

(RT. #1)

ROAD

TOFFSITE 5 TO 15 PERCENT SLOPE

AV - ALDINO URBAN LAND COMPLEX, 0 TO 8  
(OFF SITE) PERCENT SLOPES, ALLUVIAL LAND

ADT 380

10  
TENTATIVE  
SUBJECT TO REVISION  
104 31-87  
PROJECT PLANNING  
STATE HIGHWAY ADMINISTRATION

CHARLES F. & HELEN SCHLUTE  
EMKUR. 6275/246



ROAD

(OFFSITE) 5 TO 15 PERCENT SLOPES  
AV - ALDINO URBAN LAND COMPLEX, 0 TO 8  
(OFFSITE) PERCENT SLOPES; ALLUVIAL LAND

ADT 380

**TENTATIVE**  
**SUBJECT TO REVISION**  
**PROJECT PLANNING**  
**STATE HIGHWAY ADMINISTRATION**

CHARLES F. & HELEN SCHLUTER  
E.M.K. UR. 6275/246



# 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 USED CARS SALES

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. Charles F. Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL EXCEPTION  
S/S of Belair Road, 1700' E of  
Ridge Rd., (8225 & 8227 Belair  
Road) - 14th Election District  
Charles F. Schluter,  
Petitioner  
Case No. 86-124-X

Dear Mr. Schluter:

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:tg

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION  
S/S of Belair Road, 1700' E of  
Ridge Road, (8225 & 8227 Belair  
Road) - 14th Election District  
Charles F. Schluter,  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-124-X

The Petitioner herein requests a special exception for used car sales on the subject property.

Testimony by the Petitioner indicates that the 3 1/2 acre site is zoned B.R. except for the portion zoned M.H. on which an existing building utilized for the dismantling of motor vehicles as well as general auto, fender and service garage work is located. There is also an extensive fenced car storage area on the site. The Petitioner proposes to construct a 40' x 70' addition to the rear of the present building for the purpose of stocking parts removed from those vehicles being dismantled. Additionally, he proposes to construct a 70' x 100' building for office and retail areas as well as additional vehicle shop areas. He plans to utilize two areas for the sale of used cars: an 18' x 99' area towards the north end of the property near the flood plain area and a 30' x 50' area including a trailer office adjacent to the southern property line. There were no protestants.

The Petitioner stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood. A field inspection revealed an extremely attractive site with landscaping and flowers on the front portion.

After due consideration of the testimony and evidence presented, as well as a field inspection of the property, and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR) have been met and the health, safety and general welfare of the community will not be adverse-

ORDER RECEIVED FOR FILING  
DATE *October 1, 1985*  
BY *Barbara A. Schiller*  
ADMINISTRATIVE ASSISTANT

ly affected, the Petition for Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of October, 1985, that the request for a special exception for used car sales on the subject property, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., revised May 31, 1985, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The display of used cars for sale and any sales of used cars shall take place only within the 18' x 99' and 30' x 50' areas designated on the plan.
2. The car storage area shall be utilized for vehicles awaiting repair or dismantling, not for a junk yard. Vehicles and trailers shall be repaired or disposed of within a month and records to so indicate shall be open and available to Baltimore County zoning inspectors. No vehicles shall be double stacked. Metal and trash shall be removed once a week. Dumpsters and scrap areas shall be screened and shown on the approved landscape plan.
3. The special exception may be utilized for five years from the date of this Order. In order to continue the sales of used cars beyond that date, a petition to approve the extension shall be filed prior to that terminal date. The Petitioner shall present testimony relative to the requirements of 502.1, BCZR, and the use, maintenance and appearance of the car storage area.

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

ORDER RECEIVED FOR FILING  
DATE *October 1, 1985*  
BY *Barbara A. Schiller*  
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE *October 1, 1985*

BY *Barbara A. Schiller*

ADMINISTRATIVE ASSISTANT

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

DESCRIPTION  
3.2 ACRE, MORE OR LESS PARCEL, SOUTHEAST SIDE OF BELAIR ROAD,  
1,700 FEET, MORE OR LESS, NORTHEAST OF RIDGE ROAD  
BALTIMORE COUNTY, MARYLAND

This description is for a special exception.

BEGINNING at a point on the southeast side of Belair Road, 60 feet wide, said point being at the southwest corner of the land of Charles F. Schluter and distant North 38 degrees 16 minutes 30 seconds East 1,700.0 feet more or less, from the intersection of said Belair Road, and Ridge Road, running thence binding on said Belair Road (1) North 38 degrees 16 minutes 30 seconds East 631.7 feet more or less, thence binding on said land three courses (2) South 42 degrees 15 minutes 30 seconds East 33.6 feet more or less, (3) South 08 degrees 32 minutes 00 seconds West 751.5 feet more or less, and (4) North 48 Degrees 00 minutes 40 seconds West 406.8 feet more or less, to the place of beginning.

CONTAINING 3.2 acres of land, more or less.

Job Order No. 01-85198  
Work Order No. 7772-C  
RKB/aeb

June 7, 1985



## PETITION FOR SPECIAL EXCEPTION 14th Election District

LOCATION: South side of Belair Road, 1700' East of Ridge Road  
(8225 and 8227 Belair Road)

DATE AND TIME: Tuesday, September 24, 1985 at 1:30 p.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 Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for used cars sales.

Being the property of Charles Frederick Schluter 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
S/S of Belair Rd., 1700' E of  
Ridge Rd., (8225 & 8227  
Belair Rd.), 14th District : OF BALTIMORE COUNTY  
CHARLES FREDERICK SCHLUTER,  
Petitioner : Case No. 86-124-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 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles Frederick Schluter, 8225 Belair Rd., Baltimore, MD 21236, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



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

ARNOLD JABLON  
ZONING COMMISSIONER

September 19, 1985

Mr. Charles F. Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

RE: Petition for Special Exception  
S/S Belair Rd., 1700' E. Ridge Road  
(8225 & 8227 Belair Road)  
14th Election District  
Charles Frederick Schluter, Petitioner  
Case No. 86-124-X

Dear Mr. Schluter:

This is to advise you that \$52.84 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, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

|                                                                                                  |                             |                                               |  |
|--------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------|--|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT |                             | No. 012310                                    |  |
| DATE <u>4-25-85</u>                                                                              | ACCOUNT <u>R-01-615-000</u> | AMOUNT <u>\$52.84</u>                         |  |
| RECEIVED FROM <u>Charles F. Schluter</u>                                                         |                             | FOR <u>Advertising &amp; Posting 86-124-X</u> |  |
| BY <u>Arnold Jablon</u>                                                                          |                             | JABLON, Commissioner                          |  |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                             |                                               |  |



Mr. Charles F. Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

August 23, 1985

#### NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Belair Rd., 1700' E/Ridge Road  
(8225 & 8227 Belair Road)  
14th Election District  
Charles Frederick Schluter, Petitioner  
Case No. 86-124-X

TIME: 1:30 p.m.

DATE: September 24, 1985

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

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

No. 008554

DATE 9/23/85  
AMOUNT \$ 10.00  
RECEIVED FROM  
FOR  
B 8012 \*\*\*\*\*10000043 40347  
VALIDATION OR SIGNATURE OF CARRIER

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

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

Mr. Charles Frederick Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

RE: Item No. 7 - Case No. 86-124-X  
Petitioner - Charles Frederick Schluter  
Special Exception Petition

Dear Mr. Schluter:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer, Jr.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mf

Enclosures

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

#### COUNTY REVIEW GROUP MEETING MINUTES

Thursday, September 17, 1984

PURTY HILL BODY SHOP & ANNEX  
District 14 C5

#### COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Dept. of Public Works  
Susan Carroll, Co-Chairman - Office of Planning

#### Agency Representatives

George Wittman - State Highway Administration  
Peggy Long - Health Dept.  
Diana Itter - Zoning

#### Developer and/or Representatives

Charles & Helen Schluter - Developers  
Juri Maiste - Developer's Engineer

Mrs. Warfield opened the meeting at 9:00 a.m., introduced the staff present and explained the purpose of the meeting.

