## PETITION FOR SPECIAL EXCEPTION Control

347

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	; >
The undersigned, legal owner(s) of the property situate in Baltimore County and when described in the description and plat attached hereto and made a part hereof, hereby petition Special Exception under the Zoning Law and Zoning Regulations of Eultimore County, to wherein described property for a service garage	n for a
	E. D. <u>377</u>
	339
Property is to be posted and advertised as prescribed by Zening Regulations.	1000
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upo of this petition, and further agree to and are to be bound by the zoning regulations and rest of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.	rictions
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): KB of Baltimore, Inc. Theodore Yen Jin Yen (Type or Print Name) Signature 19 W. Ridgley Avenue Lutherville, Maryland 21093 City and State Attorney for Petitioner: 810 Gleneagles Avenue James B. Astrachan, Astrachan & (Type or Print Name) Landau, P.A. mo astrocho Baltimore, Maryland 21204 \_\_\_\_City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Raltimore, Maryland 21201 James R. Astrachan, Esquire 326 N. Charles Street

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of \_\_\_\_\_April\_\_\_\_, 19\_86\_, 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 Contaissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

-Baltimore, -Maryland-21201---539-3900-Address Phone No.

PETITION FOR SPECIAL EXCEPTION 8th Election District Case No. 86-472-X

Attorney's Telephone No.: \_\_539-3900\_\_\_\_\_

Northeast Corner of Aylesbury Road and Crowther Avenue

DATE AND TIME: Tuesday, May 13, 1986, at 1:00 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:

Fatition for Special Exception for a service garage

Being the property of <u>KB of Baltimore, Inc.</u>, 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

IN RE: PETITION SPECIAL EXCEPTION \* NE/corner of Aylesbury Road and Crowther Avenue -DEPUTY ZONING COMMISSIONER

Petitioner

8th Election District OF BALTIMORE COUNTY KB of Baltimore, Inc.,

## ORDER OF DISMISSAL

\* \* \* \* \* \* \* \* \*

Pursuant to a letter from Counsel for the Petitioner, dated May 14, 1986, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this  $\subseteq$  day of May, 1986, that the above-referenced matter be and the same is hereby DISMISSED without prejudice.

> Deputy Zoning Commissioner /of Baltimore County,

Case No. 86-472-X

cc: James B. Astrachan, Esquire People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER NE/Corner of Aylesbury Rd. and Crowther AVe., 8th District : OF BALTIMORE COUNTY KB OF BALTIMORE, INC., Petitioner: Case No. 86-472-X

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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.

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

JAMES B. ASTRACHAN

ASTRACHAN & LANDAU, P.A. ATTORNEYS AT LAW BROWS 5 AIR ADI 426 NORTH CHARLES STREET BALTMORE MARYLAND 2000

ZON'US

, TETEPHONE FIOR 519 3000 See TETEPHONE FIOR 525,000

May 14, 1986

Baltimore County Office of Planning and Zoning Baltimore County Council Second Floor - Court House Towson, Maryland 21204

Attention: Jean M. H. Jung, Deputy Zoning Commissioner

Re: Petition for Special Exception Northeast Corner of Aylesbury Road and Crowther Avenue Case Number: 86-472-X KB OF BACTO, INC

Gentlemen: Would you please be so kind as to withdraw the request for Special Exception of the above-referenced.

Very truly yours,

JBA/mydr

cc: Mr. Theodore Yen Mr. Philip Hoag

mms astrachan James B. Astrachan

N.6°10'15" W, 24.43 feet, thence leaving said right of way line and running N.71°11'10"E, 185 feet, thence S. 19°43'18"E. 131 feet to the northern right of way line of Crowther Avenue, thence running along said right of way \$.73°39'23"W, 193 feet, thence N.69°15'44"W, 19.77 feet to the easterly right of way line of Aylesbury Road and the place of beginning.

