

PETITION FOR SPECIAL EXCEPTION 83-239-X

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 A Service Garage

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

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

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

Contract Purchaser:
(Type or Print Name)
Signature
Address

Legal Owner(s):
Honolulu Limited
(Type or Print Name)
Signature
Joel Winegarden, Vice President
(Type or Print Name)
Signature John Schoeler, Corporate Mgr.

Address for Petitioner:
(Type or Print Name)
Address
City and State

5518 Baltimore National Pike 742-6142
Address Phone No.
Baltimore, Maryland 21228
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Honolulu Limited, John Schoeler, Corp. Mgr.
Name

Attorney's Telephone No.:
Address

5518 Baltimore National Pike 742-6142
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1983, at 10:00 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

2.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Baltimore National Pike, 233' : OF BALTIMORE COUNTY
W of the Centerline of Charing Cross :
Rd., 1st District :
HONOLULU LIMITED, Petitioner : Case No. 83-239-X

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.

Signature
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

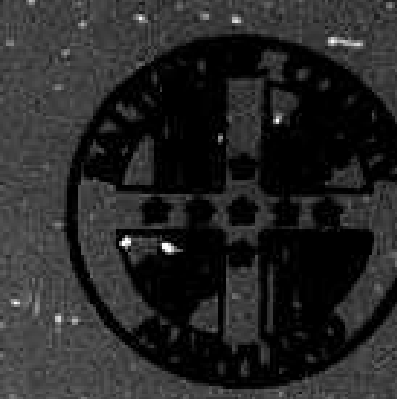
I HEREBY CERTIFY that on this 30th day of March, 1983, a copy of the foregoing Order was mailed to Glenn Weinberg, Esquire, 5518 Baltimore National Pike, Baltimore, MD 21228, Attorney for Petitioner.

Signature
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-239-X
SUBJECT: Honolulu Limited
Date: April 7, 1983

The proposed use would be appropriate here. If granted, it is requested that an appropriate amount of landscaping be required.

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Signature
Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-239-X
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cc: Arlene January
Shirley Hess

Signature
Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1983

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Bureau of Planning
Bureau of Public Works
Bureau of Transportation
Bureau of Urban Development
Bureau of Zoning Administration
Bureau of Zoning Development

Mr. Joel Winegarden
5518 Baltimore National Pike
Baltimore, Maryland 21228

RE: Item No. 149 - Case No. 83-239-X
Petitioner - Honolulu Limited
Special Exception Petition.

Dear Mr. Winegarden:

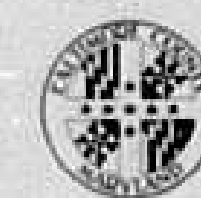
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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 proposal to convert the vacant building to a service garage, this hearing is required. A similar hearing (Case No. 82-142-X) for a service garage was granted for the abutting property to the west.

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,
Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1983

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

Re: Item #149 (1982-1983)
Property Owner: Honolulu Limited
N/S Baltimore National Pike 233' W. from
centerline of Charing Cross Road
Acres: 0.36 District: 1st

Dear Mr. Hammond:

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

General:

Baltimore National Pike (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.

Baltimore County utility improvements exist and are not directly involved.

This office has no further comments in regard to the plat submitted for Zoning Advisory Committee review in connection with this Item 149 (1982-1983).

Very truly yours,

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

RAM:EAM:FW:iss
G-NN Key Sheet
2 & 3 SW 19 Pos. Sheets
SE 1 E Topo
95 Tax Map



Maryland Department of Transportation

State Highway Administration

Lawell K. Bridwell
Secretary
M. S. Callender
Administrator

FEB 20 '83 AM

February 23, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Feb. 15, 1983
ITEM: #149.
Property Owner: Honolulu Limited
Location: N/S Baltimore National Pike, Route 40-W 233' W. from centerline of Charing Cross Road.
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Exception for service garage (change and mounting of tires, wheel balancing, front end alignment, and the installation of merchandise purchased on the premises, but shall exclude major repair, body and fender repair, and oil change and lubrication).
Acres: 0.36
District: 1st

Dear Mr. Hammond:

On review of the site plan of January 31, 1983, we find the State Highway Administration has awarded a contract for repaving of the existing roadway and shoulder area to the face of the existing roadside curb along the frontage of your site.

