

MAP 211173
3D
E.D. 8
DATE 2-11-87
200
1000
DP

Ross Daniels
850' N of Hillside
Ave. (10807 York Rd.)
8th Elec. Dist.
86-455-X

IN RE: PETITION SPECIAL EXCEPTION
E/S of York Road, 850' N of
Hillside Avenue
(10807 York Road) -
8th Election District
Ross Daniels,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-455-X

The Petitioner herein requests a special exception for a service garage.
Testimony by and on behalf of the Petitioner indicated that the site is currently utilized for retail including an antique shop and associated parking. He proposes to construct two buildings each for a service garage with no outside storage of used parts, junk, damaged or disabled vehicles. Since utilities are on the site, the Petitioner may request a reserve use capacity certificate. He has also applied for a storm water management waiver. The two billboards currently on the site will be removed and landscaping, in accordance with the Baltimore County Landscape Manual, will be installed. The plan was approved by the County Review Group (CRG) on April 2, 1986. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of May, 1986, that the herein Petition for Special Exception for a service garage, in accordance with the plan prepared by Johnson, Mirmiran & Thompson, P.A., revised April 16, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject,

ORDER RECEIVED FOR FILING
DATE May 9, 1986
BY [Signature]

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Service Garage.

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

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

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

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Ross Daniels (Type or Print Name) Signature (Type or Print Name) Signature
Attorney for Petitioner: (Miles & Stockbridge) Gary C. Duvall (Type or Print Name) Signature Address City and State	3905 Carthage Road 655-2445 Address Phone No. Randallstown, Maryland 21133 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted. Johnson, Mirmiran and Thompson, P.A. (Clyde F. Winkle) Name 810 Glenaeles Court Suite 200 Baltimore, Maryland 21204 (301) 821-6500 Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 3rd day of April, 1986, 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 6th day of May, 1986, at 1130 o'clock

ORDER RECEIVED FOR FILING
DATE May 9, 1986
BY [Signature]

[Signature]
Zoning Commissioner of Baltimore County.

(over)

however, to the following restrictions:

1. Compliance with Section 405.A, BCZR.
2. All billboards shall be removed.
3. Landscaping shall be approved by the Baltimore County Office of Current Planning.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMHJ:tg

ORDER RECEIVED FOR FILING
DATE May 9, 1986
BY [Signature]



Johnson, Mirmiran and Thompson, P.A.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

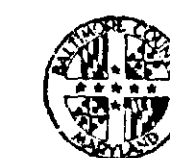
ZONING DESCRIPTION
FOR
LUBE EXPRESS

Zoning Description of a parcel of land lying and being in the Eighth Election District of Baltimore County, Maryland and described in accordance with a plan prepared by Johnson, Mirmiran and Thompson, P.A. in March 1986, said plat of survey entitled "Plat to Accompany Zoning Special Exception".

Beginning on the East side of York Road 850 ft. N. of the N/S of Hillside Ave.

thence and binding on the East side of said York Road N 12° 56' 25" W 194.75'; thence leaving York Road and running for lines of division the two (2) following courses and distances, VIZ S 66° 32' 35" E 328.19' and S 77° 03' 35" W 264.17' to the place of beginning. Containing fifty-nine one-hundredths (0.59) acre of land, more or less. The improvements thereof formerly known as 10811 York Road, now to be known as 10807 York Road. Being the same property which by deed recorded among the Land Records of Baltimore County in Liber EHK No. 7564. Folio 433 was granted and conveyed from Leon Goldstein et al. to Ross Daniels.

810 GLENAELES COURT - SUITE 200 • BALTIMORE, MD 21204
SILVER SPRING, MD



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 9, 1986

Gary C. Duvall, Esquire
410 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S of York Road, 850' N of
Hillside Avenue
(10807 York Road) -
8th Election District
Ross Daniels, Petitioner
Case No. 86-455-X

Dear Mr. Duvall:

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

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

PETITION FOR SPECIAL EXCEPTION

8th Election District

Case No. 86-455-X

LOCATION: East Side of York Road, 850 feet North of Hillside Avenue (10807 York Road)

DATE AND TIME: Tuesday, May 6, 1986, at 1:30 p.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 Exception for a service garage

Being the property of Ross Daniels, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 850' N of
Hillside Ave. (10807 York Rd.) : OF BALTIMORE COUNTY
8th District

ROSS DANIELS, Petitioner Case No. 86-455-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 11th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire, Miles & Stockbridge, 410 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

April 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
E/S York Rd., 850' N of Hillside Ave.
(10807 York Rd.)
8th Election District
Ross Daniels - Petitioner
Case No. 86-455-X

TIME: 1:30 p.m.

DATE: Tuesday, May 6, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 019845

DATE: 3/26/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Ross Daniels

FOR: SE # 337

8 8022 *****1000000 0246F

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 29, 1986

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

RE: PETITION FOR SPECIAL EXCEPTION
E/S York Rd., 850' N of Hillside Ave.
(10807 York Rd.)
8th Election District
Ross Daniels - Petitioner
Case No. 86-455-X

Dear Mr. Duvall:

This is to advise you that \$86.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

