

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 an automotive service garage in a BL-CNS zone.

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 of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) William W. Mitcherling
 Signature Signature
 Address (Type or Print Name)
 City and State Signature
 Attorney for Petitioner: 1900 E. Northern Parkway, Suite 108
 (Type or Print Name) Address Phone No.
 Signature Balto., MD 21239 (301)323-3900
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address
 City and State
 Attorney's Telephone No.: 296-0200 Name
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of October, 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 9th day of December, 1986, at 11:30 o'clock A.M.

Carl J. Jaron
 Zoning Commissioner of Baltimore County.

200-201

(over)

exception for a service garage, in accordance with the plan submitted, prepared by Kidds Consultants, Inc., revised December 5, 1986 and identified as Petitioner's Exhibit I, be approved and is hereby GRANTED, from and after the date of this Order.

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

IN RE: PETITION FOR SPECIAL EXCEPTION
 NE/S of York Rd., opposite
 Intersection of McCann Avenue
 and York Road
 (10737 York Road)
 8th Election District
 William W. Mitcherling
 Petitioner
 BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-234-X

The Petitioner herein requests a special exception to use the above-referenced property, located in a BL-CNS zone, for an automotive service garage.

Testimony by and on behalf of the Petitioner indicated that the Petitioner's father acquired the site in 1953. The original building was utilized as a three-bay service station from 1953 to January 1986 when it was vacated and the underground gas tanks and pump islands removed. The Petitioner proposes to construct a rear addition for the purpose of storing automotive parts and supplies. A State Highway Administration (SHA) traffic study indicates that the proposed use as a service garage will generate 3 trips per hour. However, a convenience food store, which is allowed by right, would generate 163 trips per hour during morning peak hours. The northern entrance is offsite via an easement. Current SHA requirements are being met. Ample space has been reserved for the required landscaping. There were no Protestants.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the use requested in the Petition for Special Exception would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of December 1986, that the herein request for a special

KIDDE CONSULTANTS, INC.
 Subsidiary of Kide, Inc.

DESCRIPTION FOR SPECIAL EXCEPTION
 10737 YORK ROAD
 8TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

BEGINNING on the northeast side of York Road at a point opposite the point of intersection of the easterly extension of the centerline of McCann Avenue and the centerline of York Road, thence the three following courses and distances (1) North 70 degrees 51 minutes 50 seconds East 114.88 feet, (2) South 18 degrees 46 minutes 16 seconds East 100.00 feet, (3) South 70 degrees 51 minutes 50 seconds West 114.88 feet to the northeast side of said York Road, thence binding thereon (4) North 18 degrees 46 minutes 16 seconds West 100.00 feet to the place of beginning.

CONTAINING 0.26 acres of land, more or less.

RWB/aeb RCI Job Order No. 08-86030 September 25, 1986



OFFICE COPY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE/S of York Rd., opposite
 Intersection of McCann Ave. & : OF BALTIMORE COUNTY
 York Rd. (10737 York Rd.)
 8th District :
 WILLIAM W. MITCHERLING, : Case No. 87-234-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 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. William W. Mitcherling, 1900 E. Northern Parkway, Suite 108, Baltimore, MD 21239, Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

December 18, 1986

Harris J. George, Esquire
 507 Alex Brown Building
 Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Special Exception
 NE/S of York Rd., opposite
 Intersection of McCann Avenue
 and York Road
 (10737 York Road)
 8th Election District
 Case No. 87-234-X

Dear Mr. George:

Enclosed please find a copy of the decision rendered in the above-referenced case. Please be advised that your Petition for Special Exception has been granted, in accordance with the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

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

JMH:bjs

Enclosures

cc: Mr. William W. Mitcherling
 1900 E. Northern Parkway, Suite 108
 Baltimore, Maryland 21239

People's Counsel

PETITION FOR SPECIAL EXCEPTION

8th Election District

Case No. 87-234-X

LOCATION: Northeast Side of York Road, opposite intersection of McCann Avenue and York Road (10737 York Road)

