86-288-SPH
221

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property as a service garage as a valid non-conforming use as shown on the attached Plat To Accompany Petition for Special Hearing for a Service Garage.

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

I, or we, agree to pay expenses of the above Special Hearing 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:	Legal Owner(s):
George Tucker (Type or Print Name)	Margaret T. Hickey (Type or Print Name)
Signature	Margaret T. Hickey Signature
3832 Washington Boulevard Address	(Type or Print Name)
Baltimore, Maryland 21227 City and State	Signature
Attorney for Petitioner:	c/o John C. Coolahan, Esquire 1345 Stevens Avenue 247-2445 Address Phone No.
Julius W. Lichter (Type or Print Name)	Baltimore, Maryland 21227 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
305 W. Chesapeake Ave., Suite 113 Address	Julius W. Lichter, Esquire Name
Towson, Maryland 21204 City and State	305 W. Chesapeake Ave. 321-0600 Address Phone No.
Attorney's Telephone No.: (301) 321-0600	Suite 113 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 19 85, 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 27th day of January, 19 86, at 11:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

86-288-SPH
#221

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

Posted for: Special Hearing
Petitioner: Margaret T. Hickey
Location of property: N/S Washington Blvd., 336' E of c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Location of Signs: Facing c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Remarks:
Posted by: [illegible] Date of posting: 1/10/86
Number of Signs: 1

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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

IN RE: PETITION SPECIAL HEARING
N/S of Washington Boulevard,
326' E of the centerline of
Sulphur Spring Road
(3832 Washington Boulevard) -
13th Election District

Margaret T. Hickey,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-288-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a nonconforming use for a service garage, as described more particularly on Petitioner's Exhibit 1.

The Petitioner, by George Tucker, Contract Purchaser, appeared and testified and was represented by Counsel. Bob Tyson, Ray Schmelyun, and Bill Schmelyun, long-time community residents, appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the existing building was constructed in the 1930's and has not been expanded since that time. The 0.15-acre site, zoned M.L., is located on Washington Boulevard near the Beltway (I-695) and has been utilized as a service garage continuously and without interruption since the 1920's. The Schmelyuns' father operated the service garage in the 1930's until he sold it to Charles T. Schaefer. Mr. Schaefer operated the garage until he sold it to the Petitioner in 1952. The Petitioner operated the garage until she leased the site to Richard Shaw in 1965. Mr. Shaw operated the garage until he leased it to other individuals in 1977. They operated the garage until the Contract Purchaser herein leased it in 1980. Mr. Tucker has operated the garage since that time. It is clear that the use has continued unabated since the 1920's.

The Petitioner seeks confirmation pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR)

The uncontroverted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as a service garage since prior to 1946. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that a nonconforming use for a service garage be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PASECKI, P.E.
ALBERT PEWY

SUITE 107 – JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR ZONING, NO. 3832 WASHINGTON BLVD. 13TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northwest side of Washington Blvd. said point being at the distance of 336 feet, more or less, measured Northeasterly along the Northwest side of Washington Blvd. from the centerline of Sulpher Spring Road and running thence and binding on the Northwest side of Washington Blvd. North 47 Degrees 30 Minutes 30 Seconds East 63.51 feet thence leaving the Northwest side of Washington Blvd. and running North 42 Degrees 29 Minutes 30 Seconds West 100.00 feet South 47 Degrees 30 Minutes 30 Seconds West 67.00 feet and South 44 Degrees 29 Minutes 26 Seconds East 100.06 feet to the place of beginning.

Containing 0.15 acres of land, more or less.

11/14/85

STATE OF MARYLAND
ROBERT E. SPELLMAN
No. 4930
PROFESSIONAL LAND SURVEYOR

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.

In the event that the 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 HEARING
N/S Washington Blvd., 336' E
of Centerline of Sulphur
Spring Rd. (3832 Washington
Blvd.), 13th District

MARGARET T. HICKEY, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-288-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Margaret T. Hickey, c/o John C. Coolahan, Esquire, 1345 Stevens Ave., Baltimore, MD 21227; Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204, Attorney for Petitioner; and George Tucker, 3832 Washington Blvd., Baltimore, MD 21227, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Re: Petition for Special Hearing
N/S Washington Boulevard, 336' E from c/l
of Sulphur Spring Rd. (3832 Washington Boulevard)
13th Election District
Petitioner: Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

Dear Mr. Lichter:

This is to advise you that $49.35 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit [illegible] ing, Towson, Maryland

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

No. 018411

DATE 1-29-86 ACCOUNT R-01-615-000
AMOUNT $ 49.35
RECEIVED FROM [illegible]
FOR [illegible]

VALIDATION OR SIGNATURE OF CASHIER

PUBLIC NOTICE

PETITION FOR SPECIAL HEARING
13th Election District
LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.
Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.
In the event that the 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
86-6 Jan. 9

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

86-288

January 9 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
72464

was inserted in the following:

☐ Catonsville Times
x Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of January 1986, that is to say, the same was inserted in the issues of

January 9, 1986

PATUXENT PUBLISHING CORP.
By

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
vs.
Defendant

CERTIFICATE OF PUBLICATION OF

JAN 8 1987

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
N/S Washington Blvd., 336' E from
c/l of Sulphur Spring Road
(3832 Washington Boulevard)
13th Election District
Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

TIME: 11:30 a.m.

DATE: Monday, January 27, 1986

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

---

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-288-SPH

District 13th — Date of Posting Jan. 8-86

Posted for: Special Hearing

Petitioner: Margaret T. Hickey

Location of property: N/S of Washington Blvd. 336' E from the c/l of Sulphur Spring Road (3832 Washington Blvd.)

Location of Signs: On front of subject property 3832 Washington Blvd

Remarks:

Posted by M. J. Cuite (Signature) — Date of return: Jan. 10-86

Number of Signs: 1

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

No. 012332

DATE 1/28/86 ACCOUNT R-01-615000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR: Appeal for Case #86-221 Margaret Hickey

Comptroller
Baltimore County

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising 24.75

86-288

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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 hear any interested party requesting a hearing on this petition during this period for good reason 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

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

November 29, 1985

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Hearing - Item 221
3832 Washington Boulevard
Early Hearing Request
MARGARET T. HICKEY

Dear Mr. Jablon:

Please be advised that I represent Mr. George Tucker, the Contract Purchaser of the above property, with regard to a Petition for Special Hearing to establlish a service garage use as a valid non-conforming use at that location.

Mr. Tucker has been operating the premises as a service garage since 1980. We intend to establish that the property has been used as a service garage since the late 1920's.

The Baltimore County Fire Department has issued a cease and desist order (copy enclosed) prohibiting Mr. Tucker from conducting his normal business activities until he installs an approved spray booth for his painting work. Mr. Tucker is unable to file for the appropriate permit for the installation of the spray booth until he clarifies the zoning status of the property (i.e., an Order from the Zoning Commissioner establishing the Non-Conforming Use).

I, therefore, request that the hearing date be expedited so that my client's rights can be determined at the earliest possible date and so that he can operate his service garage business without restrictions from the Baltimore County Fire Department.