No. 021391

DATE: 4-29-86 ACCOUNT: R-01-615-000

AMOUNT: \$ 86.00

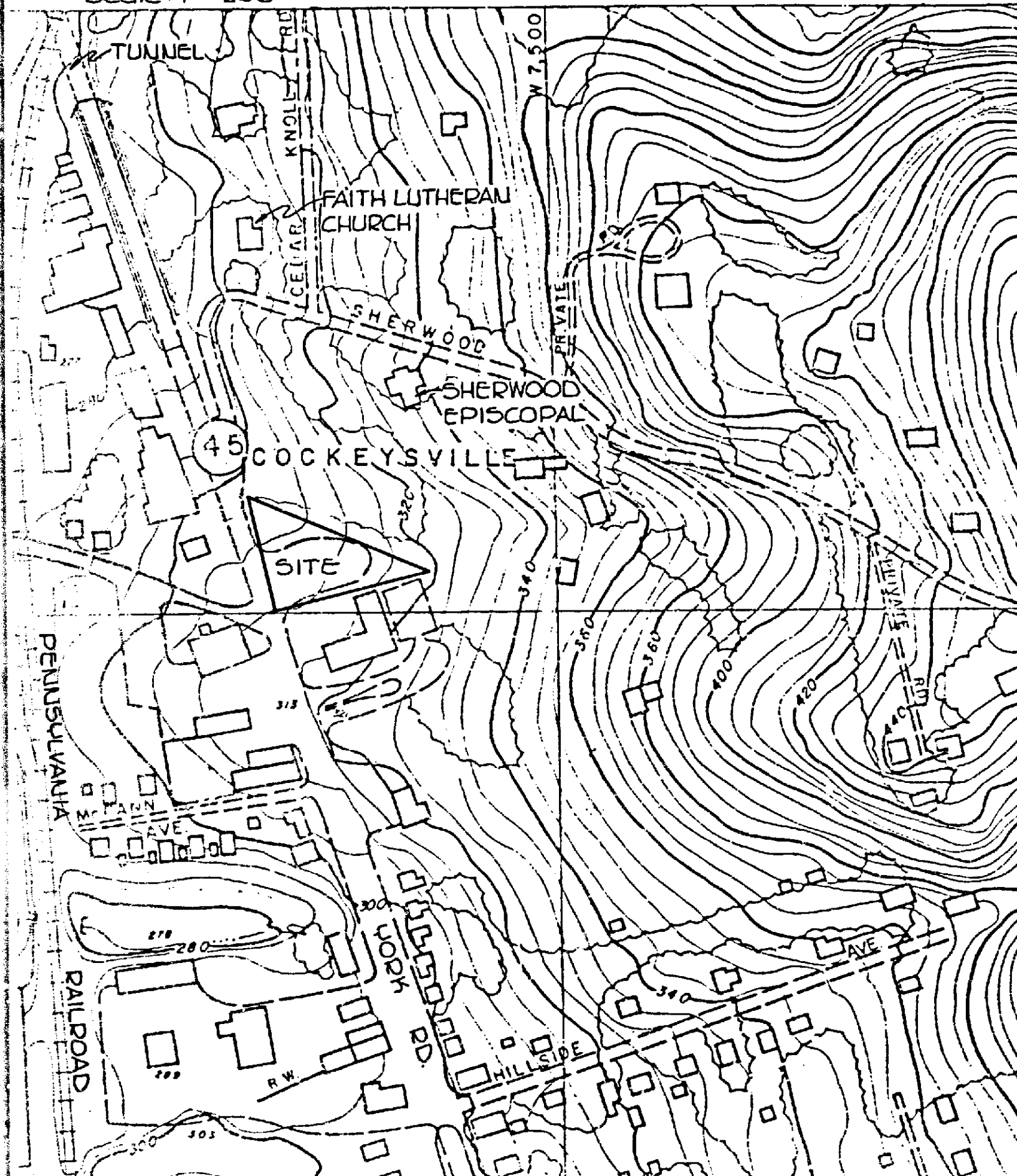
RECEIVED FROM: Gary Duvall Esq.

FOR: Advertising & Posting 86-455-X

VALIDATION OR SIGNATURE OF CASHIER

LUBE EXPRESS
LOCATION PLAN TO ACCOMPANY
ZONING SPECIAL EXCEPTION

Scale: 1" = 200'



CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 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 April 17, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

22.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 16, 1986.

TOWSON TIMES,

Publisher

34.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-455-X

District: 8th Date of Posting: 4/19/86
Posted for: Special Exception
Petitioner: Ross Daniels
Location of property: E/S York Rd., 850' N of Hillside Ave.
Location of Sign: E/S York Rd., 850' N of Hillside Ave.
Remarks: at site of petitioner's property
Posted by: [Signature] Date of return: 4/23/86
Number of Signs: 2

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 day of April, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Ross Daniels
Petitioner's Attorney: [Signature] Received by: [Signature]
ZAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 16, 1986
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-455-X

The CRG approved this project on April 2, 1986 (VIII - 442). Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dai

CPS-008



LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-86-9505
CABLE TELEVISION
TELE 87-24

May 14, 1986

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning
& Zoning
Towson, Maryland 21204

RE: Petition for Special Exception
10807 York Road - 8th Election Dist.
Ross Daniels - Petitioner
Case No. 86-455-X

Dear Mrs. Jung:

I received your Order of May 9, 1986 granting the special exception with regards to the above-captioned Petition. After reviewing the Opinion, I believe an error was made in the imposition of a restriction. The requested use is for a service garage as defined under the Baltimore County Zoning Regulations. Your Order imposed compliance with Section 405 BCZR which deals with automotive service stations which are a different type of use as defined under the Regulations. The proposed use by the Petitioner is not in any way to be used "primarily for the retail sale of automotive fuel."

If you agree, I would appreciate it if a clarification could be placed in the file so that there are no future complications with regards to the use on the subject property.

Thank you for your consideration.

