

PETITION FOR SPECIAL EXCEPTION 84-322-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 A SERVICE GARAGE IN A B-1 ZONE
(SECTION 230.13)

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: Legal Owner(s):
(Type or Print Name) CAREY A. PIEKARSKI
Signature [Signature]
Address (Type or Print Name)
City and State
Attorney for Petitioner: 609 FREDERICK ROAD (301) 744-9531
(Type or Print Name) Address Phone No.
Signature CATHY SWILL MD 21228
City and State
Address
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.: WILLIAM P. MONK
P.O. Box 11415
BALTIMORE, MD 21229 301 313-1885
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 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 108, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1984, at 1:30 o'clock

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE 84-322-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 232.2.B to 232.3.B TO PERMIT A SIDE YARD OF 0' (ZERO) + A REAR YARD OF 0' (ZERO)
in lieu of the required 10 ft. and 20 ft., respectively

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

THE SITE PLAN SUBMITTED AS EXHIBIT TO THIS APPLICATION SHOWS THAT THE BEST UTILIZATION OF THE PROPERTY REQUIRES THAT THE BUILDING BE LOCATED AS SHOWN. THE PROPOSED BUILDING SCREENS / BUFFERS THE USE FROM THE ADJACENT SCHOOL.

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: Legal Owner(s):
(Type or Print Name) CAREY A. PIEKARSKI
Signature [Signature]
Address (Type or Print Name)
City and State
Attorney for Petitioner: 609 FREDERICK ROAD (301) 744-9531
(Type or Print Name) Address Phone No.
Signature CATHY SWILL MD 21228
City and State
Address
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
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(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Carry A. Piekarski
SUBJECT: #84-322-XA

Date: May 3, 1984

If granted, it is requested that details of landscaping be required.

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1984

Mr. William P. Monk
P. O. Box 11415
Baltimore, Maryland 21204

Re: Item No. 231 - Case No. 84-322-XA
Petitioner - Carey A. Piekarski
Special Exception & Variance Petitions

Dear Mr. Monk:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitions. 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 construct an additional service garage building on this property, this combination hearing is required.

As indicated in my previous conversations with you and Mr. Colbert, additional amenity open space must be provided on this site.

For additional information on the comments of the Fire Department and Department of Permits and Licenses, you may contact Captain Kelly at 494-3985 and Mr. Ted Burnham at 494,3987, respectively.

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 not received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

NBC: NBCaj
Enclosures
cc: CDH Engineering Corp.
702 N. Crain Highway
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 26, 1984

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

Re: Item #231 (1983-1984)
Property Owner: Carey A. Piekarski
150' W. Bishop Lane 235' S. Frederick Rd.
Acre: 13,523 sq. ft. District: 1st

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:

Frederick Road (Md. 144) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

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.

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.

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

RAM:EAM:PNR:ss
H-NE Key Sheet
10 SW 22 Pos. Sheet
SW 3 F Topo
101 Fax Map



Maryland Department of Transportation
State Highway Administration

Lawell K. Bridwell
Secretary
M. S. Caltrider
Administrator

March 29, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Administration Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-20-84
ITEM: #231
Property Owner: Carey A. Piekarski
Location: 150' W. Bishop Lane, 235' S. Frederick Road (Route 144)
Existing Zoning: B.L.-CCC
Proposed Zoning: Special Exception for Service Garage & Variance to permit a side yard setback of 0' and a rear yard setback of 0' in lieu of the required 10' and 20'.
Acre: 13,523 sq. ft.
District: 1st

Dear Mr. Jablon:

On review of the site plan of 2-29-84 and field inspection, the State Highway Administration offers the following comments.

The State Highway Administration strongly recommends the owner or lessee of the Service Garage investigate their rights of access to Parcel Two by way of the existing entrance 265'± west to Bishop Lane.

This would afford the Service Garage access to the facility without impeding traffic on Frederick Road.

The existing 10' alley access could then be used as a one-way egress to Frederick Road to conform with the traffic circulation at the Fidelity Federal Savings & Loan.

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-482-5002 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

March 29, 1984

Mr. A. Jablon

If this recommendation cannot be accomplished then the existing condition as shown with all access to the Service Garage by way of the 10' alley must be used.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vr
Attachment
cc: Mr. J. Ogle (w-attachment)

- 2 -

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 17th day of July, 1984, that the herein Petition for Special Exception for a service garage, in accordance with the site plan prepared by CDH Engineering Corporation, revised April 9, 1984, and marked Petitioner's Exhibit 7, is GRANTED, from and after the date of this Order, subject to the following:

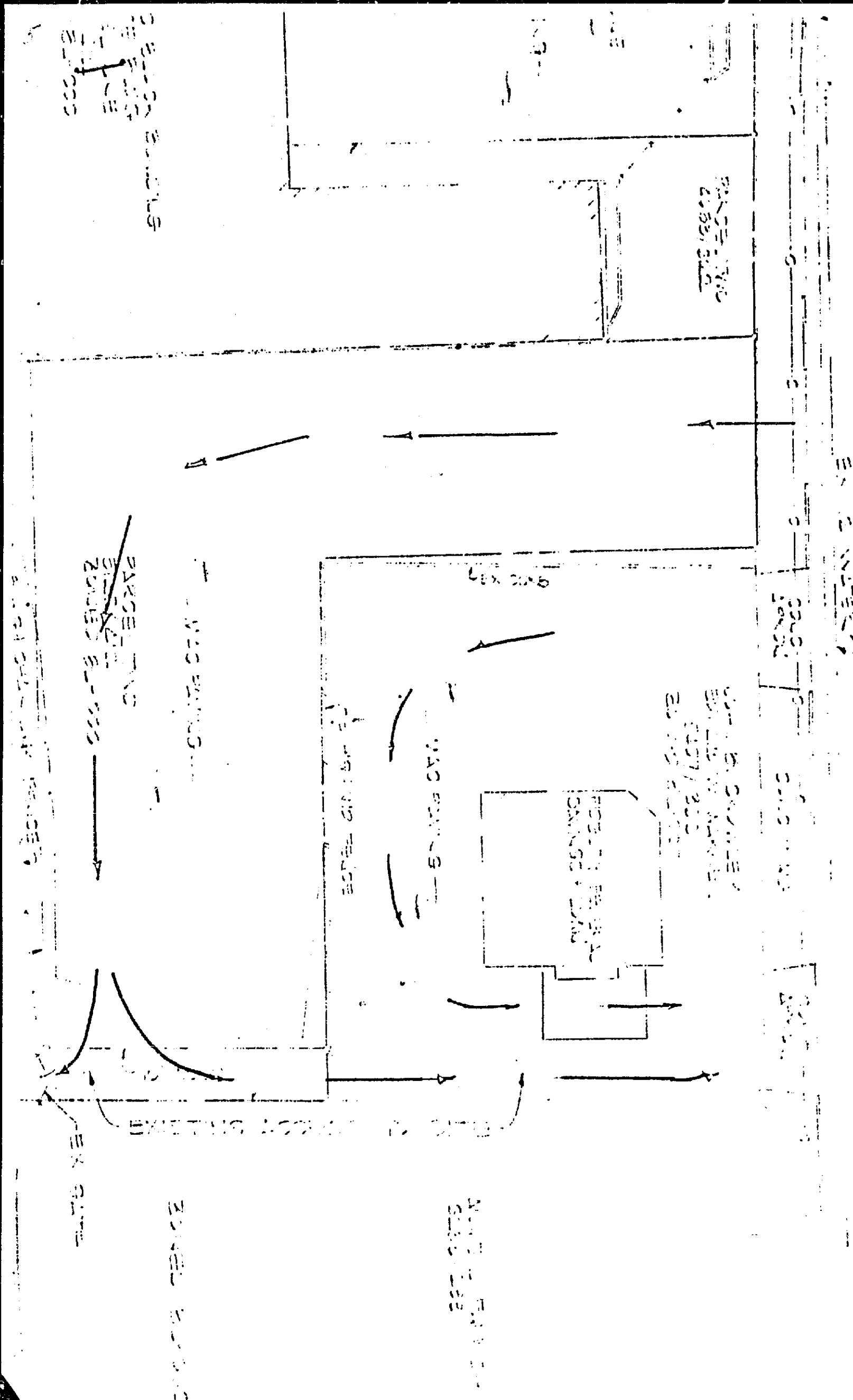
- Any and all service work shall be limited to the operation of a body and fender repair and painting business.
- The hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m., Monday through Friday, and between 8:00 a.m. and 4:00 p.m., Saturday.
- No free-standing signs shall be displayed on Frederick Road.
- All damaged or disabled motor vehicles shall be stored within the buildings.
- Outside parking spaces shall be striped as shown on Petitioner's Exhibit 7, and cars may only be parked in the designated spaces.
- The amount of amenity open space shall be 884 square feet.
- The access road must be able to support 50,000 pounds of fire apparatus and be posted "fire lane."
- Compliance with the requirements of the Health Department.
- Metal slats shall be removed from the existing 8-foot-high chain link fence except adjacent to the five parking spaces on the southern property line where needed, specifically, to meet the requirements of Section 409.2.C(1) of the Baltimore County Zoning Regulations. When any portion of the existing fence is replaced, the new fence and/or screening shall meet the requirements of the Zoning Office and the Current Planning and Development Division.
- A revised site plan shall be submitted and approved by the Mayor and Department of Transportation and the Office of Planning and Zoning, including landscaping required by the Current Planning and Development Division.

Jan M. Jernigan
Deputy Zoning Commissioner of Baltimore County

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of July, 1984, that the herein Petition for Variance(s) to permit a side yard setback of zero feet in lieu of the required 10 feet and a rear yard setback of zero feet in lieu of the required 20 feet 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. Jernigan
Deputy Zoning Commissioner of Baltimore County



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

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

Re: Zoning Advisory Meeting of 3/2/84
Item # 231
Property Owner: CAREY A. PIEKARSKI
Location: 150' W. Bishop La. 235' S. Frederick Rd.
Frederick 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 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board.
- ☐ Landscaping should be provided 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 250' from a major road.
- ☒ The property 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:

SHOW ADDITIONAL PARKING LAYOUTS, REFERRED
REFERRING TO STREET FRONT ADJACENT WITH
ADJACENT LINES ALLOWING EXISTING FENCE TO
EQUALITY 45' PROPERTY

Stephen G. Belts
Rufie A. Doherty
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

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

Item No. 231 -ZAC- March 20, 1984
Property Owner: Carey A. Piekarski
Location: 150' W. Bishop Lane 235' S. Frederick Road
Existing Zoning: B.L.-GCC
Proposed Zoning: Special Exception for Service Garage and variance to permit a side yard setback of 0' and a rear yard setback of 0' in lieu of the required 10' and 20'.

Acres: 13,523 sq. ft.
District: 1st

Dear Mr. Jablon:

The access to this site is through area use as an exit for a drive-in bank and parking lot. The access to this site should be a one-way out-bound only and any increase in the inbound use of this access can only multiply the existing safety problem.

This site lies in a critical traffic area and a building permit may not be obtainable.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 231, Zoning Advisory Committee Meeting of March 20, 84
Property Owner: Carey A. Piekarski

Location: 150' W. Bishop Lane District 1
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.
- ☒ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☒ 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 appendages 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.
- ☒ 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)

Zoning Item # 231 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

- ☐ Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ The results are valid until _____
☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ 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 retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others This site lies within the Paepcke Sewerage and is subject to the deterioration imposed by the Md. St. Dept. of Health and Mental Hygiene. Prior to approval of a Building Permit by this office, a Reserve Capacity Use Certificate must be obtained.

Jan U. Forrest
Jan U. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) B

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 27, 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: Carey A. Piekarski

Location: 150' W. Bishop La. 235' S. Frederick Road

Item No.: 231

Zoning Agenda: Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below noted 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 300 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.
- ☒ 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 comment at this time.

REVIEWED BY: Paul H. Reincke Approved: George M. Hagood
Planning Group Fire Prevention Bureau
Special Inspection Division

- Roadway shall be a minimum width of 16 feet and support 50,000 lb. fire /mb apparatus.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1st Election District

ZONING: Petition for Special Exception and Variance
 LOCATION: South side Frederick Road, 235 ft. West of Bishop Lane
 DATE & TIME: Tuesday, May 22, 1984 at 1:30 P.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 and Variance to permit a side yard of 0 ft. and a rear yard of 0 ft. in lieu of the required 10 ft. and 20 ft., respectively

Being the property of Carey A. Piekarski, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are 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

THIS DEED, made this 24th day of April, in the year one thousand nine hundred and seventy-three, by and between GULF OIL CORPORATION, a Pennsylvania corporation, having an office at No. 1 Presidential Boulevard, Bala Cynwyd, Pennsylvania, of the first part, and JOHN B. CROWLEY and EDWARD J. WARREN of 3013 Crestmont Avenue, Baltimore, Maryland, of the second part.

WITNESSETH, that in consideration of the sum of TWENTY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$22,500.00) the said GULF OIL CORPORATION does hereby grant and convey unto the said JOHN B. CROWLEY and EDWARD J. WARREN, their heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the First Election District of Baltimore County, State of Maryland and described as follows, that is to say:-

BEGINNING- for the same on the southernmost side of the Frederick Road, at the beginning of the second line of that parcel of land which by deed dated November 29, 1927, and recorded among the Land Records of Baltimore County in Liber W.M.M. No. 652, Folio 21, etc., was conveyed by Louisa MacGill Browne, widow, to Allen E. Weaver; running thence binding on said line south sixteen degrees, forty-three minutes east one hundred fifty feet to an iron bar heretofore planted at the end thereof; running thence for a line of division north seventy-three degrees, fifty-four minutes east one hundred forty-six and forty-four one-hundredths feet to intersect the second or south ten and one-half degrees east five hundred forty-four feet and six inches line of the parcel of land which by deed dated February 28, 1907, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 310, Folio 282, etc., was conveyed by Octavus Knight and Laura V. Knight, his wife, to C. Killing Browne; running thence reversely, binding on said line, north fourteen degrees, forty-nine minutes west one hundred fifty feet to a stone heretofore planted at the beginning thereof on the southernmost side of the Frederick Road aforesaid; running thence binding on the southernmost side of the Frederick Road south twenty-three degrees, fifty-four minutes west one hundred fifty-one and five-tenths feet to the place of beginning.

SAVING and reserving, however, the right to use in common with others entitled thereto of a road or right of way ten feet wide along the second and third lines of the parcel of land above described.

