

PETITION FOR ZONING VARIANCE 83-214-XA 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 Variance from Section 238.2 to allow side yard set-backs of 4ft. and 19 ft. in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Shape of property virtually prohibits construction of any building without variance.
2. Hardship and difficulty upon property owner.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name of Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
S. Eric DiNenna
406 W. Pennsylvania Ave. 825-1630
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of February 1983, 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 22nd day of March 1983, at 10:30 o'clock A.M.

(over)

PETITION FOR SPECIAL EXCEPTION 83-214-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Used Car Lot.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name of Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
S. Eric DiNenna
406 W. Pennsylvania Ave. 825-1630
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of February 1983, 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 22nd day of March 1983, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/S of Pulaski Hwy., 157.94' : OF BALTIMORE COUNTY
E of Middle River Rd., 15th District

ROSCOE VANDEVANDER, Petitioner : Case No. 83-214-XA

111111

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of March, 1983, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, and S. Eric DiNenna, Esq., 406 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-214-XA
Roscoe Vandevander

This office is not opposed to the proposed use.

Norman E. Gerber
Director of Planning and Zoning

NEG:JCHslc

cc: Arlene January
Shirley Hess

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave
Towson, Md. 21204

W. T. Sadler
507 Main Street
Reisterstown, Md. 21136

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 15th day of February 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Roscoe Vandevander

Petitioner's Attorney: S. Eric DiNenna, Esq. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1983

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 71 - Case No. 83-214-XA
Petitioner - Roscoe Vandevander
Special Exception & Variance Petitions

Dear Mr. DiNenna:

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.

The subject of this petition, currently occupied by your client's used-car dealership, is located at the south-east corner of Pulaski Highway and Middle River Road behind an existing Shell service station. This latter property was the subject of a previous zoning hearing (Case No. 83-26-SPHA) which allowed it to be converted to a gas and go operation.

A review of our records (Case No. 105-2V) indicates that the existing used-car operation was found to be non-conforming. However, in view of your client's proposal to "expand" the operation by constructing a larger building this combination hearing is required.

After many discussions on the proposed site development with Mr. Mike Plannigan, Department of Traffic Engineering and Mr. Jack Wimbley, Current Planning, concerning the status of the driveway along the southerly property line, it was decided that the site plan was satisfactory as submitted. Mr. Wimbley's comment reflects this. However, Mr. Plannigan verbally indicated this to me, and he chose not to submit a revised comment.

Item No. 71 - Case No. 83-214-XA
Petitioner - Roscoe Vandevander
Special Exception & Variance Petitions
Page 2

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

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: W. T. Sadler
507 Main Street
Reisterstown, Md. 21136

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of April, 1983, that the hundred Petition for Variance(s) to permit side yard setbacks of 4 feet and 19 feet in lieu of the required 30 feet, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

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

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of April, 1983, that the Petition for Special Exception for a used car lot, in accordance with the site plan prepared by W. T. Sadler, revised March 23, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The existing "Van's Used Cars" sign shall be relocated and shall be in accordance with Section 413 of the Baltimore County Zoning Regulations.
2. A revised site plan, incorporating the restriction set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 10, 1982

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

Re: Item #71 (1982-83)
Property Owner: Roscoe Vandevander
SE/S Pulaski Highway 157.94' E. of Middle
River Road
Acres: 0.45 District: 15th

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 conjunction with the Zoning Advisory Committee review of this property in connection with Items 190 (1979-1980) and 198 (1981-1982) are referred to for your consideration.

The indicated private drive along the southeasterly outline of this property, if improved in the future as a public road, would be as a 30 foot closed section roadway on a 50 foot right-of-way.

Very truly yours,

Robert K. Morton
Robert K. Morton, P.E., Chief
Bureau of Public Services

RAM: EAM: JWR: pmg

cc: Jack Wimbley

M-SE Key Sheet
21 NE 31 Pos. Sheet
NE 6 H Topo
82 Tax Map

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

April 22, 1980

Re: Item #190 (1979-1980)
Property Owner: Roscoe Vandevander
S/E corner Pulaski Highway & Middle River Road
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: Variance to permit a front setback
of 4.5' in lieu of the required 10'.
Acres: 0.4157 District: 15th

Dear Mr. Hammond:

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

Highways:

Pulaski Highway (U.S. 40) 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.

