

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 the amendment of Special Exception No. 78-122-X to allow a one bay addition.

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 **PERKINS**: Lessee
S & S Automotive Inc./T/A Precision Tune
 (Type or Print Name)
 Signature **MARTIN SCHWARTZ**
 901 S. Hanover Street
 Address
 Baltimore, Md. 21230 Phone **527-0447**
 City and State
 Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 Baltimore, Md. 21230
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 Phone No.

Legal Owner(s):
CASTLEMEN/FINKELSTEIN VENTURE
JOEL FINKELSTEIN
 (Type or Print Name)
 Signature
 1800 Parkman Avenue
 Address
 Baltimore, Md. 21230
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 Phone No.

ORDER RECEIVED FOR FILING

DATE RECEIVED FOR FILING

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 24th day of November, 1981, at 9:30 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 NE corner of Baltimore National Pike & Leslie Ave., 1st District : OF BALTIMORE COUNTY
 CASTLEMEN/FINKELSTEIN : Case No. 82-126-SPI
 VENTURE, 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.

[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hesian, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 2nd day of November, 1981, a copy of the foregoing Order was mailed to Joel Finkelstein, 1800 Parkman Avenue, Baltimore, Maryland 21230, Petitioner; and S & S Automotive Inc., T/A Precision Tune, 901 S. Hanover Street, Baltimore, Maryland 21230, Contract Lessee.

John W. Hesian, III

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 1981

1800 Parkman Ave.
 Towson, Maryland 21284

Mr. Joel Finkelstein
 1800 Parkman Avenue
 Baltimore, Maryland 21230

RE: Item No. 13
 Petitioner - Castlemen/Finkelstein Venture
 Special Hearing Petition

Dear Mr. Finkelstein:

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.

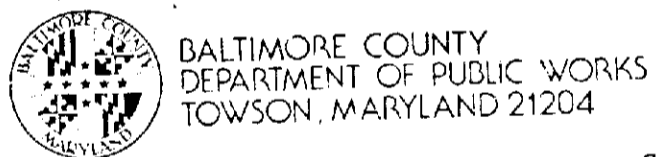
Located on the northeast corner of Baltimore National Pike and Leslie Avenue, the subject property is presently improved with the facilities of a service garage, which is existing as a result of Case #78-122-X. Because of your lessee's proposal to expand this structure, this special hearing to amend the original special exception is required.

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

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

Very truly yours,
[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

cc: Frank G. Lee
 1277 Neighbors Avenue
 Baltimore, Md. 21237
 Enclosures



HARRY J. PISTEL, P.E.
 DIRECTOR

September 22, 1981

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

Re: Item #43 (1981-1982)
 Property Owner: Castlemen/Finkelstein Venture
 N/E corner Baltimore National Pike & Leslie Avenue
 Acres: 0.66 District: 1st

Dear Mr. Hammond:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item 68 (1977-1978), 78-122X, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 43 (1981-1982).

Very truly yours,
[Signature]
 ROBERT A. MORFON, P.E., Chief
 Bureau of Public Services

RAM:EM:FWR:ss

cc: Jack Wimbley

H-NE Key Sheet
 5 & 6 SW 26 Pcs. Sheets
 SW 2 G Topo
 94 Tax Map

Attachment

November 30, 1977

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

Re: Item 68 (1977-1978)
 Property Owner: Tosaco, Inc.
 N/E cor. Balto. National Pike & Leslie Ave.
 Existing Zoning: D.L.
 Proposed Zoning: Special Exception for a service garage.
 Acres: 0.651 District: 1st

Dear Mr. DiNenna:

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

Highways:

Baltimore National Pike (U.S. 40) is a State Road; 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.

Leslie and Cumings Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widenings, including fillist areas for sight distance at the intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

The construction and/or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream the stripping of top soil.

Storm Drains:

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

Item 68 (1977-1978)
 Property Owner: Tosaco, Inc.
 Page 2
 November 30, 1977

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

This property is connected to public water supply and sanitary sewerage.

