

# 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 (FOR STORAGE OF AUTOMOBILES)

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

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

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

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

MAP 1212 K  
IC  
E. D. 4  
DATE 1/14/87  
200  
1000  
N 46,795  
W 63,990  
311 Berryman Ave. 833-7365 PRIOR  
Address Phone No. 68-180-R  
Reisterstown, Md. 21136 1576 RS.  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 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 20th day of January, 1987, at 11:00 o'clock a.m.

*Charles J. Jahn*  
Zoning Commissioner of Baltimore County.

# PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve AN AMENDMENT TO THE SITE PLAN GRANTED IN CASE NO. 68-180-RX TO ADD AN AUTOMOBILE STORAGE BUILDING (SERVICE GARAGE) AND TO ALTER THE PARKING ARRANGEMENT ORIGINALLY APPROVED.

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

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

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

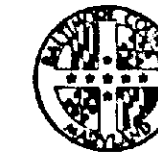
Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

MAP  
E. D.  
DATE  
200  
1000  
311 Berryman Ave. 833-7365  
Address Phone No.  
Reisterstown, Md. 21136  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 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 20th day of January, 1987, at 11:00 o'clock a.m.

*Charles J. Jahn*  
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

January 28, 1987

Mr. & Mrs. Roy F. Grimm  
311 Berryman Lane  
Reisterstown, Maryland 21136

RE: Petitions - Special Exception and Special Hearing - NE/S Deer Park Road, 350' S of Berryman Lane  
4th Election District  
Case No. 87-304-XSPH

Dear Mr. & Mrs. Grimm:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petitions for Special Exception and Special Hearing have been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*JEAN M. H. JUNG*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Ms. Patricia Donaho  
6600 Deer Park Road  
Reisterstown, Maryland 21136  
People's Counsel

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of January, 1987, that the herein request for a special exception to use the subject property for a service garage (to store automobiles), and additionally, a special hearing to determine whether or not approval should be given to amend the site plan granted in Case No. 68-180-RX to add an automobile storage building (service garage) and to alter the parking arrangement originally approved, in accordance with the plan submitted, prepared by E. Randolph Kuser, be and are hereby GRANTED, subject to the following restriction:

Automobile storage or other service garage uses may not utilize that portion of the site currently zoned RC-3 unless and until that portion is rezoned BL.

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

ORDER RECEIVED FOR FILING  
Date 1/28/87  
By *Patricia J. Soliman*

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 13, 1987

Mr. Roy F. Grimm  
Mrs. Sally A. Grimm  
311 Berryman Lane  
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
NE/S Deer Park Rd., 350' S of Berryman Lane  
4th Election District  
Roy F. Grimm, et ux - Petitioners  
Case No. 87-304-XSPH

Dear Mr. and Mrs. Grimm:

This is to advise you that \$85.26 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 122 County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 29897

DATE 1/28/87 ACCOUNT 8-01-15-000

2 SIGNS & POSTS  
RETURNED AMOUNT \$ 85.26

RECEIVED FROM: Mr. Roy F. Grimm, 311 Berryman Lane, Reisterstown, Md. 21136

ADVERTISING & POSTING CHGS RE CASE #87-304-XSPH

FOR: P 042\*\*\*\*\*352618 5202F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NE/S of Deer Park Rd., 350' S of Berryman Lane, 4th District  
ROY F. GRIMM, et ux, Petitioners : Case No. 87-304-XSPH

## 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 January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Roy F. Grimm, 311 Berryman Lane, Reisterstown, MD 21136, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

IN RE: PETITIONS - SPECIAL EXCEPTION AND SPECIAL HEARING - NE/S Deer Park Road, 350' S of Berryman Lane  
4th Election District  
Roy F. Grimm, et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-304-XSPH

The Petitioners herein request a special exception to use the subject property for a service garage (to store automobiles), and additionally, a special hearing to determine whether or not approval should be given to amend the site plan granted in Case No. 68-180-RX to add an automobile storage building (service garage) and to alter the parking arrangement originally approved.

Testimony by and on behalf of the Petitioners indicated that an automotive, three-bay service station has been operated on the subject site since the granting of Special Exception Case No. 68-180-RX. At this time, a building is needed for the storage of automobiles, not only for the Petitioners' personal vehicles, but also for rental space for customers. In addition, the building will be available for vehicles being serviced by the station. The proposed building will be so located that no additional curb cut will be necessary. Since the 1984 zoning maps moved the BL-CR line closer to Deer Park Road, a small rear portion of the site legally described for both Case No. 68-180-RX and the instant case lies outside the BL-CR zoned land and within RC-3 zoned land.

