

PETITION FOR SPECIAL EXCEPTION 85-195-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage in an ML-1M 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.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
(Type or Print Name)
Signature _____

Attorney for Petitioner: _____
Robert A. Hoffman, Esq.
Address _____
Timonium, MD 21093
City and State
Signature _____
210 Allegheny Avenue
Towson, Maryland 21204
City and State

Telephone No.: 823-4111
210 Allegheny Avenue 823-4111
Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of December, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1985, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

85-195-X

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 4th day of December, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Willey J. Smith
Petitioner's Attorney: Robert A. Hoffman, Esquire

Received by: _____
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-195-X
Date: January 7, 1985

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 7, 1985

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

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 142, Case No. 85-195-X
Willey J. Smith - Petitioner
Petition for Special Exception

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct in addition to the existing service garage and "legalize" the existing use, this special exception is required.

Particular attention should be afforded to the comments of the Department of Traffic-Engineering and the Office of Current Planning. For further information on said comments, you may contact Mr. Mike Flanagan (494-3354) and Ms. Susan Carrell (494-3355), respectively.

As indicated in our recent telephone conversation, the parking required for the site need only be based on one space for each 300 square feet of total floor area of the building. This would revise the calculations for parking and require only 12 spaces rather than 18 as shown. Also, either a note indicating that no damaged or disabled vehicles will be stored outside must be provided on the revised plans or an 8 foot high screened area must be stated if said vehicles will be stored outside.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

NBC:ech

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

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1985

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

Re: Item #142 (1984-1985)
Property Owner: Willey J. Smith
E/S Green Spring Drive 1551' S. Timonium Rd.
Acres: 0.54
District: 8th

Dear Mr. Jablon:

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

General:

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.

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.

Very truly yours,

Bureau of Public Services

JAM:EAM:PWO:sa

1/15 85-195-X

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 12/14/84
Item # 142
Property Owner: Willey J. Smith
Location: E/S Green Spring Drive
S of Timonium 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 on _____.
- () 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 _____.
- () 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: _____

The requirements of the Landscape Manual apply to this development. A landscape plan is required. Parking calculations are incorrect. Please note that storage areas for damaged vehicles with special screening. Show gate location along fence.

Eugene A. Bels
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

December 17, 1984

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

Item No. 142 -ZAC- December 4, 1984
Property Owner: Willey J. Smith
Location: E/S Green Spring Drive 1551' S. Timonium Road
Existing Zoning: ML-1M
Proposed Zoning: Special Exception for a service garage.

Acres: 0.54
District: 8th

Dear Mr. Jablon:

The site plan should be revised to show the gasoline and oil pumps. The field inspection of this site shows a need for more parking than shown. Access to the site will only be what is shown and the rest of the frontage must be closed to vehicles.

Michael S. Flanagan
Traffic Engineering Assoc. II

HSP/cwm

APR 10 1985

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

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

ARNOLD JABLON
ZONING COMMISSIONER
January 21, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Greenspring Dr., 1551' S of
Timonium Rd. (1957 Greenspring Dr.)
8th Election District
Wiley J. Smith - Petitioner
No. 85-195-X (Item No. 142)

Dear Mr. Hoffman:

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

Very truly yours,

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

JMHJ/mc

Attachments

cc: People's Counsel

MICROFILMED

BAITMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF
November 30, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Wiley J. Smith

Location: E/S Greenspring Drive 1551' S. Timonium Road

Item No.: 142 Zoning Agenda: Meeting of 12/4/84

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

() 7. The Fire Prevention Bureau has no comments, at this time.

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

/mb

MICROFILMED

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 6, 1985

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Greenspring Dr., 1551' S of
Timonium Rd. (1957 Greenspring Dr.)
8th Election District
Wiley J. Smith - Petitioner
No. 85-195-X (Item No. 142)

Dear Mr. Hoffman:

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

Very truly yours,

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

JMHJ:soh

Attachment

cc: People's Counsel

MICROFILMED

BAITMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 5, 1984

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

Dear Mr. Jablon:

Comments on Item # 142 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wiley J. Smith
Location: E/S Greenspring Drive 1551' S. Timonium Road
Existing Zoning: M.L.-IM
Proposed Zoning: Special exception for a service garage

Area: 0.54
District: 8th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(X) A building/ & other / permit shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 1401, Line 2, Section 1407 and Table 1402, also Section 503.2.