Very truly yours,
[Signature]
 ELLENWYN N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EM:FWR:ss

cc: J. Edwards

H-NE Key Sheet
 5 & 6 SW 26 Pcs. Sheets
 SW 2 G Topo
 94 Tax Map



Maryland Department of Transportation
 State Highway Administration

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

September 10, 1981

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

ZAC Meeting of 9-1-81
 Re: ITEM #43.
 Property Owner: Castlemen/
 Finkelstein Venture
 Location: N/E corner
 Baltimore National Pike
 (Route 40-W) & Leslie Ave.
 Existing Zoning: BL
 Proposed Zoning: Special
 Hearing to amend Special
 Exception Case #78-122 X
 to allow a one bay addition.
 Acres: 0.66
 District: 1st

Dear Mr. Hammond:

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

However, it is requested that the plan be revised to show a bituminous overlay of the westerly entrance. This would include the area from the flowline to the existing S.H.A. R/W.

I am sending a sketch to show the area of improvement.

It is requested that the plan be revised prior to a hearing date.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits
[Signature]
 By: George Wittman

CL:GW:vrđ
 Enclosure
 cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

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

1. The contract lessee herein, S & S Automotive, Inc., trading as Precision Tune, seeks to amend the site plan filed in Case No. 78-122-X to add an additional bay to the existing service garage.
2. On December 8, 1977, the then Deputy Zoning Commissioner, George J. Martins, granted a special exception for a service garage, "... subject to no painting and/or body and fender work to be conducted on the premises..." (Case No. 78-122-X).
3. Testimony in behalf of the petitioner indicated that the work being performed on the property consisted of "tune up" work on automobiles, vans, and school buses and that an additional bay was needed due to an increase in business.
4. No protestants appeared at the hearing in opposition to the petition.
5. To approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

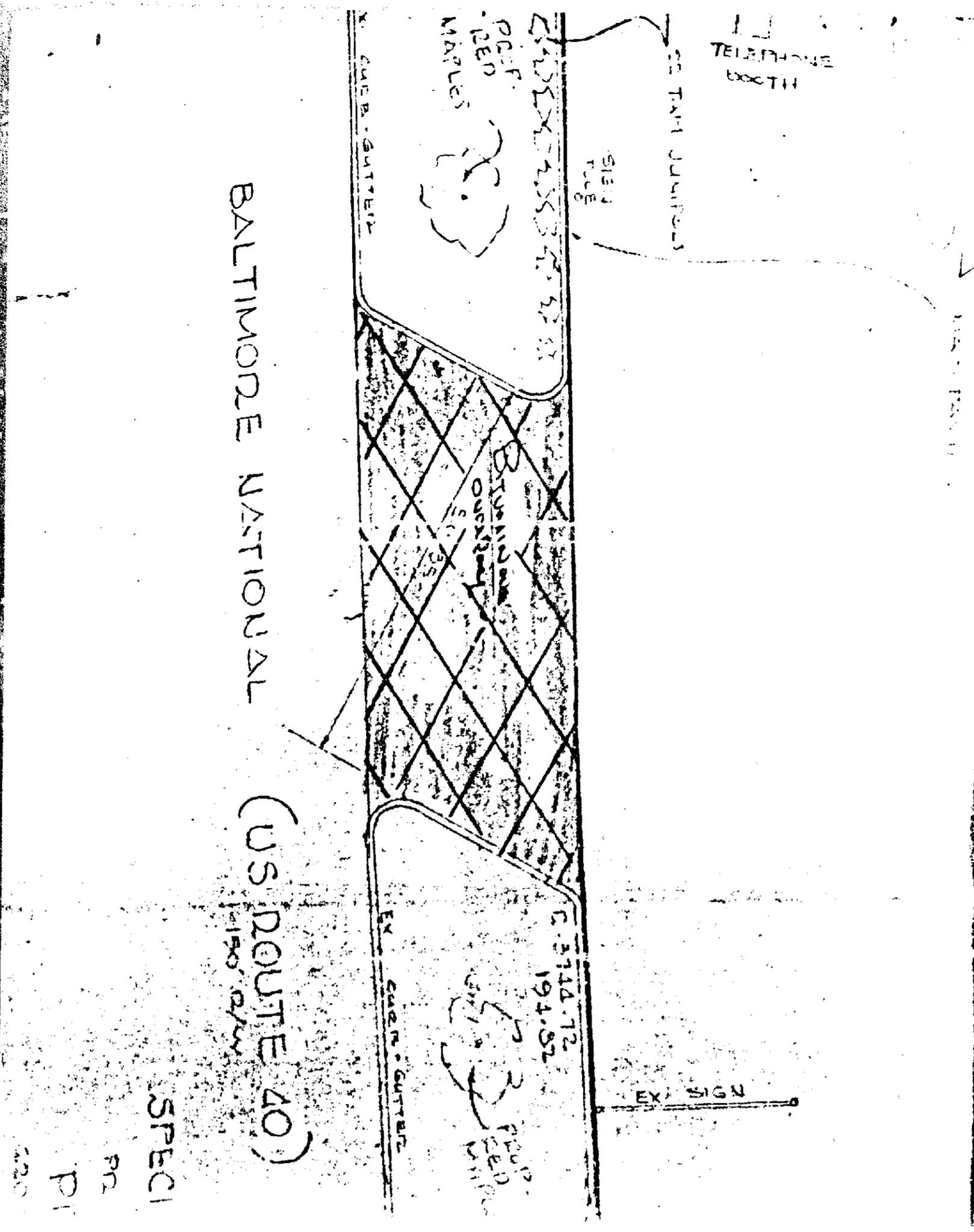
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December, 1981, that the amendment to the site plan filed in Case No. 78-122-X to add an additional bay to the existing service garage, in accordance with the site plan prepared by Frank S. Lee, dated August 10, 1981, and marked Petitioner's Exhibit 1, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The work to be performed on the subject property shall be limited to the tune up of automobiles, vans, and school buses.
2. Compliance with the comments submitted by the Maryland Department of Transportation, dated September 10, 1981, and the Department of Permits and Licenses, dated September 25, 1981.
3. Approval of the aforementioned site plan 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

