

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 A SERVICE GARAGE IN AN R-1-L-1-X ZONE PURSUANT TO
Section 253.2.B.3.

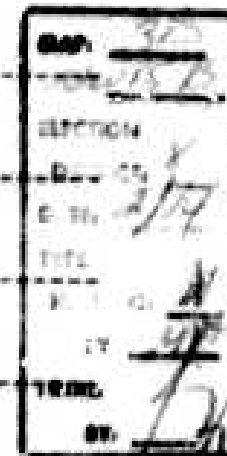
Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

Tenant
Contractor, Inc.
S. Watanabe, Vice President and
(Type or Print Name) General Manager
Signature
4910 W. Rosecrans Avenue
Address
Hawthorne, CA 90250
City and State

Legal Owner(s):
Timonium Commerce Park Co.
(Type or Print Name)
Signature
J. C. JAMES (GENERAL)
(Type or Print Name)
Signature



Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)
Signature
204 W. Pennsylvania Avenue
Address
Towson, MD 21204
City and State
Telephone No.: 823-7800

10 Parks Avenue
Address
Cockeysville, MD 21030
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
G. Scott Barhight
204 W. Pennsylvania Avenue
Towson, MD 21204
Address
823-7800
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of February, 1984, 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 23rd day of April, 1984, at 10:30 o'clock A.M.

Callahan
Zoning Commissioner of Baltimore County.

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
beginning 212' E of Deereco Rd.,
1,673' SE of the Centerline of : OF BALTIMORE COUNTY
Padonia Rd. (9560 Deereco Rd.,
8th District

TIMONIUM COMMERCE PARK CO., Case No. 84-273-X
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 4th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and S. Watanabe, Vice-President & General Manager, N.E.C. America, Inc., 4910 W. Rosecrans Ave., Hawthorne, CA 90250, Contract Tenant.

Phyllis Cole Friedman
Phyllis Cole Friedman



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 6, 1983

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

Re: Item #153 (1982-1983)
Property Owner: Timonium Commerce Park Co.
N/S Deereco Rd. 820' S/E from centerline
of Padonia Rd.
Acres: 2.8 District: 8th

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 Item 10, Zoning Cycle IV (October 1978-April 1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 153 (1982-1983).

Very truly yours,
(SIGNED) ROBERT A. MORTON
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EM:PM:res

S-NE Key Sheet
57 NW 5 Pos. Sheet
NW 15 B Topo
51 Tax Map

Attachment



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
JPM-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of Item # Property Owner: Timonium Commerce Park Co. Location: N/S Deereco Rd. 820' S/E from centerline of Padonia Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-30 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The master Development Plan was approved by the Planning Board on []
- () No existing building is prohibited on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is []
- () The proposed is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
WATER MAIN BEHIND OF SOUTHERN MOST DRIVE 3 PARKING SPACE WILL NOT WORK IF FIRE HYDRANT IS LOCATED AS SHOWN ON THE PLAN. LANDSCAPING IS REQUIRED. Plans should show location of parking for 4500-4500+ trucks and delivery vehicles. Parking for garbage trucks and some to conflict with water main for garbage trucks and delivery vehicles.

Norman E. Gerber
Norman E. Gerber
Chief, Current Planning and Development

CC: James Howell



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #212 (1983-1984)
Property Owner: Timonium Commerce Park Co.
N/S Deereco Rd. 1673' S. Padonia Rd.
Acres: 7.183 District: 8th

Dear Mr. Jablon:

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 County highway and utility improvements exist and are not directly involved.

Comments were supplied for this overall property in connection with Item 153 (1982-1983) and Item 10, Zoning Cycle IV (October 1978-April 1979).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 212 (1983-1984).

Very truly yours,

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

RAM:EM:PM:res

S-NE Key Sheet
57 NW 5 Pos. Sheet
NW 15 B Topo
51 Tax Map

Encl.