Middle River Road, an existing County road, was improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way, see Drawings 872-0415 thru 0423, File 5; no further highway improvements are proposed at this time.

The reconstruction of concrete sidewalks, curb and gutter, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and are to be reconstructed in accordance with Baltimore County and State Highway Administration standards as applicable.

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.

Item #190 (1979-1980)
Property Owner: Roscoe Vandevander
Page 2
April 22, 1980

Stone Drains:

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 serve the present service station. The Petitioner is responsible for the cost of tapping and piping the water and sanitary sewerage service connections, if not used to serve the proposed improvements.

Very truly yours,

(SIGNED) EDWARD A. McDONOUGH

EDWARD A. McDONOUGH, P.E.
Chief, Bureau of Engineering

RAM: EAM: JWR: pmg

M-SE Key Sheet
21 NE 31 Pos. Sheet
NE 6 H Topo
82 Tax Map

May 19, 1982

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

Re: Item #198 (1981-1982)
Property Owner: Roscoe Vandevander
S/E corner Pulaski Highway and Middle River Road
Acres: 18.107 sq. ft. District: 15th

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 which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 190 (1979-1980) are valid and 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 198 (1981-1982).

Very truly yours,

(SIGNED) ROBERT A. MORTON

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

RAM: EAM: JWR: pmg

cc: Jack Wimbley

M-SE Key Sheet
21 NE 31 Pos. Sheet
NE 6 H Topo
82 Tax Map



Maryland Department of Transportation
State Highway Administration

Laurel K. Brinkman
Director
M. S. Calverley
Assistant

October 20, 1982

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

Attn: Mr. N. Comasari

Re: ZAC Meeting of 10-19-82
ITEM: #71.
Property Owner: Roscoe Vandevander
Location: SE/S Pulaski Highway (Route 40-E) 157.94' E. of Middle River Road
Existing Zoning: B.R.-CS-1
Proposed Zoning: Special Exception for a used car lot and Variance to allow side yard setbacks of 4' and 19' in lieu of the required 30'.
Acres: 0.45
District: 15th

Dear Mr. Hammond:

On review of the site plan of September 22, 1982 and field inspection, the State Highway Administration finds the existing entrance on the southeast side of Pulaski Highway meeting minimal State requirements.

The location of the proposed parking space along the northwest property line should be eliminated. This would allow unhampered access and egress to the rear of the site.

With the plan showing 23 parking spaces provided and 22 parking spaces required, the elimination of 1 (one) parking space would still conform to the required parking data.

My telephone number is (301) 659-1350

Teletypewriter for impaired Hearing or Speech
323-7555 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 / 017

Mr. W. Hammond

-2-

October 20, 1982

It is requested the plan be revised to show the elimination of the one (1) parking space prior to a hearing.

Very truly yours,

Charles L. Chief
Charles L. Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

February 3, 1983

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

Dear Mr. Hammond:

Comments on Item # 71, Zoning Advisory Committee Meeting, October 19, 1982, are as follows:

Property Owner: Roscoe Vandevander
Location: S/E side Pulaski Highway 157.94' E. of Middle River Road
Acres: 0.45
District: 15th

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

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

Sincerely yours,

John L. Wimbley
John L. Wimbley
Current Planning and Development

JLW:rh

STEPHEN E. COLLINS
DIRECTOR

January 10, 1983

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

Item No. 71 -ZAC- Meeting of October 19, 1982
Property Owner: Roscoe Vandevander
Location: S/E Pulaski Highway 157.94' E. of Middle River Road
Existing Zoning: B.K.-CS-1
Proposed Zoning: Special Exception for a used car lot and Variance to allow side yard setbacks of 4' and 19' in lieu of the required 30'.