ORDER RECEIVED FOR FILING

DATE December 17, 1981
BY John P. [Signature]
Administrative Assistant



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

October 26, 1981

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 #43, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: Castleman/Finkelstein Venture
Location: NE corner Baltimore National Pike and Leslie Avenue
Acre: 0.66
District: 1st

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 located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by a "D" intersection.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW/rh

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

September 24, 1981

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

RE: ZAC Meeting of September 1, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 41 to 46.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

Precision Tune
11/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 1, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #33 - Exxon Corporation
- Item #36 - William S. and Shelby J. Morgart
- Item #37 - Baltimore Gas and Electric Co.
- Item #38 - William F. & Susan B. Fritz
- Item #40 - Joseph R. & Evelyn M. Deady
- Item #41 - Jack W. & Mary J. Eissly
- Item #43 - Castleman/Finkelstein Venture
- Item #44 - Viola Gromek
- Item #45 - William & Evelyn Comotto

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

LJF/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

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

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Castleman/Finkelstein Venture
Location: NE corner Baltimore National Pike and Leslie Avenue
Item No.: 43 Zoning Agenda: Meeting of September 1, 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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Hegardt* Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALEWSKI
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item #43, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: Castleman/Finkelstein Venture
Location: NE corner Baltimore National Pike and Leslie Avenue
Existing Zoning: B1
Proposed Zoning: Special Hearing to amend Special Exception Case 77-122 X to allow a one bay addition.

Acre: 0.66
District: 1st

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, and change of occupancy from "B" Business to "C-1" Service Garage.
- 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 resistive 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 can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.
- X I. Comments: Show handicapped parking signs, curb cuts, building access, etc. Toilet rooms shall be made to comply with State Code. If parking tanks have not been filled or removed a permit shall be applied for and the work completed before 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. Burman
Charles E. Burman, Chief
Plans Review

CSB/rjg

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: August 27, 1981

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

Z.A.C. Meeting of: September 1, 1981

RE: Item No: 41, 42, 43, 44, 45, 45
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,
William Nick Petrovich
William Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 82-126-SPH Item 43
Date: October 30, 1981

Petition for Special Hearing
Northeast corner of Baltimore National Pike and Leslie Avenue
Petitioner - Castlemen/Finkelstein Venture

First District

HEARING: Tuesday, November 24, 1981 (9:30 A.M.)