Your earliest reply would be appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosure

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
09 05 85	5	75 567	13	C836			

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-7777 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: SAME

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	X 43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
22 Wiring	X 51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
X 32 Storage	63 High Piled	96 Motor Vehicle
33 Ventilation	64 Gas Valves, Meters	X 99 Miscellaneous
34 Electrical Equipment	65 Segregated	
X 39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
32	DISPOSE OF FLAMMABLE LIQUIDS		
	ESTABLISH CLEARANCE		
52	STORAGE OF COMPRESSED GAS		
	SECURE CYLINDERS		
43	FIRE EXTING. SERVICED	20 B:C REQUIRED	
	TAGS TO MATCH	MINIMUM 2-2A	

REINSPECTION: DUE 9/20/85 COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
7 21 85	5	75 567					

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-9787 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: Same

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
X 22 Wiring	51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
32 Storage	63 High Piled	96 Motor Vehicle
X 33 Ventilation	64 Gas Valves, Meters	99 Miscellaneous
34 Electrical Equipment	65 Segregated	
39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
99	Cease & desist		

REINSPECTION: DUE — COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES

SUPPLEMENTAL INSPECTION REPORT — DATE: 7-5-85
FIRM NAME: Auto Repair — ADDRESS: 3832 Washington Blvd

#	ACTION REQ'D	LOCATION	COMPLETE
99	LIMIT SPRAYING AREA TO EMPLOYEE USE ONLY		
39	NO SMOKING OR OPEN LIGHT SERVICE GARAGE AREA		
39	PAINTING AREA SEPARATE FROM SPRAYING AREA		
51	ALL COMPRESSED GAS CYLINDERS SECURED		
39	SPRAYING MUST TAKE PLACE 20' FROM HEAT & SPARK PRODUCING EQUIPMENT		
39	SPRAY GUNS LIMITED TO 10 GALLONS		
39	AUTOMATIC SHUTOFF CONTROL & PRESSURE CONTROL		
39	AUTO. EXT. SYSTEM INSTALLED IN SPRAY BOOTH		
39	SPRAYING & WELDING PROHIBITED DURING PAINTING OPERATIONS		

REF- NFPA 88B 3.4.3.2
" 30 4.5.5
AIA 15.27
15.26
15.25

SPOT PAINTING ONLY UNTIL COMPLETION OF WORK ON SPRAY BOOTH IS APPROVED BY FPB & PERMITS & LICENSES

INSPECTOR: S. Neal Riley — SUPERVISOR:

FORM 145A (8/81)
DISTRIBUTION: WHITE-INVESTIGATIVE SERVICES, YELLOW-INSPECTOR'S COPY, PINK-OCCUPANT'S COPY

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: January 17, 1986

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

SUBJECT: Zoning Petition No. 86-288-SPH and 86-290-SPH

In view of the subject of these petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 31, 1985

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

Julius W. Lichter, Esquire
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

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

RE: Item No. 221 - Case No. 86-288-SPH
Petitioner - Margaret T. Hickey
Special Hearing Petition

Dear Mr. Lichter:

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,

James E. Dyer (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 107 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

JAN 8 1987

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

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

Att: James Dyer

Re: Baltimore County
Item # 221
Property Owner:
Margaret T. Hickey
Location: NW/S Washington
Blvd. (Route 1-S) 336'
NE of centerline
Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning:
Special Hearing to approve
the use of the property as
a service garage as a
valid non-conforming use
as shown on the attached
Plat
Acres: .15
District 13th

Dear Mr. Dyer:

The S.H.A. Bureau of Engineering Access Permits has requested Right of Way plats for the exisitng Service Road connection to Washington Blvd, Route 1-S, and Sulphur Spring Road.

On receipt of this information additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

by: George Wittman

cc: J. Ogle

My telephone number is 301-659-1350
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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

JANUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 221
Property Owner: MARGARET T. HICKEY
Location: NW/S WASHINGTON BLVD. 336' NE OF ℄ SULPHUR SPRING ROAD

Dear Mr. Jablon:

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

(X)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 forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore 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 _____
( )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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X)Additional comments:
"ANY FUTURE EXPANSION OF SITE MUST COMPLY TO ALL APPLICABLE COUNTY REGULATIONS AND STANDARDS"

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

12/16/85
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 221, Zoning Advisory Committee Meeting of Dec. 10, 1985
Property Owner: Margaret T. Hickey
Location: N/W/S Wash. Blvd., 336' NE of ℄ Sulphur Spring Road District 13th
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.

(X) 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 charbroiler 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 appurtenances 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.

(X) 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)

Zoning Item # 221 Zoning Advisory Committee Meeting of Dec. 10, 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 _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES
IJF

SS 20 1283 (2) R

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

PAUL H. REINCKE
CHIEF

December 18, 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: Margaret T. Hickey

Location: NW/S Washington Blvd., 336' NE of centerline Sulphur Spring Road

Item No.: 221 Zoning Agenda: Meeting of December 10, 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: Capt. Jack Dorsey 12/18/85 Noted and Approved: John J. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 221 Zoning Advisory Committee Meeting are as follows:

Property Owner: Margaret T. Hickey
Location: NW/S Washington Blvd., 336' NE of c/l Sulphur Spring Road
Districts 13th.

APPLICABLE ITEMS ARE CIRCLED:

A. 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 Laws and Standards.

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

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

D. 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.

E. All Use Groups except R-3 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-3 Use Group requires 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 1127, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

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

H. 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

SPECIAL NOTE: (X) Comments: All public garages shall comply with Section 609.0 Unless paint spraying is done in an approved U. L. Booth, it shall be made to comply with Section 607.1, 607.2, 607.3 and 607.4. Section 313.2 requires fire separation between the hazardous (paint spray) area and other uses. Exits shall comply at all times.

K. 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.

BY: C. E. Burnham, Chief
Building Plans Review

1/22/85

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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanigan
Traffic Engineering Associate II

MSF/bld

1/27
86-288

Case No. 86-288-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

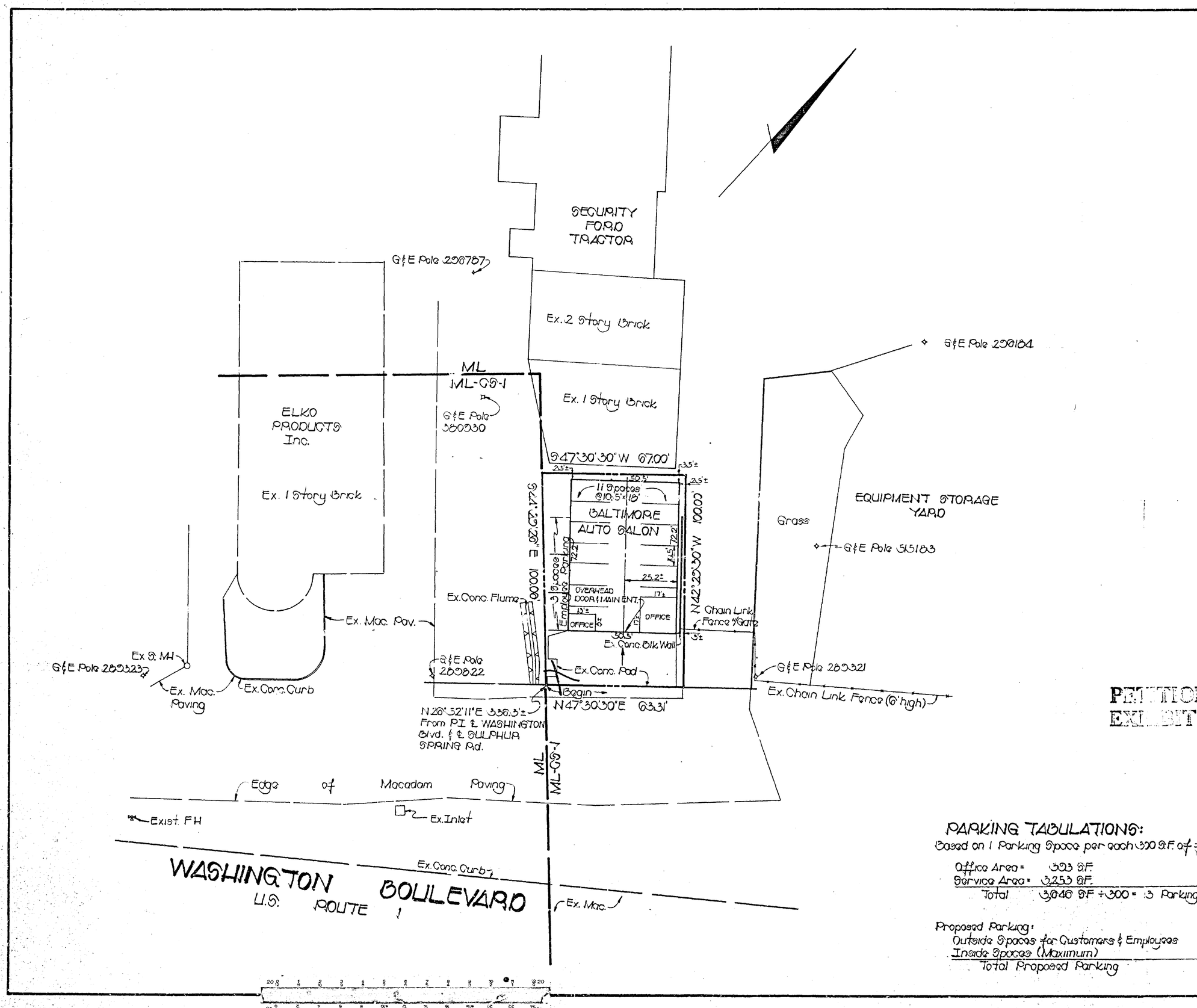
Your petition has been received and accepted for filing this 12th day of December, 1985.