Excepting out therefrom the following:

PETITIONER'S
 EXHIBIT 12

BEGINNING for the same on the southernmost side of the Frederick Road at the beginning of the second line of that parcel of land of which by deed dated November 29, 1927, and recorded among the Land Records of Baltimore County in Liber W.M.M. No. 652, Folio 21, etc., was conveyed by Louisa MacGill Browne, widow, to Allen E. Weaver; running thence binding on said southernmost side of the Frederick Road, north 73 degrees 54 minutes East 41.2 feet to a point; thence south 16 degrees 43 minutes east 85 feet more or less to a point; thence north 73 degrees 54 minutes east 107.47 feet to a point on the south 10 1/2 degrees east 544 feet 6 inches line of the parcel of land described in the deed, dated February 28, 1907, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 310, Folio 282, which was conveyed by Octavus Knight and Laura V. Knight, his wife, to C. Killing Browne and running thence binding on said line, as now surveyed, south 16 degrees 43 minutes east 63.99 feet to the end of the second line of the property described in the deed dated December 16, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 563, Folio 324, from Louisa MacGill Browne to Gulf Refining Company, thence binding reversely on the second and first lines of said deed, south 73 degrees 54 minutes west 146.44 feet to an iron bar there situate, thence north 16 degrees 43 minutes west 150 feet to the place of beginning.

SUBJECT to the right to use in common with others entitled thereto of a road or right of way 10 feet wide parallel with and adjacent to the south 14 degrees 49 minutes east 63.99 feet and the south 73 degrees 54 minutes west 146.44 feet lines of the above parcel.

BEING part of the two following deeds: (1) Deed dated December 16, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 563, Folio 324, from Louisa MacGill Browne, widow, to Gulf Refining Company, in fee simple; and (2) Deed dated January 31, 1936, and recorded among the aforesaid Land Records in Liber C.W.B. Jr. No. 1112, Folio 322, from Gulf Refining Company to Gulf Oil Corporation.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belong, or of anywise appertaining.

Conveyance is to be subject to the following conditions:

Any state of facts and conditions that an accurate survey and personal inspection of the premises would disclose, covenants, conditions, restrictions and reservations of record, existing tenancies, if any, zoning ordinances, if any, and taxes and assessments both general and special, if any, which shall fall due and payable following the date hereof.

In accepting this conveyance and as a part of the consideration therefor, the Party of the Second Part, for themselves, their heirs, legal representatives, successors and assigns covenant and agree to and with the party of the First Part, its successors and assigns, that the premises hereby conveyed shall not be used or occupied for the wholesale or retail sale and/or storage of gasoline, petroleum or petroleum products for a period of Ten (10) years from the date hereof. This restrictive covenant shall run with the land hereby conveyed.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, their heirs and assigns, in fee simple.

And the said party of the first part hereby covenants, that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

ATTEST:

GULF OIL CORPORATION

By: [Signature]
 Assistant Secretary
 of Gulf Oil Corporation

By: [Signature] (SEA)
 D. G. Linn, Vice President
 Gulf Oil Company - U.S.,
 A Division of
 Gulf Oil Corporation

ASSIGNMENTS

FOR THE WEEK OF Monday, September 24 - Friday, Sept. 28, 1984

	24th	25th	26th	27th	28th
DOUG	Tel - AM Counter PM	Free - AM Counter PM	T/P - AM Counter PM	Telephone / Petitions	Petitions
CARL	Vacation	Free	Counter AM T/P - PM	Tel - AM Counter PM	Counter AM Tel - PM
NICK	Counter AM Tel - PM	Counter AM Tel - PM	Petitions	Counter AM Tel - PM	Telephone / Petitions
DIANA	CRG	Tel - AM Free - PM	Telephone	CRG	Tel - AM Counter PM

SCHEDULE IS A GUIDE. SUBSTITUTIONS WILL BE ALLOWED.

NBC:bsc 7/84
 NBC:mr

84-322-XA

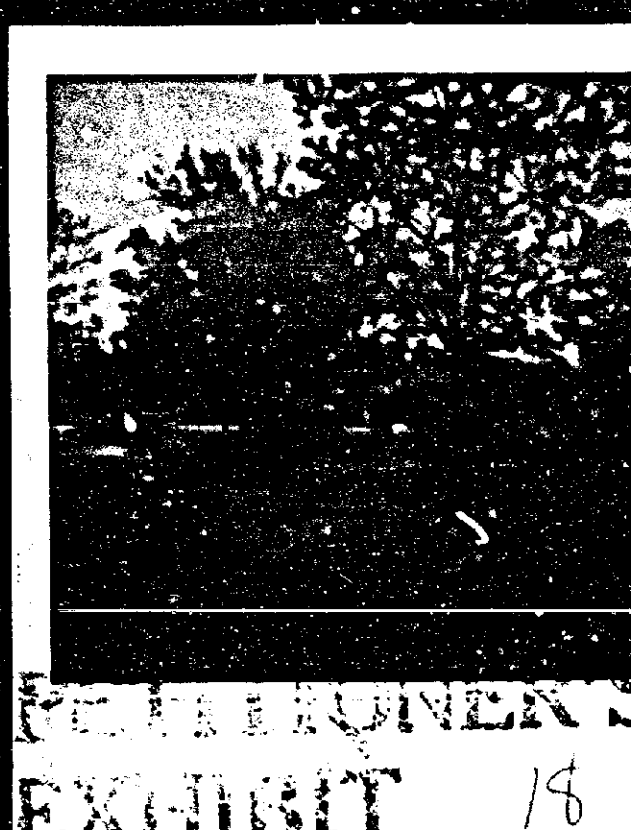
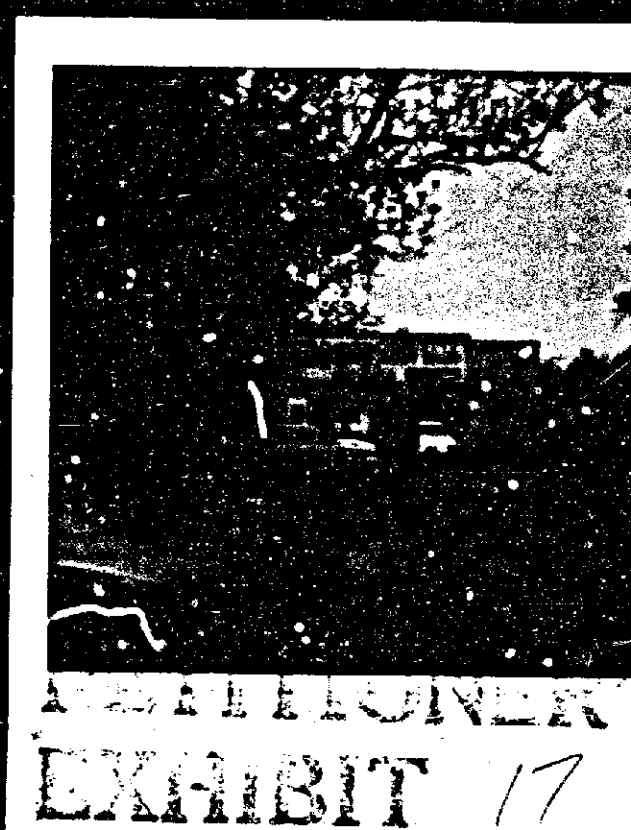
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 12th day of April, 1984.

Petitioner Carey A. Piekarski
 Petitioner's Attorney

ARNOLD JABLON
 Zoning Commissioner
 Received by: [Signature]
 Chairman, Zoning Plans
 Advisory Committee



THE BOCA BASIC BUILDING CODE/1981

Table 304.4 (cont'd)
FACTORY AND INDUSTRIAL BUILDINGS REGULATIONS OUTLINE
Sanitation: Plumbing and drainage Article 22
Termite protection 1317.0
Handicapped plumbing fixtures 515.8
Electrical wiring: Article 20
Provisions for the handicapped and aged: Section 515.0
Energy conservation: Article 25 and Section 2006.0

SECTION 305.0 USE GROUP H, HIGH HAZARD BUILDINGS

305.1 General: All buildings and structures, or parts thereof, shall be classified in Use Group H which are used for the storage, manufacture or processing of highly combustible or explosive products or materials, which are likely to burn with extreme rapidity, or which may produce poisonous fumes or explosions; for storage or manufacturing which involves highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes, poisonous, irritant or corrosive gases; and for the storage or processing of any materials producing explosive mixtures of dust, or which result in the division of matter into fine particles subject to spontaneous ignition.

305.2 List of high hazard uses: The processes, materials and manufactures listed in the following Table 305.2 are indicative of and shall be classified as Use Group H.

Table 305.2
USE GROUP H, HIGH HAZARD USES

Acetylene gas and gases under pressure of 15 pounds (103.4 kPa) or more and in quantities of greater than 2500 cubic feet (70 m ³), including hydrogen, illuminating gas, natural gas, propane, butane, acetylene, ethylene, ammonia, chlorine, phosphene, sulfur dioxide, carbon monoxide, methyl oxide and all gases subject to explosion.	between 100 degrees F. (37.8 degrees C) and 140 degrees F. (60 degrees C) in a closed-cup tester (ASTM D56)
Hydrogenation processes	Grain elevators
Industries employing solids or substances which ignite or produce flammable gases on contact with water	Kerosene fuel lubricating oil or oil storage with a flash point under 200 degrees F. (93.3 degrees C)
Artificial flowers and synthetic leather manufacture	Match manufacture or storage
Cellulose and cellulose products	Metal enameling or plating
Cereal, rice, flour and grain mills	Noncellulose film exchanges and laboratories
Cotton baling and cotton waste processes	Paint and varnish manufacture
Cotton dressing	Paint spraying or dipping
Dyeing and finishing establishments using more than 20 gallons (75.7 liters) of gasoline or other hazardous liquids with a flash point under 100 degrees F. (37.8 degrees C), or more than 60 gallons (227.1 liters) of volatile flammable liquids with flash point	Petroleum manufacture
	Processing of paper or cardboard in loose form

Root construction 1413.0

609 FREDERICK ROAD
CATONSVILLE, MARYLAND

MAY 22, 1984

EXHIBIT FOR: SPECIAL
EXCEPTION AND VARIANCE
PETITION

WILLIAM P. MONK
land planner

P.O. BOX 11415
BALTIMORE, MARYLAND
21239



FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
609 FREDERICK ROAD, CATONSVILLE, MARYLAND 21228
PHONE: (301) 747-1400

May 18, 1984

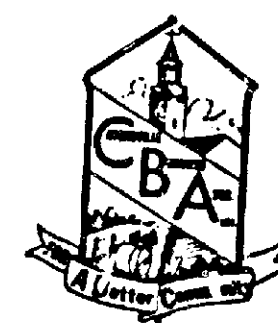
To Whom It May Concern:

I am aware of and approve the plans of Carey Plekarski (Pie's Corvette and Body Shop), to construct a new building behind our office at 609 Frederick Rd, Catonsville, MD.

Sincerely,

Mary K. Ronnenburg
Mary K. Ronnenburg
Staff Vice President

PETITIONER'S
EXHIBIT 1920



CATONSVILLE BUSINESS ASSOCIATION, INC.
920 Frederick Road, Catonsville, Md. 21228

May 18, 1984

TO WHOM IT MAY CONCERN:

We understand that Pie's Corvette & Body Shop of 609 Frederick Road, Catonsville, Maryland wants to construct a one car garage on his property. It is to be a building of similar brick that is being used in the construction of the building next to his. The building will be 30' x 28'. We feel this will be an added attraction to the present redevelopment going on in the Catonsville area.

Allen D. Smith
Allen D. Smith
President

PETITIONER'S
EXHIBIT 1921

COMPARATIVE ANALYSIS OF SPECIAL EXCEPTION
CASES FOR SERVICE FRANKLIN
IMMEDIATE AREA
PETITIONER'S
EXHIBIT 24

CASE # ADDRESS	ZONING	PETITION REQUEST	IMPACT ON AREA	DECISION
B2-242 X 608 FREDERICK ROAD	BL-CCL	SPECIAL EXCEPTION FOR SERVICE GARAGE + LUBE	• RETAILING OPERATION. • QUICK IN + OUT TYPE OPERATION • AUTOMOBILE STACKING REQUIRED • ADJ. TO RESIDENTIAL STREET AND HOMES TO NORTH	APPROVED • HEALTH, SAFETY AND GENERAL WELFARE HAS NOT BEEN NEGATIVELY AFFECTED
B1-134 X WINTERS LA.	BL-CCL	SPECIAL EXCEPTION FOR SERVICE GARAGE AND VARIANCE TO PARKING	• RETAILING / SERVICE OPERATION • REPAIR, RESTORATION, GENERAL SERVICE • ADJ. TO RESIDENTIAL AREA • 10 BAYS	APPROVED • EXISTING GARAGE TO BE UTILIZED FOR RESTORATION AND STORAGE OF MOTOR VEHICLES. PROPOSED ADDITION FOR SAME...
B4-322 XA 609 FREDERICK ROAD	BL-CCL	SPECIAL EXCEPTION FOR SERVICE GARAGE + VARIANCE TO 100' REAR SETBACKS	• REPAIR OF DAMAGED VEHICLES • 5 ADDITIONAL BAYS • ADEQUATE PARKING	

609 FREDERICK ROAD
CATONSVILLE, MARYLAND

MAY 22, 1984

EXHIBIT FOR: SPECIAL
EXCEPTION AND
VARIANCE PETITION

WILLIAM P. MONK
land planner

P.O. BOX 11415
BALTIMORE, MARYLAND
21239

Petition for Zoning Re-Classification

To the Zoning Commission of Baltimore County:

I, the undersigned, being a resident of the County of Baltimore, do hereby petition you to re-classify the property located at 609 Frederick Road, Catonsville, Maryland, from its present zoning of B2-242 to B1-134.

The property is located in the Catonsville area, Baltimore County, Maryland, and is currently zoned B2-242.

The property is currently zoned B2-242, which is a single-family residential zone. The property is located at 609 Frederick Road, Catonsville, Maryland.

