

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 B.L. Zone.

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:
SPEEDY MUFFLER KING
(Type or Print Name)
By: *[Signature]*
Signature Robert A. Peck, Real Estate Representative
c/o Thomas L. Hennessey, P.A.
Address
407 W. Pennsylvania Ave., P.O. Box 5473
Towson, Maryland 21204
City and State

Legal Owner(s):
DKA ASSOCIATES
(Type or Print Name)
Signature R. S. Armiger, General Manager
(Type or Print Name)
Signature

Attorney for Petitioner:
THOMAS L. HENNESSEY, P.A.
(Type or Print Name)
By: *[Signature]*
Signature Thomas L. Hennessey
407 W. Pennsylvania Ave., P.O. Box 5473
Towson, Maryland 21204
Address
Phone: 823-7710
City and State
Attorney's Telephone No.: 823-7710

6229 No. Charles Street 377-0700
Address Phone No.
Baltimore, Maryland 21212
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Thomas L. Hennessey
407 W. Pennsylvania Ave., P.O. Box 5473
Towson, Maryland 21204 823-7710
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 23rd day of July, 1985, at 10:15 o'clock.

[Signature]
Zoning Commissioner of Baltimore County

(over)

Case No. 85-344

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 18th day of June, 1985.

Petitioner: DKA Associates
Petitioner's Attorney: Thomas L. Hennessey, Esquire
cc: Paul Lee Engineering, Inc.

Received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 15, 1985

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

Chairman

MEMBERS

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

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: Item No. 344 - Case No. 85-32-X
Petitioner - DKA Associates
Special Exception Petition

Dear Mr. Hennessey:

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.

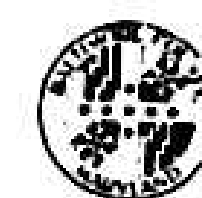
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
Nicholas B. Commodari, Esq.
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1985

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

Re: Item 344 (1504-1985)
Property Owner: DKA Associates
S/W Cor. Reisterstown Rd. & Cherry Valley Rd.
Acres: 6.96 Acres
District: 4th

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:

As no public facilities are involved, this office has no comment.

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.

Very truly yours,

[Signature]
James A. Markle, P.E., Chief
Department of Public Works

JAM:AM:GD:sa

cc: File



Maryland Department of Transportation

State Highway Administration

William K. Hoffman
Secretary
Hal Kaseoff
Assistant Secretary

May 28, 1985

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

Re: Property Owner:
DKA Associates
Location: S/W corner
Reisterstown Road
(Route 140) and Cherry
Valley Road
Existing Zoning: B.L.
Proposed Zoning:
Special Exception
for a service garage
in a B.L. Zone
Acres: 6.96
District: 4th Election

Att: Mr. N. Commodari

Dear Mr. Commodari:

On review of the site plan of 4/23/85, and a field inspection the State Highway Administration finds the plan generally acceptable.

The SPA recommends to Baltimore County the existing driveway from the ingress only access be posted with "NO PARKING" signs for adequate circulation of the site.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits

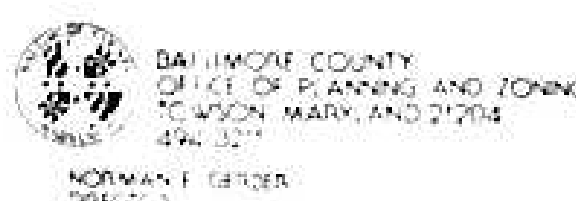
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 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

JULY 3, 1985

Re: Zoning Advisory Meeting of May 21, 1985
Property Owner: DKA ASSOCIATES
S/W CORNER REISTERSTOWN RD.
AND CHERRY VALLEY RD.

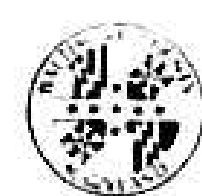
Dear Mr. Jablon:

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.
- ☒ The 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 22-98 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 5/21/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B11-178-79. 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 "top" level intersection as defined by B11-178-79, 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 Howell

Eugene A. Rober
Chief, Current Planning and Development



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

STEPHEN F. COLLINS
DIRECTOR

June 7, 1985

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

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

MSF/ccm

[Signature]
Michael F. Flannigan
Traffic Engineering Assoc. II



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

PAUL H. REINCKE
CHIEF

June 5, 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: DKA Associates

Location: S/W corner Reisterstown Road and Cherry Valley Road

Item No.: 344

Zoning Agenda: Meeting of May 21, 1985

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 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.
- ☒ 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: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

June 7, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Johnson:

Comments on Item # 344 Zoning Advisory Committee Meeting are as follows:

Property Owner: DKA Associates
Location: S/W Corner Reisterstown Road and Cherry Valley Road
District: lth.

APPLICABLE ITEMS ARE CIRCLED.

- 6 All structures shall conform to the Baltimore County Building Code as adopted by Council 911 017-85, the Maryland Code for the Fireproofing and Alarm (A.R.S. 11:1701 - 1986) and other applicable Codes and Standards.
- 7 A Building and other miscellaneous permits shall be required before the start of any construction.
- 8 Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required on plans and technical data.
- 9 Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 10 All Two Groups except B1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B1, Two Groups require a one hour wall if closer than 7'-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 108, and Table 107. No openings are permitted in an exterior wall within 9'-0" of an interior lot line.
- 11 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 how your Architect/Engineer contact this department.
- 12 The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 13 When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with the two 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 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.
- 14 The proposed project appears to be located in a Flood Plain, Flood/Everrise. Please see the attached copy of Section 514.03 of the Building Code as adopted by Bill 017-85. Site plans shall show the correct elevations above sea level for the lot and the flood plain limits including basement.
- 15 Comments: Plan does not show compliance to State Code .05.01.07 as required; parking spaces, ramps, curb cuts, signs, etc., etc. Parking (handicapped) shall be shown for the site.
- 16 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 request additional information by visiting Room 107 of the County Office Building at 1000 North Charles Street, Baltimore, Maryland 21201.