The proposed Contract No. B-420-501-476 will begin at the Baltimore City line and end 0.9 mile west of Rolling Road.

The Bureau of Engineering Access Permits will require you to reconstruct the deteriorated curbs as shown on a revised plan.

My telephone number is (301) 659-1350

363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

ORDER RECEIVED FOR FILING

DATE June 16, 1983

Paul L. P.B.

Paul Leo Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204

291-5311

DESCRIPTION

0.36 ACRE ± PARCEL - NORTH SIDE OF BALTIMORE NATIONAL PIKE, WEST OF
CHARING CROSS ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

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

Beginning for the same at a point on the North side of Baltimore National Pike (Md. Route 40), said point being located 233 feet ± West from the center of Charing Cross Road, thence binding on the North side of Baltimore National Pike by a curve to the left (1) with a radius of 14,398.95 feet for a distance of 125.00 feet, thence leaving said North side of Baltimore National Pike (2) North 05°23'12" West 125.58 feet, thence (3) North 84°36'48" East 125.00 feet and thence (4) South 05°23'12" East 125.00 feet to the North side of Baltimore National Pike and the point of beginning.

Containing 0.36 acres of land more or less.



Engineer — Surveyor — Site Planner 1/28/83

PETITION FOR SPECIAL EXCEPTION

1st Election District

ZONING: Petition for Special Exception

LOCATION: North side of Baltimore National Pike, 233 ft. West of the centerline of Charing Cross Road

DATE & TIME: Thursday, April 21, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

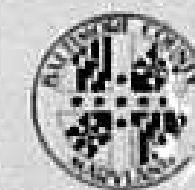
Petition for Special Exception for a service garage

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

Being the property of Honolulu Limited, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 21, 1983 at 10:00 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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
94-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1983

Mr. John Scheeler
Honolulu Limited
5518 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Special Exception
N/S of Baltimore National Pike,
233' W of the center line of
Charing Cross Rd. - 1st Election
District
Honolulu Limited - Petitioner
NO. 83-239-X (Item No. 149)

Dear Mr. Scheeler:

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

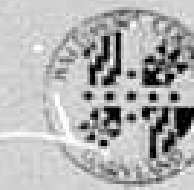
Very truly yours,

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

JMHJ/mc

Attachments

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 13, 1983

Honolulu Limited
c/o John Scheeler, Corp. Mgr.
5518 Baltimore National Pike
Baltimore, Maryland 21228

Re: Petition for Special Exception
N/S Baltimore National Pike, 233' W
of the c/l of Charing Cross Road
Case No. 83-239-X

Dear Sir:

This is to advise you that \$48.70 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
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117356
DATE 4/27/83 ACCOUNT R-01-615-000
AMOUNT \$48.70
RECEIVED FROM Honolulu Limited
FOR Advertising & Posting Case #83-239-X
C 020*****467010 0272A
VALIDATION OR SIGNATURE OF CASHIER

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

March 31 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION
Balto Natl Pike

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 2 day of April 19 83, that is to say,
the same was inserted in the issues of

March 31, 1982

PATUXENT PUBLISHING CORP.
By *[Signature]*

March 22, 1983

Honolulu Limited
c/o Joel Winegarden
5518 Baltimore National Pike
Baltimore, Maryland 21228

NOTICE OF HEARING

Re: Petition for Special Exception
N/S of Baltimore National Pike, 233' W of the
c/l of Charing Cross Road
Honolulu Limited - Petitioner
Case No. 83-239-X

TIME: 10:00 A.M.

DATE: Thursday, April 21, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 112383

DATE 3-2-83 ACCOUNT R-01-615-000

AMOUNT 188.00

RECEIVED FROM

FOR

C 010*****1000010 0022A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31, 19 83.

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 a week
for one time successive weeks before the 21st
day of April, 19 83, the last publication
appearing on the 31st day of March,
19 83.

THE JEFFERSONIAN

[Signature]
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-239-X

District 1st
Posted for: Special Exception
Petitioner: Honolulu Limited
Location of property: N/S of Baltimore National Pike, 233' W of
the centerline of Charing Cross Road
Location of Signs: North side of Baltimore National Pike,
approx. 235' west of the centerline of Charing Cross Road
Remarks:
Posted by *[Signature]* Date of return: April 8, 1983
Number of Signs: 1

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



