

183 85-249-XA PETITION FOR ZONING VARIANCE 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 402.2 c (4) TO ALLOW PARKING SPACES WITHIN 0 FEET OF THE PROPERTY LINE IN LIEU OF THE REQUIRED 8 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) THE FRONT PROPERTY LINE IS 18' FROM THE FACE OF THE CURB. THIS ENTIRE AREA IS PRESENTLY PAVED AND HAS, TO THIS POINT, BEEN UTILIZED AS PART OF THE SERVICE STATION. WE PROPOSE TO REMOVE THE PAVEMENT, RECONSTRUCT THE CURB AND SIDEWALK AND PROVIDE A 15' LANDSCAPE AREA (SEE PLAN). THE STATE PROPOSES NO ADDITIONAL WIDENING OF EASTERN BLVD. IN LIGHT OF THESE CONDITIONS, IT WOULD BE IMPRACTICAL TO PROVIDE AN ADDITIONAL 8' LANDSCAPE AREA.

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: MARTIN SCHWARTZ (Type or Print Name) Signature
6014 HARFORD ROAD Address
BALTIMORE, MD 21214 City and State

Legal Owner(s): WILBUR K. GUE (Type or Print Name) Signature
6014 HARFORD ROAD Address
BALTIMORE, MD 21214 City and State

Attorney for Petitioner: 9. S. HAWTHORNE (Type or Print Name) Address
BALTIMORE, MD 21220 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
WILLIAM P. MONK (Type or Print Name) Address
P.O. Box 1415 BALTIMORE, MD 21221 323-1885 City and State
Attorney's Telephone No.: 323-1885

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of January, 1985, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of March, 1985, at 1:30 o'clock P.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION 85-249-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 BL ZONING DISTRICT (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: MARTIN SCHWARTZ (Type or Print Name) Signature
6014 HARFORD ROAD Address
BALTIMORE, MD 21214 City and State
Attorney for Petitioner: 9. S. HAWTHORNE (Type or Print Name) Address
BALTIMORE, MD 21220 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
WILLIAM P. MONK (Type or Print Name) Address
P.O. Box 1415 BALTIMORE, MD 21221 323-1885 City and State
Attorney's Telephone No.: 323-1885

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of January, 1985, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of March, 1985, at 1:30 o'clock P.M.

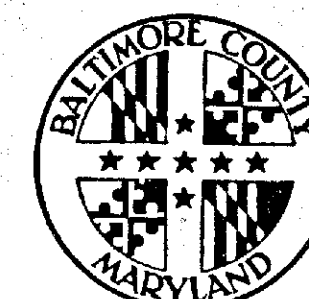
Cell John
Zoning Commissioner of Baltimore County.

(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
Date: February 12, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Wilbur K. Gue
SUBJECT: No. 85-249-XA

Assuming compliance with the Chesapeake Bay Critical Area Comments (Gerber to Jablon, 2/13/85), this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY DEPARTMENT OF HEALTH

March 1, 1985
Date

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

CRITICAL AREA REVIEW

Zoning Item # 183 Zoning Advisory Committee Meeting of January 9, 1985

Property Owner: Wilbur K. Gue

Location: Centen Ave. & Hawthorne Ave. District 15

Stream(s) on Property Yes No ☒

COMMENTS

Wetlands/Hydric Soils Yes No ☒

COMMENTS

Notes: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS No comment

Stephanie A. Taylor

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1985

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

o/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. William P. Monk
P.O. Box 11415
Baltimore, Maryland 21239

RE: Item No. 183- Case No. 85-249-XA
Petitioner - Wilbur K. Gue
Special Exception & Variance Petitions

Dear Mr. Monk:

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 convert the existing building to a service garage operation, this hearing is required. If you are not aware, this property is located within a State Critical Area, and the enclosed comments from Mr. Norman Gerber were submitted, accordingly. Since this was not discovered until the date of this writing, and in order to save time, I suggest that you contact Mr. Tom Vidman, Bureau of Engineering at 494-3720 and Mr. Steve Adamski, Health Department at 494-2762 in order to ascertain their respective comments pertaining to the State Critical Area.

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:bsc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

February 12, 1985

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

Re: Item #183 (1984-1985)
Property Owner: Wilbur K. Gue
5/5 Eastern Ave. at the inter. with the
E/S of S. Hawthorne Ave.
Acres: 16,892 sq. ft.
District: 15th

Dear Mr. Jablon:

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

General:

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

Eastern Boulevard (Md. 150) is a State Road. All improvements, inter-sections, 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.

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,

JAMES R. MARKS, Chief
Bureau of Public Services

JAM:EAM:FWR:iss
1-NE Key Sheet 11 & 12 NE 35 Pos. Sheets
NE 3 1 Topo 90 Tax Map

85-249-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 30th day of January, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Wilbur K. Gue
Petitioner's Attorney

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

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 Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
Zoning Commissioner
TO: _____ Date: February 13, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
Chesapeake Bay Critical Area Comments,
SUBJECT: Petition for S.E., 85-249-XA, W. K. Gue

This petition is consistent with the requirements of the Chesapeake Bay Critical Area Program.

However, the proposed landscaped area is not part of petitioner's parcel. It is in the ROW of Eastern Boulevard. This could result in an increase of the site's impervious surfaces. It must be determined if, in light of these facts, the petitioner's claim of no increase in paved area of the site is valid. If the site's impervious area is increased, some mitigative measures would be necessary to minimize water quality impacts.

NEG:PJS:vh

cy: Robert W. Marriott, Jr.
Deputy Director of Planning

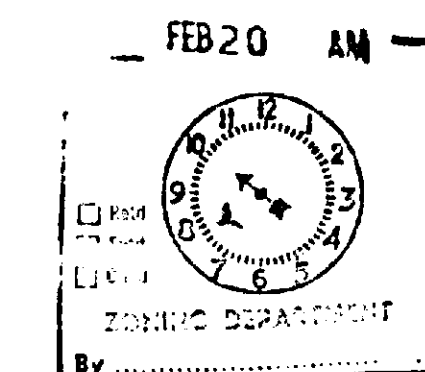
Andrea Van Arsdale
Coastal Zone Planner

James G. H-swell
Planner

Colin K. Thacker
Department of Health

People's Counsel

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



Maryland Department of Transportation

State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

January 18, 1985

Mr. A. Jablon
County Office Bldg.
Towson, Maryland 21204

Att: N. Commadari

Re: ZAC meeting 1/9/85
Item 183
Property Owner: Wilbur K. Gue
Location: S/S Eastern Ave.
Route 150 at the intersection with the E/S of S. Hawthorne Ave
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for a service garage. Variance to allow parking spaces adjacent to the front property line, while providing the landscape area within the public R/W per the plans.
Acres: 16,892 sq. ft.
District: 15th

Dear Mr. Commadari,

On review of the submittal of 12/2/84 and field inspection the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. Reconstruction of SHA Type "A" concrete curb and gutter along the entire frontage at the site, with Handi-cap ramp @ the Hawthorne Road corner and new sidewalk parallel to Eastern Blvd.
2. SHA Type "A" concrete curb constructed along the SHA-Right of way line on Eastern Blvd.
3. Show the existing storm drain @ the N/E corner of Eastern Blvd.

The SHA-Bureau of Engineering Access Permits strongly recommends to Baltimore County Zoning that a barrier curb be constructed @ the N/E property line at the site.

Cont. My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 985-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. N. Commadari
Page 2
January 18, 1985

On the day of inspection, it was noted many vehicles exit the Hawthorne Shopping Center through this site to obtain access to Eastern Blvd. in a S/W direction.

If this practice is not eliminated with reconstruction at the site serious problems could occur for the developer "Precision Tune" and the State Highway Administration.

