

PETITION FOR SPECIAL EXCEPTION 85-250-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 (RCCR Sect'on 230.13), to be located at 219 Wise Avenue.

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
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1985, at 10:00 o'clock

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Date: March 11, 1985
Norman E. Gerber, Director
Office of Planning and Zoning
No. 85-250-X
SUBJECT: Alvin D. Lloyd

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request. The evergreen planting along the rear and west sides of the property as shown on the plan is of particular importance to buffer the potential impact of this operation on the residences located to the rear of the site.

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

NED/JGH/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1985

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

600
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

Louis L. DePazzo, Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 175 - Case No. 85-250-X
Petitioner: Alvin D. Lloyd
Special Exception Petition

Dear Mr. DePazzo:

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 report with the Zoning Commissioner may file a written recommendation as to the suitability of the requested zoning.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NED:bse

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

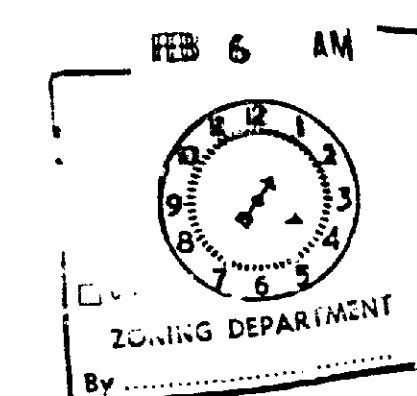
INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
Zoning Commissioner
Date: February 5, 1985
NORMAN E. GERBER, Director
Office of Planning and Zoning
Item #175 - A. D. Lloyd
SUBJECT: Petition for SE Critical Area Comments

The Baltimore County Office of Planning and Zoning has reviewed this petition and has determined that it is consistent with the requirements of the Chesapeake Bay Critical Area Program.

NEG:PJS:vh

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. HESTER, P.E.
DIRECTOR

March 4, 1985

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

Re: Item #175 (1984-1985)
Property Owner: Alvin D. Lloyd
W/S Midway Dr. & S/S New Deal Place
Acre: 0.23
District: 12th

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 Comments:

Highway improvements may be required in conjunction with the Building Permit Application in accordance with normal County Policy.

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.

This property is located in a critical area. The existing and proposed contours have not been provided. The amount of new impervious area has not been provided. The lowest living floor of any structure must be elevation 10.4 or greater. Storm water management must be addressed for this site.

Very truly yours,

James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EM:RBC:iss

cc: File

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 is held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ The 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 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 _____.
- ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual, 111.176-79. A 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 111.176-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional Comment: *The site is located in the Chesapeake Bay Critical Area. Additional comments will be provided by the Chesapeake Bay Planning Division.*

cc: James Hoeswell

Eugene A. Rober
Chief, Current Planning and Development

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 6th day of February, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Alvin D. Lloyd
Petitioner's Attorney

Received by *Nicholas B. Commodari*
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 by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

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. 175, 176, 177, 178, & 182. ZAC Meeting of January 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 175, 176, 177, 178, and 182.

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

MSF/can

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

PAUL H. REINCKE
CHIEF

January 7, 1985

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: Alvin D. Lloyd

Location: W/S Midway Drive and S/S New Deal Place

Item No.: 175 Zoning Agenda: Meeting of 1/2/85

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 of _____ 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.

REVIEWER: *Ray W. Kemmer* Noted and Approved: *Ray W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

January 11, 1985

TO: ZALSM, JR.

FROM:

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

Dear Mr. Jablon:

Comments on Item # 175 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alvin D. Lloyd
Location: W/S Midway Drive and S/S New Deal Place
Existing Zoning: B.L. - CNS
Proposed Zoning: Special exception for a service garage

James: 0.23
District: 12th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Age, and other applicable Codes.

(x) A building/razing 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/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.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

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

H. Before this office can comment on the above structure, please have the owner, 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 401.

() Comments - No other uses are permitted in a structure used for motor vehicle repair. Section 616.1.

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. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Midway Dr. & S/S of New Deal Pl., 12th District : OF BALTIMORE COUNTY
ALVIN D. LLOYD, Petitioner : Case No. 85-250-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 5th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Alvin D. Lloyd, 7712 Trappe Rd., Baltimore, MD 21222, Petitioner; and Mr. Louis L. DePazzo, 38 S. Dundalk Ave., Baltimore, MD 21222, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Louis L. DePazzo, Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Exception
W/S Midway Drive and South side New Deal Place
Alvin D. Lloyd, Petitioner
Case No. 85-250-X

TIME: 10:00 a.m.