October 30, 1978

Mr. S. Eric Dittman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #10 Cycle IV (Oct. 1978-April 1979)
Property Owner: William Properties of Maryland, Inc.
N/W Deereco Rd. 820' S/E Padonia Rd.
Building Setback: N.E.-S.E.
Proposed Zoning: S.M.
Acres: 7.183 District: 8th

Dear Mr. Dittman:

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 is a portion of Lot 2 Plat of Padonia Park (S.E.C., Jr. 26, Public 70). Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Baltimore County highway and utility improvements exist and/or are secured by Public Works Agreement 067209, executed in conjunction with the development of Padonia Park.

The construction and/or reconstruction of concrete sidewalks, curb and gutter, entrances, signs, etc. will be the full responsibility of the Petitioner.

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

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

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or danger 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.

Very truly yours,
(SIGNED) EDWARD A. MCCONOUGH
EDWARD A. MCCONOUGH, P.E.
Chief, Bureau of Engineering

STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC- Meeting of February 14, 1984

Item No. 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
item numbers 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.

Michael S. Flanagan
Traffic Engineering Assoc. II

PAUL H. REINKE
CHIEF

March 2, 1984

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: Timonium Commerce Park Co.

Location: E/S Deereco Road 1673' S. Padonia Road

Item No.: 212 Zoning Agenda: 2/14/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at
EXCEEDS the maximum allowed by the Fire Department.

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

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments. *At this time.*

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 1, 1984

Dear Mr. Jablon:

Comments on Item # 212 Zoning Advisory Committee Meeting are as follows:

Property Owner: Timonium Commerce Park Company
Location: E/S Deereco Road 1673' S. Padonia Road
Existing Zoning: M.L. - IM
Proposed Zoning: Special Exception for a service garage in an M.L.-IM.

Acres: 7.188
District: 8th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Consolidated
with the State of Maryland Code for the Building, and other applicable
Codes.
- B. A building/other 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. Non-reproduced seals
and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two
Family use group, of an adjacent lot line shall be of one hour fire resistive
construction, no openings permitted within 3'0" of lot lines. Firewall is
required if construction is on the lot line, see Table A.1, 1.1.2, Section
1407 and Table 1402, also Section 503.2.
- F. Requested use appears to conflict with the Baltimore County Building Code,
Section 503.2.
- G. 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.
- H. Before this office can comment on the above structure, please have the owner,
turn the services of a Registered 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 601.

SPECIAL NOTE: 1. Comments - A service garage will require a 3 hour fire wall separation
on each side separating it from adjoining tenants or it will not be
permitted. See Section 616.1 thru 616.4 and the other applicable
Sections of Code under Table 309.2.

NOTE: These comments reflect only on the information provided by the drawings sub-
mitted to the office of Planning and Zoning and are not intended to be con-
sidered as the full extent of any permit. If desired, additional information
may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,
Towson.

Very truly yours,
[Signature]
Charles E. Burman, Chief
Plans Review

CEB:es

Robert V. Dubel, Superintendent

Towson, Maryland 21204

Date: February 14, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of February 14, 1984

RE: Item No. 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/1h

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Timonium Commerce Park
SUBJECT: 84-273-X

Date: April 5, 1984

Assuming satisfactory resolution of the problems cited in the
comments of the Division of Current Planning and Development's
representative on the Zoning Plans Advisory Committee, this office
is not opposed to granting of this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

IN RE: PETITION SPECIAL EXCEPTION
Beginning 232' E of Deereco
Road, 1,673' SE of the center-
line of Padonia Road (9560
Deereco Road) - 8th Election
District
Timonium Commerce Park Com-
pany,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-273-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage in
an M.L. Zone-I.M. District, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its Lessee, Celluphone Corporation, appeared and testi-
fied. The petition filed shows a different Lessee, and therefore, the Peti-
tioner moved to amend the petition by deleting that Lessee and substituting the
present Lessee in its stead. The motion to amend was granted. The Lessee was
represented by Counsel and presented Ted Julio, its manager; John Etzel, a reg-
istered land surveyor; and Hugh Gelston, a real estate appraiser. There were no
Protestants.

