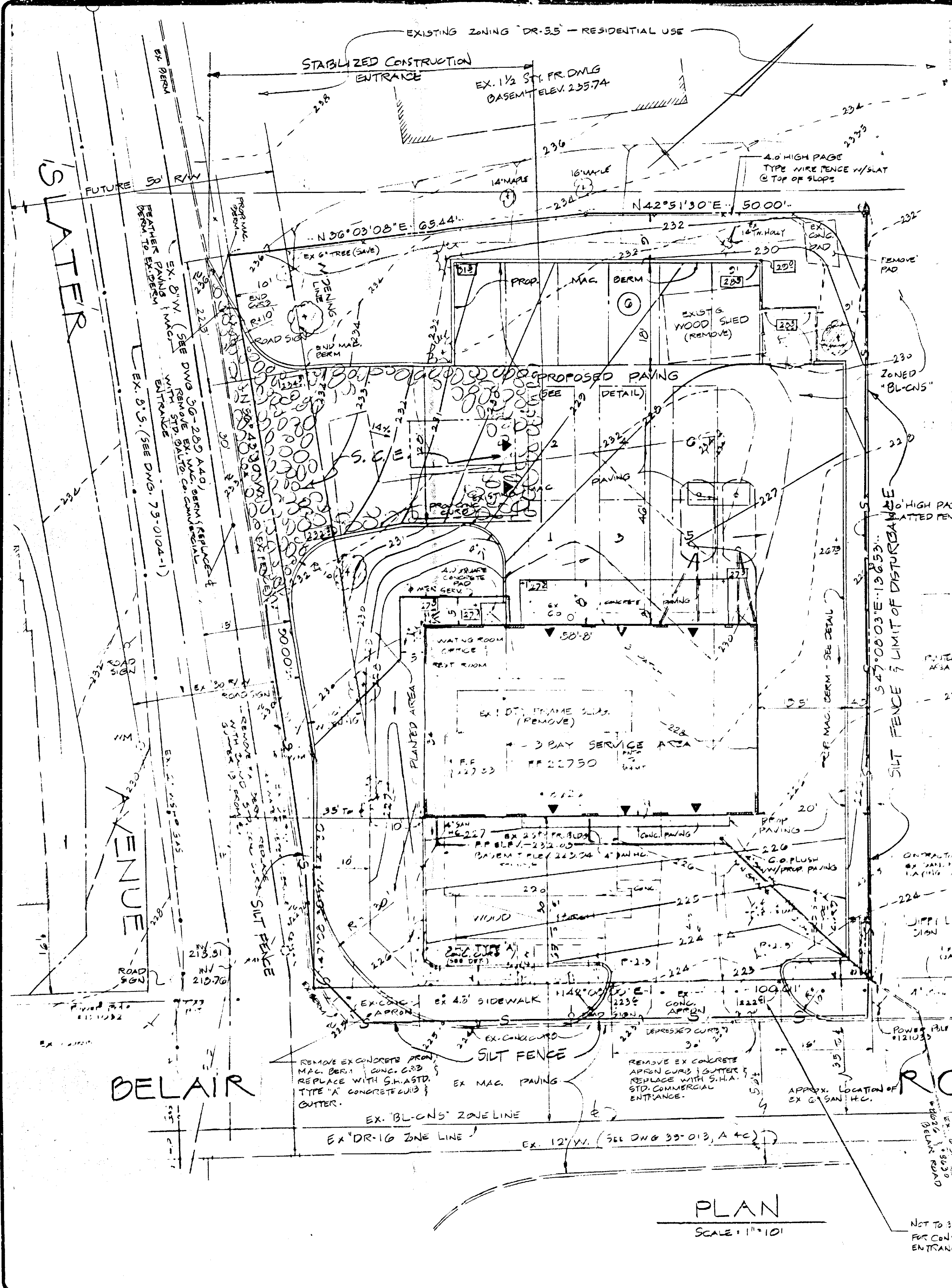




PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 2 tons per acre domestic limestone (92 lbs./1,000 sq. ft.) and 500 lbs. per acre 0-20-20 fertilizer (114 lbs./1,000 sq. ft.). Harrow or disc time and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (19.2 lbs./1,000 sq. ft.) of 38-0-0 ureaform fertilizer and 500 lbs. per acre (11.5 lbs./1,000 sq. ft.) of 10-20-20 fertilizer.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 100 lbs. per acre (1.4 lbs./1,000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (1.05 lbs./1,000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - use sod. Option (3) - seed with 100 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacement, and reseedings.

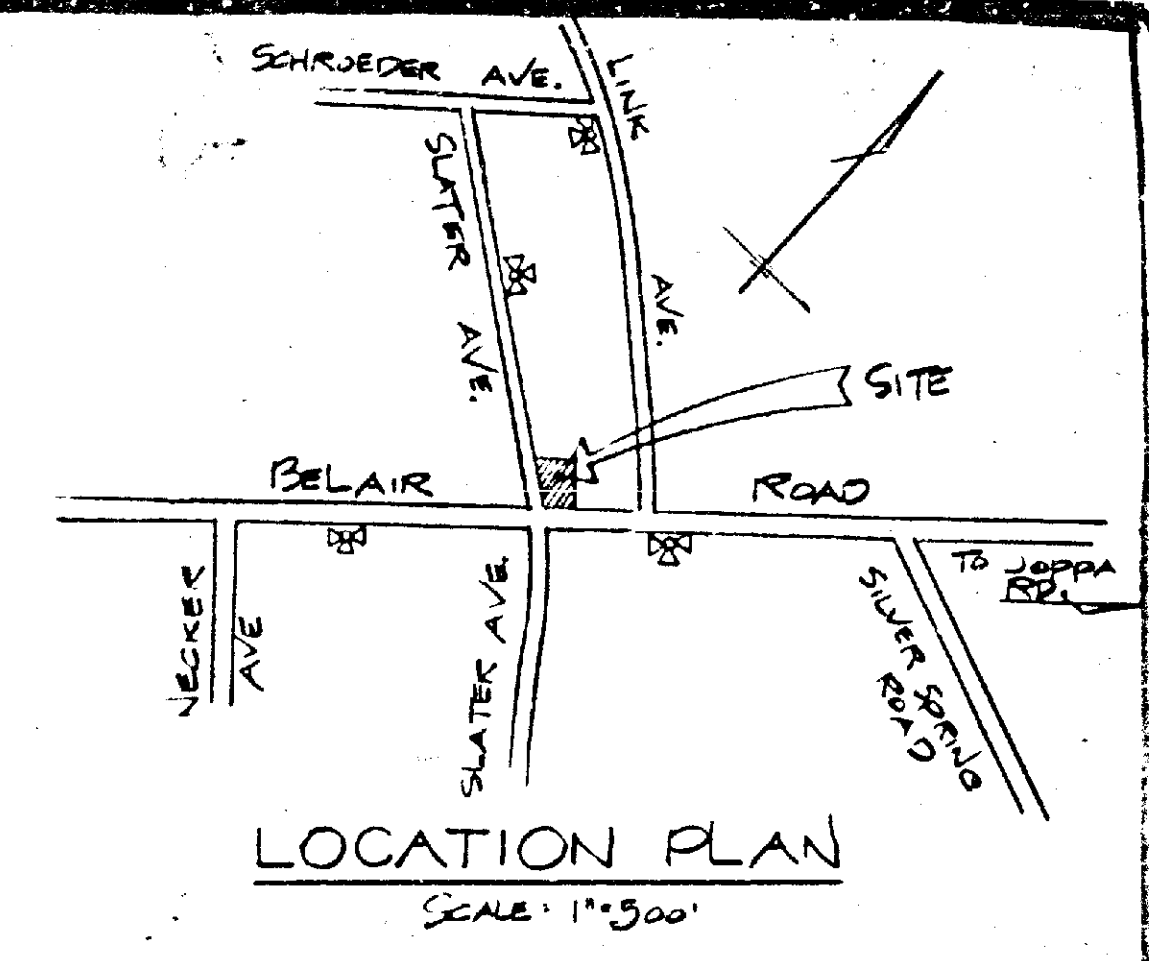
TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches by disking, raking, or other acceptable means.

Soil Amendments: Apply lbs. per acre (15 lbs./1,000 sq. ft.) of 10-20-10 fertilizer.

Seeding: For periods March 1 thru April 30, and from August 15 thru November 15, seed with 25 bushels per acre (3.2 lbs./1,000 sq. ft.) of annual ryegrass. For the period May 1 thru August 14 seed with 3 lbs./acre (0.07 lbs./1,000 sq. ft.) of weeping lovegrass.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.

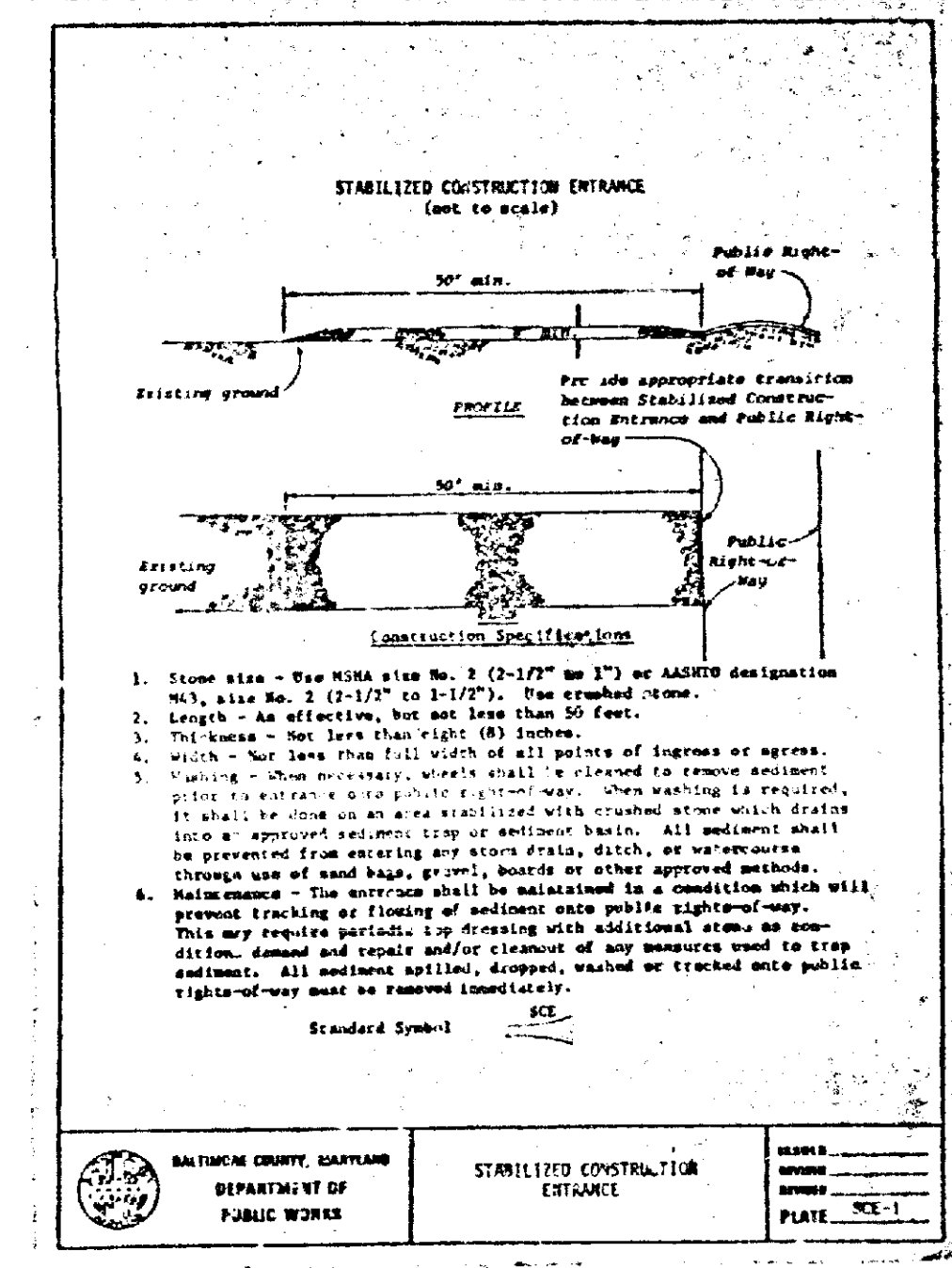
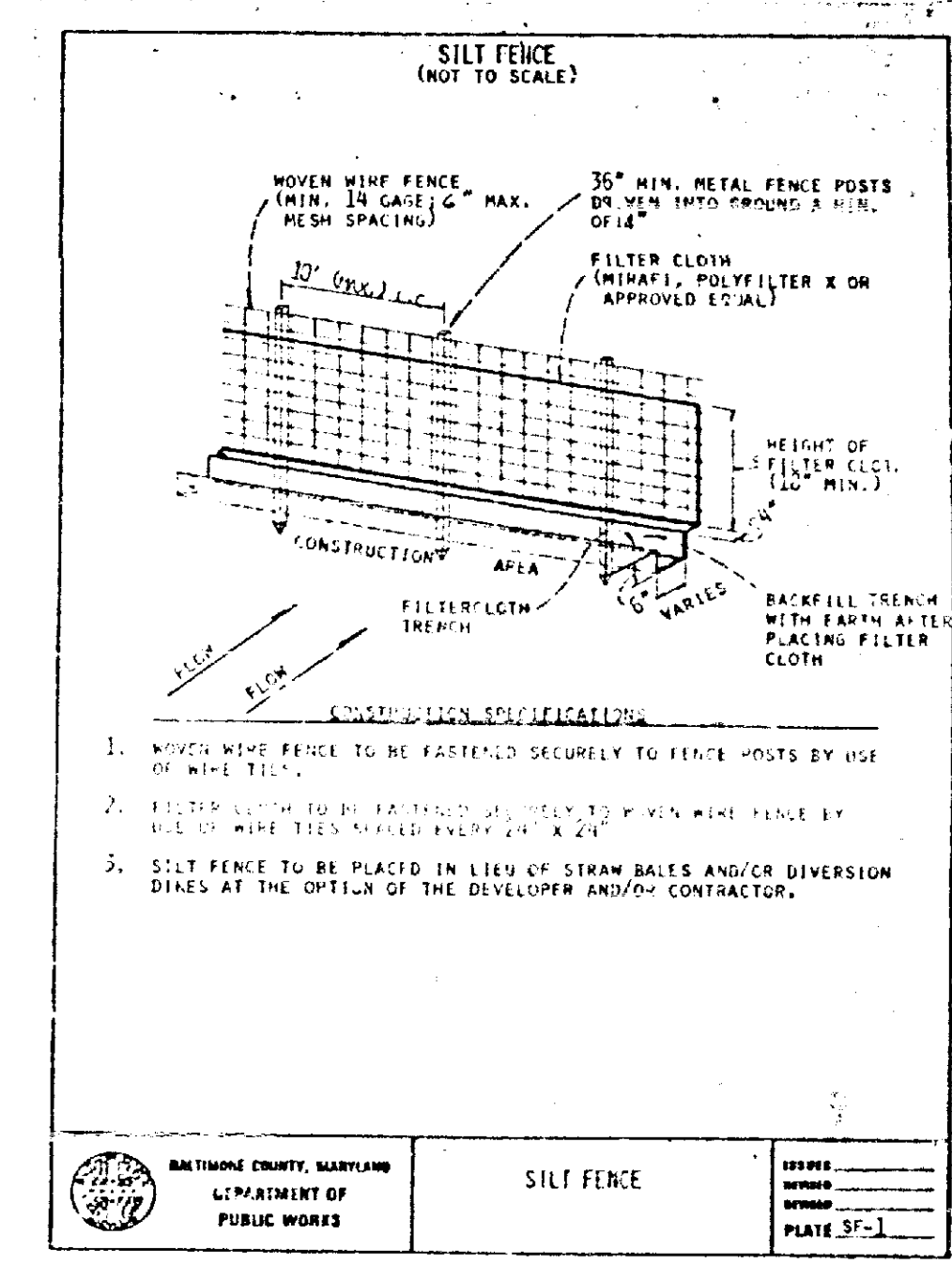