There were no Protestants.

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

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
4th Election District  
Case No. 87-304-XSPH

LOCATION: Northeast Side of Deer Park Road, 500 feet South of Berryman Lane

DATE AND TIME: Tuesday, January 20, 1987, 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 (for storage of automobiles)  
Petition for Special Hearing to approve an amendment to the site plan in Case No. 68-180-RX to add an automotive storage building (service garage) and to alter the parking arrangement originally approved

Being the property of Roy F. Grimm, et ux, 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

ORDER RECEIVED FOR FILING  
Date 1/28/87  
By *Patricia J. Soliman*

PAUL H. REINCKE  
CHIEF

November 24, 1986

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

Re: Property Owner: Roy F. Grimm, et ux

Location: NE/S Deer Park Road, 500' S. Berryman's Lane

Item No.: 199

Zoning Agenda: Meeting of 11/25/86

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 comments at this time.

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

/mb

December 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 # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: Roy F. Grimm, et ux  
Location: NE/S Deer Park Road, 500 feet S Berryman's Lane  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

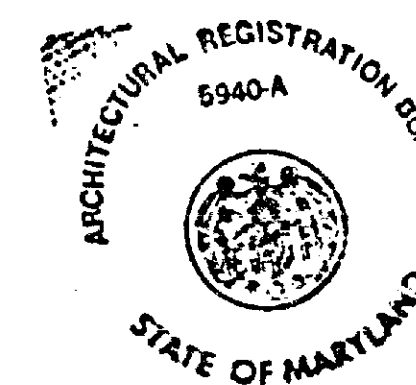
- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (A) A building and other miscellaneous permits shall be required before the start 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 B-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. B-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 101, Section 1407, Section 1406.2 and Table 1507. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. 8-8-87 Wall appears to need a minimum of 1 hour fire rating. See Section 1411.2 for opening protective requirements.
- 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 101 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.
- H. 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. 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, Tidal/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.
- (J) Comments: Show handicapped parking, signs, curb cuts, ramps, building access, etc. as may be required by Code of Maryland Regulations 05.01.07. Waivers can only be granted by the State.
- 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 W. Chesapeake Avenue, Towson, Maryland 21204.

WZJ/RS

## PROPERTY DESCRIPTION:

FOR: GRIMM'S SERVICE STATION  
DEER PARK ROAD  
REISTERSTOWN MARYLAND

BEGINNING AT A POINT ON THE NORTH SIDE OF DEER PARK RD. 500' SOUTH OF BERRYMAN'S LANE.  
(1) N. 41° 47' E. 109.00' TO A POINT; THENCE  
(2) S. 50° 04' E. 46.47' TO A POINT; THENCE  
(3) S. 32° 53' E. 170.94' TO A POINT; THENCE  
(4) S. 0° 11' 40" W. 6.85' THENCE  
(5) S. 57° 07' W. 101.26' THENCE  
(6) N. 36° 53' W. 152.0' TO A POINT IN OR NEAR THE CENTER LINE OF DEER PARK ROAD AND  
(7) N. 90° 04' W. 26.62' TO THE POINT OF BEGINNING CONTAINING 0.7000 ACRES, MORE OR LESS.



## CERTIFICATE OF POSTING

TOWSON DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland 87-304-XSPH

District: 4th Date of Posting: Jan 2 - 87  
Posted for: Special Exception and Special Hearing  
Petitioner: Roy F. Grimm, et ux  
Location of property: NE/Side of Deer Park Rd. 350' South of Berryman's Lane  
Location of Signs: N. side of Deer Park Rd. near intersection of subject property  
Remarks: \_\_\_\_\_  
Posted by: *John F. O'Neill* Signature  
Number of Signs: 2 Date of return: Jan 6 - 87

## LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
LOCATION: 4th Election District  
Case No. 87-304-XSPH  
Northwest Side of Deer Park Road, 500 feet South of Berryman's Lane  
DATE AND TIME: Tuesday, January 28, 1987, at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Special Exception for a service garage (for storage of automobiles) and for a building permit to add an entrance storage building (service garage) and to alter the parking arrangement originally approved. Being the property of Roy F. Grimm, et ux, as shown on plat plan filed with the Zoning Office.  
In the event that this Petitioner 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  
Dec. 31, 1986  
Indexed: Reg. # 198216 P.O. # 84258  
00885X/8682/days previous  
19.86, in the  
daily newspaper published  
ster, Carroll County, Maryland.  
weekly newspaper published  
1 Baltimore County, Maryland.  
weekly newspaper published  
1 Baltimore County, Maryland.  
ERS OF MARYLAND, INC.  
*James E. Dyer*

