

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

APR 1986
13
10:00

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 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: Theodore Yen Jin Yen
 Legal Owner(s): KB of Baltimore, Inc.
 19 W. Stigley Avenue
 Philip Hoag
 Lutherville, Maryland 21093
 Attorney for Petitioner: James B. Astrachan, Astrachan & Landau, P.A.
 326 N. Charles Street
 Baltimore, Maryland 21201
 Attorney's Telephone No.: 539-3900

ORDERED By The Zoning Commissioner of Baltimore County, this 14th 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 13th day of May, 1986, at 1:00 o'clock

Carl J. Jablon
 Zoning Commissioner of Baltimore County

(over)

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

LOCATION: 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:

Petition for Special Exception for a service garage

Being the property of KB of Baltimore, Inc., 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 BEFORE THE
 NE/corner of Aylesbury Road DEPUTY ZONING COMMISSIONER
 and Crowther Avenue - OF BALTIMORE COUNTY
 8th Election District
 KB of Baltimore, Inc., Petitioner Case No. 86-472-X

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 16th day of May, 1986, that the above-referenced matter be and the same is hereby DISMISSED without prejudice.

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

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

KB of Baltimore, Inc. 86-472-X
 NE/corner of Aylesbury Rd. and
 Crowther Ave., 8th Elec. Dist.

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

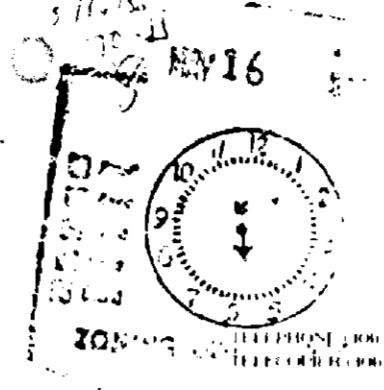
Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 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.

Peter Max Zimmerman
 Peter Max Zimmerman

26-2337
 82

ASTRACHAN & LANDAU, P.A.
 ATTORNEYS AT LAW
 326 NORTH CHARLES STREET
 BALTIMORE, MARYLAND 21201



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

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

Very truly yours,
James B. Astrachan
 James B. Astrachan

JBA/mydr
 cc: Mr. Theodore Yen
 Mr. Philip Hoag

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 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 to, Towson, Maryland

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

No. 26752
 DATE: 5/14/86 ACCOUNT: 100-200-0000
 AMOUNT: \$ 73.75
 RECEIVED FROM: *James B. Astrachan*
 FOR: *James B. Astrachan*
 VALIDATION OR SIGNATURE OF CASHIER

James B. Astrachan, Esquire
 Astrachan & Landau, P.A.
 326 North Charles Street
 Baltimore, Maryland 21201
 April 15, 1986

NOTICE OF HEARING

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

TIME: 1:00 p.m.

DATE: Tuesday, May 13, 1986

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

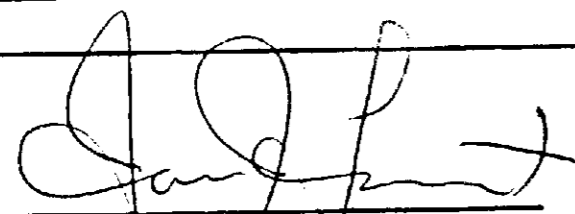
Carl J. Jablon
 Zoning Commissioner
 of Baltimore County

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

No. 10684
 DATE: 5/13/86 ACCOUNT: 100-200-0000
 AMOUNT: \$ 100.00
 RECEIVED FROM: *James B. Astrachan*
 FOR: *James B. Astrachan*
 VALIDATION OR SIGNATURE OF CASHIER

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 3,925 feet and a length of 87.83', thence running with said right of way line 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 S. 73°38'22"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.

- (X) 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 _____

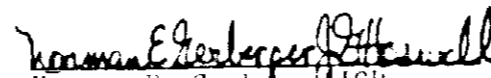

 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

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 Baltimore County Zoning Regulations 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.