LEGEND

EX. B.G.E.G.S.
EX. BALTO. CO. SAN
EX. BALTO. CO. V.
EX. GRADE
EX. CONTOURS
PROP. FIN. GRADE
PROP. FIN. CONTOURS
SILT FENCE

SEQUENCE OF OPERATIONS

1. NOTIFY SEDIMENT CONTROL DIVISION OF BALTO. COUNTY 48 HRS. BEFORE START OF OPERATION.
2. CLEAR 10' GRASS AREAS TO RECEIVE SEDIMENT CONTROL MEASURES. INSTALL SEDIMENT CONTROL MEASURES.
3. CLEAR GRASS & ROUGH GRADE REMAINDERS OF SITE.
4. BUILDING CONSTRUCTION PLACE SUB BASE AND DRIVEWAYS & PARKING.
5. STABILIZE ALL OTHER AREAS PER SEEDING SPEC.
6. REMOVE SEDIMENT CONTROL MEASURES AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR.



TOTAL AREA OF DISTURBANCE = 14,000 SQ. FT.
TOTAL EARTH MOVEMENT = 1200 CY.
(EXCESS TO BE Hauled TO A SITE WITH AN APPROVED SEDIMENT CONTROL INSTALLATION)

JIFFY LUBE

NO.	DATE	REVISION
1		
2		
3		

SITE PLAN

4 SEDIMENT & EROSION CONTROL PLAN

ELECTION DISTRICT 1155 8666 BELAIR RD. BALTIMORE COUNTY, MD.

FILE NUMBER	DATE	APPROVED BY

S-2

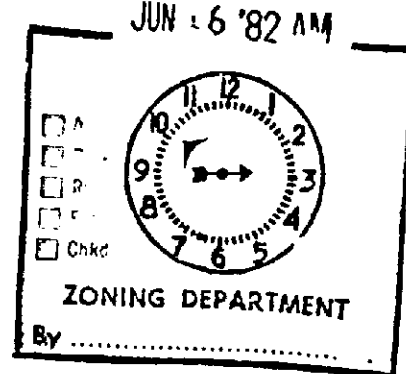
KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS

BALTIMORE, MARYLAND

Zoning Commissioner
County Office Building
Towson, Maryland 21204

8630 Belair Rd.
Baltimore, Md. 21236
June 14, 1982



Re: Case No. 82-241X
Item No. 158

Dear Sir;

I am appealing the decision granted by Judge Jean M.H. Jung, Deputy Zoning Commissioner of Baltimore County, for Special Exception on Case No. 82-241X, for a Jiffy Lube Service Garage on the NW corner of Belair Rd. and Slater Ave.; a check for \$5.00 is enclosed.

Mrs. Betty Hoke
4134 Slater Ave.
Baltimore, Md. 21236
Lorraine Ruetten
4206 Penn Ave.
Baltimore, Md. 21236

Very truly yours,
Mrs. Helen Gori
8630 Belair Rd.
Baltimore, Md. 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 10, 1982

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

oBo
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

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: Item No. 158
Petitioner - George Schroeder, et ux
Special Exception Petition

Dear Mr. Hennessey:

Enclosed please find addendum comments for the above-referenced case.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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

STEPHEN E. COLLINS
DIRECTOR

April 26, 1982

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

Item No. 158 - ZAC - March 2, 1982
Property Owner: George & Dorothy M. Schroeder
Location: NW Cor. Belair Road and Slater Avenue
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for a service garage

Acres: 0.3270
District: 11th

Dear Mr. Hammond:

Slater Avenue should be improved prior to any commercial use.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

To: Zoning Commissioner

Date: May 5, 1982

Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 82-241-X
George J. Schroeder, et ux

The proposed use would be appropriate here. If granted it is requested that a landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess
File

May 14, 1982

The Honorable Jean M.H. Jung
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

George J. Schroeder, et ux
Re: Case #: 82-241X

Dear Judge Jung:

I am writing to you out of a sincere concern for the public safety. I understand that in a recent hearing regarding the planned construction and operation of a business establishment dba "Jiffy Lube" at the address of 8626 Belair Road, Baltimore, Maryland 21236, testimony was given to the fact that this section of Belair Road is highly congested with automobile traffic and is considered to be potentially dangerous for drivers as well as pedestrians. If such testimony was given, I am in total agreement.

I know this area of Belair Road very well. In fact I was raised in this neighborhood. I have seen a consistent increase in both automobile and pedestrian traffic which, in my opinion, has reached a maximum intensity so as to jeopardize the public safety.

Although efforts have been made to deal with this increased traffic flow I do not believe that they have been adequate.

Allowing construction and operation of a new, high traffic business establishment in this area would be a decision that could result in dangerous and possibly grave consequences for persons traveling along this route.

I ask only that you consider your decision to allow construction and operation of this new business establishment at the location of 8626 Belair Road, Baltimore, Maryland 21236, with great care, and concern for the public safety. And, that prior to any final decision being made you will at the very least visit the area and observe the situation on a first hand basis.

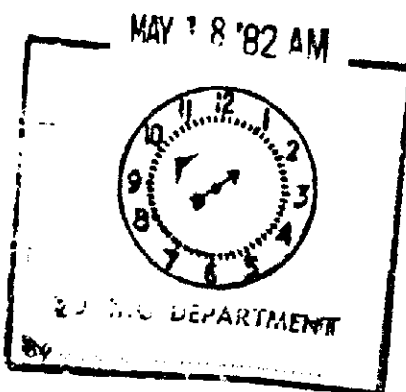
Thank you for your kind consideration of this matter.
If I can be of any further assistance to you please feel

free to contact me.

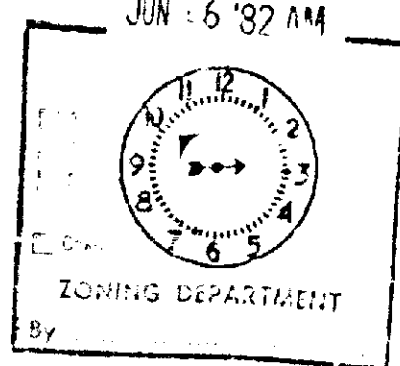
Sincerely,

Nicholas J. Gori

cc: Donald Hutchinson
County Executive
Steven E. Collins-Traffic Engineering



8630 Belair Rd.
Baltimore, Md. 21236
June 14, 1982

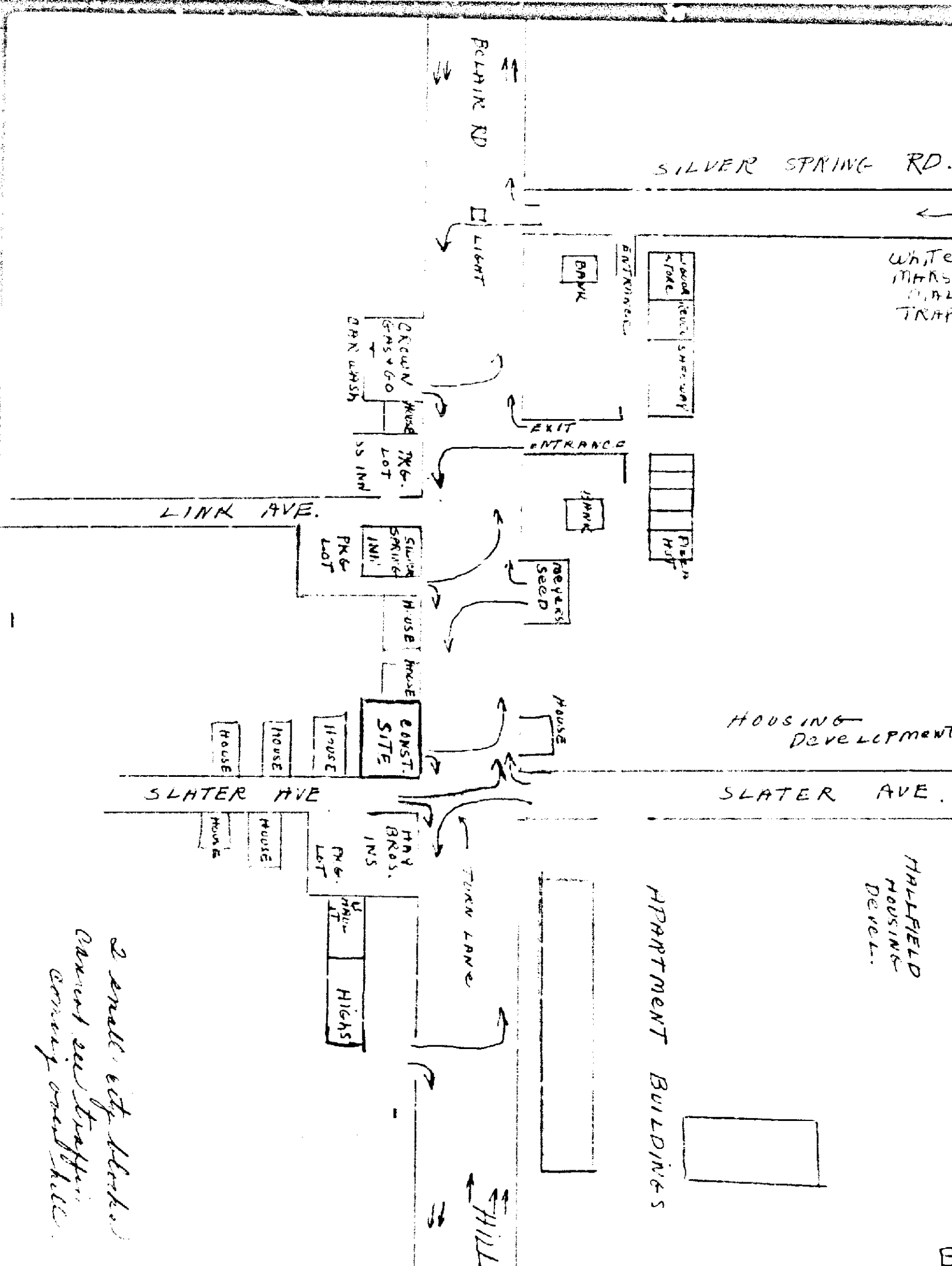


Dear Sir;

I am appealing the decision granted by Judge Jean M.H. Jung, Deputy Zoning Commissioner of Baltimore County, for Special Exception on Case No. 82-241X, for a Jiffy Lube Service Garage on the NW corner of Belair Rd. and Slater Ave.; a check for \$5.00 is enclosed.