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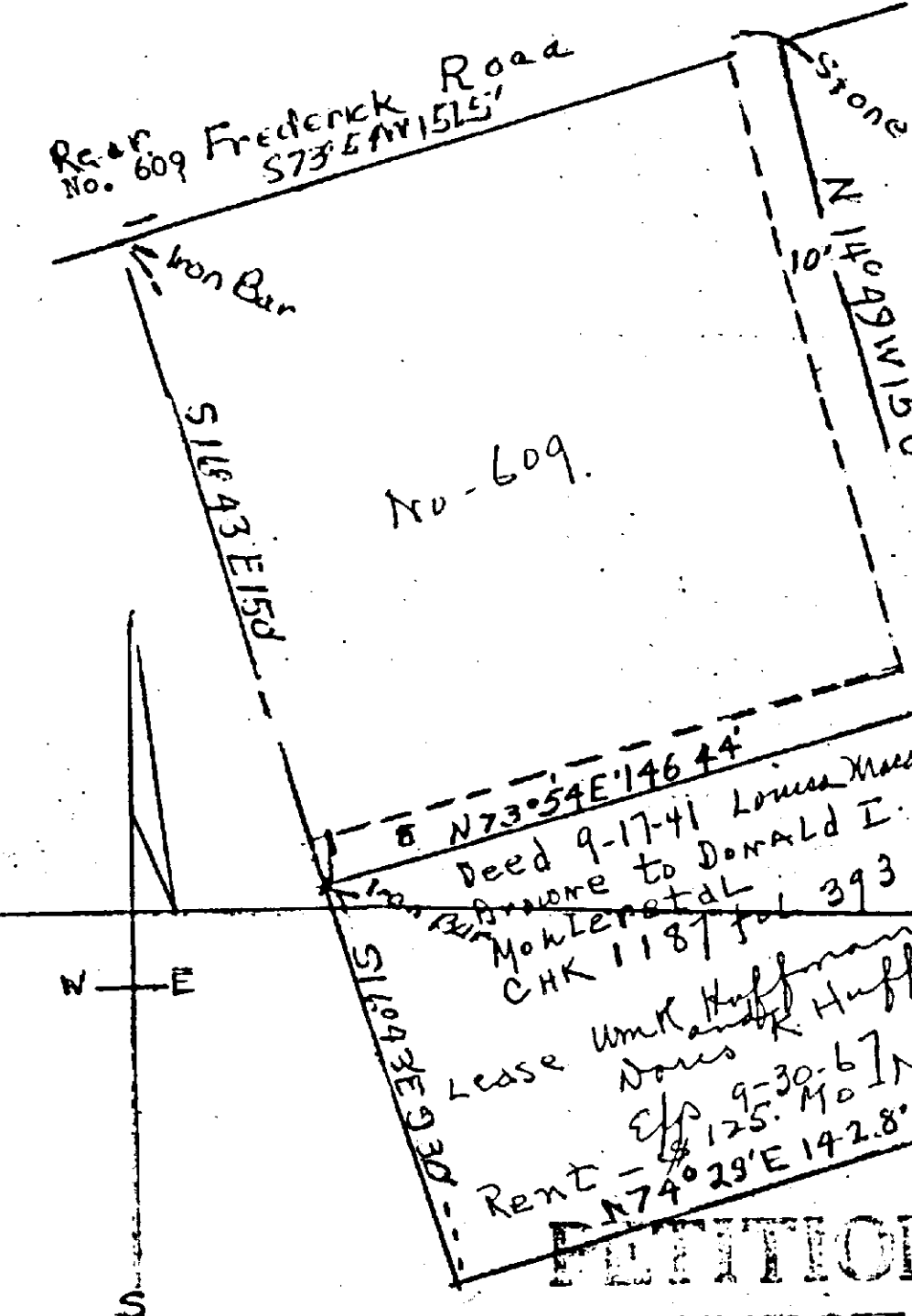
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MOHLER BROTHERS
REALTORS
CATONSVILLE, MARYLAND

Mr. Carl E. Doherty
Zoning Commissioner
Baltimore County
Frederick Road
Catonsville, Maryland

Dear Mr. Doherty:
Following our conversation of this morning, we would like to withdraw our recent application to change from an "A" Residential use zone to "B" commercial use zone in rear of Gulf Filling Station otherwise known as rear of 609 Frederick Avenue, Catonsville, MD.
Many thanks for your very kind consideration.

Very truly yours,
Mohler Brothers,
By *Donald L. Mohler*
Donald L. Mohler, Partner



609 FREDERICK ROAD
CATONSVILLE, MARYLAND

MAY 22, 1984

EXHIBIT FOR: SPECIAL
EXCEPTION AND
VARIANCE PETITION

WILLIAM P. MONK
land planner

P.O. BOX 11415
BALTIMORE, MARYLAND
21239

EXHIBIT 3

539267343

PETIT
 EXHIBIT

PETITIONER'S
p.o. box 11415
ballinger, missouri 64001
21239
EXHIBIT 4

EXHIBIT

D. J. Mohler Capak
E. R. Mohler III

PETIT
 EXHIBIT

THOMPSON BUILDING
611 Frederick Road

BY: J. Allen Thompson
J. ALLEN THOMPSON, owner

PETITIONER'S
EXHIBIT 11

Parcel 2

THE TITLE GUARANTEE COMPANY
(Individual Form)
App. H-71190

This Deed, Made this _____ day of _____, 1957, in the year of the _____

EMMA L. BIEMILLER, widow, of the first part, Grantor, and STEPHEN W. WHALEN, SR., and ANGELINA E. WHALEN, his wife, of the second part, Grantees.



STATE PROPERTY TO SEP 1570

Witnesseth, that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all those _____

situate in the First Election District of Baltimore County _____ in the State of Maryland, and described as follows, that is to say:

FIRST: Beginning for the same at a stone planted at the northwest corner of the whole lot No. 151 of the Baltimore Company's land and at the end of the first line of the lot of ground described in a deed dated June 13, 1964 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 41 folio 347 from Libertus Van Bokkelen and wife to Lewis S. Michalberger which point of beginning is on the south-east side of the Frederick Turnpike Road and at the dividing line between the property now being described and the property of the Catonsville High School which was formerly owned by Renua Adams and running thence northeasterly binding on the southeast side of Frederick Road, 100 feet, thence southeasterly by a line parallel to the dividing line between the property now being described and the property of Catonsville High School, 150 feet, thence southwesterly parallel to Frederick Road, 100 feet to the property of the Catonsville High School, thence northwesterly binding on the Catonsville High School property, 150 feet to the place of beginning.

SAVING AND EXCEPTING all that parcel of land set forth in a deed dated November 29, 1927 and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 652 folio 22, was granted and conveyed by Allan E. Weaver and Helen H. Weaver, his wife to Lord Baltimore Filling Stations Inc.

BEING the same lot of ground which by Deed dated July 2, 1956 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2973 folio 153, was granted and conveyed by Allan E. Weaver and Helen H. Weaver, his wife, to Edward H. Biemiller and Emma L. Biemiller, his wife.

SECOND: Beginning for the same on the southermost side of the Frederick Road at the beginning of the second line of that parcel of land which by Deed dated November 29, 1927 and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 652 folio 21, etc., was conveyed by Louise MacGill Browne, widow, to Allan E. Weaver, running thence on said southermost side of the Frederick Road, north 73 degrees 54 minutes east 85 feet more or less to a point, thence north 73 degrees 54 minutes east 107.47 feet to a point on the south 10 1/2 degrees east 344 feet 6 inches line of the parcel of land described in the deed dated February 28, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 310 folio 282, which was conveyed by Octavius Knight and Laura V. Knight, his wife, to C. Willing Browne and running thence binding on said line, as now surveyed, south 14 degrees 49 minutes east 63.99 feet to the end of the second line of the property described in the deed dated December 16, 1935

187.11 SFE, 15, 1350.00

EXHIBIT 11

LIBER 5126 PAGE 19

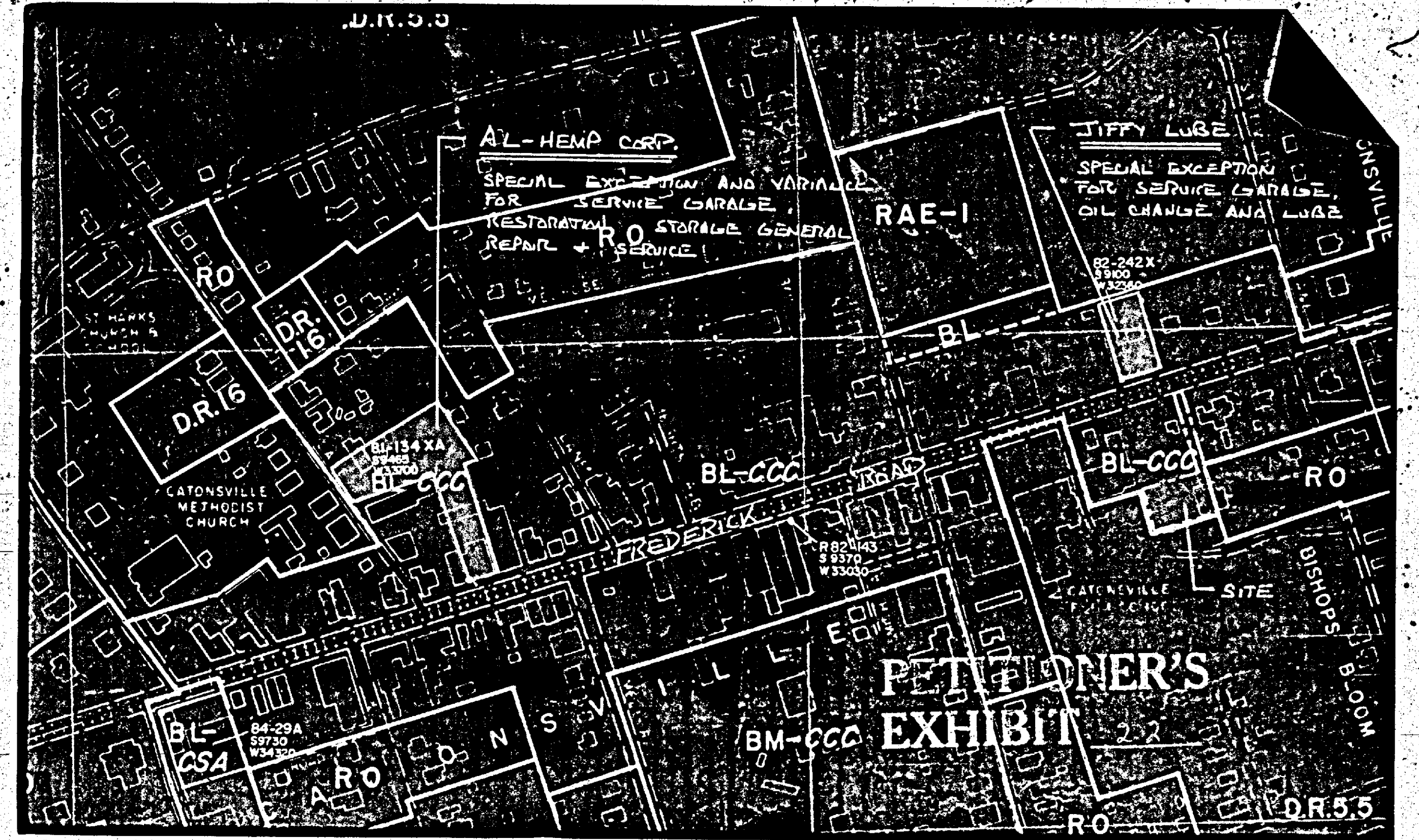
and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2973 folio 153, from Louise MacGill Browne to Gulf Refining Company, thence binding southerly on the second and third lines of said deed, south 73 degrees 54 minutes east 145.44 feet to an iron bar there situated, thence north 16 degrees 43 minutes west 150 feet to the place of beginning.

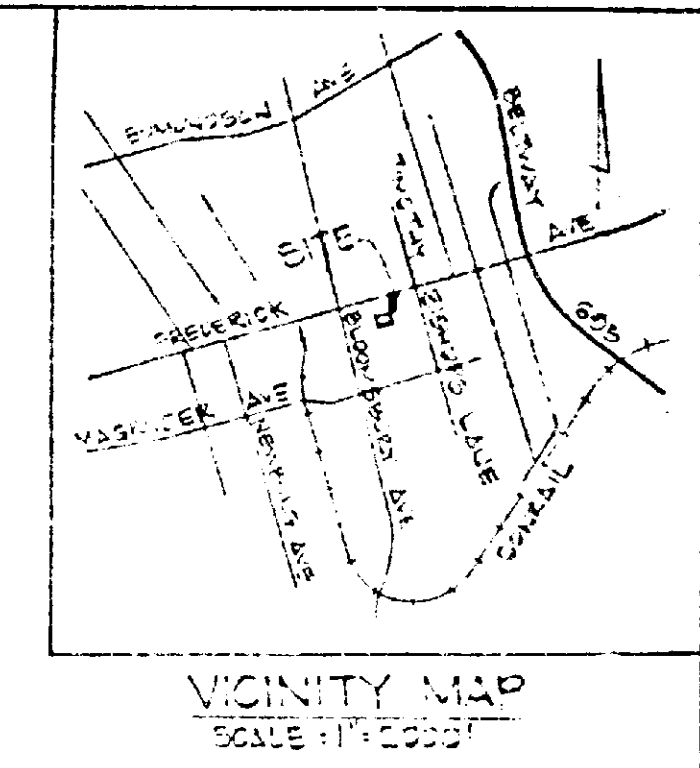
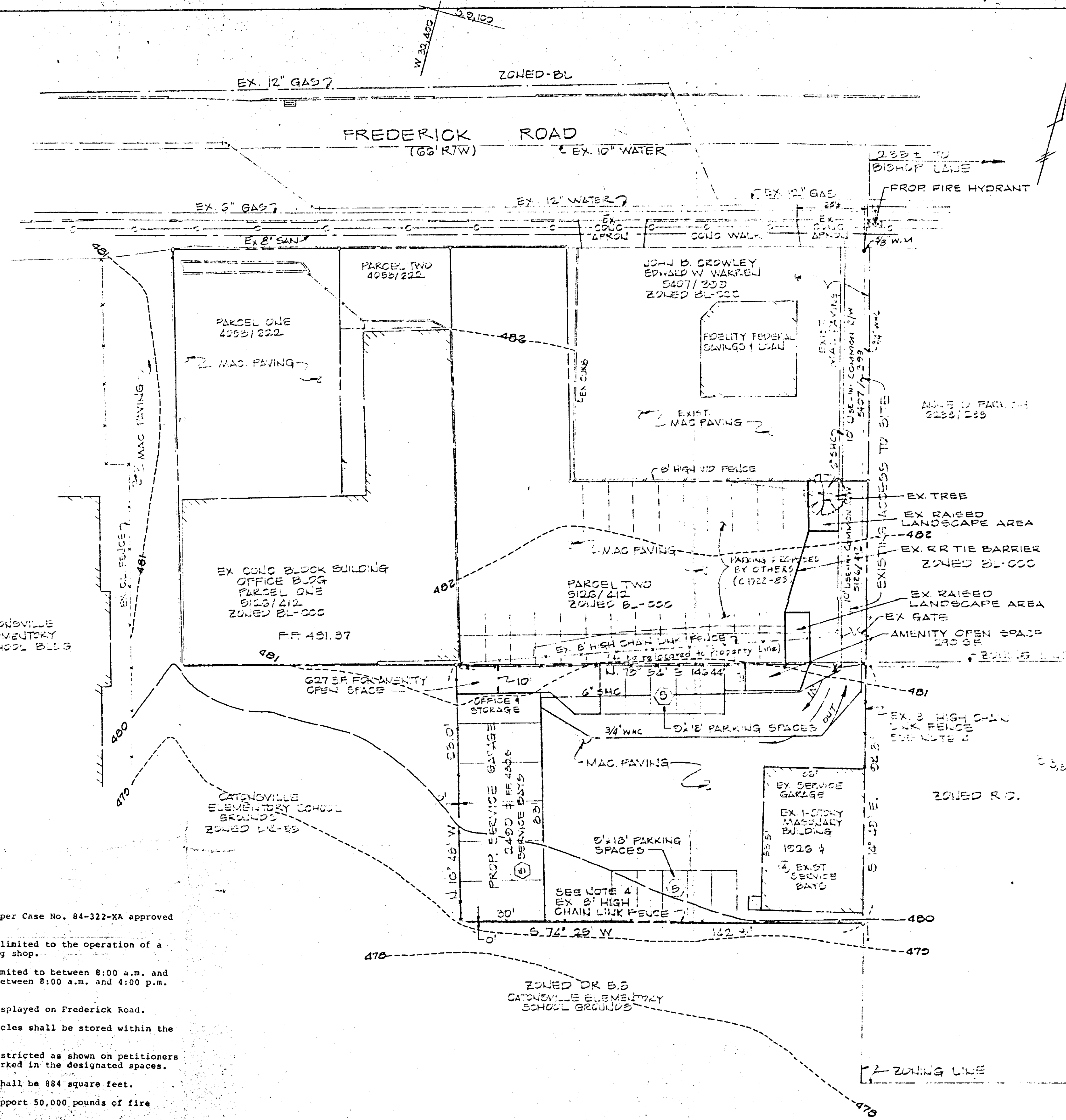
SUBJECT to the right to use in common with others entitled thereto of a road or right of way 10 feet wide parallel with and adjacent to the south 16 degrees 43 minutes east 63.99 feet and the south 73 degrees 54 minutes west 145.44 feet lines of the above parcel.

