

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 an M-L-M 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: (Tenant)
Cellular Phone Store Limited
Partnership
(Type or Print Name)
Signature Harry Kettner
7315 Wisconsin Avenue
Address
Bethesda, Maryland 20814
City and State
Attorney for Petitioner:
Gary C. Duvall, Esquire
(Type or Print Name)
Signature Gary C. Duvall
Miles & Stockbridge
401 Washington Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No. 821-6565

Legal Owner(s):
Timonium Commerce Park Co.
(Type or Print Name)
Signature T.C. Julio
T.C. Julio 10800 Ac.
(Type or Print Name) Hunt Valley, Md. 21030
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1985, at 10:45 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL EXCEPTION
E/S of Deercro Road, 1,263' S
of Padonia Road (9540 Deercro
Road) - 8th Election District
Timonium Commerce Park
Company,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-163-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage in an M.L.-I.M. Zone, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its Lessee, Cellular Phone Store Ltd. Partnership, by Peter Kelley, its Vice President, appeared and testified and was represented by Counsel. John Etzel, a registered land surveyor, also appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property contains two buildings, "A" and "B", each divided into a number of units. The Lessee proposes to place a service garage with two bays in one 60' x 30' unit in Building A for the sole purpose of installing cellular telephones and other communication devices in automobiles. No other automotive services would be provided nor would there be any retail sales. An average of three to five customers per day would be serviced, and no automobiles are expected to be kept overnight. The operation would be open six days per week, 8:00 a.m. to 7:00 p.m., and would have seven employees.

Mr. Etzel testified that, in his opinion, there would be no adverse impact on the health, safety, and welfare of the community and that the additional limited traffic created by the proposal would not adversely impact the area. He also testified that the requirements of Section 502.1, Baltimore County Zoning Regulations (BCZR) would be satisfied.

ORDER RECEIVED FOR FILING
DATE Sept 24, 1985
BY John P. Long

ORDER RECEIVED FOR FILING
DATE Sept 24, 1985
BY John P. Long

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1985, that the Petition for Special Exception for a service garage in an M.L.-I.M. Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for its use and occupancy permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Carl J. Jablon
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Gary C. Duvall, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE October 24, 1985
BY John P. Long

- 3 -

PETITION FOR SPECIAL EXCEPTION 8th Election District

LOCATION: East side of Deercro Road, 1263' South of Padonia Road (9540 Lower Level, Deercro Road)

DATE AND TIME: Wednesday, October 16, 1985 at 10:45 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage in an M-L-M zone.

Being the property of Timonium Commerce Park Co. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S Deercro Rd., 1263' S/Padonia Rd. (9540 Lower Level, Deercro Rd.), 8th District : OF BALTIMORE COUNTY
TIMONIUM COMMERCE PARK CO., : Case No. 86-163-X
Petitioner

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 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire, Miles & Stockbridge, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Harry Kettner, Cellular Phone Store Ltd. Partnership, 7315 Wisconsin Ave., Bethesda, MD 20814, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

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

October 15, 1985

Gary C. Duvall, Esquire
Miles & Stockbridge
401 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
E/S Deercro Rd., 1263' S/Padonia Rd. (9540 Lower Level, Deercro Rd.)
Timonium Commerce Park Co., Petitioners
Case No. 86-163-X

Dear Mr. Duvall:

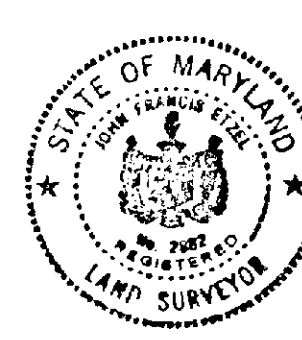
This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012503
DATE 10-21-85 ACCOUNT R-01-615-000
AMOUNT \$ 61.00
RECEIVED Gary Duvall, Esquire
FROM Advertising and Posting 86-163-X
FOR 8 8055*****1216 0242F
VALIDATION ON SIGNATURE OF CARRIER

Arnold Jablon
Zoning Commissioner



Gary C. Duval, Esquire
Miles & Stockbridge
401 Washington Avenue
Towson, Maryland 21204

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
E/S Deercro Rd., 1263' S/Padonia Rd.
(9540 Lower Level, Deercro Road)
Timonium Commerce Park Co., Petitioner
Case No. 86-163-X

TIME: 10:45 a.m.