Very truly yours,

Gary C. Duval
Gary C. Duval

GCD:ld

*Hand 5/13 to caption
Duval will return call 5/17/86
5/27 14H meeting in room
with sec. 99*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 22, 1986

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

Chairman

MEMBERS

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

RE: Item No. 337 - Case No. 86-455-X
Petitioner - Ross Daniels
Special Exception Petition

Dear Mr. Duval:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures

cc: Johnson, Mirmiran and Thompson
810 Glenaeles Court, Suite 200
Baltimore, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GARDNER
DIRECTOR

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

April 14, 1986

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on 4/14/86.
- ☒ The property is located in a historic area. Therefore, a historic preservation study must be conducted by the County Council.
- ☒ The property is located in a historic area. Therefore, a historic preservation study must be conducted by the County Council.
- ☒ The property is located in a historic area. Therefore, a historic preservation study must be conducted by the County Council.

cc: James Howell

Eugene A. Suber
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kaseoff
Assistant Secretary

April 7, 1986

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

Attn: Mr. James Dyer

Re: ZAC MEETING of 4-1-86
ITEM #337.
Location: E/S York Rd., Route 45
850' North of Hillside Avenue
Existing Zoning: B.L.
Proposed Zoning: Special
Exception for a service garage
Acres: .59 acres
District: 8th Election District

Dear Mr. Jablon:

Attached for your use and review is a copy of our (State Highway Administration) CRG comment of 4-2-86.

It is requested the attached CRG comments be made a part of the Special Exception for Zoning.

Very truly yours,

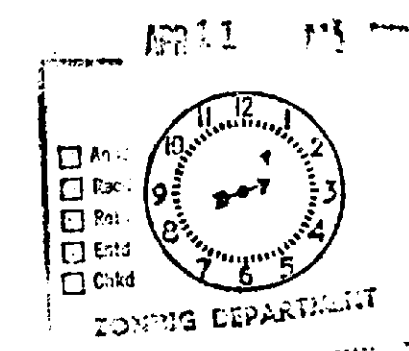
Charles Lee
Charles Lee, Chief
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
383-7556 Baltimore Metro - 800-645-6100 D.C. Metro - 800-452-6062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kaseoff
Assistant Secretary

April 2, 1986

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 4-2-86
Lube Express
E/S York Rd., Route 45
Opposite Cockeysville Rd.

Dear Mr. Markle:

On Review of the submittal of 2-14-86 for Lube Express, the State Highway Administration - Bureau of Project Planning and State Highway Administration - Bureau of Engineering Access Permits will require the site plan to be revised.

The revised plan must show a 58' section for York Rd. (29' 4' section) with State Highway Administration Type "A" concrete curb and gutter constructed along the frontage of the site, with a 25' entrance (minimum width, and a 10' radii).

We (State Highway Administration - Bureau of Engineering Access Permits) recommend to the developer and Baltimore County that the proposed 80' Right of Way for York Road be retained over the 72' Right of Way established by the State Highway Administration - Bureau of Project Planning. The proposed 80' Right of Way will be consistent with the Right-of-Way previously required by other developers.

Be advised this information from State Highway Administration - Project Planning is tentative and subject to revision.

The State Highway Administration will conduct a Location and Design Public Hearing for MD. Route 45 on May 7, 1986 at the Cockeysville Junior High School (see attachment).

This meeting will provide all interested citizens an opportunity to review the proposed improvements to York Road and present their views at that time.

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
383-7556 Baltimore Metro - 800-645-6100 D.C. Metro - 800-452-6062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Markle

-2- April 2, 1986

The State Highway Administration - Bureau of Engineering Access Permits request Baltimore County to withhold all building permits until the site plan is revised, State Highway Administration access permit is applied for and a bond or letter of credit is posted to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

