

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S of Liberty Rd., 460' W of
Chapelade Rd.
2nd Election District
McManus-Torillo Assoc., Inc.
Petitioner
Case No. 85-189-X

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 85-189-X

Entry of Appearance

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

Malcolm F. Spicer, Jr.
Malcolm F. Spicer, Jr.
Baltimore County Attorney
Old Court House
Towson, Maryland 21204
454-4420

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

Certificate of Mailing

IT IS HEREBY CERTIFIED that on this 20th day of March, 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and/or Protestor(s) in the above captioned matter.

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Liberty Rd., 460' W of
Chapelade Rd., 2nd Election
District
McManus-Torillo Assoc., Inc. -
Petitioner
Mc-189-X (Item No. 127)
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The Petitioner herein requests a special exception for the sale, storage, and service of farm machinery in a B.C.2 Zone.

Testimony presented by and on behalf of the petitioner indicated that a core portion of the site was rezoned from B.L. to B.M. during the 1984 Comprehensive Map process. The petitioner proposes to utilize the existing building on the B.M. portion as an office for farm machinery sales. The remainder of the B.M. zoned property will provide access, parking, and display. On the B.C. portion of the property he proposes, in addition to an existing house and shed, the second access, additional parking, substantial display and demonstration areas, and planted buffered areas, no less than 50 feet wide along the west, north, and east property lines. At this time, no additional buildings are proposed, and only emergency service would be provided outside.

Testimony by and on behalf of the protestants indicated heavy peak hour traffic on Liberty Road potential traffic hazards, especially from tractor trailers; and concern for well contamination from service operations as well as increased noise problems on nearby residential properties. Further, concern was expressed that the designated historical site located directly across Liberty Road from the subject site.

After due consideration of the testimony and evidence presented as well as a field inspection of the property, which revealed that the surrounding area, in addition to rural residences and a few commercial uses, is primarily agricultural, well cultivated and wooded, in the opinion of the Deputy Zoning Commissioner, the

requirements of Section 502.1 and 1A01.2.C have been met and the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of January, 1985, that the herein Petition for Special Exception for the sale, storage, and service of farm machinery in a B.C.2 Zone, in accordance with the site plan, revised January 5, 1985, marked Petitioner's Exhibit 7, is GRANTED, from and after the date of this Order, subject to the following:

1. The site plan shall indicate the zone changes which resulted from the adoption of the 1984 Comprehensive Zoning Maps.
2. The display area shall extend no more than 75 feet to the rear of the B.M. zone line. Displays may be located on the grass as long as it is well maintained. Failure to do so will result in paving being required, i.e., macadam/tar and chip.
3. A landscaping plan, in accordance with Petitioner's Exhibit 7, shall be submitted to and approved by the Current Planning and Development Division.
4. All service shall be provided inside the building in accordance with the requirements of the Department of Permits and Licenses, and any refuse, including used parts, shall be stored in the building.
5. Waste oil shall be disposed of in accordance with Health Department regulations.
6. The hours of operation shall be between 7:30 a.m. and 6:00 p.m., Monday through Friday and between 7:30 a.m. and 4:00 p.m., Saturday.
7. Any exterior lighting shall be located on the B.M. zone and display portions of the property, shall be of the cut-off variety not over 12 feet high, and shall be arranged to reflect away from residential lots.
8. The equipment displayed and sold shall be farm equipment used for agricultural purposes as distinguished from yard equipment and shall not include trucks, flatbeds, or tractor trailers.
9. No temporary signs shall be allowed and all signs shall be located on the B.M. zoned portion of the property.

ORDER IN B.C. 2 FOR FILING

DATE: January 25, 1985
BY: Mary Conner, Clerk
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE: January 25, 1985
BY: Mary Conner, Clerk
Deputy Zoning Commissioner



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2180

PETER MAX ZIMMERMAN
Deputy People's Counsel

March 29, 1985

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux - 85-170-SPH (Item 116)
Elizabeth R. Baird, et al - 85-45-XSPH (Item 346)
Vincent Bertucci, et ux - 85-183-A (Item 132)
Chenapeake Prod. S & L - 85-187-A (Item 131)
Mary M. Clark - 84-311-A (Item 249)
David L. Cole, et ux - 85-2-2A (Item 390)
Eastern Yacht Club, Inc. - 85-73-SPH (Item 317)
Hansman Family Ltd. Ptnr. - 85-83-SPH (Item 127)
Johnson, Robert W., III - 85-185-X (Item 124)
Kubler, Melvin - 85-208-XSPH (Item 154)
McManus-Torillo Assoc., Inc. - 85-189-X (Item 127)
The Book Rental Co. - 85-186-XA (Item 115)
Joseph H. Rosendale, et ux - 85-157-XA (Item 102)
Louis E. Tarsano, et ux - 85-232-X (Item 146)
Towson Presbyterian Church - 85-176-SPH (Item 93)

As a result of the decision in Carol Dohne, et al - 85-106-SPH (Item 29), it is clear that the Zoning Commissioner has no standing and his appearance should be struck. Please consider this letter as a Motion to Strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/Motion for your file.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Norman E. Gerber
Arnold Jablon, Esquire
Malcolm F. Spicer, Jr., Esquire
Douglas T. Sachse, Esquire



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

March 21, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 85-189-X

McManus-TORILLO ASSOC., INC.

S/S Liberty Rd., 460' W of Chapelade Rd.

2nd District

SE-Farm machinery sales, storage and service in an RC 2 zone.

1/21/85 - D.Z.C.'s Order - GRANTED w/Restrictions

THURSDAY, MAY 16, 1985 at 10 a.m.

ASSIGNED FOR:

cc: John B. Gentrum, Esq., Counsel for Petitioner

McManus-Torillo Assoc., Inc. Petitioner

Anthony P. Serio

Monty Jones

Phyllis C. Friedman

Malcolm F. Spicer, Jr.

Douglas T. Sachse

Norman Gerber

James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secretary



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

May 8, 1985

Mr. Anthony P. Serio
1912 Steffory Rd.
Randallstown, Maryland 21133

Dear Mr. Serio:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.
cc: Mr. Monty Jones
John B. Gentrum, Esq.
McManus-Torillo Assoc., Inc.
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer
Malcolm F. Spicer, Jr., Esq.
Douglas T. Sachse, Esq.

IN THE MATTER OF
THE APPLICATION OF
McMANUS-TORILLO ASSOC., INC.,
FOR SPECIAL EXCEPTION ON
PROPERTY LOCATED ON THE
SOUTH SIDE OF LIBERTY RD.,
460' WEST OF CHAPELDALE RD.,
2nd DISTRICT
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 85-189-X

ORDER OF DISMISSAL

Petition of McManus-Torillo Assoc., Inc., for Special Exception for farm machinery sales, storage and service in an RC 2 zone, on property located on the south side of Liberty Rd., 460' west of Chapelade Rd., in the 2nd Election District of Baltimore County.

WHEREAS, the Board of Appeals in receipt of a letter of withdrawal of appeal filed May 8, 1985, (a copy of which letter is attached hereto and made a part hereof) from the Protestants-Appellants in the above entitled matter.