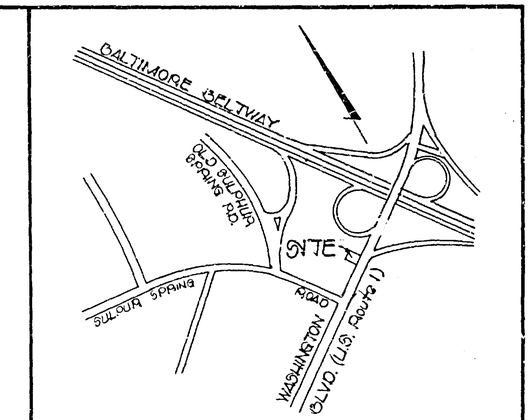
ARNOLD JABLON
Zoning Commissioner

Petitioner Margaret T. Hickey
Petitioner's Attorney Julius W. Lichter, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

JAN 8 1987





VICINITY MAP Scale: 1"=500'

GENERAL NOTES

1. Area Subject Site 0.15 Acres±
2. Existing Zoning Subject Site ML
3. Present use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
4. Proposed Use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
5. Utilities - Public Water & Sewer facilities serve the existing building.
6. There are no exterior improvements proposed at this time.
7. Hours of Operation - 8 AM to 8 PM 5 days a week Spring and Summer Season - Saturdays 8-12.
8. Type of Operation - Work performed on vehicles primarily consists of waxing and polishing, painting, interior cleaning, and bodywork related to repainting
9. Interior of building consists of:
   Offices 393 S.F.
   Vehicle work area & material storage 3,253 S.F.
10. There will be no outside storage of damaged or disabled vehicles.

SW SC
DA
13TH
12/27/86
SPM
CR

PETITIONER'S EXHIBIT 1

PARKING TABULATIONS:

Based on 1 Parking Space per each 300 S.F. of floor area

Office Area =	393 S.F.
Service Area =	3,253 S.F.
Total	3,646 S.F. ÷ 300 = 13 Parking Spaces Req.

Proposed Parking:

Outside Spaces for Customers & Employees	3 Spaces
Inside Spaces (Maximum)	11 Spaces
Total Proposed Parking	14 Spaces

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR A SERVICE GARAGE

OFFICE COPY #221

#3832 Washington Blvd.

13TH Election District Baltimore Co., MD.

SCALE: 1" = 20'	DES. BY: —	SHT. 1 OF 1
DATE: Nov 15, 1985	DRN BY: R.C.A.	

J.O.# 85130

86-288-SPH
221

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property as a service garage as a valid non-conforming use as shown on the attached Plat To Accompany Petition for Special Hearing for a Service Garage.

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

I, or we, agree to pay expenses of the above Special Hearing 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:	Legal Owner(s):
George Tucker (Type or Print Name)	Margaret T. Hickey (Type or Print Name)
Signature	Margaret T. Hickey Signature
3832 Washington Boulevard Address	(Type or Print Name)
Baltimore, Maryland 21227 City and State	Signature
Attorney for Petitioner:	c/o John C. Coolahan, Esquire 1345 Stevens Avenue 247-2445 Address Phone No.
Julius W. Lichter (Type or Print Name)	Baltimore, Maryland 21227 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
305 W. Chesapeake Ave., Suite 113 Address	Julius W. Lichter, Esquire Name
Towson, Maryland 21204 City and State	305 W. Chesapeake Ave. 321-0600 Address Phone No.
Attorney's Telephone No.: (301) 321-0600	Suite 113 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 19 85, 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 27th day of January, 19 86, at 11:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

86-288-SPH
#221

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

Posted for: Special Hearing
Petitioner: Margaret T. Hickey
Location of property: N/S Washington Blvd., 336' E of c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Location of Signs: Facing c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Remarks:
Posted by: [illegible] Date of posting: 1/10/86
Number of Signs: 1

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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

IN RE: PETITION SPECIAL HEARING
N/S of Washington Boulevard,
326' E of the centerline of
Sulphur Spring Road
(3832 Washington Boulevard) -
13th Election District

Margaret T. Hickey,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-288-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a nonconforming use for a service garage, as described more particularly on Petitioner's Exhibit 1.

The Petitioner, by George Tucker, Contract Purchaser, appeared and testified and was represented by Counsel. Bob Tyson, Ray Schmelyun, and Bill Schmelyun, long-time community residents, appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the existing building was constructed in the 1930's and has not been expanded since that time. The 0.15-acre site, zoned M.L., is located on Washington Boulevard near the Beltway (I-695) and has been utilized as a service garage continuously and without interruption since the 1920's. The Schmelyuns' father operated the service garage in the 1930's until he sold it to Charles T. Schaefer. Mr. Schaefer operated the garage until he sold it to the Petitioner in 1952. The Petitioner operated the garage until she leased the site to Richard Shaw in 1965. Mr. Shaw operated the garage until he leased it to other individuals in 1977. They operated the garage until the Contract Purchaser herein leased it in 1980. Mr. Tucker has operated the garage since that time. It is clear that the use has continued unabated since the 1920's.

The Petitioner seeks confirmation pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR)

The uncontroverted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as a service garage since prior to 1946. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that a nonconforming use for a service garage be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PASECKI, P.E.
ALBERT PEWY

SUITE 107 – JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR ZONING, NO. 3832 WASHINGTON BLVD. 13TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northwest side of Washington Blvd. said point being at the distance of 336 feet, more or less, measured Northeasterly along the Northwest side of Washington Blvd. from the centerline of Sulpher Spring Road and running thence and binding on the Northwest side of Washington Blvd. North 47 Degrees 30 Minutes 30 Seconds East 63.51 feet thence leaving the Northwest side of Washington Blvd. and running North 42 Degrees 29 Minutes 30 Seconds West 100.00 feet South 47 Degrees 30 Minutes 30 Seconds West 67.00 feet and South 44 Degrees 29 Minutes 26 Seconds East 100.06 feet to the place of beginning.

Containing 0.15 acres of land, more or less.