If granted it is requested that details of landscaping be submitted to and approved by the Division of Current Planning and Development.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ob

Castlemen/Finkelstein Venture
Attn: Mr. Joel Finkelstein
1600 Parkman Avenue
Baltimore, Maryland 21230

October 23, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
NE/cor. of Baltimore National Pike & Leslie Ave.
Case #82-126-SPH

TIME: 9:30 A.M.

DATE: Tuesday, November 24, 1981

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: S & S Automotive, Inc.
T/A Precision Tune
901 S. Hanover Street
Baltimore, MD 21230

PETITION FOR SPECIAL HEARING

1st DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Baltimore National Pike and Leslie Ave.
DATE & TIME: Tuesday, November 24, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 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 the amendment of Special Exception No. 78-122-X to allow a one bay addition.

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

Being the property of Castlemen /Finkelstein Venture, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 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

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

November 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Special Hearing
Castlemen/Finkelstein

was inserted in the following:

- Arbutus Times
C. tonsville Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 7 day of November 1981, that is to say, the same was inserted in the issue of

November 5, 1981

COLUMBIA PUBLISHING CORP.

By [Signature]

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

29.40

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21217

August 11, 1981

Precision Tune
No. 6200 Baltimore National Pike (US 40 West)
1st District Baltimore County, Maryland

Beginning for the same at the northeast corner of Baltimore National Pike (US 40 West) and Leslie Avenue, and thence running and binding on the north side of Baltimore National Pike by a line curving to the right with a radius of 3744.72 feet for a distance of 194.82 feet to the west side of Cummings Avenue, thence running and binding on the west side of Cummings Avenue North 4 degrees 22 minutes 20 seconds East 150 feet, thence running for two lines of division as follows: South 83 degrees 05 minutes 52 seconds West 117.98 feet and South 84 degrees 33 minutes 18 seconds West 76.82 feet to the east side of Leslie Avenue, and thence running and binding on the east side of Leslie Avenue South 4 degrees 22 minutes 36 seconds West 150 feet to the place of beginning.

Containing 0.66 acres of land more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 5, 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 of two successive weeks before the 7th day of November 1981, the first publication appearing on the 5th day of November 1981.

THE JEFFERSONIAN

[Signature] Manager

Lost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 101678

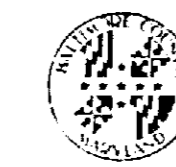
DATE 10/21/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM S & S Automotive, Inc.

FOR Case#82-126-SPH - Filing Fee (Castlemen/Finkelstein)

25.00



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

November 18, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Castlemen/Finkelstein Venture
ATTN: Joel Finkelstein
1600 Parkman Avenue
Baltimore, Maryland 21230

RE: Petition for Special Hearing
NE/corner of Baltimore National Pike & Leslie Ave.
Case #82-126-SPH

Gentlemen:

This is to advise you that \$60.65 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,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-126-SPH

District: 1st Date of Posting: 11-6-81

Posted for: SPECIAL HEARING

Petitioner: CASTLEMEN/FINKELSTEIN VENTURE

Location of property: BALTIMORE NATIONAL PIKE AND LESLIE AVE NE/COR.

Location of Sign: NORTH SIDE OF BALTIMORE NATIONAL PIKE APPROX. 75' EAST OF LESLIE AVE.

Remarks:

Posted by: [Signature] Date of return: 11-12-81

Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 17th day of August, 1981

Filing Fee \$ 25.00 Received: Check

Cash

Other

[Signature]
William E. Hammond, Zoning Commissioner

Petitioner: Precision Tune Submitted by: Mark Schwartz

Petitioner's Attorney: Reviewed by: [Signature]

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

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Baltimore National Pike and Leslie Avenue
DATE & TIME: Tuesday, November 24, 1981 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 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 the amendment of Special Exception No. 78-122-X to allow a one bay addition.