DATE: Monday, March 18, 1985

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

Charles E. Burman
Zoning Commissioner
of Baltimore County

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

No. 003111

DATE: 12/15/84 ACCOUNT: R-21 65-000

AMOUNT: \$ 100.00

RECEIVED FROM: *DePazzo*

FOR: *Edy C. Friedman vs Lloyd*

C. DISCOUNT: 21567

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 85-250-X Towson, Maryland

District: 12th Date of Posting: 3/1/85
Posted for: *Special Exception*
Petitioner: *Alvin D. Lloyd*
Location of property: *W/S Midway Drive & S/S New Deal Place*
Location of Signs: *Facing corner of Midway & New Deal, North S. from road*
Remarks: *New Deal sign over, existing parallel to sign etc.*
Posted by: *W. H. Harty* Date of return: 3/8/85
Number of Signs: 1

ORIGINAL CERTIFICATE OF PUBLICATION

Dundalk, MD, 3/1, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on 2/28, 1985

The Baltimore County Journal,
A. J. J. J.
Publisher

LEGAL NOTICE
PETITION FOR SPECIAL EXCEPTION
12th District
LOCATION: West Side Midway Drive and South Side New Deal Place
DATE AND TIME: Monday, March 18, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The County 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 a service garage (Class 230.13) to be located at 213 West Avenue.
Having the property of Alvin D. Lloyd and the property of Louis L. DePazzo, who are the parties to the hearing, and in the event that the Petitioner is granted a building, and any use or occupancy of the property, the County Commissioner will require the Petitioner to submit a plan of the proposed building and any use or occupancy of the property, and the County Commissioner will require the Petitioner to submit a plan of the proposed building and any use or occupancy of the property, and the County Commissioner will require the Petitioner to submit a plan of the proposed building and any use or occupancy of the property.
By Order of the County Commissioner
Charles E. Burman
Zoning Commissioner
of Baltimore County

85-250-X CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1985

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 February 28, 1985.

THE JEFFERSONIAN,

18.00

PETITION FOR SPECIAL EXCEPTION
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a service garage (Section 230.13) to be located at 219 Wise Avenue, Towson, Maryland. The hearing will be held on Monday, March 18, 1985 at 10:00 A.M. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a service garage (Section 230.13) to be located at 219 Wise Avenue, Towson, Maryland. The hearing will be held on Monday, March 18, 1985 at 10:00 A.M. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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

ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1985

Louis L. DeFazzo, Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Special Exception
W/S Midway Dr. & S/S New Deal Place
Alvin D. Lloyd - Petitioner
Case No. 85-250-X

Dear Mr. DeFazzo:

This is to advise you that \$40.50 is due for advertising and posting of the above property.

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

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

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

No. 004955

DATE: 3/13/85 ACCOUNT: 004955

AMOUNT: \$40.50

RECEIVED FROM: Louis L. DeFazzo, Esquire

FOR: Petition for Special Exception

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS

P.O. BOX 6822, TOWSON, MARYLAND 21204

September 7, 1984

Description To Accompany A Petition For
A Special Exception To Permit A Service
Garage In A B-L-CMX Zone At
219 Wise Avenue

Point of beginning be located at the intersection of the west side of Midway Drive with the south side of New Deal Place.

Beginning at said point;

Thence: 1) North 62° 34' West 100.0

2) South 27° 26' West 100.0

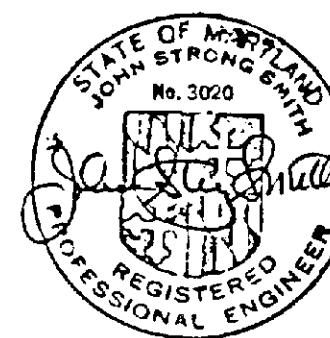
3) South 62° 34' West 100.0

and 4) North 27° 26' East 100.0

to the place of beginning.

Containing 0.23 Acres ±.

(This description for zoning purposes only.)