Charles F. Smith, Esq.
P.O. Box 100, Warren, Ohio
Building Plans Room.

12938

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO Zoning Commissioner

Date July 11, 1985

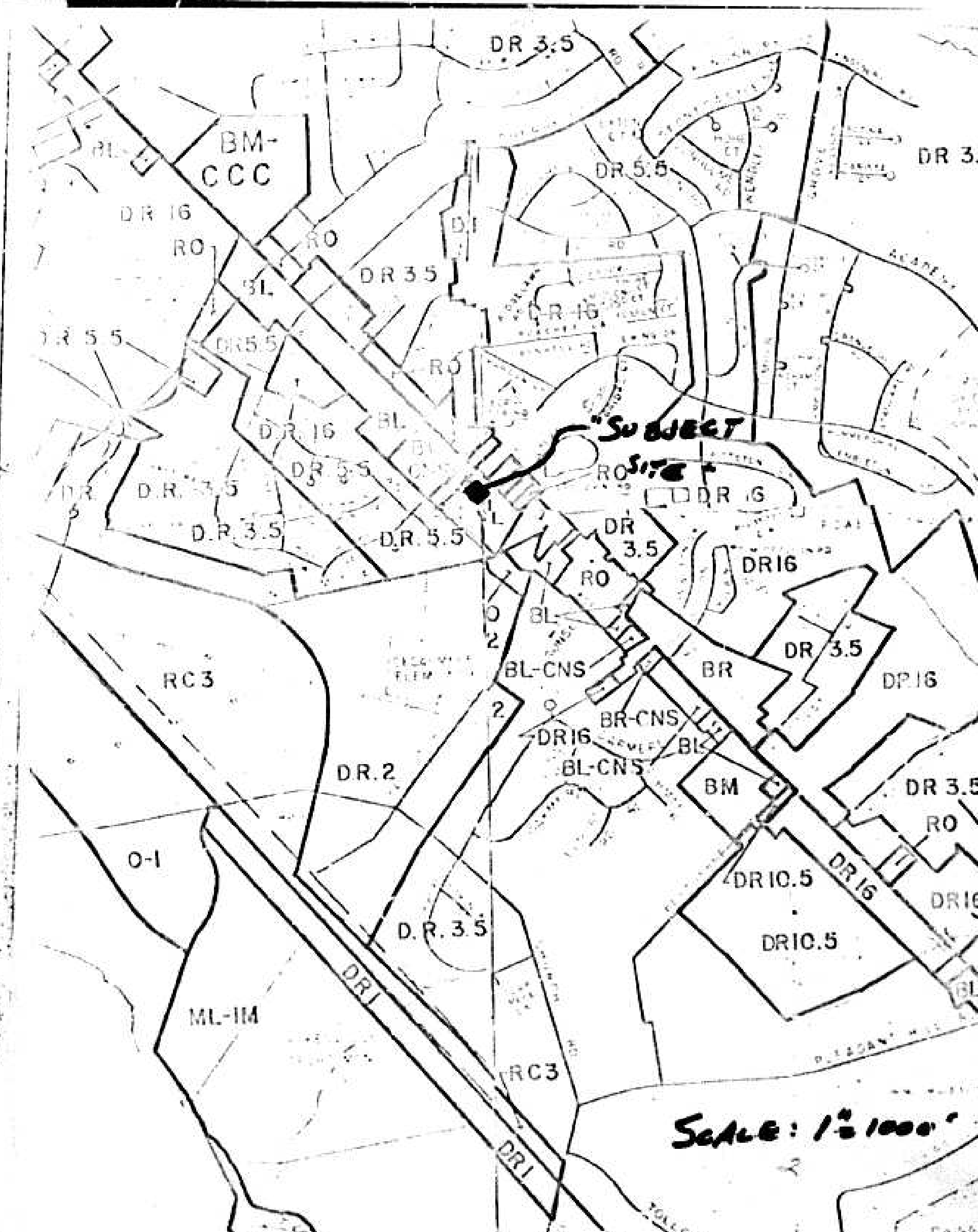