DATE AND TIME: Tuesday, December 9, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for an automotive service garage in a B.L.-C.N.S. Zone

Being the property of William W. Mitcherling, 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

December 3, 1986

Mr. William W. Mitcherling
 1900 East Northern Parkway
 Suite 108
 Baltimore, Maryland 21239

RE: PETITION FOR SPECIAL EXCEPTION
 NE/S of York Rd., opposite intersection of McCann
 Ave. and York Rd.
 (10737 York Rd.)
 8th Election District
 William W. Mitcherling - Petitioner
 Case No. 87-234-X

Dear Mr. Mitcherling:

This is to advise you that \$80.75 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 this office until time it is placed by

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE 12/3/86 ACCOUNT 801-613-000
 SIGN RETURNED POST MISSING UNABLE TO RETURN William W. Mitcherling
 RECEIVED FOR ADVERTISING & POSTING RE CASE #87-234-X
 FOR \$ 8072*****507513 0581F
 VALIDATION OR SIGNATURE OF CASHIER



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

October 21, 1986

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

RE: Baltimore County
Item #134
Property Owner: William
W. Mitcherling
Location: NE/S York Rd
(Route 45)
opposite intersection of
the easterly extension of
the centerline of McCann
Ave. and the centerline
of York Road
Existing Zoning: B.L. CNS
Proposed Zoning: Special
Exception for an automotive
service garage
Area: .26
District 8th

RECEIVED
OCT 27 1986

ZONING OFFICE

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 9/25/86, for Special
Exception, the State Highway Administration Bureau of
Engineering Access Permits offers the following comments.

The State Highway Administration through our Con-
sultant, is currently performing surveys on Maryland Route
45 (York Road) between Industry Lane and Cockeysville Road.
We are proposing a 58 foot (5 lane) closed section for this
area.

Our project will be advertised in February, 1988.
Preliminary plans will be available in July, 1987.

Although the site plan meets existing S.H.A. requirements
for commercial access, the S.H.A. Bureau of Engineering
Access Permits will require the proposed 58' section (five
lane section) to be shown on a revised site plan prior to
a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:ies My telephone number is (301) 659-1350
cc: J. Ogle Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

STEPHEN E. COLLINS
DIRECTOR

October 24, 1986

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

Item No. 134 -ZAC-
Property Owner:
Location:

Meeting of October 7, 1986
William W. Mitcherling
NE/S York Road, opposite intersection
of the easterly extension of the center-
line of McCann Avenue and the centerline
of York Road
B.L. - CNS
Special Exception for an automotive service
garage
.26 acres
8th Election District

Existing Zoning:
Proposed Zoning:

Area:
District:

Dear Mr. Jablon:

The southern most access point to this site should be closed.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 134 Zoning Advisory Committee Meeting of 10-6-86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (✓) Any abandoned underground storage tanks containing gasoline, waste oil, sol-
vents, 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 Drainage from service bays must be directed
to sanitary sewer via oil separator.

Jan J. Foxworth
Jan J. Foxworth, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204**

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 134, Zoning Advisory Committee Meeting are as follows:

Property Owner: William W. Mitcherling
Location: NE/S York Road, opposite intersection of the easterly extension of the
District: 8th.
C/L of McCann Ave. & C/L York Road

APPLICABLE 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.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except 9-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. 9-4 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 1001, Section 1007, Section 1006.2 and Table 1007. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for 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 1001 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or
to Mixed Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain. Flood/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.
- () Comments: Provide handicapped signs, curb cuts, building access, etc. etc. per
per State of Maryland Handicapped Code. The building shall comply to
Section 609.0 for public garages.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Hellmann
Charles E. Hellmann, Secretary
Building Plans Service

L/21/86



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

NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 6, 1986

Re: Zoning Advisory Meeting of OCTOBER 7, 1986
Item # 134
Property Owner: WILLIAM W. MITCHERLING
Location: NE/S YORK RD, OPPOSITE INTER-
SECTION OF THE EASTERLY EXTENSION
OF THE C/L OF MCCANN AVE. & THE C/L OF
YORK RD.