Existing access to Eastern Blvd. from the Hawthorne Shopping Center by way of Kingston Road and the existing signalized intersection is satisfactory and should be used for access to Eastern Blvd in a S/W direction.

It is requested the site plan be revised prior to a hearing date being set, and all work within the SHA Right of way must be through SHA Permit.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

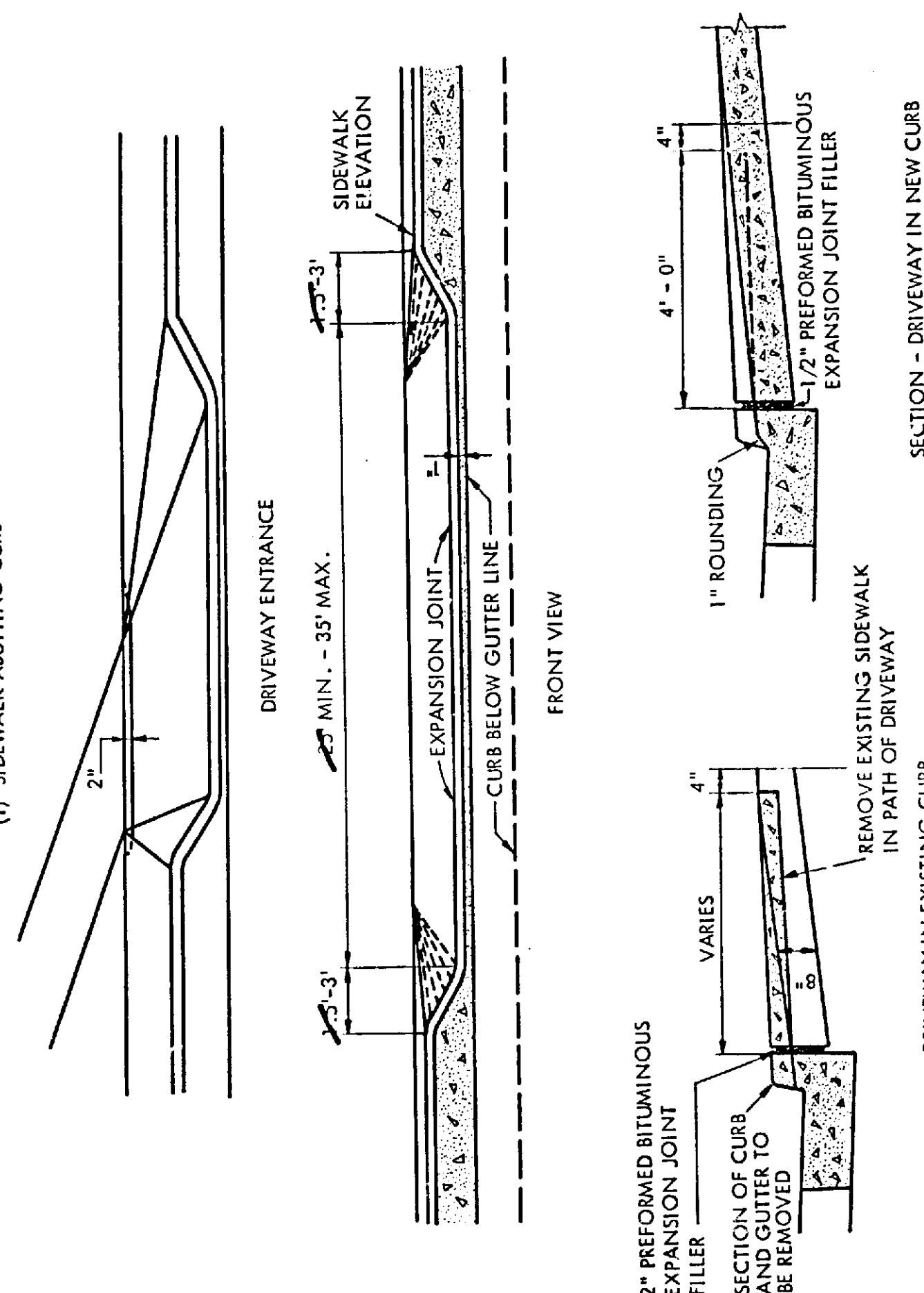
by: George Wittman

CL-CW/es

cc: Mr. J. Ogle

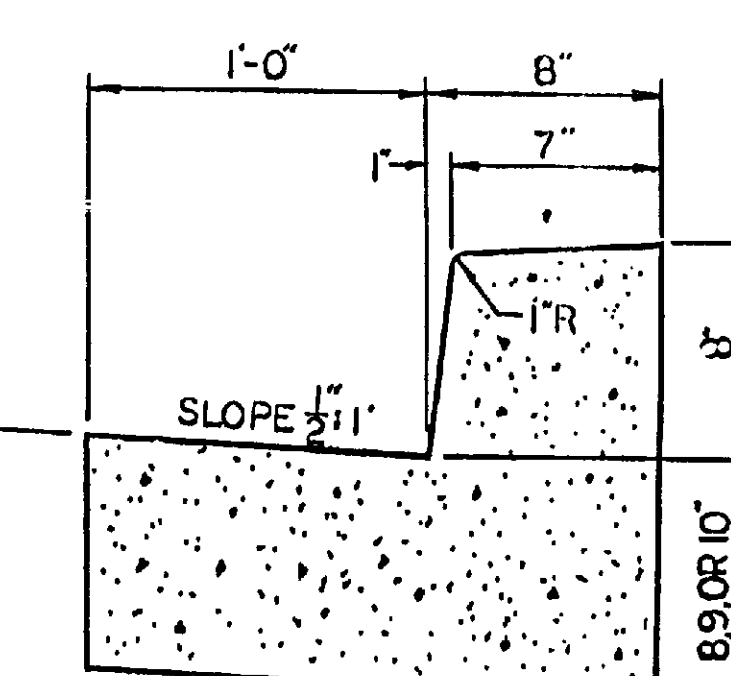
CHANNELIZATION OF COMMERCIAL ENTRANCES

L. TYPICAL DEPRESSED CURB TYPE ENTRANCE
(1) SIDEWALK ABUTTING CURB



MD. SHA. TYPE "A"
CONCRETE COMBINATION
CURB & GUTTER STANDARD
NO. MD. 620-02

SLOPE OF PAVEMENT



TYPE A

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

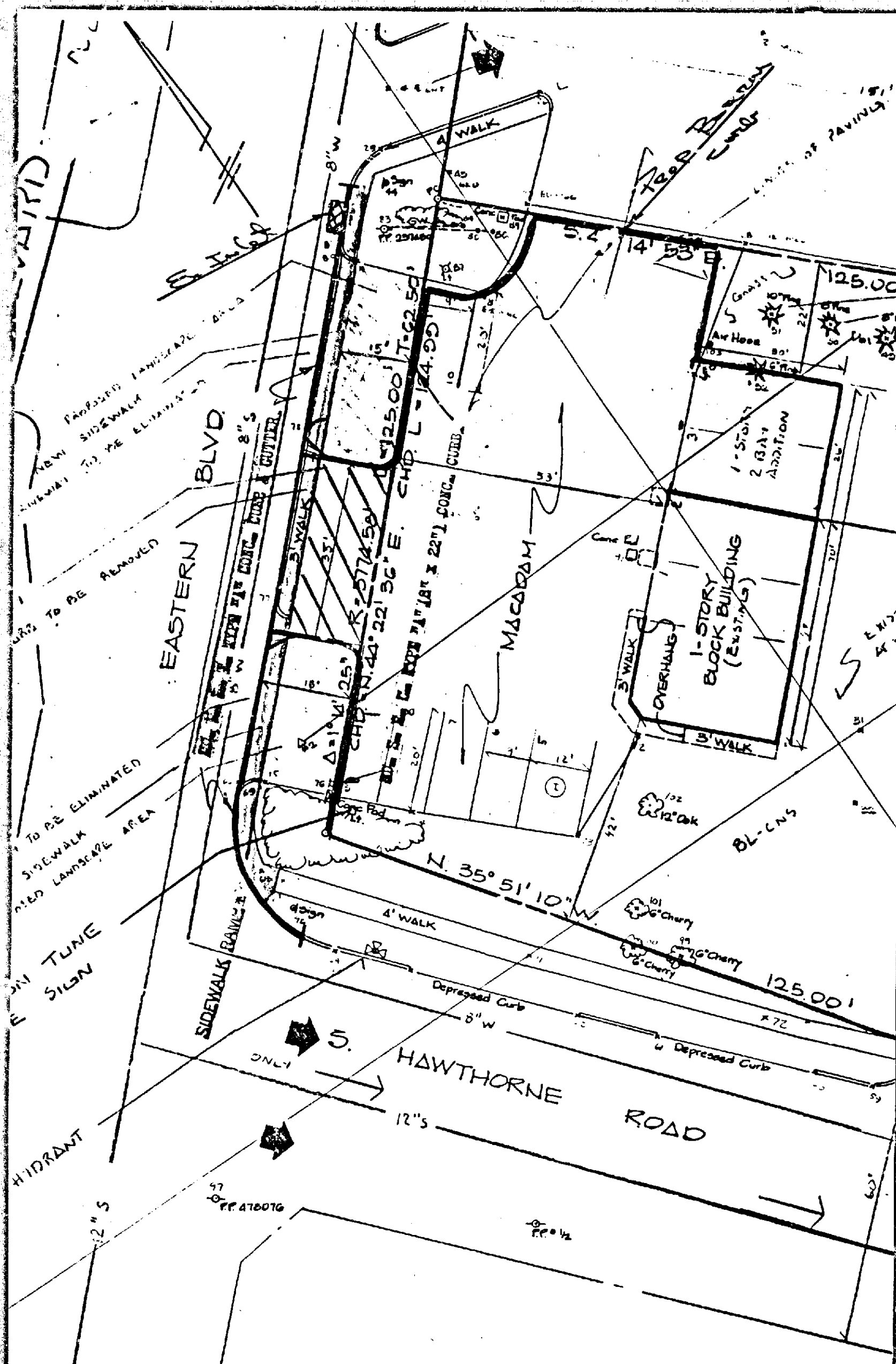
Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-38 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: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by E111 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 "T" level intersection as defined by E111 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: *This site is located in the Chesapeake Bay Critical Area and is subject to environmental regulations. Additional comments should be provided by the Planning Department. The site is located in a deficient service area and a Reserve Capacity Use Certificate must be obtained before a building permit can be issued. The deficient service is _____.*

cc: James Hoswell

Supra: Robert
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

February 8, 1985

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

Item No. 183 -ZAC- Meeting of January 9, 1985
Property Owner: Wilbur K. Gue
Location: S/S Eastern Ave. at the intersection with the E/S of Hawthorne Ave.
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for a service garage. Variance to allow parking spaces adjacent to the front property line, while providing the landscape area within the public right-of-way per the plans.

Acres: 16,892 sq.ft.
District: 15th

Dear Mr. Jablon:

The revised plan for this site appears to be satisfactory.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cdm

85-249-XA



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

STILL H. REINCKE
CHIEF

January 23, 1985

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

Attention: Nick Commodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Wilbur K. Gue

Location: S/S Eastern Avenue at the intersection with E/S of S.
Hawthorne Road
Item No.: 183 Zoning Agenda: Meeting of 1/9/85

Gentlemen:

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

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

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

REVIEWED: [Signature] 1/23/85
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

January 17, 1985

TED ZALEWSKI
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 183 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wilbur K. Gue
Location: S/S Eastern Avenue at the intersection with the E/S of S.
Hawthorne Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for a service garage. Variance to allow parking spaces adjacent to the front property line, while providing the landscape area within the public right-of-way per the plans.

Acres: 16,892 square feet
District: 15th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

