

PETITION FOR SPECIAL HEARING 85-325-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the performance by Petitioner of minor repairs to imported automobiles to cause same to conform to U.S. Standards at the property located at 2015 Lord Baltimore Drive, one block (approx. 1,000 ft.) north of Security Blvd., which property is classified B.M.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

Sub-Lessee: Classic Imports, Inc.
(Type or Print Name)
Signature: Danaher, President
Address: 515 South Eden Street
City and State: Baltimore, Maryland 21231
Attorney for Petitioner: R. Bruce Alderman
(Type or Print Name)
Signature: R. Bruce Alderman
Address: 29 West Susquehanna Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 828-1059

Sub-Lessor: Firestone Tire & Rubber Co.
(Type or Print Name)
Signature: Joseph D. Daniels
Address: Red. Estate Representative, Northeast Region
City and State: Wayne, Pennsylvania 19087
Name, address and telephone number of legal owner: Norman E. Gerber, Director
Address: 676 East Swedesford Road
City and State: Wayne, Pennsylvania 19087
Name: Michael Jain
Address: 319 Jody Way, Timonium, Maryland 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 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 20th day of May, 1985, at 10:45 o'clock.

Call John
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: May 7, 1985
Norman E. Gerber, Director
FROM: Office of Planning & Zoning
SUBJECT: Zoning Petition No. 85-325-Sph

In view of the subject of this petition, this office offers no comment.

NEG:JGH:slm

Case No. 85-325-SPH

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 16th day of April, 1985.

Petitioner: Firestone Tire & Rubber Co.
Petitioner's Attorney: R. Bruce Alderman, Esquire
cc: Ms. Mishra Jain
319 Jody Way, Timonium, Maryland 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 10, 1985

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

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

RE: Item No. 282 - Case No. 85-325-SPH
Petitioner - Firestone Tire & Rubber Co.
Special Hearing Petition

Dear Mr. Alderman:

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.

At the time of the scheduled hearing, a letter or other documentation from the owner of the property, verifying her knowledge of the subject request, should be submitted.

Since this request only involved an interpretation of the regulations, the Zoning Commissioner did not require a site plan to be filed.

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

NBC:mr

Enclosures

cc: Ms. Mishra Jain
319 Jody Way, Timonium, Maryland 21093

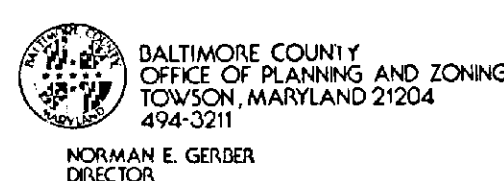
ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

(over)



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

MAY 3, 1985

Re: Zoning Advisory Meeting of April 9, 1985
Item # 282 - FIRESTONE TIRE & RUBBER CO.
Location: 2015 LORD BALTIMORE DRIVE,
APPROX. 1,000' N. OF SECURITY BLVD.

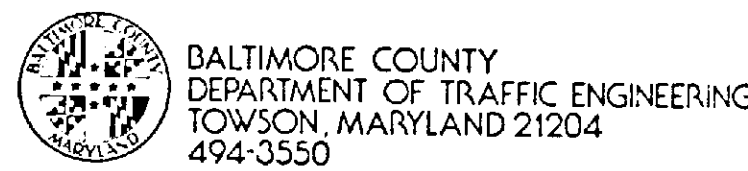
Dear Mr. Jablon:

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 22-59 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 1/28/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B111 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 B111 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:

cc: James Hoswell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 8, 1985

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

Item No. 281, 282, 283, 284, 286, and 287. ZAC- Meeting of April 9, 1985
Property Owner: Firestone Tire & Rubber Co.
Location: 2015 Lord Baltimore Drive
Existing Zoning: public
Proposed Zoning: public

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 281, 282, 283, 284, 286, and 287.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 282, Zoning Advisory Committee Meeting of April 9, 1985
Property Owner: Firestone Tire & Rubber Co.

Location: 2015 Lord Baltimore Drive District 1
Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, 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 charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☒ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☒ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 282 Zoning Advisory Committee Meeting of April 9, 1985
Page 2

- ☒ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, 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 194-3768.
- ☒ 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 potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others _____

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

SS 20 1283 (2) R

OCT 28 1961

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

May 2 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Special Hearing

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 4 day of May 1985, that is to say,
the same was inserted in the issues of

May 2, 1985

PATUXENT PUBLISHING CORP.
By *[Signature]*

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
2015 Lord Baltimore Drive
Firestone Tire & Rubber Co. - Petitioner
Case No. 85-325-SPH

TIME: 10:45 a.m.

DATE: Monday, May 20, 1985

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

cc: Mishrilal Jain
319 Jody Way
Timonium, Maryland 21093

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 005351

DATE	ACCOUNT
	AMOUNT \$
RECEIVED FROM	
FOR	
VALIDATION OR SIGNATURE OF CASHIER	

April 22, 1985

PETITION FOR SPECIAL HEARING
1st Election District

LOCATION: 2015 Lord Baltimore Drive
DATE AND TIME: Monday, May 20, 1985 at 10:45 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the performance by petitioner of minor repairs to imported automobiles to cause same to conform to U.S. Standards at the property located at 2015 Lord Baltimore Drive, one block (approximately 1,000 ft.) north of Security Boulevard, which property is classified B.M.