BEGINNING on the NE/Corner of Aylesbury Road and Crowther Avenue, thence

running with said easterly right of way line on a curve to the left with a radius

of 3,035 feet and a length of 87.83', thence running with said right of way line

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

May 6, 1986

Mr. Philip Hoag KB of Baltimore, Inc. 810 Gleneagles Avenue Baltimore, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION NE/cor. of Aylesbury Rd. and Crowther Ave. 8th Election District KB of Baltimore, Inc. - Petitioner Case No. 86-472-X

Dear Mr. Hoag:

This is to advise you that \$73.75 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 <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself.

County, Maryland, and remit ing, Towson, Maryland BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Please make the check navable +- P :

EIVED ANDUNT S			
EIVER J. J. J. A.C.C.	(()	<u> </u>	
Mind Charles & C			

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April 15, 1986

James B. Astrachan, Esquire Astrachan & Landau, P.A. 326 North Charles Street Baltimore, Maryland 21201

NOTICE OF HEARING RE: PETITION FOR SPECIAL EXCEPTION NE/cor. of Aylesbury Rd. and Crowther Ave. 8th Election District

KB of Baltimore, Inc. - Petitioner

TIME:	1:00 p.m.
DATE:	Tuesday, May 13, 1986
PLACE: Roo	om 106, County Office Building, 111 West Chesapeake

Case No. 86-472-X

MARYLAND

Avenue, Towson, Maryland

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VALIDATION OR SIGNATURE OF CASHIER

:::::::

Phyllis Cole Friedman People's Counsel for Baltimore County

494-2188

I HEREBY CERTIFY that on this 24th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to James B. Astrachan, Esquire, Astrachan & Landau, P.A., 326 N. Charles ST., Baltimore, MD 21201, Attorney for Petitioner.

Letu Max Tumenna

more County, by authority of the Zon- ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a service garage.	THE PERFORMAN
Being the property of KB of Balti- more, Inc., as shown on plat plar, filed with the Zonjung Office.	THE JEFFERSONIAN,
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal	18 Ventali
period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause	Publisher
shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.	Cost of Advertising
By Order Of ARNOLD JABLON, Zoning Commissioner	24.15
of Baltimore County Apr. 24.	29,13
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	MENT OF BALTIMORE COUNTY SG-472-X Townson, Maryland
~ a/	
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Posted for: KB of Baltimore	<del></del>
Location of property: 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	of O. V. Coshwell Roll and
Crarther are.	
Location of Signs: 2 th order M	Crowther areme approx
175 east of aggerbus	y tool
Remarks:	
Posted bySignature	Date of return: 4-2-5-F6
Number of Signs:	
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والمورة والمتناب والم	
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DALTIMORE COUNTY	
OFFICE OF PLANNING AND ZO TOWSON MARYLAND 21204 494-3211	NING
NORMAN E. GERBER DIRECTOR	
Mr. Arnold Jablon Zoning Commissioner	
County Office Building Towson, Maryland 21204	- APRIL 21, 1986
	Re: Zoning Advisory Meeting of APRIL 1, 1986
	Iten + 347  Procerty Juner: KB OF BOLTIMORE, INC.  Location: WE/Core AYLESBURY RO. Y
Dear Mr. Jauton:	CROWTHER AUE
petition and offers the following applicable.	nt Planning and Development has reviewed the subject ng comments. The items checked below are
There are no site	planning (actors requiring comment.
A County Review of forward by the Ru	roup meeting was held and the minutes will be
Subdivision. The ( )A record plat wil	of a larger tract; therfore it is defined as a
( )The access is not	Catiferen
( )Parking calculation	gement is not satisfactory.  ons must be shown on the plan.
development on the	ese soils is prohibited.
Regulations	the Development
the Baltimore Coun ( )The amended Develo	is site may constitute a potential conflict with ity Master Plan. ipment Plan was approved by the Planning Board
Landscaping: Must	Comply with Baltymore County Langscape Manual
8111 1/8-79 No. 6	cated in a deficient service area as defined by wilding parmit may be issued until a Reserve ficate has been issued. The deficient service
( )The property is to	cated in a traffic area controlled by a "n" lavel
traffic capacity mare re-evaluated a	nnually by the County Council
AU APPLIC	ATION FOR WAIDER OF C.30 PIN
PEUCLOPMEN FOR A SINGLE	TOF LAND INVOLVING ONLY ONE BULL

