

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 (SECTION 22-51.3)

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 am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Suite 210
(Type or Print Name)	405 Frederick Road
Signature	Baltimore, Md 21228
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.	William P. Monk
	Name
	P.O. Box 11415
	Address
	21239
	Phone No.
	494-8931

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 27th day of May, 1986, at 11:00 o'clock

Commissioner of Baltimore County

(over)

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0610

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 354 Zoning - advisory Committee Meeting are as follows:

Property Owner: Mohler Enterprises, Inc.
Location: N/S Frederick Road, 1/2 mile E of Prospect Avenue
District: 1st.

- APPLICABLE BYLAWS AND ORDINANCES:
- 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.R.S. 11-111) - 1980 and other applicable Code 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 or Licensed Architect or Engineer, is/is not required on plans and technical data.
 - Should any structures or alterations to structures be required, approved: Two sets of construction drawings sealed and signed by a registered or Licensed Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
 - All the Group except the Single Family Detached Dwelling Group: a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall with an interior lot line shall require a fire or party wall. See Table 601, Section 1107, Section 1108 and Table 1102. 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. Refr to the requested copy of Section 5102 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.
 - The requested variance appears to conflict with Section(a) of the Baltimore County Building Code.
 - When filing for a required change of the 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. Modified architectural or Engineer seals are usually required. The change of Use Group are from the to Use Group. See Section 312 of the Building Code.
 - The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 5102 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.
 - Comments: No painting or other high hazard uses are permitted under S-1 Use Group. Comply with Section 609 for garages. Comply with the B.O.C.A. Basic Energy Code.
 - 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 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Building Plans Review

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

SUBJECT: Zoning Petition No. 86-478-X

Details of this proposal have been reviewed by the Division of Community Planning and comply with the revitalization plan. Consequently, this office is not opposed to the granting of the subject request.

NEG:JGH:slm

Norman E. Gerber, AICP, Director

NEG:bjs

cy: Susan Carrell
James A. Markle
Edward A. McDonough
CRG File
William P. Monk
P.O. Box 11415
Baltimore, Maryland 21239

May 28, 1986

Ms. Jean Jung
Zoning Hearing Officer
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 6352 Frederick Road
Case No. 86-478-X

Dear Ms. Jung:

As a follow-up to the hearing regarding the above-captioned property, I thought it might be helpful to include the design detail for the planter area along Frederick Road. Unfortunately, I failed to mention that these are raised planter areas with affixed, attractive wooden benches. It appears from the detail that low (2-3 foot high) plant materials coupled with deciduous trees will be incorporated into these raised bedded areas. These planter areas should effectively screen the automobiles on site and break up the "sea of parking". This information may be of assistance in determining the final landscaping improvements for the site.

If you have any questions regarding the above, please feel free to give me a call.

Cordially,
William P. Monk
land planner

p.o. box 11415
baltimore, maryland
21239

May 16, 1986

Mr. James W. Mohler
Mohler Enterprises, Inc.
405 Frederick Road
Catonsville, Maryland 21228

Re: Frederick Road - 6352
W-86-98

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver for the Plan would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore granted. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have questions please contact Susan Carrell, at 494-3335.

Sincerely yours,
Norman E. Gerber
Director of Planning and Zoning

NEG:bjs

cy: Susan Carrell
James A. Markle
Edward A. McDonough
CRG File
William P. Monk
P.O. Box 11415
Baltimore, Maryland 21239

PETITIONER'S
EXHIBIT 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 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

C. Michael Magruder, Esquire
Suite 400, Loyola Federal Building
Towson, Maryland 21204

RE: Item No. 354 - Case No. 86-478-X
Mohler Enterprises, Inc. - Petitioner
Petition for Special Exception

Dear Mr. Magruder:

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
Chairman
Zoning Plans Advisory Committee

JED:md
Enclosures

cc: Mohler Enterprises, Inc.
Suite 210, 405 Frederick Road
Baltimore, Maryland 21228

Mr. William P. Monk
P.O. Box 11415
Baltimore, Maryland 21239

April 16, 1986

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

Attn: Mr. N. Commodari

Re: ZAC Meeting of 4-15-86
ITEM: 354.
Property Owner: Mohler Enterprises, Inc.
Location: N/S Frederick Road
Route 144, 470 feet E of Prospect Ave
Existing Zoning: B.L. and R.O.
Proposed Zoning: Special Exception for a service garage
Acres: 0.3004 acres
District: 1st Election District

Dear Mr. Jablon:

On review of the submittal of 3-27-86, the State Highway Administration finds the concept plan showing a single 30' entrance generally acceptable.

All work within the State Highway Administration Right-of-Way must be through State Highway Administration permit with the posting of a \$7,000.00 bond to guarantee construction.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

By: George Wittman

My telephone number is (301) 659-1350
Telephone 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
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

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

Dear Mr. Jablon:

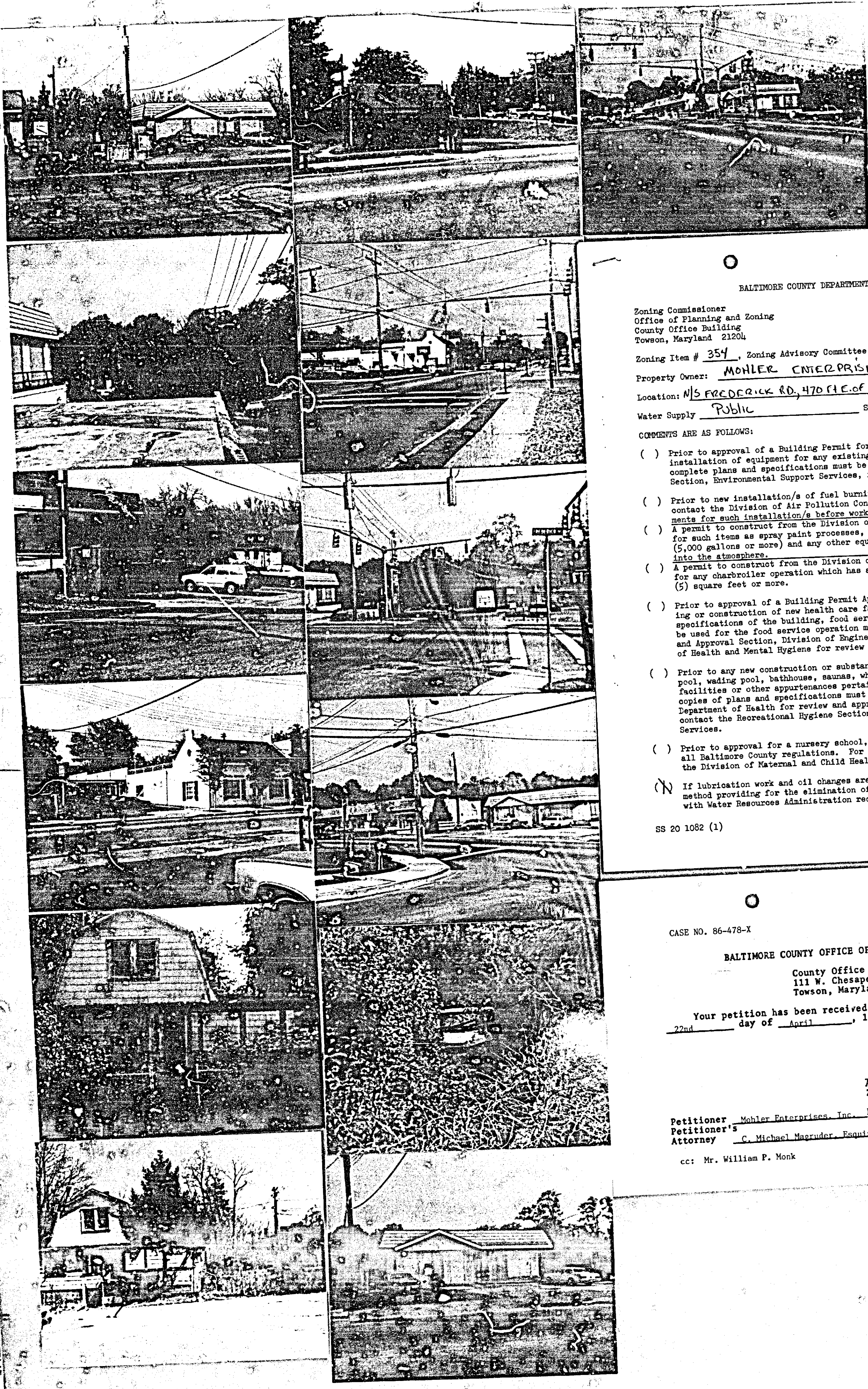
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Planning Services.
- ☒ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 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 4/15/86.
- ☒ The property is located in a defined service area as defined by Bill 15-85. No building permit may be issued until a Review Capacity Use Certificate has been issued. The official service area is shown on the map.
- ☒ The property is located in a 100 year flood area controlled by a 100 year flood protection system. The building permit may be issued only if the property is located in a 100 year flood area controlled by a 100 year flood protection system. The official service area is shown on the map.
- ☒ The property is located in a 100 year flood area controlled by a 100 year flood protection system. The building permit may be issued only if the property is located in a 100 year flood area controlled by a 100 year flood protection system. The official service area is shown on the map.