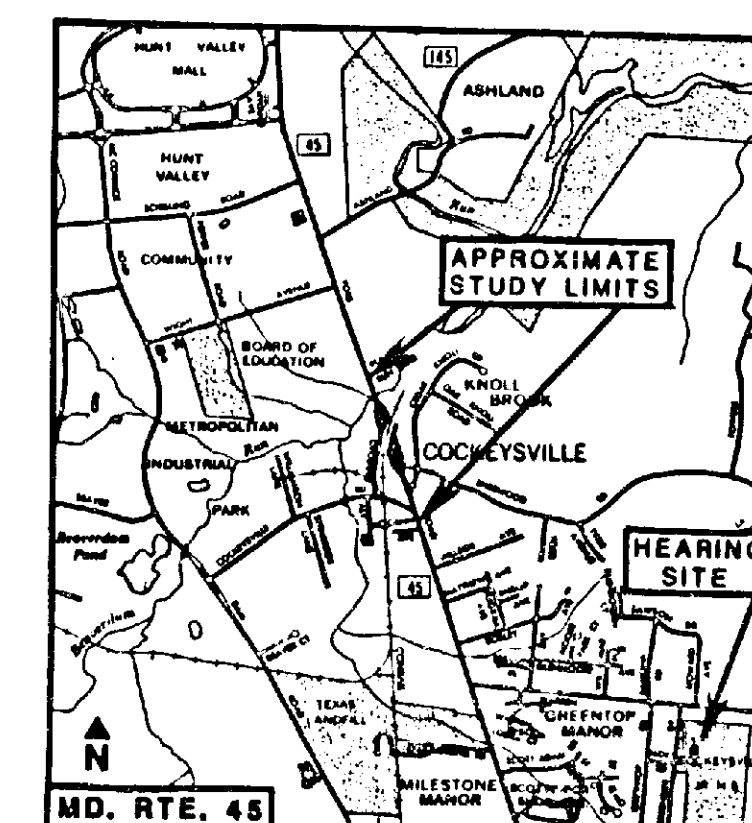
cc: Mr. J. Ogle

PUBLIC NOTICE

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

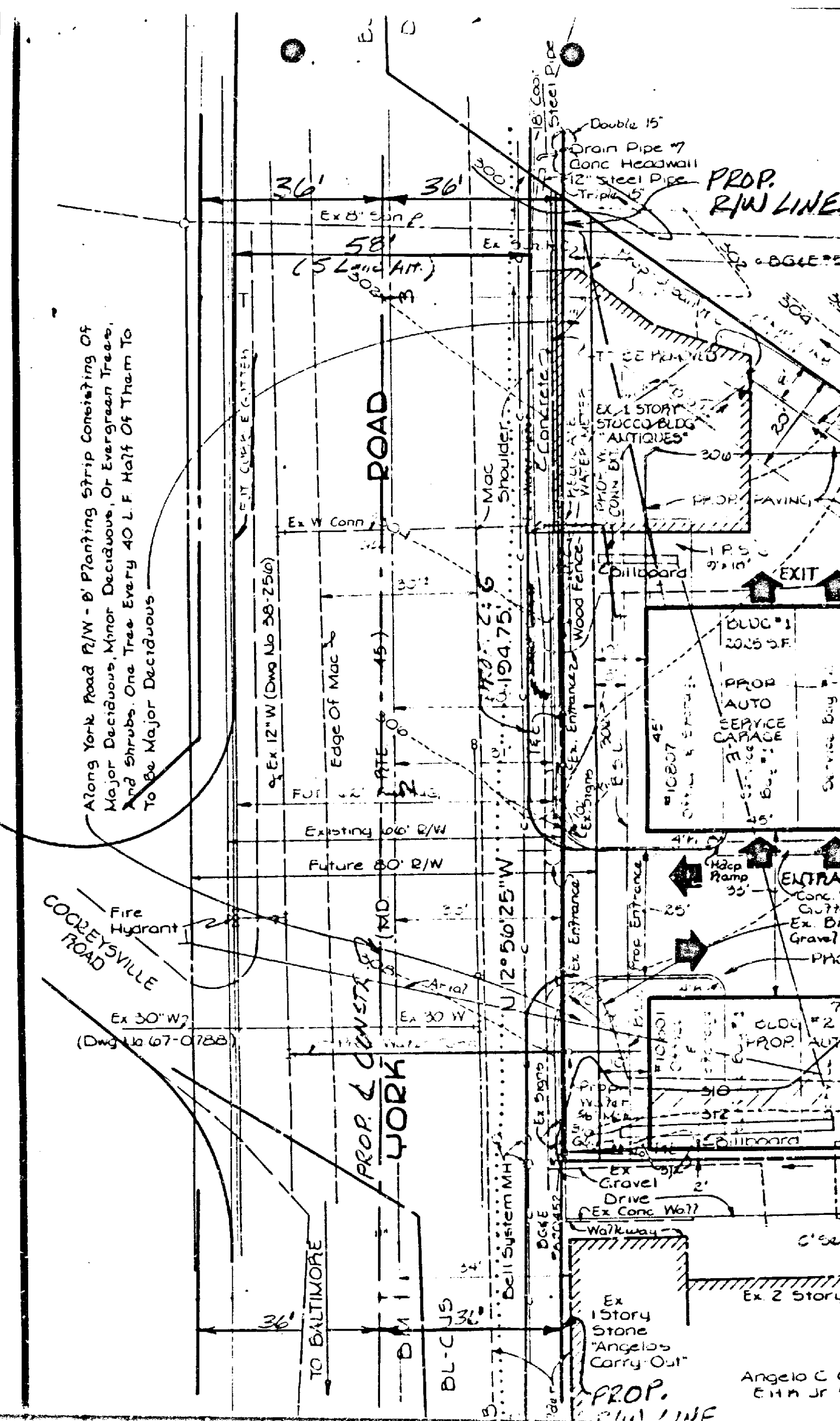
WILL CONDUCT A LOCATION/DESIGN PUBLIC HEARING
FOR MARYLAND ROUTE 45
FROM COCKEYSVILLE ROAD TO BEAVER RUN LANE
WEDNESDAY, MAY 7, 1986 AT 7:30 P.M.
COCKEYSVILLE JUNIOR HIGH SCHOOL
10401 GREENSIDE DRIVE, COCKEYSVILLE, MARYLAND 21030

The study proposes to remove the inactive Conrail Bridge over York Road, to upgrade and widen Maryland Route 45 (York Road), and to replace the bridge over Beaver Run Lane. The project limits extend from Cockeysville Road to Beaver Run Lane, a distance of approximately 0.4 mile in Baltimore County.



RECEIVED
MAY 3 1986
BUREAU OF ENGINEERING
ACCESS PERMITS

The purpose of this hearing is to provide all interested citizens an opportunity to present their views regarding the proposed improvements to Maryland Route 45 (York Road) at the Cockeysville Underpass. The study includes the social, economic, and environmental effects for both the build and no-build alternatives.



A formal presentation of approximately 30 minutes will include a description of the project alternatives, an environmental summary, information on right-of-way acquisition, relocation assistance policies and procedures, and Title VI of the Equal Opportunity Program. The presentation will be followed by the receipt of comments from the public.

Individuals and representatives of organizations who desire to speak or who wish to be placed on the project mailing list may submit their names and affiliation to Mr. Neil J. Pedersen, Director, Office of Planning and Preliminary Engineering, State Highway Administration, Post Office Box 717, Baltimore, Maryland 21203-0717. Requests to present testimony should be received no later than April 30, 1986. Attendees at the hearing who desire to speak may do so following those on the previously established list. Brochures and forms for written comments will be available at the hearing.

Written statements and other exhibits in lieu of or in addition to oral presentation at the hearing will be accepted at the public hearing or at the above address until May 21, 1986 for inclusion in the "Public Hearing Transcript".