Mr. Roy F. Grimm  
Mrs. Sally A. Grimm  
311 Berryman's Lane  
Reisterstown, Maryland 21136

December 19, 1986

## NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
NE/S Deer Park Rd., 500' S of Berryman's Ln.  
4th Election District  
Roy F. Grimm, et ux - Petitioners  
Case No. 87-304-XSPH

TIME: 11:00 a.m.

DATE: Tuesday, January 20, 1987

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: January 16, 1987

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

SUBJECT: Zoning Petition No. 87-304-XSPH

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sib

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

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

ooo

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

Mr. Roy F. Grimm  
311 Berryman's Lane  
Reisterstown, Maryland 21136

RE: Item No. 199 - Case No. 87-304-XSPH  
Petitioners: Roy F. Grimm, et ux  
Petitions for Special Exception and Special Hearing

Dear Mr. Grimm:

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

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

Very truly yours,

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

JED:kbb

Enclosures

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

JANUARY 14, 1987

Re: Zoning Advisory Meeting of NOVEMBER 25, 1986  
Item # 199  
Property Owner: ROY F. GRIMM, et ux  
Location: NE/S DEER PARK RD.  
500' S. BERRYMAN'S LANE

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.
- (X) A County Review Group meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) 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 \_\_\_\_\_
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:  
① A WAIVER OF PLAN (CRG MEETING/PURPOSE) STANDARDS (RD IMPROVEMENTS, CURB, DUTCH SIDEWALKS) WAS GRANTED BY PLAN. BLD. 10/16/86 - SEE BLUE W-86-185 K/A 3RD GRIMM SERVICE STATION  
② FOR LANDSCAPE REQUIREMENTS CONTACT AVERY HARDEN AT 494-3335

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 025694  
DATE: 1/14/87 ACCOUNT: 01-615  
AMOUNT: \$ 200.00  
RECEIVED FROM: REYNOLDS & YELLOTT CO., INC.  
FOR: FILING FEE - SPER: SPH ITEM 199  
B 0001\*\*\*\*\*2006013 2146PM  
GRIMM - PETITIONER  
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED  
JAN 19 1987  
ZONING OFFICE

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

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

Your petition has been received and accepted for filing this  
10th day of December, 1986

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Roy F. Grimm, et ux Received by: James E. Dyer  
Petitioner's Attorney \_\_\_\_\_ Chairman, Zoning Plans  
Advisory Committee

## CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1, 1987

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  
January 1, 1987.

THE JEFFERSONIAN,

*Susan Seidus Direct*

Publisher

Cost of Advertising

27.50



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

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for  
items number 189, 191, 194, 196, 197, 198, and 199.

Very truly yours,

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

MSF:lt

Zoning Item # 199 Zoning Advisory Committee Meeting of 11/25/86  
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, 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 *off drives are to be provided inside storage building, an oil separator must be utilized prior to sewage disposal system.*

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

12/17/86  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 199 Zoning Advisory Committee Meeting of 11/25/86