The improvements on the above lots being known as No. 611 Frederick Road.

BEING the same lot of ground which by Deed dated November 22, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3320 folio 411, was granted and conveyed by Biemiller Motors, Inc. to Edward H. Biemiller and Emma L. Biemiller, his wife.

The said Edward H. Biemiller departed this life on or about December 19, 1968 leaving absolute title in the said Emma L. Biemiller, his surviving spouse, the said Grantor.





SITE ANALYSIS		
ZONED	BL-000	
AREA OF SITE	10,125 S.F.	
PARKING REQUIRED	14	
PARKING PROVIDED	13	
AREA REGULATIONS	REQUIRED	PROVIDED
FRONT YARD	10'	10'
REAR YARD	10'	0' (SEE NOTE 1)
SIDE YARD	10'	0' (SEE NOTE 1)
EXISTING USE	EX. SERVICE GARAGE	
PROPOSED USE	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA	
TOTAL BLDG AREA	4,416 S.F.	
AMENITY OPEN SPACE	884 S.F.	
REQ'D (4416 ÷ 0.2)	884 S.F.	
AMENITY OPEN SPACE	PROVIDED	
	817 S.F.	

- NOTES:
- VARIANCE TO SECTION 282.1.6 TO PERMIT A SIDE YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #24-022-XA
 - VARIANCE TO SECTION 282.3.6 TO PERMIT A REAR YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #24-022-XA
 - SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 282.3. CASE #24-022-XA
 - PROPERTY IS IN THE PATAPSCO WATER SERVICE AREA APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING PERMIT.

PARKING CALCULATIONS

PARKING REQUIRED:

10-SPACE/2000 S.F. EX. SERVICE GARAGE 1025 S.F. ÷ 200 = 5

10-SPACE/2000 S.F. PROP. SERVICE GARAGE 2400 S.F. ÷ 200 = 12

TOTAL REQUIRED = 17

PARKING PROVIDED:

10 LOT SPACES PLUS 0 SERVICE BAY = TOTAL OF 10

NOTE:

This parcel of land is less than 2 acres in size and is surrounded by existing developed areas which are served by an existing network of public storm drainage systems. It is adequate capacity to accommodate the runoff from the additional development. Stormwater management will be required.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

PLANNING

DATE: 10/16/14

BY: *[Signature]*

ZONING COMMISSIONER

DATE: 11/17/14

SITE PLAN AND PLAN FOR VARIANCE AND SPECIAL EXCEPTION SERVICE GARAGE

KNOWN AS 609 FREDERICK ROAD

FIRST DISTRICT BALTIMORE CO MD

SCALE: 1"=20'

SEP. 20, 1984

DEED REF: 4850/12

CDH ENGINEERING CORPORATION

702 N. CRAIN HIGHWAY

GLEN BURNIE MARYLAND 21061

(301) 767-1111

REV. SEPT. 19, 1984

REV. APRIL 2, 1985

Case No. 84-322-XA

The following conditions must be met per Case No. 84-322-XA approved July 17, 1984:

- Any and all service work shall be limited to the operation of a body and fender repair and painting shop.
- The hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m. Monday thru Friday and between 8:00 a.m. and 4:00 p.m. Saturday.
- No free standing signs shall be displayed on Frederick Road.
- All damaged or disabled motor vehicles shall be stored within the buildings.
- Outside parking spaces shall be restricted as shown on petitioners exhibit 7, and cars may only be parked in the designated spaces.
- The amount of amenity open space shall be 884 square feet.
- The access road must be able to support 50,000 pounds of fire apparatus and be posted fire lane.
- Compliance with the requirements of the Health Department.
- Metal slabs shall be removed from the existing 8 foot high chain link fence except adjacent to the 5 parking spaces on the southern property line where needed, specifically, to meet the requirements of Section 409.2.C(1) of the Baltimore Zoning Regulations. When any portion of the existing fence is replaced the new fence and/or screening shall meet the requirements of the Zoning Office and the Current Planning and Development Division.
- A Revised Site Plan shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning & Zoning, including landscaping required by the Current Planning and Development Division.

October 12, 1984

Baltimore County
 Department of Permits & Licenses
 County Office Building
 Towson, MD 21204

Gentlemen:

Subject: 609 Frederick Road
 Permit #69107
 Control #C-1380-84

The Site Plan for the subject Building Permit Application has been revised as follows:

1. The amount of Amenity Open Space shown on the Plan has been clarified.
2. A proposed fire hydrant is shown along Frederick Road adjacent to the point at which the subject property gains access to that road.

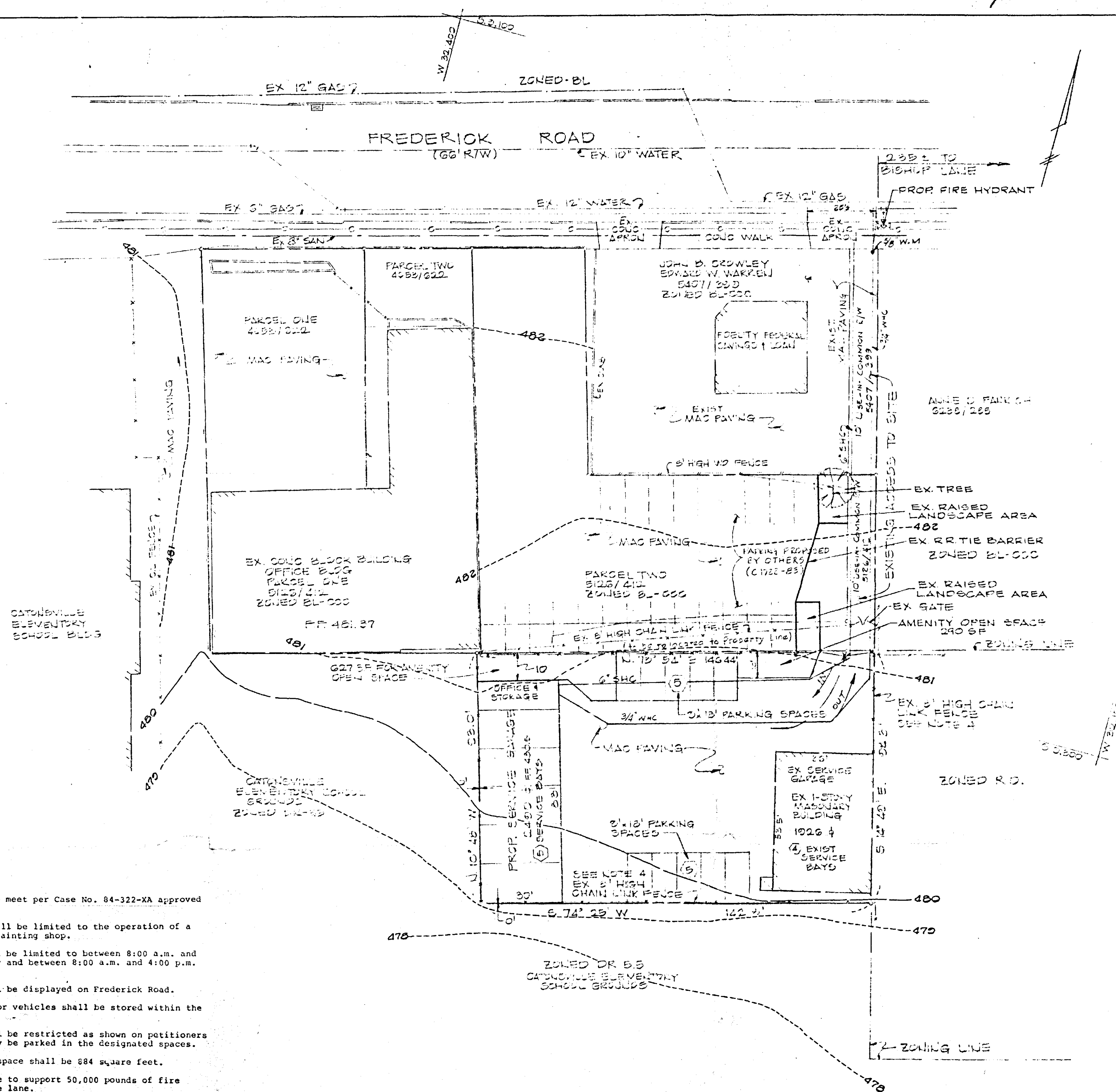
Should any additional information be required, please contact this office at your convenience.

Sincerely,

John A. Colbert
 Kenneth A. Colbert, P.E.
 Senior Associate

me

CONSULTING ENGINEERS



Case No. 84-322-XA

The following conditions must be met per Case No. 84-322-XA approved July 17, 1984:

1. Any and all service work shall be limited to the operation of a body and fender repair and painting shop.
2. The hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m. Monday thru Friday and between 8:00 a.m. and 4:00 p.m. Saturday.
3. No free standing signs shall be displayed on Frederick Road.
4. All damaged or disabled motor vehicles shall be stored within the buildings.
5. Outside parking spaces shall be restricted as shown on petitioners exhibit 7, and cars may only be parked in the designated spaces.
6. The amount of amenity open space shall be 884 square feet.
7. The access road must be able to support 50,000 pounds of fire apparatus and be posted fire lane.
8. Compliance with the requirements of the Health Department.
9. Metal slabs shall be removed from the existing 8 foot high chain link fence except adjacent to the 5 parking spaces on the southern property line where needed, specifically, to meet the requirements of Section 409.2.C(1) of the Baltimore Zoning Regulations. When any portion of the existing fence is replaced the new fence and/or screening shall meet the requirements of the Zoning Office and the Current Planning and Development Division.
10. A Revised Site Plan shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning & Zoning, including landscaping required by the Current Planning and Development Division.

- NOTES:
1. VARIANCE TO SECTION 230.2.B TO PERMIT A SIDE YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #84-322-XA
 2. VARIANCE TO SECTION 230.3.B TO PERMIT A REAR YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #84-322-XA
 3. SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 230.3. CASE #84-322-XA
 4. PROPERTY # 2 IN THE FUTURE W.W.T.P. SERVICE AREA APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING PERMIT.

PARKING CALCULATIONS

PARKING REQUIRED:
 10-SPACE/200 # EX. SERVICE GARAGE 1026 # 500 = 6
 10-SPACE/200 # PROP. SERVICE GARAGE 2430 # + 370 = 8
 TOTAL REQUIRED = 14

PARKING PROVIDED:
 10 LOT SPACES PLUS 4 SERVICE BAY = TOTAL OF 14

NOTE:

This parcel of land is less than 2 acres in size and is surrounded by existing developed areas which are served by an existing network of public storm drainage systems of adequate capacity to accommodate the runoff from this additional development. Stormwater management waiver requested.

SITE PLAN AND
 PLAN FOR
 VARIANCE AND
 SPECIAL EXCEPTION
 SERVICE GARAGE

KNOWN AS 609 FREDERICK ROAD
 FIRST DISTRICT BALTIMORE CO MD
 SCALE: 1"=20'
 FEB. 20, 1984
 DEED REF: 4852/12

CDH ENGINEERING
 CORPORATION
 702 N. CRAIN HIGHWAY
 GLEN BURNIE MARYLAND 21061
 (301) 787-1111

69107
 C-1380-84

REV. SEPT. 19, 1984
 Rev. APRIL 9, 1984

October 12, 1984

Baltimore County
Department of Permits & Licenses
County Office Building
Towson, MD 21204

Gentlemen:

Subject: 609 Frederick Road
Permit #69107
Control #C-1380-84

The Site Plan for the subject Building Permit Application has been revised as follows:

1. The amount of Amenity Open Space shown on the Plan has been clarified.
2. A proposed fire hydrant is shown along Frederick Road adjacent to the point at which the subject property gains access to that road.

Should any additional information be required, please contact this office at your convenience.

Sincerely,

[Signature]
Kenneth A. Colbert, P.E.
Senior Associate

me

CONSULTING ENGINEERS

- NOTES:
1. VARIANCE TO SECTION 230.2.B TO PERMIT A SIDE YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE. CASE #84-322-XA
 2. VARIANCE TO SECTION 230.3.B TO PERMIT A REAR YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE. CASE #84-322-XA
 3. SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 230.3. CASE #84-322-XA
 4. PROPERTY IS IN THE FUTURE M.W.T.P. SERVICE AREA APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING PERMIT.

PARKING CALCULATIONS

PARKING REQUIRED:
11-SPACES/2000 + EX. SERVICE GARAGE 1020 SF - 500 = 6
11-SPACES/2000 + PROP. SERVICE GARAGE 2430 SF - 300 = 6
TOTAL REQUIRED = 12

PARKING PROVIDED:
10 LOT SPACES PLUS 2 SERVICE BAY = TOTAL OF 12

NOTE:

This parcel of land is less than 2 acres in size and is surrounded by existing developed areas which are served by an existing network of public storm drainage systems of adequate capacity to accommodate the runoff from this additional development. Stormwater management waiver indicated.

