PLAN, INCORPORATING THE RESTRICTIONS SET FORTH ABOVE, SHALL BE SUBMITTED FOR APPROVAL BY THE MARYLAND DEPT. OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING & ZONING, INCLUDING LANDSCAPING AND SCREENING REQUIREMENTS FOR APPROVAL BY THE CURRENT PLANNING AND DEVELOPMENT DIVISION.



LOCATION PLAN
SCALE 1"=500'

EXIST. ZONING: "BL-CNS"
EXISTING USE:
"CHARING CROSS SHOPPING CENTER"

(MACADAM PAVING)

EXIST. ZONING: "BL-CNS"
EXIST. USE: "PAVING WOOD OUTLET"

66-83

GENERAL NOTES

1. AREA OF SITE - 0.10 AC.
2. EXIST. ZONING OF PROPERTY - "BL-CNS"
3. EXIST. USE OF PROPERTY - "TIRE RETAIL STORE"
4. PROPOSED ZONING OF PROPERTY - "C-2" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY - "MINI-MART, INSTALLATION, SERVICE & REPAIR"
6. SEE STREET PAVING DATA
7. BUILDING AREA - 1,182 S.F. (10' x 118.2')
8. PROPOSED TAILGATE SPACES - 13' x 11'
9. PUBLIC UTILITIES EXISTING ON SITE
10. IMPROVEMENTS TO EXISTING ENTRANCES & CLOSING TO BE IN ACCORDANCE WITH ZONING COMMENTS FROM STATE HIGHWAY ADMINISTRATION DATED NOV. 1981. ACCESS PLANT WILL BE REQUIRED FOR IMPROVEMENTS.
11. SEE SITE PLAN FOR DETAILS OF IMPROVEMENTS.
12. SEE SITE PLAN FOR DETAILS OF IMPROVEMENTS.
13. SEE SITE PLAN FOR DETAILS OF IMPROVEMENTS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 2/18/83
ZONING COMMISSIONER

SITE PLAN AND

PLAN TO ACCOMPANY PETITION

FOR

SPECIAL EXCEPTION

"5806 BALTIMORE NATIONAL FIRE

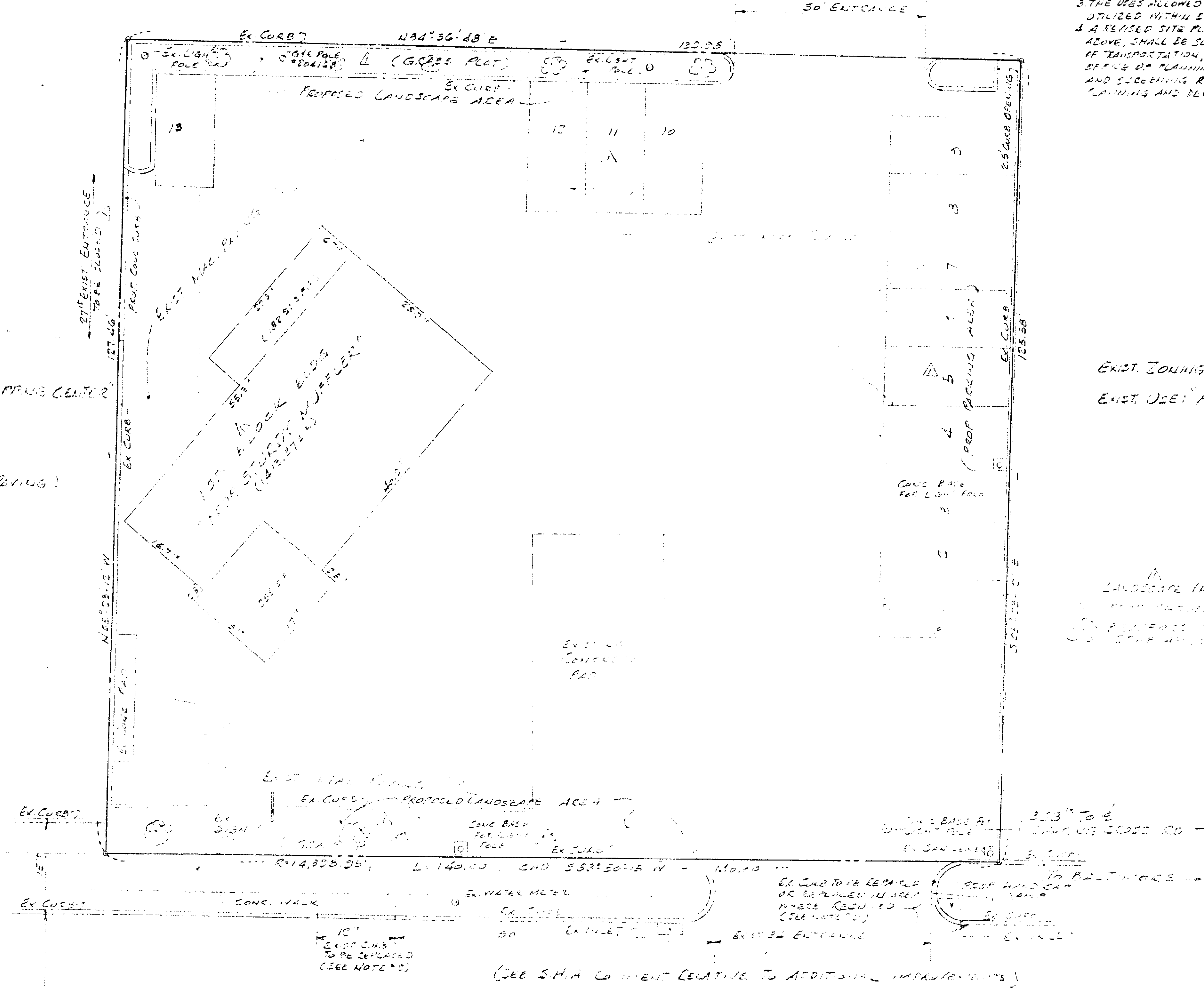
1ST SELECT. DIST

BALTIMORE CO, MD.

SCALE 1"=10'

OCT. 16, 1981

REV. DEC. 10, 1981 PER ZAC. COMMENTS
REV. JAN. 18, 1983



U.S. RTE. 40 BALTIMORE NATIONAL FIRE
(NORTH BOUND LANE)

(NORTH BOUND LANE)

EX. 16' H. T.