Mr. Maiste, Evans, Hagan & Holuefer, Inc., presented the plan.

Ms. Carroll summarized the staff comments submitted from Fire Prevention, State Highway Administration, Planning, Zoning, Traffic Engineering and Health Dept. Written comments were not available from the Developers Engineering Division; therefore, Mrs. Warfield presented them verbally. These written comments will be forwarded and included with all the other comments which have been made a part of these minutes. A copy will also be given to the developer and developer's engineer.

The following items are needed on the plan to fully conform with regulations and comments: 1) A fire hydrant is needed at the location of the entrance - to be the developer's cost responsibility for design and construction; 2) The State Highway Administration right-of-way requires widening for current planned improvements as shown on attachments in the comments; 3) A fence must be provided around the entire car storage area; 4) Parking calculations must be revised to provide one space per 200 square feet of retail area on the first floor.

The developer authorized his engineer to make all the changes required for the plan to meet County requirements and the plan was approved.

The meeting was adjourned at 9:30 a.m.

*CRW*

*Filed 9/23/85*  
**PURTY HILL BODY SHOP INC.**  
8225 BELAIR ROAD - BALTIMORE, MARYLAND 21236 - PHONE 668-0660

October 25, 1985

Attn: Jean M. H. Jung  
Deputy Zoning Commissioner  
Ref: Case #86-124-X

Petition for special exception was granted on October 1st 1985. You told me to have my new site plans in by October 28, 1985, and you could issue a amended order for the Used Car Lot south of the property from 20ft. X 50ft. to 60ft. X 50ft. If any questions please call me at 668-0660.

Thank You Very Much,

*Charles F. Schluter*  
CHARLES F. SCHLUTER

*I will not amend the order. However I have noted approval of the expansion of the 30'x50' used car sales area to 60'x50' on the plan dated 5/31/85. Changes to building & layout will require a petition to amend and possibly another CRG hearing.*

*Jean M.H. Jung*  
11/31/85

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-124-X

Date: September 16, 1985

Assuming compliance with the comments of the ZPAC, particularly those of the SHA, this office is not opposed to the granting of the subject request.

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

NEG:JCH:elm

#### DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton  
FROM: C. Richard Moore  
SUBJECT: C.R.G. COMMENTS

DATE:

PROJECT NAME: *Purty Hill Body Shop Annex* C.R.G. PLAN: ☒  
PROJECT NUMBER & DISTRICT: *14C5* DEVELOPMENT PLAN:  
LOCATION: *Belair Rd. 1100' Ridge Rd.* RECORD PLAT:

*It is recommended that the site be redesigned so that the 24ft wide access drive shown between Belair Rd. and the proposed annex is located farther back from Belair Rd.*

*RMJ*



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

August 26, 1985

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

Item No. 7 - Meeting of July 16, 1985  
Property Owner: Charles Frederick Schluter  
Location: S/S side Belair Road, 1,700' north of Ridge Road  
Existing Zoning: B.R. and M.H.  
Proposed Zoning: Special Exception for used car sales

Acres: 3.2 acres +  
District: 14th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MEF/lza

#### COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

September 12, 1984  
Date

*Purty Hill Body Shop & Annex*  
Subdivision Name, Section and/or Plat  
*Mr. & Mrs. Schluter* Developer and/or Engineer *Evans, Hagan & Holuefer, Inc.*  
Watershed *White Marsh Run* No. of Lots *3.6* Total Acreage *Public* Public  
or Units *Public* Sewer

#### COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers ☒ public water ☒ must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised. ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: *none dated September 14, 1984*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: *1/3*

SS 783R







BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING

DATE: September 10, 1984

PROJECT NAME: Putty Hill Body Shop & Annex

PLAN: September 13, 1984

LOCATION: E/S Belair Rd. N of Ridge Rd.

DEVELOPMENT PLAN:

DISTRICT: 14th Election District

PLAN:

The following comments were written on the CRG plan dated "revised 7/30/84".

There are several corrections needed on the plan prior to CRG approval, which are as follows:

1. The previous building permit C-1342-80 showed a crusher run storage area for damaged and disabled vehicles which was much more limited in area than what has been shown on the plan. That area as indicated as crusher area on the previous plan may remain; however, all new storage areas must comply with Section 405.A.2 of the B.C.Z.R., which states that the area "... shall be paved with permanent all weather materials over suitably compacted and compacted base materials, and shall be properly drained." Tar and chip or macadam surfaces are acceptable.
2. A 6 ft. high fence must surround the damaged and disabled vehicle storage area and its limits must be clearly indicated on the plan.
3. The parking breakdown is incorrect with regard to retail sales areas which require 1 parking space per 200 sq. ft. of floor area not 1 parking space per 300 sq. ft. or 500 sq. ft., or 15 parking spaces not 6.6 as indicated. This revision should be made accordingly.
4. If used car sales are intended, a Special Exception hearing is required; a separate area must be described on the plan apart from the auto body shop for such use. If this is the intention, it must be noted on the plan; CRG approval would be contingent upon the outcome of that hearing.
5. Building permit C-1024-84 which is pending must agree with the CRG plan.

*Diana Tyler*  
DIANA TYLER  
Zoning Associate III

7/32bse

BALTIMORE COUNTY, MARYLAND

SUBJECT: LANDSCAPE PLAN REVIEW

FROM: OFFICE OF PLANNING AND ZONING

DATE: Aug 30, 1984

PROJECT NAME: Putty Hill Body Shop & Annex

PLAN APPROVED:

LOCATION: Belair Rd. N of Ridge Rd.

PLAN NOT APPROVED - REVISIONS REQUIRED, AS NOTED: X

CRG: XIV-200

BUILDING PERMIT:

1. This entire site will require landscaping since the proposed addition expansion increases the existing use by 50%.
2. A final landscape plan prepared by a registered landscape architect will have to be submitted to this office for approval prior to the issuance of any building permits.
3. Landscaping required:  
1 tree per 100 spaces 106 - 12 = 9 needed  
1 tree per 40 sq. ft. of road frontage 436 - 40 = 11  
8' planting area along public road w/ screen plantings  
screening of outside storage area and around dumpsters



State Highway Administration

By: William K. Hoffmann, Secretary

August 6, 1985

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

Att: N. Commodari

Dear Mr. Jablon:

On review of the revised submittal of 5/2/85, the site plan was forwarded to the State Highway Administration Bureau of Project Planning.

The proposed Right of Way line and grading limits for the widening of U.S. Route 1 have been indicated on the attached plat; however be advised that an alternate for the improvement of U.S. Route 1 has not been selected, therefore, R/W line as shown is tentative subject to revision.

If you have any questions, please do not hesitate to call this office or Mr. Ronald Moon at 659-1106, at State Highway Administration Project Planning.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogile

enclosure

My telephone number is 301-652-1350.  
Teletypewriter for Impaired Hearing or Speech:  
383-7555 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

XIV-200

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: Putty Hill Body Shop and Annex

PROJECT NUMBER: 84176

LOCATION: E/S Belair Road, N. of Ridge Road

DISTRICT: 14th

The plan for the subject site dated 11/15/79, with the latest revision dated 9/7/84, has been reviewed by the Developers Engineering Division, and we comment as follows:

#### GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The plan is satisfactory pending conformance with the following comments.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Putty Hill Body Shop and Annex  
Project No. 84176  
Page 2  
September 20, 1984

#### HIGHWAY COMMENTS:

As no County roads are involved, this office has no comment.

It shall be the responsibility of the developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Guard rails are required for protection to pedestrians along the storm drain reservation and shall be the developer's responsibility. The guard rails shall be constructed in accordance with Baltimore County Standards.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The developer will be responsible for shall be the cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The developer's full cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easements drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The developer 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 developer.