WHEREAS, the said Protestants-Appellants request that the appeal filed in their behalf be dismissed and withdrawn as of May 8, 1985.

IT IS HEREBY ORDERED this 8th day of May, 1985, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett
Chairman
cc: Keith S. Franz
William R. Evans

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S of Liberty Rd., 460' W of
Chapeldale Rd.,
2nd Election District
McManus-Torillo Assoc., Inc.
Petitioner
BALTIMORE COUNTY
Case No. 85-189-X
* * * * *

Entry of Appearance

Please enter your appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

Malcolm F. Spicer, Jr.
Malcolm F. Spicer, Jr.
Baltimore County Attorney
Old Court House
Towson, Maryland 21204
694-4420

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

Certificate of Mailing

IT IS HEREBY CERTIFIED THAT on this 20th day of March, 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestor(s) in the above captioned matter.

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Liberty Rd., 460' W of
Chapeldale Rd., - 2nd Election
District
McManus-Torillo Assoc., Inc. -
Petitioner
Case No. 85-189-X (Item No. 127)
* * * * *

The petitioner herein requests a special exception for the sale, storage, and service of farm machinery in a R.C.2 Zone.

Testimony presented by and on behalf of the petitioner indicated that a core portion of the site was rezoned from B.U. to B.M. during the 1984 Comprehensive Map process. The petitioner proposes to utilize the existing building on the B.M. portion as an office for farm machinery sales. The remainder of the B.U. zoned property will provide access, parking, and display. On the R.C. portion of the property he proposes, in addition to an existing house and shed, the second access, additional parking, substantial display and demonstration areas, and planted buffered areas, no less than 50 feet wide along the west, south, and east property lines. At this time, no additional buildings are proposed, and only emergency service would be provided outside.

Testimony by and on behalf of the protestants indicated heavy peak hour traffic on Liberty Road potential traffic hazards, especially from tractor trailers; and concern for well contamination from service operations as well as increased noise problems on nearby residential properties. Further, concern was expressed that the designated historical site located directly across Liberty Road from the subject site.

After due consideration of the testimony and evidence presented as well as a field inspection of the property, which revealed that the surrounding area, in addition to rural residences and a few commercial uses, is primarily agricultural, cultivated and wooded, in the opinion of the Deputy Zoning Commissioner, the

requirements of Section 502.1 and 1A01.2.C have been met and the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of January, 1985, that the herein Petition for Special Exception for the sale, storage, and service of farm machinery in a R.C.2 Zone, in accordance with the site plan, revised January 5, 1985, marked Petitioner's Exhibit 7, is GRANTED, from and after the date of this Order, subject to the following:

1. The site plan shall indicate the zone changes which resulted from the adoption of the 1984 Comprehensive Zoning Map.
2. The display area shall extend no more than 75 feet to the rear of the B.M. Zone line. Displays may be located on the grass as long as it is well maintained. Failure to do so will result in paving being required, i.e., macadam/tar and chip.
3. A landscaping plan, in accordance with Petitioner's Exhibit 7, shall be submitted to and approved by the Current Planning and Development Division.
4. All service shall be provided inside the building in accordance with the requirements of the Department of Permits and Licenses, and any refuse, including used parts, shall be stored in the building.
5. Waste oil shall be disposed of in accordance with Health Department regulations.
6. The hours of operation shall be between 7:30 a.m. and 6:00 p.m., Monday through Friday and between 7:30 a.m. and 6:00 p.m., Saturday.
7. Any exterior lighting shall be located on the B.M. zone and display portions of the property, shall be of the cut-off variety not over 12 feet high, and shall be arranged to reflect away from residential lots.
8. The equipment displayed and sold shall be farm equipment used for agricultural purposes as distinguished from yard equipment and shall not include trucks, flatbeds, or tractor trailers.
9. No temporary signs shall be allowed and all signs shall be located on the B.M. zoned portion of the property.

ORDER & RECEIVED FOR FILING

DATE January 25, 1985
BY Miss Catherine [illegible]
[illegible]

ORDER RELAYED FOR FILING

DATE January 25, 1985
BY Miss Catherine [illegible]
[illegible]

10. All additional requirements of the County Review Group (CRG) shall be met.

11. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

John M. [illegible]
Deputy Zoning Commissioner of
Baltimore County



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)

Towson, Maryland 21204

(301) 494-3180

March 21, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 7(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 85-189-X McMANUS-TORILLO ASSOC., INC.
S/S Liberty Rd., 460' W of Chapeldale Rd.
2nd District
SE-Farm machinery sales, storage and service
in an RC 2 zone.
1/26/85 - D.Z.C.'s Order - GRANTED w/restrictions
THURSDAY, MAY 16, 1985, at 10 a.m.

ASSIGNED FOR: [illegible]

cc: John B. Gontum, Esq., Counsel for Petitioner

McManus-Torillo Assoc., Inc. Petitioner

Anthony P. Serio, Protestor

Monty Jones, "

Phyllis G. Friedman, People's Counsel

Malcolm F. Spicer, Jr., Office of Law

Douglas T. Sachse, " " "

Norman Gerber

James Howell

Arnold Jablon

Sean Jung

James Dyer

June Holmen, Secretary



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

May 8, 1985

Mr. Anthony P. Serio
19912 Steffens Rd.
Randallstown, Maryland 21133

Re: Case No. 85-189-X
McManus-Torillo Assoc., Inc.

Dear Mr. Serio:
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl:
cc: Mr. Monty Jones
John B. Gontum, Esq.
McManus-Torillo Assoc., Inc.
Phyllis G. Friedman
Norman E. Gerber
James Howell
Arnold Jablon
Sean Jung
James Dyer
Douglas T. Sachse, Esq.

IN THE MATTER OF THE APPLICATION OF McMANUS-TORILLO ASSOC., INC., FOR SPECIAL EXCEPTION ON PROPERTY LOCATED ON THE SOUTH SIDE OF LIBERTY RD., 460' WEST OF CHAPLEDALE RD., 2ND DISTRICT

ORDER OF DISMISSAL

Petition of McManus-Torillo Assoc., Inc. for Special Exception for farm machinery sales, storage and service in an RC 2 zone, on property located on the south side of Liberty Rd., 460' west of Chapeldale Rd., in the 2nd Election District of Baltimore County.

WHEREAS, the Board of Appeals in receipt of a letter of withdrawal of appeal filed May 8, 1985, (a copy of which letter is attached hereto and made a part hereof) from the Protestants-Appellants in the above entitled matter.

WHEREAS, the said Protestants-Appellants request that the appeal filed in their behalf be dismissed and withdrawn as of May 8, 1985.

