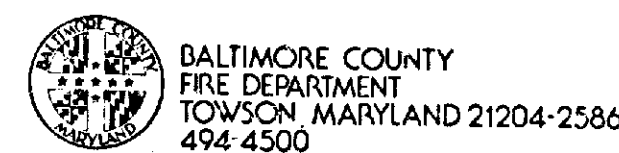


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

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



PAUL H. RENCKE
CHIEF

March 11, 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: Chang Soo Song, et ux

Location: W/S Hollins Ferry Road 31' W. from c/l Gehb Avenue

Item No.: 259 Zoning Agenda: Meeting of 3/12/85

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- () The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Cap. Joseph Kelly* 3-11-85
Planning Group
Special Inspection Division
Noted and Approved: *Roy W. Kemmer*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Acting Commissioner
Norman E. Gerber, Director
FROM: Office of Planning & Zoning

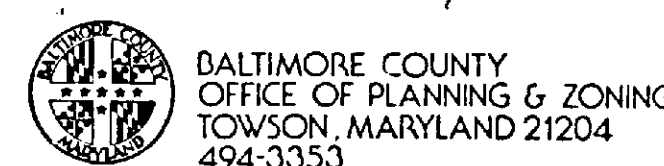
Date: May 22, 1985

SUBJECT: Zoning Petition No. 85-341-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office would not be concerned with this proposal to expand the existing garage use; however, the proximity of the addition to the existing dwelling is a concern to this office, particularly in view of the painting aspect of the operation.

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

NEC:JGR:slm



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 13, 1985

Mr. Henry W. Stewart, Esquire
203 Courtland Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SW/corner of Hollins Ferry Road
and Gehb Ave. - 13th District
Chang Soo Song, et ux, Petitioners
Case No. 85-341-X

Dear Mr. Stewart:

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

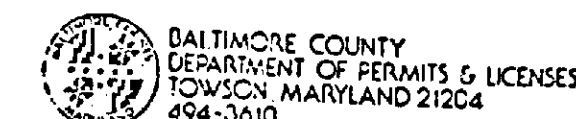
Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:byg
Attachments

cc: Ms. Theresa Lowry, President
Lansdowne Improvement Association
2517 Hammonds Ferry Road
Baltimore, Maryland 21227

Ms. Helen Fisher
3402 Hollins Ferry Road
Baltimore, Maryland 21227

People's Counsel



March 20, 1985

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

Dear Mr. Jablon:

Comments on Item #259 Zoning Advisory Committee Meeting are as follows:

Property Owner: Chang Soo Song, et ux
Location: W/S Hollins Ferry Road 31' W. from c/l Gehb Avenue
Existing Zoning: Special exception for an automobile body and paint shop for repair and reconditioning of automobiles. (Automotive-service garage)

Address: 0.467
District: 13th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Sanicapped and Aged; and other applicable Codes.
- (X) 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/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 of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot line. A fire wall is 110' and Table 500.2, also Section 502.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s, see comments below.
- (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, 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 404.
- (I) Comments - There shall be a minimum of 12'-0" between the dwelling and the proposed garage or the facing walls of both buildings including any windows and doors shall be not less than a one hour fire rating. See Table 401 and Section 6.5.0. A service garage can only be used for that purpose. See Section 6.5.0. Paint spray area shall comply to Section 611.0.

NOTES: 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 in 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. Burcham
Charles E. Burcham, Chief
Permits & Licenses

IN RE: PETITION FOR SPECIAL EXCEPTION *
SW/corner of Hollins Ferry Rd.
and Gehb Avenue -
13th Election District
Chang Soo Song, et ux,
Petitioners *
* * * * *
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-341-X (Item 259)

The petitioners herein request a Special Exception for a service garage (automobile body and paint shop for repair and conditioning of automobiles) and living quarters in a commercial building.