SITE PLAN AND
PLAN FOR
VARIANCE AND
SPECIAL EXCEPTION
SERVICE GARAGE

KNOWN AS 609 FREDERICK ROAD
FIRST DISTRICT BALTIMORE CO. MD
SCALE: 1"=20' FEB. 10, 1984
DEED REF: 4852/12

69107
C-1380-84

Rev. Sept. 19, 1984
Per. April 9, 1984

CDH ENGINEERING
CORPORATION
702 N. CRAN HIGHWAY
GLEN BURNIE, MARYLAND 21061
(301) 787-1111

Case No. 84-322-XA

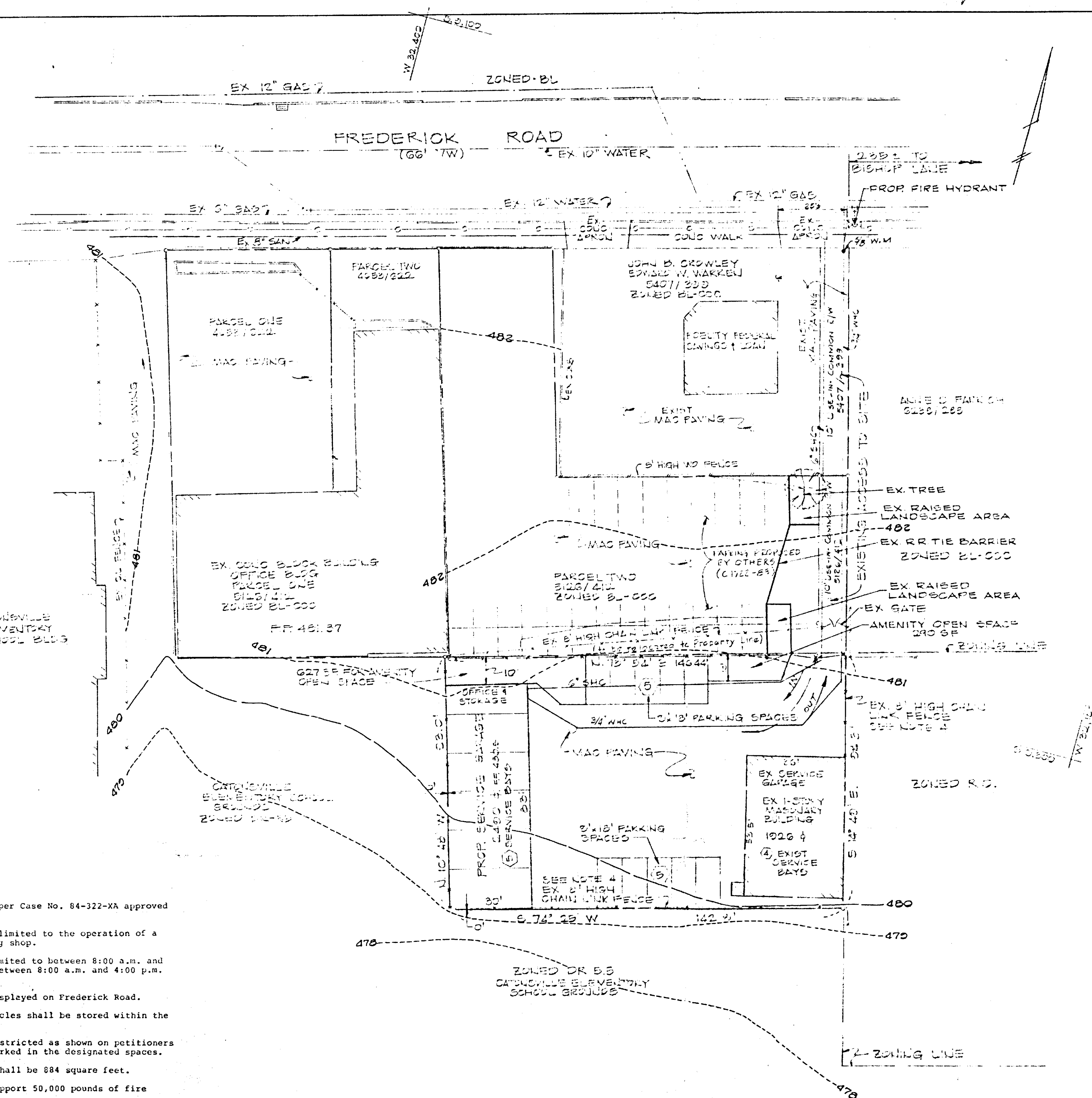
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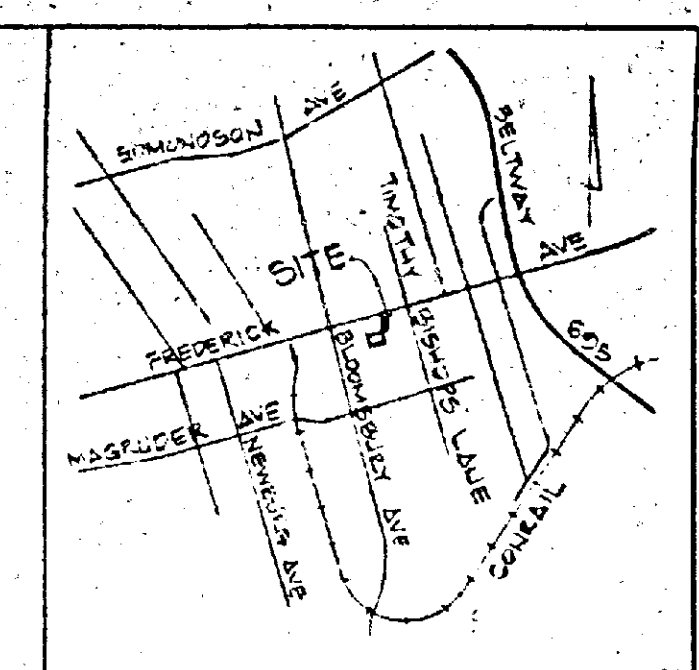
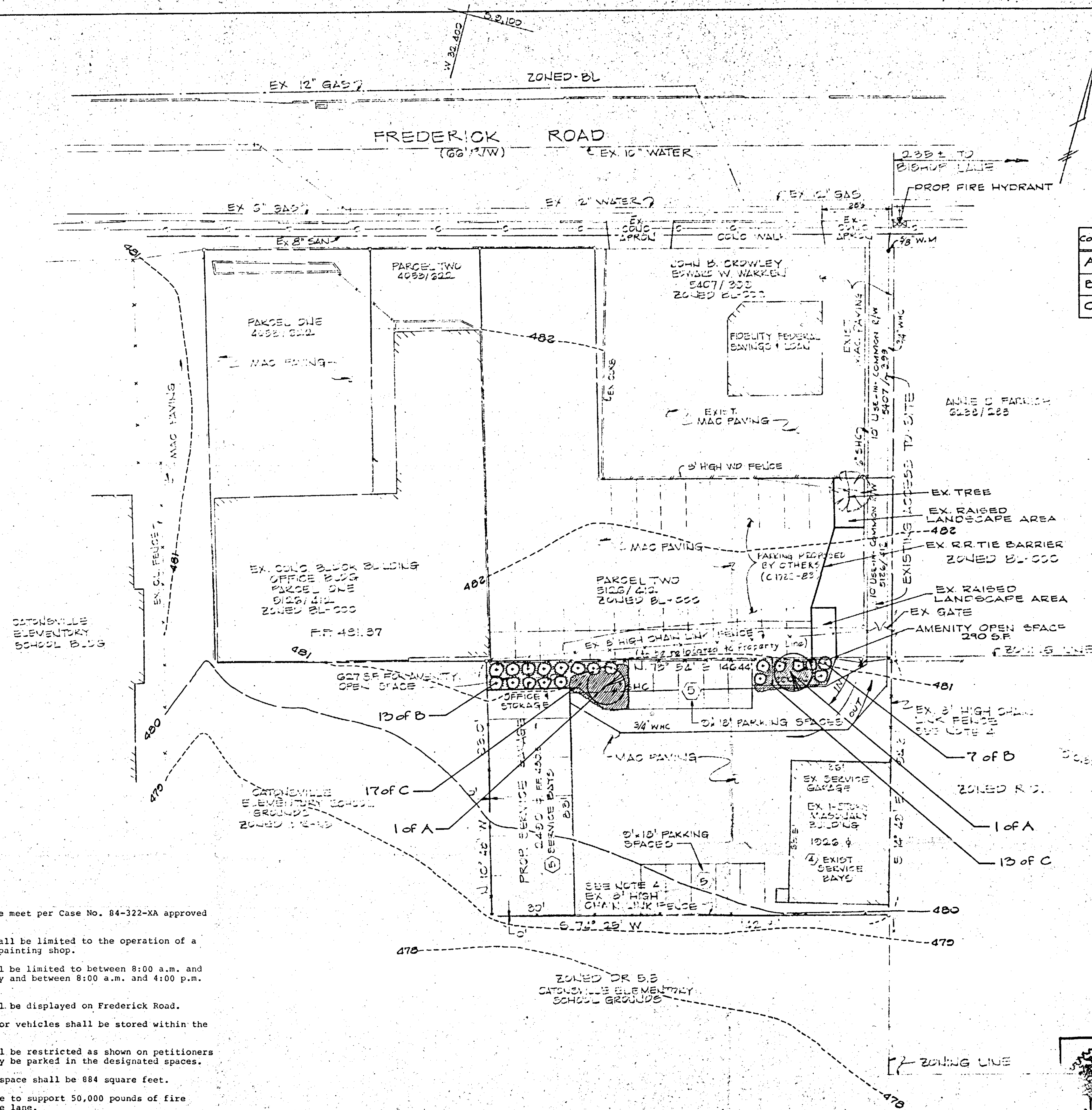
1. Any and all service work shall be limited to the operation of a body and fender repair and painting shop.
2. The hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m. Monday thru Friday and between 8:00 a.m. and 4:00 p.m. Saturday.
3. No free standing signs shall be displayed on Frederick Road.
4. All damaged or disabled motor vehicles shall be stored within the buildings.
5. Outside parking spaces shall be restricted as shown on petitioners exhibit 7, and cars may only be parked in the designated spaces.
6. The amount of amenity open space shall be 884 square feet.
7. The access road must be able to support 50,000 pounds of fire apparatus and be posted fire lane.
8. Compliance with the requirements of the Health Department.
9. Metal slabs shall be removed from the existing 8 foot high chain link fence except adjacent to the 5 parking spaces on the southern property line where needed, specifically, to meet the requirements of Section 409.2.C(1) of the Baltimore Zoning Regulations. When any portion of the existing fence is replaced the new fence and/or screening shall meet the requirements of the Zoning Office and the Current Planning and Development Division.
10. A Revised Site Plan shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning & Zoning, including landscaping required by the Current Planning and Development Division.

CATONSVILLE
ELEMENTARY
SCHOOL BLDG

CATONSVILLE
ELEMENTARY SCHOOL
GROUND

ZONED DR B.5
CATONSVILLE ELEMENTARY
SCHOOL GROUND





PLANT LIST

Code	Quan.	Botanical Name	Common Name	Size	Condition
A	2	Cornus Florida	Flowering Dogwood	6-8'	B&D
B	20	Juniperus chinensis 'Old Gold'	Old Gold Juniper	10-24'	3 Gal.
C	30	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	12-15'	1 Gal.

SITE ANALYSIS

ZONED	BL-000
AREA OF SITE	12,822 S.F.
PARKING REQUIRED	14
PARKING PROVIDED	13
AREA REGULATIONS	REQUIRED PROVIDED
FRONT YARD	10' 10'
REAR YARD	20' 0' (SEE NOTE 2)
SIDE YARD	10' 0' (SEE NOTE 1)
EXISTING USE	EX. SERVICE GARAGE
PROPOSED USE	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA
TOTAL BLDG. AREA	4,416 S.F.
AMENITY OPEN SPACE REQ'D (4416 x 0.2)	884 S.F.
AMENITY OPEN SPACE PROVIDED	217 S.F.

- NOTES:
- VARIANCE TO SECTION 230.2.B TO PERMIT A SIDE YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #84-322-XA
 - VARIANCE TO SECTION 230.3.B TO PERMIT A REAR YARD OF 0' FROM ADJUTING RESIDENTIAL ZONE. CASE #84-322-XA
 - SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 230.12. CASE #84-322-XA
 - PROPERTY IS IN THE FUTURE W.W.T.P. SERVICE AREA. APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING DEPT.

PARKING CALCULATIONS
PARKING REQUIRED:
 1) 10 SPACES/1000 S.F. EX. SERVICE GARAGE 12,822 - 300 = 12,522 S.F.
 2) 10 SPACES/1000 S.F. PROP. SERVICE GARAGE 4,416 S.F. = 44.16
TOTAL REQUIRED = 14
PARKING PROVIDED:
 10 LOT SPACES PLUS 3 SERVICE BAYS = TOTAL OF 13

NOTE:
 This parcel of land is less than 2 acres in size and is surrounded by existing developed areas which are served by an existing network of public storm drainage systems of adequate capacity to accommodate the runoff from this additional development. Stormwater management studies requested.

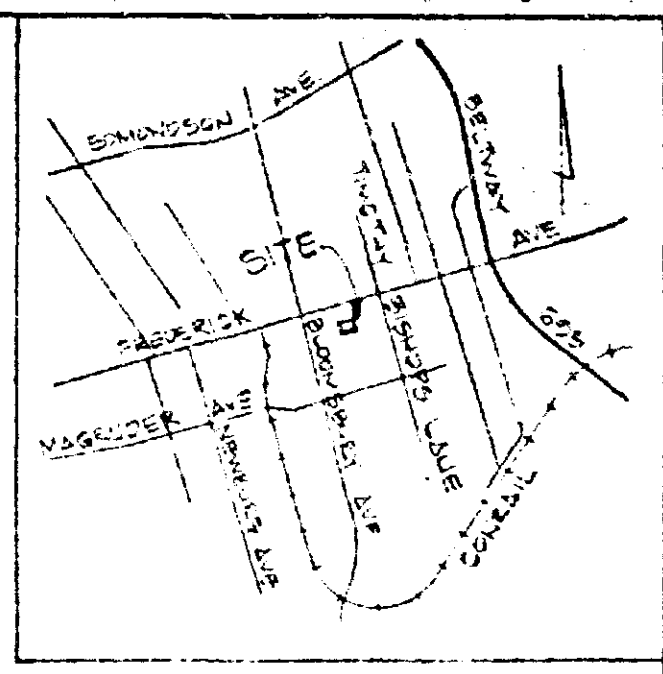
- Case No. 84-322-XA
- The following conditions must be met per Case No. 84-322-XA approved July 17, 1984:
- Any and all service work shall be limited to the operation of a body and fender repair and painting shop.
 - The hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m. Monday thru Friday and between 8:00 a.m. and 4:00 p.m. Saturday.
 - No free standing signs shall be displayed on Frederick Road.
 - All damaged or disabled motor vehicles shall be stored within the buildings.
 - Outside parking spaces shall be restricted as shown on petitioners exhibit 7, and cars may only be parked in the designated spaces.
 - The amount of amenity open space shall be 884 square feet.
 - The access road must be able to support 50,000 pounds of fire apparatus and be posted fire lane.
 - Compliance with the requirements of the Health Department.
 - Metal slabs shall be removed from the existing 8 foot high chain link fence except adjacent to the 5 parking spaces on the southern property line where needed, specifically, to meet the requirements of Section 409.2.C(1) of the Baltimore Zoning Regulations. When any portion of the existing fence is replaced the new fence and/or screening shall meet the requirements of the Zoning Office and the Current Planning and Development Division.
 - A Revised Site Plan shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning & Zoning, including landscaping required by the Current Planning and Development Division.