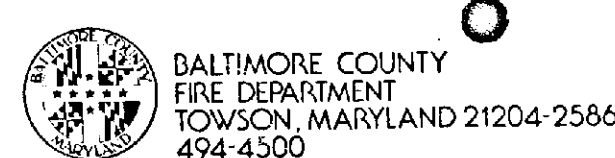
Beginning April 7, 1986, the "Environmental Assessment" will be available for public inspection, Monday through Friday, at the following locations:

State Highway Administration
District #4 Office
2323 West Joppa Road
Brooklandville, Maryland 21022
Hours: 8:30 a.m. - 4:30 p.m.

Baltimore County Public Library
Cockeysville Branch
9833 Greenside Drive
Cockeysville, Maryland 21030
Hours: 9:00 a.m. - 9:00 p.m.
Fri. & Sat.: 9:00 a.m. - 5:30 p.m.
Sun.: 12:00 noon - 5:00 p.m.

March 26, 1986

Hal Kasoff
Administrator



PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Ross Daniels

Location: E/S of York Rd., 850' North of Hillside Avenue

Item No.: 337 Zoning Agenda: Meeting of April 1, 1986

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

(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 comment at this time.

REVIEWER: _____
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 337, Zoning Advisory Committee Meeting of April 1, 1986

Property Owner: Ross Daniels

Location: E/S York Rd., 850' N of Hillside Ave. District 8-45

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any 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 amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

(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 # 337 Zoning Advisory Committee Meeting of April 1, 1986
Page 2

(X) Prior to raising 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.

(X) 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 repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Application.

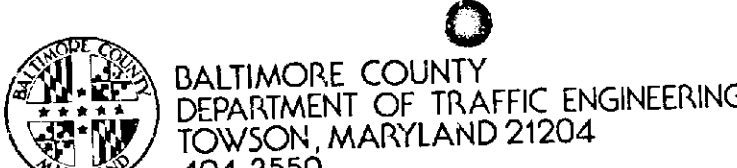
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() 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. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

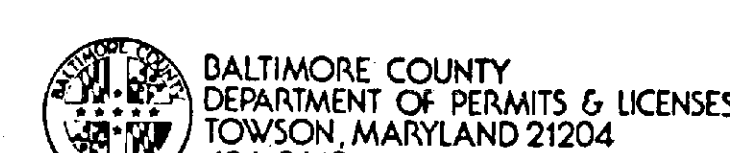
Item No. 337 -ZAC- Meeting of April 1, 1986
Property Owner: Ross Daniels
Location: E/S of York Rd., 850' North of Hillside Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acre: .59 acres
District: 8th

Dear Mr. Jablon:

For item number, please see the C.R.G. comments.

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



TED ZALESKI, JR.
DIRECTOR

April 30, 1986

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

Dear Mr. Jablon:

Comments on Item # 337 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ross Daniels

Location: E/S of York Road, 850' North of Hillside Avenue

District: 8th.

APPLICABLE STANDARDS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.M.C. § 11-1-1-1980) and other applicable Codes and Standards.

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

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

() 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.

(X) All One Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1007, Section 1008.2 and Table 1008. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

() The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 505 and 506 and have your Architect/Engineer contact this department.

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

() 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 (Misc) Use _____.

() The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

SPECIAL NOTE: () Comments: When more than one structure is on the same lot, see Line 1, Table 101, Section 1011.0 for opening protectives and definitions Page 29 "Fire Separation Exterior Fire Exposure" for required distance and ratings of exterior walls. Snow compliance to the Handicapped Code - parking, signs, building access, etc.

() 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 102 of the County Office Building at 111 N. Calverton Avenue, Towson, Maryland 21204.

Ted Zaleski, Jr.
Director

4/27/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: April 1, 1986

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

PROJECT NAME: Lube Express

PROJECT NUMBER: #86067

LOCATION: York Road opposite
Cockeysville Road

DISTRICT: SC3

The Plan for the subject site, March 6, 1986, and revised March 25, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

The following note is to be placed on the sediment control plans and grading plans before approval will be given:

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

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

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Project #86067
Lube Express
Page 2
April 1, 1986

HIGHWAY COMMENTS: (Cont'd)

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

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

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or drainage problems, especially by the concentration of surface water on the properties, of any problem which may result, due to improper drainage, installation of drainage facilities, would be the responsibility of the Developer.

Development of this property through the construction of a parking lot and public holdings downstream of the property, therefore, necessary for all drainage facilities.

In accordance with Baltimore County Standards, drainage

Project #86067
Lube Express
Page 3
April 1, 1986

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

(Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Sediment control provisions will be required for the building permit application and for any grading-involvement.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comments, they will be forwarded.

Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

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

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

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

Can
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:RWB:res

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 1, 1986

PROJECT NAME: LUBE EXPRESS

PLAN

XXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT VIII-442

PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning has reviewed the revised plan dated March 25, 1986 and submits the following comments:

This site is located in a traffic deficient area controlled by the "E" level of service intersection at York Road and Padonia Road. This deficient area has been established by the Basic Services Maps officially adopted by the County Council on March 11, 1986. The maps become effective April 24, 1986. The Basic Services Maps are re-evaluated annually. The Basic Services areas which define traffic deficiency will be re-evaluated by the Planning Board in the Fall, 1986. The County Council is scheduled to adopt new Basic Service Maps in December, 1986. Bill 178-79 requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, building permits would not be issued until capacity becomes available.

will be indicated on plan
A request for a landscape modification to the requirements of the Landscape Manual has been filed with this office. This should be noted on the plan. The proposed 8' high fence is acceptable in lieu of the required 8' planting area, however, a board on board style fence is preferred to the cedar screen fence. The board on board fence provides an attractive surface on both sides of the fence. A fence detail must be shown on the schematic landscape plan. Planting at the base of the fence is desirable. The proposal to plant cascade firethorn to be trained as an espalier is acceptable. Planting is required along York Road north of the service building to screen the parking area from the road. We also recommend a hedge or shrubs be planted along the road frontage of the two buildings.