A WAIVER OF PLAN #6352
FREDERICK RD. WILL BE REVIEWED BY THE
BALTIMORE COUNTY PLANNING BOARD ON MAY 15, 1986

cc: James Magruder

Edward A. McDonough
Chairman, Planning and Development



4/19/86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 354, Zoning Advisory Committee Meeting of April 15, 1986
Property Owner: MOHLER ENTERPRISES
Location: N/S FREDERICK RD, 470 E of Prospect Avenue District 1st
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 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)

CASE NO. 86-478-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
22nd day of April, 1986

ARNOLD JABLON
Zoning Commissioner
Petitioner: Mohler Enterprises, Inc. Received by: James E. Dwyer, Chairman, Zoning Plans Advisory Committee
Petitioner's Attorney: C. Michael Magruder, Esquire
cc: Mr. William P. Monk

Zoning Item # 354 Zoning Advisory Committee Meeting of April 15, 1986
Page 2

- () 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 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 Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

PAUL H. REINCKE
CHIEF

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: Mohler Enterprises, Inc.

Location: N/S Frederick Road, 470 feet E of Prospect Avenue
Item No.: 354 Zoning Agenda: Meeting of April 15, 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 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 comment at this time.

Noted and Approved: John F. O'Neill
Fire Prevention Bureau
Planning Group
Special Inspection Division

/mb

A Description for Special Exception

BEGINNING at a point on the north side of Frederick Road (66 feet wide) at a point distant 470 feet + or - from the eastern right-of-way of Prospect Avenue and binding along the east side of a 10 foot wide use in common right-of-way north 20° 12' W 143.95 feet; thence north 73° 15' E 96.86 feet; thence south 15° 39' E 127.22 feet; thence south 17° 54' E 16.50 feet; thence binding along the north side of Frederick Road south 73° 15' W 86.08 feet to the place of beginning. Containing 13,089 square feet or 0.3004 acres + or - known as 6352 Frederick Road in the First Election District.



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Frederick Road, 470 E of * DEPUTY ZONING COMMISSIONER
Prospect Avenue *
6352 Frederick Road * OF BALTIMORE COUNTY
1st Election District *
Mohler Enterprises, Inc. * Case No. 86-478-X
Petitioner *

The Petitioner herein requests a special exception for a service garage.

Testimony by and on behalf of the Petitioner indicated that the site is improved by a vacant two-bay building formerly utilized as a service station. The property is level beside and in front of the building and drops 10' to 12' to a lower level in the rear. The RO zoned portion is partially paved with crusher run; the BL - CSE zoned portion is entirely paved. The Petitioner proposes to convert the existing building to a service garage for minor auto repairs with no paint or body work. Hours would be 7:00 AM to 9:00 PM, six days a week. The site is a part of the Paradise-East Catonsville Enhancement Study adopted by the Baltimore County Planning Board on July 15, 1982, and will comply with that revitalization plan. An 8' strip along the front will be landscaped in accordance with the Paradise Streetscape. A County Review Group waiver was approved on May 16, 1986. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1, Baltimore County Zoning Regulations (BCZR) have been met, and the health, safety and general welfare of the community will not be adversely affected, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1986, that the special exception for a service garage is hereby GRANTED, from and after the date of this Order.

RECEIVED FOR FILING
DATE 6/6/86
BY [Signature]

JUN 12 1986

DATE

subject, however, to the following restrictions:

- 1) Compliance with the requirements of the Baltimore County Health and Permits & Licenses Departments as well as 415A BCZR.
- 2) No paint or body work is permitted.
- 3) Hours shall be limited to 7:00 AM to 9:00 PM Monday through Saturday.
- 4) At no time the site is utilized as a service garage shall the owners/operators apply for any sign variances. Signs as well as landscaping for that area between the building and the west property line shall be approved by Current Planning.

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

JMH:bjs

PETITION FOR SPECIAL EXCEPTION

1st Election District

Case No. 86-478-X

LOCATION: North Side of Frederick Road, 470 feet East of Prospect Avenue (6352 Frederick Road)

DATE AND TIME: Tuesday, May 27, 1986, at 11:00 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 Exception for a service garage

Being the property of Mohler Enterprises, 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

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Rd., 470' E of Prospect Ave.
(6352 Frederick Rd.)
1st Election District
Mohler Enterprises, Inc. - Petitioner
Case No. 86-478-X

Dear Mr. Magruder:

This is to advise you that \$60.35 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 time it is placed by

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

No. 021712

County, Maryland, and remit
ng, Towson, Maryland

DATE _____ ACCOUNT _____
AMOUNT \$ _____
RECEIVED FROM _____
FOR _____
VALIDATION OR SIGNATURE OF CASHIER _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 8 19 86

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 May 8 19 86

THE JEFFERSONIAN,

13 Kentel
Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL EXCEPTION
In Election District
Case No. 86-478-X
LOCATION: North Side of Frederick Road, 470 feet East of Prospect Avenue (6352 Frederick Road)
DATE AND TIME: Tuesday, May 27, 1986, at 11:00 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 Exception for a service garage.
Being the property of Mohler Enterprises, 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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-478-X

District: 1st Date of Posting: May 1, 86
Posted for: Special Exception
Petitioner: Mohler Enterprises, Inc.
Location of property: N/S of Frederick Road, 470' E of Prospect Ave. (6352 Frederick Rd.)
Location of signs: Attached to front of existing building # 6352 Frederick Rd.
Remarks:
Posted by: *John J. Rutter* Date of return: May 2, 86
Number of signs: 1

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Rd., 470' E of Prospect Ave.
(6352 Frederick Rd.)
1st Election District
Mohler Enterprises, Inc. - Petitioner
Case No. 86-478-X

TIME: 11:00 a.m.