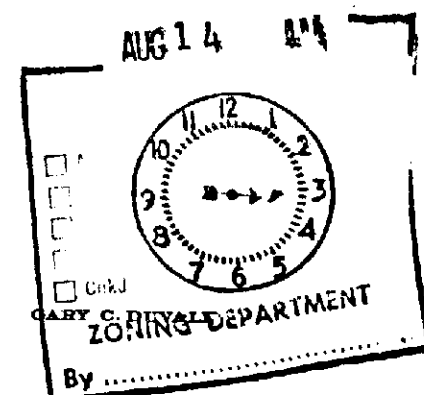
DATE: Wednesday, October 16, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008665
DATE: 9/25/85 ACCOUNT: 11-01-015-572
AMOUNT: \$ 170.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
9 8103*****1006004 8124F
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED



LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 606-946-9000
CABLE MILEBRIDGE
TELEX 87-01

August 13, 1985

Arnold Jablon, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item No. 59
Special Exception
9540 Deercro Road
Timonium Commerce Park
Timonium, Maryland 21093

Dear Commissioner Jablon:

The above Item was filed last Friday, August 9, 1985 on behalf of my client, Cellular Phone Store Limited Partnership. My client has previously signed a lease for the subject premises and it is apparent now that in order for them to operate as an installation facility for mobile telephones into automobiles, they need to obtain a special exception for a service garage in an M-1M zone. They obviously are going to experience a real loss in revenues if the normal sixty to ninety day wait is necessary for a hearing on their Petition.

They are currently paying almost \$900.00 a month in rent and are unable to use the facility for its intended purpose. I would greatly appreciate it if you could possibly grant Cellular Phone Store hardship status to expedite the hearing on their Petition. Apparently, from the zoning office files, there has been another special exception for exactly the same thing in the Timonium Commerce Park within the last year. A review of that file shows no opposition whatsoever and the issue is not novel to the zoning office.

I greatly appreciate any consideration you might give to this hardship request. Thanking you in advance,

Very truly yours,

[Signature]
Gary C. Duval

GCD:ld

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1985

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

Gary C. Duval, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Item No. 59 - Case No. 86-163-X
Petitioner - Timonium Commerce Park Co.
Special Exception Petition

Dear Mr. Duval:

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]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures.

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
401-301
NORMAN E. GERBER
DIRECTOR

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of August 20, 1985
Item # 59 - Timonium Commerce Park Co.
Location: E/SIDE DEERCRO RD. 1263'S OF
PADONIA RD.

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

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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 8/20/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 59, Zoning Advisory Committee Meeting of Aug 20, 1985

Property Owner: Timonium Commerce Park Co.

Location: E/S Deercro Rd, 1263'S of Padonia Rd District B'n

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☒ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☒ A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

10/16 86-163-X

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Zoning Item # 59 Zoning Advisory Committee Meeting of Aug 20, 1985

Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
 - ☐ The results are valid until
 - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - ☐ shall be valid until
 - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others

[Signature]
Jan. J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 59 -ZAC- Meeting of August 20, 1985
Property Owner: Timonium Commerce Park Company
Location: E. Side Deercro Road, 1263' S of Padonia Road
Existing Zoning: M. L. - I. M.
Proposed Zoning: Special Exception for a service garage in an M. L. - I. M. Zone

Acres: 7.188 acres
District: 8th Election District

Dear Mr. Jablon:

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

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bza

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

PAUL H. REINCKE
CHIEF

August 20, 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: Timonium Commerce Park

Location: E side Deercro Road, 1263' S of Padonia Road

Item No.: 59 Zoning Agenda: Meeting of August 20, 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 _____ 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. Repair garage shall be in accordance with NFPA Standard 88B-1979.
- ☒ 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.