Acres: 0.45
District: 15th

Dear Mr. Hammond:

No comments can be made for this site until the ownership of the road on the south property line and future use of the road has been established.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William F. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: October 26, 1982

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 #22 - Simon M. & Esther F. Weiner
- Item #42 - James R. & Corille Myrick
- Item #44 - Joseph H. Selpp, D.D.S.
- Item #48 - Herbert S.V. & Mary V. Basler
- Item #49 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodman
- Item #59 - Dorothy Hines
- Item #60 - Margaret Bnals, et al
- Item #61 - Primo & Elisa A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Rippel
- Item #68 - D. C. & Elizabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandevander
- Item #72 - Jean G. Young, et al
- Item #73 - Helmut G. & Theresa T. Rad

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

ITF/eth

PAUL H. RENCKE
CHIEF

December 20, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Roscoe Vandevander

Location: SE/S Pulaski Highway 157.94' E. of Middle River Road

Item No.: 71

Zoning Agenda: Meeting of October 19, 1982

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.

REV: SWP: [Signature] 12/21/82
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

JK/mb/jcm

TED JALESKI JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 71 Zoning Advisory Committee Meeting are as follows:

Property Owner: Roscoe Vandevander
Location: SE/S Pulaski Highway 157.94' E. of Middle River Road
Existing Zoning: B.K.-CS-1
Proposed Zoning: Special Exception for a used car lot and Variance to allow side yard setbacks of 4' and 19' in lieu of the required 30'
Acres: 0.45
District: 15th

The items checked below are applicable:

- X-1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable Codes.
- X-2. A building and other miscellaneous permits shall be required before beginning construction.
- X-3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X-4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X-5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1409.
- X-6. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- X-7. A change of occupancy shall be applied for, 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.
- X-8. Before this office can comment on the above structure, please have the owner, have 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 505 and the required construction classification of Table 401.
- X-9. Comments: Contact Mr. Peter Paff for proper permits required at 494-3600 comply with Section 503.2 and a Service Garage the structure shall be made to comply with Section 616.0. Snow Handicapped parking, signs, building access etc.

NOTE: These comments reflect only on the information provided by the drawings 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., Z200.

Very truly yours,
Charles E. Lumban
Charles E. Lumban, Chief
Plans Review

CEB:rh
FORM 01-02

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert L. Suber, Superintendent