(B) A building, & other miscellaneous permit shall be required before beginning construction.

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

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

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group-off an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 102 and Table 102, also Section 201-2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/a

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change from Use Group "B" to Use Group S-1.

H. Before this office can comment on the above structure, please have the owner, then 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 101.

I. Comments - Comply with Code requirements 616.0, 602.0 and 611.3 for Service Garages. Structure cannot be used for any other purpose. Exits shall comply with the current Code.

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,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE Corner Eastern Blvd. and
Hawthorne Road, 15th District
WILBUR K. GUE, Petitioner : Case No. 85-249-XA

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 15th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Wilbur K. Gue, 9 S. Hawthorne Rd., Baltimore, MD 21220, Petitioner; Mr. Martin Schwartz, 6014 Harford Rd., Baltimore, MD 21214, Contract Purchaser; and Mr. William P. Monk, P. O. Box 11415, Baltimore, MD 21239, who requested notification.

[Signature]
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 15, 1985

Mr. Wilbur K. Gue
9 S. Hawthorne Road
Baltimore, Maryland 21220

RE: Petition for Special Exception
and Variance
SE/Cor. Eastern Boulevard and
Hawthorne Road - 15th Election
District
Wilbur K. Gue - Petitioner
No. 85-249-XA (Item No. 183)

Dear Mr. Gue:

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

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:esh

cc: People's Counsel

Petition for Special Exception and Variance

15th Election District

LOCATION: Southeast corner East

and Boulevard and Hawthorne Road.

DATE & TIME: Tuesday, March 5,

1985 at 10 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 a

service garage in a BL zone (Section

200.13) and Variance to allow parking

spaces within 6 ft. of the property line

in lieu of the required 8 ft.

Being the property of Wilbur K.

Gue, as shown on the plat filed with

the Zoning Office.

In the event that this Petition is

granted, a building permit may be

used within the thirty (30) day appeal

period. The Zoning Commissioner

will, however, entertain any request

for a stay of the issuance of said per-

mit 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

85-249-XA

The Times

Middle River, Md., Feb 14 1985

This is to Certify, That the annexed

[Signature] Pg. 279388

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 14th day of

Feb 19 85

[Signature] Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th

Date of Posting: 2/15/85

Noted for: Special Exception & Variance

Petitioner: Wilbur K. Gue

Location of property: SE/Cor. Eastern Blvd. & Hawthorne Rd.

Location of Signs: Both signs facing east on Eastern Blvd. at Hawthorne Rd.

Approx. 32' x 12' facing east on Eastern Blvd. at Hawthorne Rd.

Remarks:

Posted by: [Signature]

Date of return: 2/15/85

Number of Signs: 2

Mr. Wilbur K. Gue
9 S. Hawthorne Road
Baltimore, Maryland 21220

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
SE/Cor. Eastern Blvd. & Hawthorne Road
Wilbur K. Gue - Petitioner
Case No. 85-249-XA

TIME: 1:30 P.M.

