

211 67-318-SPHA **PETITION FOR SPECIAL HEARING AND VARIANCE** 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

A use permit for parking pursuant to Section 409.4 of the Baltimore County Zoning Regulations; a variance from Section 409.4f to provide a crushed stone temporary parking service in lieu of the required paving.

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: Koons Ford, Inc.
(Type or Print Name)
Signature: James E. Koons
President
Address: 6970 Security Boulevard
City and State: Baltimore, Maryland 21207

Legal Owner(s):
Signature: Edgar A. Kalb
(Type or Print Name)
Address: 2001 N. Rolling Road
City and State: Baltimore, Maryland 21207
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Signature: S. Eric DiNenna, Esquire
Name: S. Eric DiNenna, Esquire
Address: 409 Washington Avenue
City and State: Towson, Maryland 21204
Phone No.: (301) 296-6820

Attorney for Petitioner:
Signature: S. Eric DiNenna, Esquire
(Type or Print Name)
Address: 409 Washington Avenue
City and State: Towson, Maryland 21204
Phone No.: (301) 296-6820

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 108, County Office Building in Towson, Baltimore County, on the 28th day of January, 1987, at 3:30 o'clock p.m.

[Signature]
Zoning Commissioner of Baltimore County.

IN RE: PETITION SPECIAL HEARING AND VARIANCE E/S and W/S of Lord Baltimore Drive, 1,062' N of Security Boulevard - 1st Election District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-318-SPHA

Edgar A. Kalb,
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for commercial parking in a residential zone and, additionally, a variance to permit a crusher run surface in lieu of the required paved surface, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Ralph Mastantuono, Secretary of Koons Ford, Inc. (Koons), appeared and testified and was represented by Counsel. Richard Smith, a registered civil engineer, testified on behalf of the Petitioner. Rhett Burnsworth, an adjacent property owner and President of the Candlewood Condominium Association (Association), appeared in opposition. The Association was also represented by Counsel. Other members of the Association also appeared.

Testimony indicated that the subject property, zoned D.R.5.5, is located at the end of Lord Baltimore Drive off Security Boulevard and contains approximately 22 acres. It runs perpendicular to Lord Baltimore Drive and is adjacent to property owned by Koons, which it uses for its automobile dealership. Koons purchased the dealership approximately one year ago and now proposes to utilize 3.56 of the 22 acres for 406 auxiliary parking spaces for employees and customers because its existing facility, zoned B.M., is overcrowded. It is the second largest Ford dealership on the East Coast and the

tenth largest in the country. Approximately 600 vehicles per month, 40 per day, are sold from this site. There is limited space available for customer and employee parking. Koons proposes the parking lot to be temporary, but does not know for how long. Inasmuch as Koons does not plan to make this a permanent use, a variance to the parking requirements is requested. In fact, the Department of Health, Bureau of Environmental Services, recommends that the variance be granted.

The Association is located to the northeast of the subject site, and those appearing are concerned about appropriate screening and the encroachment of commercialization. They would prefer to see the property developed residentially rather than as a parking lot.

The Petitioner seeks relief from Section 409.4, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR), and from Section 409.4.f, pursuant to Section 307, BCZR.

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is also clear that the BCZR permits the use requested by the Petitioner in a D.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

screening along the north, northeast, and eastern parking lot lines. A revised site plan, showing such screening, shall be submitted to the Zoning Commissioner for approval.

- There shall be no loudspeakers on the parking lot.
- There shall be no parking of inventory, either new or used vehicles, on the parking lot.
- If lights are placed on the lot, subject to appropriate zoning regulations, such lights must be turned off by 9:00 p.m.
- The Petitioner shall eliminate the triangular portion on the east side of the parking lot, as shown on Petitioner's Exhibit 1, from its proposal.
- The Petitioner must comply with Air Pollution Regulation 10.18.06.03 D1, COMAR, as referred to in the comments from the Department of Health to the Zoning Commissioner, dated January 14, 1987, which is adopted in its entirety and made a part of this Order.