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, BUT
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 in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
B111 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued.
- () The property is located in a traffic area controlled by a _____ level
intersection as defined by B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- () Additional comments:

() A WAIVER OF THE CRG PLAN (MEETING/PROCESS) MAY
BE APPLIED FOR ON THE BASIS OF A COMMERCIAL DEVELOP-
MENT OF LAND INVOLVING ONLY ONE BUILDING FOR A SINGLE USE
& A MINOR DEVELOPMENT (NO NEW PUBLIC ROADS OR PUBLIC UTILITIES
REQUIRED)

CONTACT JIM OGLE AT 494-3335 David Fields, Acting Chief
FOR WAIVER INFO. Current Planning and Development

cc: James Hoswell



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

PAUL H. REINCKE
CHIEF

October 21, 1986

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

RE: Property Owner: William W. Mitcherling
Location: NE/S York Rd., opposite intersection of the
easterly extension of the centerline of McCann
Ave. and the centerline of York Road. Meeting of Oct. 7, 1986
Item No.: 134

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.
- () 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

/mb



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

October 10, 1986

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

Att: Mr. James Dyer

Re: ZAC Meeting of 10-7-86
ITEM: 134.
Property Owner: William W.
Mitcherling
Location: NE/S York Rd., Route 45
Opposite intersection of the
easterly extension of the centerline
of McCann Avenue and the centerline
of York Road.
Existing Zoning: B.L. - CNS
Proposed Zoning: Special Exception
for an automotive service garage
Area: .26 acres
District: 8th Election District

Dear Mr. Jablon:

The State Highway Administration - Bureau of Engineering
Access Permits has forwarded the site plan for Special Exception
for automotive service garage to the State Highway Administration -
Bureau of Highway Design for review and comment in conjunction with
improvements to York Road - Route 45.

On receipt of their review, the State Highway Administration -
Bureau of Engineering Access Permits will provide additional
information for your use and review.

Very truly yours,

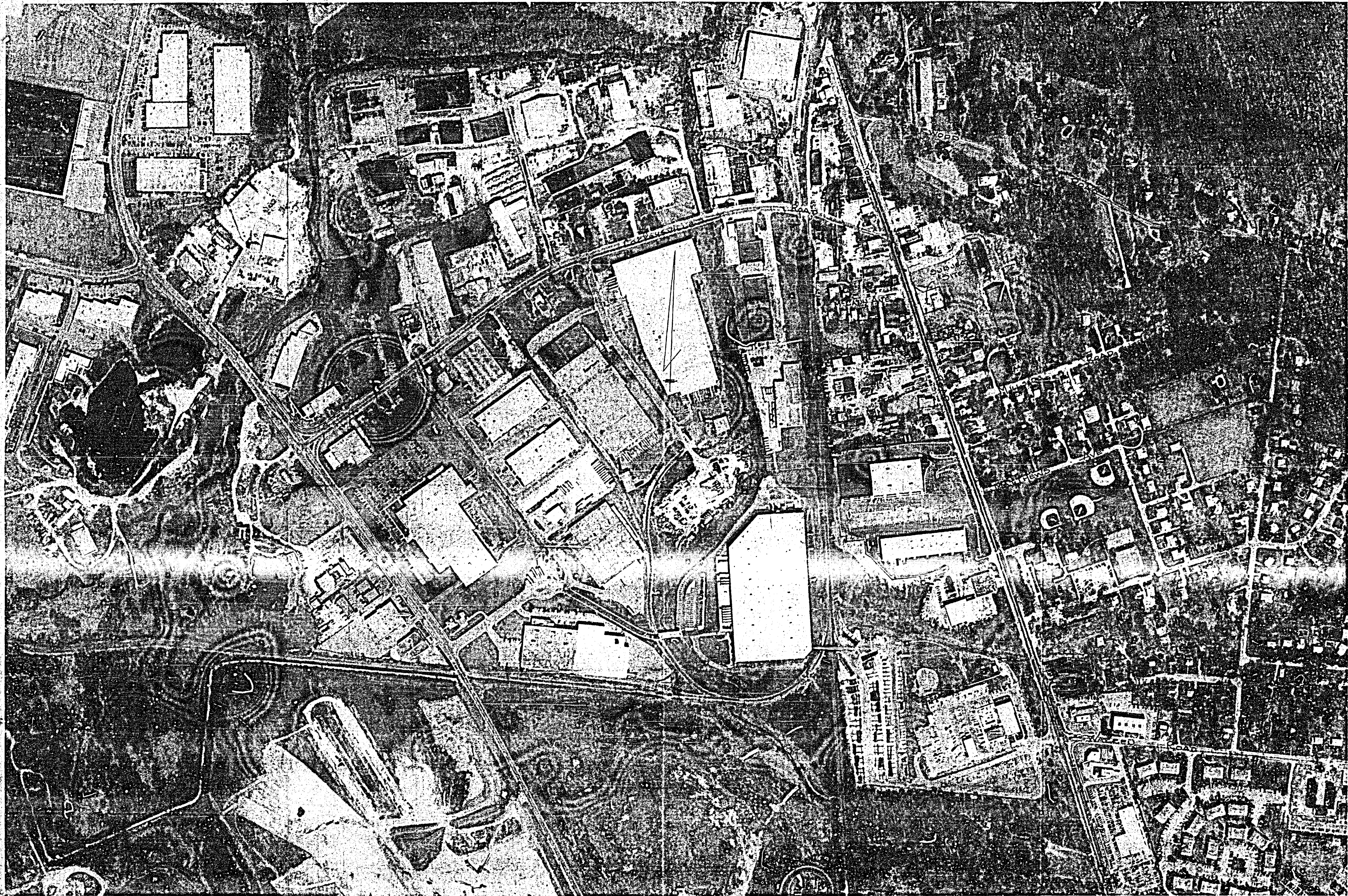
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



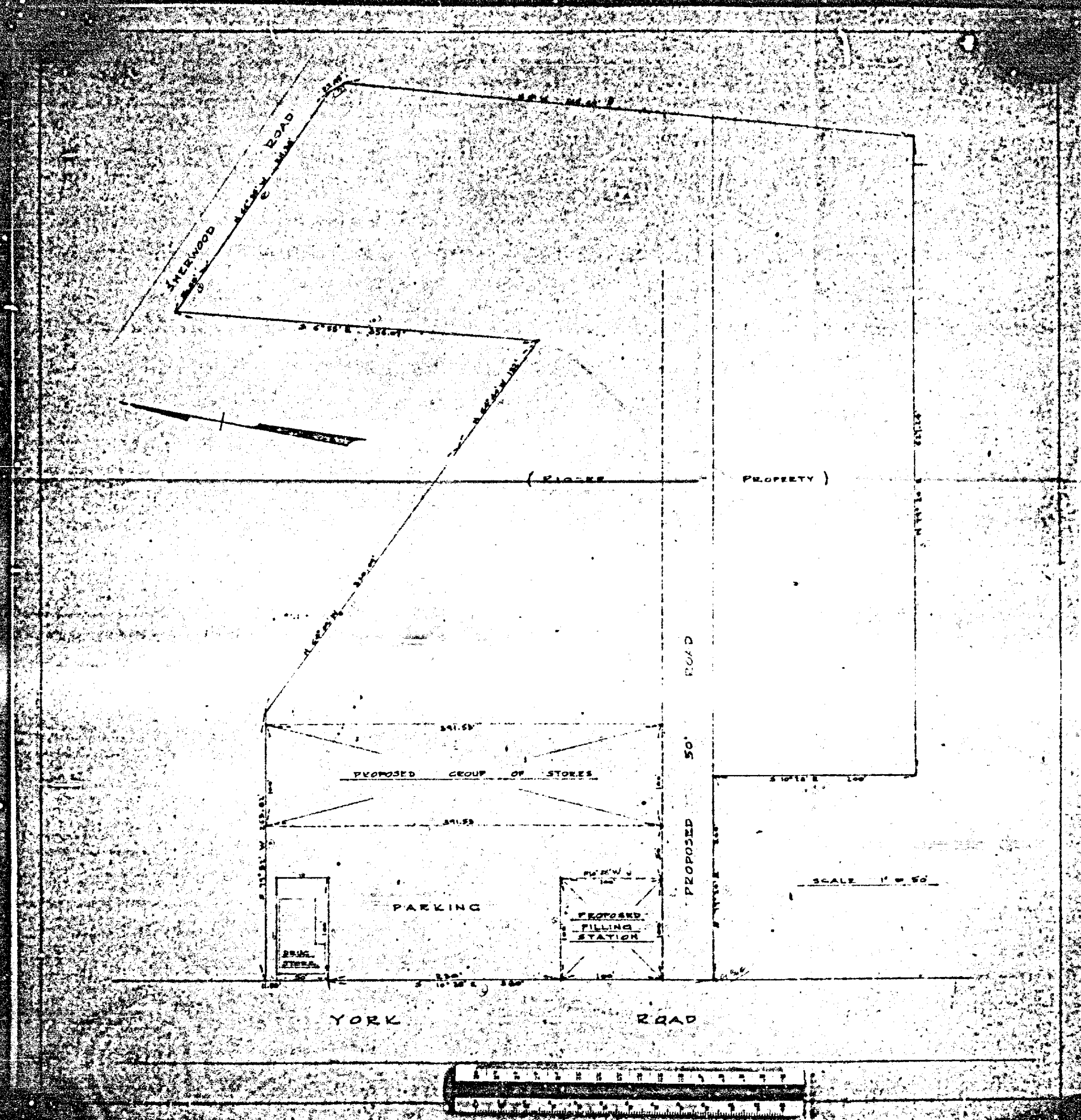
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

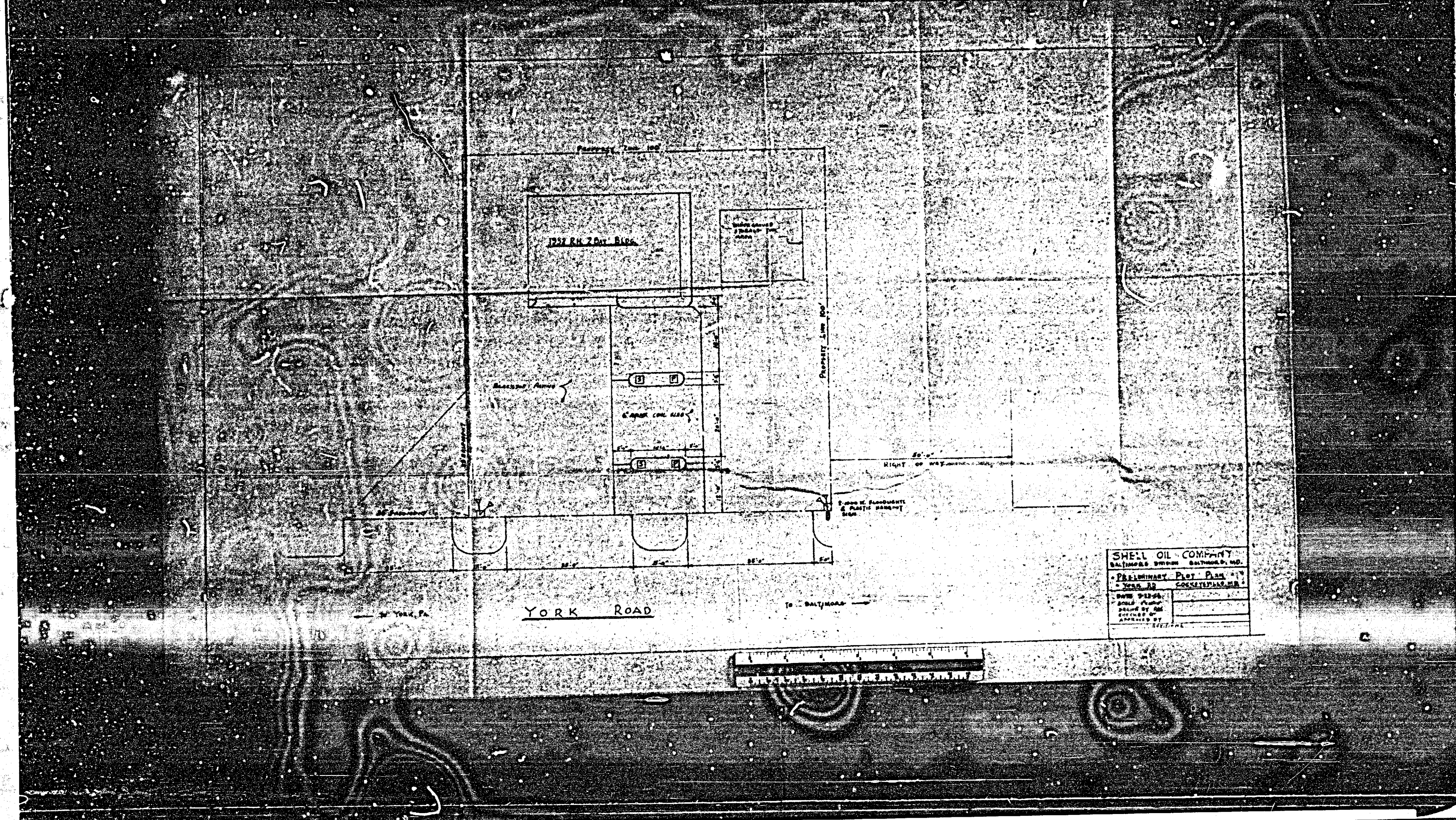
EXHIBIT No. 2

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'	COCKEYSVILLE	N.W. 17-B
DATE OF PHOTOGRAPHY JANUARY 1986		

EXHIBIT 3





SHELL OIL COMPANY
BALTIMORE BRANCH
BALTIMORE, MD.
PRELIMINARY Plot Plan
ZONING AS COCKEYMAN, MD.
DATE: 10/1/86
BY: [Signature]
FOR: [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 11/1/86
 Posted for: Special Exception
 Petitioner: William W. Maccherling
 Location of property: NE 1/4 York Rd, opposite intersection of McLean Rd
1237 York Rd
 Location of Signs: Facing York Rd, across E. St. road way, on
property of R. L. Brown
 Remarks: _____
 Posted by: [Signature] Date of return: 11/1/86
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

PETITION FOR
SPECIAL EXCEPTION
Case No. 87-234-X
 LOCATION: Northeast Side of
York Road, opposite intersection
of McLean Avenue and York
Road (10737 York Road)
 DUTY AND TIME: Tuesday, Decem-
ber 9, 1986, at 1:30 a.m.
 PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
 The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
 Petition for Special Exception for
an automotive service garage in a
B-1-C-N-S Zone.
 Being the property of William W.
Maccherling, as shown on plat plan
filed with the Zoning Office.
 In the event that this Petitioner(s) is
granted a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commission-
er will, however, entertain any
request for a stay of the issuance of
said permit during the 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 JARSON
Zoning Commissioner
of Baltimore County
11/1/86 Nov. 26.

TOWSON, MD., November 20, 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
 November 20, 1986.

THE JEFFERSONIAN,
 Susan Studer O'Brien
 Publisher
 Cost of Advertising
 27.50

87-234-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
 27th day of October, 1986.

ARNOLD JARSON
 Zoning Commissioner
 Petitioner: William W. Maccherling Received by: [Signature]
 Petitioner's Attorney: _____ Chairman, Zoning Plans
 Advisory Committee



Received by the Zoning Commissioner of Baltimore
County this _____ day of _____, 1955.
That the subject matter of this petition to amend in
a map of general circulation throughout Baltimore
County and that the property to parcel, as required by the
Zoning Regulations and Act of Assembly referred to, and that
a public hearing thereon to be held in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the _____ day of _____, 1955, at _____ o'clock
P.M.

Upon hearing on petition for a special permit to use
the property described therein for a Service Station and
its appurtenant building, being in a commercial
zone, the safety, health and general welfare of the community to be
being detrimentally affected and no traffic hazard created, the
petition should be granted, therefore:

It is this _____ day of September, 1955, ORDERED by
the Zoning Commissioner of Baltimore County, Md., that the aforesaid
petition for special permit, be and the same is hereby granted
provided the applicant for the service building to be erected on
the lands for the service pump shall be subject to approval of
the Zoning Department.

IN THE MATTER OF
Petition of
Jas. G. Rigger
Petitioner
vs.
Small Oil Co.
Respondent
for a Special Permit
to the Zoning Commissioner of Baltimore County

Jas. G. Rigger and Elizabeth A. Rigger, Legal Owner,
Respondent
Small Oil Company

hereby petition for a Special Permit, Under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, according to Chapter 877 of the acts of the General
Assembly of Maryland of 1943, for a certain permit and use, as
provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements on
or be erected thereon) hereinafter described for

A SERVICE STATION
Starting at a point in the easterly line of York Road which
meets the _____
line of _____
and running thence _____
1/2 feet; thence 87°20'N 120 feet; thence 81°20'W 135 feet;
thence 87°20'W 120 feet to point of beginning.

Small Oil Company
Jas. G. Rigger
Elizabeth A. Rigger
Small Oil Company
Jas. G. Rigger
Elizabeth A. Rigger
Small Oil Company
Jas. G. Rigger
Elizabeth A. Rigger

CERTIFICATE OF POSTING
Baltimore Department of Public Works
Towson, Maryland

Filed for Special Permit, Parcel No. 14-53
Petitioner: Jas. G. Rigger
Respondent: Small Oil Co.
Location of property: at intersection of York Road and York Road
Location of signs: on York Road at intersection of York Road
By order: Harvey R. Hume Date of posting: 10-17-55

FILED OCT 13 1955
CERTIFICATE OF PUBLICATION
TOWSON, MD.

THIS IS TO CERTIFY, That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md., once
in each of _____ consecutive weeks before the _____ day of _____, 1955, the first publication
appearing on the _____ day of _____, 1955.

THE UNION NEWS
Towson, Maryland

October 6, 1955

RECEIVED by Jas. G. Rigger, of the son of Sonny
(188-00) Baltimore, being son of petition for special permit,
advertising and parking property, York Road north of York
Road, Baltimore County, Maryland.