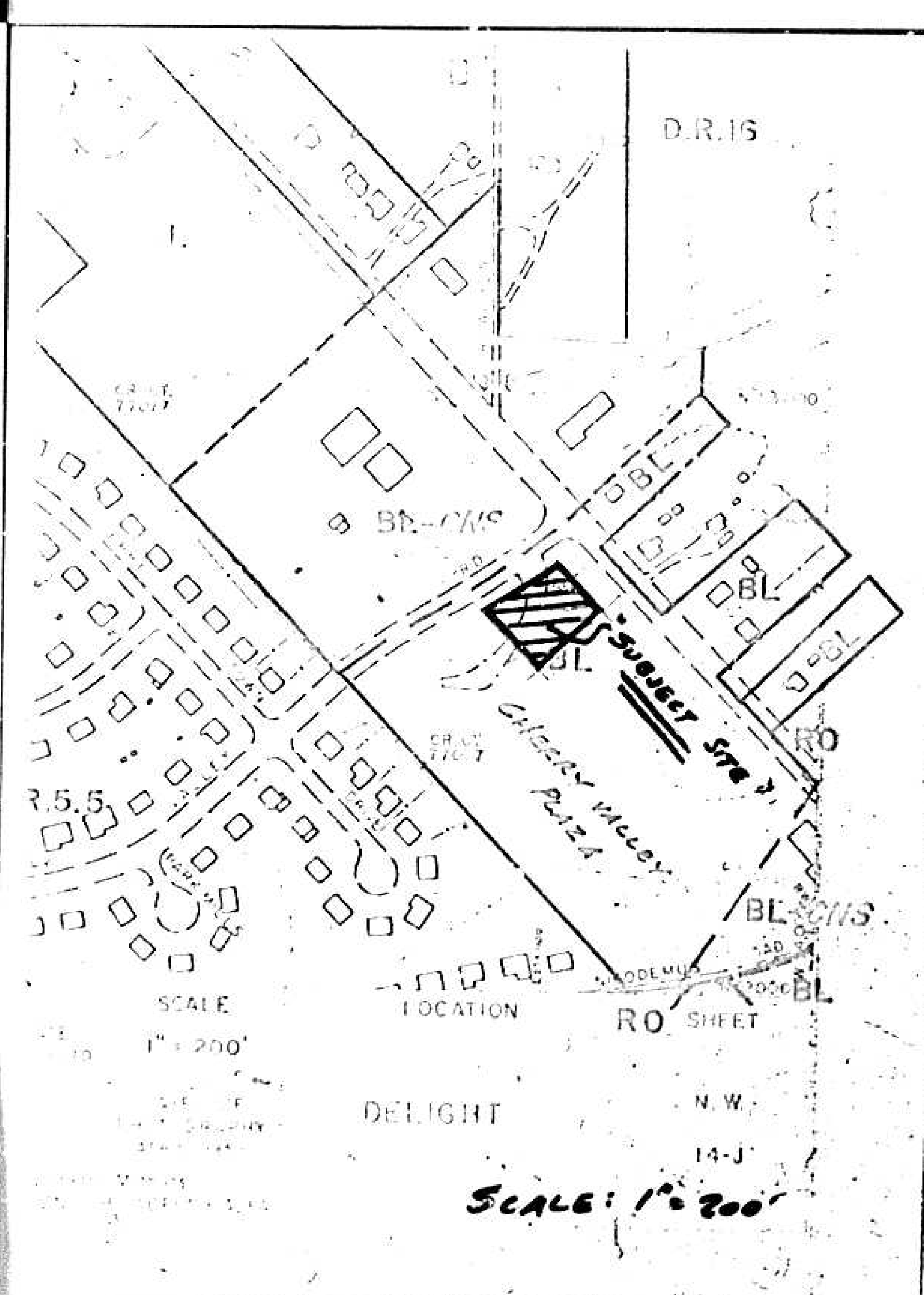
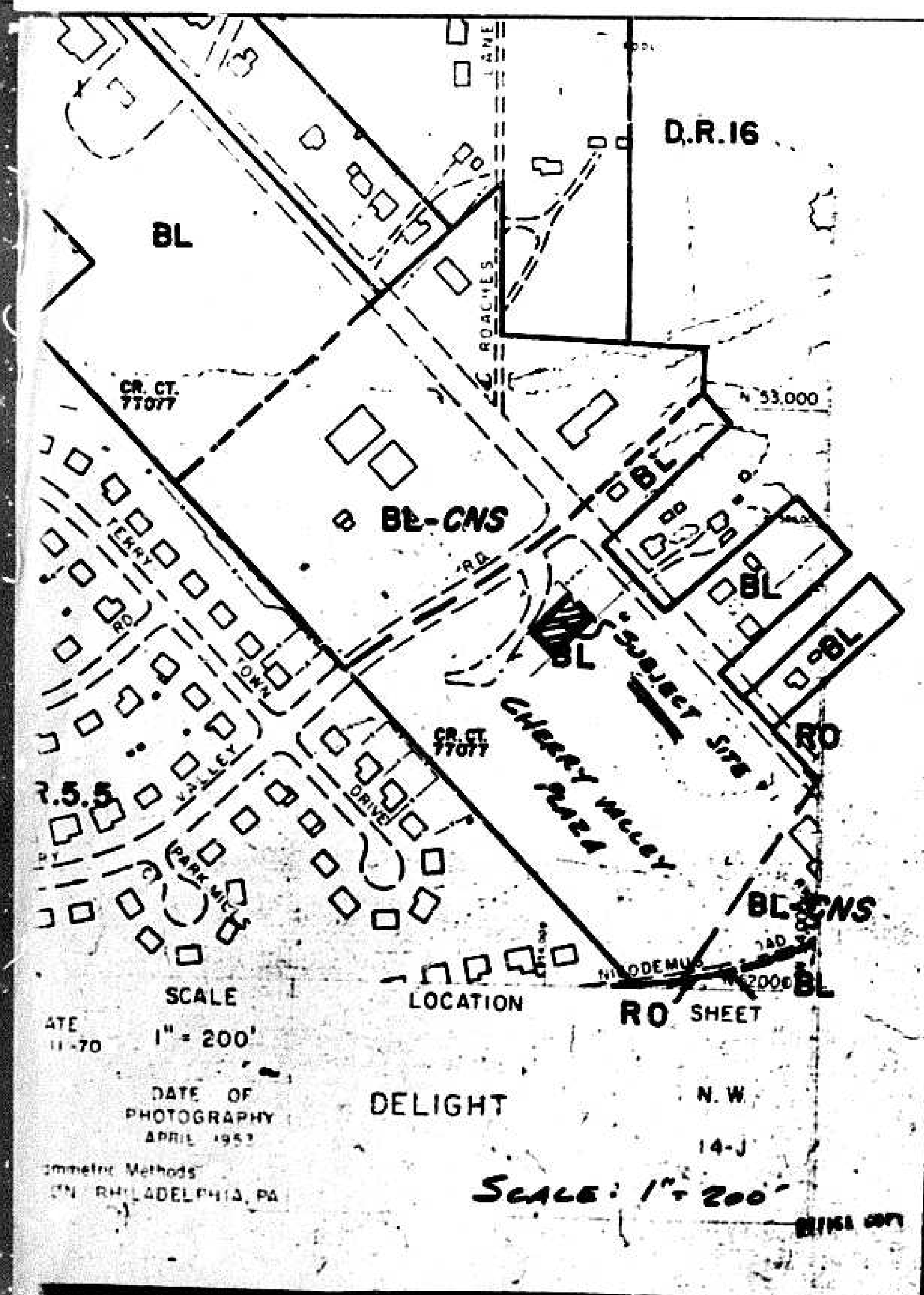
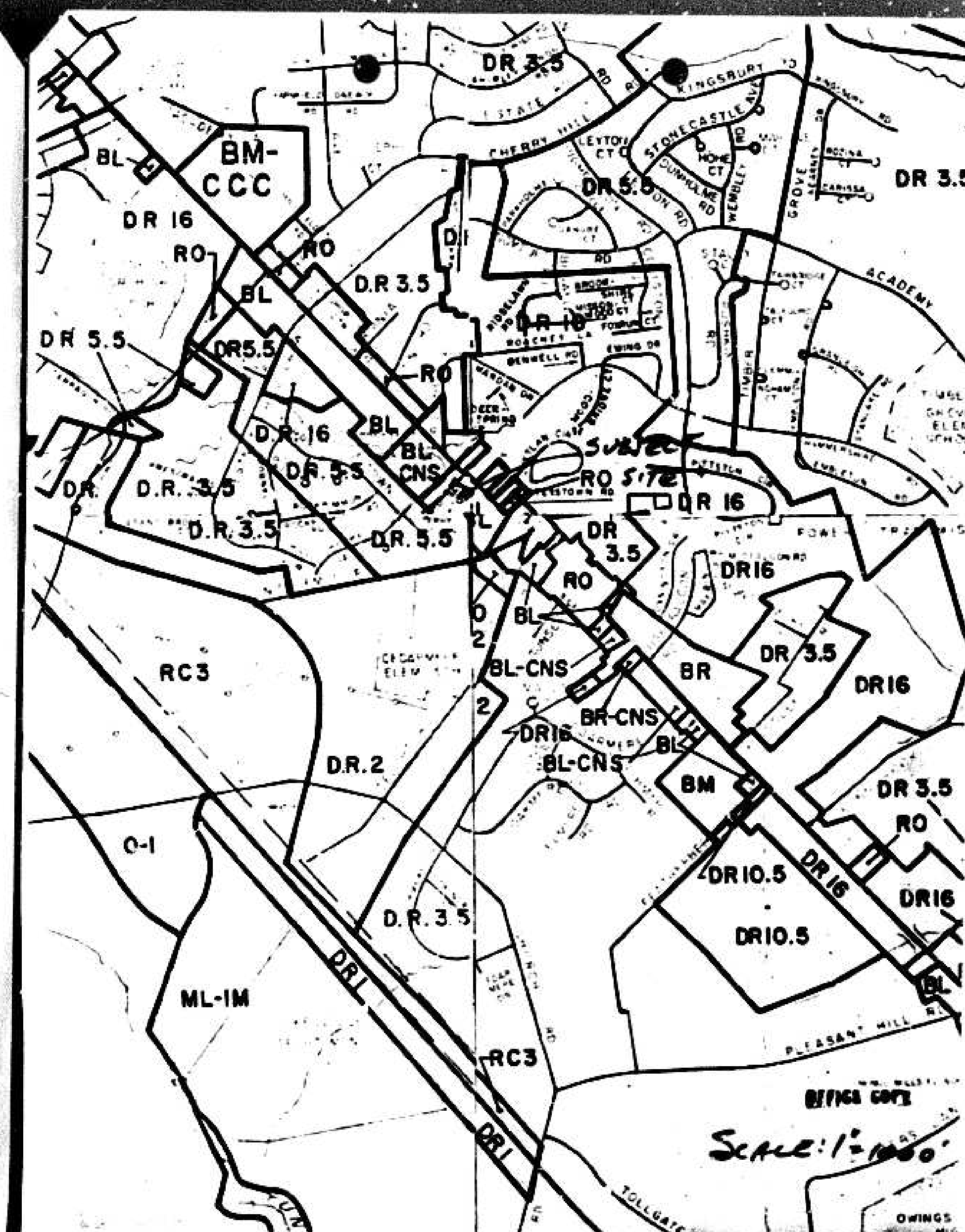
FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-32-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:517