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 LANDSCAPE PLAN APPROVED
 by *Paula Bruckner*
 date *Oct 18, 1984*

LANDSCAPE PLAN
 SERVICE GARAGE
 KNOWN AS 609 FREDERICK ROAD
 FIRST DISTRICT BALTIMORE MD
 SCALE 1" = 20' OCTOBER 1984
 DEED REF: 4852/12

CDH ENGINEERING CORPORATION
 702 N. CRAN HIGHWAY
 GLEN BURKE MARYLAND 20881
 (301) 787-1111

Rev. Sept. 19, 1984
 Rev. April 9, 1984



VICINITY MAP
SCALE: 1"=200'

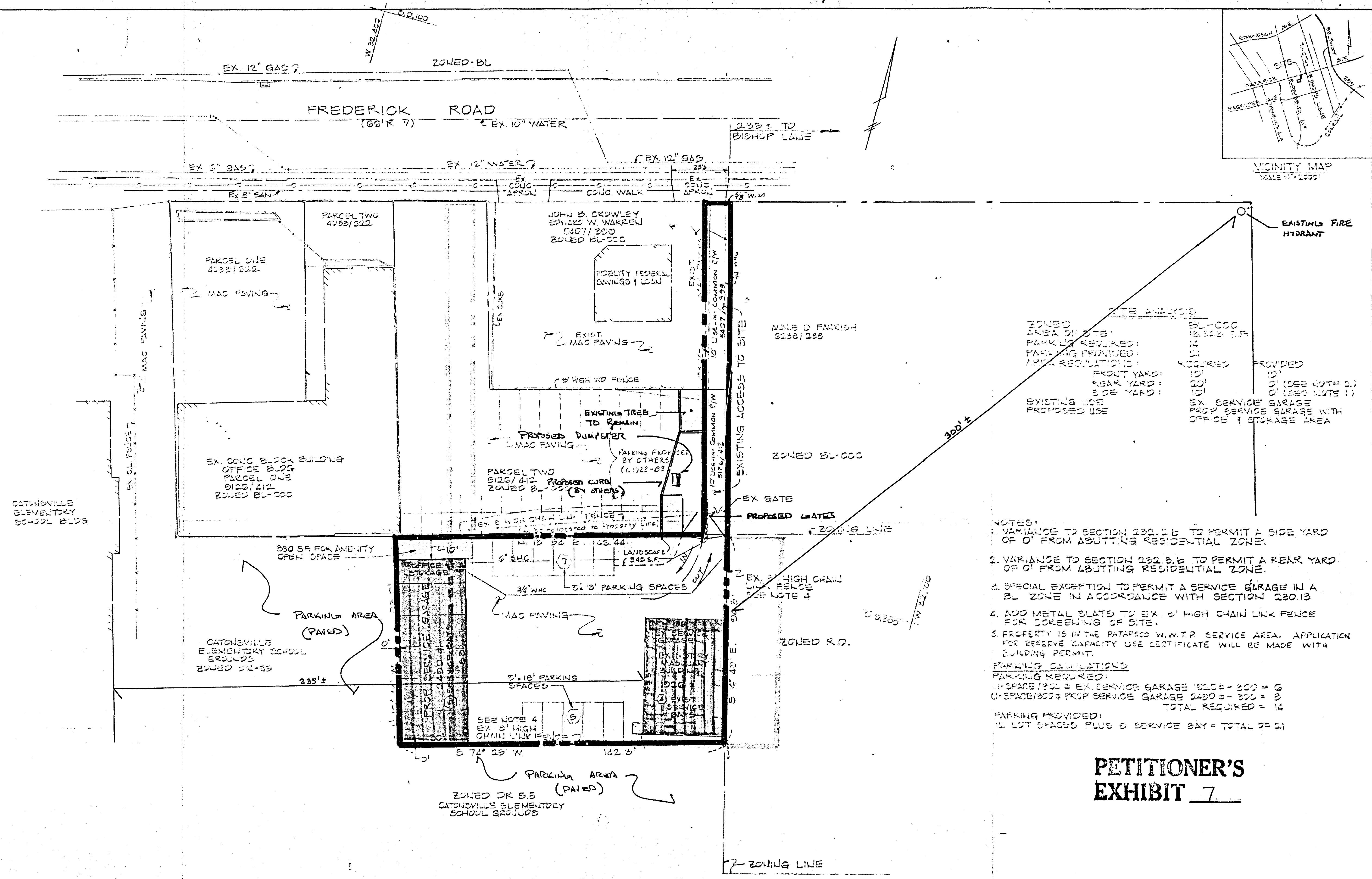


TABLE ANALYSIS

EXISTING	PROPOSED	REQUIRED	PROVIDED
ZONED AREA OF SITE:	BL-000	BL-000	BL-000
PARKING REQUIRED:	14	14	14
PARKING PROVIDED:	14	14	14
AREA REGULATIONS:			
FRONT YARD:	10'	10'	10' (SEE NOTE 2)
REAR YARD:	10'	10'	10' (SEE NOTE 1)
SIDE YARD:	10'	10'	10' (SEE NOTE 1)
EXISTING USE:	EX. SERVICE GARAGE	EX. SERVICE GARAGE	EX. SERVICE GARAGE
PROPOSED USE:	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA

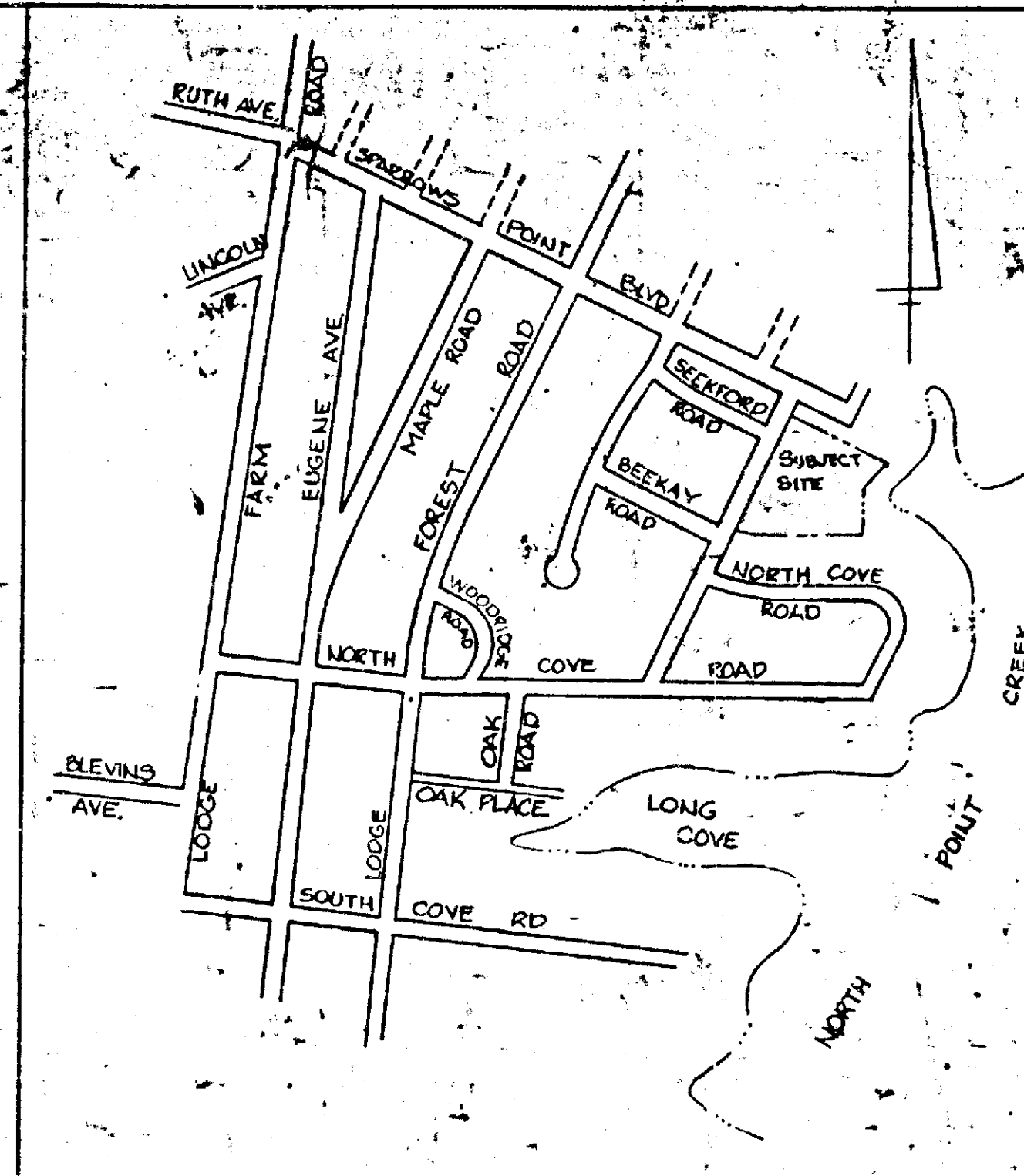
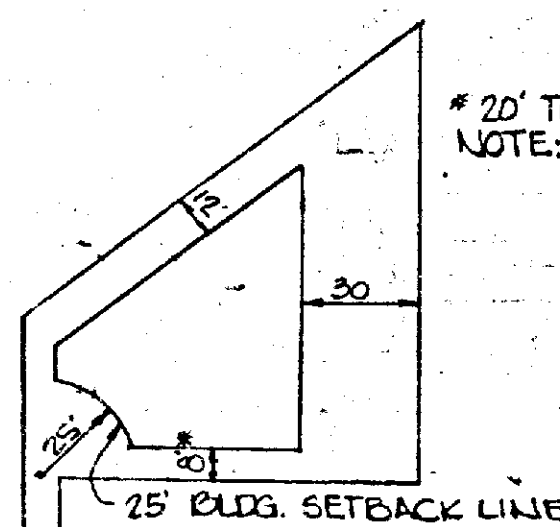
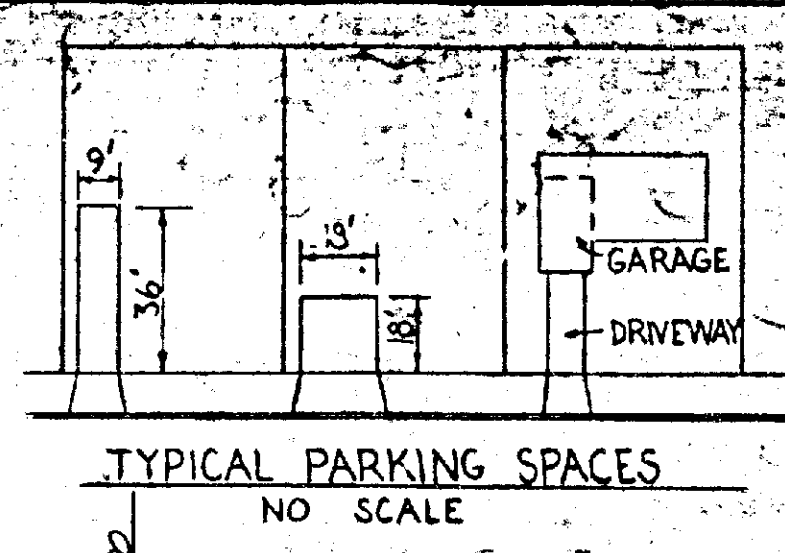
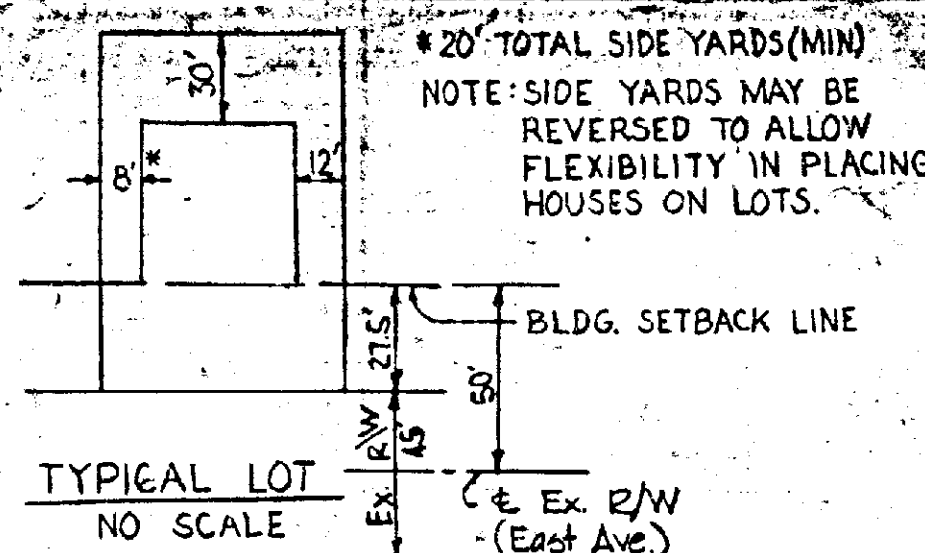
- NOTES:**
- VARIANCE TO SECTION 232.2.6 TO PERMIT A SIDE YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE.
 - VARIANCE TO SECTION 232.3.6 TO PERMIT A REAR YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE.
 - SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 230.13
 - ADD METAL SLATS TO EX. 6' HIGH CHAIN LINK FENCE FOR SCREENING OF SITE.
 - PROPERTY IS IN THE PATAPSCO W.W.T.P. SERVICE AREA. APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING PERMIT.
- PARKING CALCULATIONS**
- PARKING REQUIRED:
- 11-SPACE/200 ± EX. SERVICE GARAGE 1013 ± - 300 = 6
- 11-SPACE/200 ± PROP. SERVICE GARAGE 2480 ± - 300 = 8
- TOTAL REQUIRED = 14
- PARKING PROVIDED:
- 12 LOT SPACES PLUS 2 SERVICE BAY = TOTAL 22 ±

PETITIONER'S EXHIBIT 7

PLAN FOR VARIANCE AND SPECIAL EXCEPTION SERVICE GARAGE
KNOWN AS 609 FREDERICK ROAD
FIRST DISTRICT BALTIMORE CO MD
SCALE: 1"=20'
FEB. 20, 1984
DEED REF: 4852/12

CDH ENGINEERING CORPORATION
702 N. ORAIN HIGHWAY
GLEN BURNIE MARYLAND 21031
(301) 767-1111

REV APRIL 9, 1984



LOCATION MAP
SCALE 1"=500'

- GENERAL NOTES**
1. Total Site Is Within Residential Transition Zone.
 2. Building Envelopes Represent Minimum Setback Dimensions. Total Side Yard Shall Be 20' On Each Lot.
 3. The Building Envelopes Shown On This Plan Are For The Principle Buildings Only. (See Note 4)
 4. Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Sections 400 And 301 Of The Baltimore Co. Zoning Regulations (Subject To Covenants And Applicable Building Permits).
 5. Storm Water Management Has Been Waived (Adjacent To Tidewater).
 6. All Lots Are For Sale.
 7. Local Open Space To Be Owned And Maintained By Homeowners Association Under Provisions In Covenants.
 8. Refuse Collection To Be Provided By Baltimore County Twice Weekly.
 9. Ex. Ground In Open Space Below Elev. 5 To Remain Undisturbed.