Chiff, Current Planning and Davelopment

cc: James Hoswell

PETITION FOR SPECIAL

EXCEPTION

8th Election District
Case No. 86-472-X

LOCATION: Northeast Corner of Aylesbury Road and Crowther Ave

DATE AND TIME: Tuesday, Ma

13, 1986, at 1:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,

14t1	r petition h	nas been recei	ved and accepte , <sup>19</sup> 86	ed for filing this
etition		altimore, Inc.	ARNOLD JABLO Zoning Commi	
ttorne				
·				
FIRE TOW	TIMORE COUNTY DEPARTMENT VSON, MARYLAND -4500	21204-2586		
AUL H. REII HIEF				
fice of ltimore	Jablon missioner Planning and Z County Office ryland 21204	Coning Building		
: Prope		KB of Baltimore,		Arronya
Locat	tion:	NE/cor. Aylesbur	y Rd. & Crowther .	
Item	No.:	347	Zoning Agend	ia: Meeting of April
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SPECIAL EXCEPTION 8th Election District Case No. 86-472-X

LOCATION: Northwest Corner of Aylesbury Road and Crowther Ave-

DATE AND TIME: Tuesday, May 13,

1986, at 1:00 p.m.
PUBLIC HEARING: Room 106.
County Office Building, 111 W Chesapeaka Avenue, Towson, Maryland

The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hear-

Petition for Special Exception for

Being the property of KB of Balti-more, Inc., as shown on plat plan fied with the Zoring Office.

In the event that this Patrion(s) is

granted, a building permit July be issued within the thirty (30) day ap-

peal period. The Zoning Commis-sioner 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 of made at the hearing.

75953-L89378 April 23

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

86-472-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

April 24

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

TOWSON, MD., \_\_\_\_\_April 23\_\_\_\_\_, 19\_86

TOWSON TIMES,

Publisher

34.00

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 23 , 19.86.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE RE: PETITION FOR SPECIAL EXCEPTION April 25, 1986 ZONING COMMISSIONER NE/Corner of Aylelsbury Rd. and \* OF BALTIMORE COUNTY Crowther Ave., 8th District COUNTY OFFICE BLGG. 111 W. Chesapeake Ave. Towson, Maryland 21204 KB OF BALTIMORE, INC., Petitioner \* Case No. 86-472-x James B. Astrachan, Fsquire 326 North Charles Street 666-1754 \* \* \* \* \* \* \* \* \* \* \* \* \* Baltimore, Maryland 21201 WITHDRAWAL OF APPEARANCE RF: Item No. 347 - Case No. 86-472-X Petitioner - KB of Baltimore, Inc. Philip King Please withdraw the appearance of James B. Astrachan, and Special Exception Petition MEMBERS Astrachan & Landau, P.A. in the above-captioned matter. Bureau of Engineering Department of Traffic Engineering State Poads Commission ames B. Astrachan Astrachan & Landau, P.A. Bureau of Fire Prevention The Zoning Plans Advisory Cormittee has reviewed the plans 326 N. Charles Street submitted with the above-referenced petition. The following corments Baltimore, Maryland 21201 (301) 539-3900 Realth Department are not intended to indicate the appropriateness of the zoning action Project Planning requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a Building Department CERTIFICATE OF MAILING bearing on this case. The Director of Planning may file a written Board of Education report with the Zoning Cormissioner with recommendations as to I HEREBY CERTIFY that on this 1st day of May, 1986, a copy the suitability of the requested zoning. Zoning Administration of the foregoing Withdrawal of Appearance was mailed to Phyllis Cole Development Inclosed are all comments submitted from the mombers of the Cormittee at this time that offer or request information on your Friedman, People's Counsel for Baltimore County, Room 223, Courtpetition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that house, Towson, Maryland 21204. 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, ames B. Astrachan unex 6 JAMES F. DATE Chairman Zoning Plans Advisory Cormittee JFD: hsc Phalosures cc: Transviron, Inc. 1624 York Road Lutherville, Md. 21093 ASTRACHAN & LANDAU, P.A.