[Signature]
Zoning Commissioner of Baltimore County

AJ/srl

cc: S. Eric DiNenna, Esquire
Michael H. Mannes, Esquire
People's Counsel

KIDDE CONSULTANTS, INC. Subsidiary of Kidde Inc.

DESCRIPTION 3.56 ACRE PARCEL PART OF KALB TRACT AT LORD BALTIMORE DRIVE BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT OF intersection of the east side of Lord Baltimore Drive and the existing Dr 5.5 zoning line, said point being distant 1062 feet more or less, as measured northerly along the east side of said Lord Baltimore Drive, from the North side of said Security Boulevard, running thence binding on said Dr 5.5 zoning line (1) South 89 degrees 37 minutes 00 minutes West 340 feet, thence five courses (2) North 00 degrees 23 minutes 00 seconds West 336. feet, (3) North 89 degrees 37 minutes 00 seconds East 280. feet, (4) South 68 degrees 00 minutes 00 seconds East 165. feet, (5) South 40 degrees 39 minutes 00 seconds East 156.76 feet and (6) South 30 degrees 00 minutes 00 seconds West 178. feet, thence binding on said Dr 5.5 zone line (7) South 89 degrees 37 minutes 00 seconds West 103.86 feet to the place of beginning.

CONTAINING 3.56 acres of land.

RWB/ljl KCI Job No. 01-86340 November 19, 1986



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st
Posted for: Special Hearing and Variance
Petitioner: Edgar A. Kalb
Location of property: E and W/S of Lord Baltimore Dr. 1,062' N of Security Blvd.
Location of Signs: 2 signs on front of subject property and 2 signs on back of subject property
Remarks: Signs on front of subject property and 2 signs on back of subject property
Posted by: A. J. Smith
Number of Signs: 4
Date of return: Jan. 16-87

ORDER REQUESTED FOR FILING
Date: January 9, 1987
By: [Signature]

PETITIONS FOR SPECIAL HEARING AND VARIANCE

1st Election District
Case No. 87-318-SPHA

LOCATION: East and West Side of Lord Baltimore Drive, 1062 feet North of Security Boulevard
DATE AND TIME: Wednesday, January 28, 1987, at 3:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve a use permit for parking
Petition for Zoning Variance to permit a crushed stone temporary parking service in lieu of the required paving

Being the property of Edgar A. Kalb, as shown on plat 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
E and W/S of Lord Baltimore Dr., : OF BALTIMORE COUNTY
1062' N of Security Blvd.,
1st District
EDGAR A. KALB, Petitioner : Case No. 87-318-SPHA

ENTRY OF APPEARANCE

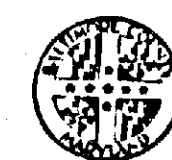
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, Suite 600, 409 Washington Avenue, Towson, MD 21204, Attorney for 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

January 21, 1987

S. Eric DiNenna, Esquire
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E and W/S of Lord Baltimore Dr., 1062' N of
Security Blvd.
1st Election District
Edgar A. Kalb - Petitioner
Case No. 87-318-SPHA

Dear Mr. DiNenna:

This is to advise you that \$108.00 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29909

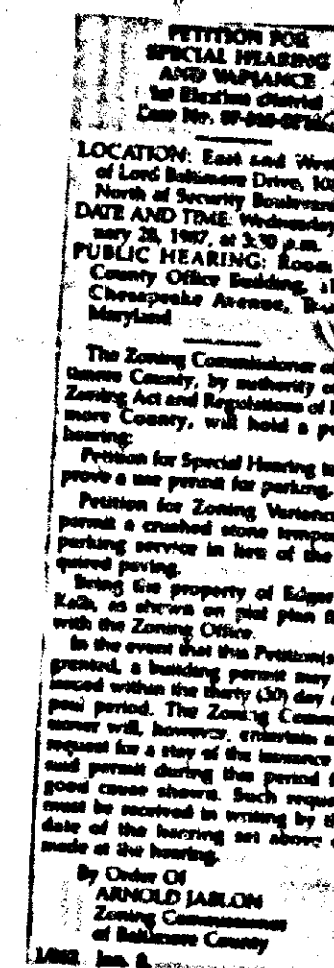
DATE Jan 28, 1987 ACCOUNT 21-017
Adm. & Post
Returned AMOUNT \$ 108.00
RECEIVED FROM Koons Ford of Baltimore
FOR Advertising & Posting Fee 87-318-SPHA
B 8130*****1011111111
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 8, 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 8, 1987.