Mrs. Betty Hoke
4134 Slater Ave.
Baltimore, Md. 21236
Lorraine Ruetten
4206 Penn Ave.
Baltimore, Md. 21236

Very truly yours,
Mrs. Helen Gori
8630 Belair Rd.
Baltimore, Md. 21236



82-241X

May 14, 1982

The Honorable Jean M.H. Jung
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

George J. Schroeder, et ux
Re: Case #: 82-241X

Dear Judge Jung:

I am writing to you out of a sincere concern for the public safety. I understand that in a recent hearing regarding the planned construction and operation of a business establishment dba "Jiffy Lube" at the address of 8626 Belair Road, Baltimore, Maryland 21236, testimony was given to the fact that this section of Belair Road is highly congested with automobile traffic and is considered to be potentially dangerous for drivers as well as pedestrians. If such testimony was given, I am in total agreement.

I know this area of Belair Road very well. In fact I was raised in this neighborhood. I have seen a consistent increase in both automobile and pedestrian traffic which, in my opinion, has reached a maximum intensity so as to jeopardize the public safety.

Although efforts have been made to deal with this increased traffic flow I do not believe that they have been adequate.

Allowing construction and operation of a new, high traffic business establishment in this area would be a decision that could result in dangerous and possibly grave consequences for persons traveling along this route.

I ask only that you consider your decision to allow construction and operation of this new business establishment at the location of 8626 Belair Road, Baltimore, Maryland 21236, with great care, and concern for the public safety. And, that prior to any final decision being made you will at the very least visit the area and observe the situation on a first hand basis.

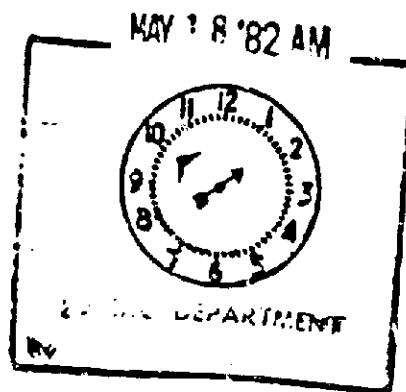
Thank you for your kind consideration of this matter.
If I can be of any further assistance to you please feel

free to contact me.

Sincerely,

Nicholas J. Gori

cc: Donald Hutchinson
County Executive
Steven E. Collins-Traffic Engineering



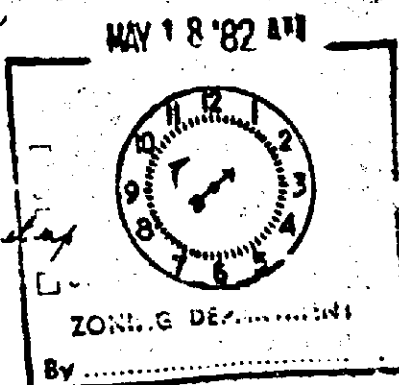
82-1030
JH

8630 Belair Rd.
Baltimore, Md. 21236
May 17, 1982

The Honorable Jean Jung
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Ave
Towson, Md. 21204

George J. Schroeder, et ux

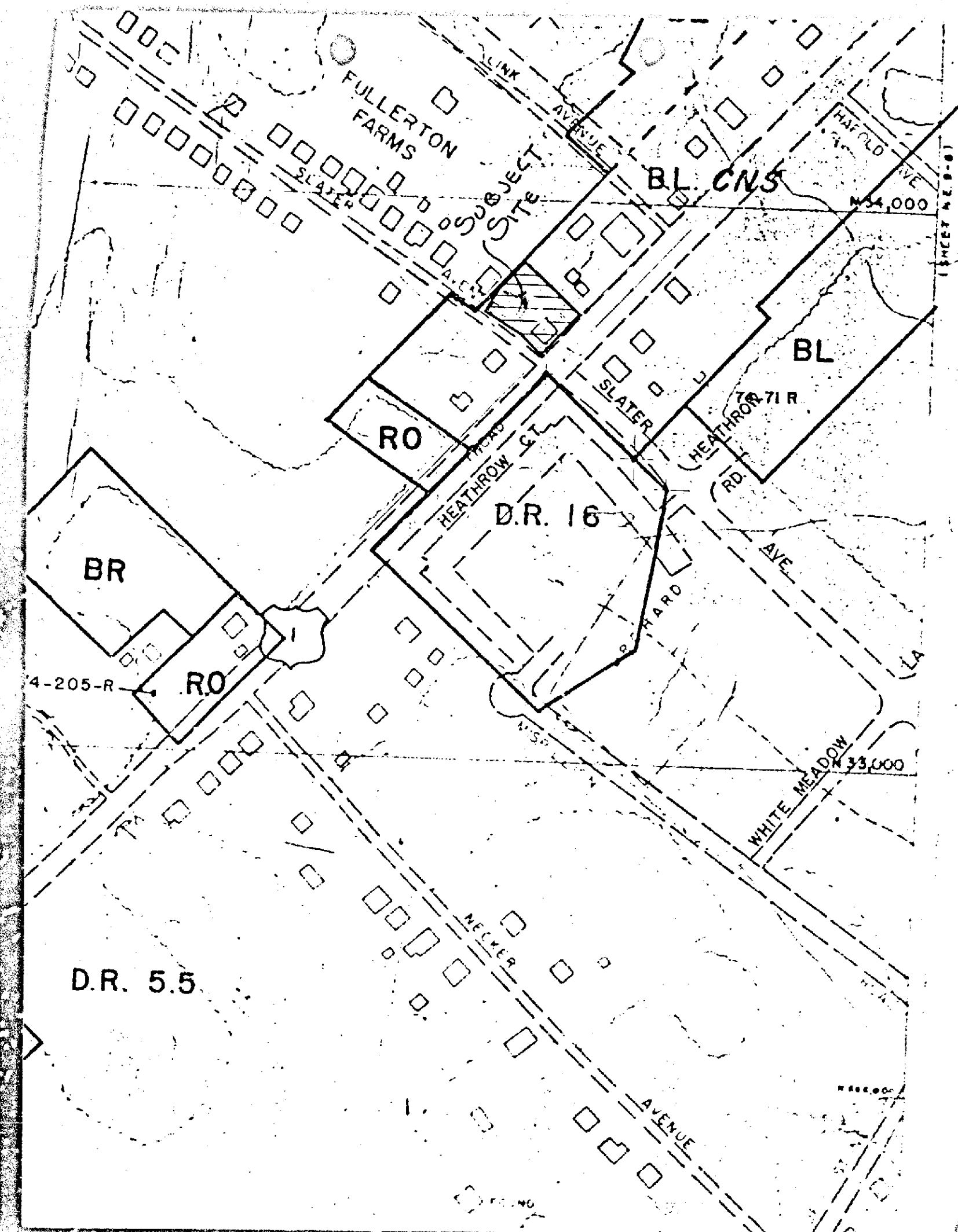
Re: Case No. 82-241-X



Dear Judge Jung,

In compliance with your request for a letter stating our preference for the type of fence we want to be put between our property and the proposed Jiffy Lube Service Garage, my husband and I have decided that we want the chain link link fence with slats as was described at the hearing of May 13, 1982.

Sincerely yours,
Mrs. Helen Gori



PETITION FOR SPECIAL EXCEPTION

11th Election District
ZONING: Petition for Special Exception for a service garage
LOCATION: Northwest corner of Belair Road and Slater Avenue
DATE & TIME: Thursday, May 13, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 a Special Exception for a service garage

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

Being the property of George J. Schroeder, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 13, 1982 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

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Circle 100 ENGR
Rev. 8/78

1000 Corporate Center Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5557

DESCRIPTION

0.3270 ACRE PARCEL, PART OF LOTS 9 AND 9, "FULLERTON FARMS",
NORTHWEST CORNER BELAIR ROAD AND SLATER AVENUE, BALTIMORE
COUNTY, MARYLAND.

This Description is for a Special Exception in a "BL-CNS" Zone.

Beginning at the point of intersection of the northwest side of Belair Road, 70 feet wide, and the northeast side of Slater Avenue, 30 feet wide, running thence binding on the northeast side of said Slater Avenue as shown on the Plat of "Fullerton Farms" recorded among the Land Records of Baltimore County in Plat Book 7, Page 52, two courses: (1) N 47° 08' 30" W 41.30 feet, (2) N 56° 43' 30" W 90.00 feet to the division line between Lots 9 and 44 as shown on said plat, thence binding on the rear lines of Lots 8 and 9 as shown on said plat, two courses: (3) N 36° 03' 08" E 65.44 feet and (4) N 42° 51' 30" E 50.00 feet to the division line between Lots 7 and 8 as shown on said plat, thence binding on a part of said last mentioned line (5) S 47° 08' 30" E 136.53 feet to the northwest side of Belair Road, thence binding on the northwest side of Belair Road, (6) S 42° 08' 00" W 100.01 feet to the place of beginning.

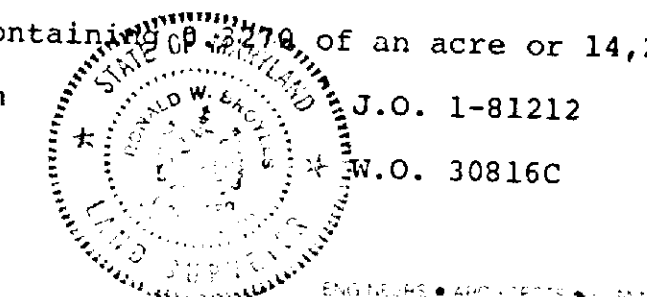
Containing 0.3270 of an acre or 14,245 square feet of land.

RWB:rjm

J.O. 1-81212

November 16, 1981

J.O. 30816C



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 29, 1982

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

Re: Petition for Special Exception
NW Corner Belair Rd. & Slater Avenue
11th Election District
George J. Schroeder, et ux - Petitioners
Case No. 82-241-X

Dear Mr. Hennessey:

This is to advise you that \$66.81 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, 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. 107643

DATE 5/18/82 ACCOUNT 01-612

AMOUNT \$66.81

RECEIVED FROM Thomas L. Hennessey, Esquire

FOR Advertising & Posting Case #82-241-X
(George J. Schroeder, et ux)

424 4 19 19

668144

VALIDATION OR SIGNATURE OF CASHIER

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, NW/corner of Belair Rd. & Slater Ave.
11th Election District, George J. Schroeder, et ux - Petitioners.
NO. 82-241-X (Item No. 158)

TIME: 11:00 A.M.

DATE: Thursday, May 13, 1982

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

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: May 5, 1982

SUBJECT: Zoning Petition No. 82-241-X
George J. Schroeder, et ux

The proposed use would be appropriate here. If granted it is requested that a landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess
File

The Hallfield Manor IMPROVEMENT and CIVIC ASSOCIATION

INCORPORATED

Perry Hall, Maryland

August 12, 1982

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
Deputy Zoning Commissioner
Jean Jung

Dear Ms. Jung:

This letter is written on behalf of the residents of the Hallfield Manor Development, which are unanimous in their opposition to the approved change in zoning that would allow the construction of a Jiffy Lube Business, Zoning Appeal Hearing # 82-241-X scheduled to be heard on August 17, 1982.

The residents are primarily concerned with the increased traffic congestion that would occur at the intersection of Slater Avenue and Belair Road, which is the primary entrance into a residential community that houses over 400 families.

This association takes the position that, based on recent traffic studies in connection with Belair Road, the projected growth of the northeast corridor and its impact on traffic use of Belair Road, and the concern for safety, especially in connection with the poor level of operation that presently exists with the traffic signal at the intersection of Joppa Road and Belair Road, increased commercial levels of zoning, should be discouraged at this time.

Consequently, we would most certainly be interested in hearing from you in writing as to what criteria was used if this subject appeal should not be reversed and a zoning moratorium not be imposed indefinitely on the Belair Road corridor.