DATE: Tuesday, May 27, 1986

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

C. Michael Magruder
Zoning Commissioner
of Baltimore County

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

No. 019674

DATE 4/26/86 ACCOUNT 000000
AMOUNT \$ 100.00
RECEIVED FROM *John J. Rutter*
FOR *John J. Rutter*
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

June 5, 1986

Mr. James W. Mohler
Mohler Enterprises, Inc.
405 Frederick Road, Suite 210
Baltimore, Maryland 21228

Re: Petition for Special Exception
N/S Frederick Road, 470' E
of Prospect Avenue
(6352 Frederick Road)
1st Election District

Dear Mr. Mohler:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel
May Thomas

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S Frederick Rd., 470' E of Prospect Ave. (6352 Frederick Rd.), 1st District : OF BALTIMORE COUNTY
MOHLER ENTERPRISES, INC., : Case No. 86-478-X
Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 2nd day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to C. Michael Magruder, Esquire, Suite 400, Loyola Federal Bldg., Towson, MD 21204, Attorney for Petitioner; and William P. Monk, P.O. Box 11415, Baltimore, MD 21239, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Office of
PATUXENT
PUBLISHING CORP.
10750 Little Patuxent Parkway
Columbia, MD 21044

May 8 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL EXCEPTION

was inserted in the following:
[X]Catonsville Times
[]Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 10 day of May 19 86, that is to say, the same was inserted in the issues of

May 8, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

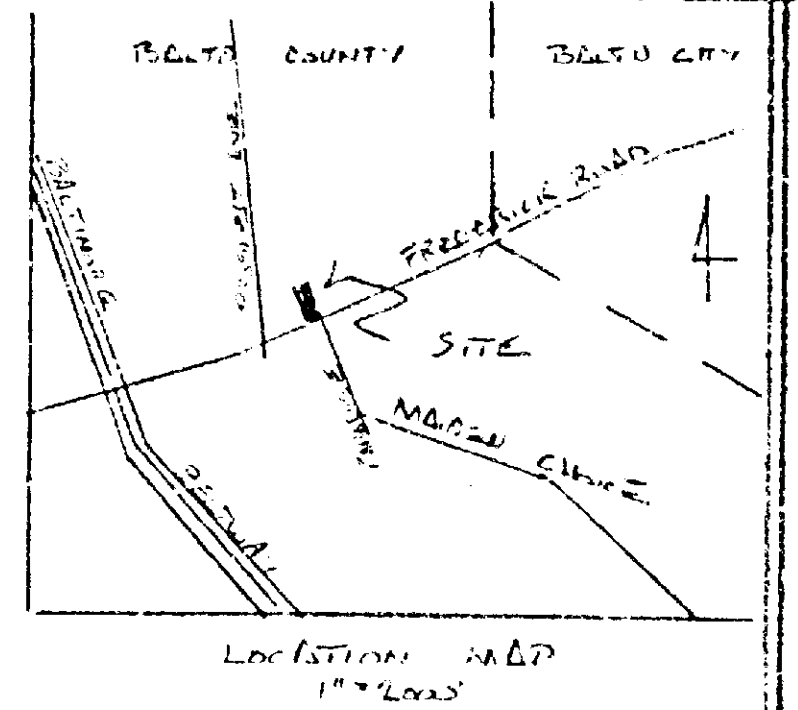
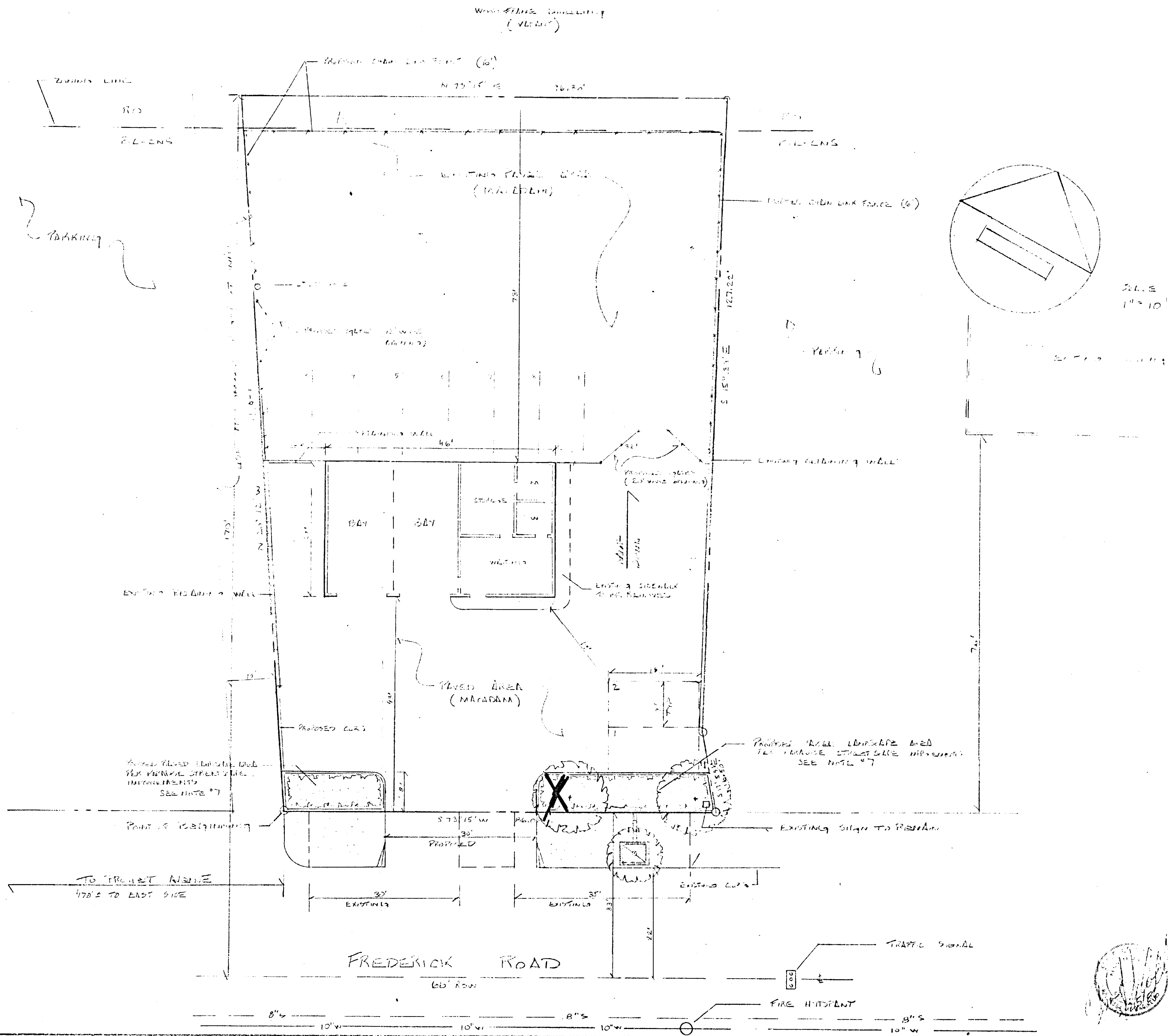
Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