EDGE OF PAVEMENT

(SEE SH.A COMMENT RELATIVE TO ADDITIONAL IMPROVEMENTS)

ORDER RECEIVED FOR FILING

DATE August 19, 1981

BY John P. Sawyer

ADMINISTRATIVE SERVICES

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 Zoning Commissioner of Baltimore County, this 19th day of August, 1981, that the herein Petition for Special Exception for a used motor vehicle outdoor sales area separate from the sales agency building, in accordance with the site plan prepared by George W. Stephens and Associates, Inc., dated March, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. At such time as the adjoining property, referred to on Petitioner's Exhibit 1 as being occupied by Varsity Auto, and/or the subject site is conveyed, in fee simple or leasehold, to other persons, firm, corporation, or partnership and/or a permanent improvement in the nature of a building or structure is proposed to be constructed thereon in lieu of or in addition to the existing trailer, the subject site shall connect directly to the metropolitan sewer and water facilities presently existing in Old Frederick Road.
2. Compliance with notes 6, 7, 8, 9, and 10, as set forth in Petitioner's Exhibit 1 under "site data", regarding the screening, paving, lighting, bumper blocks, and hours of operation.
3. Continued use of a trailer on the subject site shall be in accordance with Section 415.2.b(2) and subject to Sections 415.4 and 415.5 of the Baltimore County Zoning Regulations.
4. Any sign(s) proposed to be erected shall be done so and maintained in accordance with Section 413 and all lighting to be provided shall be in compliance with Section 409.2.c(3) of the Baltimore County Zoning Regulations.
5. Approval of the aforementioned site plan by 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

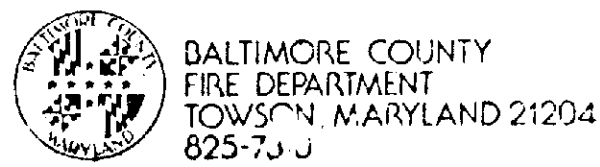
RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE
N/S of Old Frederick Road, 45' NE of ZONING COMMISSIONER
the centerline of Harlem Lane - 1st
Election District
Westview Associates - Petitioner : OF
NO. 82-14-X (Item No. 183) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1981, that the Order passed in this matter, dated August 19, 1981, should be and the same is hereby AMENDED, Nunc Pro Tunc, to clarify restriction No. 1 by adding the following language:

"If, at any time in the future, ownership or leasehold interest changes in such a manner so as to deprive the owner and/or lessee of the subject site from using the sanitary sewer facilities now available to such owner and/or lessee on the Varsity Auto site, the subject site should then connect directly to metropolitan sewer and water facilities in Old Frederick Road."

William E. Hammond
Zoning Commissioner of
Baltimore County



PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plan Advisory Committee

RE: Property Owner: Westview Associates

Location: N/S Old Frederick Road 45 08' E. of Harlem Lane

Item No.: 183

Zoning Agenda: Meeting of April 14, 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.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 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.

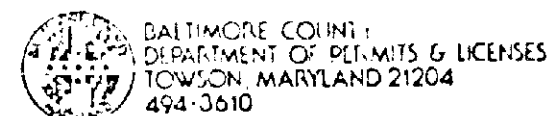
(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved:
Fire Prevention Bureau

/mb

April 22, 1981



TED JACOWITZ
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # _____ Zoning Advisory Committee Meeting. April 14, 1981

are as follows:

Property Owner: Westview Associates

Location: N/S Old Frederick Road 45 08' E of Harlem Lane

Existing Zoning: BH

Proposed Zoning: Special Exception for a used motor vehicle outdoor sales area.

Address: 0.3577

District: 1st

The items checked below are applicable:

- X 1. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Manufactured and Aged, and other applicable Codes.
- 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 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 _____ one hour fire resistive construction, no openings permitted within 3' 0" of _____ . 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 can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.
- X 1. Comments: A trailer to be considered for a permanent permit shall comply with the requirements of the Building, Electrical, Plumbing and Fire Codes. Most cannot because they are manufactured as mobile units. Please contact Mr. Joseph Volinn.
- Note: This comment reflects 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 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Butts
Charles E. Butts, Chief
Plan Review

CD:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

DATE: July 1, 1981

FROM: _____

SUBJECT: Petition No. 82-14-X Item 183

Petition for Special Exception
North side of Old Frederick Road, 45 ft. Northeast of centerline of Harlem Lane
Petitioner-Westview Associates

First District

HEARING: Tuesday, July 14, 1981 (11:00 A.M.)

The proposed use would be appropriate here. If this petition is granted it is requested that details of some landscaping be submitted to the Division of Current Planning and Development for their approval.

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

NEG:JGH:eb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

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

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/ep

PETITION FOR SPECIAL EXCEPTION

1st DISTRICT

ZONING: Petition for Special Exception

LOCATION: North side of Old Frederick Rd., 45 ft. Northeast of centerline of Harlem Lane

DATE & TIME: Tuesday, July 14, 1981 at 11:00 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 used motor vehicle outdoor sales area, separated from sales agency building.

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

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

Hearing Date: Tuesday, July 14, 1981 at 11:00 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

ORDER RECEIVED FOR FILING

DATE August 24, 1981

BY John P. Sawyer

ADMINISTRATIVE SERVICES

Harris James George, Esquire
507 Alex Brown Building
Towson, Maryland 21204

June 17, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
N/S Old Frederick Rd., 45' NE of centerline of
Harlem La.
Westview Associates - Petitioner
Case #82-14-X

TIME: 11:00 A.M.

DATE: Tuesday, July 14, 1981

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

/klr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond
Zoning Commissioner
Date: August 14, 1981

FROM: Michael S. Flanigan, Associate Traffic Engineer

SUBJECT: Item No. 183
Westview Associates
r/s Old Frederick Road
Special Exception for a used Motor Vehicle Outdoor
Sales Area
District 1

Previous comments from this office dated May 27, 1981, indicated a suggested shift in the entrance location on Old Frederick Road to a point opposite Harlem Lane. After discussing this with the Engineer for the Petitioner, I am advised that the relocation of the existing entrance would create a hardship and on that basis, we will permit the continued use of the existing entrance for the subject use.