THE JEFFERSONIAN,
Susan Stedman Abbott
Publisher

Cost of Advertising
27.50



IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

S. Eric DiNenna, Esquire
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204
December 24, 1986

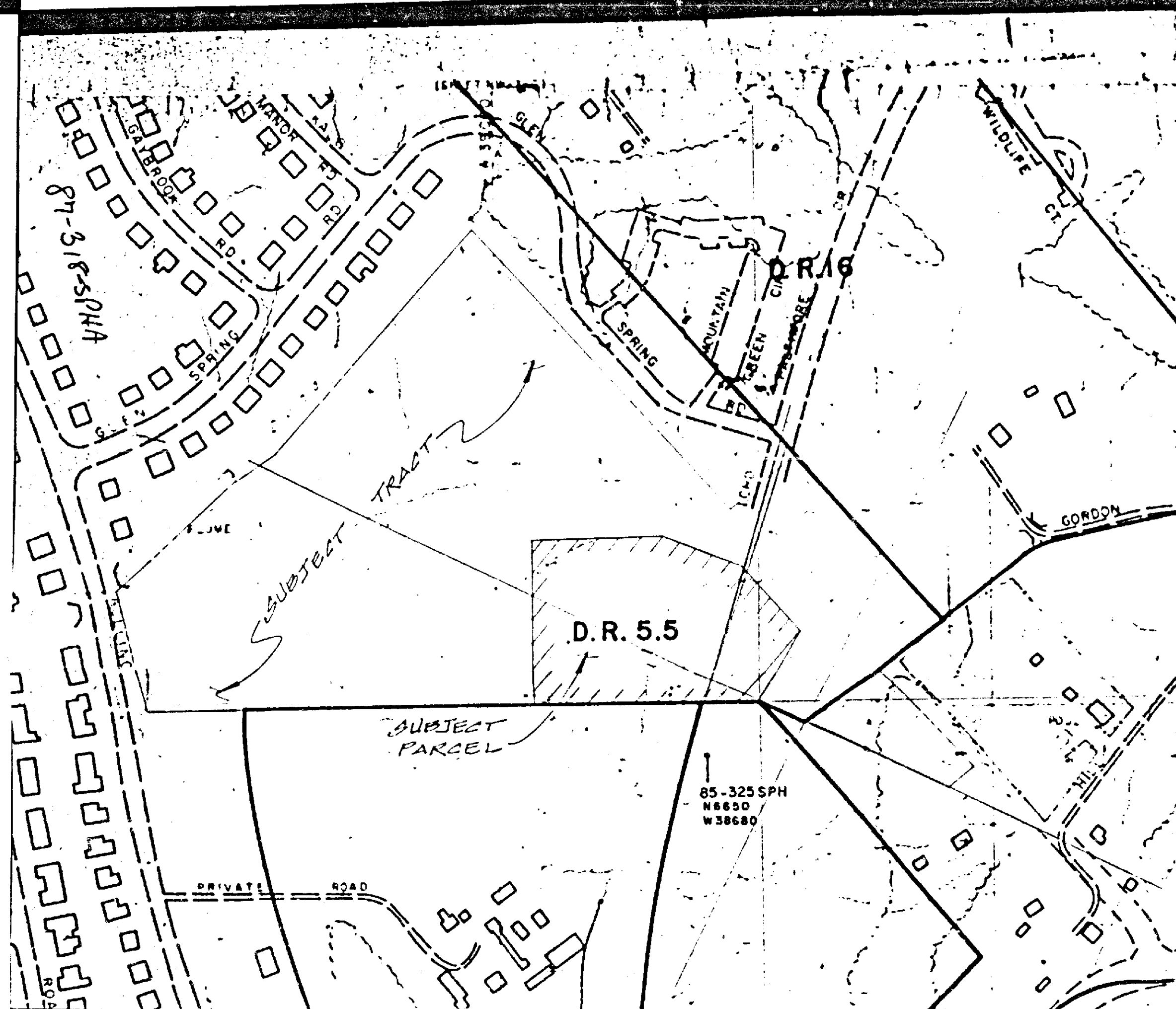
NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E and W/S of Lord Baltimore Dr., 1062' N of
Security Blvd.
1st Election District
Edgar A. Kalb - Petitioner
Case No. 87-318-SPHA