Testimony by and on behalf of the petitioners indicates the half-acre site was reclassified from R.O. to B.L. zoning in 1983. It is improved with an eighty-year-old school used as a residence, a two-bay masonry garage and a wood garage. The petitioner, who has resided on the property for seven years and intends to continue to reside there, proposes to join the house and masonry garage with an addition as shown in the plan submitted, prepared by E. F. Raphael & Associates, Registered Professional Land Surveyors, revised May 1, 1985 and marked Petitioner's Exhibit 1. The existing masonry garage and the addition would be used for a family operated auto repair shop doing body, fender and paint work. There will be no sale or storage of gas, oil or parts. It is anticipated that all cars to be worked on will be driven and not towed in. The petitioner has already been doing auto repair work on the site for family and friends and providing overnight parking for an auto repair shop in the area.

Testimony by the protestants indicated that the masonry garage was constructed without a permit, that service garage work had been performed on the site (zoning violation case, conviction and order 81-269-V), that within the last six months service garage work has been done on the property by a number of workers and that numerous autos have been parked on the property. Additionally, area residents have environmental complaints particularly from

ORDER RECEIVED FOR FILING
DATE June 13, 1985
BY *Patricia A. Schmitt*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1985

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

cc: 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

Henry W. Stewart, Esquire
203 Courtland Avenue
Towson, Maryland 21204

RE: Item No. 259
Petitioners - Chang Soo Song, et ux
Special Exception Petition

Dear Mr. Stewart:

Recently a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans and/or further information about this proposal would be required from the following departments:

Traffic Engineering - Mr. Michael Flanagan - 494-3554

In order to avoid any future delays in processing this petition, you should contact the representative from the above department(s) and discuss the required revisions and/or requested information. When discussing this petition, it should be referred to by the above referenced item number. After discussing this matter with the above representative(s), you should contact me at 494-3554 in order to determine the outcome of said discussion and what your future course of action will be. Until this matter is resolved, the petition will not be scheduled for a hearing.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bsc:mr

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

E. F. Raphael

paint work done outside. There are concerns over flammable substances, toxic fumes, visible paint mist, odor and effects on the flood plain.

After due consideration of the testimony and evidence presented as well as a field inspection of the property, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1, Baltimore County Zoning Regulations have been met, and the health, safety, and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IS IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of June, 1985, that the herein Petition for Special Exception for a service garage (automobile body and paint shop for repair and conditioning of automobiles) and living quarters in a commercial building in accordance with the site plan submitted and filed herein, marked Petitioner's Exhibit 1, as modified by any County Review Group requirements, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The petitioners shall obtain either County Review Group approval or a waiver therefrom prior to the issuance of any building permit.
2. No service garage work shall be done on the property prior to the issuance of the occupancy permit for the addition.
3. All service garage work shall be done inside the existing garage and proposed addition.
4. The twelve parking spaces required for the service garage shall be provided within the buildings or to the east of the buildings. All business parking shall be limited to the twelve spaces provided. Only residential parking will be permitted to the west of the buildings. All access and parking arrangements shall be approved by the Baltimore County Department of Traffic Engineering prior to the issuance of any building permit.

All requirements of the Baltimore County Departments of Permits and Licenses, Health, and Fire shall be met prior to the issuance of the occupancy permit for the addition.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 13, 1985
BY *Patricia A. Schmitt*
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION
MEMORANDUM IN SUPPORT OF SAME

On September 7, 1983 the County Board of Appeals by their written opinion and Order, reclassified the subject property from that of a R.O. classification to a B.L. setting forth the fact that after a careful review of all the exhibits and testimony presented to the County Board of Appeals, it was evident that all of the land across Hollins Ferry Road, both in the City and in the County, is commercially used. To the north across Gehb Avenue, there are three older residences facing Hollins Ferry Road within the city limits. All the rest of the homes on Gehb Avenue are orientated to Gehb Avenue and do have to their west the Lansdowne Junior High School site. Directly abutting the site to the south, there is a parcel of long unused DR 5.5 zoning and abutting that, a large area of B.M. zoning. It was the opinion of the County Board of Appeals that the general character of this immediate area is commercial and not residential. The County Board of Appeals referred to the fact that the subject property contains improvements over eighty years old, and oriented towards Hollins Ferry Road which is almost completely commercial and as such the County Board of Appeals was of the opinion that a B.L. classification is a much more reasonable proper one than the previously existing R.O. classification which was deemed to be in error on this particular parcel of land.