IT IS HEREBY ORDERED this 8th day of May, 1985, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett

Keith S. Franz
Keith S. Franz

William R. Evans
William R. Evans



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223 COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLIS GLE FRIEDMAN
People's Counsel

March 29, 1985

PETER MAX ZIMMERMAN
Deputy People's Counsel

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux - 85-170-02PM (Item 116)
Elizabeth R. Baird, et al - 85-45-02PM (Item 146)
Vincent Bertone, et ux - 85-183-A (Item 132)
Chesapeake Fed. S & L - 85-187-A (Item 131)
Mary M. Clark - 85-111-A (Item 249)
David L. Cole, et ux - 85-2-0A (Item 290)
Eastern Yacht Club, Inc. - 85-73-0PM (Item 337)
Nussner Family Ltd. Ptnr. - 85-83-0PM (Item 127)
Johnson, Robert W., III - 85-185-X (Item 124)
Keller, Melvin - 85-108-02PM (Item 154)
McManus-Torillo Assoc., Inc. - 85-189-X (Item 127)
The Rock Rental Co. - 85-186-X (Item 115)
Joseph H. Rosendale, et ux - 85-157-XA (Item 102)
Louis E. Tarnack, et ux - 85-232-X (Item 144)
Towson Presbyterian Church - 85-176-0PM (Item 93)

As a result of the decision in Carol Debow, et al - 85-106-0PM (Item 99), it is clear that the Zoning Commissioner has no standing and his appearance should be struck. Please consider this letter as a motion to strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/motion for each file.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Norman E. Gerber
Arnold Jablon, Esquire
Malcolm F. Spicer, Jr., Esquire
Douglas T. Sachse, Esquire

PD:sh

85-189-X 85-189-X PETITION FOR SPECIAL EXCEPTION

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 farm machinery sales, storage and service in . . . A RC 2 zone.

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.

Legal Owner(s):
JAMES McMANUS & JOHN A. TORILLO
(Type or Print Name)
Signature
Route 42, West of Route 13
Chesapeake, Delaware 19936
City and State

Attorney for Petitioner:
Robert J. Romadka
(Type or Print Name)
Address
Phone No.
City and State

ROMADKA, CONTRUM, HENNEGAN & POOS
809 Eastern Boulevard
Essex, Maryland 21221
City and State
686-8274
Attorney's Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of November, 1985, that the subject matter 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 8th day of JANUARY, 1985, at 1:30 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commission
FROM: Robert J. Romadka
SUBJECT: McManus-Torillo Association, Inc.
Zoning Petition No. 85-189-X
Date: January 5, 1985

This office is supportive of the location of farm machinery sales on properties zoned R-C-2; however, on the basis of information contained in the file, this office cannot comment upon the appropriateness of this particular proposal. Detailed information including the following items should be submitted:

1. A landscaping plan designed to soften the impact of the proposed development upon the adjacent homes. Such a plan must be in conformance with the standards set forth in the Baltimore County Landscape Manual.
2. Details of paving including a clear delineation of display areas, storage, etc.
3. Outdoor lighting, if any.
4. Hours of operation.
5. Description of the proposed operation including the type of equipment to be sold/stored on site.

Finally, in view of the fact that the subject site is higher than the adjacent residential properties to the rear, the method of protecting these residential properties from stormwater run-off should be shown.

NBS/JGB/sf

[Signature]
Robert J. Romadka
Office of Planning and Zoning

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 127, Zoning Advisory Committee Meeting of Nov 30, 1984
Property Owner: McManus-Torillo Assoc., Inc.
Location: 5/5 Liberty Road District 2
Water Supply: private Sewage Disposal: private

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 of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation 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 chandelier 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 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 # 127, Zoning Advisory Committee Meeting of Nov 30, 84
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 430-3768, 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 430-3768.
- () 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 Application.
- () Prior to occupancy approval, the petability 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 Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Owner: This facility is used by a shellfish and repair system. Not if which type to be in . . .
Any other provision must be provided for the well and components of the repair system, so they are not damaged while equipment is being used around the well.

[Signature]
JAN J. BUREAU
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



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

ARNOLD JABLON
ZONING COMMISSIONER

January 25, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

John B. Contrum, Esquire
Romadka, Contrum, Hennegan and Poos
809 Eastern Boulevard
Essex, Maryland 21221

RE: Petition for Special Exception
5/5 of Liberty Rd., 460' W of
Chapdale Rd. - 2nd Election
District
McManus-Torillo Assoc., Inc. -
Petitioner
No. 85-189-X (Item No. 127)

Dear Mr. Contrum:

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

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

JMB/snc

Attachments

cc: Mr. Anthony P. Serio
10912 Clifton Road
Randalltown, Maryland 21133

Mr. Monty Jones
4410 Chapdale Road
Randalltown, Maryland 21133

Ms. Marian Cooper
Randalltown News
P.O. Box 247
Randalltown, Maryland 21136

People's Counsel

February 19, 1985

Mr. Arnold Jablon
ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception
5/5 of Liberty Road, 460' W of
Chapdale Rd. - 2nd Election
District

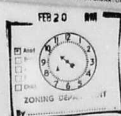
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005309 1271

DATE: 2/19/85 ACCOUNT: 3-11-85-000
AMOUNT: \$ 100.00
RECEIVED FROM: County of Baltimore
FOR: McManus-Torillo Assoc., Inc.
BY: [Signature]
VALIDATION OR SIGNATURE OF CLERK

Decision of the
Zoning Commission
in order dated

Yours,

[Signature]
Arnold Jablon
Zoning Commissioner



Chapdale Improvement Association
4410 Chapdale Rd
Randalltown, Md.
#21133



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

ARNOLD JABLON
ZONING COMMISSIONER

March 20, 1985

John B. Contrum, Esquire
Romadka, Contrum, Hennegan and Poos
809 Eastern Boulevard
Essex, Maryland 21221

RE: Petition for Special Exception
5/5 of Liberty Rd., 460' W of
Chapdale Road-2nd Election
District
McManus-Torillo Assoc., Inc. -
Petitioner
Case No. 85-189-X

Dear Mr. Contrum:

Please be advised that an appeal has been filed by the Protestants, Chapdale Improvement Association, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

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

Sincerely,
[Signature]
Arnold Jablon
Zoning Commissioner

AJ:esh

cc: People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of November, 1985

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner McManus-Torillo Assoc., Inc. Instructed by [Signature]
Petitioner's Attorney John B. Contrum, Esquire
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Robert J. Romadka, Esquire
John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Exception
8/5 Liberty Rd., 460' W of Chapeldale Rd.
McManus-Torillo Assoc., Inc. - Petitioner
Case No. 85-189-X

TIME: 1:30 p.m.

DATE: January 8, 1985, Tuesday

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134392
DATE: 1/8/85
ACCOUNT: 85-189-X
AMOUNT: \$100.00
RECEIVED FROM: John B. Contrum
FOR: [Signature]
VALIDATION, OR SIGNATURE OF CARRIER

December 7, 1984

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Date of Posting: 12-19-84
Posted for: [Signature]
Petitioner: [Signature]
Location of property: 8/5 Liberty Road, 460' W of Chapeldale Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Number of Signs: 1

PETITION FOR SPECIAL EXCEPTION
2nd Election District
LOCATION: South side of Liberty Road, 460 feet West of Chapeldale Road
DATE AND TIME: Tuesday, January 8, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for farm machinery sales, storage and service in an R.C. 2 zone.
Being the property of McManus-Torillo Assoc., Inc. as shown on the plat filed with the Zoning Office.
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, suspend any requirement 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

APERS OF MARYLAND, INC.