Putty Hill Body Shop and Annex  
Project No. 84176  
Page 3  
September 20, 1984

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

The developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- a. A map of scale 1" = 200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.

Putty Hill Body Shop and Annex  
Project No. 84176  
Page 4  
September 20, 1984

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

- a. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2".
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

A sediment control plan is required.

#### WATER AND SANITARY SEWER COMMENTS:

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water mains outside of public rights-of-way service a proposed site improvement are considered private and shall be the developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Putty Hill Body Shop and Annex  
Project No. 84176  
Page 5  
September 20, 1984

#### WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

*Edmond*  
Edward A. McDonough, P.E., Chief  
Developers Engineering Division

EAM:PMK:pmg





William K. Holmann  
Secretary  
Hal Kassoff  
Commissioner

September 10, 1984

Mr. Gilbert S. Benson, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: CRG Meeting of 9/13/94  
"Putty Hill body Shop  
& Annex", E/S Belair Rd.  
Route 1-N, 1,700'± North  
of Ridge Road, Md. Route 43  
Extended, D-018-151-471

Dear Mr. Benson:

On receipt of the revised site plan of 7-30-84 for the Putty Hill Body Shop and Annex, the State Highway Administration - Bureau of Project Planning has reviewed the submittal and offer the following comments for the Belair Road reconstruction widening.

The effects of the six (6) lane divided alternate for U.S. Route 1-N (Belair Road) based on a 110' right of way have been indicated on the attached CRG plan for the Putty Hill Body Shop and Annex.

Be advised that the right of way and grading limits as shown are based on studies to date and are tentative and subject to revision.

The State Highway Administration - Bureau of Engineering Access Permits recommends the barrier curb for parking along the east side of Belair Road be relocated along the proposed "Limits of Grading" (see attachment).

My telephone number is (301) 659-1350  
Teletypewriter for impaired hearing or speech  
303-7555 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. G. Benson

-2-

September 10, 1984

The State Highway Administration request that all Baltimore County permits be held until the plan is revised to show the proposed right of way and grading limits for the Belair Road reconstruction.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle  
Evans, Hagan & Holdefer, Inc.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 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 September 5, 1985.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising  
22.00

### PETITION FOR SPECIAL EXCEPTION

14th Election District

LOCATION: South side of Belair Road, 1700' East of Ridge Road (Rt. 43 and 827 Belair Road).  
DATE AND TIME: Tuesday, September 24, 1985 at 1:00 p.m.  
PUBLIC HEARING: Room 104, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for use of car wash.

Being the property of Charles Frederick Schluter 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 Commission 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 JARSON,  
Zoning Commissioner  
of Baltimore County  
Sept. 5

### Petition for Special Exception

LOCATION: South side of Belair Road, 1700' East of Ridge Road (Rt. 43 and 827 Belair Road).  
DATE AND TIME: Tuesday, September 24, 1985 at 1:00 p.m.  
PUBLIC HEARING: Room 104, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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BY ORDER OF:  
Arnold Jarson  
Zoning Commissioner  
of Baltimore County

## The Times

Middle River, Md., Sept 5 1985

This is to Certify, That the annexed

*Arnold Jarson*  
By L. 78372

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive

weeks before the 5th day of Sept, 1985

*Joe Brown* Publisher.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 14174 Date of Posting 8/30/85

Posted for: Special Exception

Petitioner: Charles F. Schluter

Location of property: E/S Belair Rd., 1700' E. Ridge Rd.

7205+7207 Belair Rd.

Location of Signs: Belair Rd., between Ridge Rd. and Belair Rd.

one at each end of Belair Rd. at Belair Rd. and Ridge Rd.

Remarks:

Posted by: *Arnold Jarson* Date of return: 9/6/85

Number of Signs: 2

Case No. 86-124-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

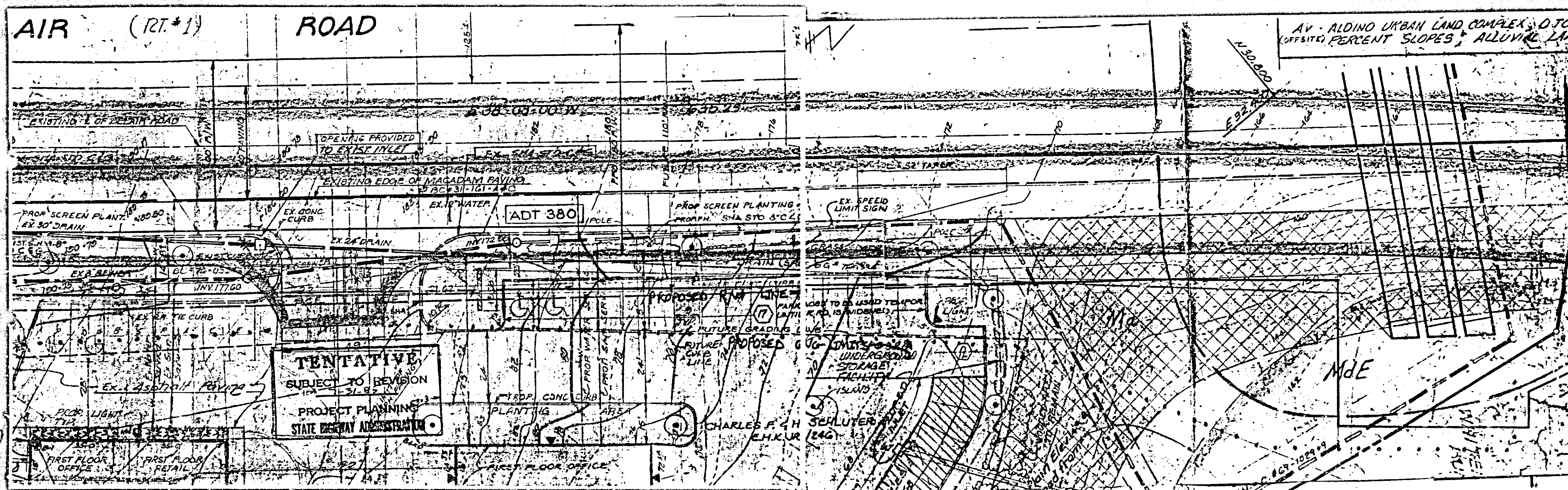
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of August, 1985.

ARNOLD JARSON  
Zoning Commissioner

Petitioner: Charles Frederick Schluter  
Petitioner's Attorney

Received by: *James E. Dyer, Jr.*  
JAMES E. DYER, JR.  
Zoning Plans Advisory Committee





(RT. #1)