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
484-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 31, 1985

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

RE: Petition for Special Exception
SW corner of Reisterstown Road
and Cherry Valley Road
(Cherry Valley Plaza)
4th Election District
DKA Associates, Petitioner
Case No. 86-32-X

Dear Mr. Hennessey:

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

JMHJ:bq

Attachments

cc: Ms. Mary Warren
11610 Terrytown Drive
Reisterstown, Maryland 21136
People's Counsel

People's Counsel

RE: Petition for Special Exception
SW corner of Reisterstown Road
and Cherry Valley Road
(Cherry Valley Plaza)
4th Election District
DKA Associates,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-32-X

The Petitioner herein requests a special exception for a service garage in a B.L. zone.

Testimony on behalf of Speedy Muffler indicated that the company proposes to construct a four-bay service garage for the installation of exhaust, brake, shock and spring systems for motor vehicles. The site has been cut out from the existing, paved parking lot of Cherry Valley Plaza and is within 24 feet of the property line of the Plaza. There are two-way accesses on both Cherry Valley Road and Reisterstown Road, as well as an ingress only access on Reisterstown Road. The northwest corner of the shopping center is elevated above Reisterstown Road. Provisions have not been made for a dumpster or for landscaping, but the petitioner is willing to provide a dumpster screened on all four sides, to have trash removed after 7:00 a.m., to provide landscaping, and to cut off exterior lights by 11:00 p.m. The company expects no more than 25 customer vehicles per day.

A protestant from the residential neighborhood to the east of the shopping center testified that she did not oppose the original shopping center plan which did not indicate a service garage. Safety of walkers, particularly children, and added traffic dangers, as well as overcrowding and eyesores associated with garages, would interfere with the safety and general welfare of the community. She would prefer to see an office built.