A final landscape plan must be approved by this office prior to issuance of building permits

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 2, 1986

FROM: ZONING OFFICE

PROJECT NAME: LUBE EXPRESS

PLAN: 3/15/86

LOCATION: E/S of York Road opposite Cockeyville Road

DEVELOPMENT PLAN:

DISTRICT: 8th Election District

PLAT:

1. A special exception for a service garage was filed in the Zoning Office on 3/20/86 under Item #337. Zoning approval would be contingent on the outcome of this hearing.
2. Any revisions generated by the C.R.G. or zoning hearing process should be revised and kept up to date on the plans.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:tg



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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: MARCH 19, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: LUBE EXPRESS

PROJECT NUMBER: CRG AGENDA 4/2/86

LOCATION: YORK ROAD & COCKEYSVILLE ROAD

DISTRICT # 8

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

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

LUBE EXPRESS

Subdivision Name, Section and/or Plat

R. Daniels

Developer and/or Engineer

Johnson, Murrant Thompson

Rock Raven

Watershed

No. of Lots or Units

Total Acreage

Water

Public

Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *below and on the attached memo dated March 21, 1986*

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

Storm drains in the service garages must be plumbed to the sanitary sewer and an oil separator installed in line. A note indicating that this will be done must be put on the CRG plan.

SS 7629

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

Date: *21 March 1986*

FROM: *Roxie Russell*

Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT *Lube Express*

CRG MEETING *2 April 1986*

(Date)

1:30pm

(Time)

PLAN REVIEW NOTES

1. *Automotive Lubrication & Tuning Service*

(Describe Site)

Garage on 0.59 acres

2. *Public* water and *Public* sewer is proposed.

3. *No streams*

(Describe streams on-site)

5. *No wetlands*

(Describe wetland soils on-site)

6. Storm Water Management *is not* required.

7. *0.33 acres* proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in

(soil/name & symbol)

B. A revised site plan indicating no development in

must be submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle

Date: *March 27, 1986*

FROM: *Charles K. Weiss*

Lube Express Community

SUBJECT: York Road Opposite Cockeyville Road

CRG 4/2/86

Baltimore County does not provide commercial refuse collection.

However, access to containers as specified is difficult. We recommend moving it to the Easternmost end of the property.

CKW/KRA/rab

CPS-008

Mr. Brooks Stafford
Environmental Effects Report Lube Express
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. _____
(Other)

C. BEST MANAGEMENT PRACTICES

- ✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- ✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- ✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- ✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- ✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.
6. _____

:pms

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: April 1, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

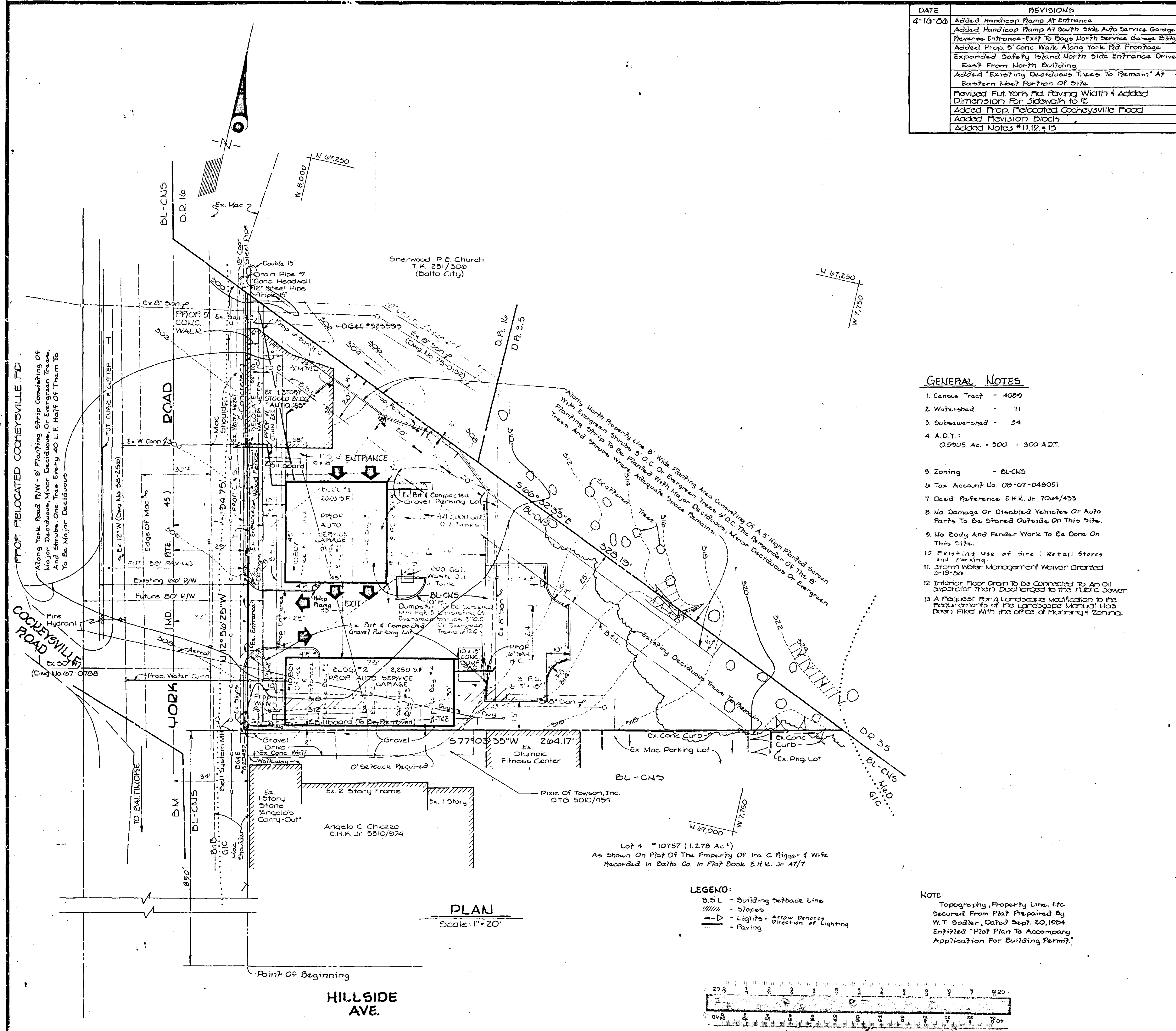
PROJECT NAME: Lube Express C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 86067 DEVELOPMENT PLAN: _____
LOCATION: York Road & Cockeysville Road RECORD PLAT: _____