ROAD

LYL

10% SITE 5 TO 15 PERCENT SLOPES

AV. ALDINO URBAN LAND COMPLEX, D TO 8  
(OFF SITE) PERCENT SLOPES; ALLOWED LAND

**TENTATIVE**  
**SUBJECT TO REVISION**  
**104 7-31-87 104**  
**PROJECT PLANNING**  
**STATE HIGHWAY ADMINISTRATION**

CHARLES F. & HELEN SCHLUTER  
E.H.K. UR. 6275/246







BELAIR

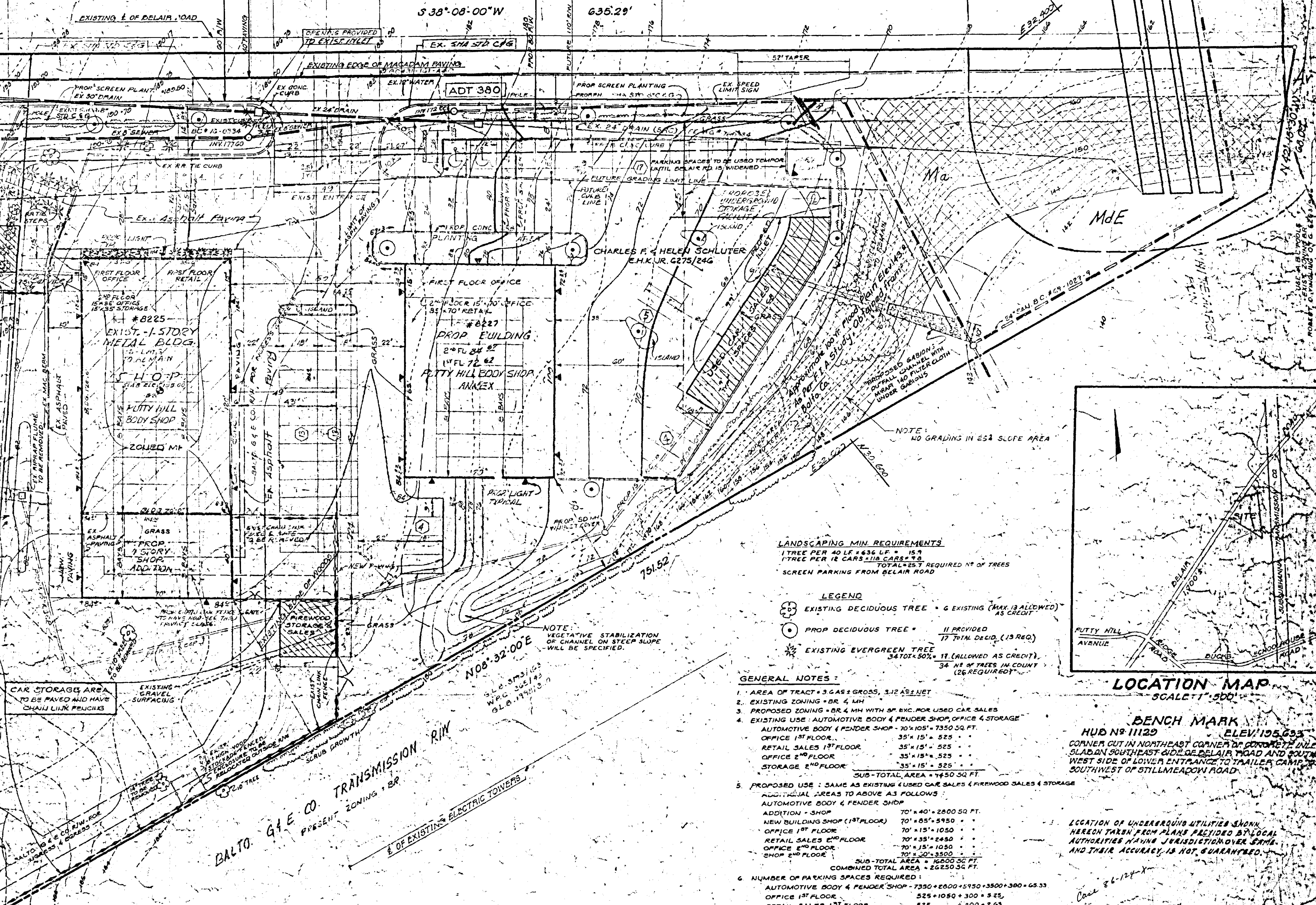
(RT. #1)

ROAD

LyD

## SOIL TYPE DATA

Ma - MADE LAND  
Mde - MANOR SOILS, 25 TO 50 PERCENT  
LyD - LOAMY AND CLAYEY LAND  
OFFSETS 5 TO 15 PERCENT SLOPES  
AV - ALDINO URBAN LAND COMPLEX, 0 TO 8  
OFFSETS 10 PERCENT SLOPES; ALLUVIAL LAND



PLAT TO ACCOMPANY SPECIAL EXCEPTIONS  
FOR  
PUTTY HILL BODY SHOP AND ANNEX  
# 8225 & 8227 BELAIR ROAD  
14TH DISTRICT - BALTIMORE COUNTY, MD.  
FOR MR. & MRS. SCHLUTER  
8225 & 8227 BELAIR ROAD, BALTIMORE, MD. 21236  
PHONE: (301) 668-0660

LANDSCAPING MIN. REQUIREMENTS  
1 TREE PER 40 LF + 636 LF + 5.7  
1 TREE PER 12 CARS + 110 CARS + 9.2  
TOTAL = 25.7 REQUIRED NO. OF TREES  
SCREEN PARKING FROM BELAIR ROAD

LEGEND  
EXISTING DECIDUOUS TREE - 6 EXISTING (MAX 13 ALLOWED) AS CREDIT  
PROPOSED DECIDUOUS TREE - 11 PROVIDED 17 TOTAL DECID. (13 REQ.)  
EXISTING EVERGREEN TREE - 34 TOTAL 50% = 17 (ALLOWED AS CREDIT) 34 NE OF TREES IN COUNT (26 REQUIRED)

GENERAL NOTES:  
1. AREA OF TRACT = 3.64 AC ± GROSS, 3.12 AC ± NET  
2. EXISTING ZONING = BR, 4, MH  
3. PROPOSED ZONING = BR, 4, MH WITH SP. EXC. FOR USED CAR SALES  
4. EXISTING USE: AUTOMOTIVE BODY & FENDER SHOP, OFFICE, STORAGE  
AUTOMOTIVE BODY & FENDER SHOP - 70' x 105' = 7350 SQ. FT.  
OFFICE 1ST FLOOR - 35' x 15' = 525  
RETAIL SALES 1ST FLOOR - 35' x 15' = 525  
OFFICE 2ND FLOOR - 35' x 15' = 525  
STORAGE 2ND FLOOR - 35' x 15' = 525  
SUB-TOTAL AREA = 14550 SQ. FT.  
5. PROPOSED USE: SAME AS EXISTING (USED CAR SALES & FIREWOOD SALES & STORAGE)  
ADDITIONAL AREAS TO ABOVE AS FOLLOWS:  
AUTOMOTIVE BODY & FENDER SHOP  
ADDITION - SHOP - 70' x 40' = 2800 SQ. FT.  
NEW BUILDING SHOP (1ST FLOOR) - 70' x 65' = 4550  
OFFICE 1ST FLOOR - 70' x 15' = 1050  
RETAIL SALES 2ND FLOOR - 70' x 35' = 2450  
OFFICE 2ND FLOOR - 70' x 15' = 1050  
SHOP 2ND FLOOR - 70' x 20' = 1400  
SUB-TOTAL AREA = 10200 SQ. FT.  
COMBINED TOTAL AREA = 24750 SQ. FT.  
6. NUMBER OF PARKING SPACES REQUIRED:  
AUTOMOTIVE BODY & FENDER SHOP - 7350 + 2800 + 4550 + 3500 + 380 = 65.33  
OFFICE 1ST FLOOR - 525 + 1050 + 300 = 5.25  
RETAIL SALES 1ST FLOOR - 525 + 200 = 2.63  
OFFICE 2ND FLOOR - 525 + 1050 + 300 = 3.15  
RETAIL SALES 2ND FLOOR - 2450 + 200 = 12.9  
FIREWOOD SALES - 625 + 200 = 3.9  
TOTAL SPACES REQUIRED = 91.0  
7. NUMBER OF PARKING SPACES PROVIDED:  
EXISTING - 24 SPACES (6 SPACES + 18 BAYS)  
PROPOSED - 62 SPACES (60 SPACES + 2 BAYS)  
TOTAL = 106 SPACES PROVIDED (INCLUDES 4 H.C. SPACES)  
8. COUNCILMANIC DISTRICT = 5TH  
9. CENSUS TRACT = 4113.03  
10. WATERSHED = C  
11. SUB-SEWER SHED = 15 - UPPER WHITEMARSH  
12. DEED REFERENCE = CHARLES F. & HELEN SCHLUTER  
E.H.K. JR. 6278/246  
13. TAX ACCOUNT NO. 1423055751  
14. STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF AN UNDERGROUND STORAGE FACILITY.  
15. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIAL SITES WITHIN THE TRACT.  
16. ALLOWABLE FLOOR TO AREA RATIO = 2.0  
17. ACTUAL FLOOR TO AREA RATIO = 26,650 SF ± 3.12 AC ± 0.19