Michael S. Flanigan
Associate Traffic Engineer

MSF/bza

LAW OFFICES
EVANS & GEORGE
SUITE 507
ALEX BROWN & SONS BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
296-1618
AREA CODE 301

August 20, 1981

William E. Hammond, Esq.
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception; N/S of Old Frederick Road, 45' NE of the centerline of Harlem Lane - 1st Election District
Westview Associates - Petitioner
NO. 82-14-X (Item No. 183)

Dear Mr. Hammond:

Today I received in the mail your Order of August 19, 1981, granting the Special Exception in the above captioned, subject to certain restrictions. Upon reading your restriction No. 1, I thought it could be interpreted that, should the leasehold interest on either the adjoining property (currently being occupied by Varsity Auto) or the subject site, be changed, it would be necessary, under your restriction No. 1, to connect directly at that time to metropolitan sewer and water facilities.

I called you today and expressed my concern concerning this possible interpretation of your restriction, and you assured me that my fear was unfounded and, further, that your intention in restriction No. 1 is to the following effect: if, at any time in the future, ownership or leasehold interest changes in such a manner as to deprive the owner and/or lessee of the subject site from using the facilities now available to such owner and/or lessee on the Varsity Auto site, then at that time, the subject site should connect directly to metropolitan sewer and water facilities in Old Frederick Road.

Of course, if a permanent improvement in the nature of a building or structure is proposed to be constructed on the subject site in lieu of or in addition to the existing trailer, then at that time, the subject site should connect to sewer and water facilities in Old Frederick Road.

William E. Hammond, Esq.
August 20, 1981
Page 2

Would you be so kind as to sign the photocopy of this letter, acknowledging the accuracy of the foregoing.

Very truly yours,
EVANS & GEORGE

Harris James George

HJG/db

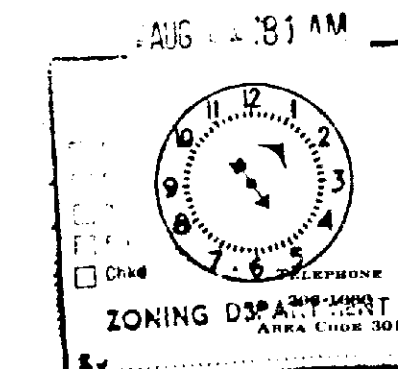
cc: Harry Wolpoff, Esq.
Mr. Stanley Wolpoff
Mr. Charles Fick

I acknowledge that my intent in restriction No. 1 is to require connection to sewer and water in the event that a permanent structure is placed on the subject site or in the event that existing facilities available on the Varsity Auto site are no longer available to the subject site.

Zoning Commissioner of Baltimore County

Date: August 20, 1981

LAW OFFICES
EVANS & GEORGE
SUITE 507
ALEX BROWN & SONS BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



August 10, 1981

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

RE: Westview Associates;
Special Exception Application
82-14-X

Dear Mr. Hammond:

On July 14, 1981, a hearing was held before you on the above captioned application.

Several days ago, I received a telephone call, advising me that the trailer permit (for which I had applied in connection with the above captioned application) had been issued. Believing that this might mean that you had ruled in favor of my client, I went to Room 100 and picked up the trailer permit. I then proceeded to your office, where I was informed that you had not yet rendered your opinion in the above captioned.

I am writing this letter merely to inform you that I will hold the trailer permit in my office until I receive your decision.

Sincerely,
EVANS & GEORGE

Harris James George

HJG/db

William E. Hammond, Esq.
August 20, 1981
Page 2

Would you be so kind as to sign the photocopy of this letter, acknowledging the accuracy of the foregoing.

Very truly yours,
EVANS & GEORGE

Harris James George

HJG/db

cc: Harry Wolpoff, Esq.
Mr. Stanley Wolpoff
Mr. Charles Fick

PETITION FOR SPECIAL EXCEPTION

1st DISTRICT

ZONING: Petition for Special Exception

LOCATION: North side of Old Frederick Rd., 45 ft. Northeast of centerline of Harlem Lane

DATE & TIME: Tuesday, July 14, 1981 at 11:00 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 used motor vehicle outdoor sales area, separated from sales agency building.

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

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

Hearing Date: Tuesday, July 14, 1981 at 11:00 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

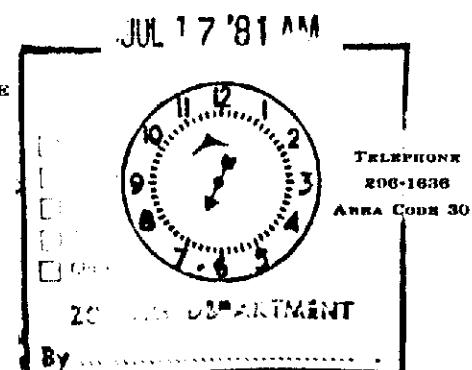
Description to accompany an
application for a Special Exception
to permit a Used Car Lot in an
existing BR Zone.

March 4, 1981

Beginning for the same on the north side of Old Frederick Road at a point
measured North 48°31'07" East 45.08 feet from the centerline intersection of
Old Frederick Road and Harlem Lane; thence from said place of beginning, binding
on the north side of Old Frederick Road, (1) North 89°47'00" West 112.00 feet,
thence leaving said Road, running the three following lines: (2) North 2°21'50"
East 137.00 feet, (3) South 79°51'10" East 136.00 feet and (4) South 13°39'00"
West 116.63 feet to the place of beginning.
Containing 0.3577 acres of land more or less.



LAW OFFICES
EVANS & GEORGE
SUITE 507
ALEX BROWN & SONS BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



July 16, 1981

W.E. Hammond, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item No.: 183;
Property Owner: Westview
Associates
Date of Hearing: July 14, 1981

Dear Mr. Hammond:

I have asked Charles Pick to obtain from Traffic Engineering
a letter stating the gist of Mr. Pick's testimony before you
on July 14 -- that is, that in the event of hardship, the
access may remain where it is.

That this is a hardship situation I believe is demon-
strated by the facts brought out at the hearing:

1. The current lease with the tenant runs from March
1, 1981 through February 28, 1982, and the tenant will
require an additional 30 days to get into business. Accord-
ingly, even if the existing access is allowed, the tenant
has very few months in which to operate, and there is absolutely
no assurance that tenant will exercise its one-year option
to renew. So far that tenant is holding, but if additional
time is required to change the access, the tenant might be
lost altogether.

2. At the present time, there is a telephone and gas
electric pole located on the site squarely in the center of
the continuation of Harlem Lane. If the access is moved, this
will involve considerable expense on the part of the prop-
erty owner, and cause further delay.