After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of July, 1985, that the request for special exception for a service garage in a B.L. zone in accordance with the site plan prepared by Paul Lee Engineer, Inc., dated May 14, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. The existing driveway from the ingress only access shall be posted with no parking signs.
2. A dumpster enclosed on all four sides and screened shall be provided. All new parts shall be stored inside the building; all used parts shall be placed inside the dumpster or building. Trash shall be picked up between 7:30 a.m. and 8:00 p.m.
3. Landscaping on the service garage site, as well as on those portions of the shopping center property affected by the development of the proposed service garage, shall be installed in accordance with the Baltimore County Landscape Manual.
4. Exterior lights shall be directed away from residences and cut off by 11:00 p.m.
5. No free-standing signs will be permitted.

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

UNDER RECEIVED FOR FILING

DATE July 31, 1985
BY *Barbara A. Helled*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW Corner of Reisterstown Rd.
& Cherry Valley Rd. (Cherry Valley Plaza), 4th District
OF BALTIMORE COUNTY
DKA ASSOCIATES, Petitioners : Case No. 86-32-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 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Thomas L. Hennessey, Esquire, 407 W. Pennsylvania Ave., P. O. Box 5473, Towson, MD 21204, Attorney for Petitioners and Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-5353

ARNOLD JABLON
ZONING COMMISSIONER

July 17, 1985

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

RE: Petition for Special Exception
SW corner of Reisterstown Rd. and
Cherry Valley Rd. (Cherry Valley Plaza)
4th Election District
DKA Associates, Petitioner
Case No. 86-32-X

Dear Mr. Hennessey,

This is to advise you that \$52.62 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

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

No. 007393

DATE 7-23-85 ACCOUNT R 01-615-000

AMOUNT \$ 52.62

RECEIVED FROM Thomas Hennessey, Esq.

FOR Advertising & Posting 86-32-X

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

4th ELECTION DISTRICT

LOCATION: Southwest corner of Reisterstown Road and
Cherry Valley Road (Cherry Valley Plaza)

DATE AND TIME: Tuesday, July 23, 1985 at 10:15 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 B.L. zone.

Being the property of DKA Associates 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

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

June 19, 1985

NOTICE OF HEARING

RE: Petition for Special Exception
SW corner of Reisterstown Rd. and
Cherry Valley Rd. (Cherry Valley Plaza)
4th Election District
DKA Associates, Petitioner
Case No. 86-32-X

TIME: 10:15 a.m.

DATE: Tuesday, July 23, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 007492

DATE 7/23/85 ACCOUNT R 01-615-000

AMOUNT \$ 52.62

RECEIVED FROM Thomas Hennessey

FOR fee for sign + 314

VALIDATION OR SIGNATURE OF CASHIER

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

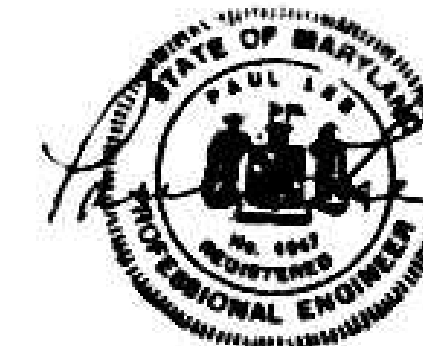
18,730 SQUARE FEET (PARCEL "A") - CHERRY VALLEY PLAZA
FOURTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located S 43°47'39" East
174 feet ± and S 46°12'31" West 46 feet ± from the intersection
of the south side of Reisterstown Road and the centerline of
Cherry Valley Road running thence the four following courses
and distances:

- (1) S 46°12'31" West 144.00 feet
- (2) N 43°47'29" West 149.00 feet
- (3) N 52°06'56" East 145.39 feet, and
- (4) S 43°47'29" East 120.00 feet

to the point of beginning.

Containing 18,730 square feet ± (0.43 acres ±) of land.



Engineers — Surveyors — Site Planners Rev. 5/14/85

347
REVISED PLANS

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 4, 1985

THIS IS TO CERTIFY, that the aforesaid advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 4, 1985.

THE JEFFERSONIAN,

W. Venturi
Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-32-X

District: 4th Date of Posting: July 3, 1985
Posted for: Special Exception
Petitioner: DKA Associates
Location of property: SW Corner Reisterstown Rd. & Cherry Valley Rd.
Road: (Cherry Valley Plaza)
Location of sign: SW Corner of Reisterstown and Cherry Valley
Roads
Remarks: *Ad. Posting*
Posted by: *Ad. Posting* Date of return: July 5, 1985
Number of signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. July 3, 1985