10. Developer To Provide Stabilization Seed & Mulch. All Other Landscaping To Be By Individual Lot Owner.
11. Parking Spaces To Be Paved With Bituminous Concrete.
12. Any Permits Required From Department Of Natural Resources & Army Corp For Fill Will Be Obtained Prior To Application For Building Permits.
13. Streetlights Shown Thus:
14. Site Is Covered With Grass & Weeds.

15. WATERFILL ACCESS IS NOT INTENDED OR AVAILABLE FOR THE PURPOSE OF CONSTRUCTING A PIER OR PIERS FOR ANY OTHER LOT OTHER THAN LOT #8.

1ST AMENDED
FINAL DEVELOPMENT PLAN
RESUBDIVISION OF
LOTS 3112 THRU 3119
AND
LOTS 3200 THRU 3207
ON RECORD PLAT M^CLM 10-76
LODGE FOREST

DALTO CO., MD
SCALE 1"=50'
ELECT. DET. #5
JUNE 22, 1979
9-18-84

1ST AMENDED NOTES - 9/18/84

1. 6' x 70' PIER ADDED REAR OF #219
2. LOTS HAVE BEEN SOLD WITHIN 300 FEET OWNERS:
#2509 - MRS. MRS. SPARK - *John & Mary Spark*
#2511 - MRS. MRS. ENNIS - *Elizabeth Ennis & John A. Ennis Jr.*
REMAINING LOTS NOT SOLD
LODGE FOREST PARTNERSHIP - *James P. White & Robert L. White*
3. REMAINING LOTS HEREBY GIVEN TO PERMIT CONSTRUCTION OF 6' x 70' PIER AND 21' WIDE ACCESS EASEMENT THEREBY ACROSS THE OPEN SPACE MAINTAINED BY H.O.A. AS SHOWN HEREON.
EASEMENTS GRANTED AS RECORDED IN
ENF JR 6777-812 & 6777-818
4. ADDED NOTE #15

TABULATION

TOTAL AREA OF TRACT
1/2 EAST AVE. (22.5)
GROSS AREA
NO. LOTS ALLOWED (3169 X 5.5)
NO. LOTS PROPOSED
LOCAL OPEN SPACE REQUIRED (3169 X .06)
LOCAL OPEN SPACE PROPOSED
NO. PARKING SPACES REQUIRED (3117)
NO. PARKING SPACES PROPOSED
EX. ZONING

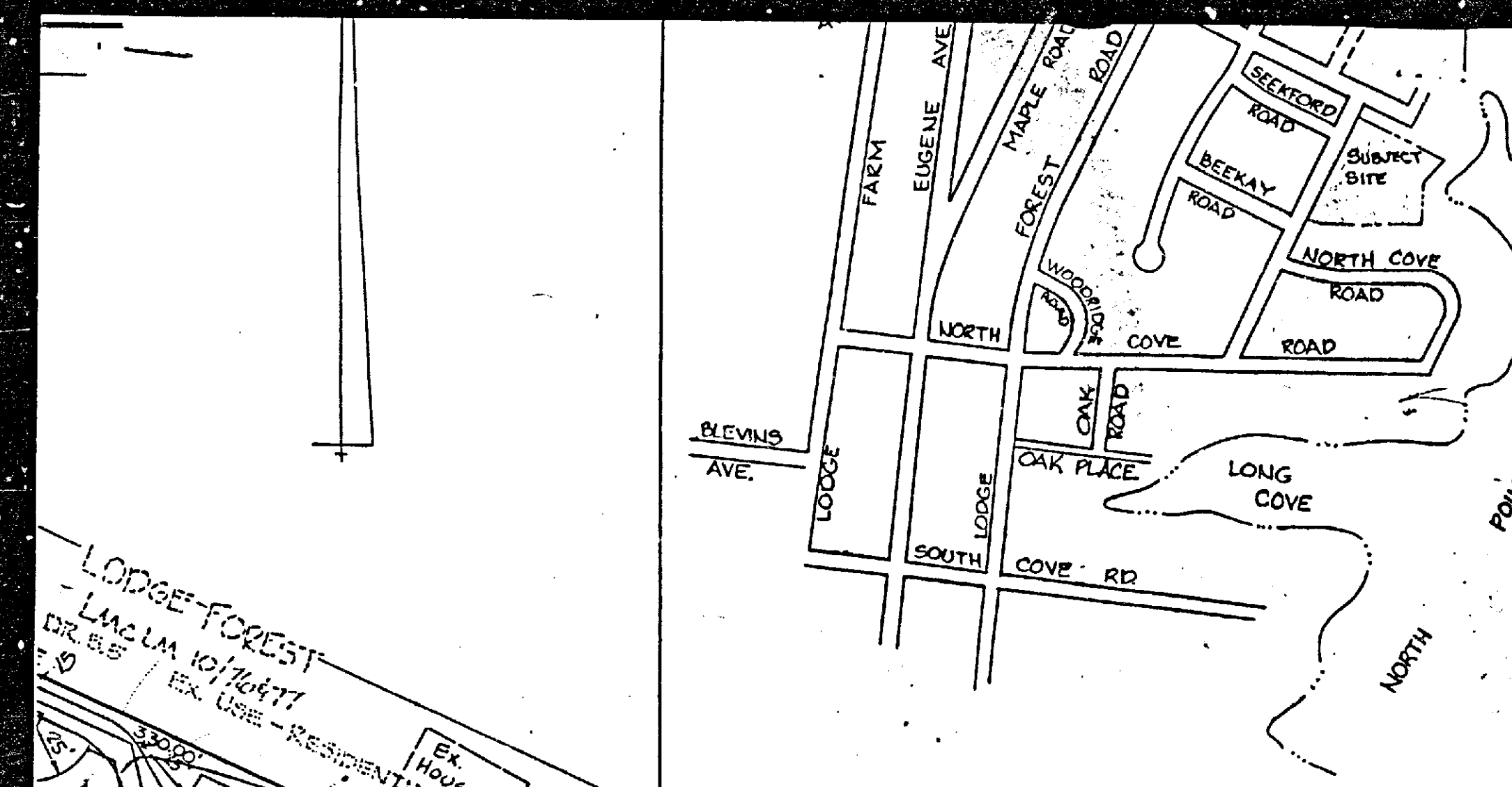
2.948 AC±
0.221 AC±
3.169 AC±
17
0.100 AC±
1.371 AC±
14
16
DR.55

OFFICE OF PLANNING AND ZONING
APPROVED BY

E. Bobert 10/23/84
DIRECTOR OF PLANNING DATE

Nicholas Canada 11/23/84
ZONING COMMISSIONER DATE

OWNER & DEVELOPER
LODGE FOREST PARTNERSHIP
2 WEST UNIVERSITY PARKWAY
BALTIMORE, MD. 21218



LOCATION MAP
SCALE 1"=500'

- GENERAL NOTES**
1. Total Site Is Within Residential Transition Zone.
 2. Building Envelopes Represent Minimum Setback Dimensions. Total Side Yard Shall Be 20' On Each Lot.
 3. The Building Envelopes Shown On This Plan Are For The Principle Buildings Only. (See Note 4)
 4. Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Sections 400 And 301 Of The Baltimore Co. Zoning Regulations (Subject To Covenants And Applicable Building Permits).
 5. Storm Water Management Has Been Waived (Adjacent To Tidewater).
 6. All Lots Are For Sale.
 7. Local Open Space To Be Owned And Maintained By Homeowners Association Under Provisions In Covenants.
 8. Refuse Collection To Be Provided By Baltimore County Twice Weekly.
 9. Ex. Ground In Open Space Below Elev. 5 To Remain Undisturbed.

10. Developer To Provide Stabilization Seed & Mulch. All Other Landscaping To Be By Individual Lot Owner.
11. Parking Spaces To Be Paved With Bituminous Concrete.
12. Any Permits Required From Department Of Natural Resources & Army Corp For Fill Will Be Obtained Prior To Application For Building Permits.
13. Streetlights Shown Thus:
14. Site Is Covered With Grass & Weeds.

15. WATERFILL ACCESS IS NOT INTENDED OR AVAILABLE FOR THE PURPOSE OF CONSTRUCTING A PIER OR PIERS FOR ANY OTHER LOT OTHER THAN LOT #8.

DIVISIONAL PROPERTY LINES

SCALE 1"=50'

10/11/84

1ST AMENDED

FINAL DEVELOPMENT PLAN

RESUBDIVISION OF

LOTS 3112 THRU 3119

AND

LOTS 3200 THRU 3207

ON RECORD PLAT M^CLM 10-76

LODGE FOREST

DALTO CO., MD
SCALE 1"=50'
ELECT. DET. #5
JUNE 22, 1979
9-18-84

I have enclosed a copy of the approved site plan indicating the building location in question.

If you have any questions, feel free to give me a call.

Cordially,

W P Monk
William P. Monk

March 25, 1985

The extent of the improvements outlined above does not require a Special Hearing to amend the site plan. However, this office will not approve the additional permits necessary to make these repairs until such time as all site improvements required, pursuant to Deputy Zoning Commissioner Mrs. Jean M. H. Jung's decision, Case No. 84-322-XA), have been completed.

James E. Dyer
JAMES E. DYER
Zoning Supervisor
Baltimore County, Maryland

JED:nr
cc: Case File
Chron. File

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239



2-15-85 February 14, 1985 JED Rec'd - 2/23/85 (Hand Delivered)

Mr. James Dyer
Zoning Supervisor
Room 113
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: 609 Frederick Road,
Catonsville, Maryland
Pie's Corvette and Body
Shop

Dear Mr. Dyer:

On behalf of my client, Carey A. Piekarski, owner of the subject property and business, we are seeking an administrative ruling as to the ability to make additional improvements to his physical plant without public hearing before the Zoning Hearing Officer.

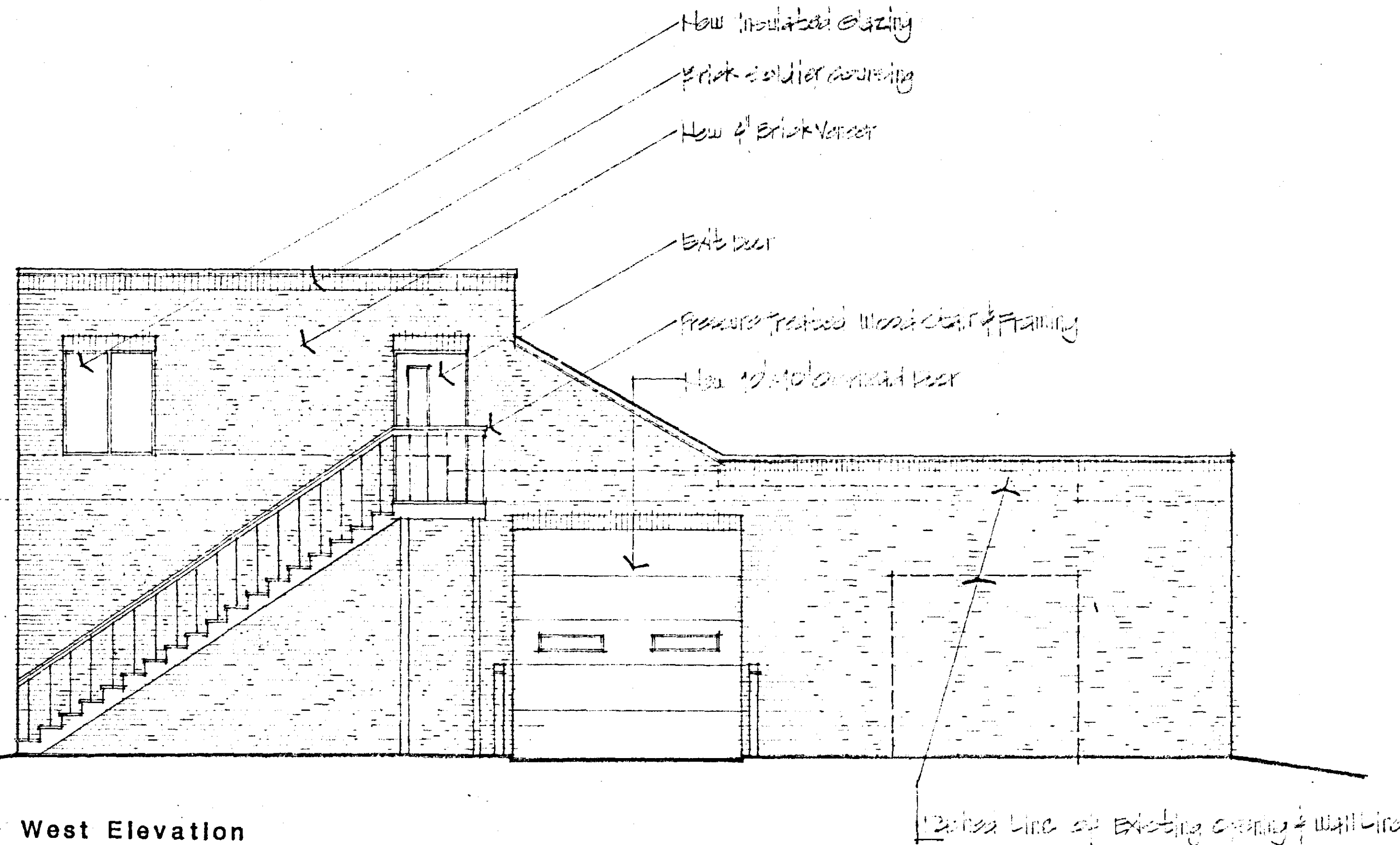
My client operates an automotive body repair shop in a B1 zoning district. He recently obtained a special exception to erect a new building (Case #84-322-1A). The building is complete and as reflected in the enclosed photographs, quite attractive. Mr. Piekarski will complete the site improvements pursuant to Mrs. Jung's decision as soon as the weather breaks. I would like to point out that this operation is limited to body repair and painting. In fact all painting must take place in the old building. He does not do general repair, oil, lube or any retail sales, which by its very nature would create additional traffic and visual "clutter" on site.