The access to York Road is subject to the approval of the State Highway Administration.

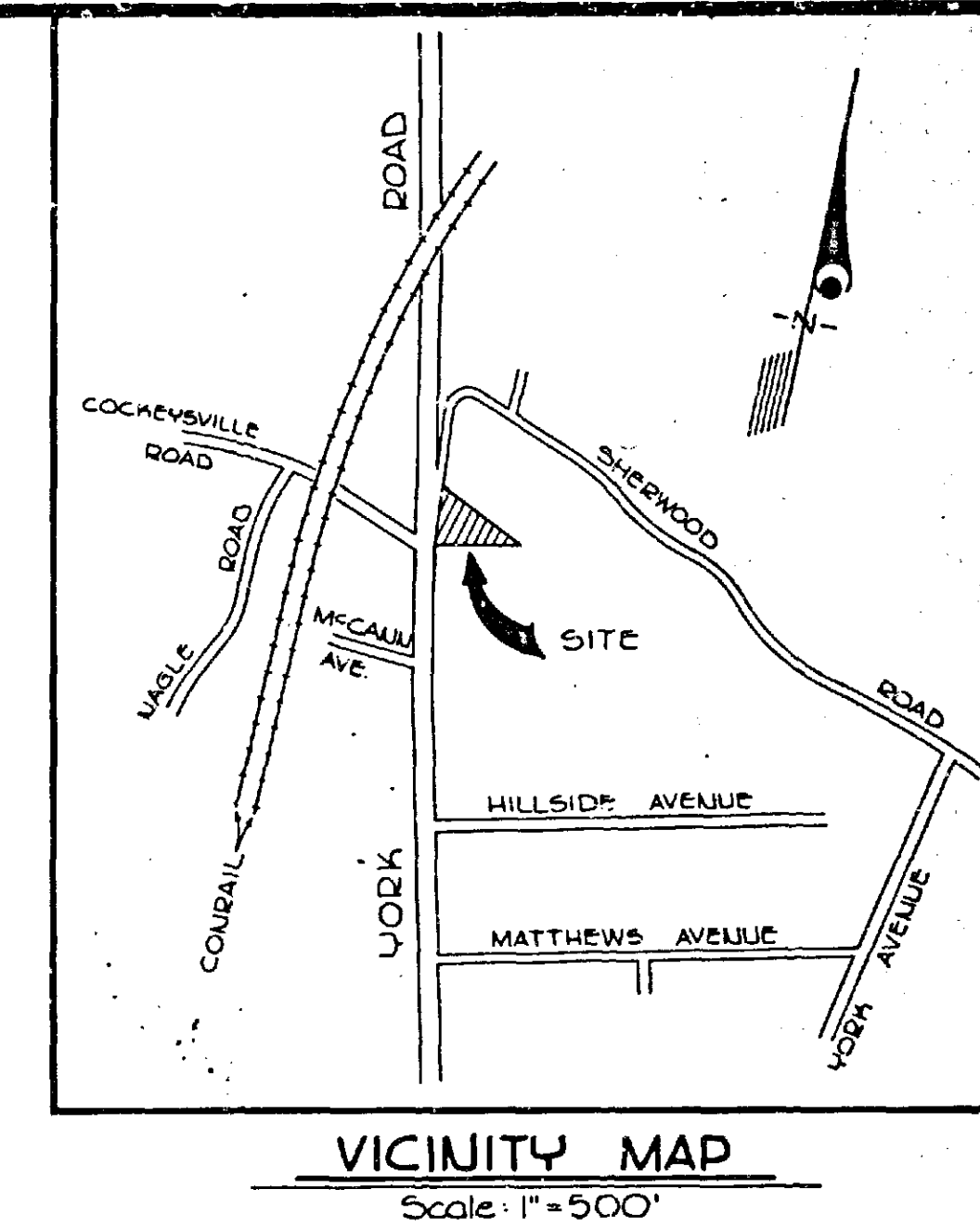
✓ The plan needs to show the proposed realignment of Cockeysville Road to the west of York Road.