Respectfully Submitted,

Joseph G. Blume
President

JGB/llm
cc: NECC

Romblebrook Community Assoc., Inc.
9218 Gardemia Road
Baltimore Maryland 21236
August 10, 1982

Northeast Coordinating Council
J. Harold Savage, President
PO Box 44
Perry Hall, Maryland 21128
Dear Harold:

At our last Board of Directors meeting the issue of rezoning for a Jiffy Lube was discussed. As are other associations in the area, we are concerned with all rezoning issues that affect traffic flow on Belair Road. Some of the concerns expressed were:

- Will traffic back up onto Belair Road as it does at the Crown Station car wash?
 - Between the proposed site and Ebenezer Road we presently have three traffic signals. The Perry Hall Park development will add another. Is there any possibility that this operation will necessitate yet another traffic signal?
 - Will Lubrication be the only activity permitted at this site?
 - Will there be any odor that is objectionable to the local residents?
 - Will trucks be serviced at this site also?
 - Will the noise level, either during normal operation or when lubrication is either being supplied or removed from the site, be objectionable to the local residents?
 - Will their hours of operation be limited to normal work day hours?
- These concerns motivated the Board to vote unanimously to request the Council to look into this matter and support the opposition to the rezoning. We would greatly appreciate any efforts that you may expend in defeating this issue and would also appreciate a response to the above stated concerns of our association.

Sincerely,
Steve Nichols
Steve Nichols, President

PERRY HALL IMPROVEMENT ASSOCIATION, INC.
P.O. BOX #63
PERRY HALL, MARYLAND 21128
AUGUST 6, 1982

Baltimore County Board of Appeals
Old Courts Building
Room 219
Towson, Maryland 21204

Re: Representation Authorization

Pursuant to the By-Laws of the Perry Hall Improvement Association, Inc. at a resolution passed in our First meeting of year 1982 Mrs. Genevieve Buettner is empowered to represent the Association on matters pertaining to zoning including the Appeal process of any issue.

Sincerely,
Alfred P. Ortwein, Jr.
Alfred P. Ortwein, Jr.
President

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
July 27, 1982

Mrs. Helen Gori
8630 Belair Road
Baltimore, Md. 21236

Re: Case No. 82-241-X
George Schroeder

Dear Mrs. Gori:

We acknowledge receipt of your letter of July 22, 1982 regarding the above entitled case. The hearing before this Board, which is set for August 17, 1982 at 10 a.m., will be a hearing of record in which the testimony and evidence becomes a matter of written record for the upper courts to consider should there be an appeal. It is, therefore, important that you testify before the Board during the hearing so that your objections become a part of the official record. Merely sending us a letter does not enter your objections onto the record and the Board, by law, can only consider the testimony and evidence presented at the hearing when making their decision.

We hope this clarifies the procedure before the Board of Appeals.

Very truly yours,

William T. Hockett, Chairman

WTH:e

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

May 27, 1982

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Belair Rd. & Slater
Ave. - 11th Election District
George Schroeder, et ux - Petitioners
NO. 82-241-X (Item No. 158)

Dear Mr. Hennessey:

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

Very truly yours,

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

JMHJ/mc

Attachments

cc: Mr. Harold Savage
5512 Ebenezer Road
Baltimore, Maryland 21236

Mrs. Helen Gori
8630 Belair Road
Baltimore, Maryland 21236

Mrs. Genevieve Buettner
4206 Penn Avenue
Baltimore, Maryland 21236

Mrs. Betty Kotka
4431 Slater Avenue
Baltimore, Maryland 21236

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

8630 Belair Rd.
Baltimore, Md. 21236
July 22, 1982

County Board of Appeals
Room 219, Court House
Towson, Md. 21204

Re: Case No. 82-241-X
Hearing on August 17, 1982 - 10 a.m.

Dear Sirs,

I am writing this letter to ask you to consider your decision on the above case. My husband and I live next door to the property in question. We have lived here for 36 years and have worked hard to maintain this property. We are both in our 60's, and are upset about this situation because we realize that if the special exception is granted that value of our property will be greatly lowered.

The traffic situation is another factor

We consider right now this block of Belair Rd. is a heavily congested area and a double garage would add more to an already bad situation. Residents of Belair Rd. have a very difficult time getting onto the road, especially if you need to make a left hand turn. There is an incline just as you approach Slater Ave, and people pushing out cannot see oncoming traffic. It is a bad situation right now.

Please consider all these facts when you make a decision in this case.

Very truly yours,

Helen Gori

RECEIVED
BALTIMORE COUNTY
JUL 23 9 34 AM '82
CLERK OF COURT
BY: [Signature]

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

June 16, 1982

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

Re: Petition for Special Exception
NW/corner of Belair Rd. & Slater Avenue
Case No. 82-241-X (George Schroeder, et ux)

Dear Mr. Hennessey:

Please be advised that an Appeal has been filed by Helen Gori, Betty Kotka, and Genevieve Buettner, Protestants, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:aj

cc: People's Counsel

NATIONWIDE
INSURANCE
Nationwide is on your side

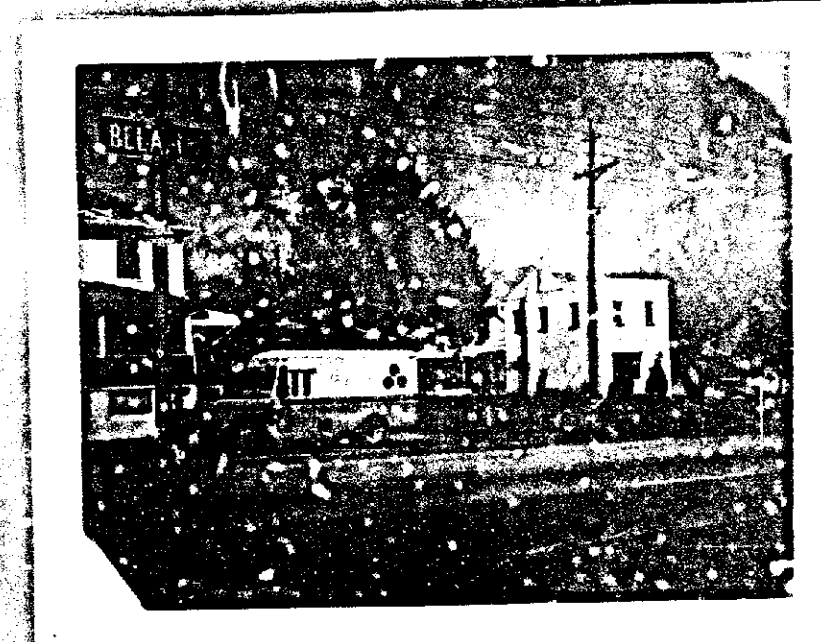
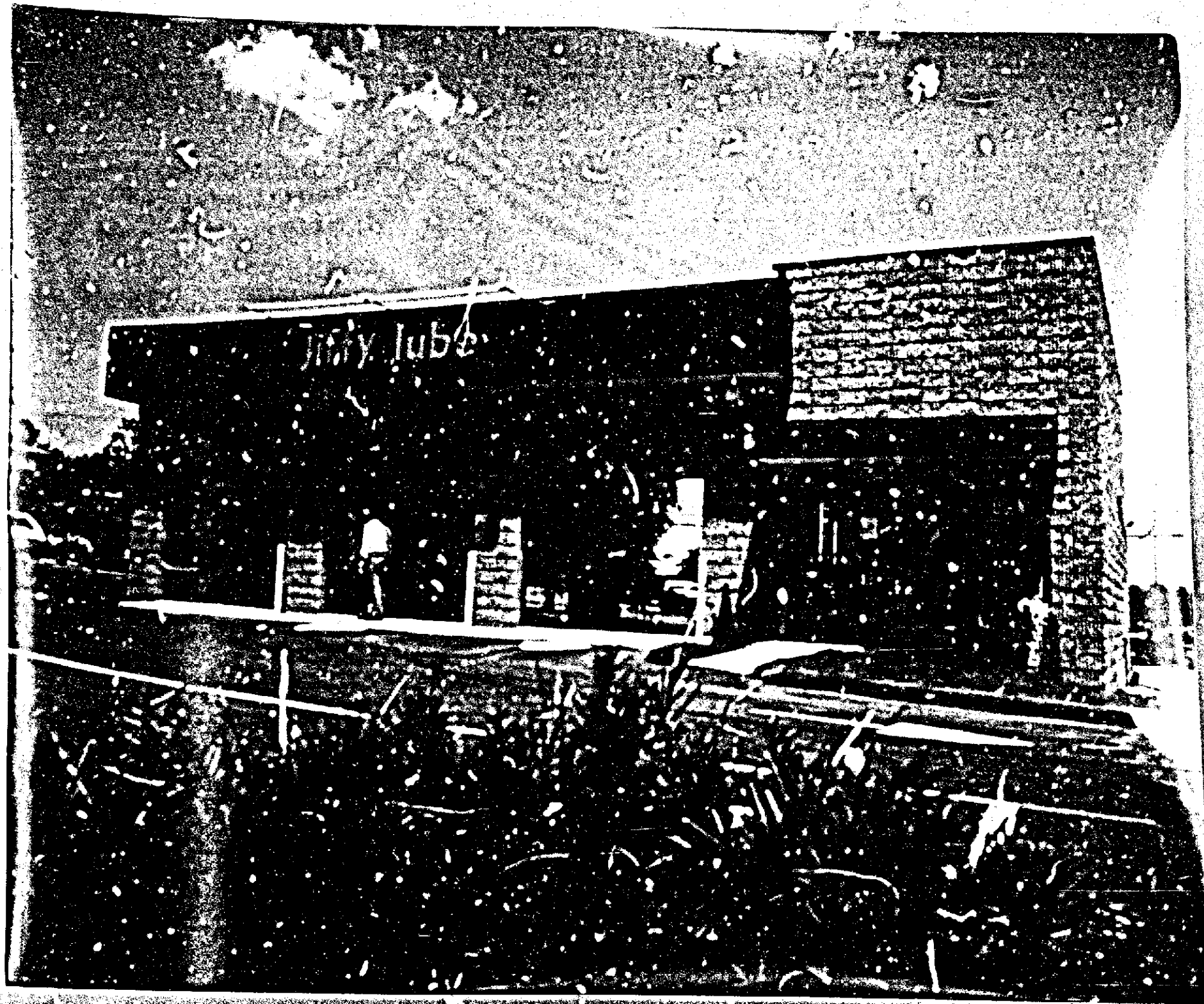
TRIVETTE INSURANCE AGENCY
Representative
9111 Belair Road
Baltimore, MD 21236
Phone: 236-3553 Res. 665-5666

June 24, 1982

I have checked the distance from Belair Rd. and Slater Ave. by automobile and found it to be exactly 1.2 miles to Belair Rd. and Penn Avenue for Mrs. Genevieve Buettner who resides at 4206 Penn Ave., Baltimore, Md. 21236.

Notarized and witnessed on June 24, 1982.
My Commission expires July 1, 1986.

William J. Travette, Sr.
William J. Travette, Sr.
Notary Public



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>AMC</i>			Revised Plans:							
Previous case:			Change in outline or description		Yes					
			Map #		No					

Thomas L. Hennessey, Esquire
107 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

cc: Kilde Consultants, Inc.
1020 Crosswell Bridge Ed.
Baltimore, 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 6th day of April, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner George Schroeder et ux

Petitioner's Attorney Thomas L. Hennessey

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

Petition for
Special
Exception
11th ELECTION DISTRICT
ZONING: Petition for a
Special Exception for a
service garage
LOCATION: Northwest
corner of Belair Road and
Slater Avenue
DATE & TIME: Thursday,
May 13, 1982 at 11:00
a.m.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission
of Baltimore County,
by authority of the
Zoning Act and Regulations

ions of Baltimore County,
will hold a public hearing.
Petition for a Special
Exception for a service garage
All that parcel of land in
the Eleventh District of
Baltimore County 0.3270
acre parcel, part of lots 8
and 9, "Fullerton Farms",
northwest corner Belair
Road and Slater Avenue,
Baltimore County, Md.
This Description is for a
Special Exception in a
"BL-CNS" Zone.
Beginning at the point of
intersection of the north-
west side of Belair Road,
70 feet wide, and the north-
west side of Slater Avenue,
30 feet wide, running
thence binding on the
northeast side of said Slater
Avenue as shown on the
Plat of "Fullerton Farms",
recorded among the Land
Records of Baltimore
County in Plat Book 7,
Page 55, two courses: (1) N
47° 05' 30" W 41.30 feet, (2)
N 86° 03' 05" E 6.44 feet
to the "division line be-
tween Lots 8 and 9 as shown
on said plat, thence binding
on the rear lines of
Lots 8 and 9 as shown on
said plat, two courses: (3)
N 36° 03' 05" E 6.44 feet
and (4) N 42° 51' 30" E
50.00 feet to the division
line between Lots 7 and 8
as shown on said plat,
thence binding on a part of
said last mentioned line (5)
S 47° 05' 30" E 136.53 feet
to the northwest side of
Belair Road, thence bind-
ing on the northwest side
of Belair Road, (6) S 47° 05'
08' 02" W 100.01 feet to the
place of beginning.
Containing 0.3270 of an
acre of 14,245 square feet
of land.
Being the property of
George J. Schroeder, et
ux, as shown on "Lot 8 and
9" as shown on the Zoning
Department.
Hearing Date: Thurs-
day, May 13, 1982 at 11:00
A.M.
Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson, Md.
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., April 22 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 22nd day of
April, 1982
James King Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 4/24/82
Posted for: Petition for Special Exception
Petitioner: George J. Schroeder et ux
Location of property: Northwest corner of Belair Rd. & Slater Ave.
Location of Signs: along intersection of Belair & Slater
Remarks: None
Posted by: *William E. Hammond* Date of return: 4/26/82
Signature
Number of Signs: 1

#82-241-X 11th District
NW/cor. Belair Rd. & Slater Ave.
George Schroeder, et ux
1 SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107680
DATE 6/16/82 ACCOUNT 01-662
AMOUNT \$75.00
RECEIVED Helen Gori
FROM Appeal fee for Case #82-241-X
FOR C 071.....750010 8172A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 17 day of Feb, 1982.