(X) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

(X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(X) Before this "File" can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

NOTE: (X) Comments - Show handicapped parking, signs, building access, curb cuts, etc.

Service and repair garages cannot be used for other uses. Section 146.0.

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

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

MICROFILMED

CEB:as

December 13, 1984

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception
E/S Greenspring Dr., 1551' S of
Timonium Rd. (1957 Greenspring Dr.)
Wiley J. Smith - Petitioner
Case No. 85-195-X

TIME: 10:30 a.m.

DATE: Tuesday, January 15, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

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

No. 135316

DATE: 11/ ACCOUNT: 1-11-1985

AMOUNT: \$100.00

RECEIVED FROM: John Hoffman

FOR: [Signature]

0 057*****1000016 2216F

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Greenspring Drive, : OF BALTIMORE COUNTY
1551' S of Timonium Road
(1957 Greenspring Drive),
8th District :
WILEY J. SMITH, Petitioner : Case No. 85-195-X

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 27th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL EXCEPTION
on Election District
LOCATION: East end of Greenspring Drive
1551' S of Timonium Road (1957
Greenspring Drive)
DATE AND TIME: Tuesday, January 15, 1985 at
10:30 a.m.
PLACE: Room 106, County Office Building,
111 West Chesapeake Avenue,
Towson, Md. 21204
The Zoning Commissioner of Baltimore County
has caused the foregoing advertisement to be
published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
once a week for _____ consecutive weeks, the
first publication appearing on the _____ day of
_____ 1985.
The TOWSON TIMES
[Signature]
Cost of Advertisement: \$26.50

Towson, Md. 12/27 1984

THIS IS TO CERTIFY that the annexed advertisement as published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
once a week for _____ consecutive weeks, the
first publication appearing on the _____ day of
_____ 1985.

85-195-X
[Signature]
The TOWSON TIMES
Cost of Advertisement: \$26.50

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 12-21-84

Posted for: [Signature]

Petitioner: Wiley J. Smith

Location of property: E/S of Greenspring Drive, 1551' S of

Timonium Road

Location of Signs: E/S of Greenspring Drive, opposite 1551'

South of Timonium Road

Remarks: [Signature]