DEPARTMENT OF PERMITS & LICENSES April 30, 1986 TOWSON, MARYLAND 21204 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Comments on Item # 347 Zoning Advisory Committee Meeting are as follows: Property Owner: KB of Baltimore, Inc. NE/Cor. Aylesbury Rd. and Crowther Ave. Districts APILICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. (B) A building and other miscellaneous permits shall be required before the start of any construction. C. Residentials 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. If 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-4 Single Family Detached Deellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. B-4 Dee Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. Fo 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 H. When filing for a required Change of Use/Occupanty 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 Tas Groups are from Use to Dee or to Mixed Uses See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/River(ne. Please see the attached copy of Section 516.2 of the Butlding Code as adopted by Bill #17-85. Site plans shall encw the correct elevations above sea level for the lot and the finish floor levels including basement.

J.) comments: Provide handicapped signs, curb cuts for sidewalks, building access ✓ and useability. Comply with Section 609.0. It is assumed there are no high hazard uses such as storage of flammables, paint spray, etc.. If so they shall be identified. E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning 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 2.204. Marks & Sumban BY: C. E. Burnham, Thief Building Plans Review

( ) 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 Chila Health.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 347, Zoning Advisory Committee Meeting of April 1, 1986

( ) Prior to approval of a Building Permit for construction, renovation and/or

( ) Prior to new installation/s of fuel burning equipment, the owner should

complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required

( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and

( ) Frior to any new construction or substantial alteration of public swimming

of Health and Mental Hygiene for review and approval.

installation of equipment for any existing or proposed food service facility.

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s

for any charbroiler operation which has a total cooking surface area of five

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

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

(5,000 gallons or more) and any other equipment or process which exhausts

Property Owner: KB OF Ballimore INC.

Location: NE/cor. Aglesbury Rd & crowther Ave District 8th

 $(\ )$  If Jubrication 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 Commissioner

County Office Building Towson, Maryland 21204

Water Supply Public

COMMENTS ARE AS FOLLOWS:

into the atmosphere.

(5) square feet or more.

Office of Planning and Zoning

158 8 MAL!

Zon Pag	ina e 2	Item # 347 Zoning Advisory Committee Meeting of 11000 1986
ſΧ	)	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.
(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 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
		The state of the s

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO Zoning Commissioner Date April 30, 1986

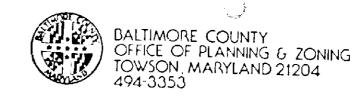
Norman E. Gerber, AICP, Director
FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-472-X

Section 253.2B. of the <u>Baltimore County Zoning Regulations</u> states, in part, "The following auxiliary service uses..." and "...provided further, that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding area...." In viewing the location of the subject proposal, this office questions whether or not the said regulations would be met. Unless this requirement is satisfied, this office would be opposed to the granting of the subject request.

mma Electron Michaellorman E. Gerber, MICP

NEG/J3H/sf



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 18, 1986

Mr. Philip Hoag KB of Baltimore, Inc. 810 Gleneagles Avenue Baltimore, Maryland 21204

Re: Petition Special Exception NE/corner of Aylesbury Road and Crowther Avenue 8th Election District Case No. 86-472-X

Dear Mr. Hoag:

Very truly yours,

JEAN M. H. JUNG

Deputy Zoning Commissioner of Baltimore County

JMHJ:bjs

cc: James B. Astrachan, Esquire People's Counsel

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