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

William E. Hammond
William E. Hammond, Zoning Commissioner

Submitted by *T. Hennessey*
ved by *Mr. J.*
the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 105768
DATE 2-22-82 ACCOUNT 01-662
AMOUNT 50.00
RECEIVED ...
FROM ...
FOR ...
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
EXCEPTION
11th ELECTION DISTRICT
ZONING: Petition for Special Ex-
ception for a service garage
LOCATION: Northwest corner of
Belair Road and Slater Avenue
DATE & TIME: Thursday, May 13,
1982 at 11:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Special Exception for
a service garage
All that parcel of land in the
Eleventh District of Baltimore
County
0.3270 ACRE PARCEL, PART OF
LOTS 8 AND 9, "FULLERTON
FARMS", NORTHWEST CORNER
BELAIR ROAD AND SLATER
AVENUE, BALTIMORE COUNTY,
"BL-CNS" ZONE
This Description is for a Special
Exception in a "BL-CNS" Zone.
Beginning at a point of inter-
section of the northwest side of
Belair Road, 70 feet wide, and
the northwest side of Slater
Avenue, 30 feet wide, running
thence binding on the north-
west side of Slater Avenue as
shown on the Plat of "Fullerton
Farms", recorded among the Land
Records of Baltimore County in
Plat Book 7, Page 55, two courses: (1) N 47°
05' 30" W 41.30 feet, (2) N 86°
03' 05" E 6.44 feet to the division
line between Lots 8 and 9 as shown
on said plat, thence binding on
the rear lines of Lots 8 and 9 as
shown on said plat, two courses: (3) N 36°
03' 05" E 6.44 feet and (4) N 42°
51' 30" E 50.00 feet to the division
line between Lots 7 and 8 as shown
on said plat, thence binding on a
part of said last mentioned line (5)
S 47° 05' 30" E 136.53 feet to the
northwest side of Belair Road,
thence binding on the northwest
side of Belair Road, (6) S 47° 05'
08' 02" W 100.01 feet to the place of
beginning.
Containing 0.3270 of an acre or
14,245 square feet of land.
Being the property of George J.
Schroeder et ux, as shown on plat
plan lines with the Zoning Depart-
ment.
Hearing Date: Thursday, May 13,
1982 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
April 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1982.

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~~
~~one time~~ one time before the 12th
day of May, 1982, the last publication
appearing on the 22nd day of April
1982.

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 1999

Mr. Robert J. Falder
Multi-Management, Inc.
100 B North Tollgate Road
Bel Air, Maryland 21014

Dear Mr. Falder:

RE: Zoning Verification, 8626 Bel Air Road, Zoning Case 82-241-X, 9th Election District

The subject property is zoned B.L. (Business Local). Our records show it is located on the northeast corner of Bel Air and Slater Roads. A service garage such as Jiffy Lube requires a special exception hearing approval to operate in that zone. Such a hearing was granted in 1982 (case #82-241-X).

I have enclosed a copy of a portion of the site plan and the section of the order that grants the approvals and gives conditions that must be met and maintained to permit a service garage in that zone.

A certificate of occupancy must be requested from Mr. John Reisinger at 111 West Chesapeake Avenue, Towson, Maryland 21204. A separate check for \$40 must accompany this request.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John R. Alexander
Planner II
Zoning Review

JRA:kew
Enclosure

c: Zoning Case 82-241-X

Post-it® Fax Note	7671	Date	12/3/99	# of pages	1
To	MR. FALDER	From			
Co./Dept.		Co.	ZONING		
Phone #	410-893-9225	Phone #	887-3391		
Fax #		Fax #			

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074344

DATE 11/15/99 ACCOUNT 001-6150

AMOUNT \$40.00 (JRA)

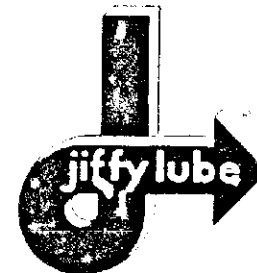
RECEIVED FROM: TONY CATAPANO

FOR: 8626 BEL AIR RD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
ADDRESS 111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
DATE 11/15/99
AMOUNT \$40.00
FOR: 8626 BEL AIR RD
Baltimore County, Maryland



MULTI MANAGEMENT, INC.

100 B North Tollgate Rd. • Bel Air, MD 21014 • 410-893-1260 • Fax 410-893-9225

November 8, 1999

Mr. Arnold Jablon
Director of Permits and Development Mgmt.
111 W. Chesapeake Avenue
Suite 111
Towson, MD 21204

Dear Mr. Jablon,

I am attempting to purchase the property and all of the improvements at 8626 Bel Air Road. My lender, EMAC, requires a Certificate of Occupancy and Zoning Verification Request (copy attached).

I am respectfully requesting you fill out the enclosed form and return same in the envelope provided. Please find enclosed our check for Forty (\$40.00) dollars.

Thank you for your consideration.

Very truly yours,

Robert J. Falter
Robert J. Falter

To: JRA
Refer to John R.
For Occ. Cert.
+ B.L. Code
11/17/99
JRA

Received
4:30/11-19-99

NE 9-F

N.W. COR. SLATER
BE AIR RD.

82241-X

7-TH ED.

44-2903

Please Return This Form to:

emac

ENTERPRISE MORTGAGE ACCEPTANCE COMPANY, LLC

One Glendinning Place
Westport, CT 06880

Phone: (203) 341-6500 Fax: (203) 341-6601

Attn: Steve Friedman

CERTIFICATE OF OCCUPANCY AND ZONING VERIFICATION REQUEST

Please Complete the Information Below

Current Date: _____
Current Property Owner: _____
Legal Property Address: _____
Approximate Year Built: _____

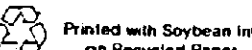
Please Check All That Apply

- ☐ The property is zoned _____ which is classified as _____. This is the correct zoning for its use.
- ☐ Our records indicated that a certificate of Occupancy for the above referenced property was issued on: _____, a copy is attached hereto. If a copy is unavailable, please state so in the "Comments" section.
- ☐ To the best of our knowledge this structure was built according to the building codes at the time of construction, however, a Certificate of Occupancy was not issued.
- ☐ This certifies that the above referenced property conforms to the approved plans and specifications filed with this office pursuant to Building Permit No. _____.
- ☐ This jurisdiction does not issue a Certificate of Occupancy upon the completion of construction.

COMMENTS:

Department of: _____
The City/County of: _____
Name: _____
Title: _____
Signature: _____
Phone Number: _____
Fax Number: _____