PETITION FOR SPECIAL EXCEPTION

12th Election District

LOCATION: West Side Midway Drive and South Side New Deal Place

DATE AND TIME: Monday, March 18, 1985 at 10:00 A.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 (Section 230.13) to be located at 219 Wise Avenue

Being the property of Alvin D. Lloyd 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

IN RE: PETITION SPECIAL EXCEPTION
W/S of Midway Drive and the
S/S of New Deal Place - 12th
Election District
Alvin D. Lloyd,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-250-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. There were no Protestants; however, Mr. and Mrs. Stanley Stefaniski, neighboring residents, appeared in order to address certain concerns.

Testimony indicated that the subject property, zoned B.L.-C.N.S., is presently improved with three small one-car garages and is being used as a parking lot by the area residents. The Petitioner proposes to raze the garages and construct a 30' x 90' single-story, five-bay service garage which will be leased to Cottman Transmission Company who services transmissions, exhaust systems, shock absorbers, etc. There will be no body work, painting, or major mechanical repairs.

The surrounding area is commercial but there are residential properties to the south of the site, one of which is owned by the Stefaniskis. The property is a corner lot with access on New Deal Place, a service road parallel to Wise Avenue and is bordered by Midway Drive. To the south, between the site and the residential homes, is an alley perpendicular to Midway Drive. The front of the building will face to the west with the rear of the property on Midway Drive. The Stefaniskis, having their concerns addressed satisfactorily, testified that they support the subject proposal which will greatly enhance the area. The

Petitioner testified that maintaining the site has been a problem and that the proposal would improve the area.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permit the use requested by the Petitioner in a B.L. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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

In accordance with the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1

having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of March, 1985, that the Petition for Special Exception for a service garage be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. No permanently disabled vehicles may be stored on-site.
3. The hours of operation shall be from 8:00 a.m. to 6:00 p.m., Monday through Saturday. Although vehicles may be dropped off earlier, work may not begin until 8:00 a.m. and may continue until 7:00 p.m. However, vehicles may not be dropped off or picked up after 6:00 p.m.
4. Vehicles under repair may be stored on-site, either inside or outside, for no more than 24 hours.
5. The "General Notes" as they appear on Petitioner's Exhibit 1, except as they are modified above, shall be adopted in their entirety as restrictions.

Zoning Commissioner of
Baltimore County

cc: Louis L. DeFazzo, Esquire
Mr. & Mrs. Stanley Stefaniski
People's Counsel

ORDER RECEIVED FOR FILING
DATE: March 29, 1985
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: March 29, 1985
BY: [Signature]

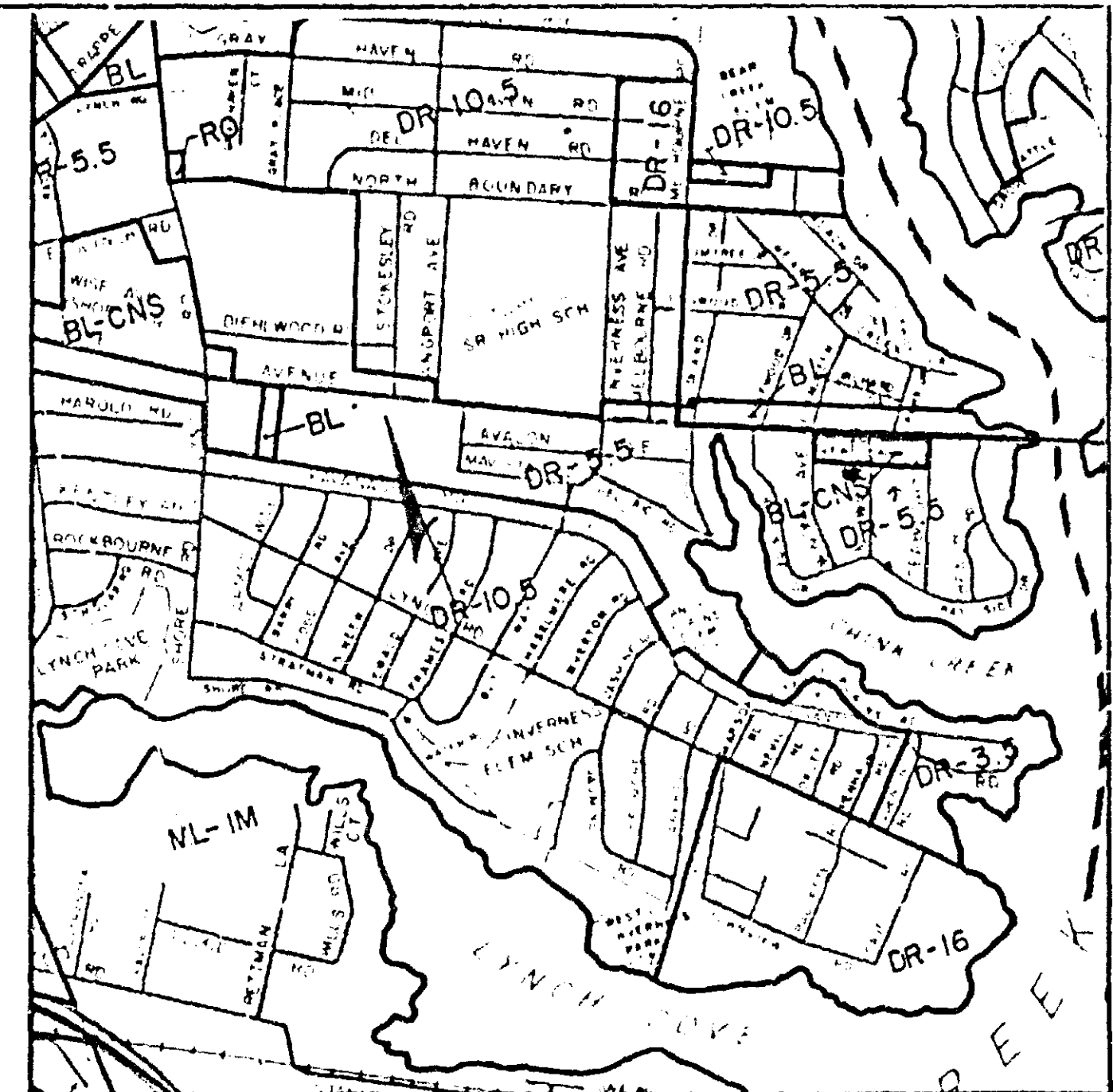
ORDER RECEIVED FOR FILING
DATE: March 29, 1985
BY: [Signature]