LOCATION MAP  
SCALE: 1" = 500'  
BENCH MARK  
HUDN 9-11129 ELEV. 125.633  
CORNER CUT IN NORTHEAST CORNER OF CONCRETE INLET  
SLAB ON SOUTHEAST CORNER OF BELAIR ROAD AND SOUTH  
WEST SIDE OF LOWER ENTRANCE TO TRAILER CAMP  
SOUTHWEST OF STILLMEADOW ROAD

LOCATION OF UNDERGROUND UTILITIES SHOWN  
HEREON TAKEN FROM PLANS PROVIDED BY LOCAL  
AUTHORITIES HAVING JURISDICTION OVER SAME  
AND THEIR ACCURACY IS NOT GUARANTEED.  
REVISED 8-31-88 USED CAR SALES IF REVISED 8-31-88  
REVISED 9-18-88 AS PER PLAN COMMENTS & MEETING  
REVISED 9-12-88 AS PER CAR SALES ETC. 9-12-88  
REVISED 9-12-88 AS PER CAR SALES ETC. 9-12-88  
REVISED 7-13-88 REVISED PER APPROVAL OF C. COMMENTS  
REVISED 7-11-88 REVISED PER APPROVAL OF C. COMMENTS  
REVISED 4-1-88 CHANGED FOR C.A.S. SUBMITTAL  
REVISED 6-16-88 CHANGED FOR RETAIL SALES  
REVISED 5-31-88 CONFORMANCE REVIEW NOTES  
REVISED 4-1-88 LIMIT OF 25% RETAIL CHANGES  
REVISED 1-1-88 25% TRAILER CAMP CHANGES  
REVISED 10-23-88 ENTRANCE, FUTURE L.L. 11-13-88  
REVISED 12-29-88 ENTRANCE - AS BUILT  
REVISED 12-30-88 PER COUNTY COMMENTS  
REVISED 11-7-88 GENERAL  
EVANS, HAGAN & HOLDEFER, INC.  
SURVEYORS AND CIVIL ENGINEERS  
6015 BELAIR ROAD BALTIMORE, MD. 21236  
(301) 668-1501  
J. Evans  
11-13-88







Mr. Charles F. Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

August 23, 1985

#### NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Belair Rd., 1700' E/Ridge Road  
(8225 & 8227 Belair Road)  
14th Election District  
Charles Frederick Schluter, Petitioner  
Case No. 86-124-X

TIME: 1:30 p.m.

DATE: September 24, 1985

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

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

No. 008554

DATE: 9/23/85  
AMOUNT: \$ 10.00  
RECEIVED FROM: [Signature]  
FOR: [Signature]  
B 8012 \*\*\*\*\*1000043 40347  
VALIDATION OR SIGNATURE OF CARRIER

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

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

Mr. Charles Frederick Schluter  
8225 Belair Road  
Baltimore, Maryland 21236

RE: Item No. 7 - Case No. 86-124-X  
Petitioner - Charles Frederick Schluter  
Special Exception Petition

Dear Mr. Schluter:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer, Jr.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mf

Enclosures

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

#### COUNTY REVIEW GROUP MEETING MINUTES

Thursday, September 17, 1984

PURTY HILL BODY SHOP & ANNEX  
District 14 C5

#### COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Dept. of Public Works  
Susan Carroll, Co-Chairman - Office of Planning

#### Agency Representatives

George Wittman - State Highway Administration  
Peggy Long - Health Dept.  
Diana Itter - Zoning

#### Developer and/or Representatives

Charles & Helen Schluter - Developers  
Juri Maisto - Developer's Engineer

Mrs. Warfield opened the meeting at 9:00 a.m., introduced the staff present and explained the purpose of the meeting.

Mr. Maisto, Evans, Hagan & Holuefer, Inc., presented the plan.

Ms. Carroll summarized the staff comments submitted from Fire Prevention, State Highway Administration, Planning, Zoning, Traffic Engineering and Health Dept. Written comments were not available from the Developers Engineering Division; therefore, Mrs. Warfield presented them verbally. These written comments will be forwarded and included with all the other comments which have been made a part of these minutes. A copy will also be given to the developer and developer's engineer.

The following items are needed on the plan to fully conform with regulations and comments: 1) A fire hydrant is needed at the location of the entrance - to be the developer's cost responsibility for design and construction; 2) The State Highway Administration right-of-way requires widening for current planned improvements as shown on attachments in the comments; 3) A fence must be provided around the entire car storage area; 4) Parking calculations must be revised to provide one space per 200 square feet of retail area on the first floor.

The developer authorized his engineer to make all the changes required for the plan to meet County requirements and the plan was approved.

The meeting was adjourned at 9:50 a.m.

*CRW*

*Filed 9/23/85*  
**PURTY HILL BODY SHOP INC.**  
8225 BELAIR ROAD - BALTIMORE, MARYLAND 21236 - PHONE 668-0660

October 25, 1985

Attn: Jean M. H. Jung  
Deputy Zoning Commissioner  
Ref: Case #86-124-X

Petition for special exception was granted on October 1st 1985. You told me to have my new site plans in by October 28, 1985, and you could issue a amended order for the Used Car Lot south of the property from 20ft. x 50ft. to 60ft. x 50ft. If any questions please call me at 668-0660.

Thank You Very Much,

*Charles F. Schluter*  
CHARLES F. SCHLUTER

*I will not amend the order. However I have noted approval of the expansion of the 30'x50' used car sales area to 60'x50' on the plan dated 5/31/85. Changes to building & layout will require a petition to amend and possibly another CRG hearing.*

*Jean M.H. Jung*  
11/31/85

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-124-X

Assuming compliance with the comments of the ZPAC, particularly those of the SHA, this office is not opposed to the granting of the subject request.

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

NEG:JCH:elm

#### DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton  
FROM: C. Richard Moore  
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: *Purty Hill Body Shop Annex* C.R.G. PLAN: ☒  
PROJECT NUMBER & DISTRICT: *14C5* DEVELOPMENT PLAN:  
LOCATION: *Belair Rd. 1100' Ridge Rd.* RECORD PLAT:

*It is recommended that the site be redesigned so that the 24' wide access drive shown between Belair Rd. and the proposed annex is located farther back from Belair Rd.*

*RMJ*



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

August 26, 1985

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

Item No. 7 - Meeting of July 16, 1985  
Property Owner: Charles Frederick Schluter  
Location: S/S side Belair Road, 1,700' north of Ridge Road  
Existing Zoning: B.R. and M.H.  
Proposed Zoning: Special Exception for used car sales

Acres: 3.2 acres +  
District: 14th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MEF/lza

#### COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

September 12, 1984  
Date

*Purty Hill Body Shop & Annex*  
Subdivision Name, Section and/or Plat  
*Mr. & Mrs. Schluter* Developer and/or Engineer *Evans, Hagan & Holuefer, Inc.*  
Watershed *White Marsh Run* No. of Lots *3, 6* Total Acreage *Public* *Public*  
or Units *Water* *Sewer*

#### COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers ☒ public water ☒ must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised. ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: *none dated September 14, 1984*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: *1/3*

SS 783R







BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING

DATE: September 10, 1984

PROJECT NAME: Putty Hill Body Shop & Annex

PLAN: September 13, 1984

LOCATION: E/S Belair Rd. N of Ridge Rd.

DEVELOPMENT PLAN:

DISTRICT: 14th Election District

PLAN:

The following comments were written on the CRG plan dated "revised 7/30/84".