11/14/85

STATE OF MARYLAND
ROBERT E. SPELLMAN
No. 4930
PROFESSIONAL LAND SURVEYOR

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.

In the event that the 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 HEARING
N/S Washington Blvd., 336' E
of Centerline of Sulphur
Spring Rd. (3832 Washington
Blvd.), 13th District

MARGARET T. HICKEY, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-288-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Margaret T. Hickey, c/o John C. Coolahan, Esquire, 1345 Stevens Ave., Baltimore, MD 21227; Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204, Attorney for Petitioner; and George Tucker, 3832 Washington Blvd., Baltimore, MD 21227, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Re: Petition for Special Hearing
N/S Washington Boulevard, 336' E from c/l
of Sulphur Spring Rd. (3832 Washington Boulevard)
13th Election District
Petitioner: Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

Dear Mr. Lichter:

This is to advise you that $49.35 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit [illegible] ing, Towson, Maryland

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

No. 018411

DATE 1-29-86 ACCOUNT R-01-615-000
AMOUNT $ 49.35
RECEIVED FROM [illegible]
FOR [illegible]

VALIDATION OR SIGNATURE OF CASHIER

PUBLIC NOTICE

PETITION FOR SPECIAL HEARING
13th Election District
LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.
Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.
In the event that the 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
86-6 Jan. 9

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

86-288

January 9 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
72464

was inserted in the following:

☐ Catonsville Times
x Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of January 1986, that is to say, the same was inserted in the issues of

January 9, 1986

PATUXENT PUBLISHING CORP.
By

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
vs.
Defendant

CERTIFICATE OF PUBLICATION OF

JAN 8 1987

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
N/S Washington Blvd., 336' E from
c/l of Sulphur Spring Road
(3832 Washington Boulevard)
13th Election District
Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

TIME: 11:30 a.m.

DATE: Monday, January 27, 1986

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

---

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-288-SPH

District 13th — Date of Posting Jan. 8-86

Posted for: Special Hearing

Petitioner: Margaret T. Hickey

Location of property: N/S of Washington Blvd. 336' E from the c/l of Sulphur Spring Road (3832 Washington Blvd.)

Location of Signs: On front of subject property 3832 Washington Blvd

Remarks:

Posted by M. J. Cuite (Signature) — Date of return: Jan. 10-86

Number of Signs: 1

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

No. 012332

DATE 1/28/86 ACCOUNT R-01-615000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR: Appeal for Case #86-221 Margaret Hickey

Comptroller
Baltimore County

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising 24.75

86-288

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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 hear any interested party requesting a hearing on this petition during this period for good reason 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

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

November 29, 1985

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Hearing - Item 221
3832 Washington Boulevard
Early Hearing Request
MARGARET T. HICKEY

Dear Mr. Jablon:

Please be advised that I represent Mr. George Tucker, the Contract Purchaser of the above property, with regard to a Petition for Special Hearing to establlish a service garage use as a valid non-conforming use at that location.

Mr. Tucker has been operating the premises as a service garage since 1980. We intend to establish that the property has been used as a service garage since the late 1920's.

The Baltimore County Fire Department has issued a cease and desist order (copy enclosed) prohibiting Mr. Tucker from conducting his normal business activities until he installs an approved spray booth for his painting work. Mr. Tucker is unable to file for the appropriate permit for the installation of the spray booth until he clarifies the zoning status of the property (i.e., an Order from the Zoning Commissioner establishing the Non-Conforming Use).

I, therefore, request that the hearing date be expedited so that my client's rights can be determined at the earliest possible date and so that he can operate his service garage business without restrictions from the Baltimore County Fire Department.

Your earliest reply would be appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosure

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
09 05 85	5	75 567	13	C836			

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-7777 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: SAME

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	X 43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
22 Wiring	X 51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
X 32 Storage	63 High Piled	96 Motor Vehicle
33 Ventilation	64 Gas Valves, Meters	X 99 Miscellaneous
34 Electrical Equipment	65 Segregated	
X 39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
32	DISPOSE OF FLAMMABLE LIQUIDS		
	ESTABLISH CLEARANCE		
52	STORAGE OF COMPRESSED GAS		
	SECURE CYLINDERS		
43	FIRE EXTING. SERVICED	20 B:C REQUIRED	
	TAGS TO MATCH	MINIMUM 2-2A	

REINSPECTION: DUE 9/20/85 COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
7 21 85	5	75 567					

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-9787 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: Same

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
X 22 Wiring	51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
32 Storage	63 High Piled	96 Motor Vehicle
X 33 Ventilation	64 Gas Valves, Meters	99 Miscellaneous
34 Electrical Equipment	65 Segregated	
39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
99	Cease & desist		

REINSPECTION: DUE — COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES

SUPPLEMENTAL INSPECTION REPORT — DATE: 7-5-85
FIRM NAME: Auto Repair — ADDRESS: 3832 Washington Blvd

#	ACTION REQ'D	LOCATION	COMPLETE
99	LIMIT SPRAYING AREA TO EMPLOYEE USE ONLY		
39	NO SMOKING OR OPEN LIGHT SERVICE GARAGE AREA		
39	PAINTING AREA SEPARATE FROM SPRAYING AREA		
51	ALL COMPRESSED GAS CYLINDERS SECURED		
39	SPRAYING MUST TAKE PLACE 20' FROM HEAT & SPARK PRODUCING EQUIPMENT		
39	SPRAY GUNS LIMITED TO 10 GALLONS		
39	AUTOMATIC SHUTOFF CONTROL & PRESSURE CONTROL		
39	AUTO. EXT. SYSTEM INSTALLED IN SPRAY BOOTH		
39	SPRAYING & WELDING PROHIBITED DURING PAINTING OPERATIONS		

REF- NFPA 88B 3.4.3.2
" 30 4.5.5
AIA 15.27
15.26
15.25

SPOT PAINTING ONLY UNTIL COMPLETION OF WORK ON SPRAY BOOTH IS APPROVED BY FPB & PERMITS & LICENSES

INSPECTOR: S. Neal Riley — SUPERVISOR:

FORM 145A (8/81)
DISTRIBUTION: WHITE-INVESTIGATIVE SERVICES, YELLOW-INSPECTOR'S COPY, PINK-OCCUPANT'S COPY

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: January 17, 1986

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

SUBJECT: Zoning Petition No. 86-288-SPH and 86-290-SPH

In view of the subject of these petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 31, 1985

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

Julius W. Lichter, Esquire
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

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

RE: Item No. 221 - Case No. 86-288-SPH
Petitioner - Margaret T. Hickey
Special Hearing Petition

Dear Mr. Lichter:

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,

James E. Dyer (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 107 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

JAN 8 1987

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

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

Att: James Dyer

Re: Baltimore County
Item # 221
Property Owner:
Margaret T. Hickey
Location: NW/S Washington
Blvd. (Route 1-S) 336'
NE of centerline
Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning:
Special Hearing to approve
the use of the property as
a service garage as a
valid non-conforming use
as shown on the attached
Plat
Acres: .15
District 13th

Dear Mr. Dyer:

The S.H.A. Bureau of Engineering Access Permits has requested Right of Way plats for the exisitng Service Road connection to Washington Blvd, Route 1-S, and Sulphur Spring Road.

On receipt of this information additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

by: George Wittman

cc: J. Ogle

My telephone number is 301-659-1350
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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

JANUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 221
Property Owner: MARGARET T. HICKEY
Location: NW/S WASHINGTON BLVD. 336' NE OF ℄ SULPHUR SPRING ROAD

Dear Mr. Jablon:

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

(X)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 forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore 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 _____
( )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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X)Additional comments:
"ANY FUTURE EXPANSION OF SITE MUST COMPLY TO ALL APPLICABLE COUNTY REGULATIONS AND STANDARDS"

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

12/16/85
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 221, Zoning Advisory Committee Meeting of Dec. 10, 1985
Property Owner: Margaret T. Hickey
Location: N/W/S Wash. Blvd., 336' NE of ℄ Sulphur Spring Road District 13th
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.