The subject property is zoned M.L.-I.M. and contains a large warehouse on a
tract of land located east of I-83 and south of Padonia Road. Presently,
building B is complete and building A is proposed. There are 22 units in
building B. A service garage is proposed for one of those units for the sole
purpose of installing cellular telephones and possibly anti-theft devices in the
future. The Lessee would install the telephones and devices and would perform
no other automobile service. No more than 5% of the total sales would occur
from the site. An average of six to eight customers per day would have their
telephones installed on site, but no automobiles are expected to be kept over-
night. The remainder would occur off site from another location via direct

telephone solicitation. The operation would be open six days per week from 9:00
a.m. to 5:00 p.m. There would be five employees, i.e., one secretary/recep-
tionist, one valet driver who would pick up customers and/or their cars, and
three installers. There would not be an increase in help if the anti-theft de-
vices are added later.

Mr. Etzel testified that in his opinion there would be no adverse impact on
the health, safety, and general welfare of the community and that the addition
of the limited traffic to and from the site would in no way adversely effect
traffic in the area. The proposed site for the service garage is 30' x 90', as
shown on Petitioner's Exhibit 1. Most, if not all, of the automobiles will be
worked on inside of the building where there will be room for six cars. Mr.
Etzel testified that the requirements of Section 502.1 of the Baltimore County
Zoning Regulations (BCZR) have been met.

Mr. Gelston supported the above and stated that in his opinion there would
be no adverse impact on any of the conditions delineated in Section 502.1.

The Petitioner seeks relief from Section 253.2.8.1, pursuant to Section
502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner in an
M.L. Zone-I.M. District by special exception. It is equally clear that the pro-
posed use would not be detrimental to the primary business uses in the vicinity
of the proposed service garage. Therefore, it must be determined whether the
conditions delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears
that the special exception as applied for should be granted, with certain re-
strictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which
would show that the proposed use met the prescribed standards and requirements

set forth in Section 502.1. In fact, the Petitioner has shown that the proposed
use would be conducted without real detriment to the neighborhood and would not
actually adversely affect the public interest. The facts and circumstances of
the use proposed by the Petitioner do not show that the proposed use at the par-
ticular location described by Petitioner's Exhibit 1 would have any adverse im-
pact above and beyond those inherently associated with such a special exception
use irrespective of its location within the zone. *Schultz v. Britts*, 432 A.2d
1319 (1981).

The proposed use will not be detrimental to the health, safety, or general
welfare of the locality, nor tend to create congestion in roads, streets, or
alleys therein, nor be inconsistent with the purposes of the property's zoning
classification, nor in any other way inconsistent with the spirit and intent of
the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 30th day of April, 1984, that the Petition for Special Exception for
a service garage in an M.L. Zone-I.M. District, in accordance with the site plan
introduced and accepted into evidence as Petitioner's Exhibit 1, be and is here-
by GRANTED, from and after the date of this Order, subject, however, to the fol-
lowing restrictions:

1. A revised site plan shall be submitted to and approved
by the Current Planning and Development Division di-
recting attention to the concerns raised in its
Baltimore County Zoning Advisory Committee comments
(ZPAC) dated March 19, 1984.
2. A landscaping plan is not required inasmuch as the sub-
ject site is completely hidden from Deereco Road and
there is no place to plant anything.