There are several corrections needed on the plan prior to CRG approval, which are as follows:

1. The previous building permit C-1342-80 showed a crusher run storage area for damaged and disabled vehicles which was much more limited in area than what has been shown on the plan. That area as indicated as crusher area on the previous plan may remain; however, all new storage areas must comply with Section 405.A.2 of the B.C.Z.R., which states that the area "... shall be paved with permanent all weather materials over suitably compacted and compacted base materials, and shall be properly drained." Tar and chip or macadam surfaces are acceptable.
2. A 6 ft. high fence must surround the damaged and disabled vehicle storage area and its limits must be clearly indicated on the plan.
3. The parking breakdown is incorrect with regard to retail sales areas which require 1 parking space per 200 sq. ft. of floor area not 1 parking space per 300 sq. ft. or 500 sq. ft., or 15 parking spaces not 6.6 as indicated. This revision should be made accordingly.
4. If used car sales are intended, a Special Exception hearing is required; a separate area must be described on the plan apart from the auto body shop for such use. If this is the intention, it must be noted on the plan; CRG approval would be contingent upon the outcome of that hearing.
5. Building permit C-1024-84 which is pending must agree with the CRG plan.

*Diana Tyler*  
DIANA TYLER  
Zoning Associate III

7/32bse

BALTIMORE COUNTY, MARYLAND

SUBJECT: LANDSCAPE PLAN REVIEW

FROM: OFFICE OF PLANNING AND ZONING

DATE: Aug 30, 1984

PROJECT NAME: Putty Hill Body Shop & Annex

PLAN APPROVED:

LOCATION: Belair Rd. N of Ridge Rd.

PLAN NOT APPROVED - REVISIONS REQUIRED, AS NOTED: X

CRG: XIV-200

BUILDING PERMIT:

1. This entire site will require landscaping since the proposed addition expansion increases the existing use by 50%.
2. A final landscape plan prepared by a registered landscape architect will have to be submitted to this office for approval prior to the issuance of any building permits.
3. Landscaping required:  
1 tree per 100 spaces 106 - 12 = 9 needed  
1 tree per 40 sq. ft. of road frontage 436 - 40 = 11  
8' planting area along public road w/ screen plantings  
screening of outside storage area and around dumpsters



State Highway Administration

By: [Signature]

August 6, 1985

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

Att: N. Commodari

Re: Item #7  
Property Owner: Charles Frederick Schluter  
Location: S/E side Belair Road, (Route 1-N) 1,700' ft. north of Ridge Road  
Existing Zoning: B.R. and M.H.  
Proposed Zoning: Spec.  
Exception for used car sales  
Acres: 3.2  
District: 14th

Dear Mr. Jablon:

On review of the revised submittal of 5/2/85, the site plan was forwarded to the State Highway Administration Bureau of Project Planning.

The proposed Right of Way line and grading limits for the widening of U.S. Route 1 have been indicated on the attached plat; however be advised that an alternate for the improvement of U.S. Route 1 has not been selected, therefore, R/W line as shown is tentative subject to revision.

If you have any questions, please do not hesitate to call this office or Mr. Ronald Moon at 659-1106, at State Highway Administration Project Planning.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogile

enclosure

My telephone number is 301-652-1350.  
Teletypewriter for Impaired Hearing or Speech:  
383-7555 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

XIV-200

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: Putty Hill Body Shop and Annex

PROJECT NUMBER: 84176

LOCATION: E/S Belair Road, N. of Ridge Road

DISTRICT: 14th

The plan for the subject site dated 11/15/79, with the latest revision dated 9/7/84, has been reviewed by the Developers Engineering Division, and we comment as follows:

#### GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The plan is satisfactory pending conformance with the following comments.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Putty Hill Body Shop and Annex  
Project No. 84176  
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#### HIGHWAY COMMENTS:

As no County roads are involved, this office has no comment.

It shall be the responsibility of the developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Guard rails are required for protection to pedestrians along the storm drain reservation and shall be the developer's responsibility. The guard rails shall be constructed in accordance with Baltimore County Standards.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The developer will be responsible for shall be the cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The developer's full cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easements drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The developer 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 developer.

Putty Hill Body Shop and Annex  
Project No. 84176  
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#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

The developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- a. A map of scale 1" = 200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.

Putty Hill Body Shop and Annex  
Project No. 84176  
Page 4  
September 20, 1984

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

- a. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2".
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

A sediment control plan is required.

#### WATER AND SANITARY SEWER COMMENTS:

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water mains outside of public rights-of-way service a proposed site improvement are considered private and shall be the developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Putty Hill Body Shop and Annex  
Project No. 84176  
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#### WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

*EAM*  
Edward A. McDonough, P.E., Chief  
Developers Engineering Division

EAM:PMK:pmg





William K. Hollman  
Secretary

Hal Kassoff  
Administration

Mr. G. Benson

-2-

September 10, 1984

The State Highway Administration request that all Baltimore County permits be held until the plan is revised to show the proposed right of way and grading limits for the Belair Road reconstruction.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle  
Evans, Hagan & Holdefer, Inc.

September 10, 1984

Mr. Gilbert S. Benson, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: CRG Meeting of 9/13/94  
"Putty Hill Body Shop  
& Annex", E/S Belair Rd.  
Route 1-N, 1,700'± North  
of Ridge Road, Md. Route 43  
Extended, B-818-151-471

Dear Mr. Benson:

On receipt of the revised site plan of 7-30-84 for the Putty Hill Body Shop and Annex, the State Highway Administration - Bureau of Project Planning has reviewed the submittal and offer the following comments for the Belair Road reconstruction widening.

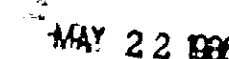
The effects of the six (6) lane divided alternate for U.S. Route 1-N (Blair Road) based on a 110' right of way have been indicated on the attached CRC plan for the Putty Hill Body Shop and Annex.

Be advised that the right of way and grading limits as shown are based on studies to date and are tentative and subject to revision.

6 The State Highway Administration - Bureau of Engineering Access Permits recommends the barrier curb for parking along the east side of Belair Road be relocated along the proposed "Limits of Grading" (see attachment).

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





(RT. #1)