3. Mr. Pick estimated that there was a difference in
grade of at least four feet between the existing street
level of Old Frederick Road and the surface of the subject
site. The expense of meeting grade would be another un-
necessary expense to the property owner, and would of course
cause still further delay.

W.E. Hammond, Esq.
July 16, 1981
Page 2

Wholly apart from the question of hardship, there are
these additional factors:

1. The existing entrance is the one which has been
utilized for this site for the entire history of this prop-
erty's devotion to used vehicle sales.

2. At present, the intersection of Harlem Lane and Old
Fredrick is a T-intersection, not controlled by any traffic
light. If access were to be continued on to the subject
site from Harlem Lane, it would seem that traffic congestion
might result, probably necessitating the installation of a
traffic-control device (a stop light).

3. Moving to the new access would necessitate the re-
moval of some of the screening which Planning has required
as a condition for use of the subject site as a used car
lot.

4. If the access were changed, vehicles traveling
north on Harlem Lane might not realize that subject site is
private property and might drive straight on to subject
site.

In view of the foregoing (and all of the evidence
presented), I ask that you permit utilization of the subject
site as a used car lot, access to remain where it is (and
always has been).

Sincerely,

EVANS & GEORGE

Harris James George

HJG/db

cc: Mr. Charles Pick

1. Subject site
2. Varsity Auto
3. Master Auto
4. Catonsville Community College
Occupational Training Center
5. Maryland Tile Distrib.
6. Kimmel Tires
7. Monarch (Mercury-Lincoln) Used
and New Cars
8. Chrysler Plymouth West
9. Meineke Discount Muffler Shop
10. Rustler Steak House
11. Thom McCan Shoe Cent.
12. Gino's
13. Speedy Muffler King
14. McDonalds'
15. Varsity Auto Body Shop
16. Small Shopping Center
17. Discount Liquors
18. Hair/Dynamics Ltd. Beauty Salon
19. House of Pancakes
20. Burger King

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 10, 1981

Harris James George, Esquire
507 Alex Brown Building
Towson, Maryland 21204

RE: Petition for Special Exception
N/S Old Frederick Rd., 45' NE of centerline
of Harlem La.
Westview Associates - Petitioner
Case #82-14-X

Dear Mr. George:

This is to advise you that \$51.65 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 096993
DATE 7/14/81 ACCOUNT 01-662
AMOUNT \$51.65
RECEIVED FROM Westview Associates
FOR Posting & Advertising of Case #82-14-X
VALIDATION OR SIGNATURE OF CASHIER

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

19 81

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception-Old Frederick 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 2nd day of July 1981 that is to say,
the same was inserted in the issues of June 25, 1981

COLUMBIA PUBLISHING CORP.

By *Spitt Stevenson*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 19, 1981

Harris James George, Esquire
Suite 507, Alex Brown & Sons Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Old Frederick Road, 45' NE
of the centerline of Harlem Lane -
1st Election District
Westview Associates - Petitioner
NO. 82-14-X (Item No. 183)

Dear Mr. George:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

Harris James George, Esquire
Suite 507, Alex Brown & Sons Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Old Frederick Road, 45'
NE of the centerline of Harlem
Lane - 1st Election District
Westview Associates - Petitioner
NO. 82-14-X (Item No. 183)

Dear Mr. George:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachment

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

Harris James George, Esquire
507 Alax Brown Bldg.
Towson, Md. 21204

C.V. Stephens & Assoc., Inc.
375 Allegheny Avenue
Towson, Md. 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 27th day of May, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Westview Associates

Petitioner's Attorney Harris James George, Esq.

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-14-X

District 1st Date of Posting June 23, 1981
Posted for: Special Certificate
Petitioner: Westview Associates
Location of property: N/S Old Frederick Rd. 4.5' N.E. 1/4
Containing 0.3577 acres
Location of Signs: 1 sign N/S of Old Frederick Rd. 3.5' N.E. 1/4
Containing 0.3577 acres - the sign is 14' 5" of John's Rd. 10' 10"
West of Eastern property line
Remarks: None
Posted by: *Stephen J. Smith* Date of return: July 2, 1981
Number of Signs: 2



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 1 day of April, 1981.*

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

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

No. 096931

by *George*

ved by *097*

the Petition or assignment of a

DATE June 15, 1981 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Wolpoff & Abrarison, Attorneys

FOR: Filing Fee for Case No. 82-14-X

1117 50.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXEMPTION-DISTRICT

ZONING: Petition for Special Exemption
LOCATION: North side of Old Frederick Rd. at 48 ft. Northeast of centerline of Mason Lane
DATE & TIME: Tuesday, July 14, 1981 at 11:00 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 exemption for a used motor vehicle outdoor sales area, separated from sales area by building.

All that parcel of land in the first Ward of Baltimore County bearing for the same on the north side of Old Frederick Road at a point measured North 47° 10' East 45.00 feet from the centerline intersection of Old Frederick Road and Mason Lane; thence from said place of beginning, bearing on the north side of Old Frederick Road, (1) North 89° 47' 00" West 118.00 feet, thence bearing said Road, running the three following lines: (2) North 7° 21' 00" East 127.00 feet, (3) South 79° 41' 10" East 135.00 feet and (4) South 13° 59' 00" West 115.00 feet to the place of beginning.