Property Owner: Roy F. Grimm, et ux

Location: NE/S Deer Park Rd, 500 ft. S Berryman District 4

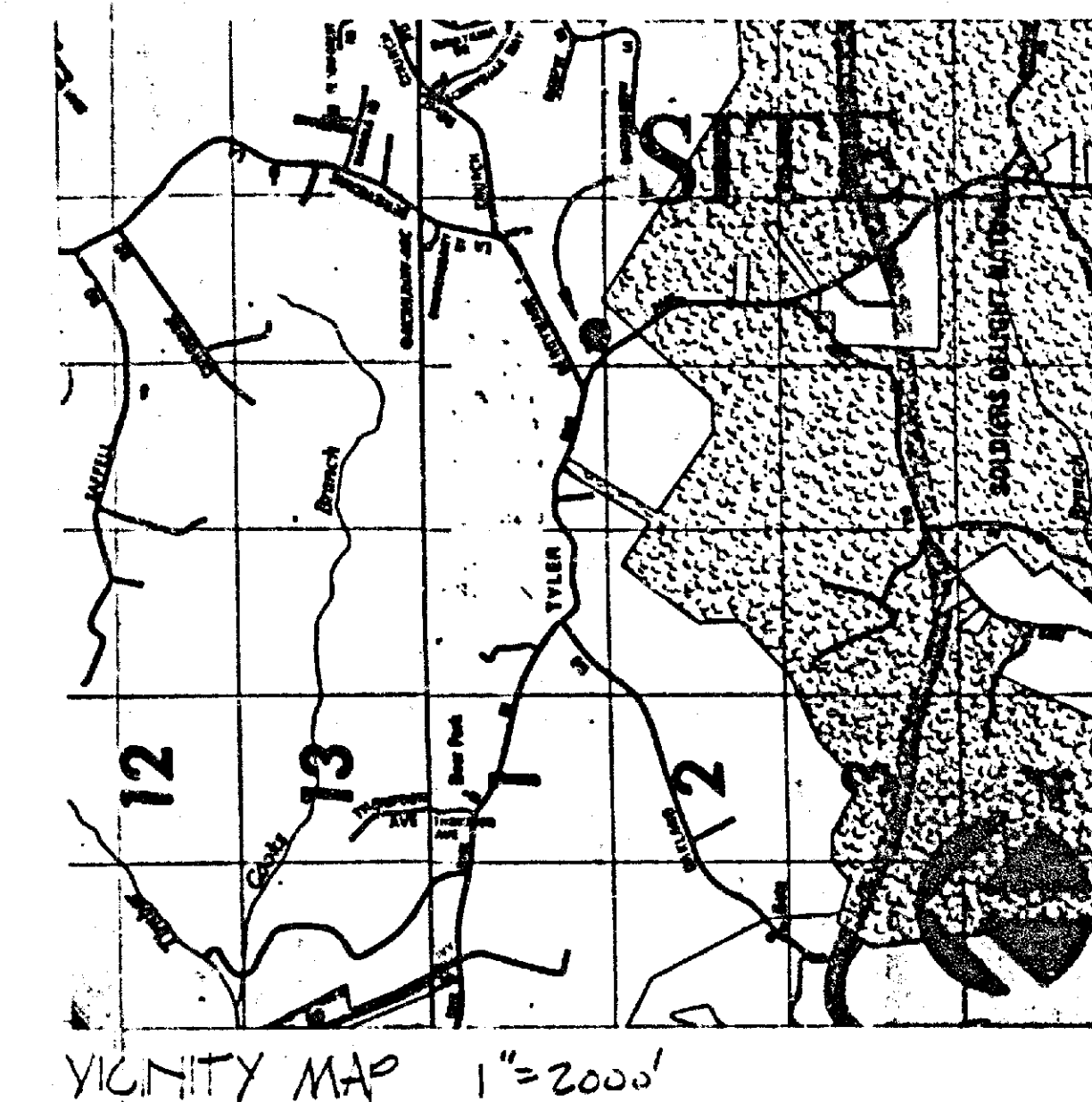
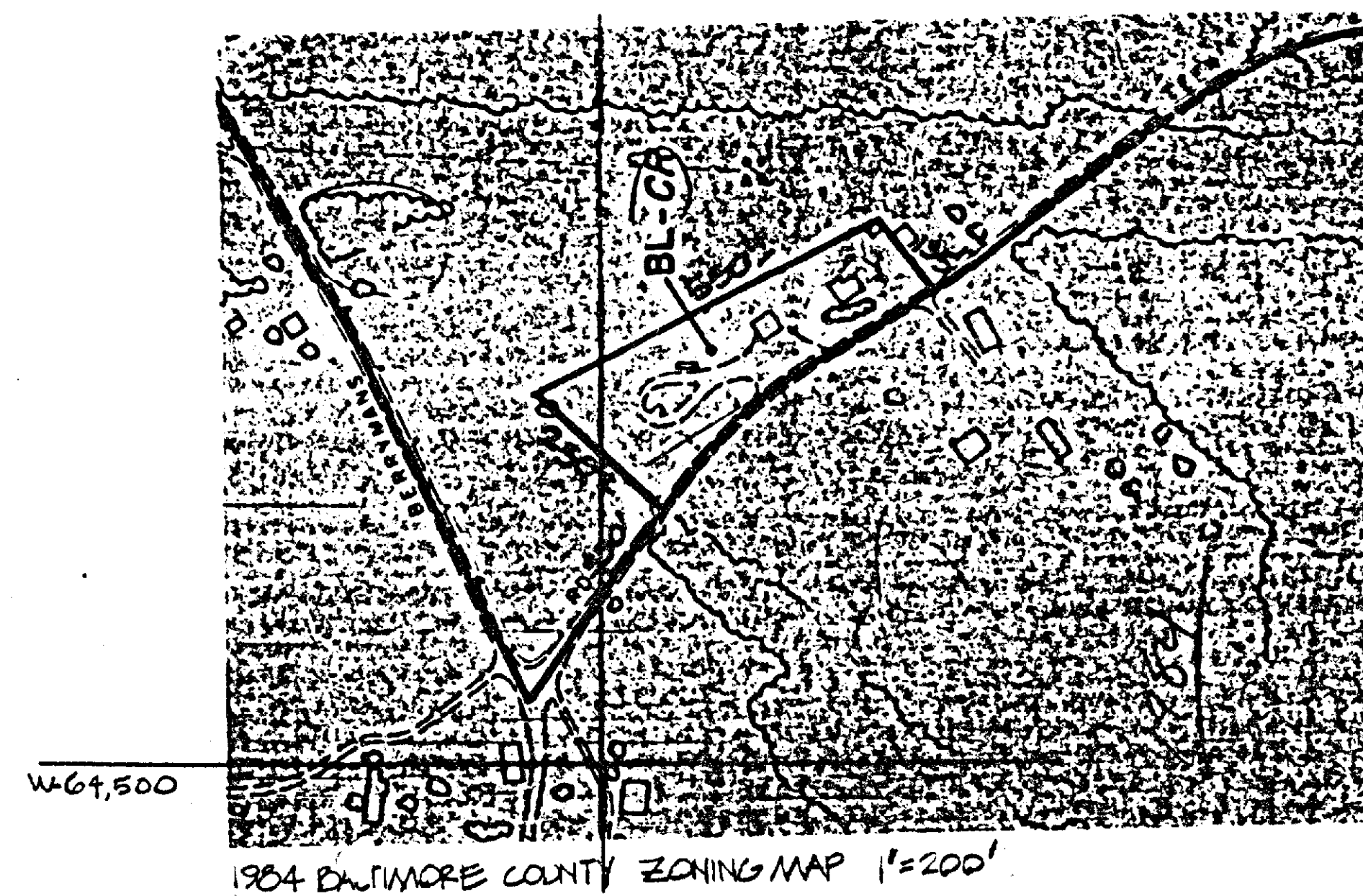
Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