ORDER RECEIVED FOR FILING
DATE April 20, 1984
BY [Signature]

ORDER RECEIVED FOR FILING
DATE April 20, 1984
BY [Signature]

ORDER RECEIVED FOR FILING
DATE April 20, 1984
BY [Signature]

ORDER RECEIVED FOR FILING

DATE April 21, 1984
BY John R. Long et al

1. The parking requirement shall be satisfied to the extent possible by the existence of working automobile bays inside the service garage.
2. Direct sales shall be allowed from the premises as long as they do not exceed 5% of the total business conducted from the site.
3. Compliance with the comments submitted by the ZPA, which are adopted in their entirety and made a part of this order.
4. A building permit may be issued after approval of the revised site plan by Current Planning to the extent determined by this order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Case # 212 Zoning Advisory Committee Meeting of Feb 14, 1984

Property Owner: Timonium Commerce Park Co.

Location: 815 Deereco Road District 8

Water Supply public Sewage Disposal public

Comments are as follows:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 454-3775, to obtain requirements for such installation/s before work begins.
- (x) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (x) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

March 21, 1984
Date

Zoning Case # 212
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (x) Soil percolation tests have been conducted.
{ } The results are valid until Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until is not acceptable and must be repeated. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others _____

[Signature]
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception

LOCATION: Beginning 232 ft. East of Deereco Road, 1,673 ft. Southeast of the centerline of Padonia Road (9560 Deereco Road)

DATE & TIME: Monday, April 23, 1984 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 service garage in an M. L. - I. M. zone pursuant to Section 253.2.B.3

Being the property of Timonium Commerce Park Co., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

April 16, 1984

G. Scott Barhight, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Beg. 232' E of Deereco Rd., 1,673' SE
of c/l of Padonia Rd. (9560 Deereco Rd.)
Timonium Commerce Park Co. - Petitioner
Case No. 84-273-X

Dear Mr. Barhight:

This is to advise you that \$42.68 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

[Signature]
LD JABLON
Zoning Commissioner

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

No. 130256

DATE 4/25/84 ACCOUNT R-01-615-000

AMOUNT \$46.29

RECEIVED FROM Nolan, Plumbhoff & Williams

FOR Advertising & Posting Case #84-273-X
(Timonium Commerce Park)

115*****402810 43024

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1984

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

OFF
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

G. Scott Barhight, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 212
Petitioner - Timonium Commerce Park
Special Exception Petition

Dear Mr. Barhight:

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.

Department of Permits and Licenses
Charles E. Burnham - 494-3987

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,

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

NBC:bsc

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

CARL L. GERHOLD
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Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EXHIBIT
PAUL E. DOLLEBERG
FRED H. DOLLEBERG

February 2, 1984

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point located the two following lines from the intersection of the centerline of Padonia Road with the northeast side of Deereco Road viz: Southeasterly measured along the northeast side of Deereco Road, 1673 feet and North 67 degrees 21 minutes 06 seconds East 232 feet and running thence from said place of beginning the eight following courses and distances viz: North 67 degrees 21 minutes 06 seconds East 90 feet, South 22 degrees 38 minutes 54 seconds East, binding on the east wall of Building B, 30 feet, South 67 degrees 21 minutes 06 seconds East, binding on the partition wall between No. 9560 and 9558 Deereco Road, 90 feet, South 22 degrees 38 minutes 54 seconds East, binding on the west wall of Building B, 75 feet, South 67 degrees 21 minutes 06 seconds East 90 feet, North 22 degrees 38 minutes 54 seconds West 90 feet, North 67 degrees 21 minutes 06 seconds East 90 feet to the west wall of Building B and North 22 degrees 38 minutes 54 seconds West 15 feet to the place of beginning.

Being Building No. 9560 Deereco Road.

Also being a part of Building B Timonium Commerce Park and an adjoining parking area which said Building B and parking area are located on Lot No. 2 as shown on the Plat of Padonia Park and recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 46 folio 36.