~~86-32-X~~

86-32-X

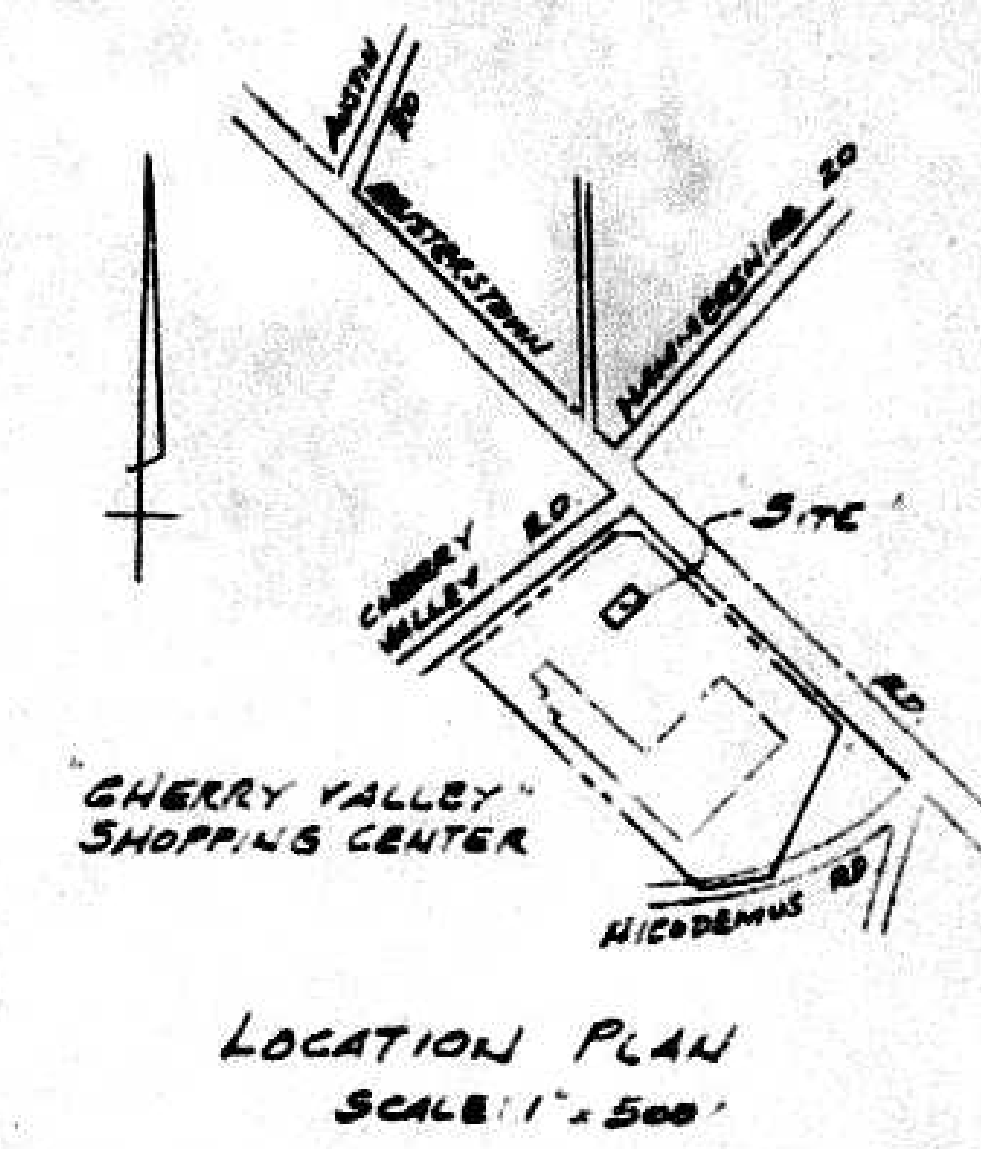
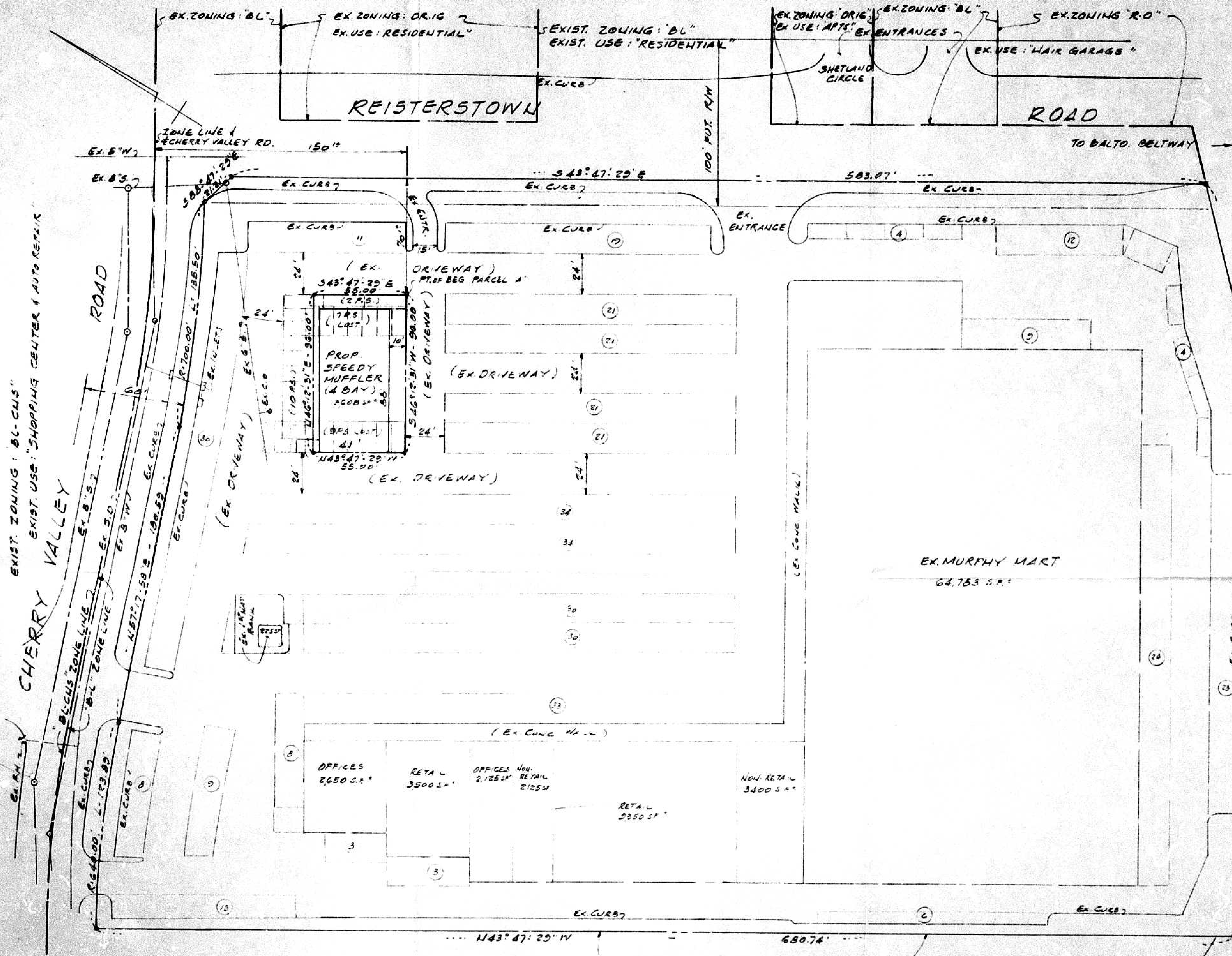
THIS IS TO CERTIFY that the annexed Reg. #L73161 P.O. #67052
was published for one (1) ~~successive~~ days previous
to the 3rd day of July 19 85