SITE DATA

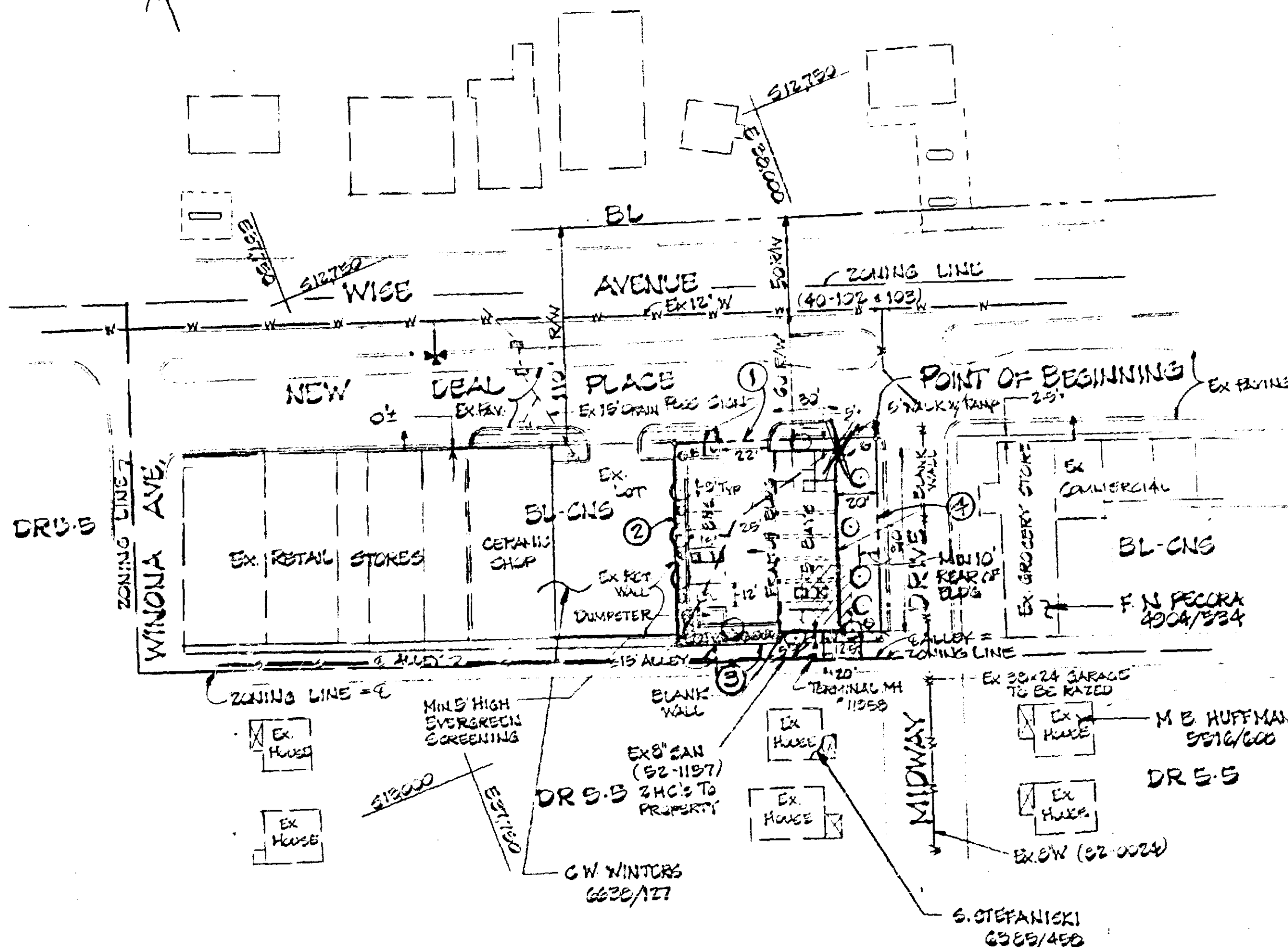
EX ZONING.....BL-CNS
 AREA OF TRACT.....0.23 AC
 EXISTING USE.....MOSTLY VACANT W/ PARKING AREA & GARAGE
 PROPOSED USE.....SERVICE GARAGE
 FLOOR AREA.....2700 SF
 DEED REF.....5428/51
 PLAT REF....."INVERNESS" - 10/128
 PROP N°.....12-16-015062 & 12-16-015063