C. R. Moore
C. Richard Moore, Deputy Director
Department of Traffic Engineering

CFM/GAJ/bld



DATE	REVISIONS
4-16-86	Added Handicap Ramp At Entrance
	Added Handicap Ramp At South Side Auto Service Garage
	Revised Entrance-Exit To Bay North Service Garage Bldg
	Added Prop. 5' Conc. Walk Along York Rd. Frontage
	Expanded Safety Island North Side Entrance Drive East From North Building
	Added Existing Deciduous Trees To Remain At Eastern Most Portion Of Site
	Revised Fut. York Rd. Paving Width & Added Dimension For Sidewalk To Ft.
	Added Prop. Relocated Cockeysville Road
	Added Revision Block
	Added Notes #11, 12, & 13



GENERAL NOTES

1. Census Tract - 4089
2. Watershed - 11
3. Subwatershed - 34
4. A.D.T.:
05905 Ac. x 500 = 300 A.D.T.
5. Zoning - BL-CNS
6. Tax Account No. 00-07-048051
7. Dead Reference E.H.R. Jr. 7064/433
8. No Damage Or Disabled Vehicles Or Auto Parts To Be Stored Outside On This Site.
9. No Body And Fender Work To Be Done On This Site.
10. Existing Use of Site: Retail stores and parking.
11. Storm Water Management Waiver Granted 5-19-84
12. Interior Floor Drain To Be Connected To An Oil Separator Then Discharged To The Public Sewer.
13. A Request For A Landscape Modification To The Requirements Of The Landscape Manual Has Been Filed With The Office Of Planning & Zoning.

CALCULATIONS:

SITE AREA:
Gross - 25,722.18 ± S.F. or 0.5905 Ac.±
Hwy Widening - 1347.50 ± S.F. or 0.03 Ac.±
Net - 24,374.68 ± S.F. or 0.5605 Ac.±

PARKING REQUIRED:
4275 S.F. + 300 = 15 Spaces
Handicapped Spaces = 1 Space

PARKING PROVIDED:
Regular Spaces (bays are each space) = 16 Spaces
Handicapped Spaces = 1 Space
Total = 17 Spaces

LANDSCAPING REQUIRED:
As Shown Requirements Of The Balto Co. Landscape Manual.

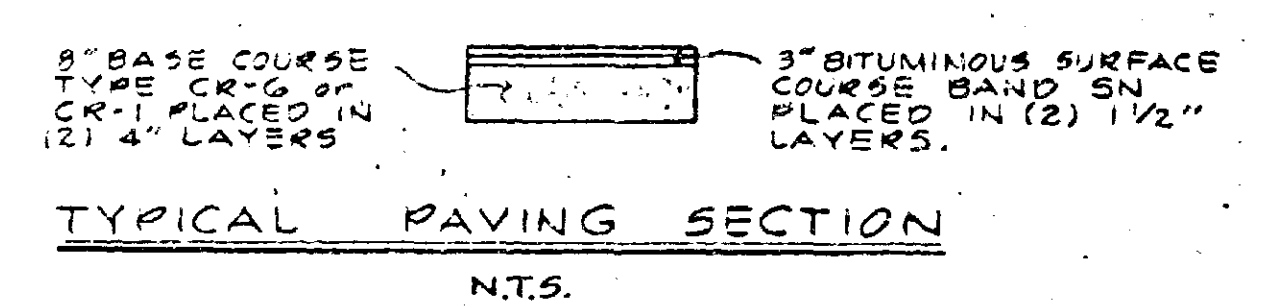
OPEN SPACE REQUIRED:
No Required

FLOOR AREA RATIO:
Allowed = 3.0
Proposed = $\frac{4275 \text{ S.F.}}{25,722.18 \text{ S.F.}} = 0.17$

*Proposed Regular Parking Includes 6 Parking Spaces Within The Bays Of The Proposed Buildings Plus 10 (9' x 18') Exterior Parking Spaces.

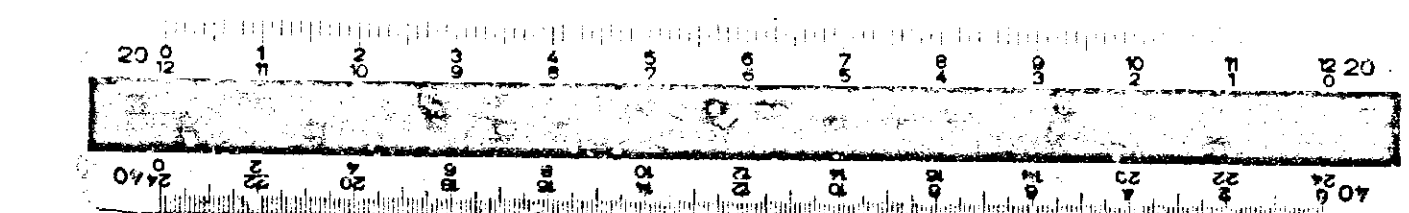
SOIL DATA

SOIL SERIES & MAP SYMBOL	BUILDING	STREET & PARKING AREA	CLASS
Glenale GIC	Moderate Slope	Severe Slope	III



- LEGEND:
- B.S.L. - Building Setback Line
 - //// - Slopes
 - - Lights - arrow denotes direction of lighting
 - - Paving

NOTE:
Topography, Property Line, Etc. Secured From Plat Prepared By W.T. Sadler, Dated Sept. 20, 1984. Entitled "Plot Plan To Accompany Application For Building Permit".



Johnson, Mirmiran & Thompson, P.A.
12186
#337
REVISED PLAN

PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION
LUBE EXPRESS
10001 AND 10007 A.D.
PCN#00170311 YORK RD.
SCALE: 1" = 20' ELEV. DIST. 8' 6"
DATE: 2/1/86 BALTO CO. JLD

DESIGN: C.F.H.
DRAWN: D.A.
APPROVED: [Signature]
DATE: 3/10/86
SHEET 1
OF 1
FILE NO.: 84-106

OWNER: Ross Daniels
5000 Carthage Rd.
Randallstown, Md. 21103
855-2445

DEVELOPER:
D & M Realty
200 Village Square
Crown Heights
Baltimore, Md. 21210