FA\APPS\PIPELYNE\REPORTS\CertOccZoningReq.rpt



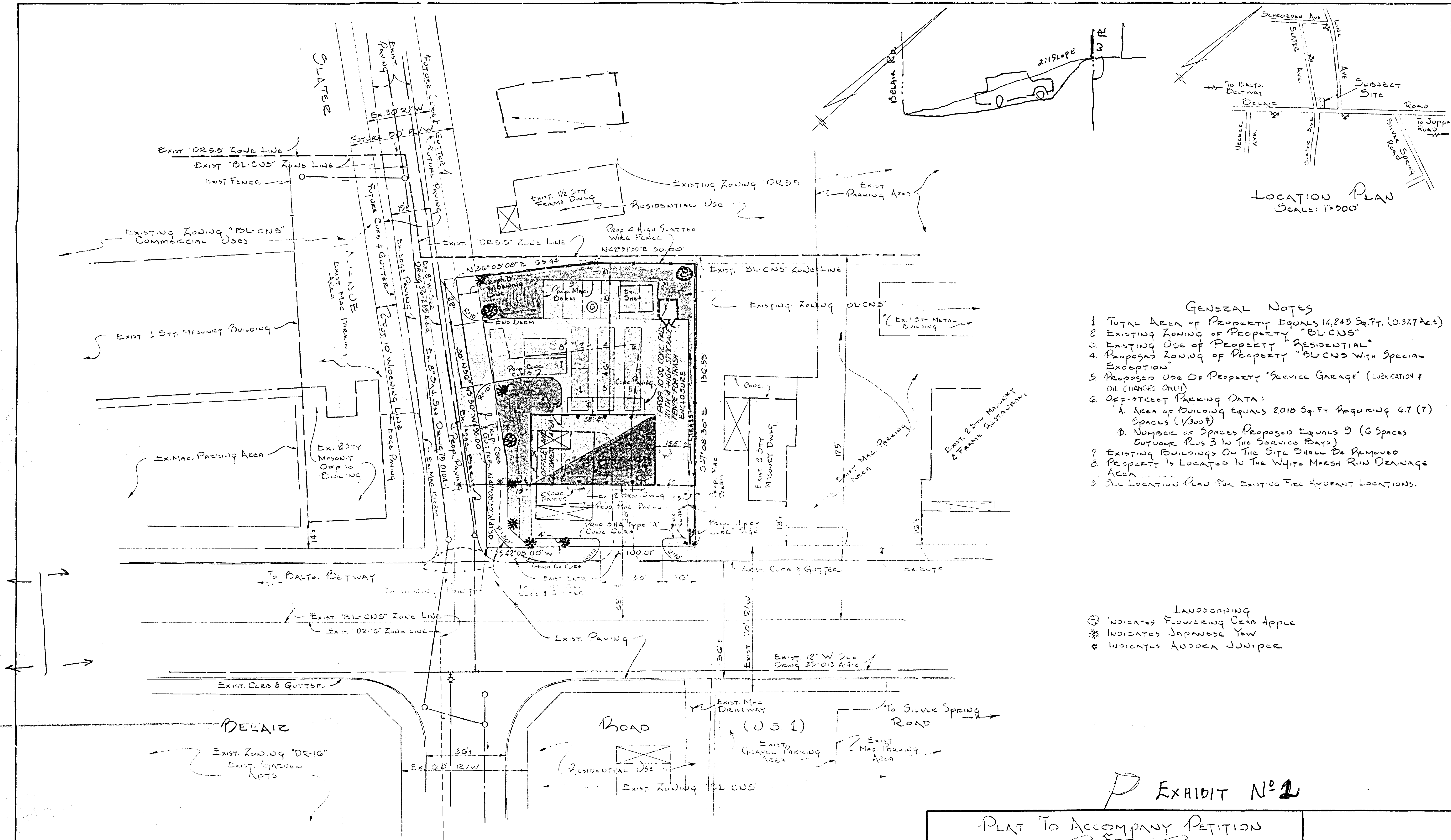


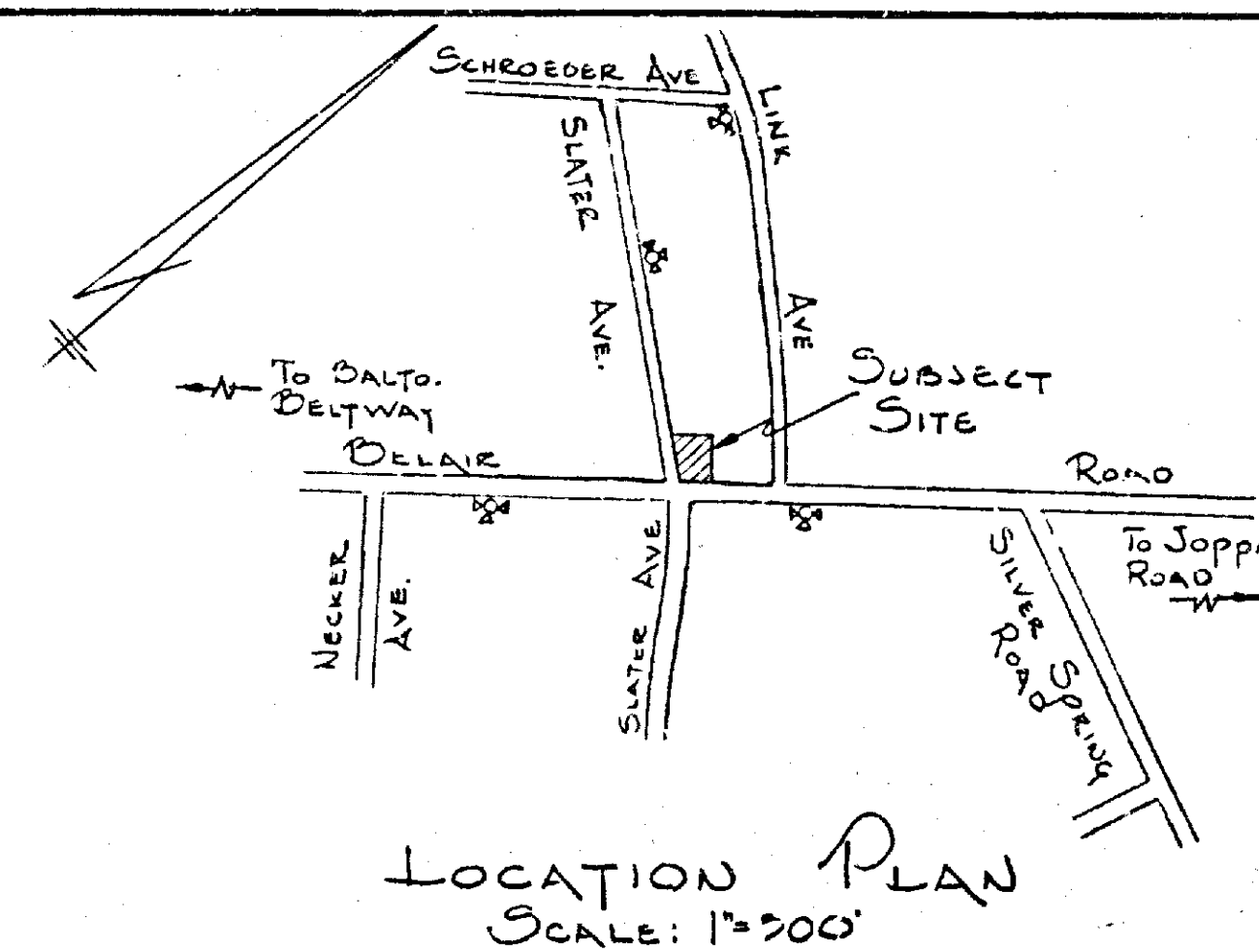
EXHIBIT N^o 2

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
8626 DELAIR ROAD
ELECTION DISTRICT 11C9 BALTIMORE COUNTY, MD.

Drafting RLS	DATE	REVISIONS
Check RLS	2/2/82	REMOVED CAR WASH BAY FROM BLUE
Design RLS	4/22/82	REMOVED RAC COMMENTS & RAC DESIGN
Check DA		

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

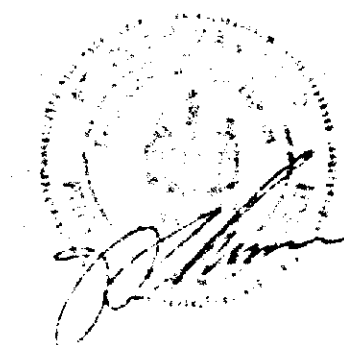
SHEET	DATE	NUMBER
1	Nov. 12, 1981	
1	1:20	51212



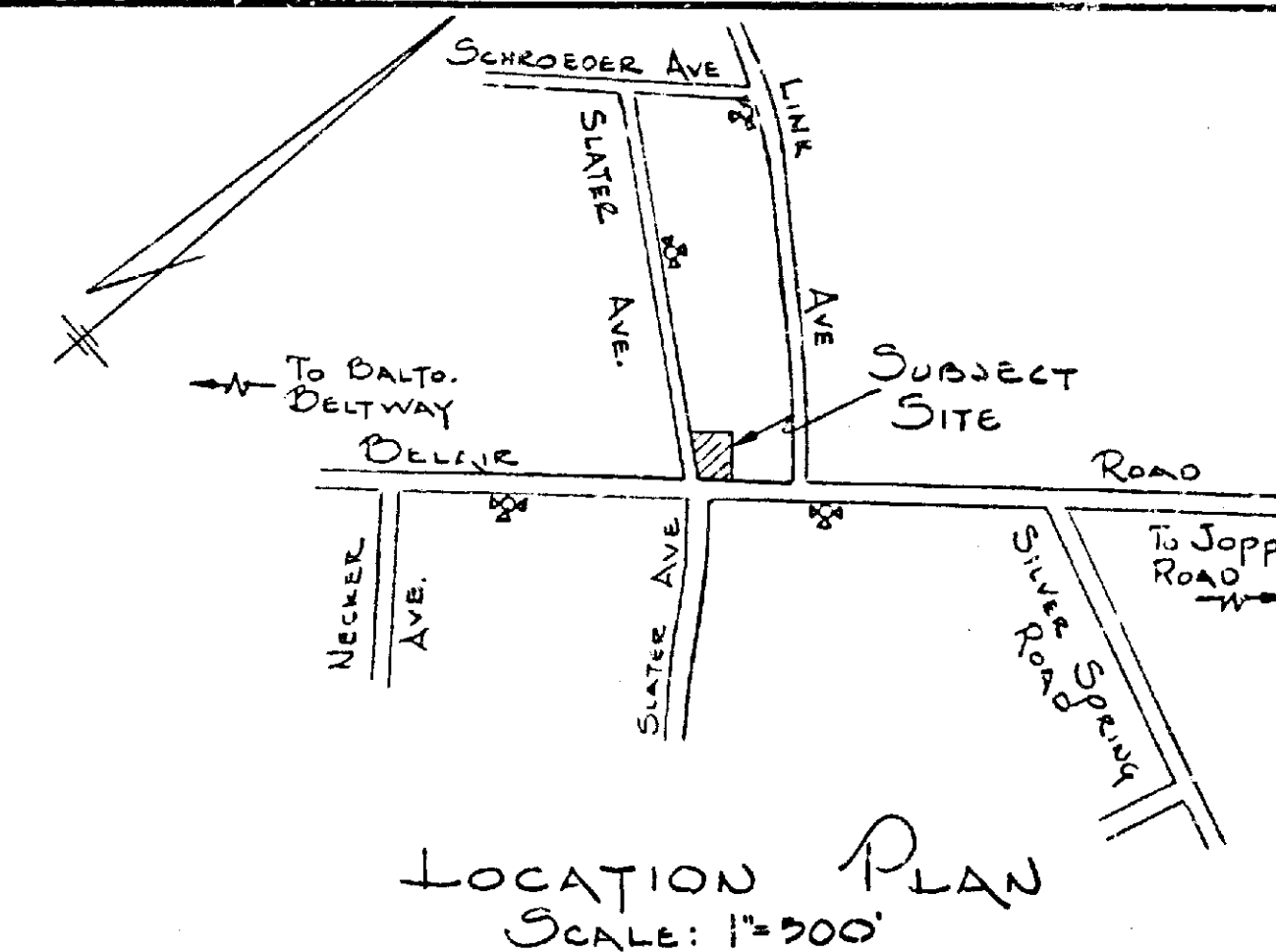
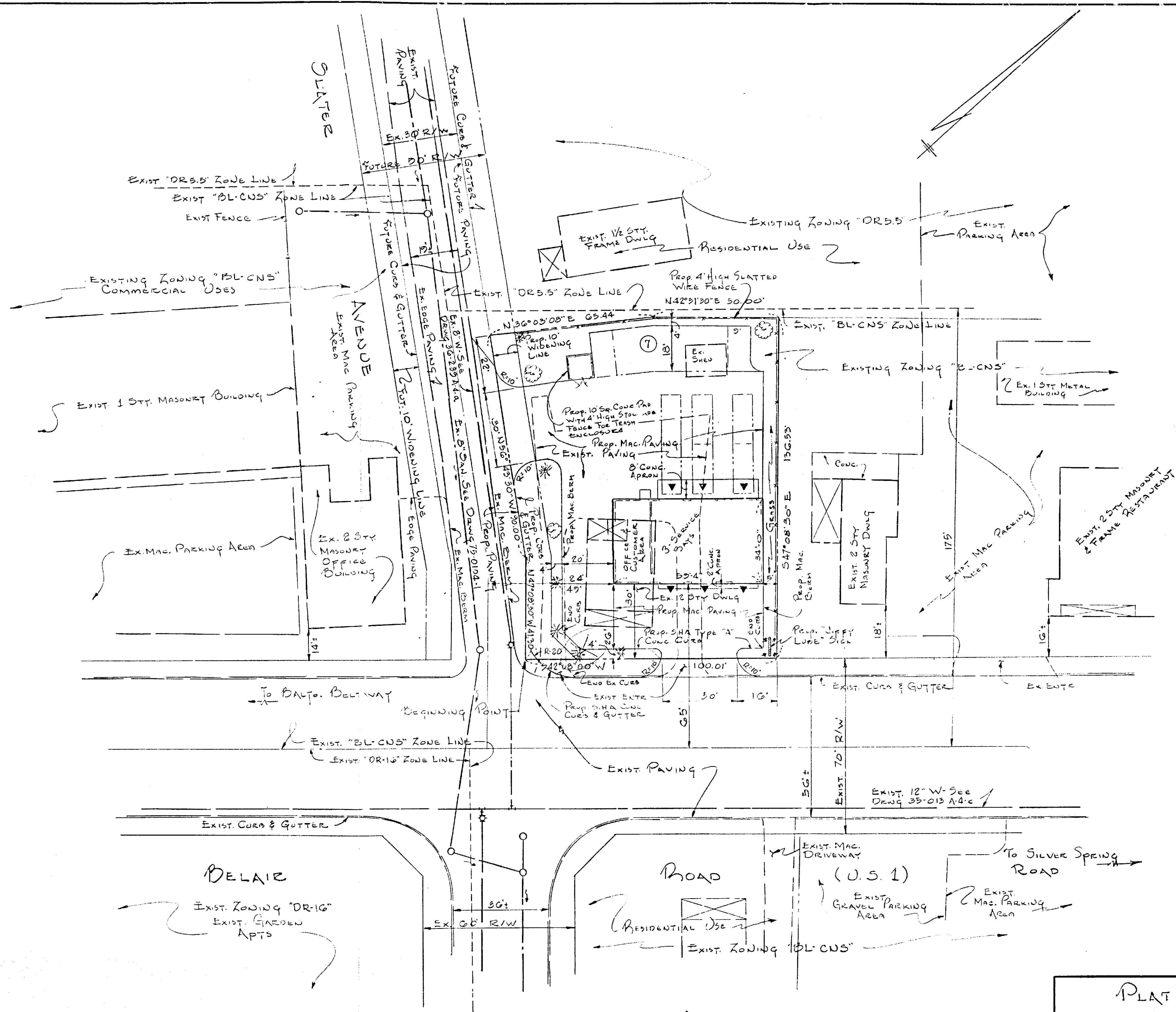
1. TOTAL AREA OF PROPERTY EQUALS 14,245 SQ. FT. (0.327 AC.)
2. EXISTING ZONING OF PROPERTY "BL-CNS"
3. EXISTING USE OF PROPERTY "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY "BL-CNS WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY "SERVICE GARAGE" (LUBRICATION & OIL CHANGES ONLY)
6. OFF-STREET PARKING DATA:
 - A. AREA OF BUILDING EQUALS 2,010 SQ. FT. REQUIRING 6.7 (7) SPACES (1/300th)
 - B. NUMBER OF SPACES PROPOSED EQUALS 9 (6 SPACES OUTDOOR PLUS 3 IN THE SERVICE BAYS)
7. EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED
8. PROPERTY IS LOCATED IN THE WHITE MARSH RUN DRAINAGE AREA.
9. SEE LOCATION PLAN FOR EXISTING FIRE HYDRANT LOCATIONS.

③ INDICATES FLOWERING CRAB APPLE
✱ INDICATES JAPANESE YEW
✱ INDICATES ANDREA JUNIPER

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
8626 BELAIR ROAD
ELECTION DISTRICT 11B BALTIMORE COUNTY, MD.



SHEET 2 OF 1	DATE Nov. 12, 1981 SCALE 1"=20'	JOB NUMBER 81212
-----------------------	--	------------------------



GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 14,245 SQ. FT. (0.327 AC.)
2. EXISTING ZONING OF PROPERTY "BL-CNS"
3. EXISTING USE OF PROPERTY "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY "BL-CNS WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY "SERVICE GARAGE" (LUBRICATION & OIL CHANGES ONLY)
6. OFF-STREET PARKING DATA:
 - A. AREA OF BUILDING EQUALS 2010 SQ. FT. REQUIRING 6.7 (7) SPACES (1/300th)
 - B. NUMBER OF SPACES PROPOSED EQUALS 10 (7 SPACES OUTDOOR PLUS 3 IN THE SERVICE BAYS)
7. EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED
8. PROPERTY IS LOCATED IN THE WHITE MARSH RUN DRAINAGE AREA.
9. SEE LOCATION PLAN FOR EXISTING FIRE HYDRANT LOCATIONS.