PARKING TAB

PARKING REQ.....9 SPACES
 2700 ÷ 300
 PARKING PROP.....13 SPACES
 OUTSIDE
 7 @ 2'x15'
 1 @ 12'x12'
 INSIDE
 5 BAYS @ 10'x20'



VICINITY MAP
 1"=1000'



BOUNDARY

- ① N 62°34'W 100.0'
- ② S 27°26'W 100.0'
- ③ S 62°24'E 100.0'
- ④ N 27°26'E 100.0'

GENERAL NOTES

- 1) PAVING SHALL BE BITUMINOUS CONC. SURFACES
- 2) A LANDSCAPE PLAN INCORPORATING SCREENING WHERE REQUIRED SHALL BE PREPARED IN ACCORDANCE WITH THE LANDSCAPE MANUAL OF BALTIMORE CO ADOPTED MAY 7, 1984
- 3) HOURS OF OPERATION: 8 A.M. TO 6 P.M. MONDAY THROUGH SATURDAY.
- 4) ANY LIGHTING FIXTURE USED TO ILLUMINATE ANY OFFSTREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM NEIGHBORING LOTS
- 5) NO BODY WORK TO BE DONE ON SITE. THE PRIMARY USE OF THE PROPERTY SHALL BE FOR REPAIR AND INSTALLATION OF TRANSMISSIONS, EXHAUST SYSTEMS, JACK ASSEMBLIES OR SIMILAR PARTS AND SERVICES PURCHASED AT RETAIL FROM THE PREMISES INCLUDING OR ACCESSORY REPAIRS & SERVICES IN CONJUNCTION THEREWITH
- 6) NO PERMANENTLY DAMAGED OR DISABLED VEHICLES TO BE STORED ON-SITE.

AVG. SETBACK ON NEW DEAL PLACE
 0' + 2.5' + 2.5' ÷ 2 = 1.25' MIN

PETITIONER'S EXHIBIT

NOTE:
 A) SPECIAL EXCEPTIONS IN BL ZONES - B.C.Z.R. SECT-230.13
 B) FRONT YARD SUBJECT TO AVG. - B.C.Z.R. 303.2

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL-CNS ZONE AT 219 WISE AVENUE
 BALTO CO. MD
 SCALE 1"=50'
 ELECT. LIST 12
 AUGUST 2, 1991



ENGINEER:
 GEORGE WILLIAM STEPHENS, JR.
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