ROAD

LYL

10% SITE 5 TO 15 PERCENT SLOPES

AV. ALDINO URBAN LAND COMPLEX, D TO 8  
(OFF SITE) PERCENT SLOPES; ALLOWED LAND

**TENTATIVE**  
**SUBJECT TO REVISION**  
**104 7-31-87 104**  
**PROJECT PLANNING**  
**STATE HIGHWAY ADMINISTRATION**

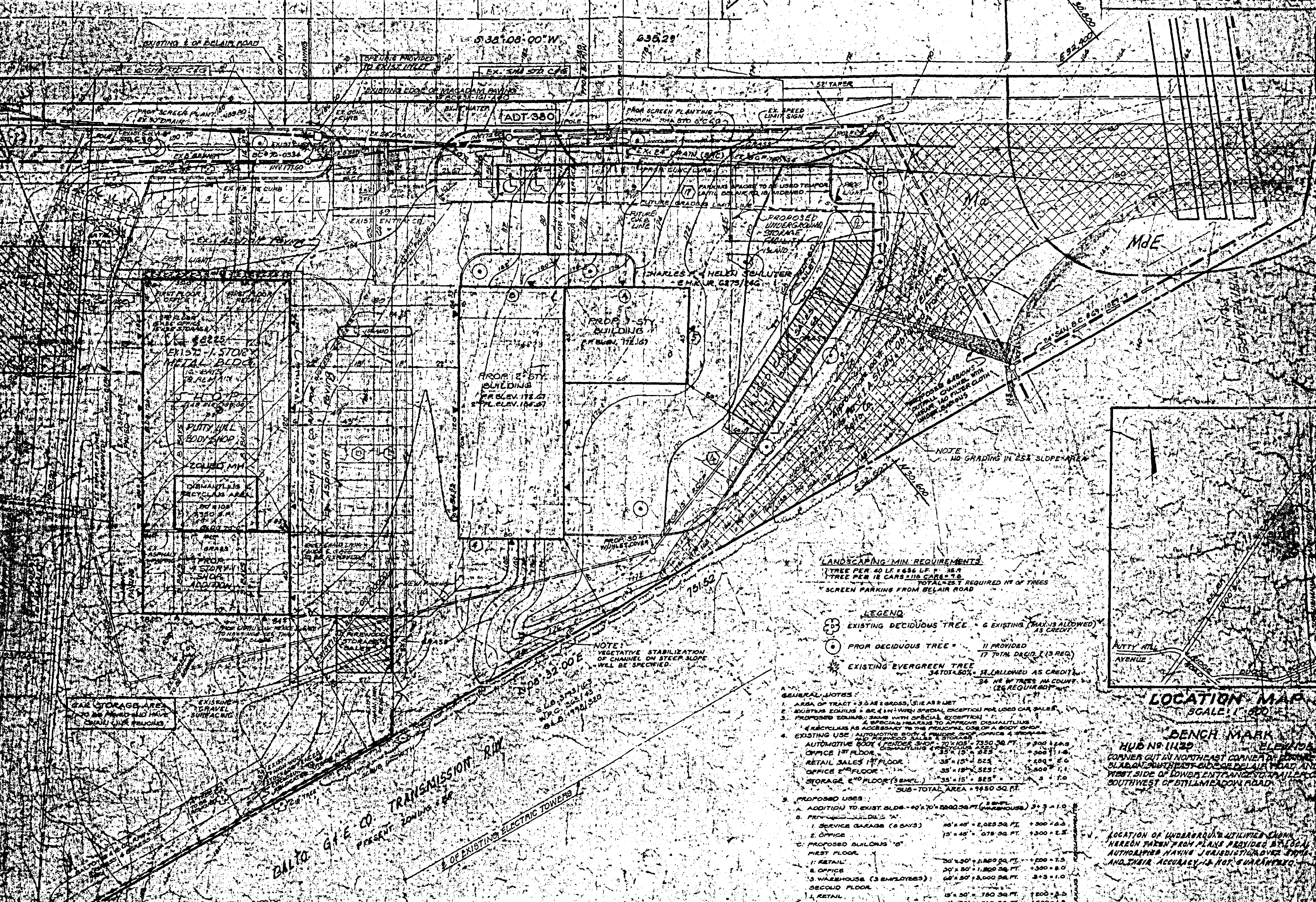
CHARLES F. & HELEN SCHLUTER  
E.H.K. UR. 6275/246



BELAIR ROAD

LyD

SOIL TYPE D-1  
M&E  
M&E MINOR SLOPE SEE PLAN  
LYD: LOWLY MODERATELY  
OFFSETS TO 15' FROM SLOPE  
AP: MILDLY UPRAMP LAND (SEE PLAN)  
OFFSETS TO 15' FROM SLOPE



LANDSCAPING MIN. REQUIREMENTS

1. TREE PER 10 CARS 110 CARS = 11  
TOTAL 25.7 REQUIRED NO. OF TREES  
SCREEN PARKING FROM BELAIR ROAD

LEGEND

- EXISTING DECIDUOUS TREE - 6 EXISTING (MAX. 15 ALLOWED) AS CREDIT
- PROPOSED DECIDUOUS TREE - 11 PROVIDED 17 TOTAL (13 REQ.)
- EXISTING EVERGREEN TREE - 34 TOTAL 50% 11 ALLOWED AS CREDIT 34 NO. OF TREES IN COUNTRY (26 REQUIRED)

GENERAL NOTES

- AREA OF TRACT - 3.0 AS 1.0000, 3.16 AS 1.0000
- EXISTING BUILDINGS - 1.0 AS 1.0000, 1.1 AS 1.0000
- PROPOSED BUILDINGS - 1.0 AS 1.0000, 1.1 AS 1.0000
- EXISTING USE - 1.0 AS 1.0000, 1.1 AS 1.0000
- PROPOSED USES - 1.0 AS 1.0000, 1.1 AS 1.0000
- NUMBER OF PARKING SPACES PROVIDED - 1.0 AS 1.0000, 1.1 AS 1.0000
- COUNCILMANIC DISTRICT - 1.0 AS 1.0000, 1.1 AS 1.0000
- CENSUS TRACT - 1.0 AS 1.0000, 1.1 AS 1.0000
- WATERSHED - 1.0 AS 1.0000, 1.1 AS 1.0000
- SUB-SEWERAGE - 1.0 AS 1.0000, 1.1 AS 1.0000
- DEED REFERENCE - 1.0 AS 1.0000, 1.1 AS 1.0000
- TAX ACCOUNT - 1.0 AS 1.0000, 1.1 AS 1.0000
- STORM WATER MANAGEMENT - 1.0 AS 1.0000, 1.1 AS 1.0000
- THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIAL SITES WITHIN THE TRACT
- ALLOWABLE FLOOR TO AREA RATIO - 1.0 AS 1.0000, 1.1 AS 1.0000
- ACTUAL FLOOR TO AREA RATIO - 1.0 AS 1.0000, 1.1 AS 1.0000

LOCATION MAP

SCALE: 1" = 200'  
BENCH MARK  
HUB # 11129  
CORNER CUT IN NORTHEAST CORNER OF BELAIR ROAD  
BLADON, SOUTHWEST CORNER OF BELAIR ROAD AND SOUTH  
WEST SIDE OF LOWER ENTRANCE TO FAIRVIEW CAMP  
SOUTHWEST OF BETHLEHEM ROAD

PLAT TO ACCOMPANY SPECIAL EXCEPTIONS  
FOR  
PUTTY HILL BODY SHOP AND ANNEX  
# 8225 & 8227 BELAIR ROAD  
14TH DISTRICT - BALTIMORE COUNTY, MD.  
FOR MR. & MRS. SCHLUTER  
8225 1827 BELAIR ROAD, BALTIMORE, MD. 21236  
PHONE: (301) 668-0660

LOCATION OF UNDERGROUND UTILITIES SHOWN  
HEREON FROM PLANS PROVIDED BY LOCAL  
AUTHORITIES HAVING JURISDICTION OVER SAME  
AND THEIR ACCURACY IS NOT GUARANTEED

REVISIONS TO PLANS  
REVISION NO. 1  
REVISION NO. 2  
REVISION NO. 3  
REVISION NO. 4  
REVISION NO. 5  
REVISION NO. 6  
REVISION NO. 7  
REVISION NO. 8  
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REVISION NO. 98  
REVISION NO. 99  
REVISION NO. 100