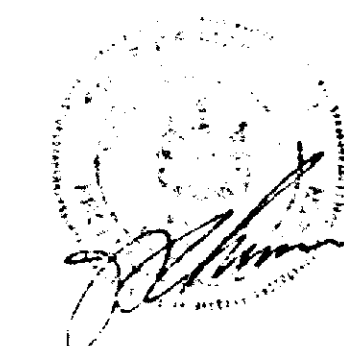
LANDSCAPING

- (C) INDICATES FLOWERING CRAB APPLE
 * INDICATES JAPANESE YEW
 # INDICATES ANDROMEDA JUNIPER

Old Plot

ITEM #154

PLAT TO ACCOMPANY PETITION
 FOR
 SPECIAL EXCEPTION FOR PROPERTY
 AT
 8626 BELAIR ROAD
 ELECTION DISTRICT 11C3 BALTIMORE COUNTY, MD.

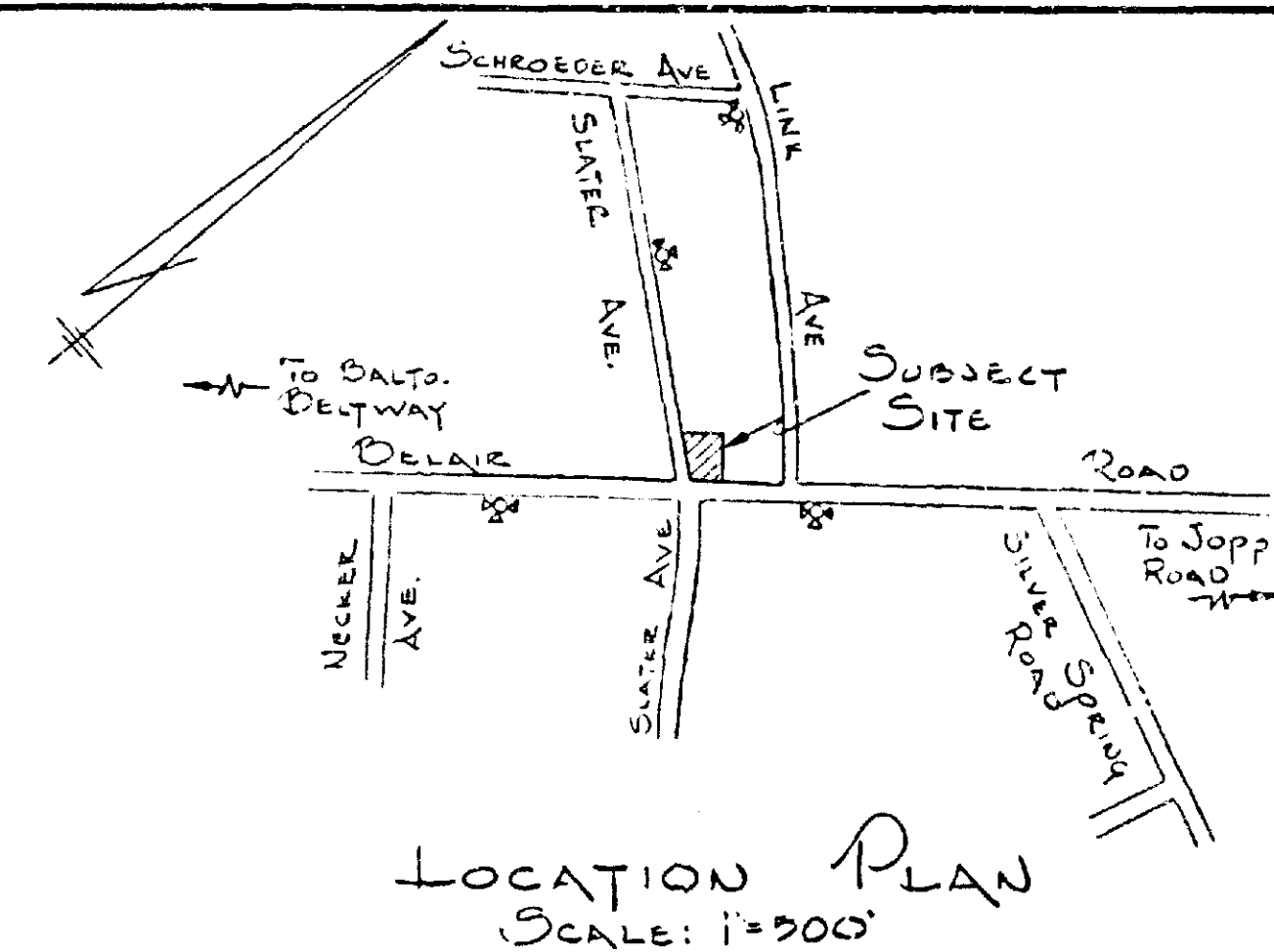


Drafting	DATE	REVISIONS
RLS	20-02	Removed Car Wash Bay From Bldg
Check RLS		
Design RLS		
Check DA		

KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS

SHEET	DATE	JOB NUMBER
1	Nov. 12, 1981	
1	SCALE 1"=20'	81212



GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 14,245 SQ. FT. (0.327 AC.)
2. EXISTING ZONING OF PROPERTY "BL-CNS"
3. EXISTING USE OF PROPERTY "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY "BL-CNS WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY "SERVICE GARAGE" (LUBRICATION & OIL CHANGES ONLY)
6. OFF-STREET PARKING DATA:
 - A. AREA OF BUILDING EQUALS 2010 SQ. FT. REQUIRING 6.7 (7) SPACES (1/300FT)
 - B. NUMBER OF SPACES PROPOSED EQUALS 9 (6 SPACES OUTDOOR PLUS 3 IN THE SERVICE BAYS)
7. EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED
8. PROPERTY IS LOCATED IN THE WHITE MARSH RUN DRAINAGE AREA
9. SEE LOCATION PLAN FOR EXISTING FIRE HYDRANT LOCATIONS.

LANDSCAPING

- INDICATES FLOWERING CRAB APPLE
INDICATES JAPANESE YEW
INDICATES ANDROEA JUNIPER

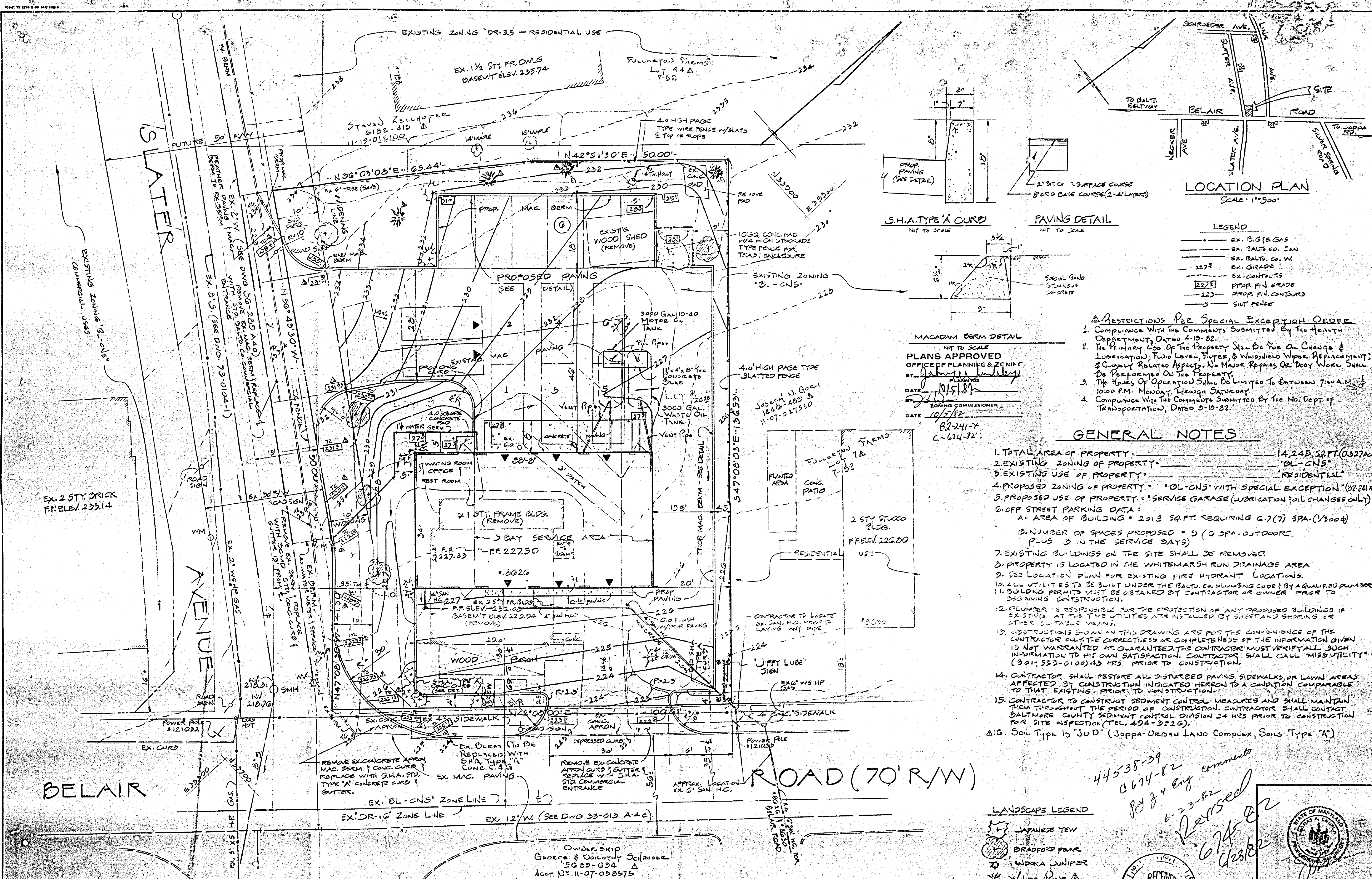
100-100000
100-100000
100-100000

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
8626 BELAIR ROAD
ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD.

[Signature]

SHEET 1 OF 1	DATE Nov. 12, 1951 SCALE 1:50'	FIG. NUMBER 61212
-----------------------	---	-------------------------

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS



- RESTRICTIONS PER SPECIAL EXCEPTION ORDER**
1. Compliance With The Comments Submitted By The Health Department, Dated 4-15-82.
 2. The Primary Use Of The Property Shall Be For Oil Change & Lubrication, Fluid Level, Filter & Windshield Wiper Replacement, & Closely Related Aspects. No Major Repairs Or Body Work Shall Be Performed On The Property.
 3. The Hours Of Operation Shall Be Limited To Between 7:00 A.M. - 10:00 P.M. Monday Through Saturday.
 4. Compliance With The Comments Submitted By The Md. Dept. of Transportation, Dated 5-15-82.

GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 1.425 AC. (312,740 SQ. FT.)
2. EXISTING ZONING OF PROPERTY: "DR-35"
3. EXISTING USE OF PROPERTY: "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY: "DR-35" WITH SPECIAL EXCEPTION (82-241X)
5. PROPOSED USE OF PROPERTY: "SERVICE GARAGE (LUBRICATION & OIL CHANGES ONLY)"
6. OFF STREET PARKING DATA:
A. AREA OF BUILDING: 2,013 SQ. FT. REQUIRING 6.7(7) SPA. (1/3000)
B. NUMBER OF SPACES PROPOSED: 9 (9 SPA. OUTDOOR PLUS 3 IN THE SERVICE BAYS)
7. EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED.
8. PROPERTY IS LOCATED IN THE WHITEMARSH RUN DRAINAGE AREA.
9. SEE LOCATION PLAN FOR EXISTING FIRE HYDRANT LOCATIONS.
10. ALL UTILITIES TO BE BUILT UNDER THE BALTO. CO. PLUMBING CODE BY A QUALIFIED PLUMBER.
11. BUILDING PERMITS MUST BE OBTAINED BY CONTRACTOR OR OWNER PRIOR TO BEGINNING CONSTRUCTION.
12. PLUMBER IS RESPONSIBLE FOR THE PROTECTION OF ANY PROPOSED BUILDINGS IF EXISTING AT THE TIME UTILITIES ARE INSTALLED BY SHEET AND SHORING OR OTHER SUITABLE MEANS.
13. OBSTRUCTIONS SHOWN ON THIS DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION. CONTRACTOR SHALL CALL "MISSUTILITY" (301-552-0100) 48 HRS. PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS, OR LAWN AREAS AFFECTED BY CONSTRUCTION INDICATED HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO CONSTRUCT SEDIMENT CONTROL MEASURES AND SHALL MAINTAIN THEM THROUGHOUT THE PERIOD OF CONSTRUCTION. CONTRACTOR SHALL CONTACT BALTIMORE COUNTY SEDIMENT CONTROL DIVISION 24 HRS. PRIOR TO CONSTRUCTION FOR SITE INSPECTION (TEL. 424-3326).
16. SOIL TYPE IS "JUD" (Joppa Urban Land Complex, Soils Type "A")

LANDSCAPE LEGEND

- Japanese Yew
- Bradford Pear
- Indica Juniper
- White Pine



SITE PLAN FOR
JIFFY LUBE SERVICE FACILITY
3000 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

Drafting W.D.	DATE: 6-14-82	REVISIONS	KIDDE CONSULTANTS, INC. ENGINEERS • ARCHITECTS • PLANNERS	DEVELOPER: JIFFY LUBE INTERNATIONAL, INC. 7000 SECURITY BOULEVARD SUITE 300 BALTIMORE, MARYLAND 21207	ELECTION DISTRICT N° 11 COUNCILMANIC DISTRICT N° 3 CENSUS TRACT N° 4114.02 BALTIMORE COUNTY, MARYLAND	WATERSHED N° 6 SUB-WATERSHED N° 22 BALTIMORE COUNTY, MARYLAND	SHEET 1 OF 2	DATE: 4-12-82	JOB NUMBER: 01212
---------------	---------------	-----------	--	---	--	---	--------------	---------------	-------------------

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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: George & Dorothy M. Schroeder Legal Owner(s):
George Schroeder
(Type or Print Name)

Signature: George J. Schroeder
(Type or Print Name)

Signature: Dorothy M. Schroeder
(Type or Print Name)

Address: 8626 Belair Road
City and State: Baltimore, Maryland 21236

Attorney for Petitioner:

THOMAS L. HENNESSEY
(Type or Print Name)

Address: 40 West Pennsylvania Avenue
City and State: Baltimore, Maryland 21204

Phone No.: 823-7710

My Telephone No.: 823-7710

Ordered By The Zoning Commissioner of Baltimore County, this 6th day

of April, 1982, 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 13th day of May, 1982, at 11:00 o'clock

A.M.

Thomas L. Hennessey
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

May 3, 1982

Thomas L. Hennessey, Esquire
107 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

Re: Item No. 158
Petitioner - George Schroeder et ux
Special Exception Petition

Dear Mr. Hennessey:

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.

In view of your client's proposal to move the existing dwelling and construct a service garage on this property, this hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, concerning the fire zone, while revised plans, reflecting the comments of the State Highway Administration and handicap parking should be submitted.

At the time of this writing, comments from the Planning Office and the Department of Traffic Engineering were not available. However, I spoke with Mr. Jack Wimbley and Mr. Mike Flanagan the respective representatives from these offices, and they indicated that they agreed with the comments of the State Highway Administration.

Item No. 158
Petitioner - George Schroeder et ux
Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Michael B. Commodari
MICHAEL B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosed

Enclosures

cc: Kiddle Consultants, Inc.
1000 Cromwell Bridge Road
Baltimore, Maryland 21204

Item #158 (1981-1982)

Property Owner: George & Dorothy M. Schroeder

Page 2

March 24, 1982

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:

Public water supply and sanitary sewerage are serving the present dwelling.

The Petitioner is responsible for the cost of capping and plugging any existing water and sanitary sewer service connections not used to serve the proposed improvements.

Very truly yours,

Robert A. Jordan, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

M-NW Key Sheet
34 NE 24 Pos. Sheet
NE 9F Topo
71 Tax Map



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

March 19, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of March 2, 1982
ITEM: #158
Property Owner: George & Dorothy M. Schroeder
Location: NW/Cor. Belair Road (Route 1) and Slater Avenue
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for a service garage
Acres: 0.3270
District: 11th

Dear Mr. Hammond:

The curbing along the Belair Road frontage, noted as existing curb, currently consists of bituminous curb. This must be replaced with concrete curb and gutter. The curb must return into Slater Avenue on a 30' radius rather than 20' as indicated on the plan. The plan must indicate sidewalk along Belair Road and handicap ramps at the corner and at the entrance.

The location and close proximity of the exits from the bays to the Belair Road entrance will undoubtedly cause a conflict between incoming and outgoing traffic.

The plan should be revised prior to a hearing date being assigned.

The proposed entrance from Belair Road is subject to approval and permit from the State Highway Administration.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JM:maw

cc: Mr. J. Wimbley
Mr. G. Wittman

My telephone number is (301) 659-1350 By: John Meyers
Telephone for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. KOOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

April 13, 1982

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

Dear Mr. Hammond:

Comments on Item #158, Zoning Advisory Committee Meeting of March 2, 1982, are as follows:

Property Owner: George & Dorothy M. Schroeder
Location: NW/Corner Belair Road and Slater Avenue
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for a service garage
Acres: 0.3270
District: 11th

Metropolitan water and sewer are available.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/als



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARVEY I. PISTEL, P. E.
DIRECTOR

March 24, 1982

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

Re: Item #158 (1981-1982)
Property Owner: George & Dorothy M. Schroeder
N/W Corner Belair Rd. and Slater Ave.
Acres: 0.3270 District: 11th

Dear Mr. Hammond:

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

General:

This property comprises Lots 8 and 9 of the plat "Fullerton Farms", recorded W.P.C. 7, Folios 39 and 52.

Highways:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Slater Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way, with fillet eas for sight distance at the Belair Road intersection.

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

Sediment Control:

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

Storm Drains:

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

ORDER RECEIVED FOR FILING

DATE: March 24, 1982

82-241-X
#158

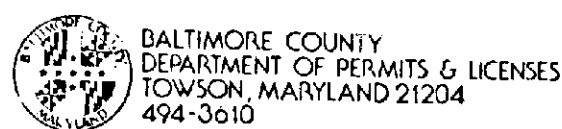
Thursday
May 13, 1982
11:00 A.M.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of May, 1982, that the herein Petition for Special Exception for a service garage, in accordance with the site plan prepared by Kidde Consultants, Inc., revised April 29, 1982, and marked Petitioners' Exhibit 1, 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 Health Department, dated April 13, 1982.
2. The primary use of the property shall be for oil change and lubrication; fluid level, filter, and windshield wiper replacement; and closely related aspects. No major repairs or body work shall be performed on the property.
3. The hours of operation shall be limited to between 7:00 A.M. and 10:00 P.M., Monday through Saturday.
4. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 19, 1982.
5. All screening and lighting shall be in accordance with Section 409.2.c.(1),(3) of the Baltimore County Zoning Regulations. Screening on the northwest side (adjacent to the residence facing Slater Avenue) may be evergreen planting or stockade, basketweave, or slatted wire fence.
6. 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.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



TED ZAFESKI JR.
DIRECTOR

March 3, 1982

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

Dear Mr. Hammond:

Comments on Item #158 Zoning Advisory Committee Meeting, March 2, 1982

Property Owner: George & Dorothy M. Schroeder
Location: NW Corner Belair Road and Slater Avenue
Existing Zoning: BL-CNS
Proposed Zoning:

Acres: 0.3270
District: 11th

The items checked below are applicable:

- 1981
- X A. All structures shall conform to the Baltimore County Building Code, 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 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.
- X E. An exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 5' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line. See Table 502 when in Fire Zone's.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied to, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Should Handicapped Code compliance, parking, signs, curb cuts, building access, etc. This structure is in a fire zone "Map G" and is subject to compliance to Section 501.0, 502.0, Table 502 as amended by BL-CNS.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

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

CEB:ryj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

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

Z.A.C. Meeting of: March 2, 1982

RE: Item No: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

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

WNP/bp

May 10, 1982

To North East Coordinating Council:

We, the residents of Belair Road, Slater Avenue and Link Avenue oppose the construction of a service (garage Jiffy Lube) on the northwest corner of Belair Road and Slater Avenue. We feel that the addition of this service garage will add to the already heavy traffic conditions on Belair Road. At the present time it is almost impossible for the residents of this area to make a left turn on to Belair Road because of the steady flow of traffic. Currently, we have to contend with the traffic for Myers Seed Company, Crown Gas Station, Silver Spring Shopping Center and direct traffic route to the White Marsh Mall.

Also, we feel that a business of this nature will reduce the value of our properties. Therefore, we are asking for your help and support to oppose the special zoning exception to allow the construction of this business.

NAME	ADDRESS	LOCATION OF PROPERTY
Edward J. Phlegak	4132 Slater Ave	3rd Home from construction site.
William Phlegak	4132 Slater Ave.	3rd Home from construction site.
Joseph Winniowski	4129 Slater Ave	4th Home from construction site.
Anna Winniowski	4129 Slater Ave	"
4131 Chesworth	4131 Slater Ave	2nd Home from construction site.
Robert T. Ray	4131 Slater Ave	2nd Home from construction site.
Elizabeth J. Hodge	4134 Slater Ave.	2nd Home from construction site.
William E. Hodge	4134 Slater Ave.	2nd Home from construction site.
Conrad J. Link	4131 Link Ave	2nd Home from construction site.
Edward E. Arnold Jr.	4133 Slater Ave	1st House on Left
William E. Arnold Jr.	4133 Slater Ave	"
Kathleen E. Arnold	4133 Slater Ave	"
James E. Arnold Jr.	4133 Slater Ave	"
Ray Blume, Treasurer of AMTCA	8602 Manorfull Rd.	Corner of Hillfield Manor
Joe Blume, President of AMTCA	8602 Manorfull Rd.	Corner of Hillfield Manor

PROTESTANT'S
EXH. T-1

IN THE MATTER OF :
THE APPLICATION OF :
GEORGE SCHROEDER, ET UX, :
FOR A SPECIAL EXCEPTION :
ON PROPERTY LOCATED ON :
THE NORTHWEST CORNER OF :
BELAIR ROAD & SLATER AVENUE, :
11th DISTRICT :
BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
No. 82-241-X

OPINION

This case comes to the Board from the decision of the Deputy Zoning Commissioner granting a Special Exception in regard to the development of the subject property as a site for a service garage for the purpose of performing oil changes and lubrications on automobiles.

The Protestants, who are residents residing close to the subject property and a neighborhood association, have appealed from the Deputy Zoning Commissioner's decision because of the anticipated increase in traffic on Belair Road.

Ms. Helen Gori, who resides next door to the subject property, testified that in addition to her concern for the increased traffic, she also felt that the value of her property would be decreased if Jiffy Lube were allowed to locate next to her property.

Testimony presented before this Board indicates that the Petitioner Purchasers propose to use the subject property as a site for a Jiffy Lube garage. Mr. Gene Turnelle, director of real estate for Jiffy Lube, testified that the proposed service garage would perform services consisting of changing oil and lubricating automobiles. He further testified that employees of Jiffy Lube would be physically located underneath said automobiles, as they would be performing the services from an underground basement. Mr. Turnelle indicated that approximately 40 automobiles would be serviced per day.

The subject property is currently zoned BL-CNS. The Baltimore County Zoning Regulations Sec. 230.13 specifically provides for the use of a service garage as a Special Exception in a BL zone. The Board is also mindful of the fact that other uses permitted on the subject property without necessity of a Special Exception would also tend to increase traffic on Belair Road.

George Schroeder, et ux
Case No. 82-241-X

Therefore, it is the opinion of the Board that the Order of the Deputy Zoning Commissioner granting the Special Exception subject to the restrictions set forth in said Order, was proper. The Board is of the opinion that the Order of the Deputy Zoning Commissioner should be affirmed in every respect with the additional requirement that Jiffy Lube shall erect a chain link fence with slats between the subject property and the lot owned by Ms. Helen Gori, known as 8630 Belair Road.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of August, 1982, by the County Board of Appeals, ORDERED that the herein Petition for Special Exception for a service garage, in accordance with the site plan prepared by Kidde Consultants, Inc., revised April 29, 1982, and marked Petitioners' Exhibit 1, 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 Health Department, dated April 13, 1982.
2. The primary use of the property shall be for oil change and lubrication; fluid level, filter, and windshield wiper replacement; and closely related aspects. No major repairs or body work shall be performed on the property.
3. The hours of operation shall be limited to between 7:00 A.M. and 10:00 P.M., Monday through Saturday.
4. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 19, 1982.
5. All screening and lighting shall be in accordance with Sec. 409.2.c.(1),(3) of the Baltimore County Zoning Regulations. Screening on the northwest side (adjacent to the residence facing Slater Ave.) may be evergreen planting or stockade, basketweave, or slatted wire fence.
6. 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.

George Schroeder, et ux
Case No. 82-241-X

7. That Jiffy Lube shall erect a chain link fence with slats between the subject property and the lot owned by Ms. Helen Gori, known as 8630 Belair Road.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William F. Hackett
William F. Hackett, Chairman

Joanne L. Suder
Joanne L. Suder

Leroy B. Spurrier
Leroy B. Spurrier