Being the property of Firestone Tire & Rubber Co., 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 JARLON
Zoning Commissioner
of Baltimore County
May 2, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD, May 2, 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 May 2, 1985

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising
33.00

PETITION FOR SPECIAL HEARING
1st Election District

LOCATION: 2015 Lord Baltimore Drive
DATE AND TIME: Monday, May 20, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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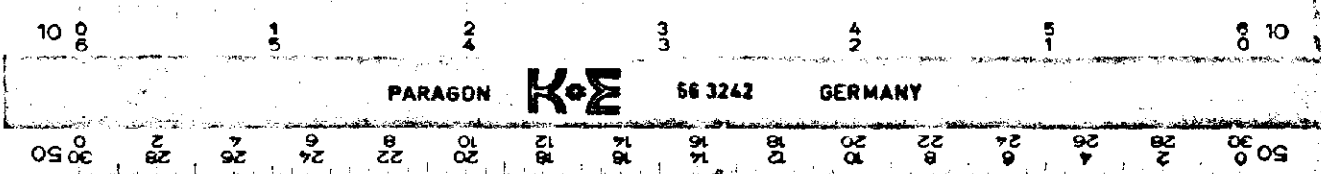
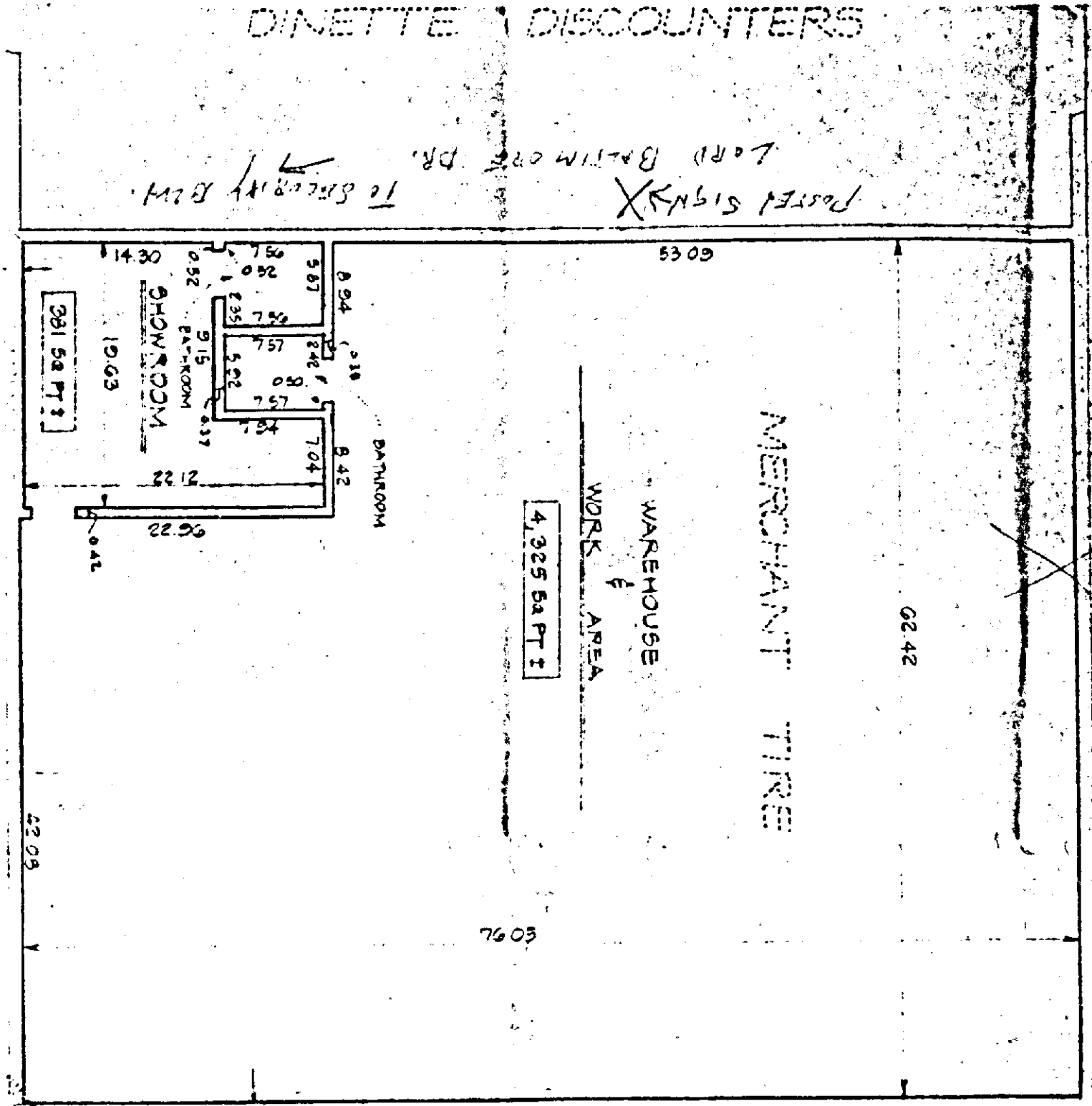
Publisher

Cost of Advertising
33.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-325-SPH

District: 1st Date of Posting: 5-4-85
Posted for: Special Hearing
Petitioner: Firestone Tire and Rubber Co.
Location of property: 2015 Lord Baltimore Drive
Location of Sign: East side of Lord Baltimore Drive, in front of 2015 Lord Baltimore Drive
Remarks: _____
Posted by: *[Signature]* Date of return: 5-11-85
Number of Signs: 1



NOTE: TOTAL AREA = 4,325