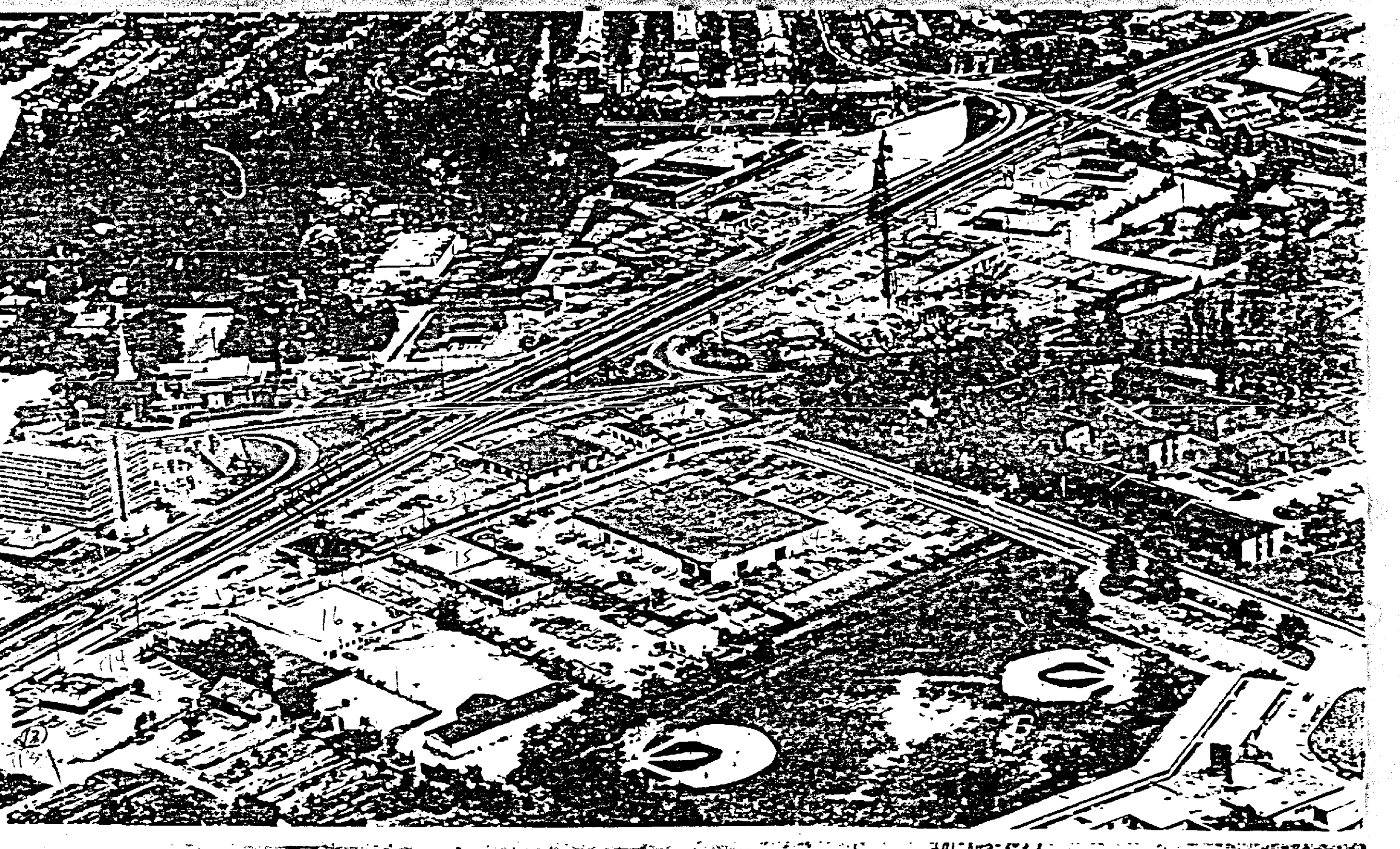
Containing 0.3577 acres of land more or less.
Being the property of Westview Associates, as shown on plat plan filed with the Zoning Department (bearing Date: Tuesday, July 14, 1981 at 11:00 A.M.)
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 23

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 25, 1981

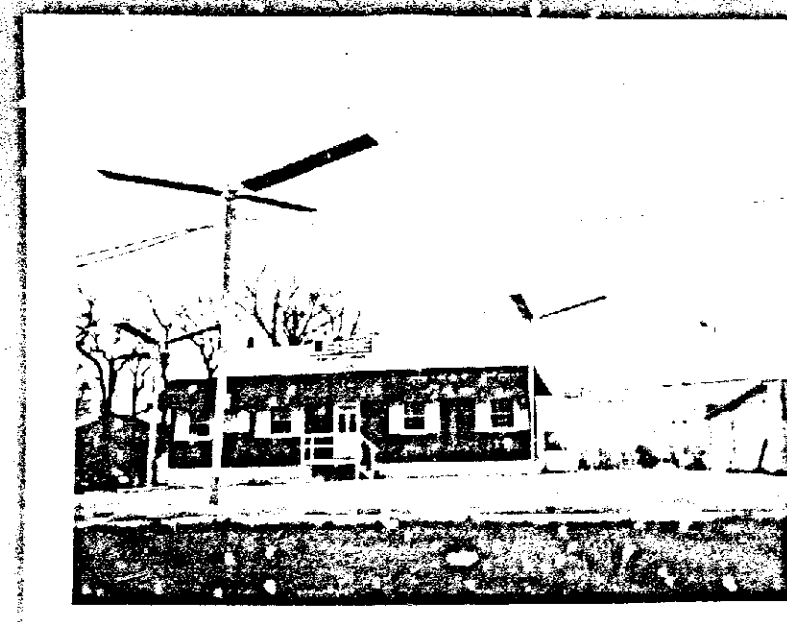
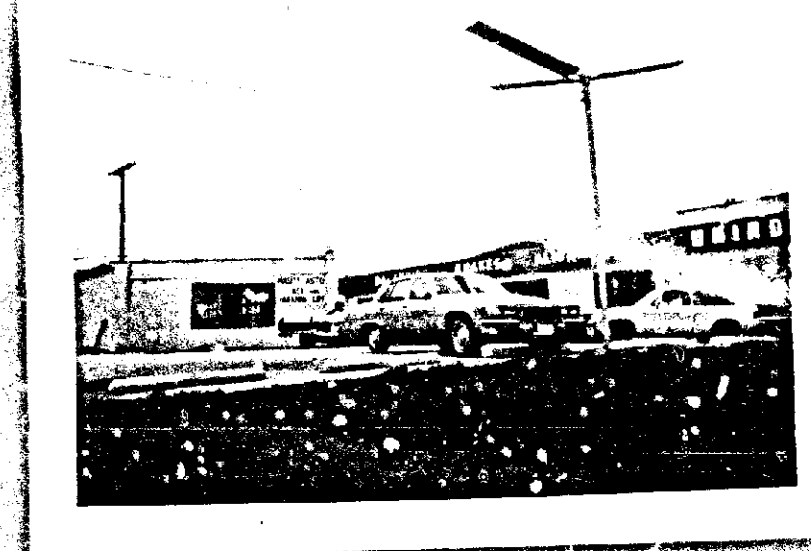
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each zone time successive weeks before the 14th day of July, 1981, the first publication appearing on the 25th day of June, 1981.