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

Precision Tune
No. 6200 Baltimore National Pike (US 40 West)
1st District Baltimore County, Maryland

Beginning for the same at the northeast corner of Baltimore National Pike (US 40 West) and Leslie Avenue, and thence running and binding on the north side of Baltimore National Pike by a line curving to the right with a radius of 3744.72 feet for a distance of 194.82 feet to the west side of Cummings Avenue, thence running and binding on the west side of Cummings Avenue North 4 degrees 23 minutes 30 seconds East 150 feet, thence running for two lines of division as follows:—South 83 degrees 05 minutes 52 seconds West 117.88 feet and South 84 degrees 23 minutes 18 seconds West 76.83 feet to the east side of Leslie Avenue, and thence running and binding on the east side of Leslie Avenue South 4 degrees 22 minutes 30 seconds West 150 feet to the place of beginning. Containing 0.66 acres of land more or less.

Being the property of Castleman/Finkelstein Venture, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 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
Nov. 5.

DUPLICATE

CERTIFICATE OF PUBLICATION.

TOWSON, MD., November 5, 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 of one time successive weeks before the 24th day of November, 1981, the last publication appearing on the 5th day of November 1981.

THE JEFFERSONIAN,

L. Leach Smith
Manager.

Cost of Advertisement, \$ 76.50

Mr. Joel Finkelstein
1000 Padonia Avenue
Baltimore, Md. 21230

Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

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 1st day of September, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Castleman/Finkelstein Venture

Petitioner's Attorney _____

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

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous case: <u>78-122-X</u>	Map # _____									



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

No. 102644

DATE 11/23/81 ACCOUNT 01-662

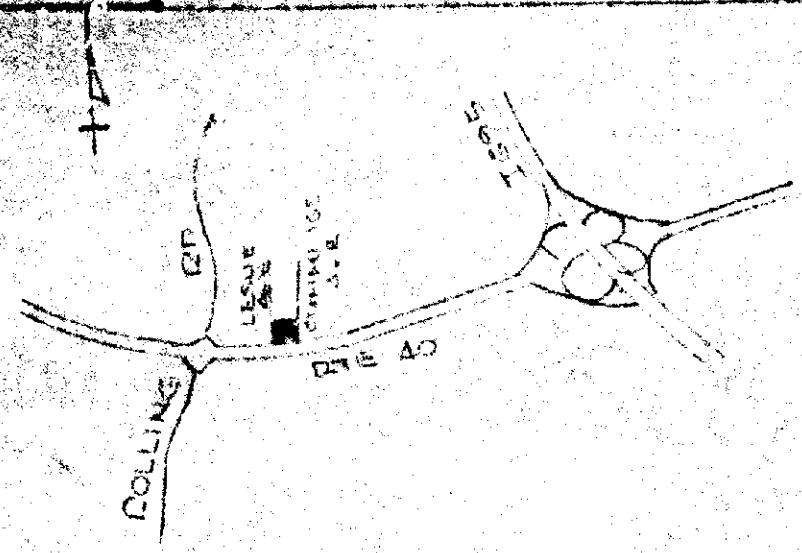
AMOUNT \$60.55

RECEIVED FROM S & S Automotive, Inc.

FOR Printing & Advertising of Case #82-126-APM
(Castleman/Finkelstein)

60.55

VALIDATION OR SIGNATURE OF CASHIER



LOCATION MAP
SCALE: 1" = 200'

EXISTING USE - A 10' DIA. TIRE SERVICE CENTRE
 PROPOSED USE - SAME
 EXISTING ZONING - RL-1 WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 PROPOSED ZONING - SAME
 AREA OF LOT - 0.66 AC.
 AREA OF EX. AND PROP. ADDITION - 2184 SQ. FT.