JUN 12 1987



6352 FREDERICK ROAD
LOUISVILLE, MARYLAND

PLAN FOR
SPECIAL EXCEPTION

NOTES

- 1) LOT AREA - 13,047 S.F. OR 303.4 A.
- 2) EXISTING USE - VACANT 2 BAY SERVICE STATION.
- 3) PROPOSED USE - SERVICE GARAGES.
- 4) EXISTING TANKS GASOLINE BLEND AND IN-LAND TANKS HAVE BEEN REMOVED.
- 5) LOT AREA - 13,047 S.F. OR 303.4 A.
- 6) PARKING
REQUIRED - 1/303.4
BUILDING AREA - 12,420 S.F. = 5 SPACES
EXISTING COUNT AS 1 SPACE
PROVIDED - 11 SPACES - 11 SPACES MINIMUM
(9 OUTSIDE + 2 BAYS)
- 7) LANDSCAPE IMPROVEMENTS AND RELOCATION OF DRIVEWAY ENTRANCE TO BE CONSIDERED AS PART OF THE PARKING STREET SIDE PUBLIC IMPROVEMENT PROGRAM. BASED PLANTER DETAILS, TYPE OF TREES AND PLANT MATERIALS TO BE SUBJECT TO FINAL DESIGN DRAWINGS.
WORKS TO BE COMPLETED FALL '86 OR SPRING '87
- 8) PUBLIC UTILITIES CROSS THE PROPERTY.
- 9) PRIOR SPECIAL PERMIT CASE # 31+3181
- 10) BOUNDARY OUTLINE BASED UPON DEED REFERENCE 6444/404
- 11) 1ST ELECTION DISTRICT
- 12) ANY VEHICLES OR DISABLED VEHICLES TO BE STOPPED INDUCE NO BODY OR FENDER MARKS OR PAINTS IN SPACES. PREPARED BY:

ATTACHED:

MANLEY ENTERPRISES INC.
405 FREDERICK ROAD
CHATEAUVILLE MD 21024

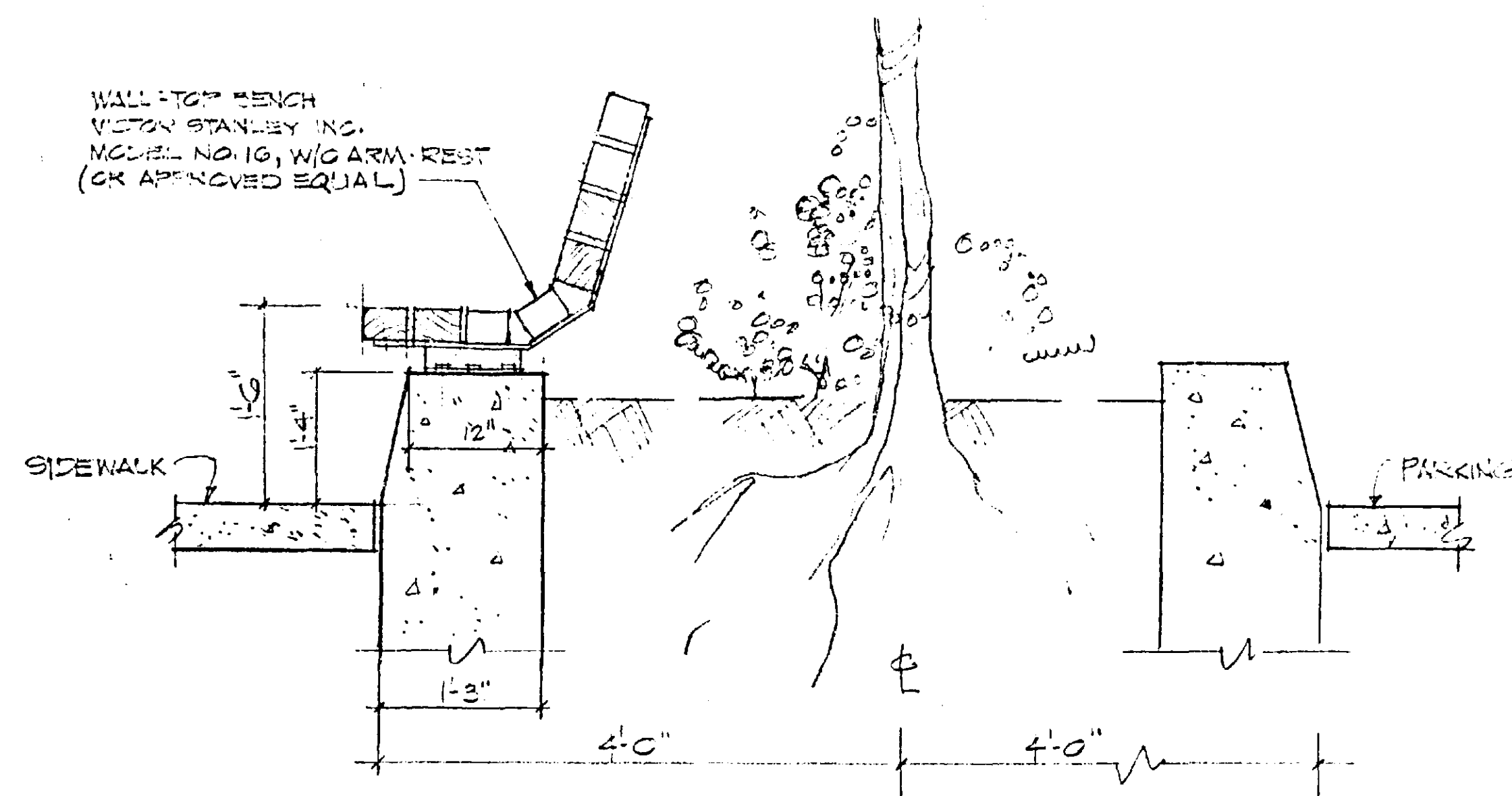
BILL MONK
LAND PLANNING CONSULTANT
P.O. BOX 11415
BALTIMORE MARYLAND 21229
201-496-3431