DATE: Tuesday, March 5, 1985

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

cc: Martin Schwartz
6014 Harford Road
Baltimore, Maryland 21214
William P. Monk
P. O. Box 11415
Baltimore, Maryland 21239

[Signature]
Zoning Commissioner
County

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

No. 003119

DATE: 2/15/85 ACCOUNT: P-01-215-000

AMOUNT: \$ 200.00

RECEIVED: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

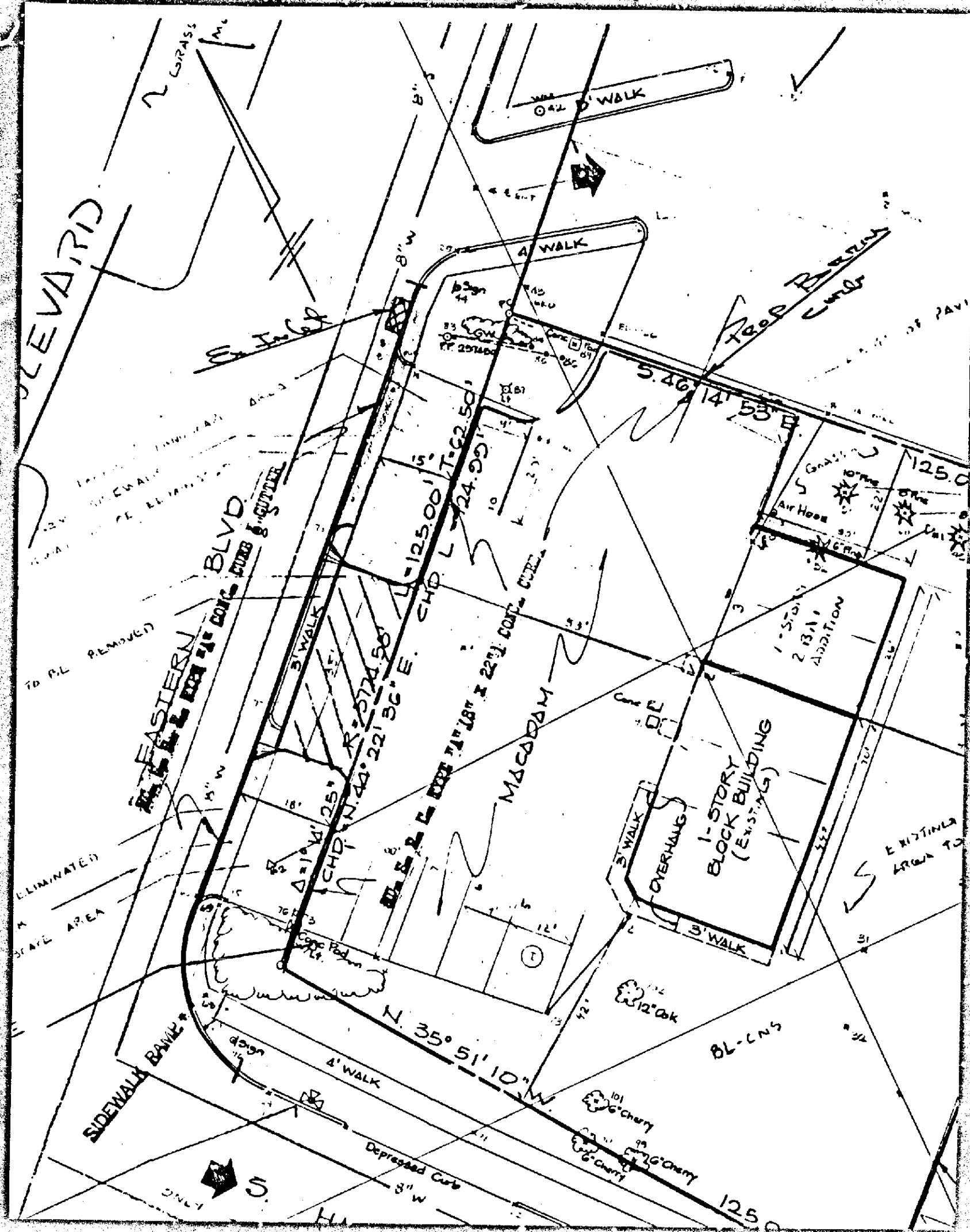
Mr. A. Jablon -2- March 9, 1985

It is requested the plan be revised prior to a hearing date being set.

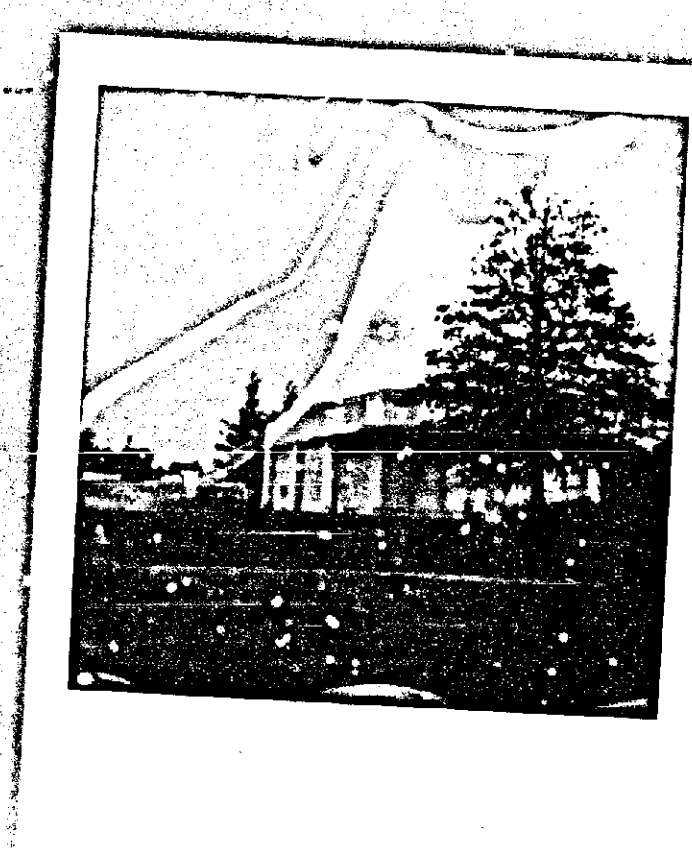
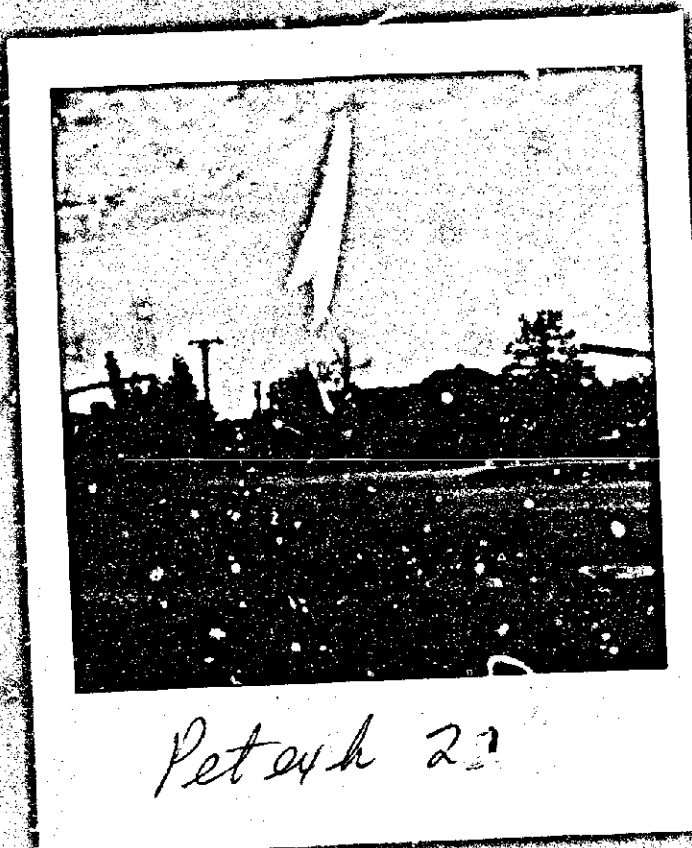
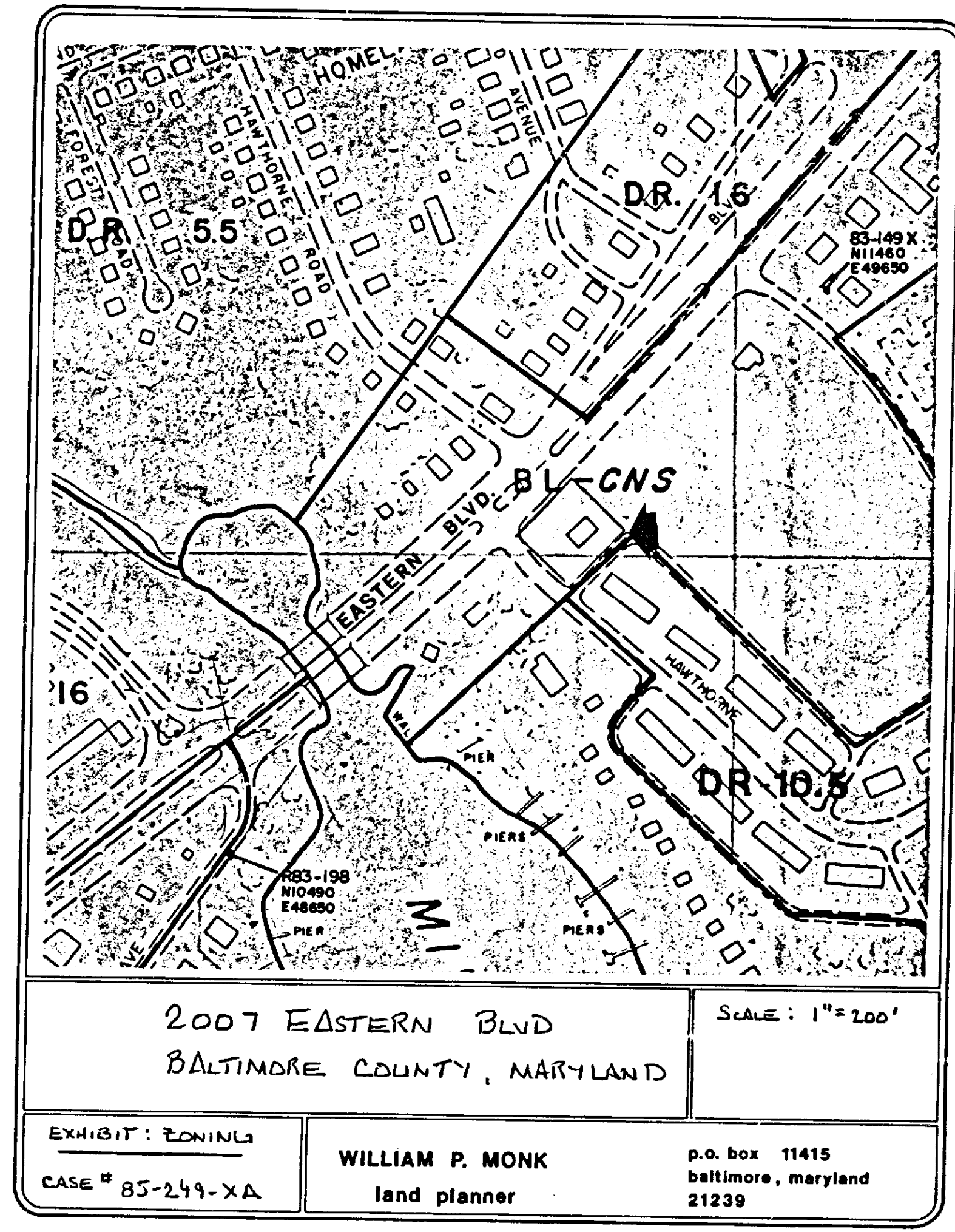
Very truly yours,
Charles R.
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