Towson, Maryland - 21204

Date: October 20, 1982

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

Z.A.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

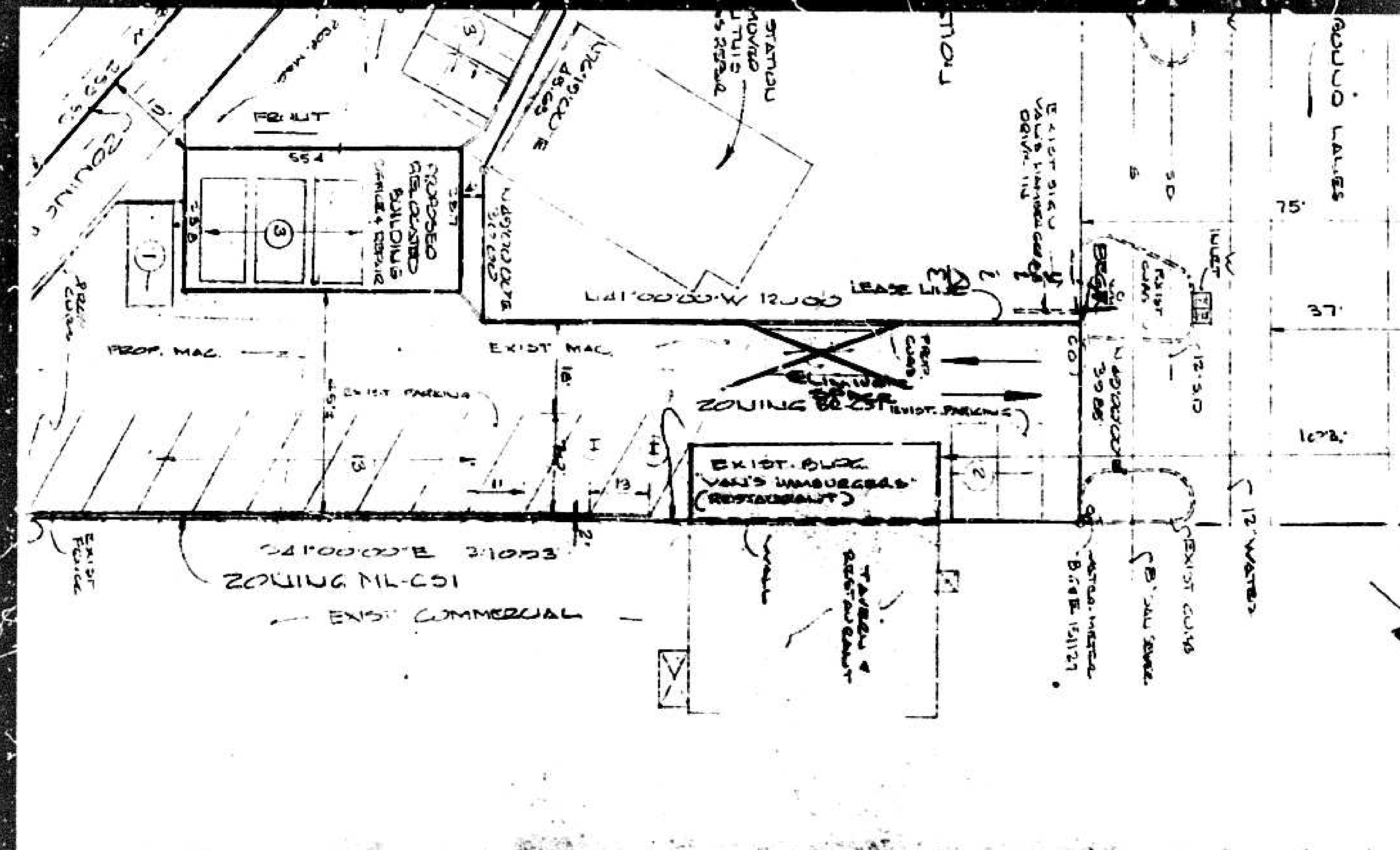
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

MNP/bp



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 8, 1982

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

000

Nicholas B. Commodari
Chairman

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 71
Petitioner - Roscoe Vandevander
Special Exception & Variance

Dear Mr. DiNenna:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

State Highway Administration (George Wittman - 659-1350)
Department of Traffic Engineering (Michael Flanigan - 494-3554)
Office of Current Planning (John Wimbley - 494-3335)
Engineering Department (Frederick Ringger - 494-3754)

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

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

NBC:bsc

April 6, 1983

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
SE/5 of Pulaski Highway, 157.94' E of Middle
River Road - 15th Election District
Roscoe Vandevander - Petitioner
NO. 83-214-XA (Item No. 71)

Dear Mr. DiNenna:

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

Very truly yours,
JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/wr

Attachment:

cc: John W. Hensley, II, Esquire
People's Counsel

507 Madison Avenue, Baltimore, Md. 21206
1 - 526-5618
William T. Sadler

W. SADLER
attorneys

DESCRIPTION OF A PORTION OF THE PROPERTY OF ROSCOE VANDEVANDER
9607 PULASKI HIGHWAY
U.S. ROUTE 40
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 22, 1982

DESCRIPTION:

Beginning for the same on the southeast side of Pulaski Highway, U.S. Route 40, 150 feet wide, at a point being North 49 degrees 00 minutes 00 seconds East 157.94 feet from the end of the fillet connecting the said southeast side of Pulaski Highway and the North-east side of Middle River Road and running thence along the southeast side of said Pulaski Highway North 49 degrees 00 minutes 00 seconds East 39.85 feet, thence leaving said road and running with the outlines of the whole tract South 41 degrees 00 minutes 00 seconds East 270.93 feet to the center of a 30 foot wide right of way for ingress and egress and running thence along the center of said right of way North 89 degrees 30 minutes 50 seconds West 259.83 feet to intersect the portion of the whole tract leased to Shell Oil Company, thence running and binding along said lease lines North 49 degrees 00 minutes 00 seconds East 65.00 feet, North 76 degrees 19 minutes 00 seconds East 45.65 feet, North 49 degrees 00 minutes 00 seconds East 30.00 feet and North 41 degrees 00 minutes 00 seconds West 120.00 feet to the place of beginning. Containing 0.45 acres, more or less.