MARCH 27, 1986

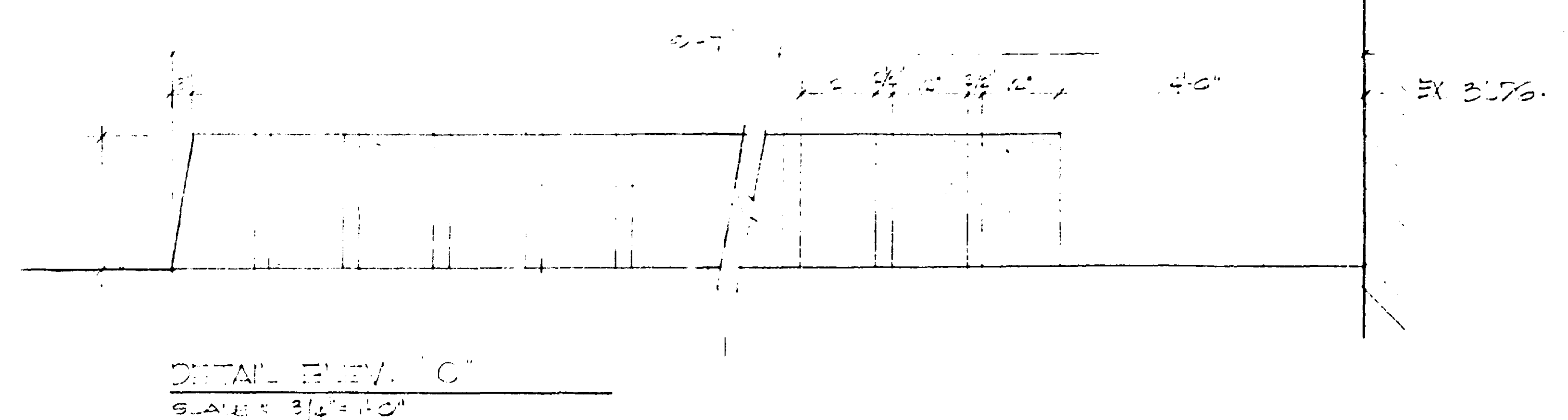
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PETITIONER'S
EXHIBIT

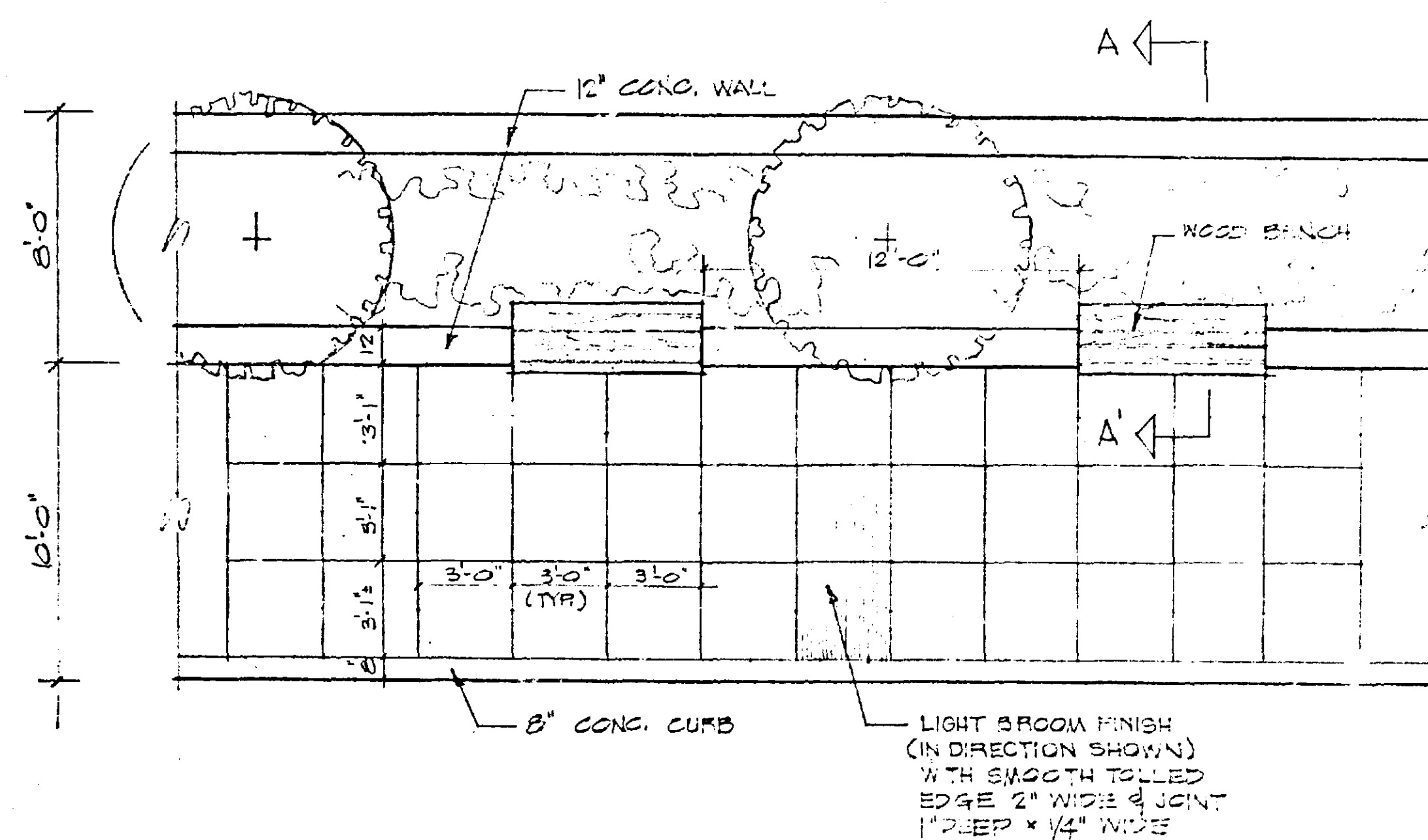
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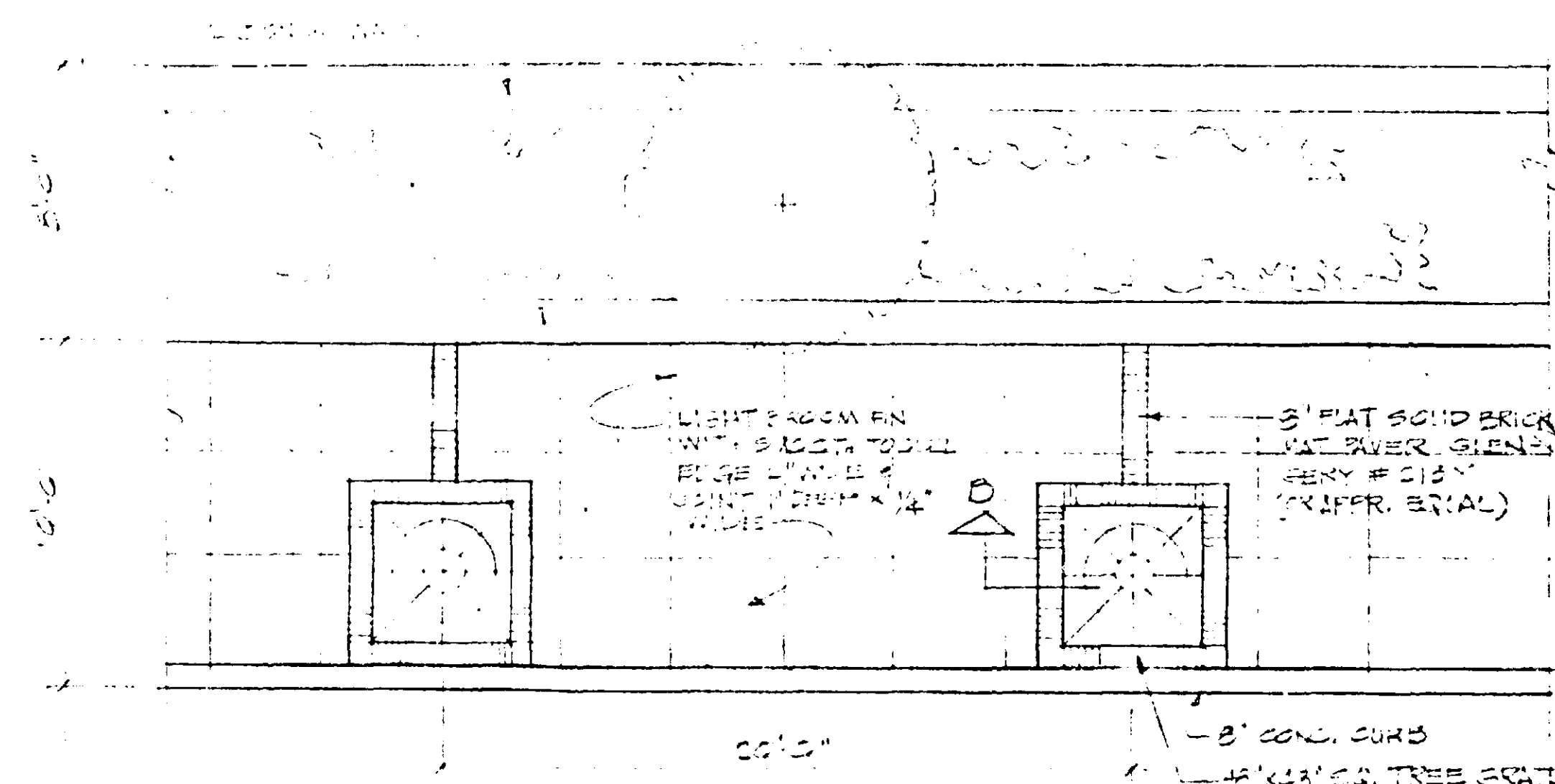
DETAIL SECTION A-A'
SCALE: 1"=1'-0"