REVIEWED BY: *[Signature]*
Planning Group
Special Inspection Division

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

/mb



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

September 10, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 59 Zoning Advisory Committee Meeting are as follows:

Property Owners: Timonium Commerce Park Company
Locations: E Side Deereco Road, 1263' S of Padonia Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Waterline. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: Auto Service garages are now classified as public garages Group #1. The requirements are specified in Section 609.0 and require a 3 hour separation from other use groups (609.2.3). If the floor ceiling separating the use above is less than a 3 hour (see other side)
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Burman, Chief
Building Plans Review

L/22/85

BALTIMORE COUNTY, MARYLAND

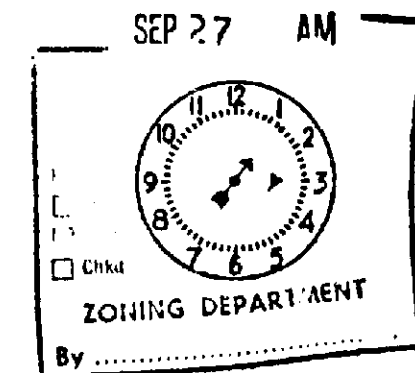
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: September 26, 1985

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

SUBJECT: Zoning Petition No. 86-163-X



We are not opposed to the granting of the subject request.

Norman E. Gerber per J. H. Howell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Case No. 86-163-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
10th day of September, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Timonium Commerce Park Co.
Petitioner's Attorney: Gary C. Duvall, Esquire
Received by: *James E. Dyer*
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 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 26, 1985.

THE JEFFERSONIAN,

J. B. Venturi
Publisher

Cost of Advertising

22

PETITION FOR SPECIAL EXCEPTION
8th Election District
LOCATION: East side of Deereco Road, 1263' South of Padonia Road (9540 Lower Level, Deereco Road)
DATE AND TIME: Wednesday, October 16, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 25, 1985.

TOWSON TIMES,

J. B. Venturi
Publisher

3400

PETITION FOR SPECIAL EXCEPTION
8th Election District
LOCATION: East side of Deereco Road, 1263' South of Padonia Road (9540 Lower Level, Deereco Road)
DATE AND TIME: Wednesday, October 16, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
September 26, 1985

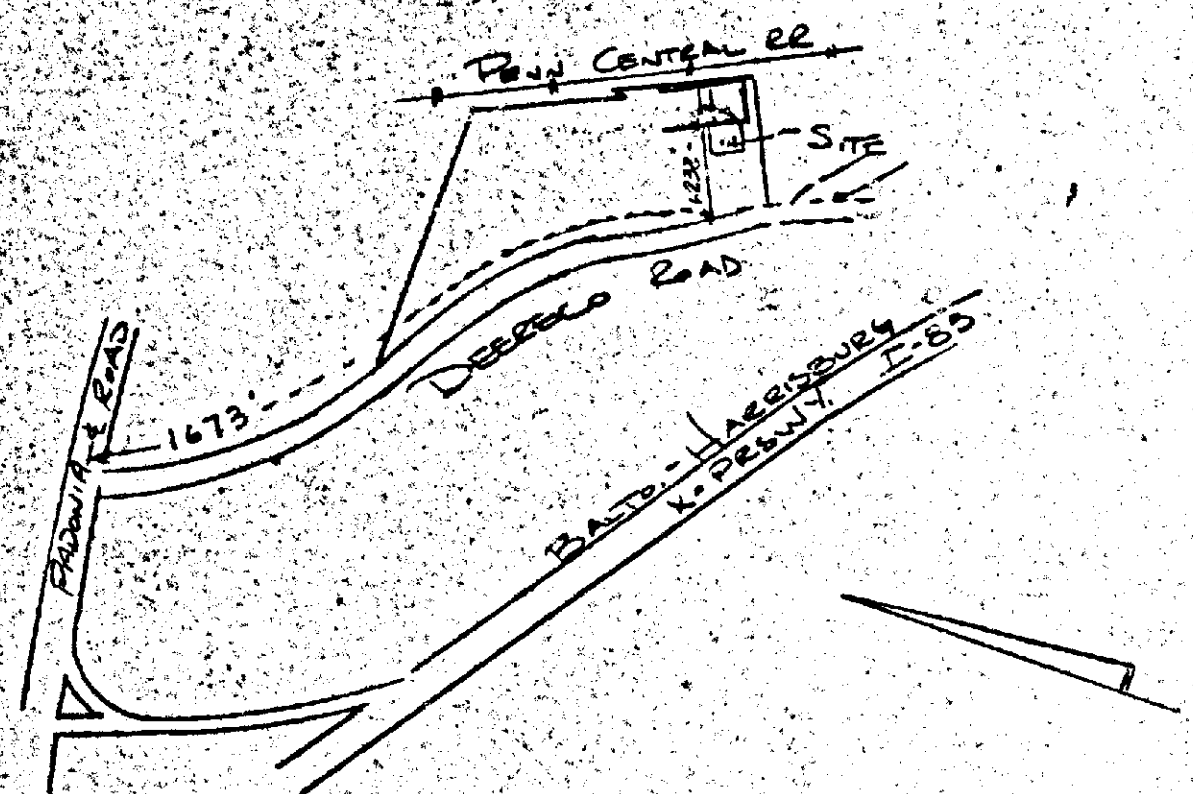
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-163-X