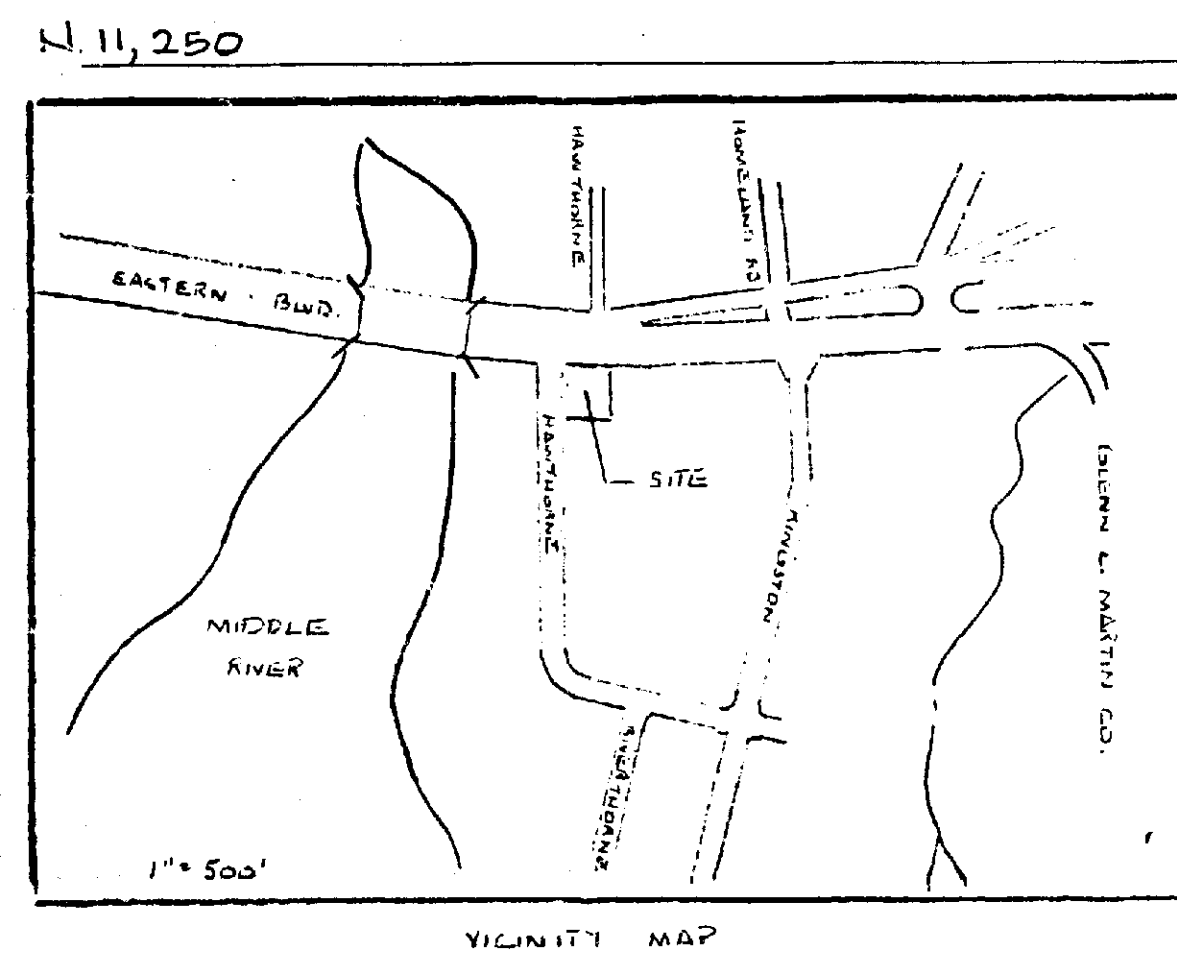
CL:GW:maw
 Attachment
 cc: Mr. J. Ogle

By: George Wittman



1) LOT AREA	15,625
2) AREA WITHIN EASTERN BLVD R/W SUBJECT TO DEVELOPMENT	1,890
3) TOTAL AREA SUBJECT TO DEVELOPMENT	17,515
4) TOTAL AREA IMPERVIOUS SURFACE % = 53%	9,334
5) AREA SUBJECT TO NEW CONSTRUCTION	0
6) AREA SUBJECT TO CREATION OF PERVIOUS SURFACE (LANDSCAPE AREA)	11,20
7) NET CHANGE - ADDITIONAL PERVIOUS SURFACE	8,214
IF ADDITIONAL 2 BAYS ARE ADDED AT LATER POINT IN TIME	
1) ADDITIONAL IMPERVIOUS AREA	780
2) NET CHANGE - ADDITIONAL PERVIOUS SURFACE	340
2007 EASTERN BLVD BALTIMORE COUNTY, MARYLAND	
CASE # 85-249-XA MARCH 5, 1985	
EXHIBIT: COMPUTATIONS FOR DISTURBED AREA	WILLIAM P. MONK land planner
P.O. BOX 11415 BALTIMORE, MARYLAND 21239	





ALTERNATIVE PLAN

ALL CONDITIONS REMAIN EXCEPT RESTRICTIONS OF THE PARKING LOT AND THE CREATION OF 3 ADDITIONAL SPACES WITH A SECONDARY MEANS OF ACCESS FROM HAWTHORNE ROAD.