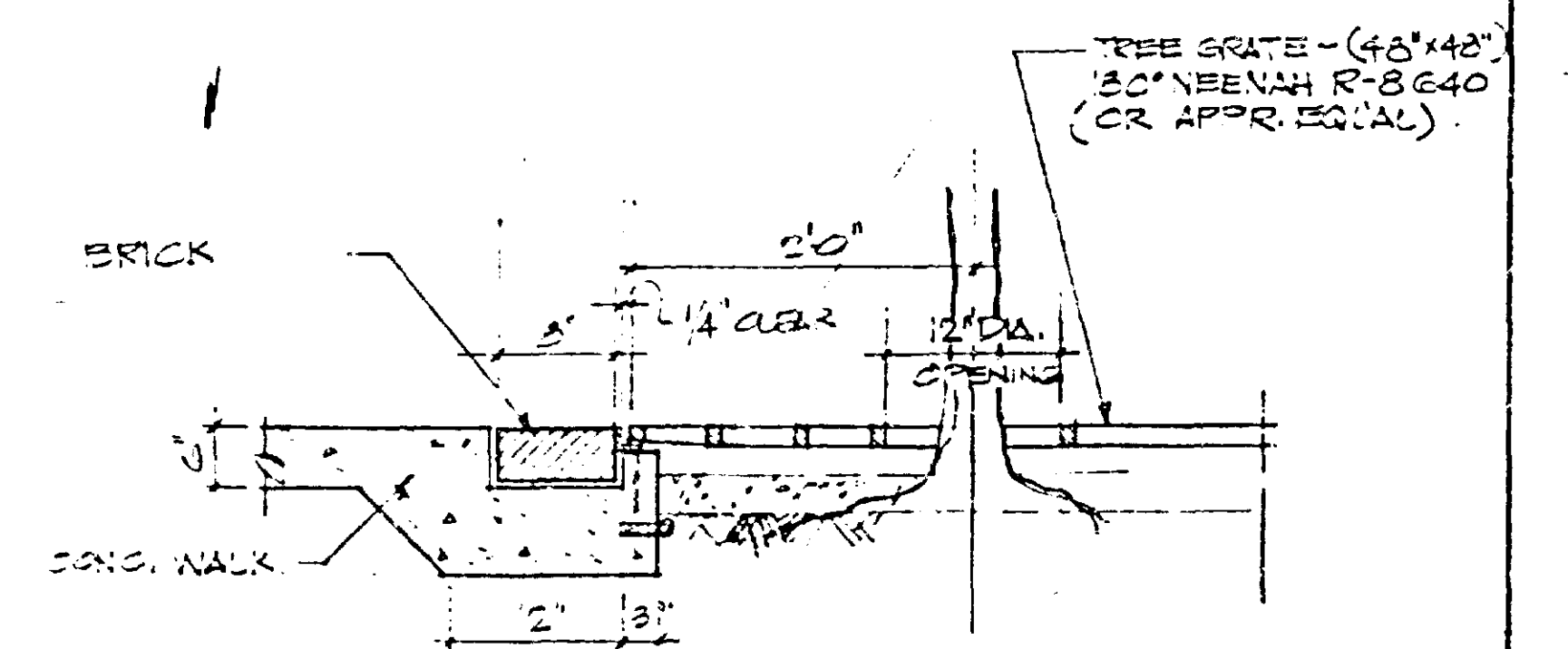
DETAIL ELEV. 'C'
SCALE: 3/4"=1'-0"



TYPICAL SIDEWALK SCORING & PLANTER (A)
SCALE: 1/4"=1'-0"



TYPICAL SIDEWALK SCORING & TREE GRATE (B)
SCALE: 1/4"=1'-0"

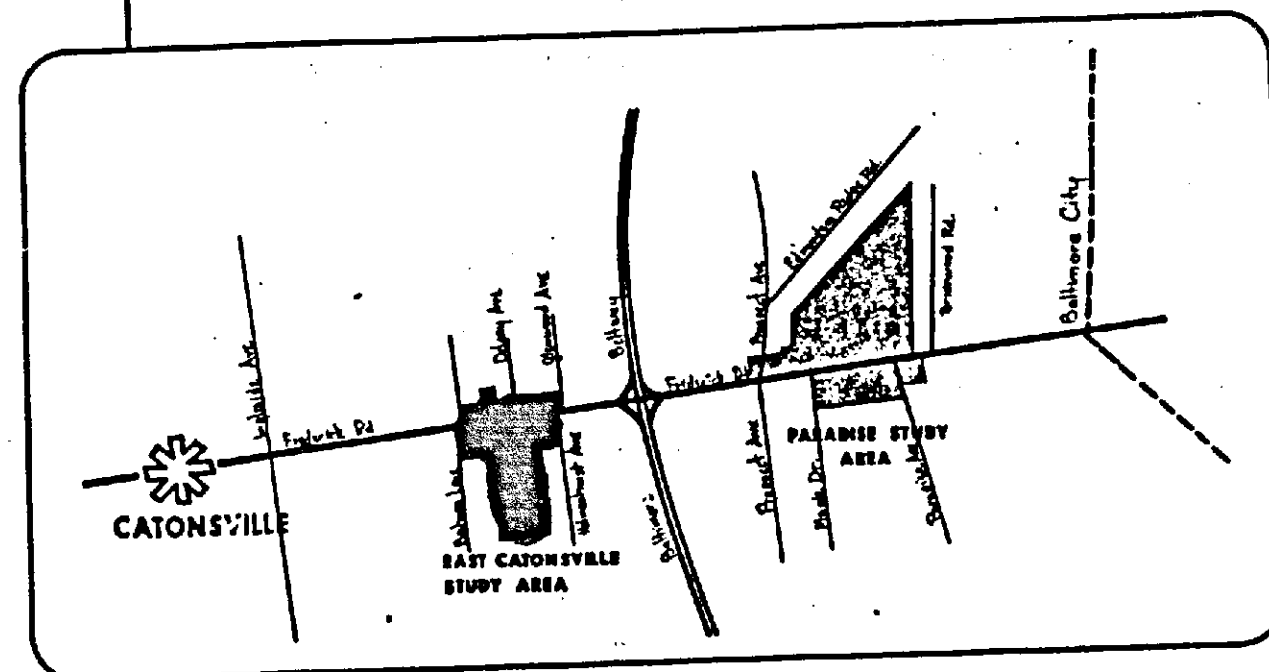


DETAIL - B
SCALE: 1"=1'-0"