Md. Dec. 20, 1984
annexed Reg. 6 L67a24 P.O. 460980
ber... 1984
in the
a daily newspaper published
minister, Carroll County, Maryland.
a weekly newspaper published
ersburg, Carroll County, Maryland.
a weekly newspaper published
town, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWS PAPERS OF MARYLAND, INC.
Per: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 20, 1984
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 20, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising 18.00



ARNOLD JABLON
ZONING COMMISSIONER

December 31, 1984

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
8/5 Liberty Rd., 460' W of Chapeldale Road
McManus-Torillo Assoc., Inc. - Petitioner
Case No. 85-189-X

Dear Mr. Contrum:

This is to advise you that \$47.30 is due for advertising and posting of the above property.

This fee must be paid on your 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 115, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJaj

PETITION FOR SPECIAL EXCEPTION

2nd Election District

LOCATION: South side of Liberty Road, 460 feet West of Chapeldale Road

DATE AND TIME: Tuesday, January 8, 1985 at 1:30 p.m.

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

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

Petition for Special Exception for farm machinery sales, storage and service in an R.C. 2 zone.

Being the property of McManus-Torillo Assoc., Inc. as shown on the plat filed with the Zoning Office.

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, suspend any requirement 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

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER
8/5 of Liberty Rd., 460' W of
Chapeldale Rd., 2nd District: OF BALTIMORE COUNTY
McManus-Torillo Assoc., Inc., Case No. 85-189-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.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Robert J. Romadka, Esquire, and John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorneys for Petitioner.

[Signature]
Peter Max Zimmerman

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6428, TOWSON, MARYLAND 21204

September 26, 1984

Description to Accompany A Zoning Petition For
A Special Exception to Permit Farm Machinery
Sales, Storage and Services in A R-C-2 Zone
(Section 1A01.2.C.24a)
(Liberty Road - Parkview Road)

Point of beginning be located 460' ± west from the intersection of the south side of Liberty Road with west side of Chapeldale Road.
Beginning at said point:

- Running thence: 1) North 82° 46' West 316.0' ±
2) South 07° 14' West 400.0' ±
3) South 82° 46' East 435.0' ±
and 4) North 06° West 415.0' ±

to the place of beginning. (Saving and excepting that area zoned RL).
Containing 3.27 acres ±.

(This description for zoning purposes only).



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

Robert J. Romacka, Esquire
John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

NOTICE OF HEARING
RE: Petition for Special Exception
S/S of Liberty Rd., 460' W of Chapeldale Rd.
McMann-Torillo Assoc., Inc. - Petitioner
Case No. 85-189-X

TIME: 1:30 p.m.
DATE: January 8, 1985, Tuesday
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE: 1/5/85 ACCOUNT: P-1165-000
No. 134392

PAID TO: John B. Contrum
FOR: [Signature]
AMOUNT: \$10.00
BY: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

December 7, 1984

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 12-19-84
Posted for: Special Exception
Petitioner: McMann-Torillo Assoc., Inc.
Location of property: S/S of Liberty Road, 460' W of Chapeldale Road
Location of Sign: South side of Liberty Road, 460' W of Chapeldale Road
Remarks: [Signature]
Posted by: J. B. Contrum Date of return: 12-21-84
Number of Signs: 4

PETITION FOR SPECIAL EXCEPTION
2nd Election District

LOCATION: South side of Liberty Road, 460' West of Chapeldale Road
DATE AND TIME: Tuesday, January 8, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for farm machinery sales, storage and service in an R.C. 2 zone.

Being the property of McMann-Torillo Assoc., Inc. as shown on the plat filed with the zoning office.

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

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Md. Dec. 20, 1984
annexed Reg. # L67424 P.O. #60980
EXCESSIVE WORKS days previous
ber 1984
a daily newspaper published
in the
Minister, Carroll County, Maryland
a weekly newspaper published
in the
Annapolis, Carroll County, Maryland
a weekly newspaper published
in the
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 20, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 20, 1984.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising 18.00 85-189-X

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

December 31, 1984

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
S/S of Liberty Rd., 460' W of Chapeldale Road
McMann-Torillo Assoc., Inc. - Petitioner
Case No. 85-189-X

Dear Mr. Contrum:

This is to advise you that \$17.30 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 Janney, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:sj

PETITION FOR SPECIAL EXCEPTION
2nd Election District

LOCATION: South side of Liberty Road, 460 feet West of Chapeldale Road

DATE AND TIME: Tuesday, January 8, 1985 at 1:30 p.m.

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

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

Petition for Special Exception for farm machinery sales, storage and service in an R.C. 2 zone.

Being the property of McMann-Torillo Assoc., Inc. as shown on the plat filed with the Zoning Office.

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

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER
S/S of Liberty Rd., 460' W of
Chapeldale Rd., 2nd District: 1 OF BALTIMORE COUNTY

McMANN-TORILLO ASSOC., INC., Case No. 85-189-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-3188

I HEREBY CERTIFY that on this 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Robert J. Romacka, Esquire, and John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorneys for Petitioner.

[Signature]
Peter Max Zimmerman

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 448, TOWSON, MARYLAND 21204

Description to Accompany A Zoning Petition For
A Special Exception To Permit Farm Machinery
Sales, Storage and Services in A R.C. 2 Zone
(Section 140, J.C. 24a)
(Liberty Road - Parkview Tract)

Point of beginning be located 460' ± west from the intersection of the south side of Liberty Road with west side of Chapeldale Road.

Beginning at said point:

Running thence: 1) North 82° 46' West 336.0' ±
2) South 07° 14' West 420.0' ±
3) South 82° 46' East 435.0' ±
and 4) North 06° West 413.0' ±

to the place of beginning. (Savings and excepting that area noted B1).

Containing 3.27 acres ±.

(This description for zoning purposes only).



May 5, 1985

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

RE: Petition for Special Exception
5/8 of Liberty Road, 460' W of
Chapeldale Road - 2nd Election
District
McManus-Torillo Assoc., Inc.
Petitioner
No. 85-189-X (Item No. 127)

Dear Mr. Commissioner:

Please withdraw the Appeal entered on
February 19, 1985, from the decision of the Deputy
Zoning Commissioner of Baltimore County in connection
with the above referenced Order dated January 25, 1985.

Very truly yours,

Anthony V. Serio
Anthony V. Serio

10912 Steffany Road
Randallstown, Md. 21133

Donald E. Steiner
Donald E. Steiner

10903 Liberty Road
Randallstown, Md. 21133

Monty Jones
Monty Jones

Chapeldale Improvement Association
4410 Chapeldale Road
Randallstown, Md. 21133

February 19, 1985

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

RE: Petition for Special Exception
5/8 of Liberty Road - 2nd Election
District
McManus-Torillo Assoc., Inc.
Petitioner
No. 85-189-X (Item No. 127)

Dear Mr. Commissioner:

Please enter an Appeal from the decision of the
Deputy Zoning Commissioner of Baltimore County in
connection with the above referenced Order dated
January 25, 1985.