The Petitioners, Chang Soo Song and his wife, Yoo Sung Song, do now file a Petition for Special Exception for the operation of

**PETITIONER'S
EXHIBIT 3**

LAW OFFICES OF
HENRY W. STEWART, P.A.
203 COURTLAND AVE.
TOWSON, MD 21204

an automobile body and paint shop for the repair and reconditioning of automobiles which is allowable by way of Special Exception under 230.13 of the Baltimore County zoning regulations. It is to be stressed that the automobile body and paint shop is to be restricted for the repair and reconditioning of automobiles and there will be no sale of gasoline, oil, and parts ordinarily associated with the operation of a "automobile service station", as it is the intention of the Petitioners to operate a family business for the above purpose on the present location whereupon the Petitioners presently live and to which the garage presently exists on the subject property. The Petitioners may request subject to the approval of the County the extension of the garage as it presently exists all of which will be subject to the rules and regulations of the County and the demands of the trade to be expected in the field of automobile painting and body repair.

Henry W. Stewart
203 Courtland Avenue
Towson, Maryland 21204
321-8818
Attorney for Petitioners

-2-

PETITION FOR SPECIAL EXCEPTION

13th Election District

LOCATION: Southwest corner of Hollins Ferry Road and Gehb Avenue

DATE AND TIME: Tuesday, June 4, 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 (automobile body and paint shop for repair and conditioning of automobiles) and living quarters in a commercial building

Being the property of Chang Soo Song, et ux 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

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 822-2908

Description to Accompany Petition

RESIDENCE 7/1/85
May 1 1985

Beginning for the same at a point on the west R/W line of Hollins Ferry Road at the Baltimore City and Baltimore County Line, said point being located southerly, 31'± from the intersection formed by the west side of Hollins Ferry Road and the centerline of Gehb Avenue, running thence on the west side of Hollins Ferry Road, 1) by a curve to the left with a radius of 550.87' for a distance of 54.97', 2) S 5° 22' 38" E 97.67', thence leaving Hollins Ferry Road, N 72° 02' 00" W 166.64', N 17° 57' 42" E 157.00' to the southside of Gehb Avenue, running thence on the south side of Gehb Avenue, S 72° 02' 00" E 29.78' to the Baltimore City and Baltimore County division line, thence on aforesaid division line S 60° 40' 52" E 80.52' to the place of beginning.

Containing 0.467 acres ±.

Being the property of Chang Soo Song and Yoo Sung Song.



E. F. Raphael
Registered Prof. Land Surveyor
No. 22246

4/15/85
Revised Plan
5/1/85

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW Corner of Hollins Ferry Rd. : OF BALTIMORE COUNTY
and Gehb Ave., 13th District :
CHANG SOO SONG, et ux, : Case No. 85-341-X
Petitioners

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 14th day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Henry W. Stewart, Esquire, 203 Courtland Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

May 29, 1985

Henry W. Stewart, Esquire
203 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW/corner of Hollins Ferry Road & Gehb Avenue
Chang Soo Song, et ux - Petitioners
Case No. 85-341-X

This is to advise you that \$50.65 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.