District: 8th Date of Posting: Sept. 20, 1985
Posted for: Special Exception
Petitioner: Timonium Commerce Park Co.
Location of property: E/S of Deereco Road, 1263' S of Padonia Road
Location of Signs: East side of Deereco Road in front of 9540 Deereco Road
Remarks:
Posted by: *Mark E. Burman* Signature Date of return: Sept. 27, 1985
Number of Signs: 1



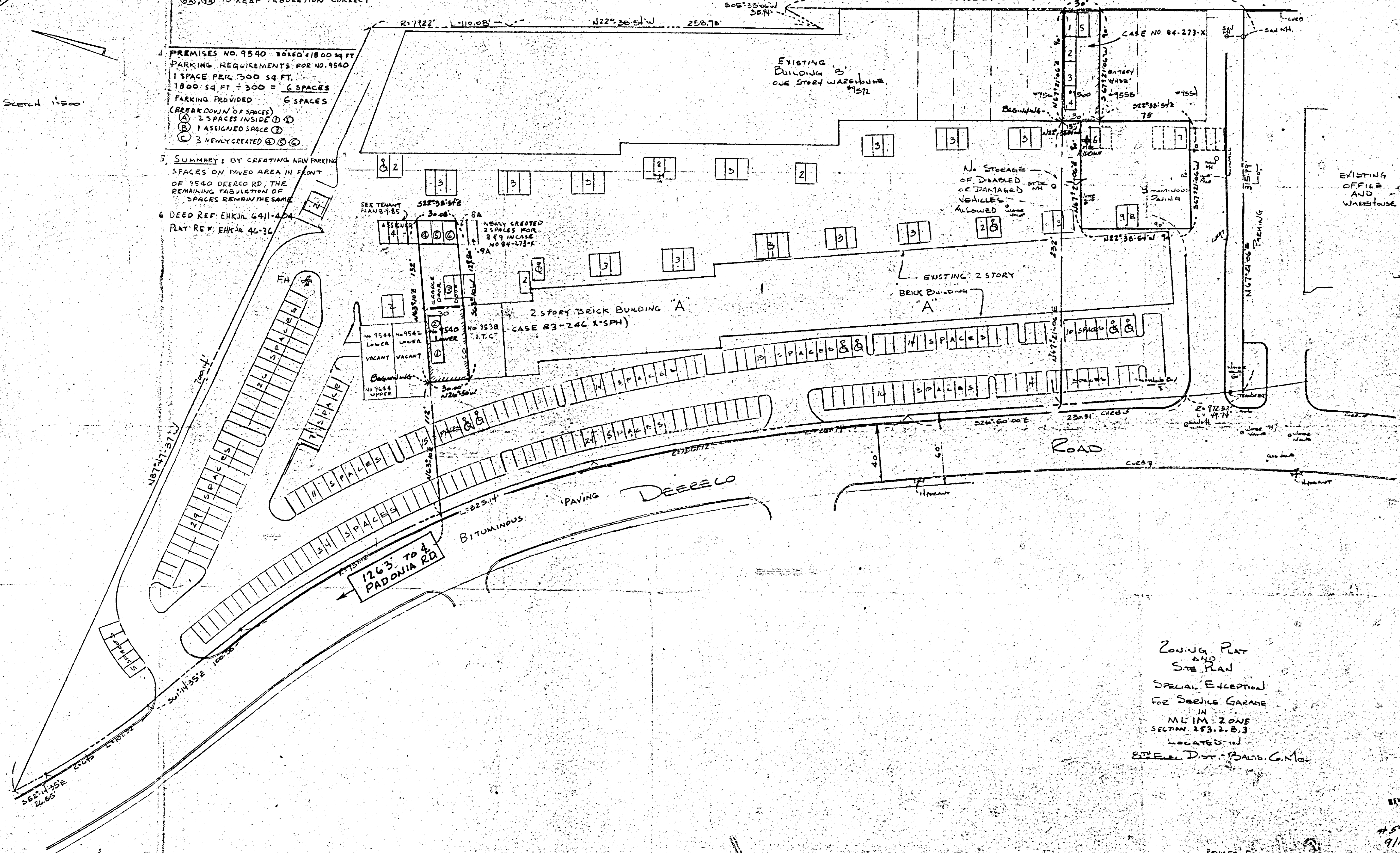
LOCATION SKETCH 1/500

SITE DATA
1. ZONING - M.L.I.M.
2. AREA - 7.188 AC.
3. PARKING REQUIREMENTS
TOTAL PARKING PROVIDED = 307 SPACES (SEE TENANT PLAN AND PARKING PLAN
REV. 8-9-85 BY GEO. W. STEPHENS JR. & ASSOC. INC.)
PARKING ASSIGNED FOR 9500
DEERCO RD (LEVITZ) = 100 SPACES
REMAINING 207 SPACES (SEE TENANT PLAN)
CASE NO. 84-273-X - 2 OUTSIDE PARK SPACES
②, ③ ACCOUNTED FOR ELSEWHERE AS NEWLY CREATED
②, ③ TO KEEP TABULATION CORRECT

4. PREMISES NO. 9540 30'x60'x1800' sq. ft.
PARKING REQUIREMENTS FOR NO. 9540
1 SPACE PER 300 SQ. FT.
1800' sq. ft. ÷ 300 = 6 SPACES
PARKING PROVIDED 6 SPACES
(BREAKDOWN OF SPACES)
A. 2 SPACES INSIDE ①, ②
B. 1 ASSIGNED SPACE ③
C. 3 NEWLY CREATED ④, ⑤, ⑥

5. SUMMARY: BY CREATING NEW PARKING
SPACES ON PAVED AREA IN FRONT
OF 9540 DEERCO RD, THE
REMAINING TABULATION OF
SPACES REMAINS THE SAME

6. DEED REF. ENKIN 6411-4-4
PLAT REF. ENKIN 46-36



ZONING PLAT
AND
SITE PLAN
SPECIAL EXCEPTION
FOR SEEVING GARAGE
IN
M.L.I.M. ZONE
SECTION 253.2.B.3
LOCATED IN
BOWEN DIST. BALTO. C.M.A.

RAW 30
SECTION 2
DATE 1/3/86
TYPE
HEAD G. X
BY
FV



REVISED PLANS
#59
9/16/85
REVISED PARKING DATA ADDED SEPT. 13, 1985
SCALE 1/4" = JULY 25, 1985
GEOLOGICAL CONSULTING
Rm. LAND SURVEYORS
112 DELAWARE AVE.
TOWSON, MD. 21204