EVANS, HAGEN & HOLDEFER, INC.  
SURVEYORS AND CIVIL ENGINEERS  
2111 BELAIR ROAD, BALTIMORE, MD. 21236  
(301) 668-0660



BELAIR

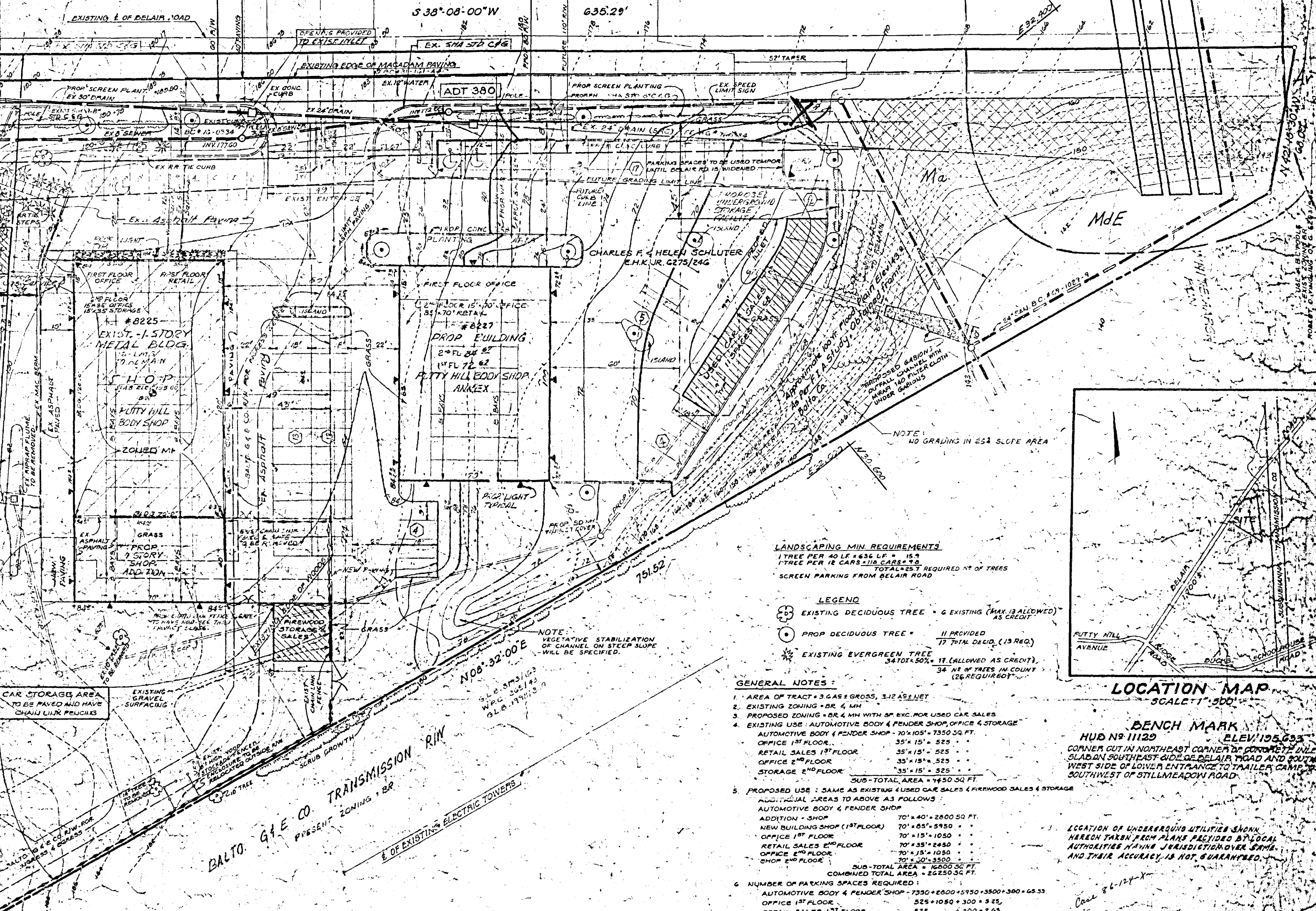
(RT. #1)

ROAD

LyD

## SOIL TYPE DATA

Ma - MADE LAND  
Mde - MANOR SOILS, 25 TO 50 PERCENT  
LyD - LOAMY AND CLAYEY LAND  
OFFSETS 5 TO 15 PERCENT SLOPES  
AV - ALDINO URBAN LAND COMPLEX, 0 TO 8  
OFFSETS 10 PERCENT SLOPES; ALLUVIAL LAND



LANDSCAPING MIN. REQUIREMENTS  
1 TREE PER 40 LF + 636 LF + 5.7  
1 TREE PER 12 CARS + 110 CARS + 9.2  
TOTAL = 25.7 REQUIRED NO. OF TREES  
SCREEN PARKING FROM BELAIR ROAD

LEGEND  
EXISTING DECIDUOUS TREE - 6 EXISTING (MAX 13 ALLOWED) AS CREDIT  
PROP DECIDUOUS TREE - 11 PROVIDED  
EXISTING EVERGREEN TREE - 34 TOTAL = 50.7 (11 ALLOWED AS CREDIT)  
34 NE OF TREES IN COUNT (26 REQUIRED)

GENERAL NOTES:  
1. AREA OF TRACT = 3.64 AC ± GROSS, 3.12 AC ± NET  
2. EXISTING ZONING = BR 4, MH  
3. PROPOSED ZONING = BR 4, MH WITH SP. EXC. FOR USED CAR SALES  
4. EXISTING USE: AUTOMOTIVE BODY & FENDER SHOP, OFFICE, STORAGE  
AUTOMOTIVE BODY & FENDER SHOP - 70' x 105' = 7350 SQ. FT.  
OFFICE 1ST FLOOR - 35' x 15' = 525  
RETAIL SALES 1ST FLOOR - 35' x 15' = 525  
OFFICE 2ND FLOOR - 35' x 15' = 525  
STORAGE 2ND FLOOR - 35' x 15' = 525  
SUB-TOTAL AREA = 14550 SQ. FT.  
5. PROPOSED USE: SAME AS EXISTING (USED CAR SALES & FIREWOOD SALES & STORAGE)  
ADDITIONAL AREAS TO ABOVE AS FOLLOWS:  
AUTOMOTIVE BODY & FENDER SHOP  
ADDITION - SHOP - 70' x 40' = 2800 SQ. FT.  
NEW BUILDING SHOP (1ST FLOOR) - 70' x 65' = 4550  
OFFICE 1ST FLOOR - 70' x 15' = 1050  
RETAIL SALES 2ND FLOOR - 70' x 35' = 2450  
OFFICE 2ND FLOOR - 70' x 15' = 1050  
SHOP 2ND FLOOR - 70' x 20' = 1400  
SUB-TOTAL AREA = 10200 SQ. FT.  
COMBINED TOTAL AREA = 24750 SQ. FT.  
6. NUMBER OF PARKING SPACES REQUIRED:  
AUTOMOTIVE BODY & FENDER SHOP - 7350 + 2800 + 4550 + 3500 + 380 = 65.33  
OFFICE 1ST FLOOR - 525 + 1050 + 300 = 5.25  
RETAIL SALES 1ST FLOOR - 525 + 200 = 2.63  
OFFICE 2ND FLOOR - 525 + 1050 + 300 = 3.15  
RETAIL SALES 2ND FLOOR - 2450 + 200 = 12.9  
FIREWOOD SALES - 625 + 200 = 3.9  
TOTAL SPACES REQUIRED = 91.0  
7. NUMBER OF PARKING SPACES PROVIDED:  
EXISTING - 24 SPACES (6 SPACES + 18 BAYS)  
PROPOSED - 62 SPACES (60 SPACES + 2 BAYS)  
TOTAL = 106 SPACES PROVIDED (INCLUDES 4 H.C. SPACES)  
8. COUNCILMANIC DISTRICT = 5TH  
9. CENSUS TRACT = 4113.03  
10. WATERSHED = C  
11. SUB-SEWER SHED = 15 - UPPER WHITEMARSH  
12. DEED REFERENCE = CHARLES F. & HELEN SCHLUTER  
E.H.K. JR. 6275/246  
13. TAX ACCOUNT NO. 1423055751  
14. STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF  
AN UNDERGROUND STORAGE FACILITY.  
15. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS,  
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR  
HAZARDOUS MATERIAL SITES WITHIN THE TRACT.  
16. ALLOWABLE FLOOR TO AREA RATIO = 2.0  
17. ACTUAL FLOOR TO AREA RATIO = 26,650 SF ± 3.12 AC ± 0.19

## LOCATION MAP

SCALE: 1" = 500'  
BENCH MARK  
HUD N 11129 ELEV. 125.63  
CORNER CUT IN NORTHEAST CORNER OF CONCRETE INLET  
SLAB ON SOUTHEAST CORNER OF BELAIR ROAD AND SOUTH  
WEST SIDE OF LOWER ENTRANCE TO TRAILER CAMP  
SOUTHWEST OF STILLMEADOW ROAD

PLAT TO ACCOMPANY SPECIAL EXCEPTIONS  
FOR  
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PHONE: (301) 668-0660

EVANS, HAGAN & HOLDEFER, INC.  
SURVEYORS AND CIVIL ENGINEERS  
6015 BELAIR ROAD, BALTIMORE, MD. 21236  
(301) 668-1501  
DATE: 11-13-79  
BY: J. M. [Signature]