Being a portion of the property conveyed to Roscoe Vandevander from Michael F. Peters and Helen S. Peters, his wife, by Deed dated April 1, 1957 and recorded among the Land Records of Baltimore County in Liber 2130, page 336.

By: *William T. Sadler* Date: *4/6/83*
William T. Sadler #7730

NOTE: The above description compiled from Deeds and records.



The Times

Middle River, Md., March 2, 1983
This is to Certify, That the annexed
Petition

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of *one* successive
weeks before the *3rd* day of

March, 1983
Charles H. Smith Publisher.



PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Pulaski Highway, 157.94 ft. East of Middle River Road
DATE & TIME: Tuesday, March 22, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a used car lot and
Variance to allow side yard setbacks of 4 ft. and 19 ft.
in lieu of the required 30 ft.

The Zoning Regulations to be excepted as follows:
Section 238.2 - side yard setbacks in a B.R. zone

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

February 23, 1983

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
SE/5 of Pulaski Hwy., 157.94' E of Middle River Rd.
Roscoe Vandevander - Petitioner
Case No. 83-214-XA

TIME: 10:30 A.M.

DATE: Tuesday, March 22, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 11, 1983

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception & Variance
SE/5 Pulaski Hwy., 157.94' E of Middle
River Road
Roscoe Vandevander - Petitioner
Case No. 83-214-XA

Dear Mr. DiNenna:

This is to advise you that \$88.99 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on a time basis, before the 22nd day of March, 1983, the 2nd publication appearing on the 3rd day of March, 1983.

THE JEFFERSONIAN
William E. Hammond
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 3/6/83
Posted by: *Petition for Special Exception & Variance*
Petitioner: *Roscoe Vandevander*
Location of property: *SE/5 Pulaski Hwy., 157.94' E of Middle River Rd.*
Location of Sign: *Two heavy pulaski Hwy. signs on entrance lane at Middle River Rd.*
Remarks: _____
Posted by: *William E. Hammond* Date of return: 3/11/83
Number of Signs: 4



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

No. 111229

DATE: 10/1/82 ACCOUNT: R-01-615-000

AMOUNT: \$200.00

PAID TO: *S. Eric DiNenna*
FOR: *Special Exception & Variance*
Roscoe Vandevander
152000-0200000 00784
Item # 71

VALIDATION OR SIGNATURE OF CARRIER

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

No. 117301

DATE: 3/22/83 ACCOUNT: R-01-615-000

AMOUNT: \$88.99

PAID TO: *William E. Hammond*
FOR: *Advt. Posting & Posting Case #83-214-XA*

0 070000000000 02284

VALIDATION OR SIGNATURE OF CARRIER

PARKING DATA

EXISTING RESTAURANT
 16 SPACES
 PROPOSED RELOCATED LOT
 TO BE USED AS RESTAURANT
 6 SPACES
 TOTAL PARKING SPACES PROPOSED = 22
 TOTAL SPACES REQUIRED = 22