PARADISE
STREETSCAPE

APPROVED:	
OFFICE OF PLANNING & ZONING	DATE
DEPT. OF TRAFFIC ENGINEERING	DATE
DEPT. OF PUBLIC WORKS	DATE
STATE HIGHWAY ADMINISTRATION	DATE

PROJECT AREA MAP



EAST CATONSVILLE
ENHANCEMENT STUDY
OFFICE OF PLANNING AND ZONING

CONCEPT PLAN
BALTIMORE COUNTY, MARYLAND

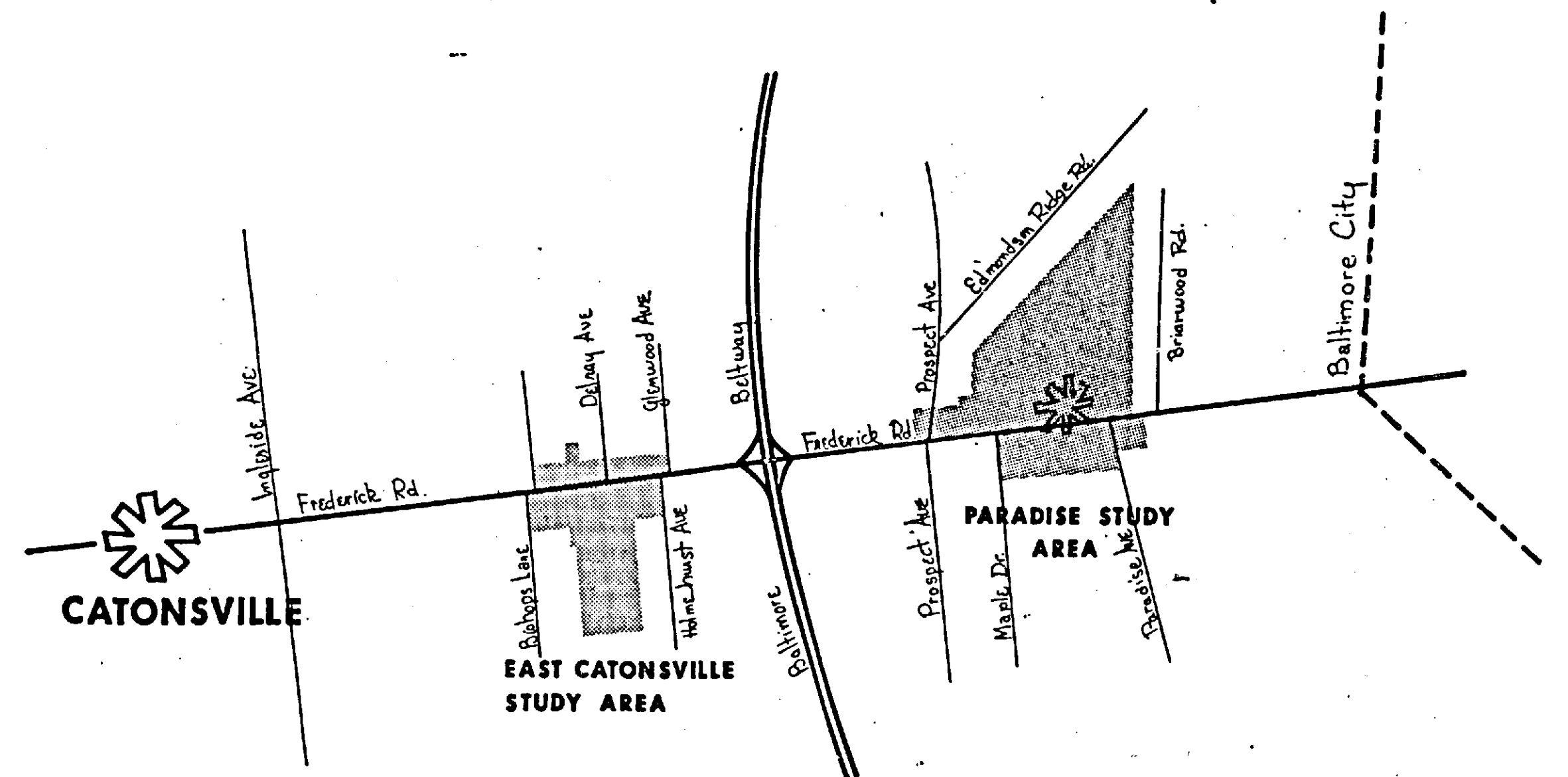
PARADISE ZONING

BOUNDARIES

FOR THIS PROGRAM, THE PARADISE COMMERCIAL ENHANCEMENT AREA BOUNDARY IS DELINEATED ON THE NORTH SIDE OF FREDERICK ROAD BY THE NON-RESIDENTIAL AREA, BEGINNING WITH THE ALLEYWAY OF BRIARWOOD ROAD ON THE EAST, RUNNING WESTERLY TO INCLUDE THE VACANT TRACT OF LAND IN THE REAR OF THE PHARMACY AND GASOLINE STATION, AND ENCOMPASSING THE STORE PARKING LOT. ON THE SOUTH SIDE, THE BOUNDARY IS DELINEATED BY THE NON-RESIDENTIAL AREA BEGINNING WITH THE EASTERNMOST PORTION OF THE MASS TRANSIT ADMINISTRATION'S TURN-AROUND PROPERTY, EXTENDING WESTERLY TO THE WESTERNMOST PORTION OF THE WIDE AVENUE RIGHT-OF-WAY.