PAID
OCT 9 - 55
COUNTY COMMISSIONER
OF BALTIMORE COUNTY

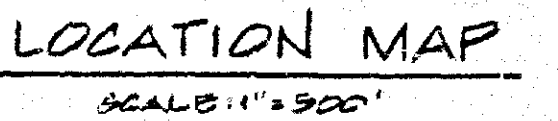
PETITION FOR
SPECIAL EXCEPTION
in Cases Dated
Case No. 87-234-X
LOCATION: Northwest Side of York
Road, opposite intersection of
McCormick Avenue and York Road
11077 York Road
DATE AND TIME: Tuesday, Decem-
ber 6, 1955, at 11:30 A.M.
PUBLIC HEARINGS: Room 118,
County Office Building, 1111 N. Cal-
ver Avenue, Towson, Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing.
Petition for Special Exception for
an automobile service garage is
a B-1-C-2-3 Zone
Being the property of William W.
McIntyre, Jr., shown on plat 234
that with the Zoning Office.
It is the order of the Petitioner is
granted, a building permit may be
issued within the forty (40) day ap-
peal period. The Zoning Commis-
sioner will, therefore, suspend any
action for a year of the suspension of
said permit during the period for
said appeal period. Such permit
shall be issued in writing by the
date of the hearing, not above or
below of the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 1955.
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
November 19, 1955.

TOWSON TIMES,
Walter L. Smith
Publisher

\$38.25



1. AREA OF SITE = 11,488 S.F. (0.26 AC. ±); GROSS AREA = 12,485 S.F. (0.29 AC. ±)
NET AREA = 10,788 S.F. (0.25 AC. ±)
2. EXISTING ZONING OF SITE: "BL-CNS" WITH SPECIAL PERMIT (SEE ZONING CASE NO 2749-S)
3. EXISTING USE OF SITE: CLOSED SERVICE STATION
4. PROPOSED USE OF SITE: AUTOMOTIVE SERVICE GARAGE / AMBULANCE DISPATCH SERVICE.
5. OFF-STREET PARKING DATA:
 - A. AREA OF EXISTING BUILDING = 1821 S.F. REQUIRING 6.1 SPACES (1/300 Ø)
 - B. AREA OF PROPOSED ADDITION = 1088.4 S.F. REQUIRING 3.6 SPACES (1/300 Ø)
 - C. TOTAL SPACES REQUIRED = 97 = 10
 - D. PROPOSED PARKING = 11 SPACES INCLUDING 1 HANDICAPPED SPACE & 3 SPACES IN BUILDING
6. SITE HAS PUBLIC UTILITIES
7. SITE IS LOCATED IN THE TEXAS/DOCKEYSVILLE DRAINAGE AREA.
8. PROPOSED SEWAGE FLOW = 100 GPD
9. FLOOR AREA RATIO:
 - A. ALLOWED = 43,464 S.F. (14,488 x 3)
 - B. EXISTING & PROPOSED = 0.20 (2909.4 + 12,485)
10. PUMP ISLAND & UNDERGROUND TANKS HAVE BEEN REMOVED (SEE PERMIT NO 83618)

THE REASON FOR THE SPECIAL EXCEPTION IS TO CHANGE THE USE OF THE SITE FROM A GASOLINE SERVICE STATION TO AN AUTOMOTIVE SERVICE GARAGE, INCLUDING DISPATCH AND REPAIR OF AMBULANCES.

OWNER'S
LEAD



[Handwritten signature]

Drafting: R.L.B.	DATE: 11-10-86	REVISIONS	KIDDE CONSULTANTS, INC. ENGINEERS • SURVEYORS • PLANNERS 1024 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500	OWNER: MR. WILLIAM W. MITCHELLING 1900 E. NORTHERN PARKWAY BALTO. MD. 21203 SC-323-3900	SECTION DISTRICT 8 COUNCILMAN'S DISTRICT 3 ACCOUNT NO. 08-13-056500 DEED REF. 3353-427	PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION 10737 YORK ROAD	SHEET OF	DATE NOV 13 1986	JOB NUMBER 1-86302
Check: R.L.B.	DATE: 11-10-86	ADDED BLDG. SYMBOL TO BACK OF EX.							
Design: R.L.B.	DATE: 11-10-86	BLDG. REV'D NOTES 43, 44, 45, 46 FOR SHEL.							
Check: R.L.B.	DATE: 12-3-86	ADDED PROPOSED WIDENING OF YORK ROAD 11							