PRECISION

ON SITE
SERVICE BAYS
PLAN AS SUBMITTED

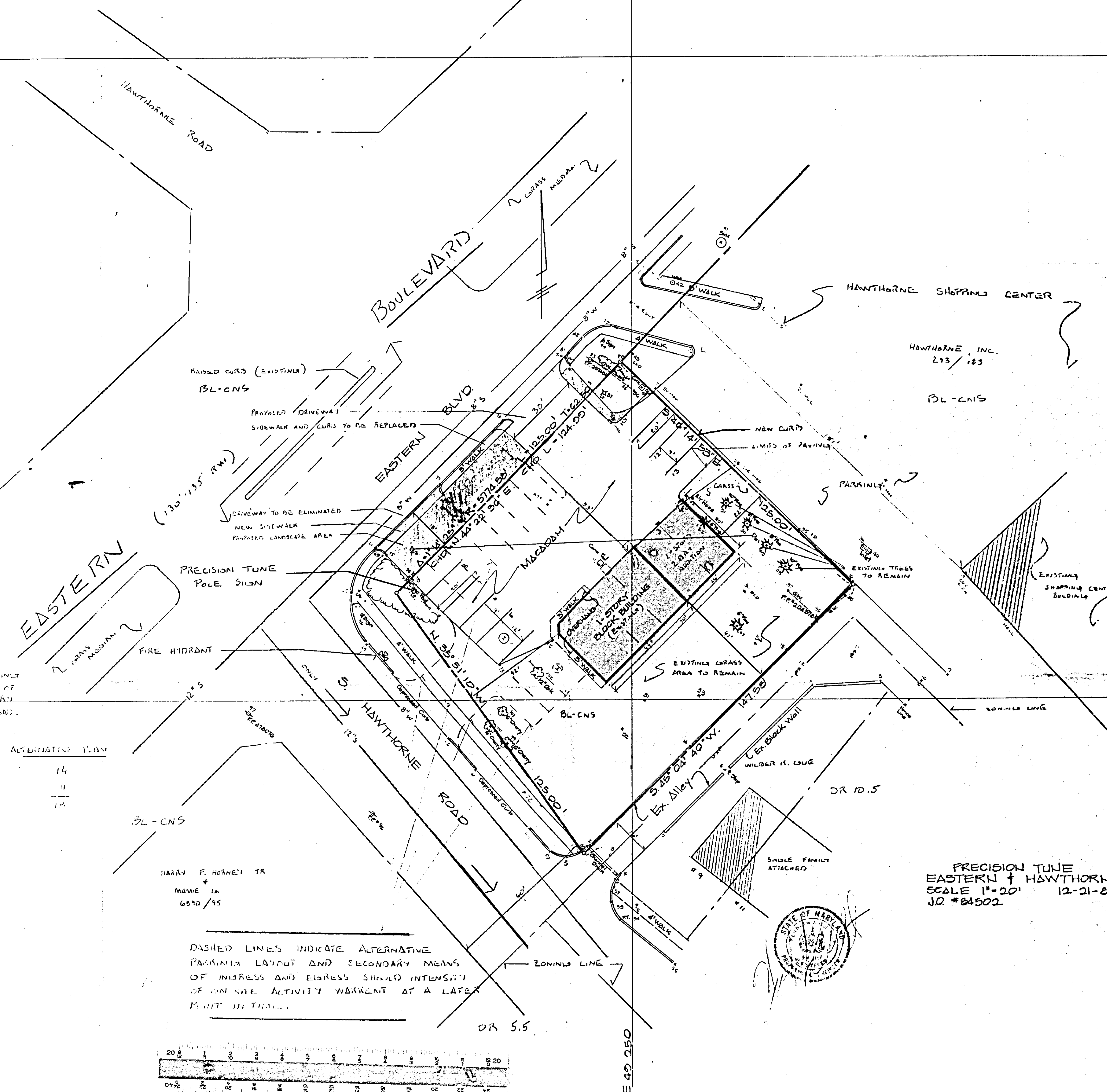
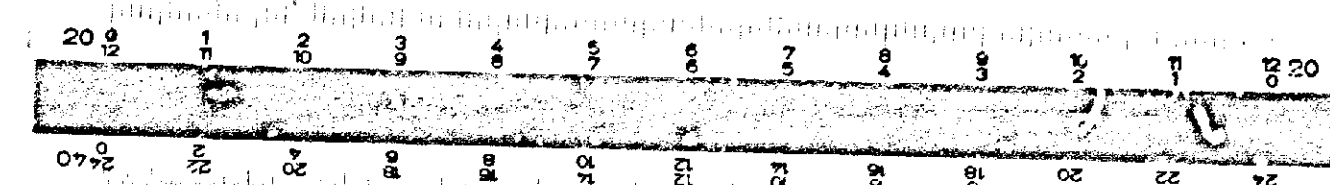
ALTERNATIVE PLAN
14
4
18

APPLICANT: MARTIN SCHWARTZ
SAS AUTO-TUNE
TRADING AS PRECISION TUNE
6006 HAWTHORNE ROAD
BALTIMORE, MARYLAND 21234

PREPARED BY: WILLIAM MANN
LAND PLANNER
P.O. BOX 11405
BALTIMORE, MARYLAND 21211
VIA 313 1405

DECEMBER 23, 1984
REVISED 2/4/1985

ALTERNATIVE PLAN
14
4
18



2007 EASTERN BLVD.
BALTIMORE COUNTY, MD.
5TH COUNCILMANIC DISTRICT

SITE PLAN

PLAN FOR SPECIAL EXCEPTION
FOR SERVICE GARAGE
AND VARIANCE

NOTES

- 1) ZONING: PL-CNS
- 2) LOT AREA: 16,872 SQ. FEET
- 3) BUILDING AREA:

	EXISTING	PROPOSED	ADDITION	TOTAL
				1,320
				780
				2,100 SQ. FEET

4) AREA REGULATIONS

	REQUIRED	PROVIDED
FRONT YARD	10'	53'
REAR YARD	20'	41'
SIDE YARD	0'	22' (MINIMUM)

5) PARKING

REQUIRED: 1/300 * TOTAL FLOOR AREA
(2,100 * 300) 7 SPACES

PROVIDED: 13 SPACES (4 ON SITE + 4 BAYS)
(SEE ALTERNATIVE PLAN NOTED)

6) EXISTING USE:

2 BAY AUTOMOTIVE SERVICE
STATION (FUEL TANKS AND PUMPS
HAVE BEEN REMOVED) FULL SERVICE

7) PROPOSED USE:

4 BAY SERVICE GARAGE

8) PUBLIC WATER AND SEWER:

SERVE THE SITE

9) A DETAILED LANDSCAPE PLAN:

WILL BE SUBMITTED
AT THE TIME PERMITS ARE APPLIED FOR.

10) DEED REFERENCE:

5239 / 968

11) CONDUIT TRACT:

4515

12) ELECTION DISTRICT:

15

13) PAVED AREA OF SITE:

WILL NOT BE INCREASED.