Posted by: [Signature] Date of return: 12-28-84

Number of Signs: 2

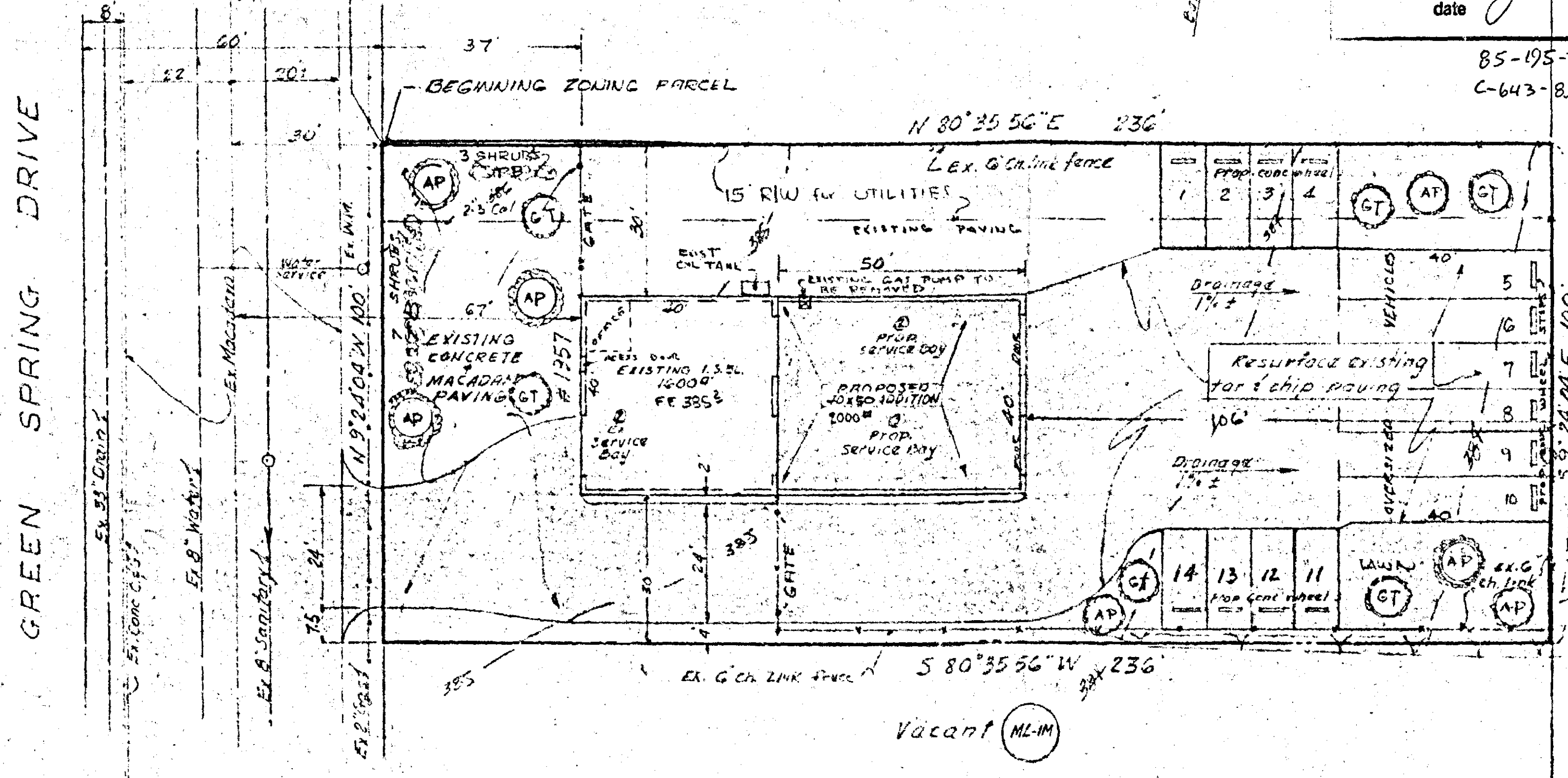
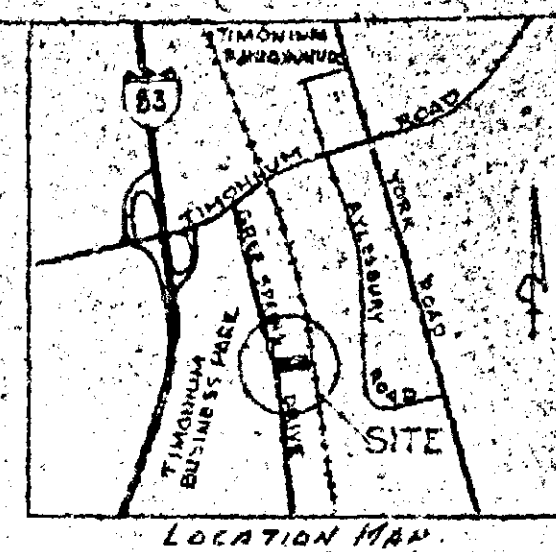
[Signature]

MICROFILMED

APR 10 1985

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
LANDSCAPE PLAN APPROVED

by James Canell
date June 6, 1985



NOTE:
A min. of 60% of existing paving to be removed for each 2 to 3 inch caliche trees. Preparation to include top soil & mulch.

NOTE:
Parking bays to be a minimum of 9'x20'

NOTE:
PETITION FOR SPECIAL EXCEPTION
WILEY J. SMITH - PETITIONER
N 85-195-X (ITEM NO 142)
GRANTED JAN. 21, 1985
PERMIT # 75043
CONTROL # 64385

WAVIER OF LANDSCAPE ARCHITECT
SEAL GRANTED 3/28/85

I 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 dated March - 7, 1985.