Very truly yours,

Anthony V. Serio
Anthony V. Serio

Monty Jones
Monty Jones

Chapeldale Improvement Association
4410 Chapeldale Rd.
Randallstown, Md.

#21133



Attendance 1/8/85 85-189-X

Rachel Scott 10914 Steffany Rd. (Protestant)	922-8581
Mary Jane Scott 10914 Steffany Rd. Protestant	922-8581
Connelly, Robert 10910 Steffany Rd. Protestant	922-8594
John C. Stevie 10703 Liberty Rd. Protestant	655-5622
David C. Stevie 10703 Liberty Rd. Protestant	655-5622
Margie C. Jones 4410 Chapeldale Rd. Protestant	922-1213
Robert M. Jones 4410 Chapeldale Rd. Protestant	922-1213
Charles R. Bain 10901 Liberty Rd. Protestant	922-4266
Franklin E. Bain 10901 Liberty Rd. Protestant	922-5853
Michael's Building 4510 Robinson Rd. Protestant	922-5857
Charles M. Lewis 10912 Steffany Rd. Protestant	922-5834
Edith Robinson 4506 Robinson Rd. Protestant	922-5312
Edith Robinson 10955 Liberty Rd. Protestant	922-5857
Monty Jones 6603 Capon Rd. Protestant	655-5209
Catherine C. Riden 4401 Chapeldale Rd. (Protestant)	922-4676
John Riden 4401 Chapeldale Rd. Protestant	655-4341
William M. Riden 4401 Chapeldale Rd. Protestant	922-4722
Donna L. Jones 4601 Wood Chapel Rd. Protestant	922-5742
John Smith 4601 Wood Chapel Rd. Protestant	922-5742
Thomas H. Jones 601 Montgomery Ave. Protestant	835-5781
Carl W. Wenzel 10906 Steffany Rd. Protestant	922-4883
Carl W. Wenzel 10906 Steffany Rd. Protestant	922-4883
Joseph W. Wenzel 10906 Steffany Rd. Protestant	521-5170
Joseph W. Wenzel 4507 Robinson Rd. Protestant	922-8550
Veronica A. Salter 10910 Steffany Rd. Protestant	922-5874
James M. Jones 4410 Chapeldale Rd. Protestant	922-1213
John A. Jones 10912 Steffany Rd. Protestant	655-5622
John A. Jones 10912 Steffany Rd. Protestant	655-5622
John A. Jones 4401 Chapeldale Rd. Protestant	922-5874

December 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of the Chapeldale Improvement Association.
It is our understanding that Robert and Raymond Paskewicz have
petitioned for a Special Exception for property associated with
Security Ford Tractor, 10917 Liberty Road (south side of Liberty
Road, 450 ft. east of Poveille Run Road).

We would formally request that your office inform us of any upcoming
hearing or related developments in regard to this matter and we would
like to thank you, in advance, for your assistance.

Sincerely,

Tony Serio
Tony Serio
10912 Steffany Road
Randallstown, Maryland 21133



Notice of hearing post
12/11/84

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-189-X

District: *2nd* Date of Posting: *2-26-85*
Posted for: *Appeal*
Petitioner: *McManus-Torillo Association, Inc.*
Location of property: *5/8 of Liberty Road, 460' W of Chapeldale Rd.*
Location of Sign: *South side of Liberty Road in front of*
subject property (10917 Liberty Road)
Remarks:
Posted by: *M. J. Riden* Date of return: *2-27-85*
Number of Signs: *1*

85-189-X 2nd District
5/8 Liberty Rd., 460' W of Chapeldale Rd.
McManus-Torillo Assoc., Inc.
1 SIGN

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

No. 005300

DATE: 2/1/85 ACCOUNT: 11-11-11-11-11

AMOUNT: \$ 1.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

3/21/85 - Following were notified of hearing set for Thursday, May 16, 1985, at 10 a.m.:

John Gontrom, Esq.
Anthony Serio
Monty Jones
McManus-Torillo Assoc., Inc.
Phyllis C. Friedman
N. Gerber, J. Housatt
A. Jablon, J. Jurek, J. Dyer
Malcolm Spier
Douglas Schine



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

RE: Petition for Special Exception
S/S of Liberty Road, 460' W of
Chapeldale Road - 2nd Election
District
McManus-Torillo Assoc., Inc.
Petitioner
No. 85-189-X (Item No. 127)

Dear Mr. Commissioner:

Please withdraw the Appeal entered on
February 19, 1985, from the decision of the Deputy
Zoning Commissioner of Baltimore County in connection
with the above referenced Order dated January 25, 1985.

Very truly yours,

Anthony J. Serio
10912 Steffany Road
Randallstown, Md. 21133
Donald R. Steiner
10903 Liberty Road
Randallstown, Md. 21133

Monty Jones
Chapeldale Improvement Association
4410 Chapeldale Rd
Randallstown, Md. 21133

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

RE: Petition for Special Exception
S/S of Liberty Road, 460' W of
Chapeldale Road - 2nd Election
District
McManus-Torillo Assoc., Inc.
Petitioner
No. 85-189-X (Item No. 127)

Dear Mr. Commissioner:

Please enter an Appeal from the decision of the
Deputy Zoning Commissioner of Baltimore County in
connection with the above referenced Order dated
January 25, 1985.

Very truly yours,

Monty Jones
Chapeldale Improvement Association
4410 Chapeldale Rd
Randallstown, Md.
#21133

Attendance 1/8/85 85-189-X

Rachel East 10914 Steffany Rd. (Protestant)	922-8581
May Jones East 10914 Steffany Rd. (Protestant)	922-8581
Connelly's Rehabilitation 10910 Steffany Rd. (Protestant)	922-5894
Leon C. Steiner 10903 Liberty Rd. (Protestant)	655-5622
David C. Steiner 10903 Liberty Rd. (Protestant)	655-5622
Margie C. Steiner 4410 Chapeldale Rd. (Protestant)	922-1213
William Jones 4410 Chapeldale Rd. (Protestant)	922-1213
Charles R. Davis 10901 Liberty Rd. (Protestant)	922-4266
David E. Davis 10901 Liberty Rd. (Protestant)	922-5853
Maude's Building 4510 Robinson Rd. (Protestant)	922-5857
James M. Davis 10916 Steffany Rd. (Protestant)	922-5834
Edith Robinson 4410 Chapeldale Rd. (Protestant)	922-5312
Edith Robinson 10916 Steffany Rd. (Protestant)	922-5857
Maude's Building 4510 Robinson Rd. (Protestant)	655-5622
Cathleen J. Davis 4410 Chapeldale Rd. (Protestant)	922-4676
James M. Davis 4410 Chapeldale Rd. (Protestant)	655-5622
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-4722
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-5742
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-5742
James M. Davis 4410 Chapeldale Rd. (Protestant)	835-5851
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-4883
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-4883
James M. Davis 4410 Chapeldale Rd. (Protestant)	521-5170
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-2530
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-5894
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-1213
James M. Davis 4410 Chapeldale Rd. (Protestant)	922-5857
James M. Davis 4410 Chapeldale Rd. (Protestant)	655-6071
James M. Davis 4410 Chapeldale Rd. (Protestant)	835-5853

December 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of the Chapeldale Improvement Association.
It is our understanding that Norbert and Raymond Paklewicz have
petitioned for a Special Exception for property associated with
Security Ford Tractor, 10917 Liberty Road (south side of Liberty
Road, 450 ft. east of Powell's Run Road).