THE JEFFERSONIAN,
L. Frank Smith
Manager.
Cost of Advertisement, \$ 19.25



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: <i>097</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map # _____									



US. #40
BALTIMORE NATIONAL PIKE

JOHNNYCAKE
ROAD

ROAD

MARYLAND TILE

Ex. BR ZONE

Ex. ZONING LINE 2

Ex DR 16 ZONE

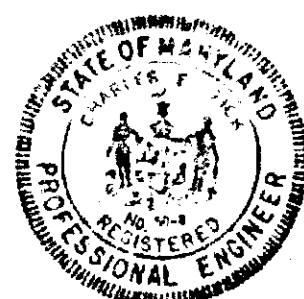
WHITE OAKS
34/59 APT'S

OWNER

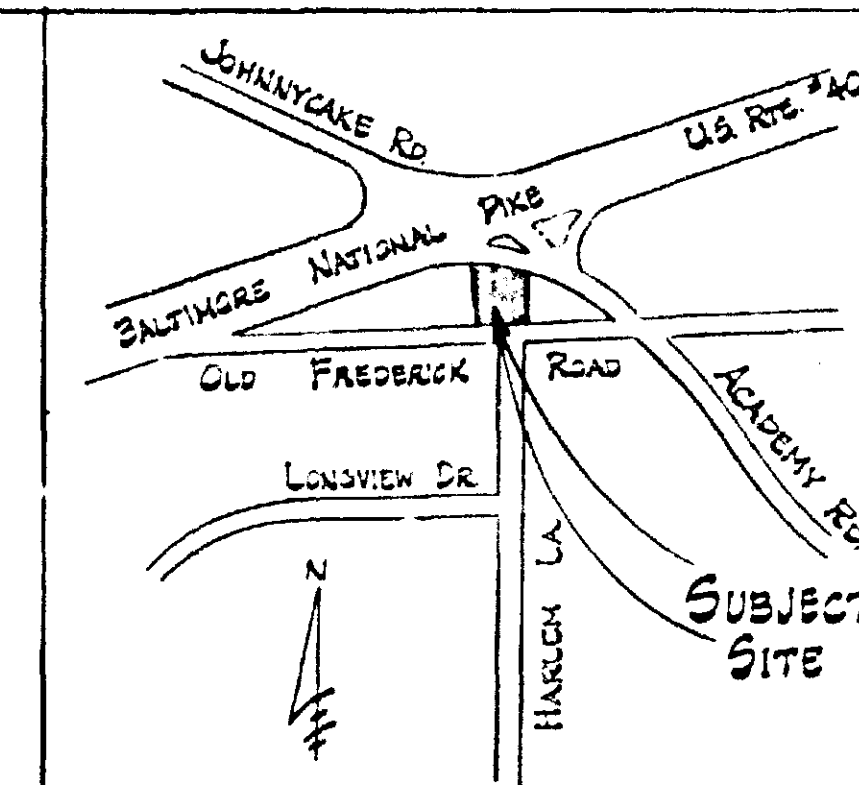
WESTVIEW ASSOCIATES
11300 ROCKVILLE PIKE
ROCKVILLE, MD, 20852

ENGINEER

GEORGE W. STEPHENS
AND ASSOCIATES INC.
303 ALLEGHENY AVE.
TOWSON, MD 21204



Charles E. Lusk
P.E. 5048 3-30-81



LOCATION MAP
SCALE 1" = 500'

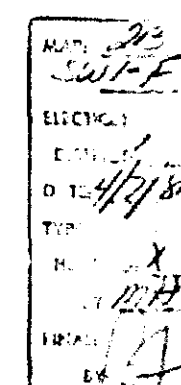
SITE DATA

1. AREA OF TRACT.....0.358 Act
2. EXISTING ZONING.....BR
3. EX. TRAILER SALES OFFICE.....540 S.F.
4. PARKING REQUIRED.....3 PS.
540 + 200 = 2.7
5. PARKING SHOWN.....32 PS
3 EMPLOYEE SPACES
3 CUSTOMER SPACES
33 DISPLAY SPACES
6. SCREENING WILL BE PROVIDED ALONG
OLD FREDERICK RD. AS SHOWN (COMPACT EVERGREENS)
7. ENTIRE SITE IS PAVED & NEW DRAINED.
8. LOT HAS EXISTING LIGHTING WHICH WILL BE UTILIZED
9. EXISTING CONC. BUMPER BLOCKS WILL BE MOVED AND
UTILIZED WITH NEW PARKING LAYOUT.
10. HOURS OF OPERATION (5 DAYS) MON. THRU FRI 10AM TO
9 PM, 1 DAY (SAT) 10AM TO 6 PM, CLOSED SUNDAYS