PARKING DATA

NO. OF SPACES REQ. (2184/200) = 10.92 SPACES
 NO. OF SPACES PROVIDED - 12 OUTSIDE, 1 INSIDE = 14 SPACES

BALTIMORE NATIONAL (US ROUTE 40) PIKE

SPECIAL HEARING FOR
 PROPOSED ADDITION FOR
 PRECISION TUNE

6200 BALTIMORE NATIONAL PIKE
 BALTIMORE, MARYLAND 21230
 1ST DISTRICT BALTIMORE CO. MARYLAND
 SCALE: 1" = 10' DATE: 2-10-81
 REVISED 11-17-81

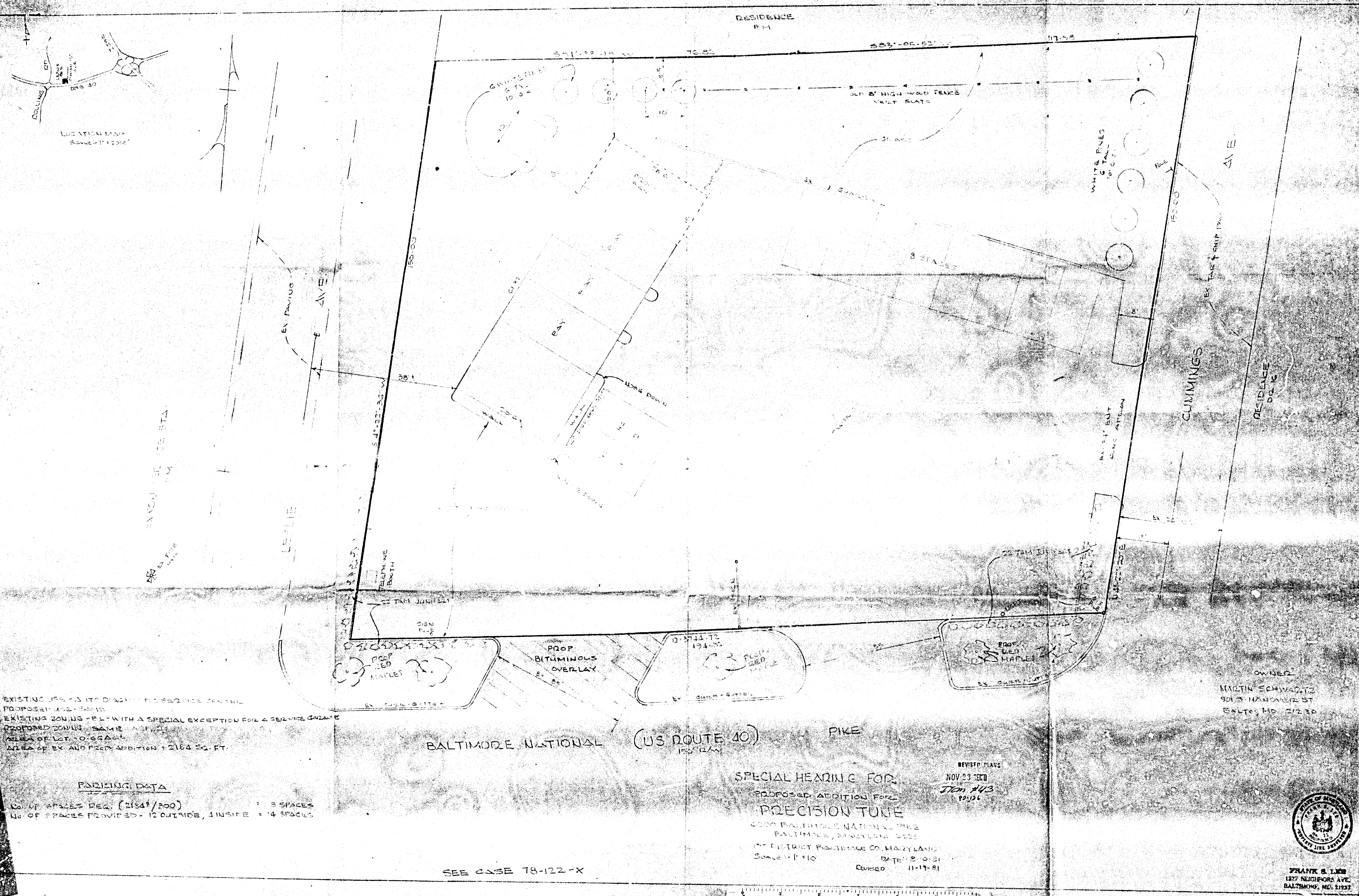
REVISED PLANS
 NOV 23 1980
 JIM HUBBARD
 P.P. 126