We would formally request that your office inform us of any upcoming
hearing or related developments in regard to this matter and we would
like to thank you, in advance, for your assistance.

Sincerely,

Anthony J. Serio
10912 Steffany Road
Randallstown, Maryland 21133



Notice of hearing set
12/11/84

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-189-X

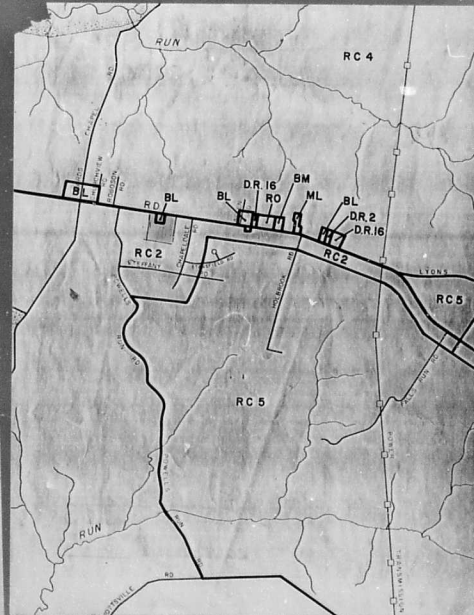
District: 2nd Date of Posting: 2-26-85
Posted for: Appeal
Petitioner: McManus-Torillo Assoc., Inc.
Location of property: S/S of Liberty Road, 460' W of Chapeldale Rd.
Location of Sign: South side of Liberty Road, in front of
subject property (10917 Steffany Rd.)
Remarks:
Posted by: M.J. Davis Date of return: 2-27-85
Number of Signs: 1

85-189-X 2nd District
S/S Liberty Rd, 460' W of Chapeldale Rd.
McManus-Torillo Assoc., Inc.
1 SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005300
DATE: 2-27-85 ACCOUNT: 3-11-85
AMOUNT: \$100.00
RECEIVED FROM: Monty Jones
FOR: McManus-Torillo Assoc., Inc.
VALIDATION OR SIGNATURE OF CLERK

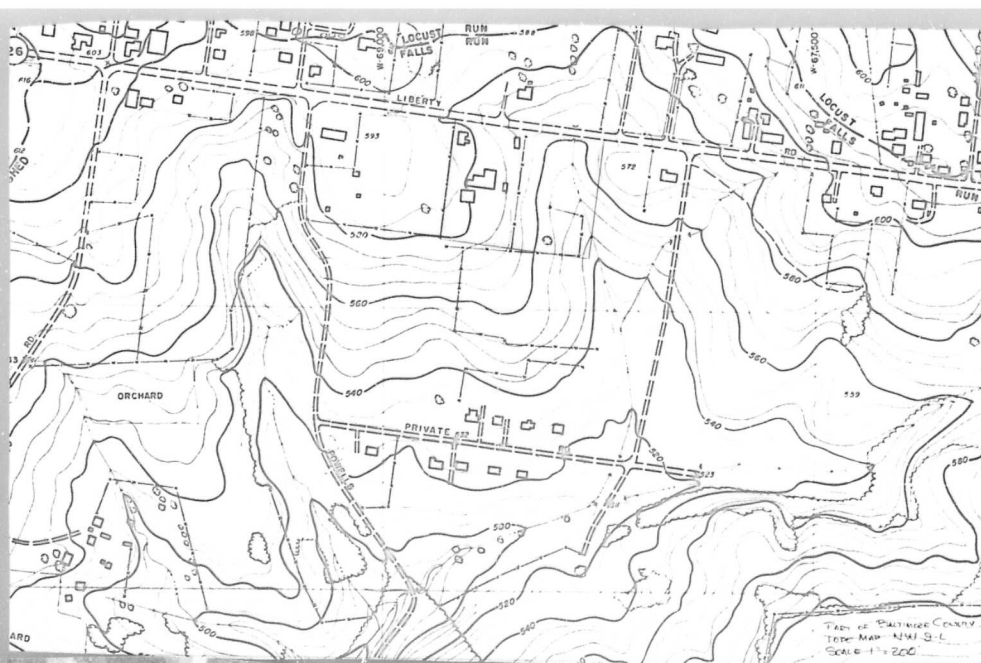
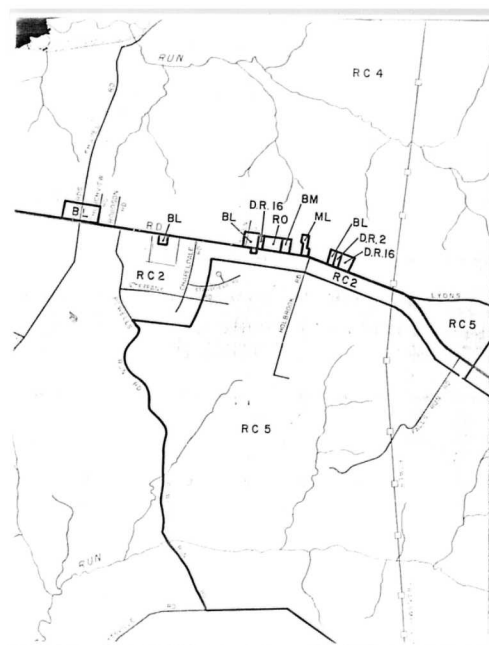
3/21/85 - Following were notified of hearing set for Thursday, May 16, 1985, at 10 a.m.

John Ginter, Esq.
Anthony Serio
Monty Jones
McManus-Torillo Assoc., Inc.
Phyllis C. Friedman
N. Gerber, J. Hovell
A. Jablon, J. Jurek, J. Dyer
Malcolm Spier
Douglas Schuch



Exhibits
No. - 85-189-X
Mc Manus -
Torillo Case Inc.





PLAT TO ACCOMPANY A ZONING
PETITION FOR A SPECIAL
EXCEPTION TO PERMIT FARM
MACHINERY (SALES, STORAGE & SERVICES)
IN A R-C-2 ZONE (SECT 1A Q1, L2, C24, Q2)
BALTIMORE CO., MD - ELECTION DISTRICT 2 - Sept. 26/04

December 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of the Chapeldale Improvement Association. It is our understanding that Norbert and Raymond Paskiewicz have petitioned for a Special Exception for property associated with Security Ford Tractor, 10917 Liberty Road (south side of Liberty Road, 450 ft. east of Powells Run Road).

We would formally request that your office inform us of any upcoming hearing or related developments in regard to this matter and we would like to thank you, in advance, for your assistance.