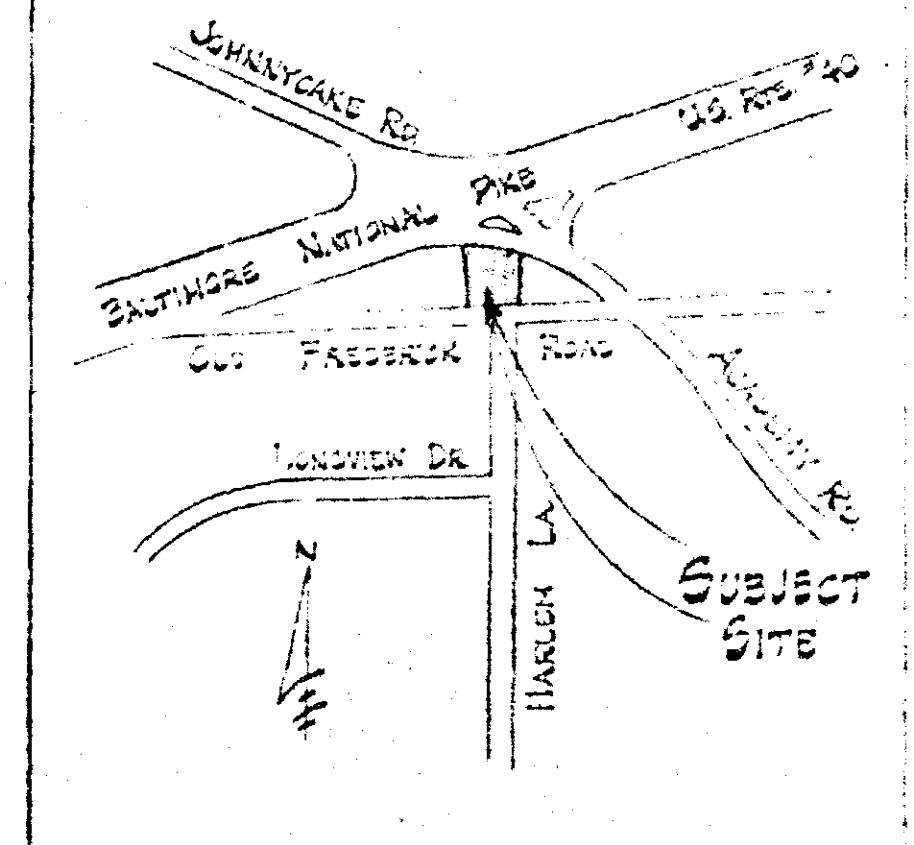
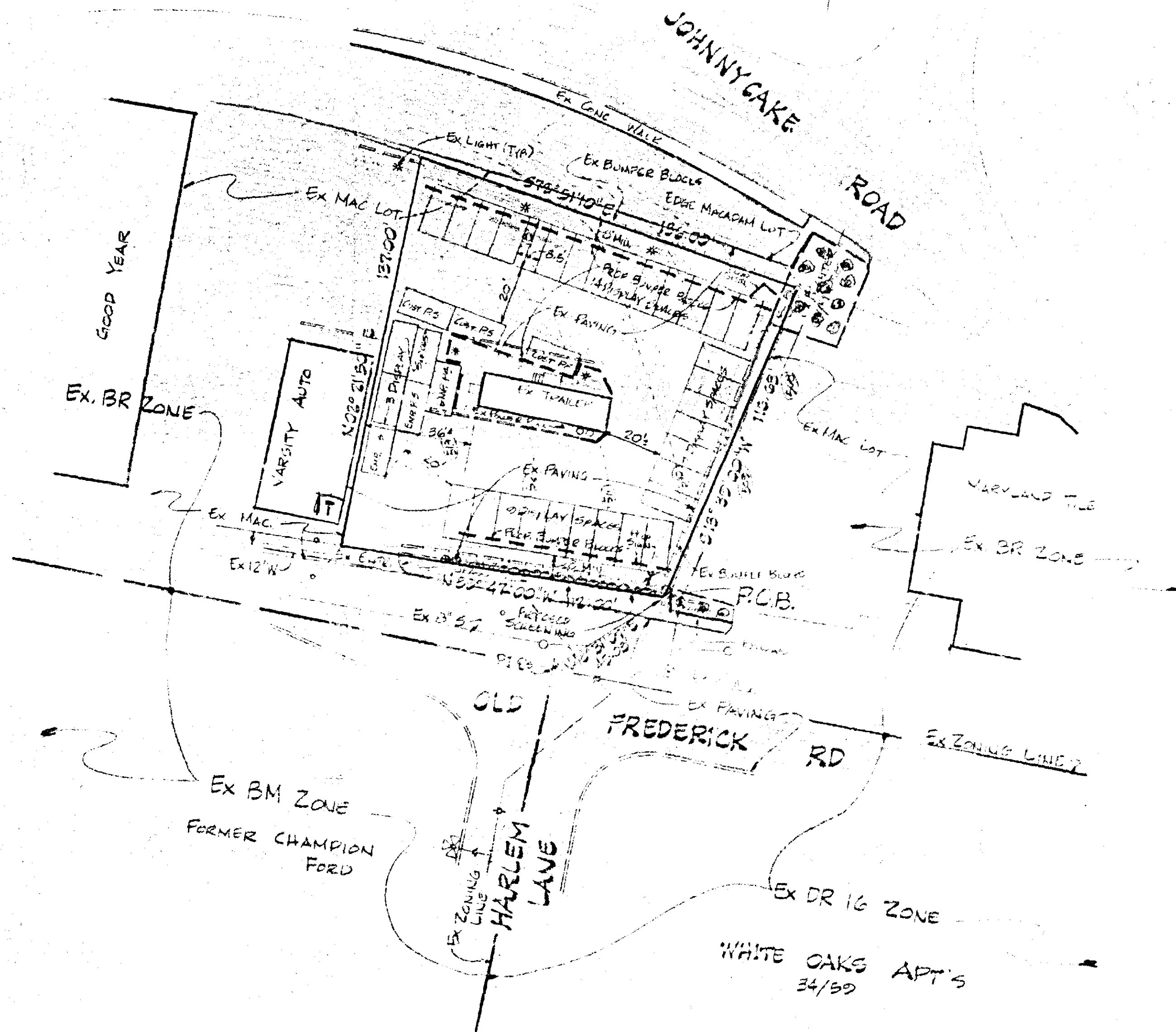
ITEM #183

PLAT TO ACCOMPANY
A PETITION
FOR
A SPECIAL EXCEPTION
TO PERMIT
A USED CAR LOT
(EXISTING)
IN A BR ZONE

(FORMERLY USED BY CHAMPION FORD)
BALTIMORE CO, MD. ELECT. DIST. #1
SCALE: 1" = 30' MARCH, 1981



U.S. #40
BALTIMORE NATIONAL PIKE



LOCATION MAP
SCALE: 1" = 500'

SITE DATA

1. AREA OF TRACT: 1.00 AC
2. EXISTING ZONING: BR
3. EX. TRAILER SALES OFFICE: 840 SF
4. PARKING REQUIRED: 3 SP
840 ÷ 280 = 3.0
5. PARKS SHOWN: 3 SP
2 EMPLOYEE SPACES
2 CUSTOMER SPACES
1 DAY SPACE
6. OTHER: ALL PAVING WITH
OLD FREDERICK RD AS SHOWN (CONCRETE & ASPHALT)
7. ENTIRE SITE IS PAVED & WELL DRAINED.
8. LOT HAS EXISTING LIGHTING WHICH WILL BE UTILIZED
9. EXISTING CON. BUMPER BUDGES WILL BE REMOVED AND
UTILIZED WITH NEW PAVING UNIFORM
10. HOURS OF OPERATION: (5 DAYS) MON. THRU FRI. 10 AM -
9 PM, 1 DAY (SAT) 10 AM TO 6 PM, CLOSED SUNDAYS

PLAT TO ACCOMPANY
A PETITION
FOR
A SPECIAL EXCEPTION
TO PERMIT
A USED CAR LOT
(EXISTING)
IN A BR ZONE
(FORMERLY USED BY CHAMPION FORD)

BALTIMORE CO, MD
ELECT. DIST. #1
MARCH 1981
SCALE: 1" = 30'