(X) 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 charbroiler 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 appurtenances 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.

(X) 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)

Zoning Item # 221 Zoning Advisory Committee Meeting of Dec. 10, 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 _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES
IJF

SS 20 1283 (2) R

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

PAUL H. REINCKE
CHIEF

December 18, 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: Margaret T. Hickey

Location: NW/S Washington Blvd., 336' NE of centerline Sulphur Spring Road

Item No.: 221 Zoning Agenda: Meeting of December 10, 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: Capt. Jack Dorsey 12/18/85 Noted and Approved: John J. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 221 Zoning Advisory Committee Meeting are as follows:

Property Owner: Margaret T. Hickey
Location: NW/S Washington Blvd., 336' NE of c/l Sulphur Spring Road
Districts 13th.

APPLICABLE ITEMS ARE CIRCLED:

A. 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 Laws and Standards.

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

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

D. 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.

E. All Use Groups except R-3 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-3 Use Group requires 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 1127, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

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

H. 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

SPECIAL NOTE: (X) Comments: All public garages shall comply with Section 609.0 Unless paint spraying is done in an approved U. L. Booth, it shall be made to comply with Section 607.1, 607.2, 607.3 and 607.4. Section 313.2 requires fire separation between the hazardous (paint spray) area and other uses. Exits shall comply at all times.

K. 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.

BY: C. E. Burnham, Chief
Building Plans Review

1/22/85

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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanigan
Traffic Engineering Associate II

MSF/bld

1/27
86-288

Case No. 86-288-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

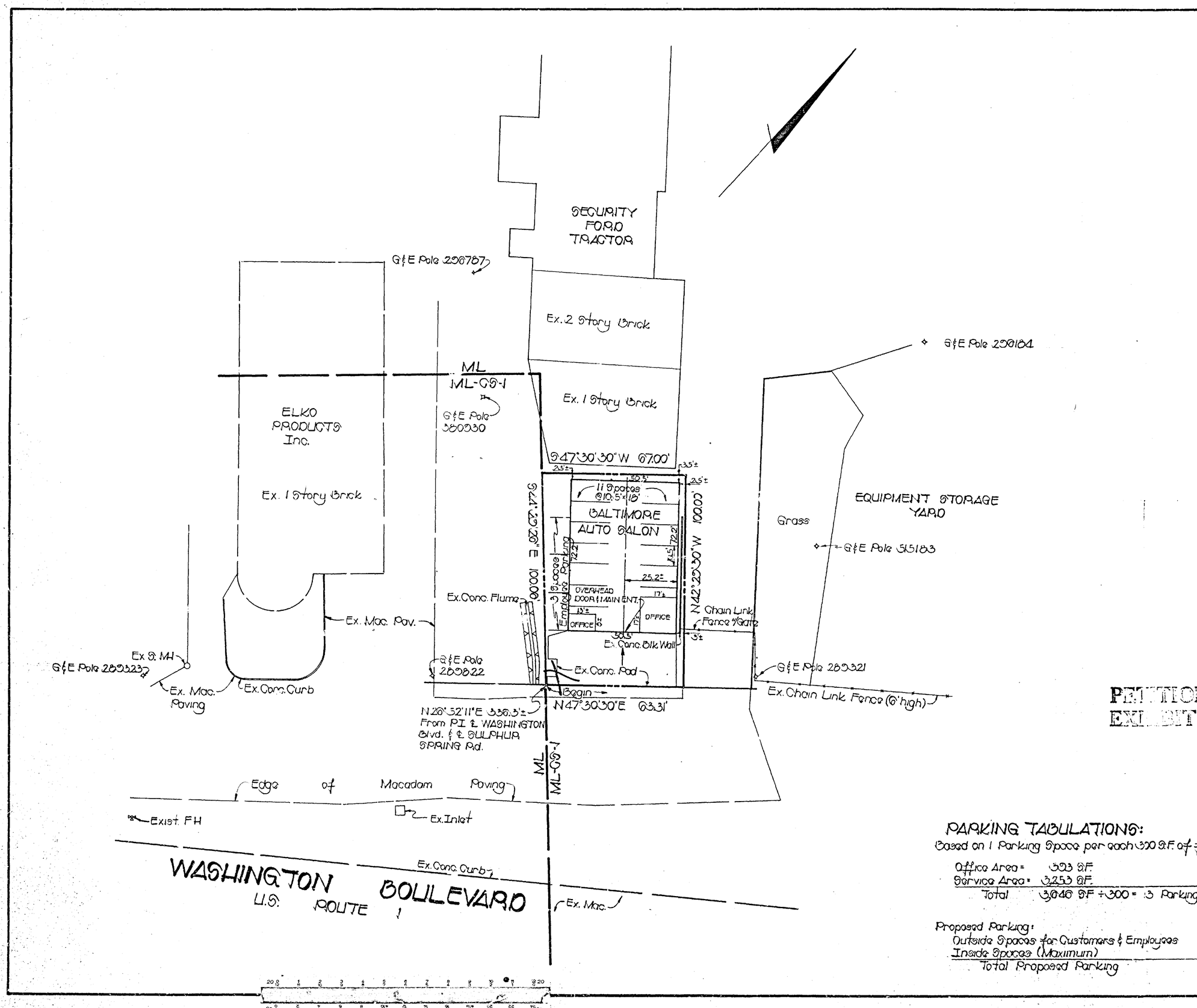
Your petition has been received and accepted for filing this 12th day of December, 1985.

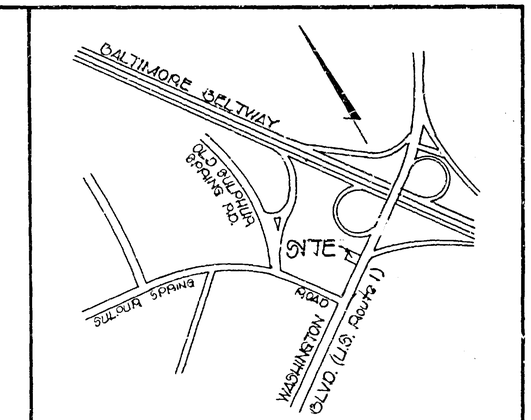
ARNOLD JABLON
Zoning Commissioner

Petitioner Margaret T. Hickey
Petitioner's Attorney Julius W. Lichter, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

JAN 8 1987





VICINITY MAP Scale: 1"=500'

GENERAL NOTES

1. Area Subject Site 0.15 Acres±
2. Existing Zoning Subject Site ML
3. Present use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
4. Proposed Use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
5. Utilities - Public Water & Sewer facilities serve the existing building.
6. There are no exterior improvements proposed at this time.
7. Hours of Operation - 8 AM to 8 PM 5 days a week Spring and Summer Season - Saturdays 8-12.
8. Type of Operation - Work performed on vehicles primarily consists of waxing and polishing, painting, interior cleaning, and bodywork related to repainting
9. Interior of building consists of:
   Offices 393 S.F.
   Vehicle work area & material storage 3,253 S.F.
10. There will be no outside storage of damaged or disabled vehicles.

SW SC
DA
13TH
12/27/86
SPM
CR

PETITIONER'S EXHIBIT 1

PARKING TABULATIONS:

Based on 1 Parking Space per each 300 S.F. of floor area

Office Area =	393 S.F.
Service Area =	3,253 S.F.
Total	3,646 S.F. ÷ 300 = 13 Parking Spaces Req.