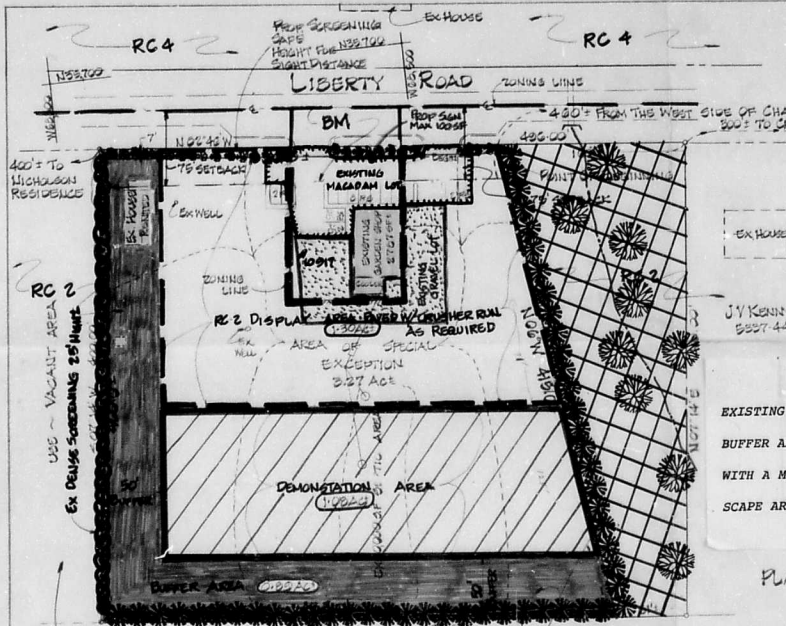
Sincerely,

Tony Serio
10912 Steffany Road
Randallstown, Maryland 21133

12/11/84
TO: Mr. Paskiewicz
FROM: Mr. Arnold Jablon
SUBJECT: ZONING



Noted at hearing Dec 12/11/84



MARSHALL E. NICHOLSON
P.L. 02-14-000001
THRU 02

RC 2
USE - VACANT 118800
PART OF "CHAPLEDALE"
10/82

SITE DATA

AREA OF TRACT	4.80 AC
EXISTING ZONING	RC2
+ BM	4.25 AC
WAD (1000) NOW	4.25 AC
BM (1000) N-02	1000 MAP CHANGE
PARKING REQUIRED	14 PC
STREET	STREET
PARKING SHOWN	14 PC (EXISTING TO BE STRIPPED) 2100 MIN.

GENERAL NOTES

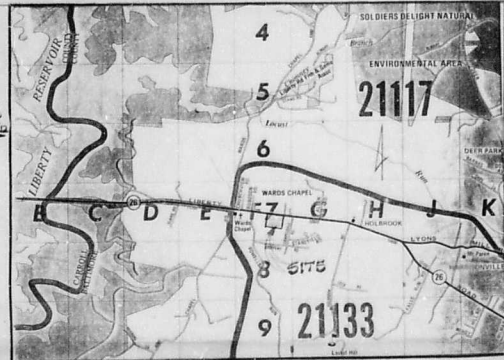
- UPON THE GRANTING OF THE SPECIAL EXCEPTION THE BARN SHED SHALL SERVE AS A GABLE OFFICE IN CONJUNCTION WITH SPECIAL EXCEPTION HEREBY REQUESTED.
- NO ADDITIONAL IMPERVIOUS AREA IS REQUIRED.
- 10000 RES 4800/000
- EXWELL AND SEPTIC SYSTEM TO BE PROTECTED FROM PHYSICAL DAMAGE
- CRACKER RUN PAVING SHALL BE DRAINABLE AND DUST FREE AS SPECIFIED UNDER B.C.E.R.S.

OWNER

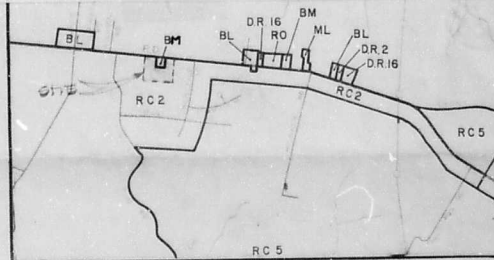
NORBERT PASKIEWICZ ETAL
6424 FRANKFORD AVE.
BALTIMORE MD 21200

CONTRACT PURCHASER

JAMES MCMAHON ETAL
C/O DEL. MAR. FORD TRACTOR INC
Rte 42 WEST OF Rte 19
CHRYSLER DEL. 19552



EXISTING TREES ALONG EAST OUTLINE OF SPECIAL EXCEPTION AREA AND IN DESIGNATED BUFFER AREAS SHALL BE SUPPLEMENTED AS REQUIRED TO PRODUCE COMPACT SCREENING WITH A MINIMUM HEIGHT OF 5 FEET IN COMPLIANCE WITH A PLAN PREPARED BY A LANDSCAPE ARCHITECT AND THE LANDSCAPE MANUAL.



PART OF 1954 ZONING MAP 1-C REV 1/8/82

EXHIBIT 7

PLAT TO ACCOMPANY A ZONING PETITION FOR A SPECIAL EXCEPTION TO PERMIT FARM MACHINERY (SALES, STORAGE + SERVICES) IN A RC-2 ZONE (SECT 1601.2.C 24.a)