PETITIONER'S
EXHIBIT 4

PROJECT AREA MAP

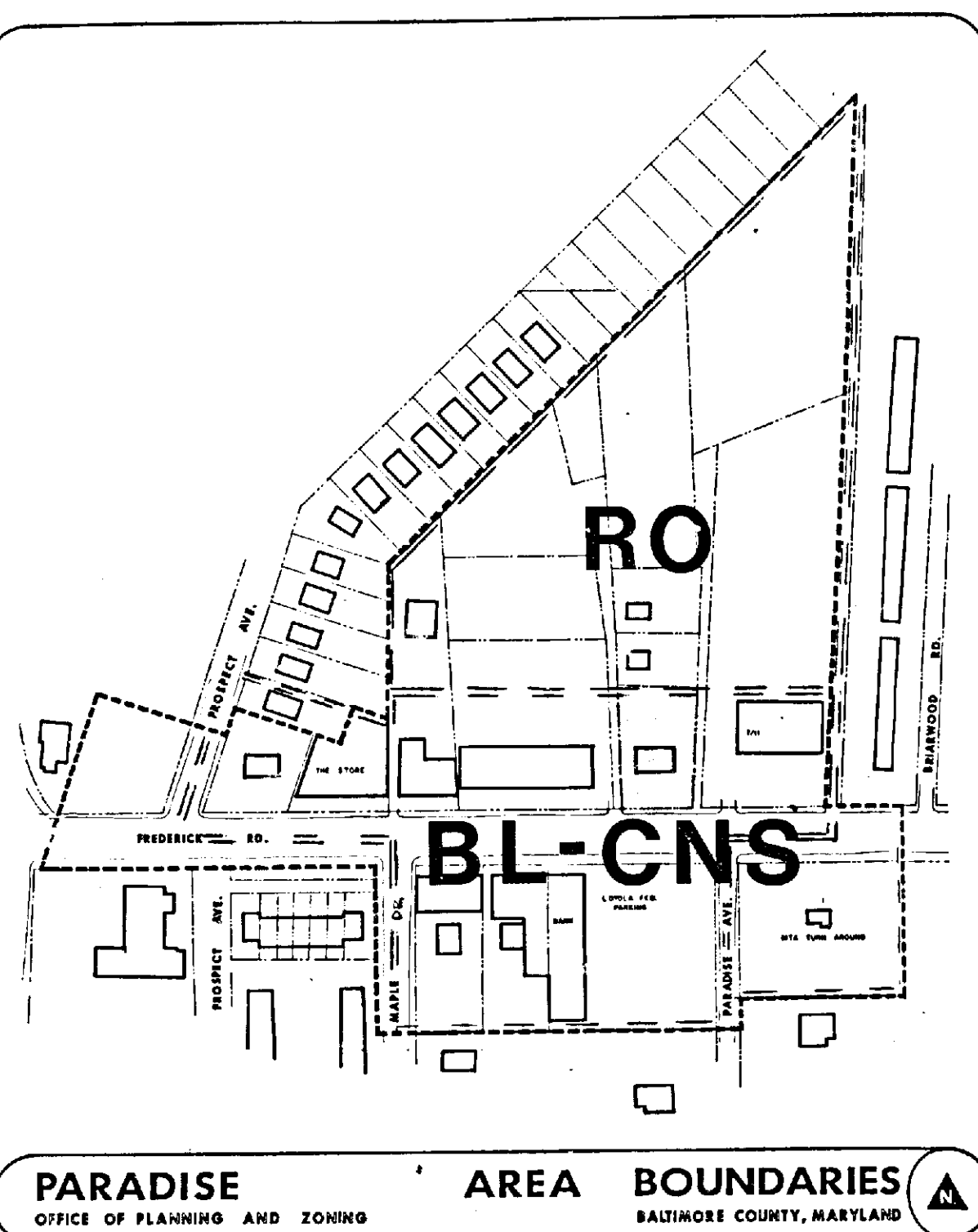
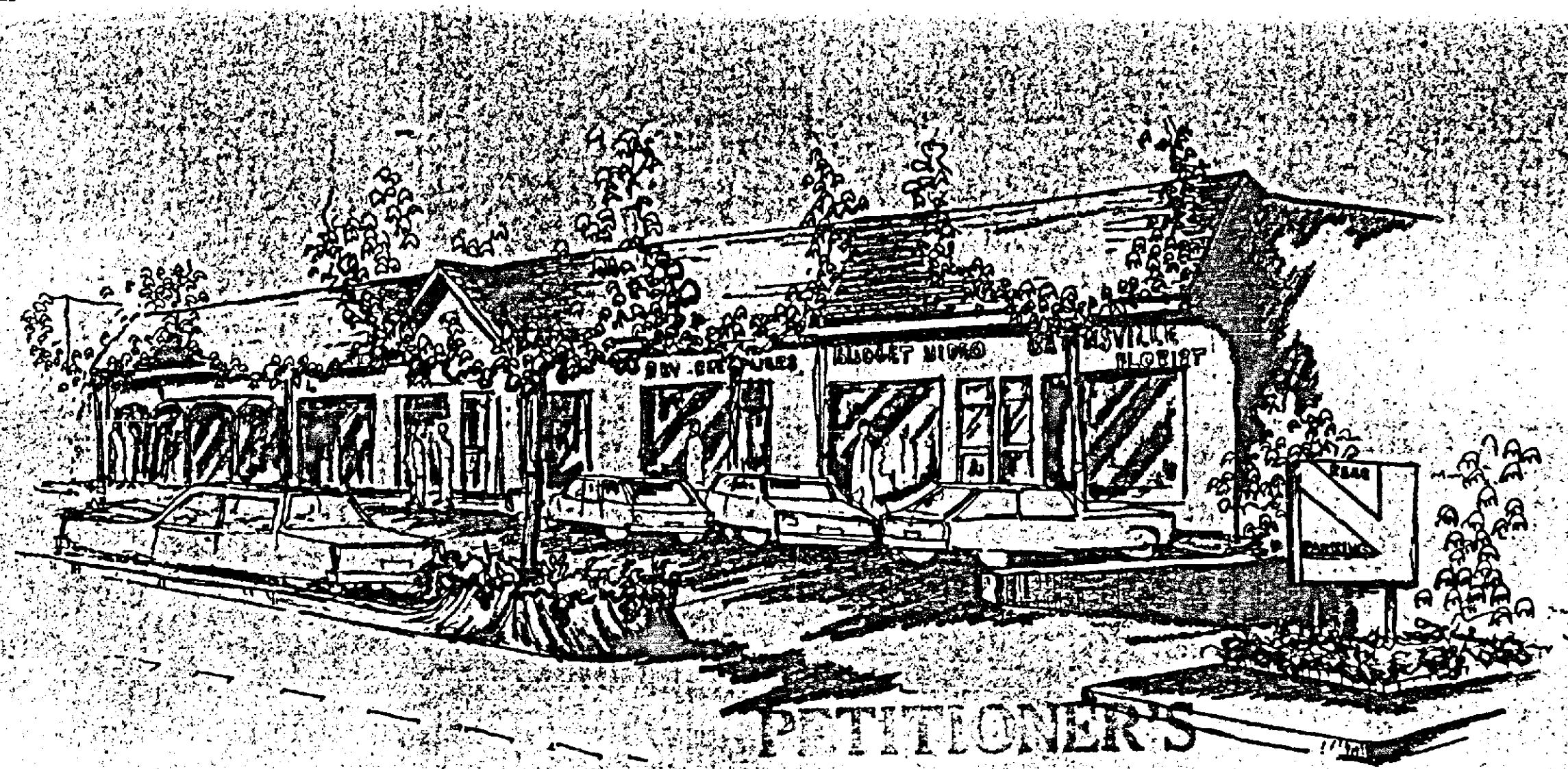


PARADISE — EAST CATONSVILLE ENHANCEMENT STUDY

OFFICE OF PLANNING AND ZONING

ADOPTED JULY 15, 1982
BALTIMORE COUNTY PLANNING BOARD
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT 3



PARADISE
OFFICE OF PLANNING AND ZONING

AREA BOUNDARIES
BALTIMORE COUNTY, MARYLAND