Proposed Parking:

Outside Spaces for Customers & Employees	3 Spaces
Inside Spaces (Maximum)	11 Spaces
Total Proposed Parking	14 Spaces

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR A SERVICE GARAGE

OFFICE COPY #221

#3832 Washington Blvd.

13TH Election District Baltimore Co., MD.

SCALE: 1" = 20'	DES. BY: —	SHT. 1 OF 1
DATE: Nov 15, 1985	DRN BY: R.C.A.	

J.O.# 85130

86-288-SPH
221

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property as a service garage as a valid non-conforming use as shown on the attached Plat To Accompany Petition for Special Hearing for a Service Garage.

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

I, or we, agree to pay expenses of the above Special Hearing 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:	Legal Owner(s):
George Tucker (Type or Print Name)	Margaret T. Hickey (Type or Print Name)
Signature	Margaret T. Hickey Signature
3832 Washington Boulevard Address	(Type or Print Name)
Baltimore, Maryland 21227 City and State	Signature
Attorney for Petitioner:	c/o John C. Coolahan, Esquire 1345 Stevens Avenue 247-2445 Address Phone No.
Julius W. Lichter (Type or Print Name)	Baltimore, Maryland 21227 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
305 W. Chesapeake Ave., Suite 113 Address	Julius W. Lichter, Esquire Name
Towson, Maryland 21204 City and State	305 W. Chesapeake Ave. 321-0600 Address Phone No.
Attorney's Telephone No.: (301) 321-0600	Suite 113 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 19 85, 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 27th day of January, 19 86, at 11:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

86-288-SPH
#221

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY
A.M.-PM.
NEWSPAPER ASSISTANT

Posted for: Special Hearing
Petitioner: Margaret T. Hickey
Location of property: N/S Washington Blvd., 336' E of c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Location of Signs: Facing c/l of Sulphur Spring Rd. (3832 Washington Blvd.)
Remarks:
Posted by: [illegible] Date of posting: 1/10/86
Number of Signs: 1

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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

IN RE: PETITION SPECIAL HEARING
N/S of Washington Boulevard,
326' E of the centerline of
Sulphur Spring Road
(3832 Washington Boulevard) -
13th Election District

Margaret T. Hickey,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-288-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a nonconforming use for a service garage, as described more particularly on Petitioner's Exhibit 1.

The Petitioner, by George Tucker, Contract Purchaser, appeared and testified and was represented by Counsel. Bob Tyson, Ray Schmelyun, and Bill Schmelyun, long-time community residents, appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the existing building was constructed in the 1930's and has not been expanded since that time. The 0.15-acre site, zoned M.L., is located on Washington Boulevard near the Beltway (I-695) and has been utilized as a service garage continuously and without interruption since the 1920's. The Schmelyuns' father operated the service garage in the 1930's until he sold it to Charles T. Schaefer. Mr. Schaefer operated the garage until he sold it to the Petitioner in 1952. The Petitioner operated the garage until she leased the site to Richard Shaw in 1965. Mr. Shaw operated the garage until he leased it to other individuals in 1977. They operated the garage until the Contract Purchaser herein leased it in 1980. Mr. Tucker has operated the garage since that time. It is clear that the use has continued unabated since the 1920's.

The Petitioner seeks confirmation pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR)

The uncontroverted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as a service garage since prior to 1946. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that a nonconforming use for a service garage be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 29 1986
BY

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PASECKI, P.E.
ALBERT PEWY

SUITE 107 – JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR ZONING, NO. 3832 WASHINGTON BLVD. 13TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northwest side of Washington Blvd. said point being at the distance of 336 feet, more or less, measured Northeasterly along the Northwest side of Washington Blvd. from the centerline of Sulpher Spring Road and running thence and binding on the Northwest side of Washington Blvd. North 47 Degrees 30 Minutes 30 Seconds East 63.51 feet thence leaving the Northwest side of Washington Blvd. and running North 42 Degrees 29 Minutes 30 Seconds West 100.00 feet South 47 Degrees 30 Minutes 30 Seconds West 67.00 feet and South 44 Degrees 29 Minutes 26 Seconds East 100.06 feet to the place of beginning.

Containing 0.15 acres of land, more or less.

11/14/85

STATE OF MARYLAND
ROBERT E. SPELLMAN
No. 4930
PROFESSIONAL LAND SURVEYOR

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)

DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.

In the event that the 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 HEARING
N/S Washington Blvd., 336' E
of Centerline of Sulphur
Spring Rd. (3832 Washington
Blvd.), 13th District

MARGARET T. HICKEY, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-288-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Margaret T. Hickey, c/o John C. Coolahan, Esquire, 1345 Stevens Ave., Baltimore, MD 21227; Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204, Attorney for Petitioner; and George Tucker, 3832 Washington Blvd., Baltimore, MD 21227, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Re: Petition for Special Hearing
N/S Washington Boulevard, 336' E from c/l
of Sulphur Spring Rd. (3832 Washington Boulevard)
13th Election District
Petitioner: Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

Dear Mr. Lichter:

This is to advise you that $49.35 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit [illegible] ing, Towson, Maryland

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

No. 018411

DATE 1-29-86 ACCOUNT R-01-615-000
AMOUNT $ 49.35
RECEIVED FROM [illegible]
FOR [illegible]

VALIDATION OR SIGNATURE OF CASHIER

PUBLIC NOTICE

PETITION FOR SPECIAL HEARING
13th Election District
LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to approve the use of the property as a service garage as a valid nonconforming use.
Being the property of Margaret T. Hickey, as shown on the plat filed with the Zoning Office.
In the event that the 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
86-6 Jan. 9

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

86-288

January 9 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
72464

was inserted in the following:

☐ Catonsville Times
x Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of January 1986, that is to say, the same was inserted in the issues of

January 9, 1986

PATUXENT PUBLISHING CORP.
By

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
vs.
Defendant

CERTIFICATE OF PUBLICATION OF

JAN 8 1987

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
N/S Washington Blvd., 336' E from
c/l of Sulphur Spring Road
(3832 Washington Boulevard)
13th Election District
Margaret T. Hickey - Petitioner
Case No. 86-288-SPH

TIME: 11:30 a.m.

DATE: Monday, January 27, 1986

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

---

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-288-SPH

District 13th — Date of Posting Jan. 8-86

Posted for: Special Hearing

Petitioner: Margaret T. Hickey

Location of property: N/S of Washington Blvd. 336' E from the c/l of Sulphur Spring Road (3832 Washington Blvd.)

Location of Signs: On front of subject property 3832 Washington Blvd

Remarks:

Posted by M. J. Cuite (Signature) — Date of return: Jan. 10-86

Number of Signs: 1

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

No. 012332

DATE 1/28/86 ACCOUNT R-01-615000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR: Appeal for Case #86-221 Margaret Hickey

Comptroller
Baltimore County

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising 24.75

86-288

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: North side of Washington Boulevard, 336' East from the centerline of Sulphur Spring Road (3832 Washington Boulevard)
DATE AND TIME: Monday, January 27, 1986 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve the use of the property as a service garage as a valid nonconforming use.

Being the property of Margaret T. Hickey 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 hear any interested party requesting a hearing on this petition during this period for good reason 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

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

November 29, 1985

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Hearing - Item 221
3832 Washington Boulevard
Early Hearing Request
MARGARET T. HICKEY

Dear Mr. Jablon:

Please be advised that I represent Mr. George Tucker, the Contract Purchaser of the above property, with regard to a Petition for Special Hearing to establlish a service garage use as a valid non-conforming use at that location.

Mr. Tucker has been operating the premises as a service garage since 1980. We intend to establish that the property has been used as a service garage since the late 1920's.