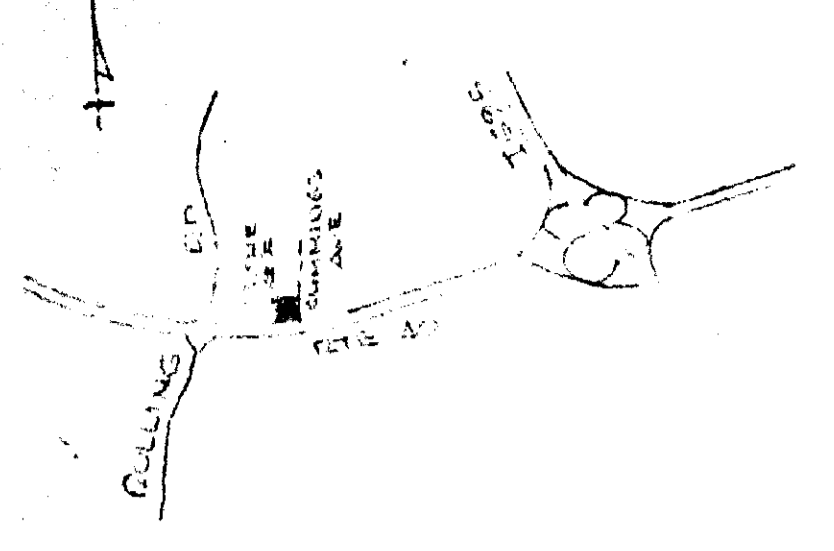
SEE CASE 78-122-X

OWNER
 MARTIN SCHWARTZ
 9013 HANOVER ST
 BALTO, MD 21230

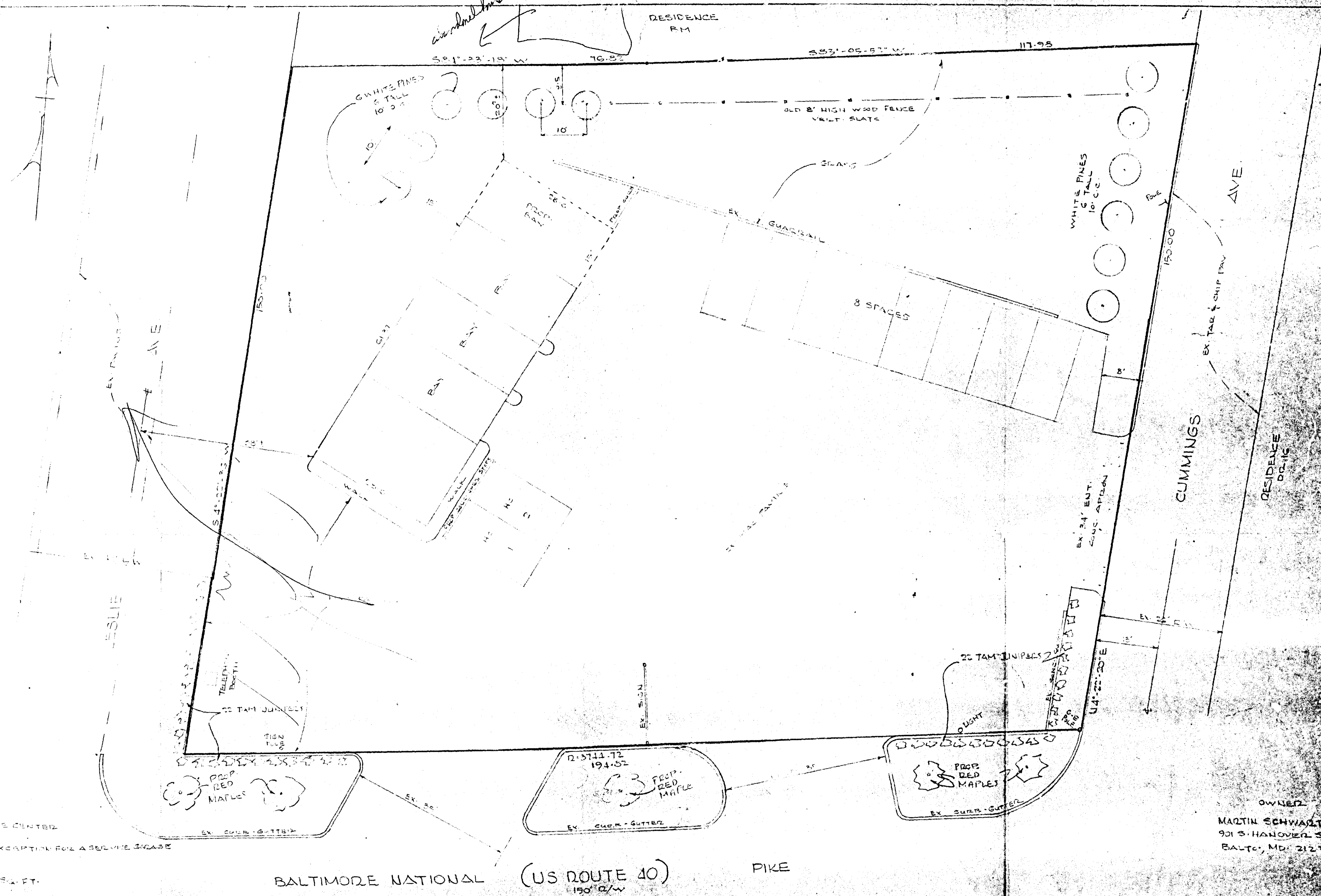


FRANK S. LIND
 1877 NEIGHBORS AVE.
 BALTIMORE, MD 21237





LOCATION MAP
Scale: 1" = 250'



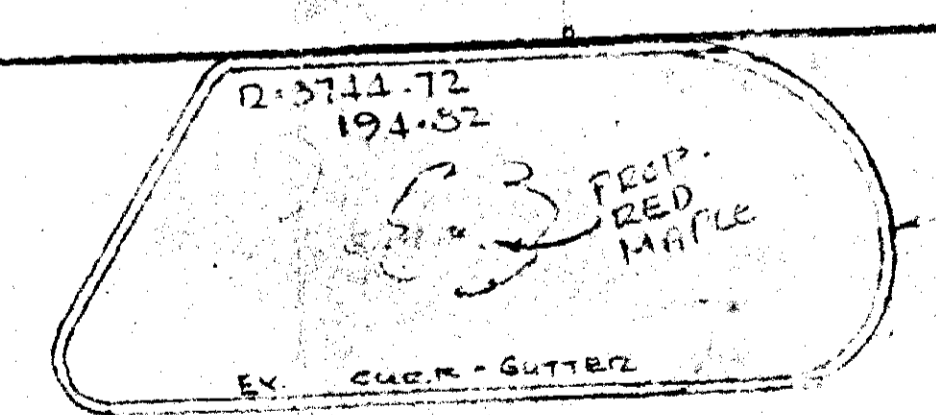
EXISTING USE - AUTO DIAGNOSTIC SERVICE CENTER
 PROPOSED USE - DRIVE
 EXISTING ZONING - RL - WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 PROPOSED ZONING - SAME
 AREA OF LOT - 0.63 ACRES
 AREA OF EX. AND PROP. VENTILATION - 2183 SQ. FT.

PARKING DATA

No. of SPACES REQ. (2183/300) = 8 SPACES
 No. of SPACES PROVIDED - 12 OUTSIDE, INSIDE = 14 SPACES

*Do not think look is
 otherwise necessary if you
 want it*

SEE CASE 78-122-X



BALTIMORE NATIONAL (US ROUTE 40) PIKE
 150' R/W

SPECIAL HEARING FOR *Plot*
 PROPOSED ADDITION FOR
PRECISION TUNE
 6200 BALTIMORE NATIONAL PIKE
 BALTIMORE, MARYLAND 21226
 1ST DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1" = 10' DATE: 8-10-81
1 copy
Jim HUB

OWNER
 MARTIN SCHWARTZ
 901 S. HANOVER ST.
 BALTO, MD. 21226



FRANK R.
 1277 N. E. ST.
 BALTIMORE, MD.