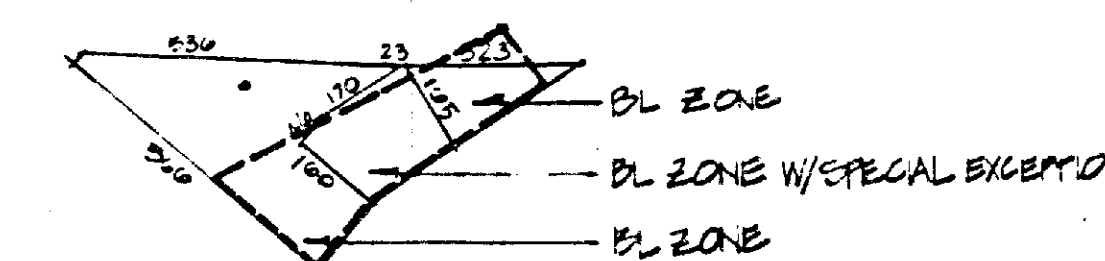
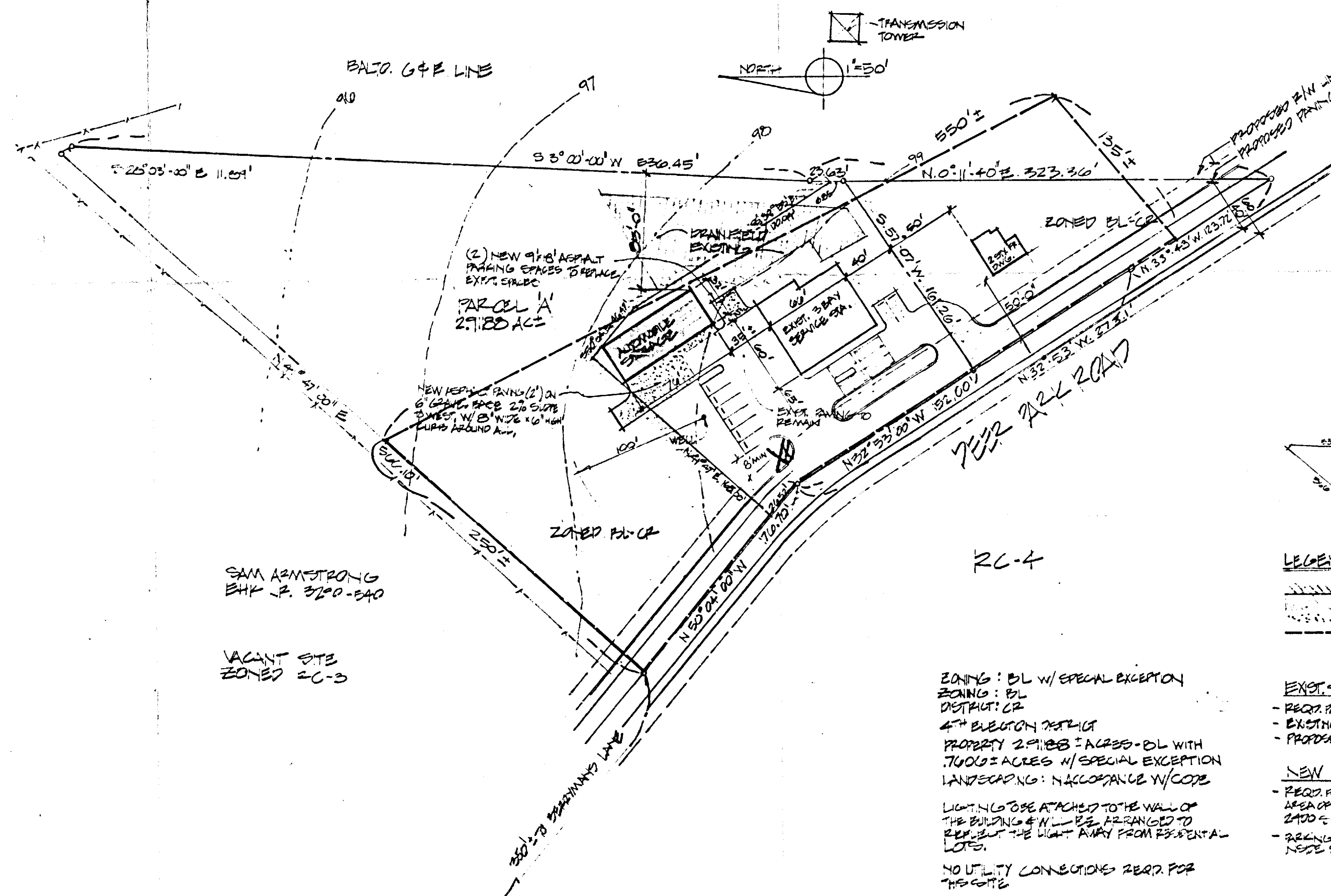
- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.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