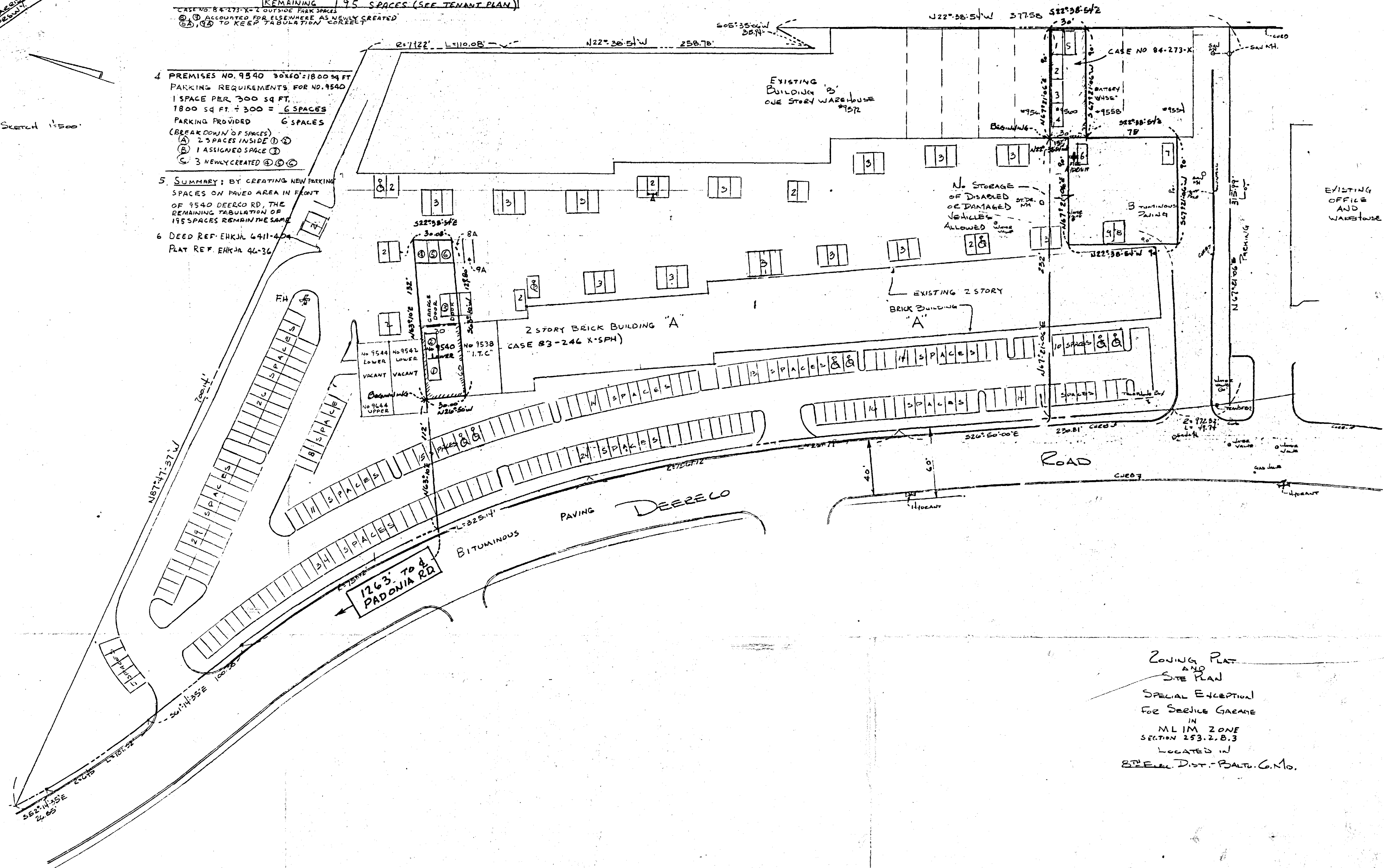