 Norman E. Gerber, AICP

NEG/JMH/sf



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

June 18, 1986

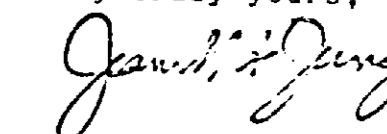
Mr. Philip Hoag
 KB of Baltimore, Inc.
 810 Gleneagles Avenue
 Baltimore, Maryland 21204

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

Dear Mr. Hoag:

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 18th day of June, 1986, that the above-referenced matter be and the same is hereby DISMISSED without prejudice.

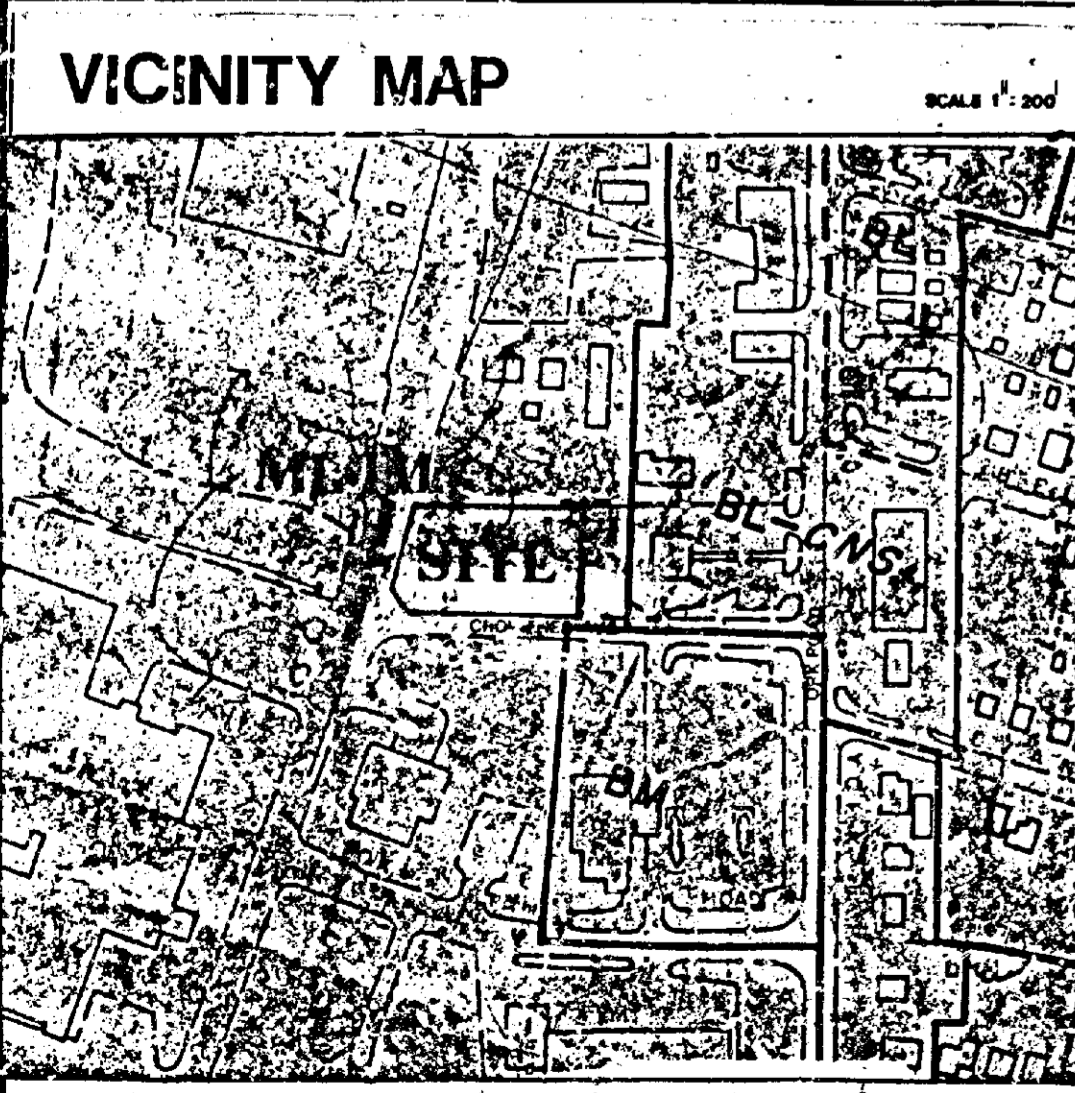
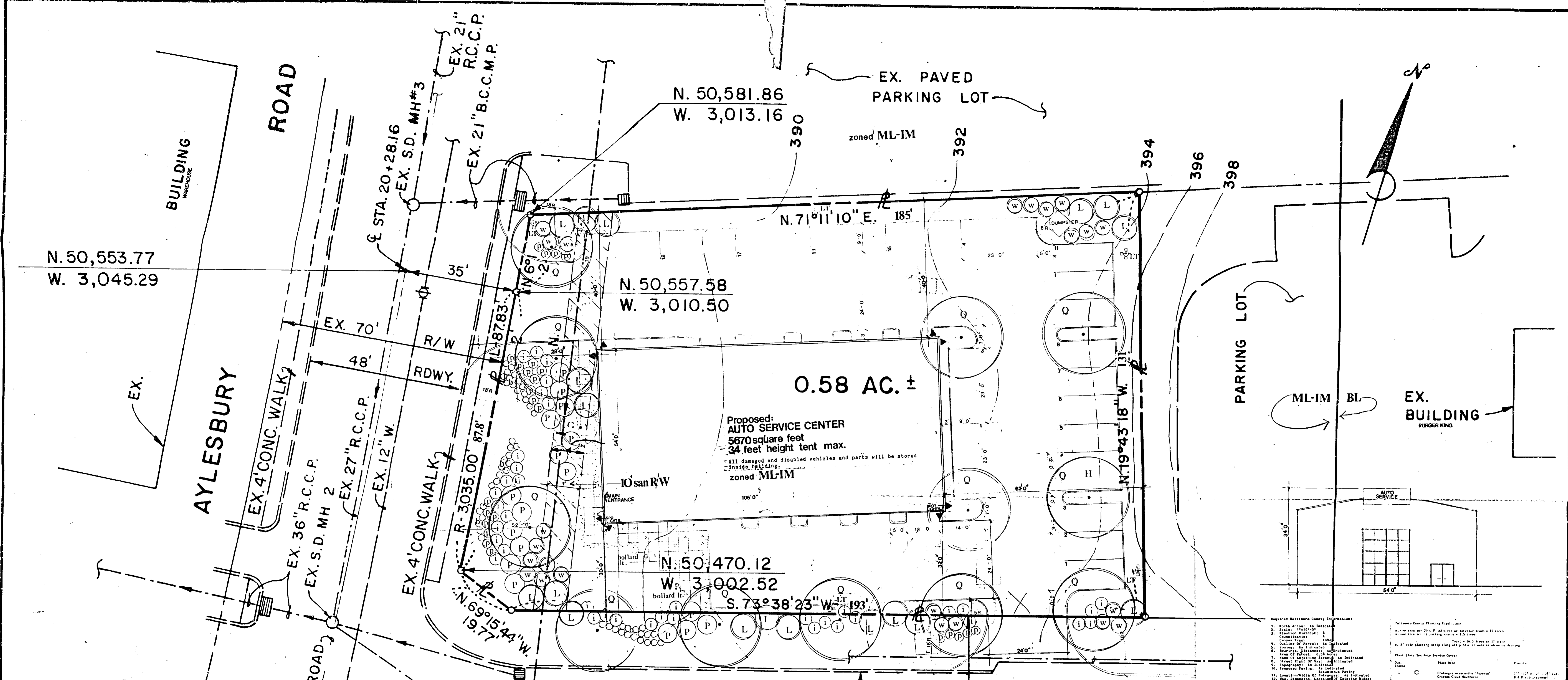
Very truly yours,