ALL SPACES 12' x 20' UNLESS OTHERWISE SHOWN

TOTAL AREA 0.15 AC. ±

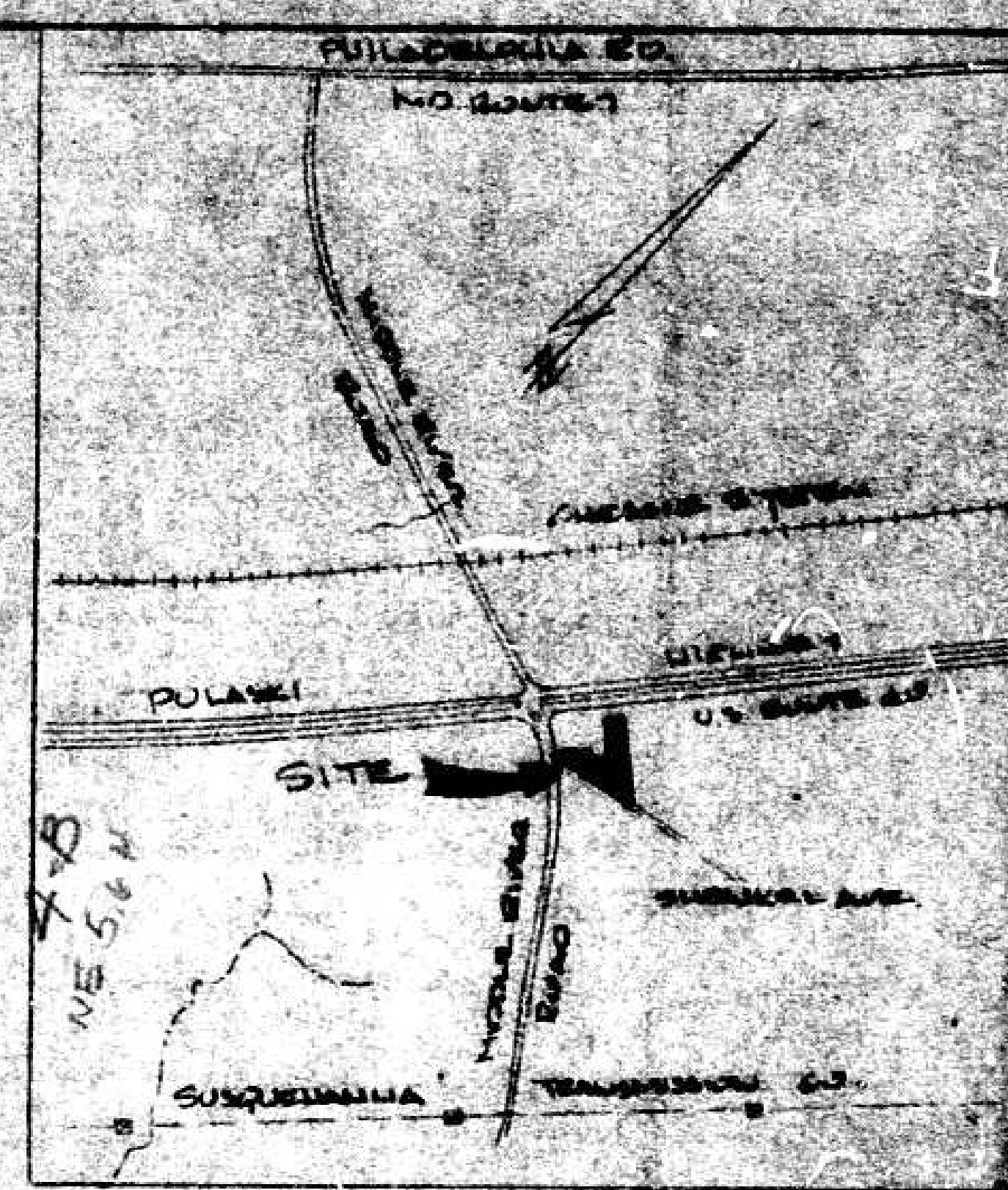
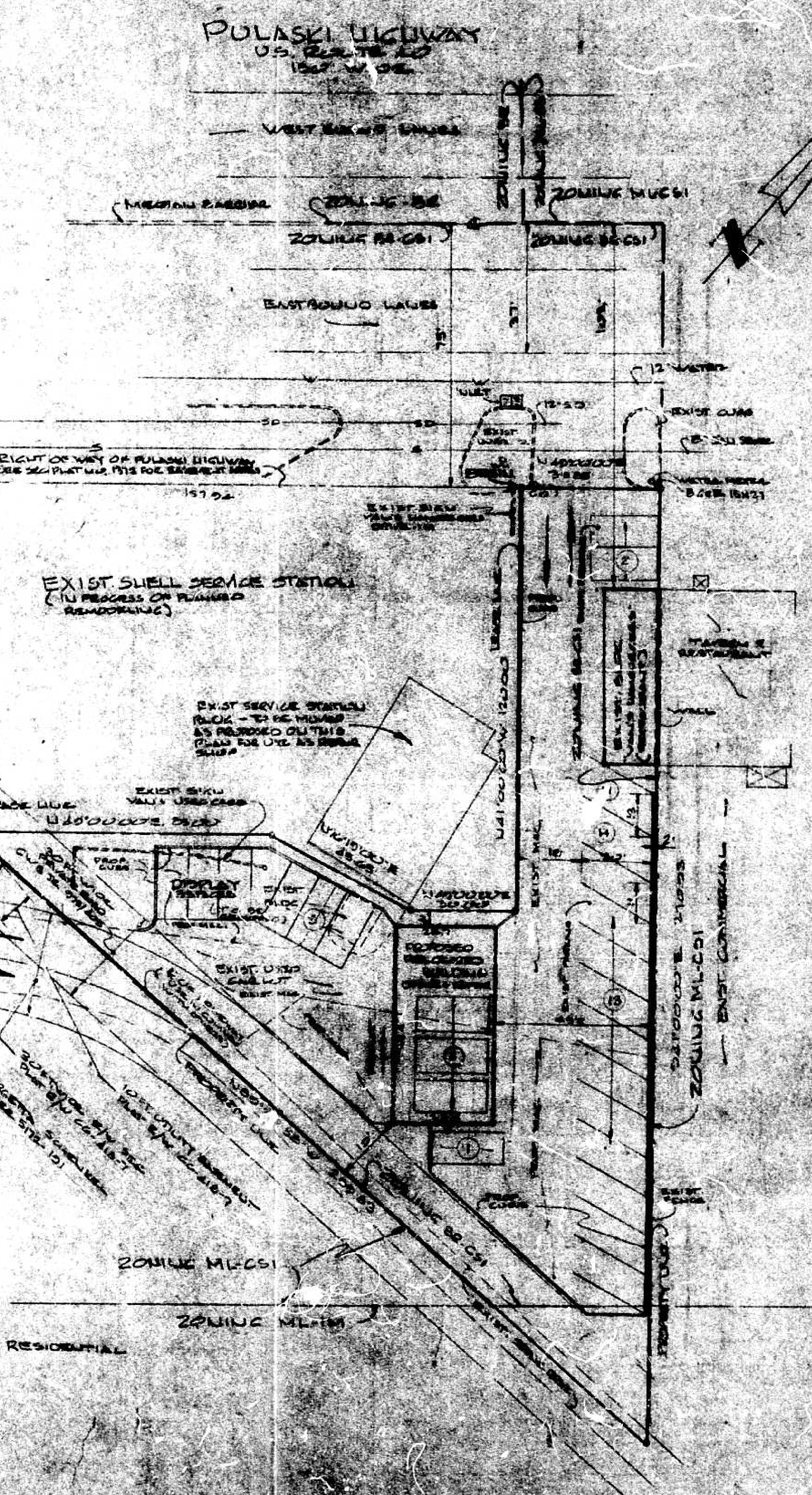


W.T. BAKER - SURVEYOR
 1207 MAIN STREET
 BALTIMORE, MD
 2-196

W.T. Baker
 SURV. 11.8.1960

MIDDLE RIVER ROAD
 20' WIDE

MIDDLE RIVER ROAD



VICINITY MAP
 SCALE 1" = 100'

FLAT TRACED MAP OF THE SITE
 EXCEPT FOR THE LOT
 SHOWN AS VACANT TO BE
 USED AS A RESTAURANT
 IN LIGHT OF THE PROPOSED

FOR PROPERTY LOCATED
 2607 PULASKI HIGHWAY
 AT
 MIDDLE RIVER ROAD

NO. 10 SECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE 1" = 20' SEPTEMBER 28, 1960
 REV. MARCH 21, 1962

APPLICANT'S NAME
 BRUCE VAUGHAN
 2607 PULASKI HIGHWAY
 BALTIMORE, MARYLAND 21220

PREPARED BY
EXHIBIT 2