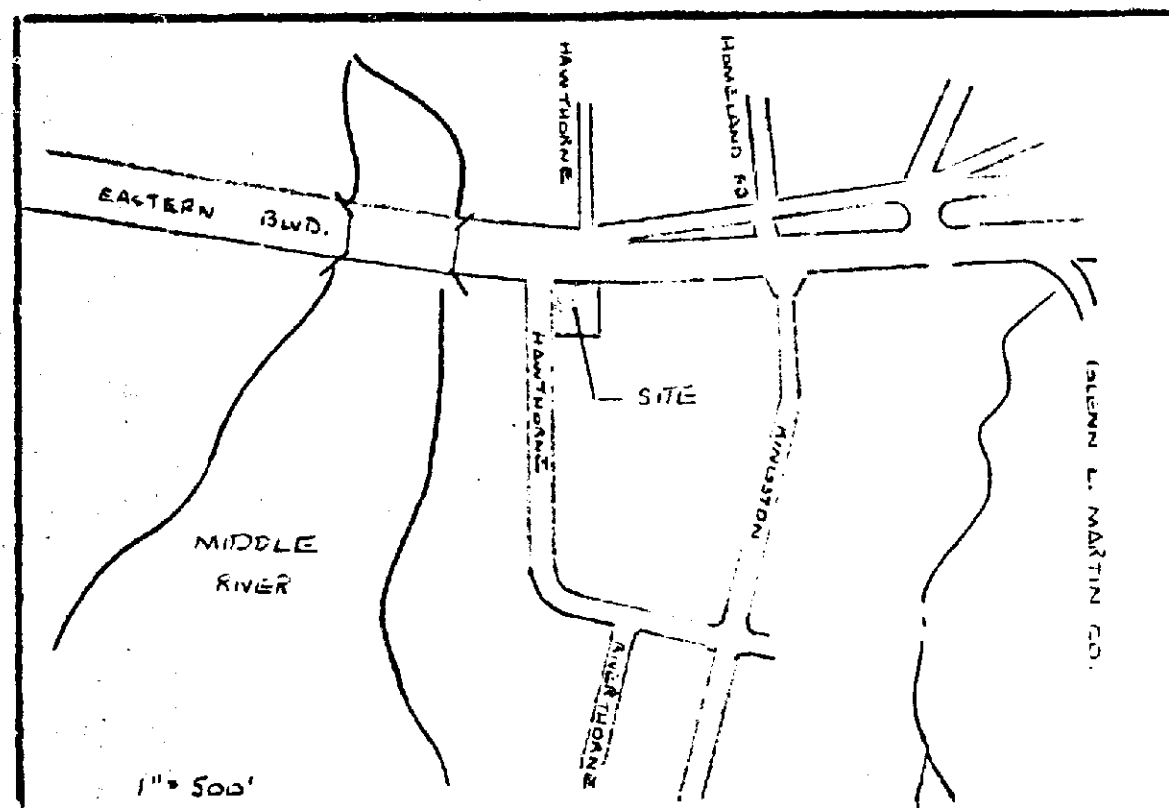
14) ALL PARKING SPACES:

7' x 20'

15) A VARIANCE IS REQUIRED:

TO ALLOW PARKING
SPACES TO BE LOCATED
PROPERTY LINE

**PETITIONER'S
EXHIBIT 3a**



VICINITY MAP

2007 EASTERN BLVD.
BALTIMORE COUNTY, MD.
5ST COUNCILMANIC DISTRICT

SITE PLAN

PLAN FOR SPECIAL EXCEPTION
FOR SERVICE GARAGE
AND VARIANCE

NOTES

- 1) ZONING: BL-CNS
- 2) LOT AREA: 11,812 SQ. FEET
- 3) BUILDING AREA:

	EXISTING	PROPOSED ADDITION	TOTAL
	1,320	780	2,100 SQ. FEET
- 4) AREA REGULATIONS

	REQUIRED	PROVIDED
FRONT YARD	10'	33'
REAR YARD	20'	41'
SIDE YARD	0'	22' (MINIMUM)
- 5) PARKING

	REQUIRED	PROVIDED
1/300 * TOTAL FLOOR AREA	7 STAKES	13 SPACES (4 ON SITE + 4 BAYS)
- 6) EXISTING USE: 2 BAY AUTOMOTIVE SERVICE STATION (FUEL TANKS AND PUMPS HAVE BEEN REMOVED) FULL SERVICE
- 7) PROPOSED USE: 4 BAY SERVICE GARAGE
- 8) PUBLIC WATER AND SEWER SERVE THE SITE
- 9) A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT THE TIME PERMITS ARE APPLIED FOR.
- 10) DEED REFERENCE: 5239/168
- 11) CENSUS TRACT: 4515
- 12) ELECTION DISTRICT: 15
- 13) PAVED AREA OF SITE WILL NOT BE INCREASED.
- 14) ALL PARKING SPACES 9'x20'
- 15) A VARIANCE IS REQUIRED TO ALLOW PARKING SPACES TO BE LOCATED 0' FROM THE FRONT PROPERTY LINE

ALTERNATIVE PLAN

ALL CONDITIONS REMAIN EXCEPT RESTRICTIONS OF THE PARKING LOT AND THE CREATION OF 3 ADDITIONAL SPACES WITH A SECONDARY MEANS OF ACCESS FROM HAWTHORNE ROAD.