Sincerely,

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

No. 007260

DATE: 5/29/85 ACCOUNT: 85-341-X

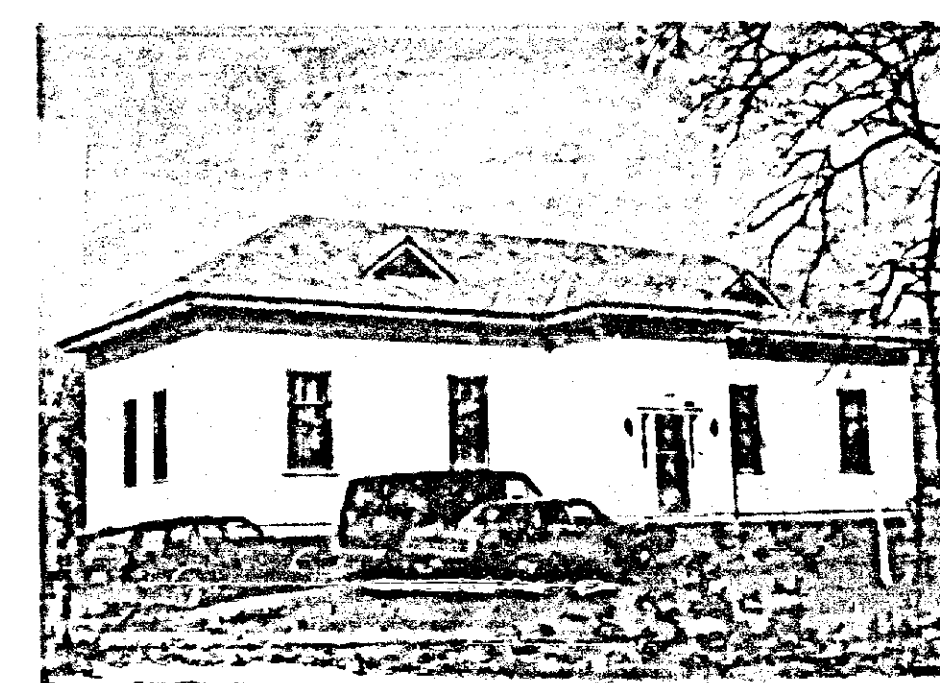
AMOUNT: \$50.65

RECEIVED FROM: Peter Max Zimmerman

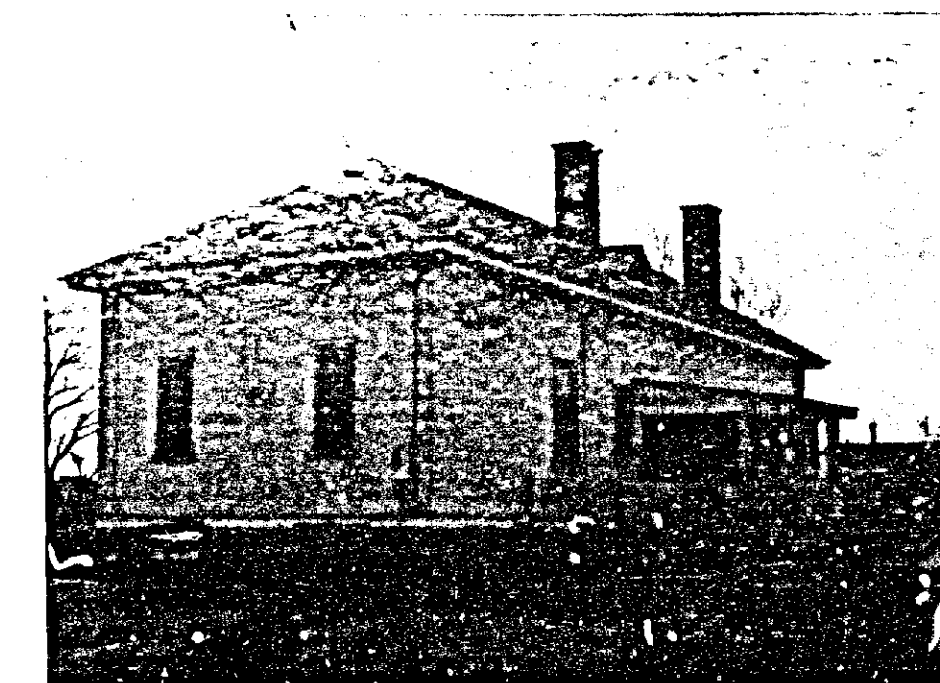
FOR: 85-341-X

VALIDATION OR SIGNATURE OF CASHIER

Dwelling Front - Viewed from Hollins Ferry Road



Rear - View from Southwest Corner of Property



View Looking North along Hollins Ferry Road from Subject



View Looking North along the East Side of Hollins Ferry Road



Block Garage - Viewed from Hollins Ferry Road



Frame Garage - Viewed from Gehb Avenue



View Looking East along Gehb Avenue from the Northwest Corner of the Subject



View Looking East from Front of the Subject



View Looking South along Hollins Ferry Road from the Subject



View of Adjacent Property Looking Southwest from Hollins Ferry Road



May 7, 1985

Henry W. Stewart, Esquire
203 Courtland Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception
SW/corner of Hollins Ferry Road and Gehb Avenue
Chang 500 Song, et ux - Petitioners
Case No. 85-341-X

TIME: 10:00 a.m.

DATE: Tuesday, June 4, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 005272

DATE: 5/15/85 ACCOUNT: R-01-115 CW

AMOUNT: \$ 1.75

RECEIVED FROM: [Signature]

FOR: [Signature]

0151*****100004 000007

VALIDATION OR SIGNATURE OF CASHIER

85-341-X
Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

May 16 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL
EXCEPTION 65003

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 18 day of May 19 85, that is to say,
the same was inserted in the issues of

May 16, 1985

PATUXENT PUBLISHING CORP.
By *[Signature]*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-341-X
Date of Posting: 5-18-85
Petitioner: *[Signature]*
Location of property: SW/corner of Hollins Ferry Road and Gehb Avenue
Location of Signs: SW/corner of Hollins Ferry Road and Gehb Avenue
Remarks: *[Signature]*
Posted by: *[Signature]*
Number of Signs: 1

**PETITION FOR SPECIAL
EXCEPTION**
13th Election District
LOCATION: Southwest corner
of Hollins Ferry Road and
Gehb Avenue
DATE AND TIME: Tuesday,
June 4, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building,
111 W. 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 (automobile body and paint shop for repair and modification of automobiles and trucks) to be used in a commercial building. Bring the property of Chang 500 Song, et ux 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:
RONALD JARLON,
Zoning Commissioner
of Baltimore County
May 16, 1985

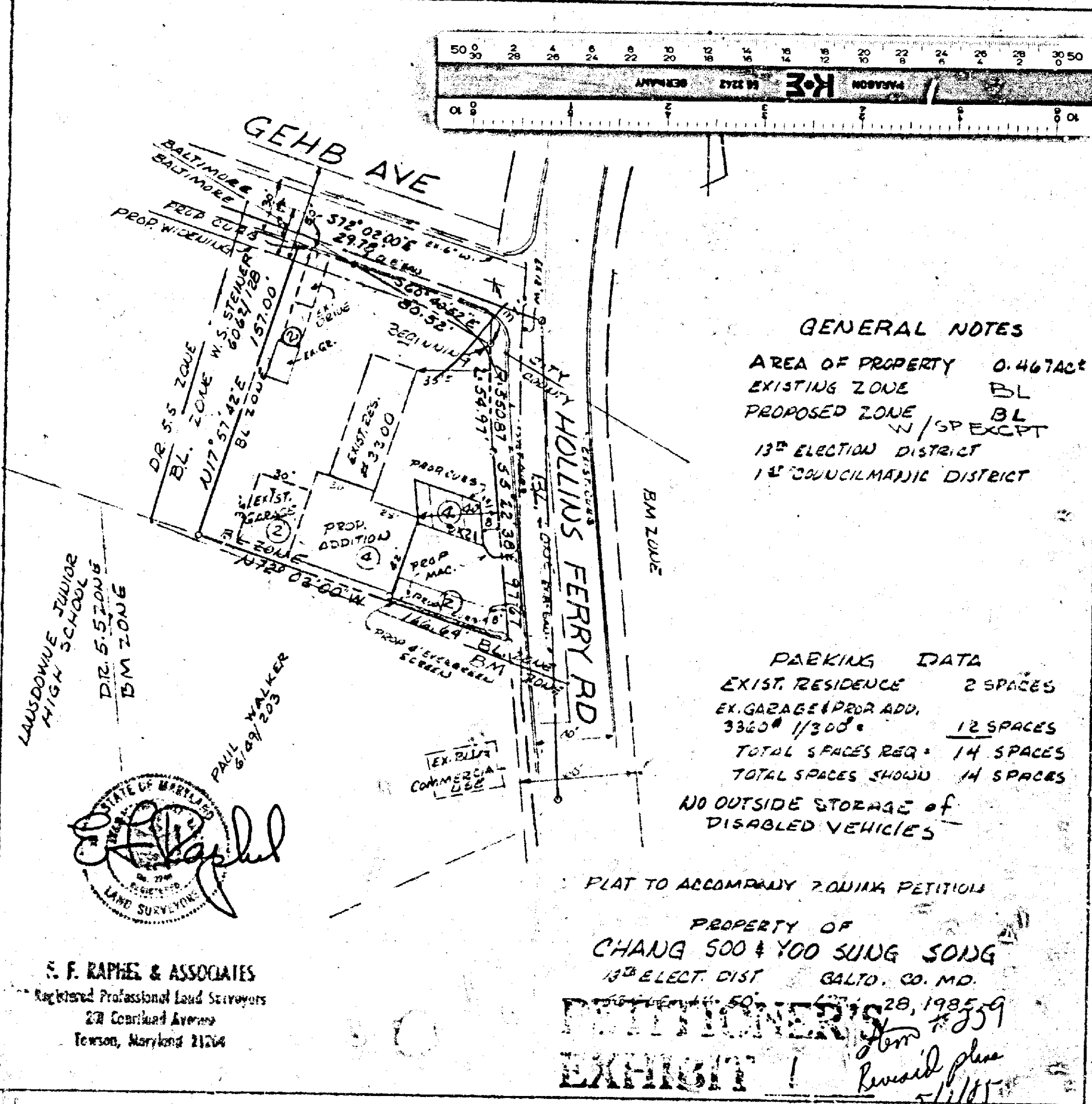
CERTIFICATE OF PUBLICATION

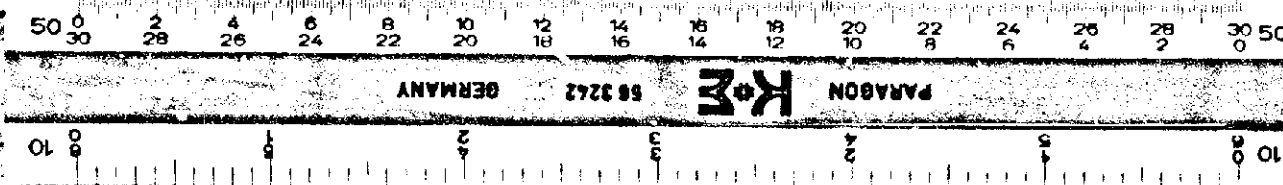
TOWSON, MD. May 16, 1985

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 16, 1985

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
27.50





MAP 214
SWE-P
ELECTION
DISTRICT 13
C. 3/81
TYPE X
F. 1/81
BY
FINAL
BY

[Handwritten signature]

GENERAL NOTES

AREA OF PROPERTY 0.467AC±
EXISTING ZONE BL
PROPOSED ZONE BL
W/SP EXCPT
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

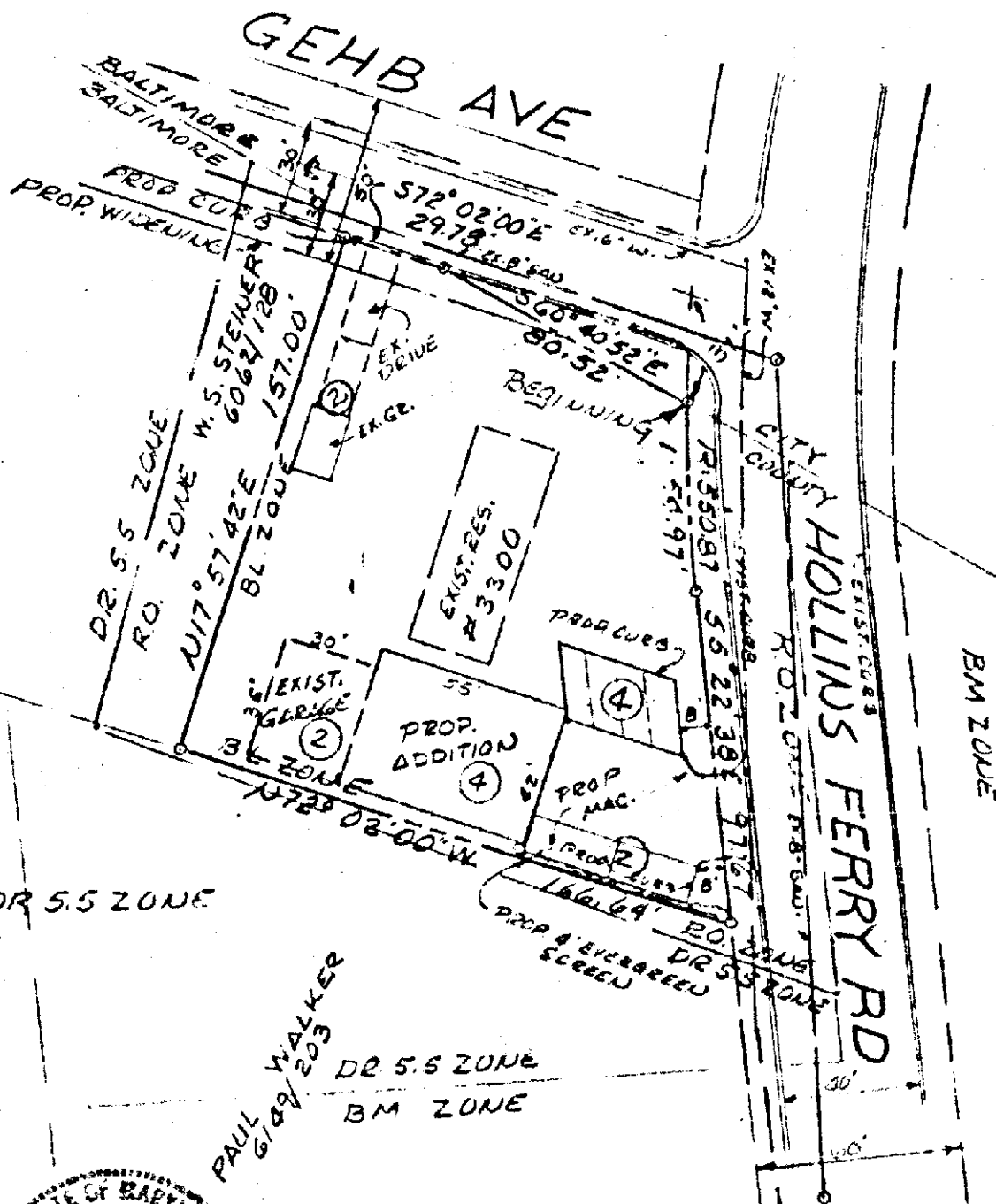
PARKING DATA

EXIST. RESIDENCE 2 SPACES
EX. GARAGE & PROP. ADD.
3360[±] 1/300[±] 12 SPACES
TOTAL SPACES REQ. 14 SPACES
TOTAL SPACES SHOWN 14 SPACES

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF
CHANG SOO & YOO SUNG SONS
13TH ELECT. DIST. BALTO. CO. MD.
SCALE 1" = 50' FEB. 28, 1985

A259



E. F. RAFAEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204