BALTIMORE CO. MD - ELECTION DISTRICT 2 - Sept. 26/84

ENGINEER:
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-825-8120



CURVE DATA

W	Δ	RADIUS	TAN	ASC	CHORD	BEARING
1	334.55	100.74	20.43	101.40	287.52 00' N	
2	334.55	100.74	20.43	101.40	287.52 00' N	
3	334.55	100.74	20.43	101.40	287.52 00' N	
4	334.55	100.74	20.43	101.40	287.52 00' N	
5	334.55	100.74	20.43	101.40	287.52 00' N	
6	334.55	100.74	20.43	101.40	287.52 00' N	
7	334.55	100.74	20.43	101.40	287.52 00' N	
8	334.55	100.74	20.43	101.40	287.52 00' N	
9	334.55	100.74	20.43	101.40	287.52 00' N	
10	334.55	100.74	20.43	101.40	287.52 00' N	
11	334.55	100.74	20.43	101.40	287.52 00' N	
12	334.55	100.74	20.43	101.40	287.52 00' N	
13	334.55	100.74	20.43	101.40	287.52 00' N	
14	334.55	100.74	20.43	101.40	287.52 00' N	
15	334.55	100.74	20.43	101.40	287.52 00' N	
16	334.55	100.74	20.43	101.40	287.52 00' N	
17	334.55	100.74	20.43	101.40	287.52 00' N	
18	334.55	100.74	20.43	101.40	287.52 00' N	
19	334.55	100.74	20.43	101.40	287.52 00' N	
20	334.55	100.74	20.43	101.40	287.52 00' N	
21	334.55	100.74	20.43	101.40	287.52 00' N	
22	334.55	100.74	20.43	101.40	287.52 00' N	
23	334.55	100.74	20.43	101.40	287.52 00' N	
24	334.55	100.74	20.43	101.40	287.52 00' N	
25	334.55	100.74	20.43	101.40	287.52 00' N	
26	334.55	100.74	20.43	101.40	287.52 00' N	
27	334.55	100.74	20.43	101.40	287.52 00' N	
28	334.55	100.74	20.43	101.40	287.52 00' N	
29	334.55	100.74	20.43	101.40	287.52 00' N	
30	334.55	100.74	20.43	101.40	287.52 00' N	
31	334.55	100.74	20.43	101.40	287.52 00' N	
32	334.55	100.74	20.43	101.40	287.52 00' N	
33	334.55	100.74	20.43	101.40	287.52 00' N	
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35	334.55	100.74	20.43	101.40	287.52 00' N	
36	334.55	100.74	20.43	101.40	287.52 00' N	
37	334.55	100.74	20.43	101.40	287.52 00' N	
38	334.55	100.74	20.43	101.40	287.52 00' N	
39	334.55	100.74	20.43	101.40	287.52 00' N	
40	334.55	100.74	20.43	101.40	287.52 00' N	
41	334.55	100.74	20.43	101.40	287.52 00' N	
42	334.55	100.74	20.43	101.40	287.52 00' N	
43	334.55	100.74	20.43	101.40	287.52 00' N	
44	334.55	100.74	20.43	101.40	287.52 00' N	
45	334.55	100.74	20.43	101.40	287.52 00' N	
46	334.55	100.74	20.43	101.40	287.52 00' N	
47	334.55	100.74	20.43	101.40	287.52 00' N	
48	334.55	100.74	20.43	101.40	287.52 00' N	
49	334.55	100.74	20.43	101.40	287.52 00' N	
50	334.55	100.74	20.43	101.40	287.52 00' N	
51	334.55	100.74	20.43	101.40	287.52 00' N	
52	334.55	100.74	20.43	101.40	287.52 00' N	
53	334.55	100.74	20.43	101.40	287.52 00' N	
54	334.55	100.74	20.43	101.40	287.52 00' N	
55	334.55	100.74	20.43	101.40	287.52 00' N	
56	334.55	100.74	20.43	101.40	287.52 00' N	
57	334.55	100.74	20.43	101.40	287.52 00' N	
58	334.55	100.74	20.43	101.40	287.52 00' N	
59	334.55	100.74	20.43	101.40	287.52 00' N	
60	334.55	100.74	20.43	101.40	287.52 00' N	
61	334.55	100.74	20.43	101.40	287.52 00' N	
62	334.55	100.74	20.43	101.40	287.52 00' N	
63	334.55	100.74	20.43	101.40	287.52 00' N	
64	334.55	100.74	20.43	101.40	287.52 00' N	
65	334.55	100.74	20.43	101.40	287.52 00' N	
66	334.55	100.74	20.43	101.40	287.52 00' N	
67	334.55	100.74	20.43	101.40	287.52 00' N	
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69	334.55	100.74	20.43	101.40	287.52 00' N	
70	334.55	100.74	20.43	101.40	287.52 00' N	
71	334.55	100.74	20.43	101.40	287.52 00' N	
72	334.55	100.74	20.43	101.40	287.52 00' N	
73	334.55	100.74	20.43	101.40	287.52 00' N	
74	334.55	100.74	20.43	101.40	287.52 00' N	
75	334.55	100.74	20.43	101.40	287.52 00' N	
76	334.55	100.74	20.43	101.40	287.52 00' N	
77	334.55	100.74	20.43	101.40	287.52 00' N	
78	334.55	100.74	20.43	101.40	287.52 00' N	
79	334.55	100.74	20.43	101.40	287.52 00' N	
80	334.55	100.74	20.43	101.40	287.52 00' N	
81	334.55	100.74	20.43	101.40	287.52 00' N	
82	334.55	100.74	20.43	101.40	287.52 00' N	
83	334.55	100.74	20.43	101.40	287.52 00' N	
84	334.55	100.74	20.43	101.40	287.52 00' N	
85	334.55	100.74	20.43	101.40	287.52 00' N	
86	334.55	100.74	20.43	101.40	287.52 00' N	
87	334.55	100.74	20.43	101.40	287.52 00' N	
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89	334.55	100.74	20.43	101.40	287.52 00' N	
90	334.55	100.74	20.43	101.40	287.52 00' N	
91	334.55	100.74	20.43	101.40	287.52 00' N	
92	334.55	100.74	20.43	101.40	287.52 00' N	
93	334.55	100.74	20.43	101.40	287.52 00' N	
94	334.55	100.74	20.43	101.40	287.52 00' N	
95	334.55	100.74	20.43	101.40	287.52 00' N	
96	334.55	100.74	20.43	101.40	287.52 00' N	
97	334.55	100.74	20.43	101.40	287.52 00' N	
98	334.55	100.74	20.43	101.40	287.52 00' N	
99	334.55	100.74	20.43	101.40	287.52 00' N	
100	334.55	100.74	20.43	101.40	287.52 00' N	

RESERVED
FOT
FUTURE DEVELOPMENT

- Home Owners
- Educated Methodist Church Personnel
- Chapel Hill Nursing Home
- Security Fund Funds

GLB * 18 FOLIO 63
PROTESTANT'S
EXHIBIT 9

SURVEYOR & CIVIL ENGINEER
4200 ELSHODE AVE. HA 2122
BALTIMORE 14, MD
SCALE 1"=50' Sept. 18, 1962

CURVE DATA					
STATION	RADIUS	TAN	ABC	CHORD	BEARING
1+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
2+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
3+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
4+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
5+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
6+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
7+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
8+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
9+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
10+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
11+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
12+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
13+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
14+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
15+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
16+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
17+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
18+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
19+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
20+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
21+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
22+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
23+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
24+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
25+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
26+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
27+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
28+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
29+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W
30+00.00	1000.00	100.00	100.00	100.00	90° 00' 00" W

RESERVED FOR FUTURE DEVELOPMENT

RESERVED FOR FUTURE DEVELOPMENT

The streets and/or roads as shown herein and the mention thereof in deeds are for the purpose of dedication only and the same are not intended to be dedicated to public use. The fee simple title to the lands therein is exclusively reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

FINAL SUBDIVISION PLAN
PLAT I
OF
CHAPELDALE
DEVELOPMENT OF
CHAS. H. STEFFY INC.
SECOND ELECTION DIST.
BALTIMORE COUNTY

GLB *18 FOLIO 63
PROTESTANT'S
EXHIBIT 7

APPROVED-BALTIMORE COUNTY PLANNING COMMISSION
BY: *James T. Day* DIRECTOR
DATE: *SEP. 14, 1955*
APPROVED-BALTIMORE COUNTY HIGHWAYS DEPARTMENT
BY: *Chas. H. Steffy* HIGHWAYS ENGINEER
DATE: *SEP. 14, 1955*

CURVE DATA
The curves shown herein are for the purpose of deduction only and the same are not intended to be dedicated to public use. The fee simple title to the lands therein is exclusively reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

SURVEYOR & CIVIL ENGINEER
ALAN E. STEFFY, INC.
BALTIMORE 14, MD.
SCALE 1"=50'

- Home Owners
- Church/Methodist
- Church/Protestant
- Chapel Hill Nursing Home
- Community Foundation