Signature of Applicant: W. J. Smith Date: 3-7-85

SITE PLAN
FOR
PROPOSED ADDITION TO
EXISTING SERVICE GARAGE
TIMONIUM TRUCK & AUTO SERVICE
LOCATED
8TH ELECTION DIST - CALTO, CO, MD.
REVISED 2-20-1985
SCALE: 1"=20' OCT. 25, 1984

NOTE: EXISTING CONTOURS & FINISHED GRADES TO BE SAME
DISTURBED AREAS:
PROPOSED SERVICE GARAGE 2000'
PROPOSED PLANTING AREAS 1000'
TOTAL = 3000'

ZONING --- ML-1M
LOT AREA --- 23,600'± OR 0.54 AC
PRESENT USE --- SERVICE GARAGE
PROPOSED --- " "

PARKING DATA:
AREA EXIST. BLDG. = 1600'
AREA FROM " = 2000'
PARKING REQ'D. = 3000/300 = 12 SPACES
(See note) PARKING FURNISHED

14 EXTERIOR BAYS
7 INTERIOR
21 TOTAL

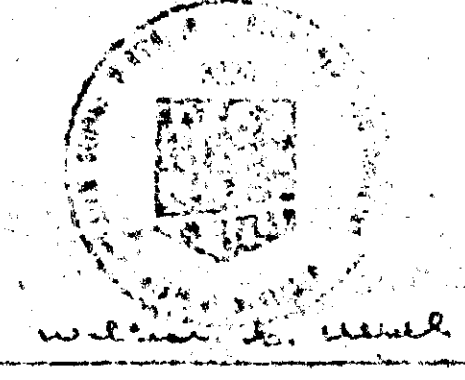
NOTE: NO DAMAGED OR DISABLED VEHICLES WILL BE STORED OUTSIDE OF BUILDING
NOTE: REVISED FOR PARKING & LANDSCAPING 3-1-85

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MD. 21204

PLANT LIST

SYMBOL	QUAN	NAME	SIZE
AP	7	ACER PLATANOIDES HURDWAY MAPLE	3"±
GT	6	GLEDITSIA TRIACANTHUS THORNLESS HONEY LOCUST	3"±
TS	12	TAXUS BRACATA SPREADING YEW	100'

WALLY J. & BARBARA A. SMITH
PHONE: 252-4523
TITLE: 4757 fol. 195



64385

GREEN SPRING DRIVE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 6/6/85
BY: James Canell
ZONING COMMISSIONER
DATE: 6/6/85
BY: James Canell
TITLE: 64385
SYMBOL: 64385

I 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 dated March - 7, 1985.

Signature of Applicant: W. J. Smith Date: 3-7-85

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FOR
PROPOSED ADDITION TO
EXISTING SERVICE GARAGE
TIMONIUM TRUCK & AUTO SERVICE
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8TH ELECTION DIST - CALTO, CO, MD.
REVISED 2-20-1985
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PROPOSED SERVICE GARAGE 2000'
PROPOSED PLANTING AREAS 1000'
TOTAL = 3000'

ZONING --- ML-1M
LOT AREA --- 23,600'± OR 0.54 AC
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PROPOSED --- " "

PARKING DATA:
AREA EXIST. BLDG. = 1600'
AREA FROM " = 2000'
PARKING REQ'D. = 3000/300 = 12 SPACES
(See note) PARKING FURNISHED

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7 INTERIOR
21 TOTAL

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NOTE: REVISED FOR PARKING & LANDSCAPING 3-1-85

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MD. 21204

PLANT LIST

SYMBOL	QUAN	NAME	SIZE
AP	3	ACER PLATANOIDES HURDWAY MAPLE	3"±
PC	3	PYRUS CALLERYANA BRADFORD PEAR	3"±
TS	12	TAXUS BRACATA SPREADING YEW	100'

WALLY J. & BARBARA A. SMITH
PHONE: 252-4523
TITLE: 4757 fol. 195