April 30, 1984

G. Scott Barnight, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

IN RE: Petition Special Exception
Beginning 232' E of Deereco Road,
1,673' SE of the centerline of
Padonia Road (9560 Deereco Road) -
8th Election District
Timonium Commerce Park Company,
Petitioner
Case No. 84-273-X

Dear Mr. Barnight:

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

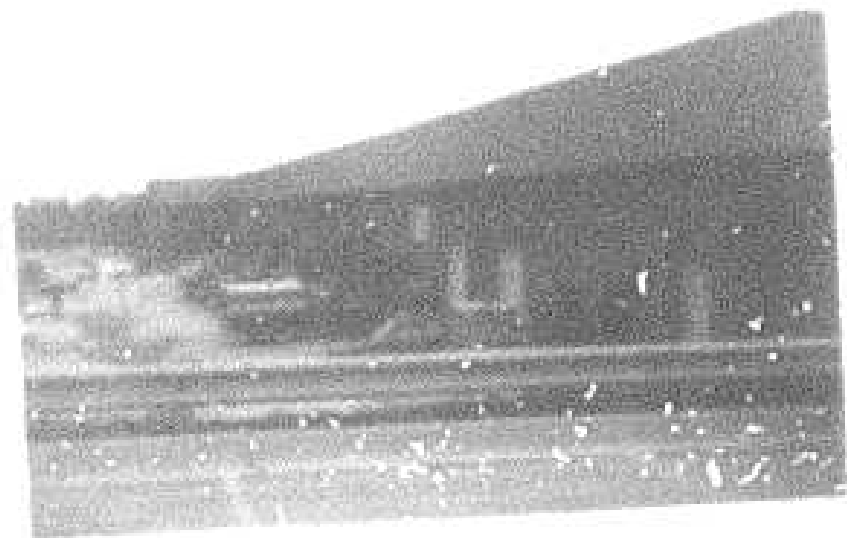
Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/ari

Attachments

cc: People's Counsel



SITE DATA
 1. ZONING: M-1 (M)
 2. AREA: 7.00 AC.
 3. PARKING REQUIREMENTS
 OFFICE BUILDING: 10,000 sq. ft. (EXISTING)
 WAREHOUSE AREA: 42 EMP @ 1 SP/500 SF = 84 SP
 RETAIL SERVICE GARAGE: 7 SP
 REQUIRED: 23 SP

4. PARKING REQUIREMENTS
 PROPOSED PORTION WEST BUILDING
 OFFICE: 26,000 sq. ft. @ 1 SP/500 SF = 52 SP
 PACKING REQUIRED: 87 SP
 WAREHOUSE: 70 EMP @ 1 SP/500 SF = 140 SP
 TOTAL: 289 SP