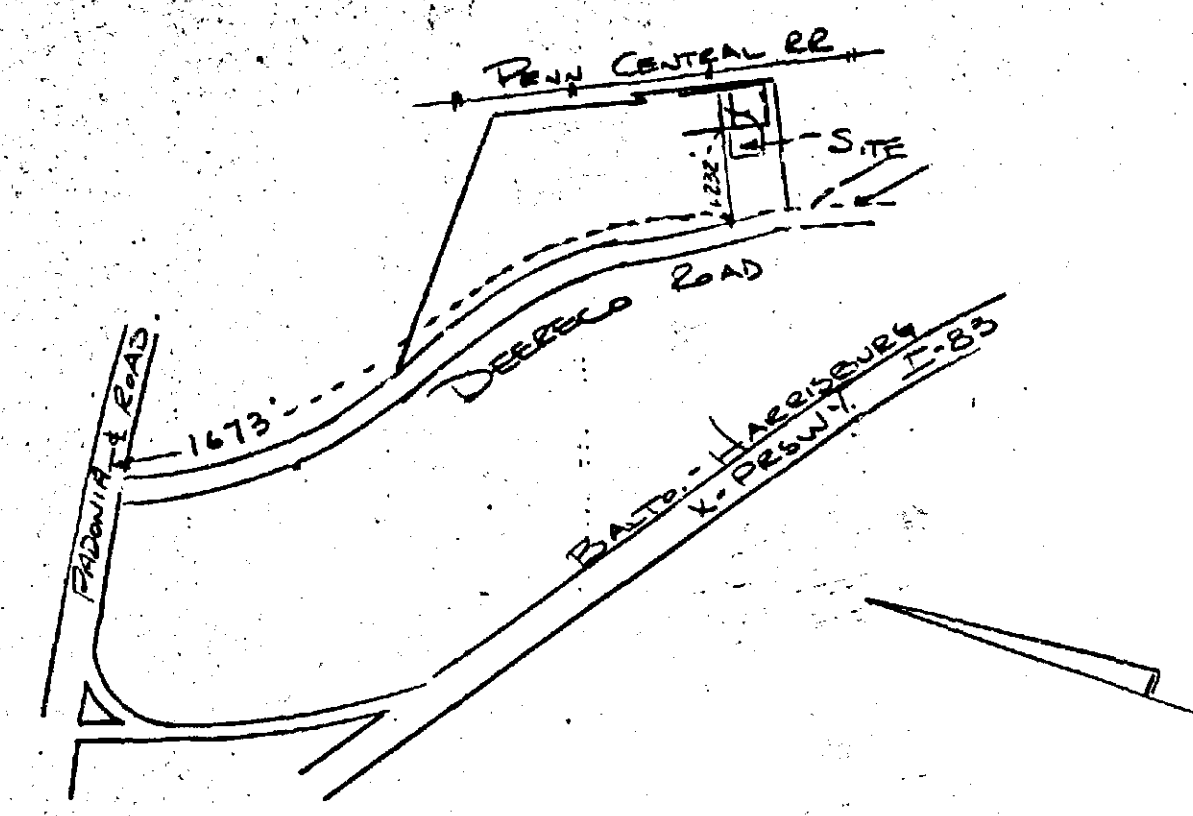
SITE DATA