JEAN M. H. JUNG
 Deputy Zoning Commissioner
 of Baltimore County

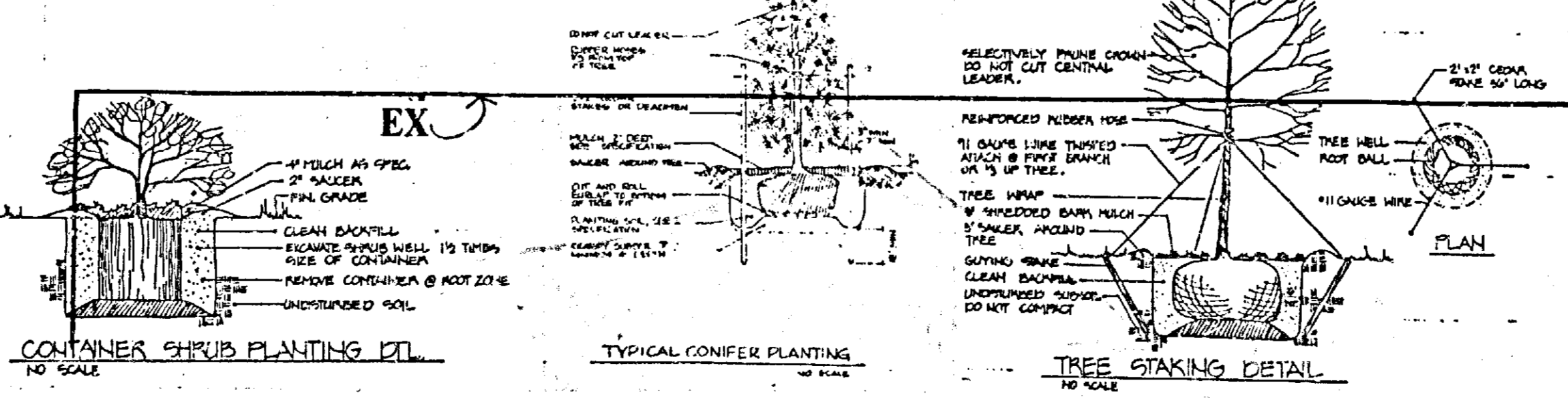
JMHJ:bjs

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



PLANNING ARCHITECTURE INTERIORS
BURNS & GEIGER
 Burns & Geiger, Inc. • 227 Market Chaussee Dr. • Suite 200 • Baltimore, Md. 21201 • (410) 752-1000

CROWTHER



- All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the U.S.A. Standard for Nursery Stock, latest edition.
- All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications.
- Contractor and/or owner are to verify the correct location of all underground utilities in the field prior to installation of any plant material.
- Location of plant material to be staked in the field and approved by the Landscape Architect prior to planting.
- All work specified herein shall be performed by qualified personnel experienced in this type of work. The contractor shall be a member in good standing of one of the following organizations:
 - Associated Landscape Contractors of America.
 - American Association of Nurserymen
 - or, a member of the Nurserymen's association of the state in which the work is being performed.
- There shall be a one-time replacement policy. The cost will be borne by the Contractor at no additional cost to the Owner. Replacements will be of the same size and species as the original with no additional soil additives to be used.
- Tree and shrub pits shall be backfilled with a mixture containing 50% compost, 20% peat, and 30% sand plus 5-10-5 fertilizer applied according to the manufacturer's instructions.
- Mulching: All ground plant areas shall be mulched with a 2-inch layer of shredded hardwood bark within 2 days after planting. This mulch shall cover entirely the area of the planting bed.

Required Baltimore County Information:

- North Arrow: As Indicated
- Scale: 1" = 20' L.P. Advanced or plotted scale = 15' lines
- Elevation: As Indicated
- Contour Lines: 5' intervals
- Zone of Planting: As Indicated
- Zone of Existing Streets: As Indicated
- Name of Adjoining Street: As Indicated
- Topography: As Indicated
- Proposed Fencing: As Indicated
- Location/Width of Right-of-Way: As Indicated
- Use, Dimension, Location of Existing Buildings: As Indicated
- Use, Dimension, Location of Proposed Buildings: As Indicated
- Location of Proposed Garage: As Indicated
- Appropriate Height-Tenure: As Indicated
- Equipment: As Indicated
- Site Notes: As Indicated
- Planting Schedule: As Indicated

Planting Schedule:

Plant Name	Quantity	Remarks
...

YEN'S AUTO SERVICE CENTER
TOPOGRAPHY OF
PROPERTY PLAT
 SCALE: 1" = 10' DATE: FEB., 1986
TRANSVIRON, INC.
 CONSULTING ENGINEERS
 LUTHERVILLE, MD.