What Mr. Piekarski proposes to do at this time, is to fix up his old building, which is approximately 1,440 square feet. Photographs are attached. He would like to put a new brick facade on the building matching it with his new building. He also proposes new garage doors and signage, consistent with the new.

In order to upgrade the visual appearance of his property, he needs additional storage area to accommodate parts and materials-removing them from the lot. He proposes to add this additional space above the existing building. In a sense adding about 8' to the height of the building (which would make it about the same height as the new building). This plan would not increase the lot area covered by the buildings as approved at the hearing, but simply raise the roof to permit additional storage. The addition of this storage area would alleviate the on site clutter and allow Mr. Piekarski to operate a more efficient and attractive business.

WILLIAM P. MONK
land planner

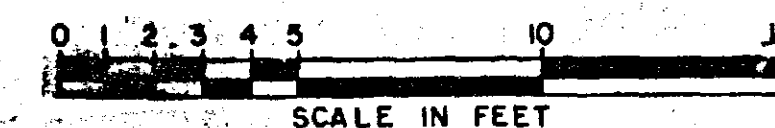
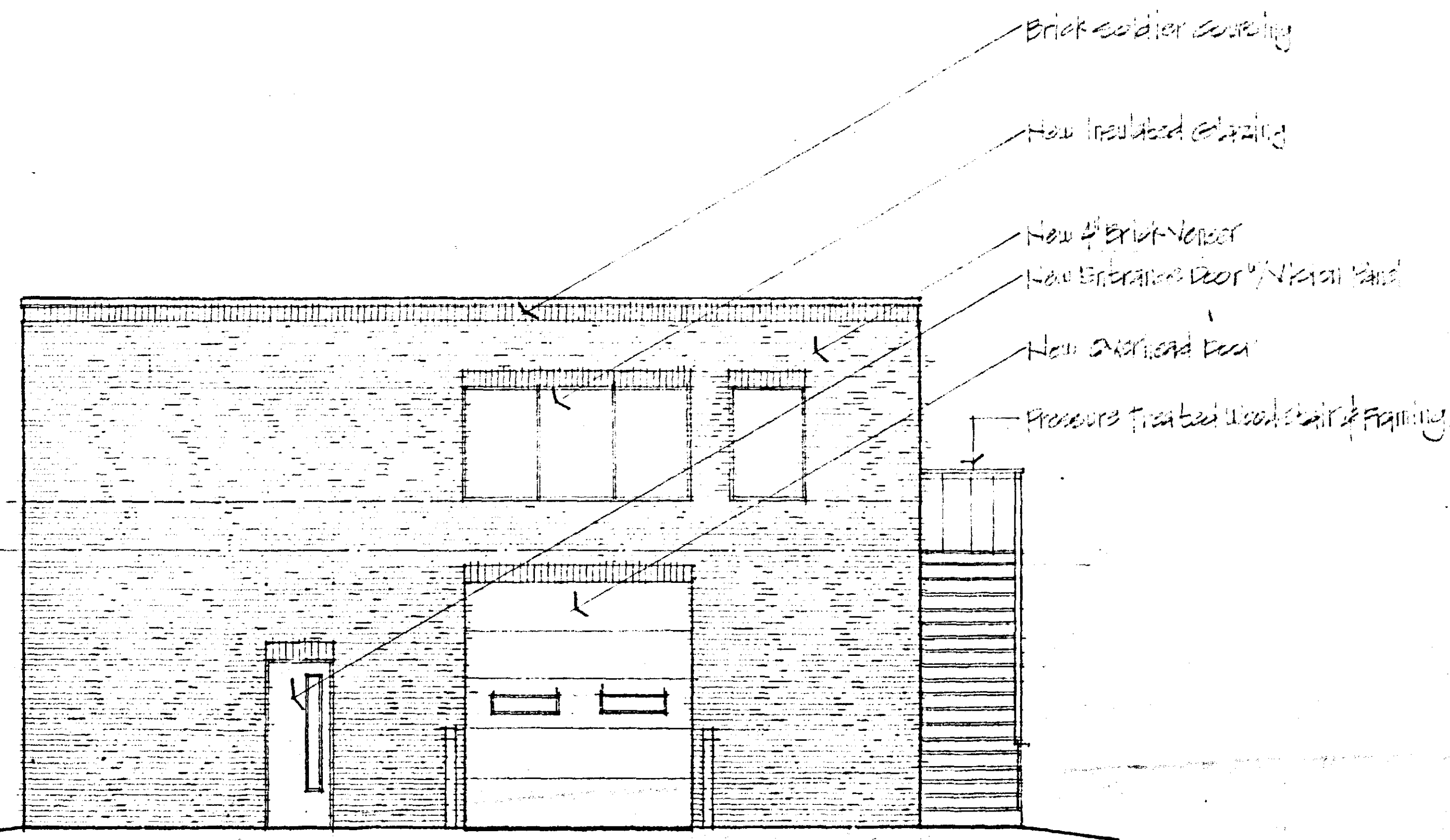
p.o. box 11415
baltimore, maryland
21239



Proposed Storage Addition - West Elevation

Pie's Corvette and Body Repair Shop

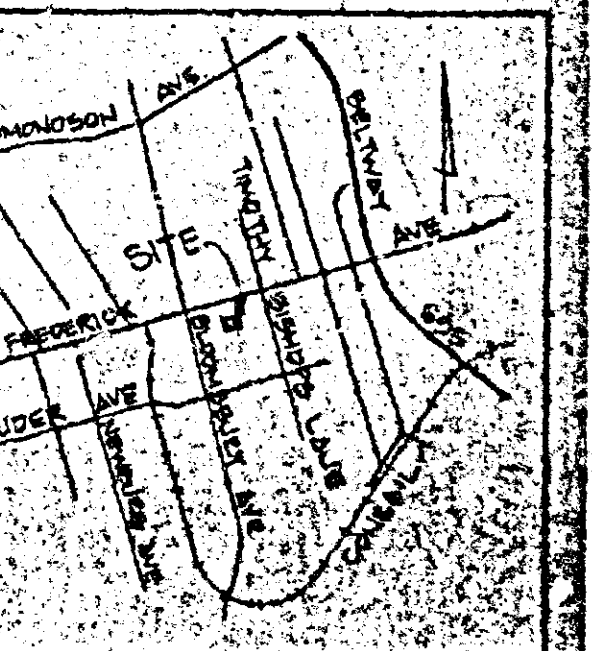
John Patrick Chalk, A.I.A.



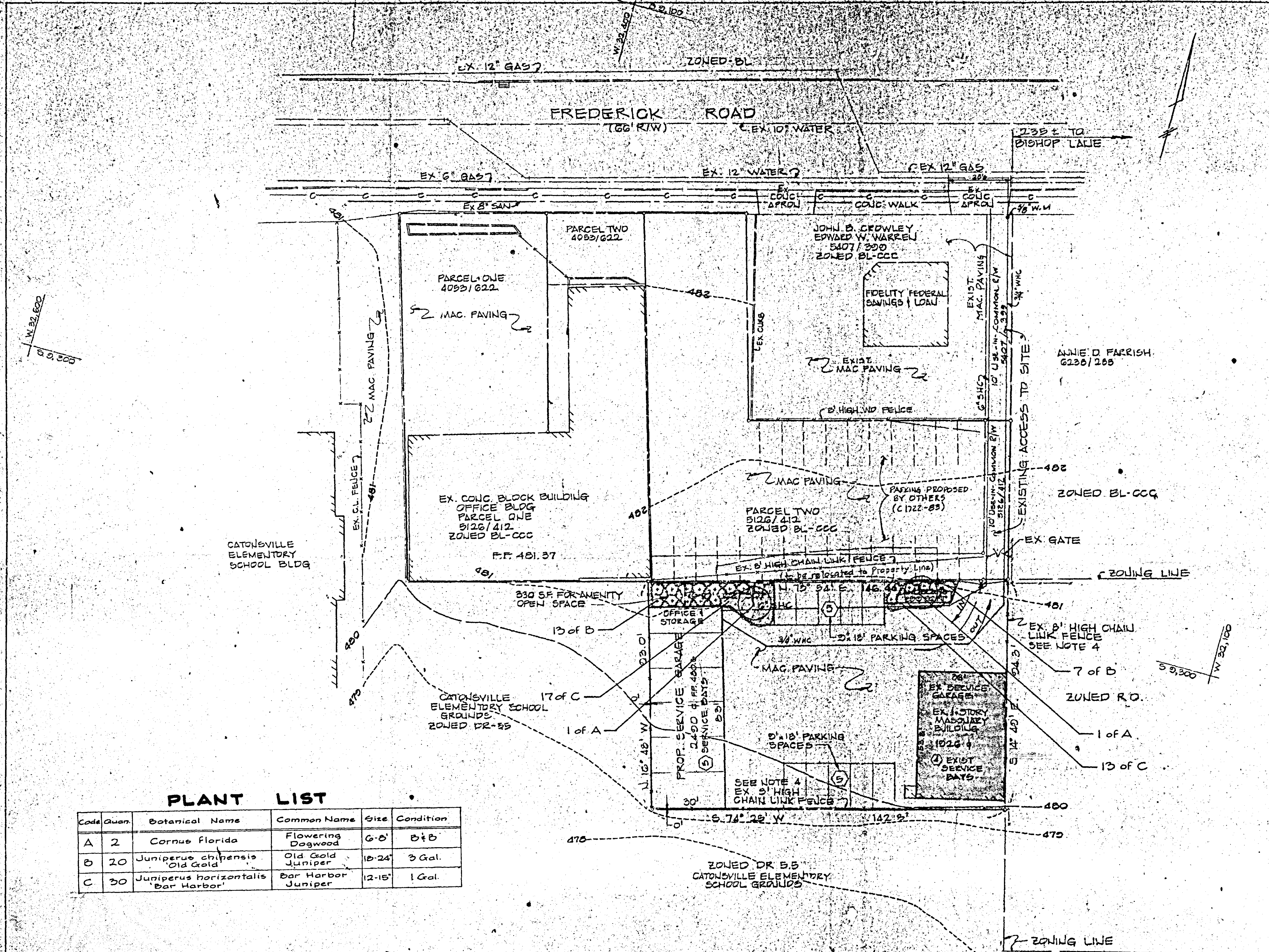
Proposed Storage Addition - North Elevation

Pie's Corvette and Body Repair Shop

John Patrick Chalk, A.I.A.



VICINITY MAP
SCALE 1" = 200'



SITE ANALYSIS

ZONED	BL-CCC
AREA OF SITE	13,323 S.F.
PARKING REQUIRED	14
PARKING PROVIDED	10
AREA REGULATIONS	
FRONT YARD:	10'
REAR YARD:	20'
SIDE YARD:	10'
EXISTING USE	EX. SERVICE GARAGE
PROPOSED USE	PROP. SERVICE GARAGE WITH OFFICE & STORAGE AREA

- NOTES:**
- VARIANCE TO SECTION 232.2.b TO PERMIT A SIDE YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE.
 - VARIANCE TO SECTION 232.3.b TO PERMIT A REAR YARD OF 0' FROM ABUTTING RESIDENTIAL ZONE.
 - SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL ZONE IN ACCORDANCE WITH SECTION 230.13
 - ADD METAL SLATS TO EX. 6' HIGH CHAIN LINK FENCE FOR SCREENING OF SITE.
 - PROPERTY IS IN THE PATAPSCO W.W.T.P. SERVICE AREA. APPLICATION FOR RESERVE CAPACITY USE CERTIFICATE WILL BE MADE WITH BUILDING PERMIT.
- PARKING CALCULATIONS**
- PARKING REQUIRED:
- (1-SPACE/300) * EX. SERVICE GARAGE 1026 + 300 = 6
- (1-SPACE/300) * PROP. SERVICE GARAGE 2400 + 300 = 8
- TOTAL REQUIRED = 14**
- PARKING PROVIDED:
- 10 LOT SPACES PLUS 0 SERVICE BAY = TOTAL OF 10

NOTE:

This parcel of land is less than 2 acres in size and is surrounded by existing developed areas which are served by an existing network of public storm drainage systems of adequate capacity to accommodate the runoff from the additional development. Stormwater management waiver requested.

PLANT LIST

Code	Quan.	Botanical Name	Common Name	Size	Condition
A	2	Cornus Florida	Flowering Dogwood	6-8'	B+B
B	20	Juniperus chinensis 'Old Gold'	Old Gold Juniper	18-24"	3 Gal.
C	30	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	12-18"	1 Gal.

I hereby certify that the planting plan shown herein is consistent with applicable policy, guidelines, and ordinances, and that all plant material to be furnished will be nursery grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983.

Date: _____

LANDSCAPE PLAN
SERVICE GARAGE
 KNOWN AS 609 FREDERICK ROAD
 FIRST DISTRICT BALTIMORE CO. MD.
 SCALE: 1" = 20'
 SEPT, 1984
 DEED REF: #852/12

CDH ENGINEERING CORPORATION
 102 N. CRAIN HIGHWAY
 GLEN BURNIE MARYLAND 21061
 (301) 767-1111

Rev April 9, 1984

84-322-XA

Office of
PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

May 3 19 84

**PETITION FOR SPECIAL
EXCEPTION AND VARIANCE**
1st Election District
ZONING: Petition for Special
Exception and Variance
LOCATION: South side Frederick
Road, 235 E. West of Bishop
Lane
DATE & TIME: Tuesday, May
22, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 108,
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 server garage and Variance to
permit a side yard of 0 ft. and a rear
yard of 0 ft. instead of the required 10
ft. and 30 ft., respectively.
Being the property of Carey A.
Pierkowski, as shown on plat plan
read with the Zoning Department.
In the event that these Petitions
are granted, a building permit may
be issued within the thirty (30) day
appeal period. The Zoning Com-
missioner will, however, entertain
any request for a stay of the lo-
cution 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
108-C/May 3.

THIS IS TO CERTIFY, that the annexed advertisement of

Special Exception

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 5 day of May 19 84, that is to say,
the same was inserted in the issues of

May 3, 1984

PATUXENT PUBLISHING CORP.
By Andrew Dunn

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF