

PETITION FOR SPECIAL EXCEPTION

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 "B1-CNS" Zone. The Service Garage is for the change of oil and lubrication of automobiles and trucks. Jeffry Lube International.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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

Legal Owner(s):
John C. Childs
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Address for Petitioner:
MARK D. DOPKIN
(Type or Print Name)
Signature
20 S. Charles St.
Address
City and State

Address:
3701 Butler Road
Address
Glyndon, Maryland
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
John C. Childs
Name
3701 Butler Road
Glyndon, Maryland
Address
City and State

Attorney's Telephone No.: 531-6467

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of June, 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 108, County Office Building in Towson, Baltimore County, on the 9th day of July, 1985, at 11:00 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of June, 1985.

Petitioner: John C. Childs
Petitioner's Attorney: *Nicholas B. Commodari*
Received by: *Nicholas B. Commodari*
Zoning Commissioner
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 19, 1985

o/o
Nicholas B. Commodari
Chairman

Mr. John C. Childs
3701 Butler Road
Glyndon, Maryland 21071

RE: Item No. 320, Case No. 86-13-X
John C. Childs - Petitioner
Petition for Special Exception

Dear Mr. Childs:

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.

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

NEC:bac

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



William K. Hoffmann
Secretary
Hal Kestoff
Assistant Secretary

May 17, 1985

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

Re: ZAC Meeting of 5-7-85
ITEM: #320.
Property Owner: John C. Childs
Location: N/E Side Golden Ring Road, Route 588
160' S/S Weyburn Road
Existing Zoning: B.L. - CNS
Proposed Zoning: Special Exception for a service garage
Acres: .33 acres
District: 14th Election District

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the submittal of 4-15-85 for Special Exception for Service Garage, the State Highway Administration finds the uncommon access by way of Kenwood Avenue generally acceptable.

Very truly yours,

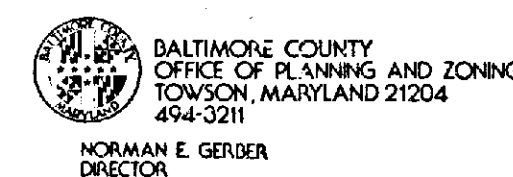
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

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

My telephone number is (301) 659-1350

Telephone for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

JUNE 17, 1985

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item # 320
Property Owner: JOHN C. CHILDS
Location: N/E SIDE GOLDEN RING RD.
160' S/S OF WEYBURN RD.

Dear Mr. Jablon:

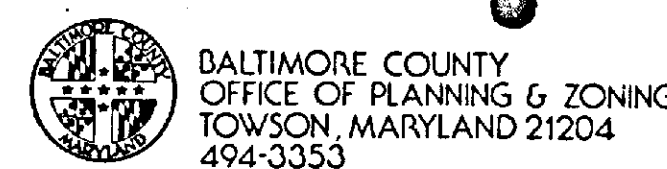
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ 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 area is [blank].
- ☒ The property is located in a traffic area controlled by a "D" 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: CRG FILE XIV-195-MCDONALDS

FINAL PLAT RECORDED EMB. JR. ST. EMB. 144
DATED: SEP. 18, 1984
THE SERVICE GARAGE SHOULD BE RE-ORIENTED
TO IMPROVE STACKING AND ON-SITE CIRCULATION.

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



ARNOLD JABLON
ZONING COMMISSIONER

July 11, 1985

Mr. Mark D. Dopkin, Esquire
20 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
N/E/S of Golden Ring Road, 298'
SE of centerline of Weyburn Rd.
14th Election District
John C. Childs, Petitioner
Case No. 86-13-X

Dear Mr. Dopkin:

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

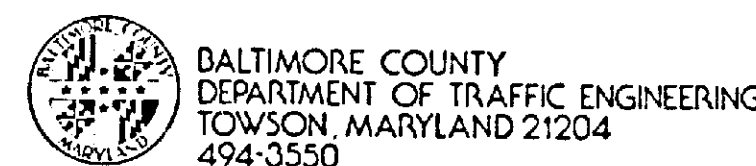
Very truly yours,

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

JMD:bg

Attachments

cc: People's Counsel



STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

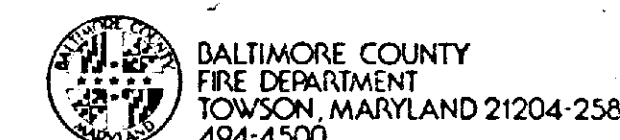
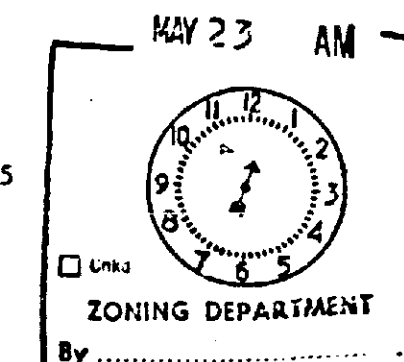
Item No. 315, 316, 317, 318, 320, 322, 324, and 325 Meeting of May 7, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 315, 316, 317, 318, 320, 322, 324, and 325.

MSF/ccm



PAUL H. RENCKE
CHIEF

May 15, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John C. Childs

Location: N/E side Golden Ring Road, 160' S/S Weyburn Road

Item No.: 320 Zoning Agenda: Meeting of 5-7-85

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. * along Golden Ring Road.

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

() 3. The vehicle dead end condition shown at [blank]

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", 1974 edition prior to occupancy.

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

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

REVIEWER: *Paul H. Rencke* Noted and Approved: *Arnold M. Berlowitz*
Special Inspection Division Fire Prevention Bureau

JUN 15 1985

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

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



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

May 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 320 Zoning Advisory Committee Meeting are as follows:

Property Owner: John C. Childs
Location: N/E Side Golden Ring Road, 160' S/W Weyburn Road
District: 14th.

APPLICABLE CODES ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S. #17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/are not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(10) Comments: Each building requires a separate building permit. The garage shall be classified S-1 Use Group. The retail space is an "M" Use Group. Now Handicapped curb cuts, ramps, building access, parking, signs, etc.

(11) These abbreviated 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 the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles S. Burman
C. S. Burman, Chief
Building Plans Review

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 25, 1985

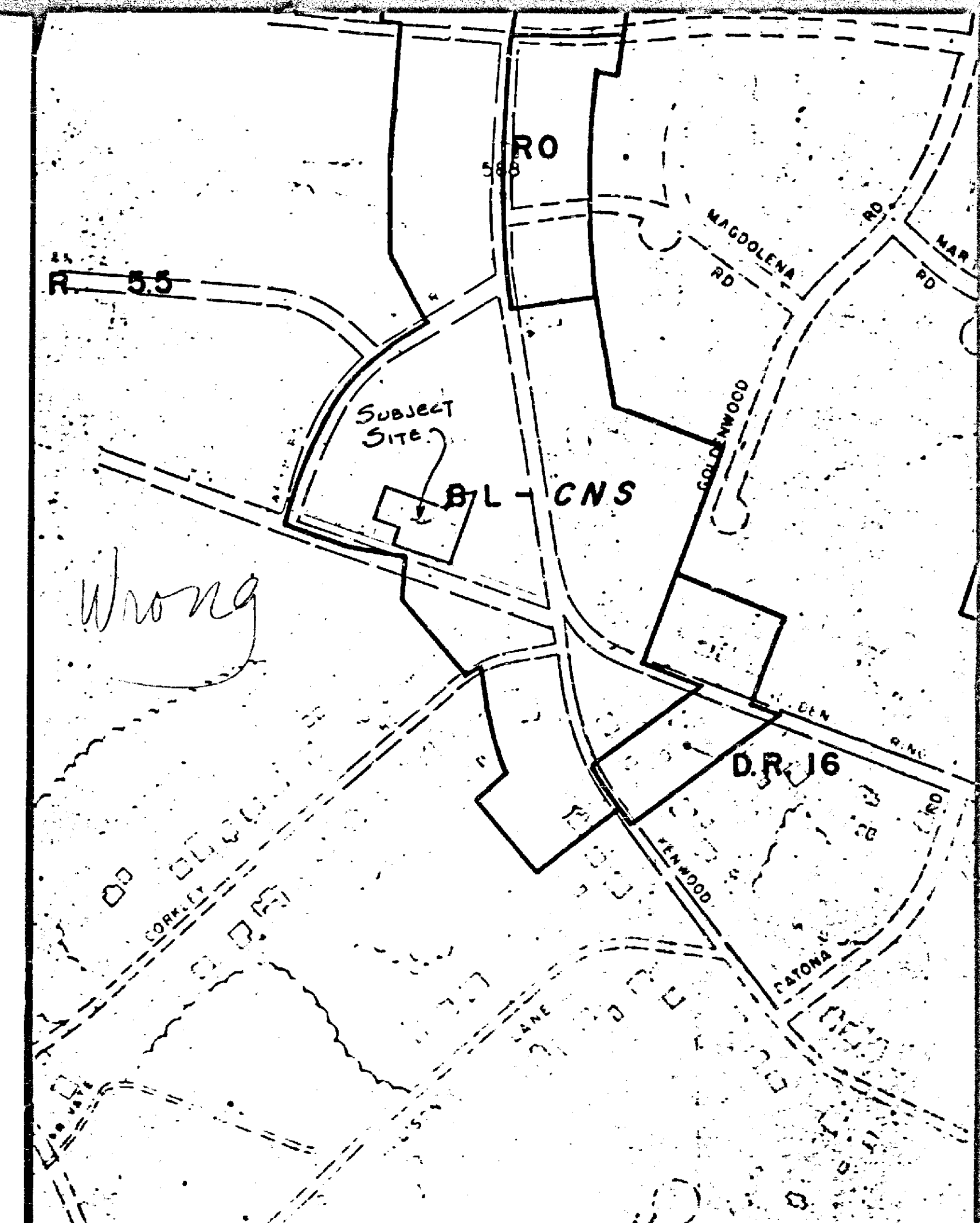
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-13-X

Although not opposed to the granting of the subject request, it is suggested that the petitioner contact the Division of Current Planning and Development and review their proposal to re-orient the garage so as to improve on site traffic circulation and stacking.

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

NEC:JGH:slm



IN RE: PETITION FOR SPECIAL EXCEPTION *
NE/S of Golden Ring Road, 298' *
SE of centerline of Weyburn Rd. *
14th Election District *
John C. Childs, *
Petitioner *
* * * * *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-13-X

The Petitioner herein requests a special exception for a service garage in a BL-CNS zone. The service garage is for the change of oil and lubrication of automobiles and trucks.

Testimony by and on behalf of the Petitioner indicates that several years ago the property for the existing McDonalds was divided from the 1.94+ acres subject property. Some time in the past a commercial building on the southwest corner of the site was razed. The Petitioner proposes to utilize .32+ acres for a service garage with functions limited to the changing and maintenance of motor vehicle fluids. Access to both Kenwood Avenue and Weyburn Road would be in common with the restaurant.

After due consideration of the testimony and evidence presented, 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, a special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11 day of July, 1985, that the herein Petition for Special Exception for a service garage in a BL-CNS zone in accordance with the plan submitted and prepared by Kidde Consultants, Inc., revised June 27, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order subject to the following restrictions:

1. Compliance with the requirements of the Baltimore County Landscape Manual.
2. The sign on the service garage building shall be no larger than 20 square feet. A free standing sign, comprised of an "J" logo and a reader board, shall total no more than 100 square feet for both faces.
3. The service garage functions shall be limited to the changing and maintenance of motor vehicle fluids.

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

PETITION FOR SPECIAL EXCEPTION
14th Election District

LOCATION: Northeast side of Golden Ring Road, 298 feet
Southeast of the centerline of Weyburn Road

DATE AND TIME: Tuesday, July 9, 1985 at 11:00 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 a Special Exception for a service garage in a "BL-CNS" zone. The Service Garage is for the change of oil & lubrication of automobiles and trucks (Jiffy Lube International).

Being the property of John C. Childs 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.

ORDER OF
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005330
DATE: 4/23/85 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Kidde Consultants, Inc.
FOR: SE. # 320
B BENS ***** 000000 000000
VALIDATION OR SIGNATURE OF CASHIER

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

0.32 ACRE PARCEL
NORTHEAST SIDE OF GOLDEN RING ROAD
160 FEET SOUTHEAST OF WEYBURN ROAD
BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception for an Automotive Service Center in a "BL-CNS" Zone.

BEGINNING at a point on the northeast side of Golden Ring Road at the southwest corner of the existing Shell Oil Company gas station lot, said point being distant South 69 degrees 09 minutes 50 seconds East 298.00 feet, more or less, as measured southeasterly along said northeast side of Golden Ring Road, from the center of Weyburn Road, running thence binding on said Golden Ring Road (1) North 69 degrees 09 minutes 50 seconds West 125.00 feet, thence three courses (2) North 20 degrees 50 minutes 10 seconds East 102.34 feet, (3) South 69 degrees 09 minutes 50 seconds East 60.14 feet, and (4) North 80 degrees 41 minutes 40 seconds East 75.00 feet, thence along the northwest outline of said gas station lot (5) South 20 degrees 50 minutes 10 seconds West 140.00 feet to the place of beginning.

CONTAINING 0.32 of an acre of land.

Job Order No. 01-85110
RWB/aeb

June 26, 1985

Kimberly Desiring
Kimberly Desiring
Att. # 320



ORDER RECEIVED FOR FILING
DATE: July 11, 1985
BY: *John A. Childs*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Golden Ring Rd., 298'
SE of the Centerline of Weyburn
Rd., 14th District

JOHN C. CHILDS, Petitioner : Case No. 86-13-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 19th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. John C. Childs, 3701 Butler Rd., Glyndon, MD 21071, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. John C. Childs
3701 Butler Road
Glyndon, Maryland 21071

June 5, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/S of Golden Ring Road,
298 ft. SE of the centerline of
Weyburn Rd., 14th Election Dist.
John C. Childs, Petitioner
Case No. 86-13-X

TIME: 11:00 a.m.
DATE: Tuesday, July 9, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County



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

ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1985

Mr. John C. Childs
3701 Butler Road
Glydon, Maryland 21071

RE: Petition for Special Exception
NE/S of Golden Ring Road,
298' SE of the centerline of
Weyburn Rd., 14th Election District
John C. Childs - Petitioner
Case No. 86-13-X

Dear Mr. Childs,

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

86-13-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 20, 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 June 20, 1985.

THE JEFFERSONIAN,

JB Kentik

Publisher

Cost of Advertising
24.75

PETITION FOR SPECIAL
EXCEPTION
14th Election District
LOCATION: Northeast side of Golden Ring Road, 298 feet Southeast of the centerline of Weyburn Road.
DATE AND TIME: Tuesday, July 9, 1985 at 11:00 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 a Special Exception for a service garage in a "BL-CMS" zone. The Service Garage is for the change of oil & lubrication of automobiles and trucks (Jiffy Lube International). Being the property of John C. Childs 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 or at the time of the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 20, 1985

Petition
For Special Exception
14th Election District

LOCATION: Northeast side of Golden Ring Road, 298 feet Southeast of the centerline of Weyburn Road.
DATE AND TIME: Tuesday, July 9, 1985 at 11:00 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 in a "BL-CMS" zone. The Service Garage is for the change of oil & lubrication of automobiles and trucks (Jiffy Lube International). Being the property of John C. Childs as shown on the plat filed with the Zoning Office.

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BY ORDER OF
Arnold Jablon
Zoning Commissioner
Of Baltimore County

86-13-X

The Times

Middle River, Md., June 20, 1985

Petition
This is to Certify, That the annexed

Reg L 73119

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 20th day of June, 1985

Arnold Jablon Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 6/14/85
Posted for: Special Exception
Petitioner: John C. Childs
Location of property: NE/S, Golden Ring Rd., 298' SE of Weyburn Rd.
Location of Signs: Facing Golden Ring Rd., approx. 8' E. roadway. approx. 150' E. roadway of Weyburn Rd., on property of Petitioner.
Remarks: _____
Posted by: MSH Date of return: 6/21/85
Number of Signs: 1

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

No. 007262

DATE: 7-11-85 ACCOUNT: 01-615-000

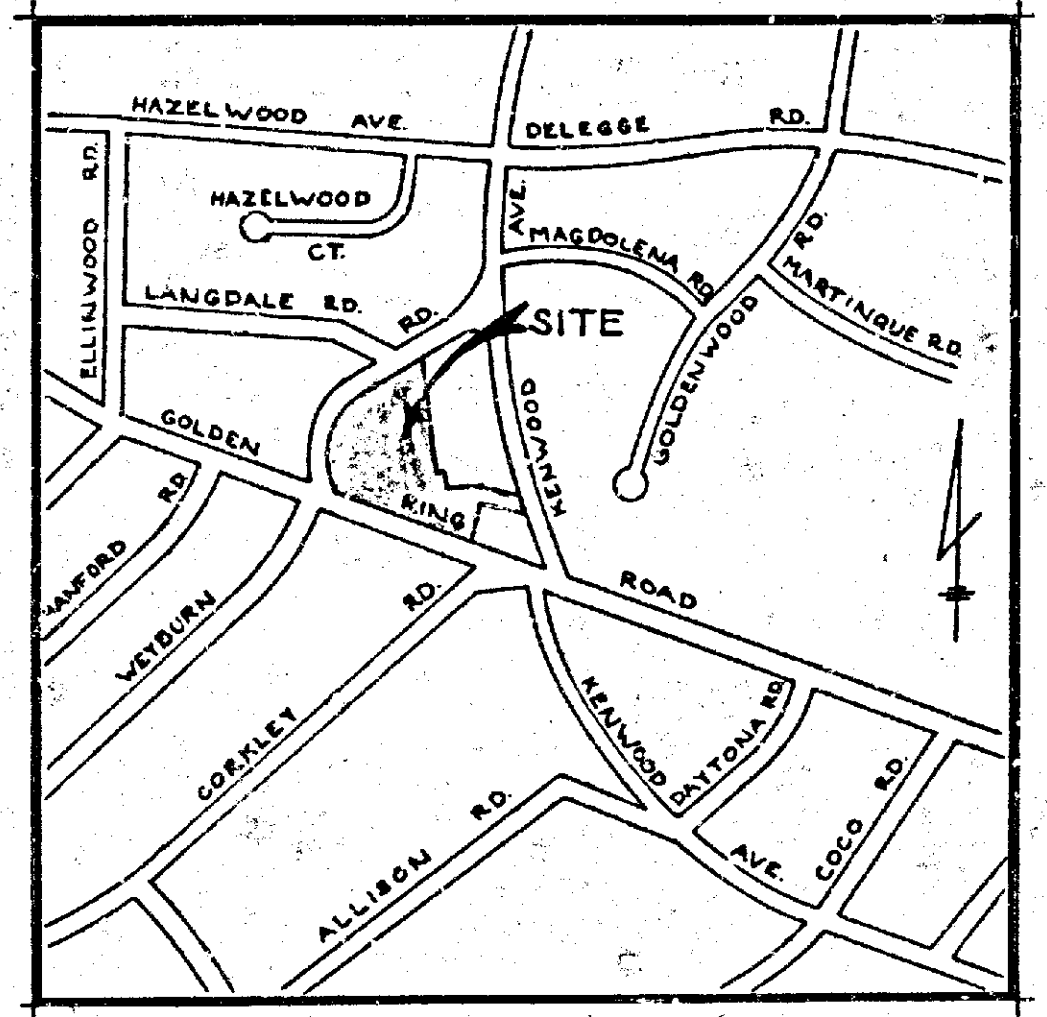
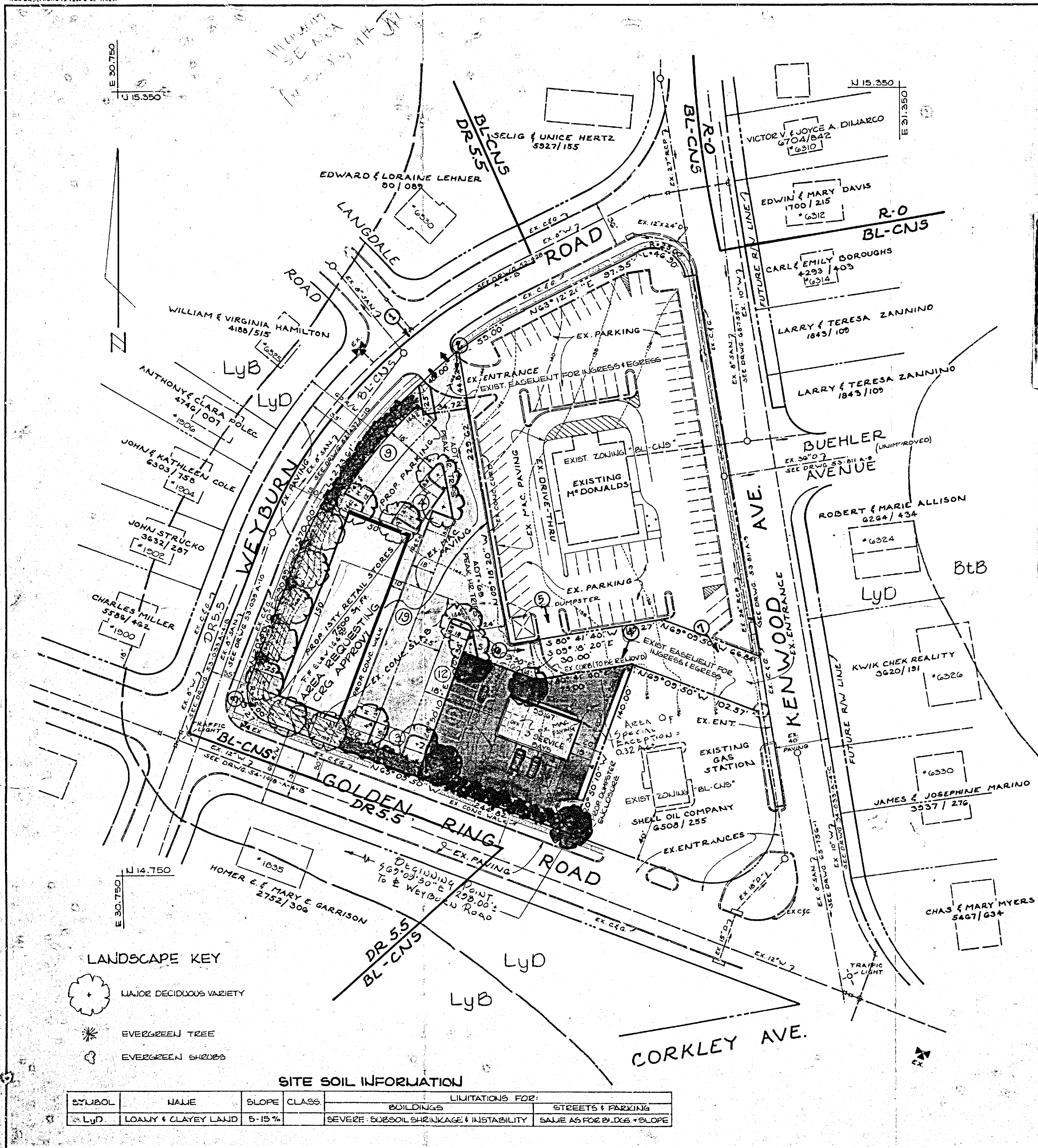
AMOUNT \$ 52.90

RECEIVED FROM: John C. Childs

FOR: Adm. Posting

01-615-000

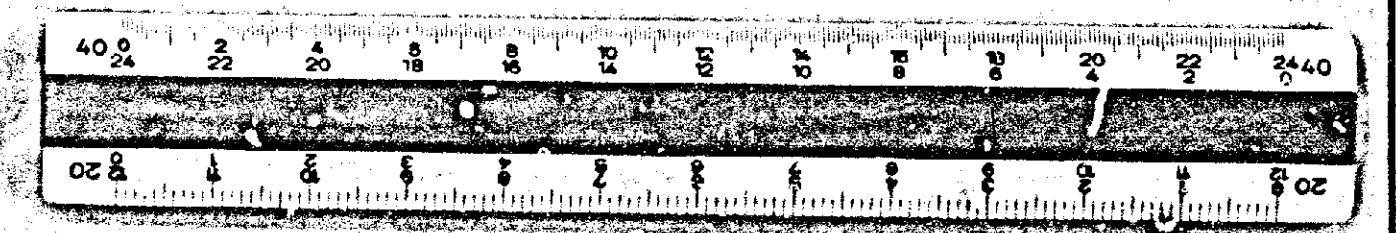
VALIDATION OR SIGNATURE OF CASHIER



LOCATION PLAN
SCALE: 1"=500'

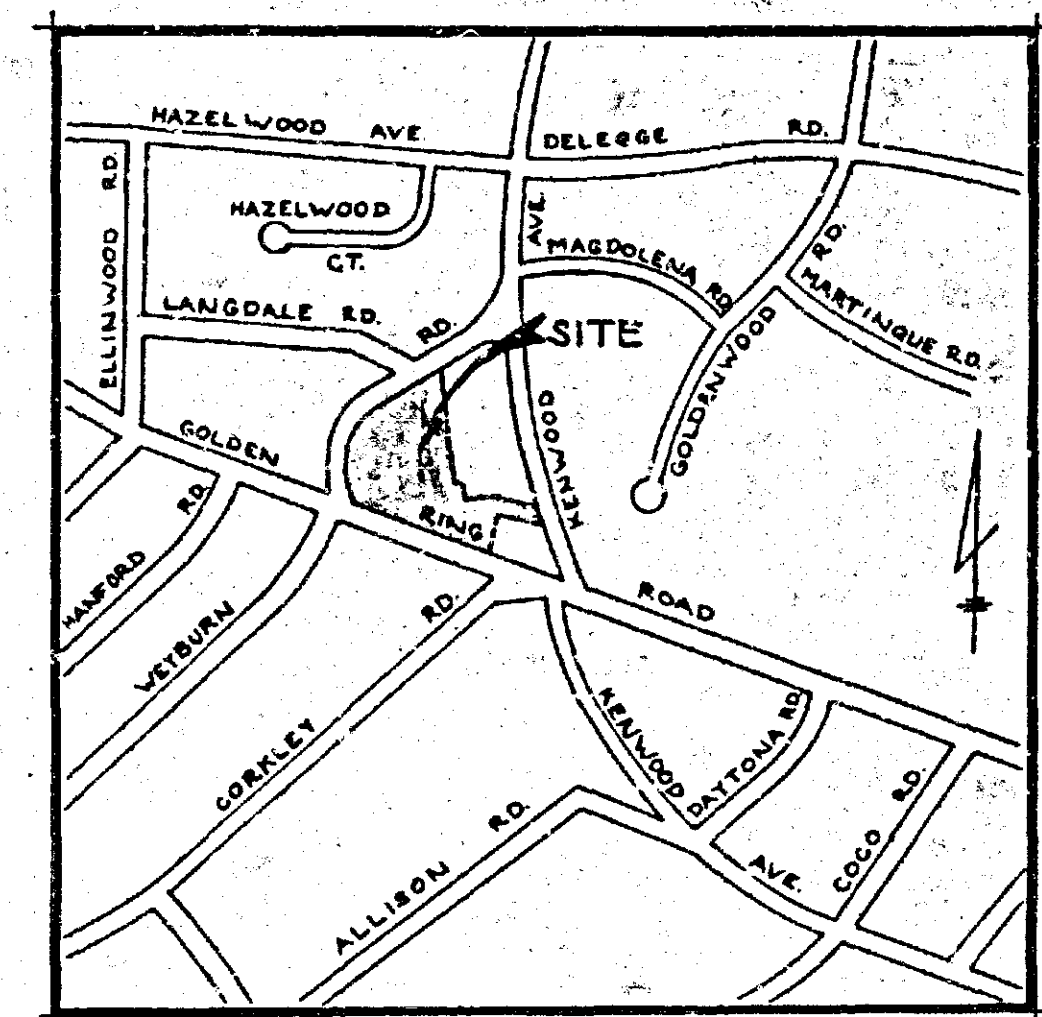
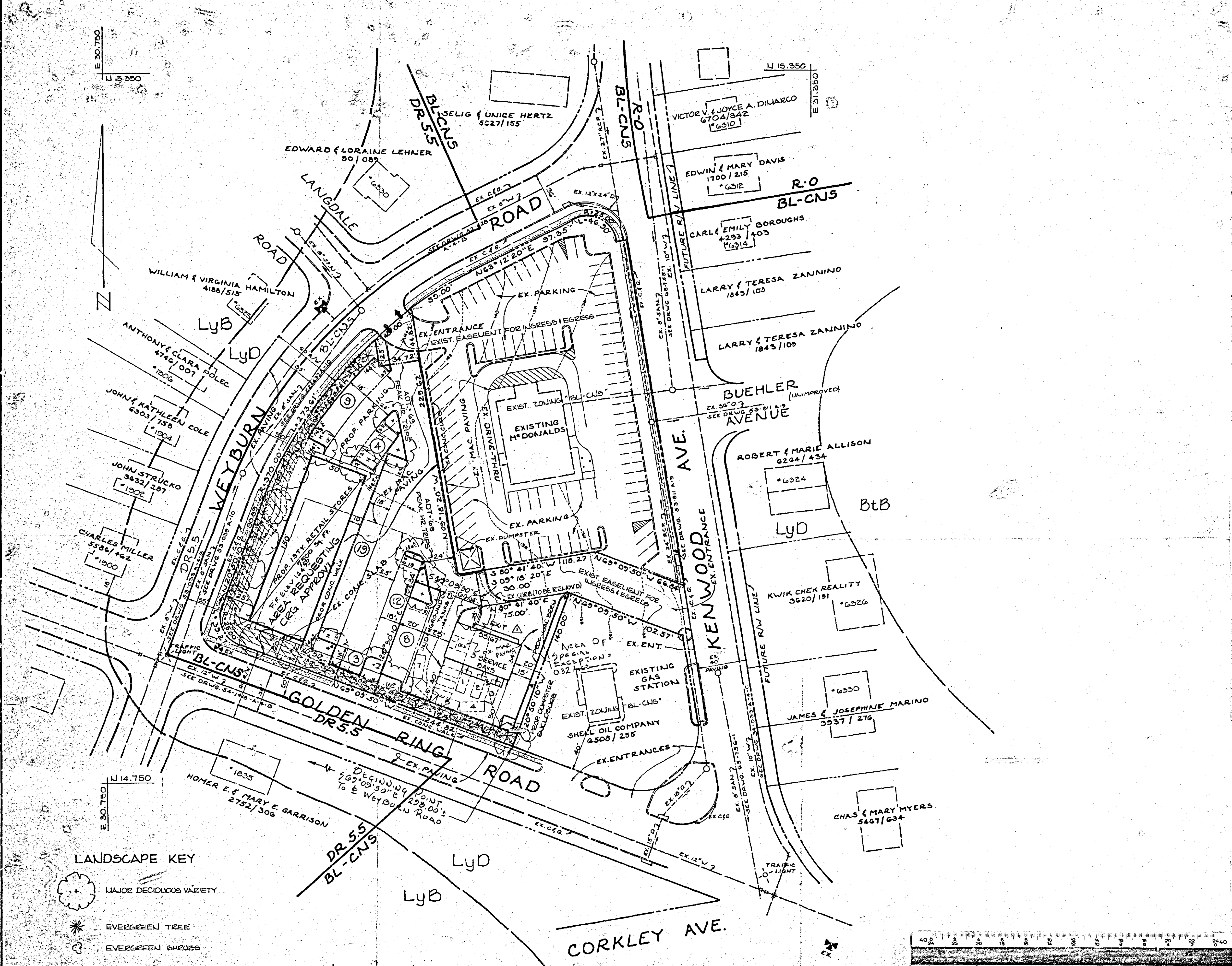
GENERAL NOTES

1. AREA OF PROPERTY TO BE DEVELOPED EQUALS 1.543 AC. (NET)
2. GROSS AREA OF SITE TO BE DEVELOPED EQUALS 1.944 AC.
3. EXISTING ZONING OF PROPERTY "BL-CNS"
4. EXISTING USE OF PROPERTY "VACANT LAND" (EXISTING CONCRETE FLOOR OF BUILDING & MACADAM PAVING.)
5. PROPOSED USE OF PROPERTY "RETAIL STORES & CAR SERVICE CENTER FOR OIL CHANGES"
6. AREA OF PROPERTY REQUESTING "SPECIAL EXEMPTION" FOR THE CAR SERVICE CENTER: 0.32 AC. (50' x 50' x 50')
7. OFF STREET PARKING DATA:
 - A. RETAIL STORES: 7500 SQ. FT. REQUIRING 37.5 SPACES (1/2000)
 - B. CAR SERVICE CENTER: 1893 SQ. FT. REQUIRING 6.51 SPACES (1/2000)
 - C. TOTAL SPACES REQUIRED: 44.01
 - D. TOTAL SPACES PROPOSED: 55
8. PUBLIC UTILITIES EXIST AT THE SITE.
9. SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA.
10. TO THE BEST OF KNOWLEDGE THE SITE IS VOID OF THE FOLLOWING:
 - A. HISTORIC BUILDINGS
 - B. WETLANDS
 - C. CRITICAL AREAS
 - D. ARCHEOLOGICAL AREAS
 - E. ENDANGERED SPECIES HABITATS
 - F. HAZARDOUS MATERIALS SITES
11. LAID OUT CALCULATIONS:
 - A. LINEAR FOOTAGE OF ROAD FRONTAGE: 549.55 @ 1 TREE/40 LF. = 13.7 - 14 TREES (50% OR 7 TO BE MAJOR DECIDUOUS)
 - B. LINEAR FOOTAGE OF INTERIOR ROADS: 278 @ 1 TREE/20 LF. = 13.9 - 14 TREES (50% OR 7 TO BE MAJOR DECIDUOUS)
 - C. LINEAR FOOTAGE OF PARKING: 55 @ 1 TREE/12 LF. = 4.6 - 5 TREES
 - D. LINEAR FOOTAGE OF PARKING ADJACENT A PUBLIC STREET: 268 @ 1 EVERGREEN SHRUB/3' OR 1 EVERGREEN TREE/6' = 0 SHRUBS + 45 EVERGREEN TREES
12. TOTAL REQUIREMENT:
 - A. MAJOR DECIDUOUS TREE: 14 TREES
 - B. EVERGREEN TREES: 45 TREES
 - C. EVERGREEN SHRUBS: 50 SHRUBS
13. PROPOSED PLANTING:
 - A. MAJOR DECIDUOUS TREES: 15 TREES
 - B. EVERGREEN TREES: 50 TREES
 - C. EVERGREEN SHRUBS: 50 SHRUBS
14. WAIVER TO SWM HAS BEEN REQUESTED
15. ▲ INDICATES PROPOSED LIGHTING



PETITIONER'S
EXHIBIT 2



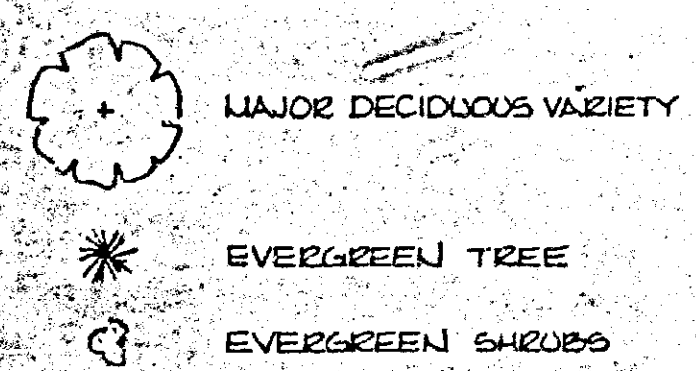


LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY TO BE DEVELOPED EQUALS 1.543 AC. (NET)
2. GROSS AREA OF SITE TO BE DEVELOPED EQUALS 1.944 AC.
3. EXISTING ZONING OF PROPERTY "BL-CNS"
4. EXISTING USE OF PROPERTY "VACANT LAND" (EXISTING CONCRETE FLOOR OF BUILDING & MACADAM PAVING.)
5. PROPOSED USE OF PROPERTY "RETAIL STORES & CAR SERVICE CENTER FOR OIL CHANGES"
6. AREA OF PROPERTY REQUESTING "SPECIAL EXEMPTION" FOR THE CAR SERVICE CENTER - 0.32 AC. (3233-34 FT.)
7. OFF STREET PARKING DATA:
 - A. RETAIL STORES - 7500 S.F. REQUIRING 37.5 SPACES (7500 ÷ 200)
 - B. CAR SERVICE CENTER - 1800 S.F. REQUIRING 9.0 SPACES (1800 ÷ 200)
 - C. TOTAL SPACES REQUIRED - 46.5
 - D. TOTAL SPACES PROVIDED - 55
8. PUBLIC UTILITIES EXIST AT THE SITE.
9. SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA.
10. TO THE BEST OF KNOWLEDGE THE SITE IS VOID OF THE FOLLOWING:
 - A. HISTORIC BUILDINGS
 - B. WETLANDS
 - C. CRITICAL AREAS
 - D. ARCHEOLOGICAL AREAS
 - E. ENDANGERED SPECIES HABITATS
 - F. HAZARDOUS MATERIALS SITES
11. LANDSCAPE CALCULATIONS:
 - A. LINEAR FOOTAGE OF ROAD FRONTAGE - 545.55' @ 1 TREE/40LF. = 13.7 - 14 TREES (50% OR 7 TO BE MAJOR DECIDUOUS)
 - B. LINEAR FOOTAGE OF INTERIOR ROADS - 278' @ 1 TREE/20 LF. = 13.9 - 14 TREES (50% OR 7 TO BE MAJOR DECIDUOUS)
 - C. 1 MAJOR DECIDUOUS TREE / 1/2 PARKING SP. = 55 / 12 = 4.6 - 5
 - D. LINEAR FOOTAGE OF PARKING ADJUTING A PUBLIC STREET - 268' @ 1 EVERGREEN SHRUB/3' OR 1 EVERGREEN TREE/6' = 0 SHRUBS + 45 EVERGREEN TREES
 - E. TOTAL REQUIREMENT:
 - 13 MAJOR DECIDUOUS TREES
 - 45 EVERGREEN TREES
 - 0 EVERGREEN SHRUBS
 - F. PROPOSED PLANTING:
 - 13 MAJOR DECIDUOUS TREES
 - 50 EVERGREEN TREES
 - 0 EVERGREEN SHRUBS
12. WATER TO SWM HAS BEEN REQUESTED
13. ▲ INDICATES PROPOSED LIGHTING

LANDSCAPE KEY



SITE SOIL INFORMATION

SYMBOL	NAME	SLOPE	CLASS	LIMITATIONS FOR:
LyD	LOAMY & CLAYEY LAND	5-15%		BUILDINGS SEVERE: SUBSOIL SHRINKAGE & INSTABILITY STREETS & PARKING SAME AS FOR EXIST. SLOPE

KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1020 CROWELL BRIDGE ROAD, TOWSON, MARYLAND 21204 (301) 321-5500

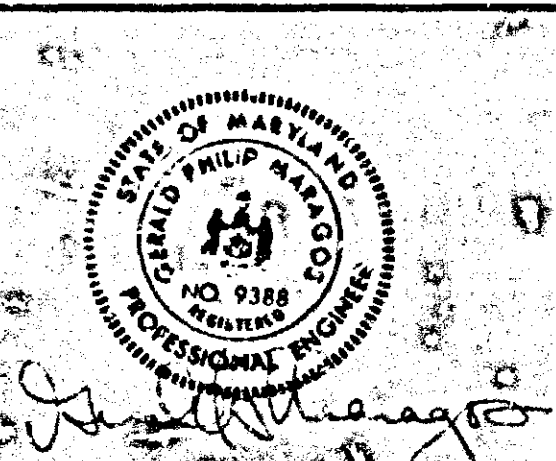
OWNER & DEVELOPER
MR. JOHN C. CHILDS
3701 BUTLER ROAD
GLYNN, MD. 21071 833-0402

ELECTION DISTRICT NO. 14
COUNCILMANIC DISTRICT NO. 6
WATERSHED 22
SUB-B SEWERED 46
CENSUS TRACT 4403.02

SITE PLAN
FOR KENWAY CENTER
GOLDEN RING ROAD & KENWOOD AVENUE
BALTIMORE COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
1 OF 1	April 15, 1965	85-110
1	SCALE: 1"=40'	

PETITIONER'S EXHIBIT



Revised plans
6/27/65
Mn 4320