ENGINEER
GEORGE W. STEPHENS
AND ASSOCIATES INC.
303 ALLEGHENY AVE.
TOWSON, MD 21204

OWNER
WESTVIEW ASSOCIATES
11500 ROCKVILLE PIKE
ROCKVILLE, MD, 20852

Charles E. Lick
RE. 5048 3-30-81

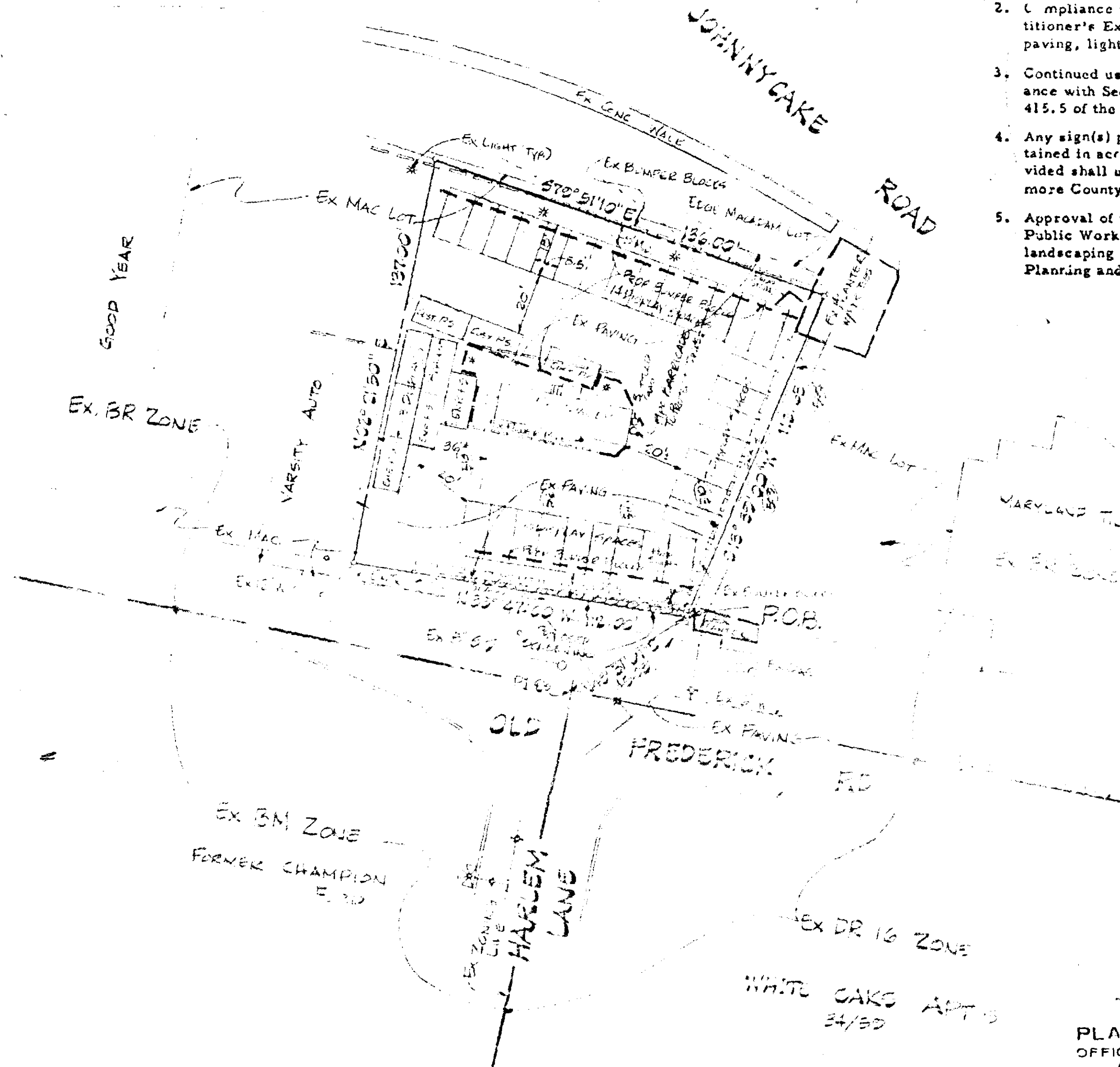
PETITIONER'S
EXHIBIT #1

REVISED: 7/11/81 DUE TO CHANGE IN TRAILER LOCATION

U.S. #40

"If, at any time in the future, ownership or leasehold interest changes in such a manner so as to deprive the owner and/or lessee of the subject site from using the sanitary sewer facilities now available to such owner and/or lessee on the Varsity Auto site, the subject site should then connect directly to metropolitan sewer and water facilities in Old Frederick Road."

2. Compliance with notes 6, 7, 8, 9, and 10, as set forth in Petitioner's Exhibit 1 under "site data", regarding the screening, paving, lighting, bumper blocks, and hours of operation.
3. Continued use of a trailer on the subject site shall be in accordance with Section 415.2.b(2) and subject to Sections 415.4 and 415.5 of the Baltimore County Zoning Regulations.
4. Any sign(s) proposed to be erected shall be done so and maintained in accordance with Section 413 and all lighting to be provided shall be in compliance with Section 409.2.c(3) of the Baltimore County Zoning Regulations.
5. Approval of the aforementioned site plan by 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.



1. AREA OF TRAIL. 3:00 PM
2. EXHIBIT TYPING. 4:00
3. EX-TRAILER SALES OFFICE. 5:00 PM
4. PARKING REQUIRED. 3 PM
5. PARKING SPACES. 3:00 PM
6. EXHIBIT SPACES. 3:00 PM
7. CUSTOMER SPACES. 3:00 PM
8. DISPLAY SPACES. 3:00 PM
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100. EXHIBIT SPACES. 3:00 PM

INCORPORATING
ZONING CASE NO 52-14-X

(FORMERLY USED BY CHAMPION FORD)
BALTIMORE CO MD
SCALE 1" = 50'
ELECT DIST #1
PAGE 1291

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John S. Wiley
PLANNING
DATE 9/9/81
BY Frederick E. L...
ZONING COMMISSIONER
DATE 9/8/81
82-14K

SHANKER
GEORGE W. STEPHENS
AND ASSOCIATES INC.
505 AUSTIN AVE
TOWSON, MD 21204

OWNER
WESTVIEW ASSOCIATES
11300 ROCKVILLE PIKE
ROCKVILLE, MD, 20852

AE 5045 3-24-81