The Baltimore County Fire Department has issued a cease and desist order (copy enclosed) prohibiting Mr. Tucker from conducting his normal business activities until he installs an approved spray booth for his painting work. Mr. Tucker is unable to file for the appropriate permit for the installation of the spray booth until he clarifies the zoning status of the property (i.e., an Order from the Zoning Commissioner establishing the Non-Conforming Use).

I, therefore, request that the hearing date be expedited so that my client's rights can be determined at the earliest possible date and so that he can operate his service garage business without restrictions from the Baltimore County Fire Department.

Your earliest reply would be appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosure

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
09 05 85	5	75 567	13	C836			

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-7777 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: SAME

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	X 43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
22 Wiring	X 51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
X 32 Storage	63 High Piled	96 Motor Vehicle
33 Ventilation	64 Gas Valves, Meters	X 99 Miscellaneous
34 Electrical Equipment	65 Segregated	
X 39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
32	DISPOSE OF FLAMMABLE LIQUIDS		
	ESTABLISH CLEARANCE		
52	STORAGE OF COMPRESSED GAS		
	SECURE CYLINDERS		
43	FIRE EXTING. SERVICED	20 B:C REQUIRED	
	TAGS TO MATCH	MINIMUM 2-2A	

REINSPECTION: DUE 9/20/85 COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE	BOX #	C or SR #	DIST	OCC	TYPE OF INSP.	IND	Pg 1 OF
7 21 85	5	75 567					

ADDRESS: 3832 — DIR. STREET: WASHINGTON BLVD — SUITE/APT NO. — ZIP CODE: 21227
OCCUPANCY NAME: AUTO REPAIR — TELEPHONE: 247-9787 — OWNER: GEORGE TUCKER
OCCUPANT: GEORGE TUCKER — BUILDING OWNERS NAME AND ADDRESS: Same

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 Interior Finish	41 Sprinkler System	71 Vent Pipe
12 Door Swing	42 Auto-Extinguish System	72 Enclosure
13 Locks, Latches	43 Portable Extinguisher	73 Ventilation
14 Obstruction	44 Fire Alarm System	74 Clearance
15 Emergency Lights	45 Fire Doors	75 Portable Heater
16 Exit Signs	46 Standpipes	79 Miscellaneous
17 Aisles	47 Smoke Detectors	80 BUILDING FEATURES
19 Miscellaneous	48 Water Supply	81 Interior Finish
20 ELECTRICAL	49 Miscellaneous	82 Walls
21 Cover Plate	50 COMPRESSED GAS	83 Floors
X 22 Wiring	51 Cylinder Secure	84 Ceilings
23 Extension Cord	52 Segregated	89 Miscellaneous
24 Multiple Plug	53 Storage	90 MISCELLANEOUS
25 Dust and Lint	54 Protected	91 Housekeeping
26 Storage	59 Miscellaneous	92 F.D. Connection
29 Miscellaneous	60 STORAGE	93 Fire Lanes
30 FLAMMABLE LIQUIDS	61 Clearance	94 Capacity
31 Safety Cans	62 Aisles	95 Cooking Appliance
32 Storage	63 High Piled	96 Motor Vehicle
X 33 Ventilation	64 Gas Valves, Meters	99 Miscellaneous
34 Electrical Equipment	65 Segregated	
39 Miscellaneous	69 Miscellaneous	

#	ACTION REQUIRED	LOCATION	COMPLETE
99	Cease & desist		

REINSPECTION: DUE — COMPLETED — BY — REFERRAL: YES ☐ NO ☐
DUE — COMPLETED — BY — REFERRED TO
INSPECTED BY S. Neal Riley — FP NO 17 — COPY RECEIVED — DATE — REFERRED BY
SIGNATURE — COMPLETED — DATE — DATE REFERRED

FORM 145 FP REV. 1-84 — DIST. WHITE-INVESTIGATIVE SERVICES YELLOW-SECTION FILE PINK-OCCUPANT — FPB 494-4533 STATION-494-

---

BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES

SUPPLEMENTAL INSPECTION REPORT — DATE: 7-5-85
FIRM NAME: Auto Repair — ADDRESS: 3832 Washington Blvd

#	ACTION REQ'D	LOCATION	COMPLETE
99	LIMIT SPRAYING AREA TO EMPLOYEE USE ONLY		
39	NO SMOKING OR OPEN LIGHT SERVICE GARAGE AREA		
39	PAINTING AREA SEPARATE FROM SPRAYING AREA		
51	ALL COMPRESSED GAS CYLINDERS SECURED		
39	SPRAYING MUST TAKE PLACE 20' FROM HEAT & SPARK PRODUCING EQUIPMENT		
39	SPRAY GUNS LIMITED TO 10 GALLONS		
39	AUTOMATIC SHUTOFF CONTROL & PRESSURE CONTROL		
39	AUTO. EXT. SYSTEM INSTALLED IN SPRAY BOOTH		
39	SPRAYING & WELDING PROHIBITED DURING PAINTING OPERATIONS		

REF- NFPA 88B 3.4.3.2
" 30 4.5.5
AIA 15.27
15.26
15.25

SPOT PAINTING ONLY UNTIL COMPLETION OF WORK ON SPRAY BOOTH IS APPROVED BY FPB & PERMITS & LICENSES

INSPECTOR: S. Neal Riley — SUPERVISOR:

FORM 145A (8/81)
DISTRIBUTION: WHITE-INVESTIGATIVE SERVICES, YELLOW-INSPECTOR'S COPY, PINK-OCCUPANT'S COPY

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: January 17, 1986

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

SUBJECT: Zoning Petition No. 86-288-SPH and 86-290-SPH

In view of the subject of these petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 31, 1985

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

Julius W. Lichter, Esquire
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

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

RE: Item No. 221 - Case No. 86-288-SPH
Petitioner - Margaret T. Hickey
Special Hearing Petition

Dear Mr. Lichter:

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,

James E. Dyer (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 107 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

JAN 8 1987

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

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

Att: James Dyer

Re: Baltimore County
Item # 221
Property Owner:
Margaret T. Hickey
Location: NW/S Washington
Blvd. (Route 1-S) 336'
NE of centerline
Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning:
Special Hearing to approve
the use of the property as
a service garage as a
valid non-conforming use
as shown on the attached
Plat
Acres: .15
District 13th

Dear Mr. Dyer:

The S.H.A. Bureau of Engineering Access Permits has requested Right of Way plats for the exisitng Service Road connection to Washington Blvd, Route 1-S, and Sulphur Spring Road.

On receipt of this information additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

by: George Wittman

cc: J. Ogle

My telephone number is 301-659-1350
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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

JANUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 221
Property Owner: MARGARET T. HICKEY
Location: NW/S WASHINGTON BLVD. 336' NE OF ℄ SULPHUR SPRING ROAD

Dear Mr. Jablon:

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

(X)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 forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore 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 _____
( )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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X)Additional comments:
"ANY FUTURE EXPANSION OF SITE MUST COMPLY TO ALL APPLICABLE COUNTY REGULATIONS AND STANDARDS"

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

12/16/85
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 221, Zoning Advisory Committee Meeting of Dec. 10, 1985
Property Owner: Margaret T. Hickey
Location: N/W/S Wash. Blvd., 336' NE of ℄ Sulphur Spring Road District 13th
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.

(X) 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 charbroiler 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 appurtenances 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.