- ☐ Carroll County Times, a daily newspaper published
in Westminster, Carroll County, Maryland
- ☐ South Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland
- ☒ Community Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Diana Kiefer

PETITION FOR SPECIAL EXCEPTION	
4th ELECTION DISTRICT	
LOCATION:	Southwest corner of Reisterstown Road and Cherry Valley Road (Cherry Valley Plaza)
DATE AND TIME:	Tuesday, July 23, 1985 at 10:15 a.m.
PUBLIC HEARING:	Room 108, 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 B-1 zone.	
Being the property of DKA Associates 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	



GENERAL NOTES

1. AREA SITE = 6.56 AC.
2. AREA PARCEL "A" = 5,280 S.F. (0.12 AC.)
3. EXISTING ZONING OF SITE = "BL"
4. EXISTING USE OF SITE = "SHOPPING CENTER"
5. PROPOSED ZONING OF SITE = "BL"
6. PROPOSED ZONING OF PARCEL "A" = SPECIAL EXCEPTION
7. PROPOSED USE OF SITE = "SHOPPING CENTER"
8. PROPOSED USE OF PARCEL "A" = "SERVICE GARAGE"
9. OFF STREET PARKING DATA:

A. RETAIL STORES	77,693 S.F. / 200	= 388.47
B. NON-RETAIL	5,585 S.F. / 300	= 18.62
C. OFFICE	5,100 S.F. / 500	= 17.00
D. SERVICE GAR.	(88' x 41' = 3608 S.F.)	
	3608 S.F. / 300	= 12.03
TOTAL P.S. REQ'D.		435.62 = 436
10. TOTAL PARKING PROPOSED:

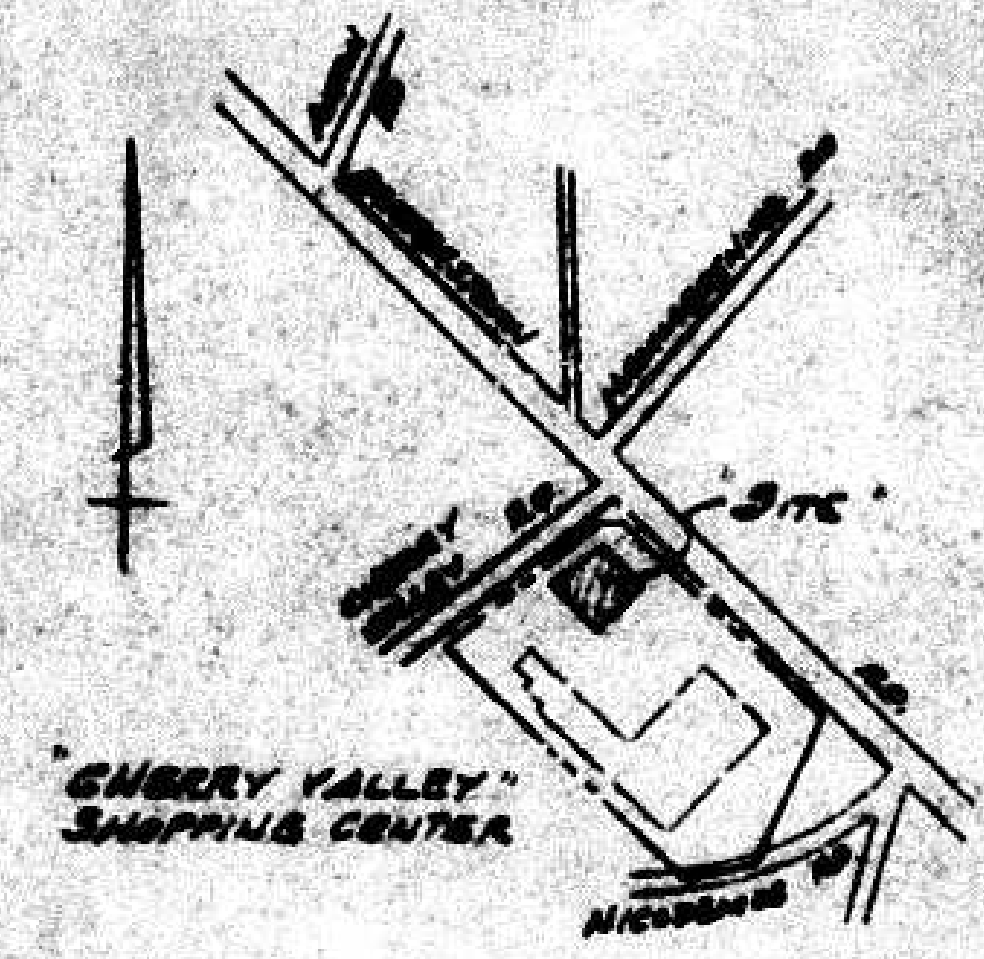
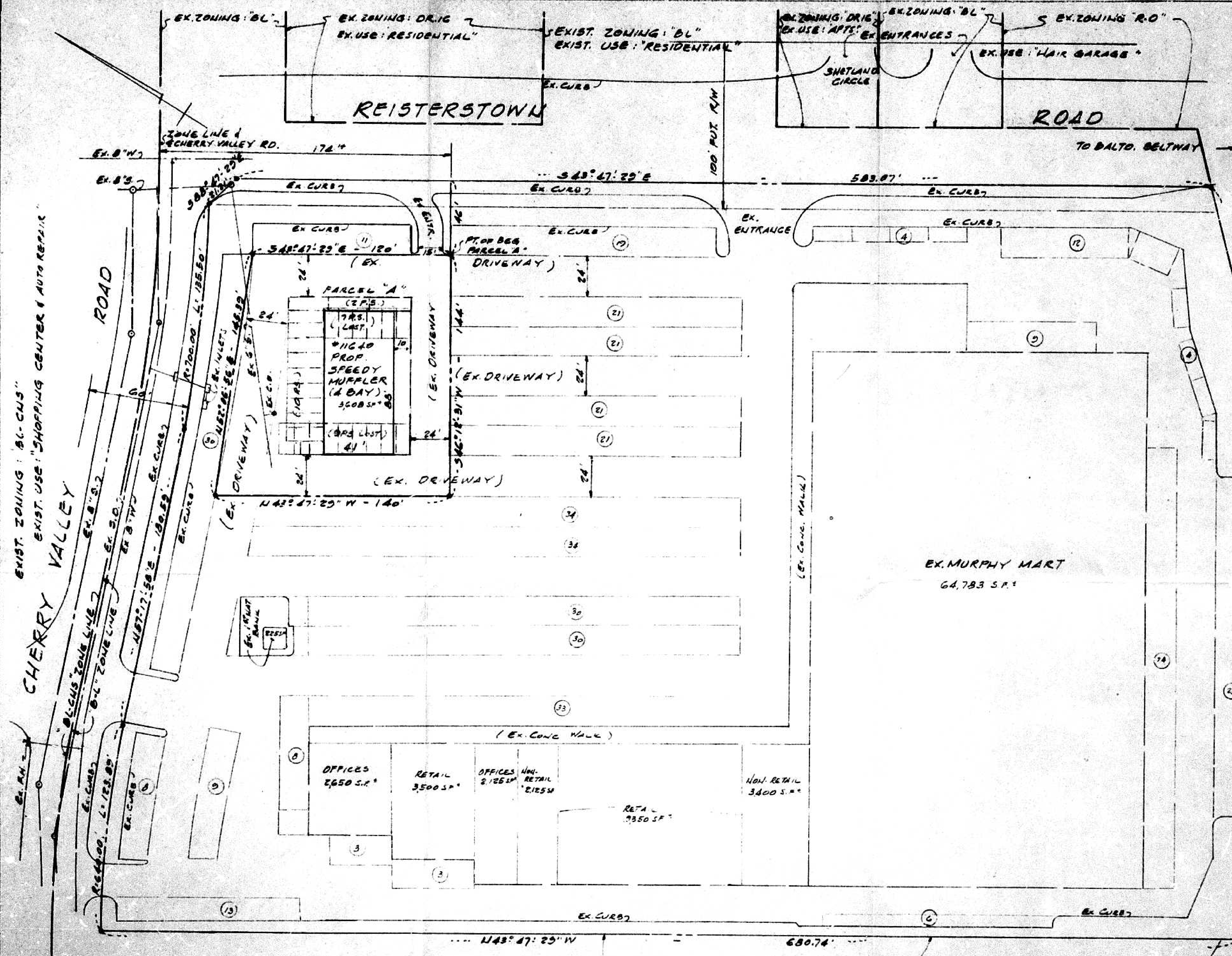
A. SHOPPING CENTER	447 - 16 = 431
B. SERVICE GARAGE (447) - 16 = 16	
TOTAL P.S. PROPOSED	447
11. UTILITIES EXIST. TO SITE
12. COMPLETE SITE IMPROVED WITH BLDGS. & PAVING
13. SITE LOCATED IN BRYNMAWR FALLS WATERSHED
14. PETITIONER REQUESTING A SPECIAL EXCEPTION IN "BL" ZONE TO PERMIT A SERVICE GARAGE