WWQ 1 4/86

9-10-87



prepared by:  
e. randolph kuser  
for: reynold & yellott · builders



LEGEND:

~~-----~~ LIMIT OF SPECIAL EXCEPTION  
~~-----~~ PROPOSED NEW STRUCTURE  
~~-----~~ LIMIT OF NEW ASPHALT  
~~-----~~ LIMIT OF PSL ZONE

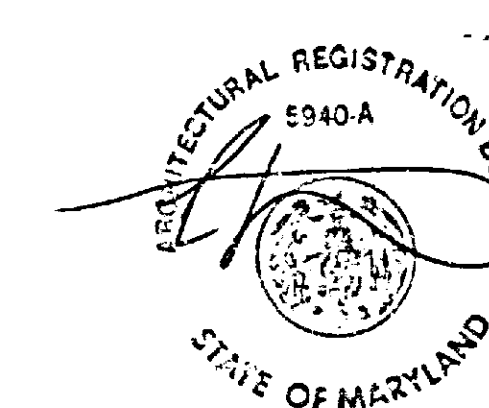
EXIST. SERVICE STATION

- REQ'D. PARKING @ 3 SPACES/BAY = 9 SPACES
- EXISTING PARKING = 9 SPACES
- PROPOSED PARKING = 10 SPACES (MIN. 9'x20')

NEW STORAGE BUILDING

- REQD. PARKING 1 SP/200 SP.  
AREA OF PLG. = 2400 SF.  
2400 SF/200 = 8 SPACES REQD.
- PARKING PROVIDED: 2 SPACES  
NOT SUFFICIENT FOR PLG.

2/sign  
87-304-XSP



STORAGE BUILDING  
bud grimm service station  
deer park road  
reisterstown maryland

OFFICE COPY

A

9-10-87