(X) 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)

Zoning Item # 221 Zoning Advisory Committee Meeting of Dec. 10, 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 _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES
IJF

SS 20 1283 (2) R

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

PAUL H. REINCKE
CHIEF

December 18, 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: Margaret T. Hickey

Location: NW/S Washington Blvd., 336' NE of centerline Sulphur Spring Road

Item No.: 221 Zoning Agenda: Meeting of December 10, 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: Capt. Jack Dorsey 12/18/85 Noted and Approved: John J. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 221 Zoning Advisory Committee Meeting are as follows:

Property Owner: Margaret T. Hickey
Location: NW/S Washington Blvd., 336' NE of c/l Sulphur Spring Road
Districts 13th.

APPLICABLE ITEMS ARE CIRCLED:

A. 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 Laws and Standards.

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

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

D. 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.

E. All Use Groups except R-3 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-3 Use Group requires 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 1127, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

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

H. 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

SPECIAL NOTE: (X) Comments: All public garages shall comply with Section 609.0 Unless paint spraying is done in an approved U. L. Booth, it shall be made to comply with Section 607.1, 607.2, 607.3 and 607.4. Section 313.2 requires fire separation between the hazardous (paint spray) area and other uses. Exits shall comply at all times.

K. 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.

BY: C. E. Burnham, Chief
Building Plans Review

1/22/85

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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanigan
Traffic Engineering Associate II

MSF/bld

1/27
86-288

Case No. 86-288-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

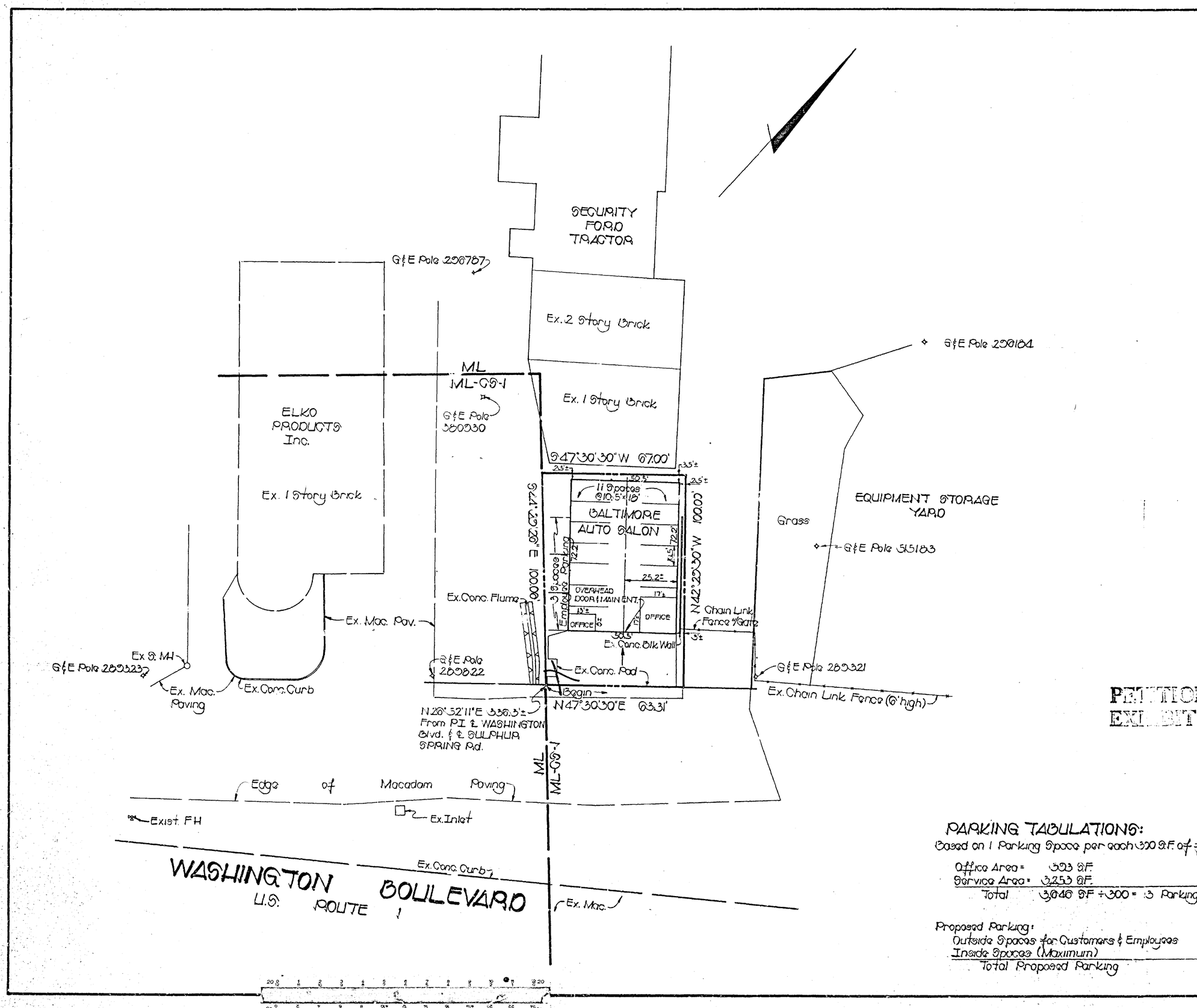
Your petition has been received and accepted for filing this 12th day of December, 1985.

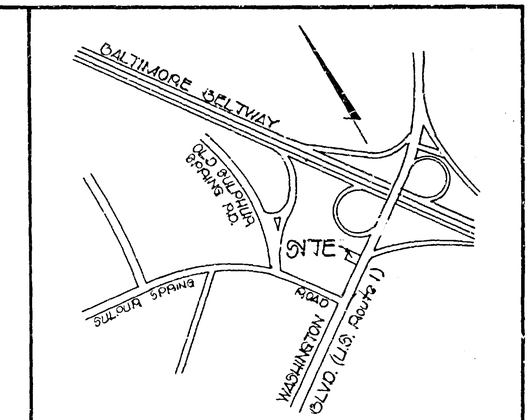
ARNOLD JABLON
Zoning Commissioner

Petitioner Margaret T. Hickey
Petitioner's Attorney Julius W. Lichter, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

JAN 8 1987





VICINITY MAP Scale: 1"=500'

GENERAL NOTES

1. Area Subject Site 0.15 Acres±
2. Existing Zoning Subject Site ML
3. Present use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
4. Proposed Use - Service Garage, Automotive Painting Reconditioning, Body & Fender work.
5. Utilities - Public Water & Sewer facilities serve the existing building.
6. There are no exterior improvements proposed at this time.
7. Hours of Operation - 8 AM to 8 PM 5 days a week Spring and Summer Season - Saturdays 8-12.
8. Type of Operation - Work performed on vehicles primarily consists of waxing and polishing, painting, interior cleaning, and bodywork related to repainting
9. Interior of building consists of:
   Offices 393 S.F.
   Vehicle work area & material storage 3,253 S.F.
10. There will be no outside storage of damaged or disabled vehicles.

SW SC
DA
13TH
12/27/86
SPM
CR

PETITIONER'S EXHIBIT 1

PARKING TABULATIONS:

Based on 1 Parking Space per each 300 S.F. of floor area

Office Area =	393 S.F.
Service Area =	3,253 S.F.
Total	3,646 S.F. ÷ 300 = 13 Parking Spaces Req.

Proposed Parking:

Outside Spaces for Customers & Employees	3 Spaces
Inside Spaces (Maximum)	11 Spaces
Total Proposed Parking	14 Spaces

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR A SERVICE GARAGE

OFFICE COPY #221

#3832 Washington Blvd.

13TH Election District Baltimore Co., MD.

SCALE: 1" = 20'	DES. BY: —	SHT. 1 OF 1
DATE: Nov 15, 1985	DRN BY: R.C.A.	

J.O.# 85130