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
5,280 S.F. - PARCEL "A"
CHERRY VALLEY PLAZA
(3.3. REISTERSTOWN RD. E. OF CHERRY VALLEY RD.)

4TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 30' APRIL 23, 1985 #344

ENGINEER
PAUL LEE ENGINEER, INC.
304 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204





LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

1. AREA SITE - 6,064.5'
2. AREA PARCEL A - 10,720 S.F. (0.243 AC.)
3. EXISTING ZONING OF SITE - "BL"
4. EXISTING USE OF SITE - SHOPPING CENTER
5. PROPOSED ZONING OF SITE - "BL"
6. PROPOSED ZONING OF PARCEL A - SPECIAL EXCEPTION
7. PROPOSED USE OF SITE - SHOPPING CENTER
8. PROPOSED USE OF PARCEL A - SERVICE GARAGE
9. OFF STREET PARKING DATA:

A. RETAIL STORES	77,000 S.F. / 1,000	= 77.00
B. NON-RETAIL	5,000 S.F. / 1,000	= 5.00
C. OFFICE	6,000 S.F. / 1,000	= 6.00
D. SERVICE GAR. (100' x 40')	4,000 S.F. / 1,000	= 4.00
TOTAL P.D. REQ'D.		92.00
10. TOTAL PARKING PROPOSED:

A. SHOPPING CENTER	287	= 15
B. SERVICE GARAGE (4 BAY)	124	= 16
TOTAL P.D. PROPOSED		31
11. UTILITIES EXIST. TO SITE
12. COMPLETE SITE IMPROVED WITH GRASS, PAVING
13. SITE LOCATED IN "SWYNNING HILLS" WATERSHED
14. PETITIONER REQUESTING A SPECIAL EXCEPTION IN "BL" ZONE TO PERMIT A SERVICE GARAGE

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
10,720 S.F. - PARCEL A
CHERRY VALLEY PLAZA
(S.S. REISTERSTOWN RD. E. OF CHERRY VALLEY RD.)

4TH ELECT. DIST.
SCALE: 1" = 50'
Baltimore Co., MD.
APPROVED
MAY 14, 1988
PAUL LEE BURNHAM, INC.
302 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND - 21204