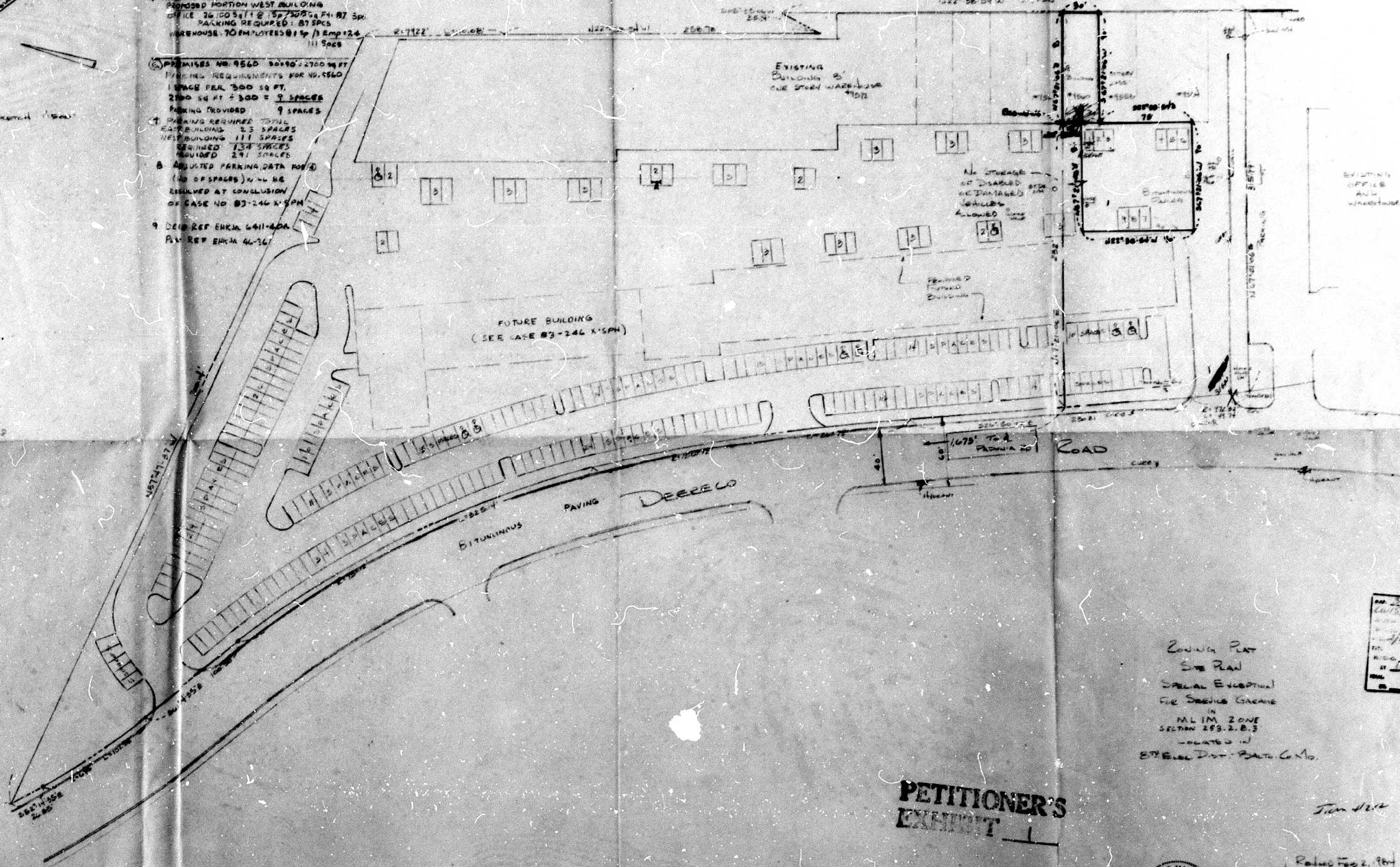
5. PREMISES NO. 9560 30,900 - 27,000 sq. ft.
 PARKING REQUIREMENTS FOR NO. 9560
 1 SPACE PER 500 sq. ft.
 27,000 sq. ft. ÷ 500 = 54 SPACES
 PARKING PROVIDED: 9 SPACES

6. PARKING REQUIRED TOTAL
 EAST BUILDING: 23 SPACES
 WEST BUILDING: 111 SPACES
 REQUIRED: 134 SPACES
 PROVIDED: 291 SPACES

7. ADJUSTED PARKING DATA FOR
 (NO. OF SPACES) X 1.4 =
 RESULTED AT CONCLUSION
 OF CASE NO. 83-246 K-SPH

8. DEED REF ENKJA 6411-40A
 PLAT REF ENKJA 41-36

Location Sketch (Inset)



ZONING PLAN
 SITE PLAN
 SPECIAL EXCEPTION
 FOR SPECIAL GARAGE
 IN
 M-1M ZONE
 SECTION 253.2.B.3
 LOCATED IN
 8TH ELEC DIST - BALTO. Co. Md.

**PETITIONER'S
 EXHIBIT**



Relied Feb 2, 1964
 Case 1540 Jan. 27, 1964
 Granted, Case 4 B-100
 Eas. Land Surveyors
 11 Delaware Ave.
 Towson, Md. 21204