- 1. ZONING - ML IM
- 2. AREA - 7.188 AC.
- 3. PARKING REQUIREMENTS
- TOTAL PARKING PROVIDED = 307 SPACES (SEE TENANT PLAN AND PARKING PLAN 7-23-85 BY GEO W STEPHENS JR. & ASSOC. INC)
- PARKING ASSIGNED FOR 9500 DEERCO RD (LEVITZ) 100 SPACES
- REMAINING 195 SPACES (SEE TENANT PLAN)
- CASE NO. 84-273-X-2 OUTSIDE PARK SPACES
- (A) ACCOUNTED FOR ELSEWHERE AS NEWLY CREATED
- (B, C) TO KEEP TABULATION CORRECT

- 4. PREMISES NO. 9540 30'x60' = 1800 SQ FT
- PARKING REQUIREMENTS FOR NO. 9540
- 1 SPACE PER 300 SQ FT
- 1800 SQ FT ÷ 300 = 6 SPACES
- PARKING PROVIDED 6 SPACES
- (BREAKDOWN OF SPACES)
- (A) 2 SPACES INSIDE (1, 2)
- (B) 1 ASSIGNED SPACE (3)
- (C) 3 NEWLY CREATED (4, 5, 6)

- 5. SUMMARY: BY CREATING NEW PARKING SPACES ON PAVED AREA IN FRONT OF 9540 DEERCO RD, THE REMAINING TABULATION OF 195 SPACES REMAINS THE SAME
- 6. DEED REF. EHKJA 6411-404
- PLAT REF. EHKJA 46-36

LOCATION SKETCH 1"=500'



ZONING PLAN
AND
SITE PLAN
SPECIAL EXCEPTION
FOR SERVICE GARAGE
IN
ML IM ZONE
SECTION 253.2.B.3
LOCATED IN
STEELE DIST. - BALTO. CO. MD.



SCALE 1"=40' JULY 25, 1985
GERRARD, Cress & Eitel
Real Estate Surveyors
412 DELAWARE AVE.
TOWSON, MD. 21204