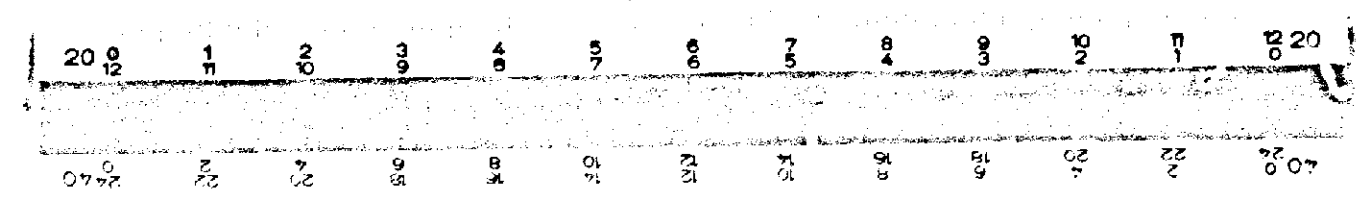
PARKING	PLAN AS SUBMITTED	ALTERNATIVE PLAN
ON SITE	9	14
SERVICE BAYS	4	4
	13	18

APPLICANT: MARTIN SCHWARTZ
345 AUTOMOTIVE
TRADING AS PRECISION TUNE
6010 HARTFORD ROAD
BALTIMORE, MARYLAND 21214

PREPARED BY: WILLIAM MONK
LAND PLANNER
P.O. BOX 11415
BALTIMORE, MARYLAND 21211
301 323 1895

DECEMBER 28, 1984
REVISED 2, 4, 1985

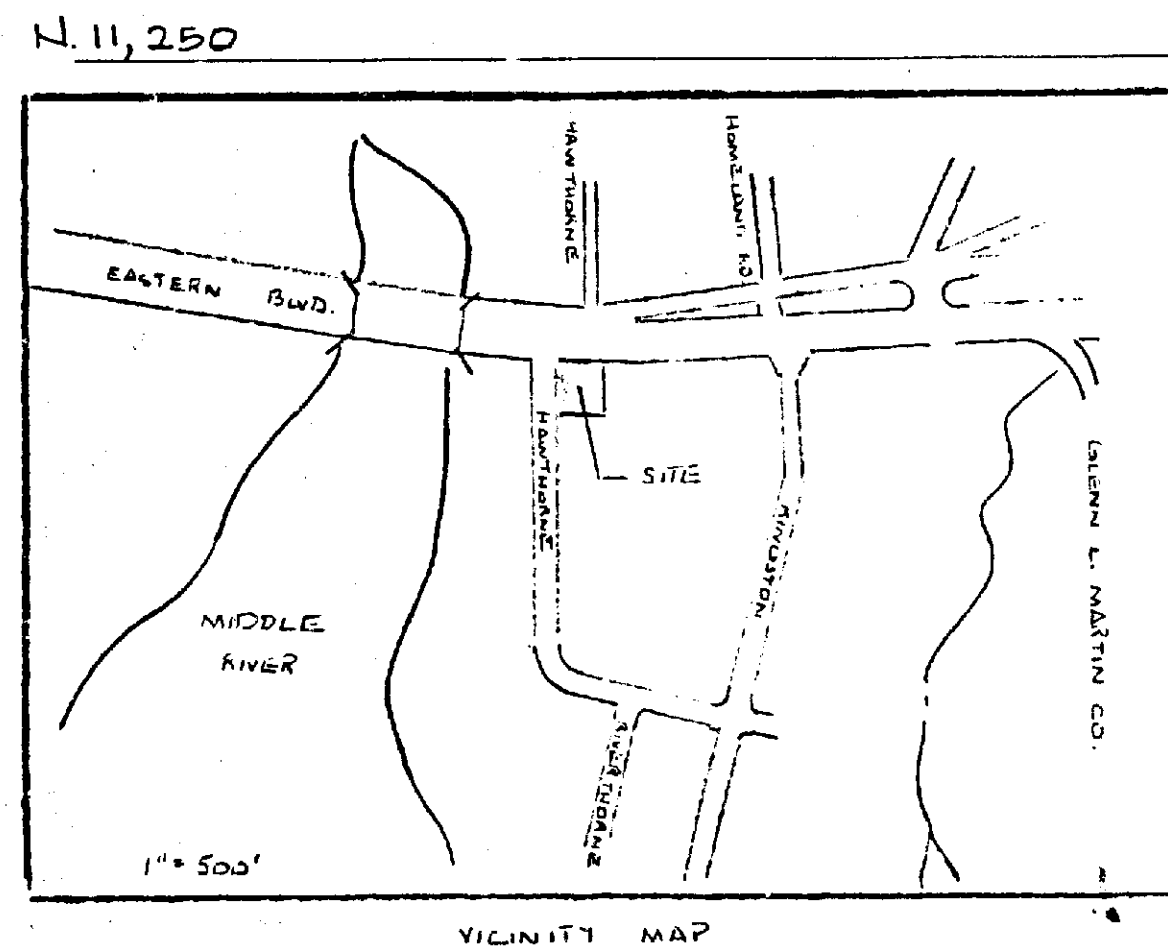
DASHED LINES INDICATE ALTERNATIVE PARKING LAYOUT AND SECONDARY MEANS OF INGRESS AND EGRESS SHOULD INTENSITY OF ON-SITE ACTIVITY WARRANT AT A LATER POINT IN TIME.



PRECISION TUNE
EASTERN + HAWTHORNE
SCALE 1"=20'
J.D. #84502

PETITIONER'S
EXHIBIT 3

FEB 11 1985
REVISED PLANS



ALTERNATIVE PLAN

ALL CONDITIONS REMAIN EXCEPT RESTRICTIONS OF THE PARKING LOT AND THE CREATION OF 3 ADDITIONAL SPACES WITH A SECONDARY MEANS OF ACCESS FROM HAWTHORNE ROAD.

PLAN AS SUBMITTED	
ON SITE	9
SERVICE BAYS	4
	13

ALTERNATIVE PLAN

14
4
18

APPLICANT: MARTIN SCHWARTZ
S45 AUTOMATIC
TRADES AS PRECISION TUNE
CITY HARTFORD ROAD
BALTIMORE, MARYLAND 21214

PREPARED BY: WILLIAM MORRIS
LOWE PLANNERS
P.O. BOX 11495
BALTIMORE, MARYLAND 21231
301 323 1005

DECEMBER 28, 1984
REVISED 2, 4, 1985

DASHED LINES INDICATE ALTERNATIVE PARKING LAYOUT AND SECONDARY MEANS OF INGRESS AND EGRESS SHOULD INTENSITY OF ON SITE ACTIVITY WARRANT AT A LATER POINT IN TIME.

2007 EASTERN BLVD.
BALTIMORE COUNTY, MD.
5TH COUNCILMANIC DISTRICT

SITE PLAN

PLAN FOR SPECIAL EXCEPTION
FOR SERVICE GARAGE
AND VARIANCE

NOTES

- 1) ZONING: BL-CNS
- 2) LOT AREA: 16,872 SQ. FEET
- 3) BUILDING AREA:

EXISTING	1,320
PROPOSED ADDITION	780
TOTAL	2,100 SQ. FEET

4) AREA REGULATIONS

	REQUIRED	PROVIDED
FRONT YARD	10'	53'
REAR YARD	20'	41'
SIDE YARD	0'	22' (MINIMUM)

5) PARKING

REQUIRED: 1/300 * TOTAL FLOOR AREA
(2100 * 300) 7 SPACES

PROVIDED: 13 SPACES (9 ON SITE + 4 BAYS)
(SEE ALTERNATIVE PLAN NOTES)

- 6) EXISTING USE: 2 BAY AUTOMOTIVE SERVICE STATION (FUEL TANKS AND PUMPS HAVE BEEN REMOVED) FULL SERVICE

- 7) PROPOSED USE: 4 BAY SERVICE GARAGE

- 8) PUBLIC WATER AND SEWER SERVE THE SITE

- 9) A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT THE TIME PERMITS ARE APPLIED FOR.

- 10) DEED REFERENCE: 5239/168

- 11) CENSUS TRACT: 4515

- 12) ELECTION DISTRICT: 15

- 13) PAVED AREA OF SITE WILL NOT BE INCREASED.

- 14) ALL PARKING SPACES 1' X 20'

- 15) A VARIANCE IS REQUIRED TO ALLOW PARKING SPACES TO BE LOCATED 10' FROM THE FRONT PROPERTY LINE

PETITIONER'S
EXHIBIT 36

AUG 8 1985

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN MD 21013

(410) 817-4600

FAX (410) 817-4602

To: MJK
S+I
4/17/97 ua

April 11, 1997

Mr. Arnold Jablon, Director
Baltimore County P.D.M.
Baltimore County Office Building

HAND DELIVER

RE: Hawthorne BiRite
2007 Eastern Boulevard

Dear Mr. Jablon:

I have enclosed a check for \$40.00 for a "spirit and intent" decision regarding the proposed 30' x 40', 2 garage bay addition for the existing "Hawthorne BiRite" service garage as shown on my enclosed site plan. I have highlighted the currently proposed addition.

Special exception and variance were originally approved in 1985 (85-249-XA). The proposed expansion appears to conform to applicable bulk regulations. A proposed addition, never built, was indicated on the original special exception and variance plat (see enclosed "File Copy"). I have highlighted the originally proposed addition. Adequate area south and west of the garage area exists for new planting as required by D.E.D. and/or D.E.P.R.M.

I have concurrently submitted to the Development Review Committee for their review and comments on the proposed commercial addition.

Thank you for your consideration in this matter.

Very truly yours,

J. Scott Dallas, P.E.S.
President

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



April 24, 1997

15th Election District

Dear Mr. Dallas:

The Office of Permits and Development Management, Bureau of Zoning Review, will consider the proposed addition as within the spirit and intent of the referenced special exception since the site plan which accompanied that illustrated a proposed two bay addition; however, your proposal will be larger than what was approved. Since the use and function will be the same, the special exception and the site is not changing; however, all current zoning requirements must be met. This should include and not be limited to minimum setbacks, required parking, screening and landscaping. The site did obtain a zoning variance and that relief cannot become more deficient.

Very truly yours,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:rye

c: zoning case 85-249-XA