TIME: 3:30 p.m.

DATE: Wednesday, January 28, 1987

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-318-SPHA
Date: January 21, 1987

This office is opposed to the granting of the subject petition. The zoning of the entire Kalb property was identified as a specific issue during the 1976 Comprehensive Zoning Map process, and the County Council adopted a combination of zones that included D.R. 5.5 zoning on the portion of the property adjacent to residentially zoned areas. It is this office's opinion that were this petition granted, the door would be open to additional non-residential uses here, and the apparent intent of the adopted zoning map would be subverted.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1987

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

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Item No. 211 - Case No. 87-318-SPHA
Petitioner: Edgar A. Kalb
Petition for Special Hearing and
Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

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

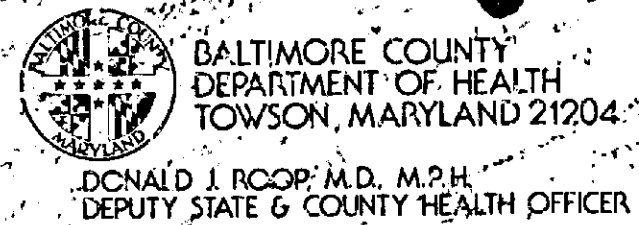
JED:kdb

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29803

DATE 11/23/86 ACCOUNT 01-415-000
AMOUNT \$ 200.00
RECEIVED FROM S. Eric DiNenna
Koons Ford of Baltimore
FOR SPH + Var. # 211
B 8052*****2000014 2206
VALIDATION OR SIGNATURE OF CASHIER



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 14, 1987

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

Dear Mr. Jablon:

Comments on Zoning Advisory Committee Meeting Item #211 are as follows:

Property Owner: Edgar A. Kalb
Location: Area at the north end of Lord Baltimore Drive
Existing Zoning: N/A
Proposed Zoning: Variance to permit crusher run for temporary parking service in lieu of required paving.
Acres: N/A
District: N/A

Variance to permit crusher run for a temporary parking service in lieu of required paving is recommended for approval.

An appropriate and sufficient amount of well compacted crusher run shall be applied and utilized as shown on plot plan as "subject site."

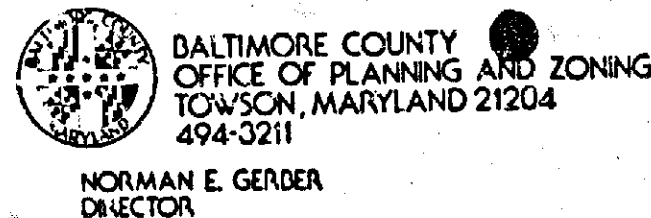
Regulations to control air pollution in the State of Maryland require surfaces to be maintained, replenished and cleaned in a timely manner to ensure the control and/or the prevention of particulate matter from becoming airborne. The application of dust suppressants including water, calcium chloride and others must be utilized to ensure compliance with Air Pollution Regulation 10.18.06.02 D1.

Very truly yours,

Ian J. Forrest, Director
Bureau of Environmental Services

IJP/als

1-28
87-318



NORMAN E. GENDER
DIRECTOR

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

January 19, 1987

Re: Zoning Advisory Meeting of December 9, 1986
Item # 211
Property Owner: EDGAR A. KALB
Location: E & W. SIDE LORD BALTIMORE DRIVE

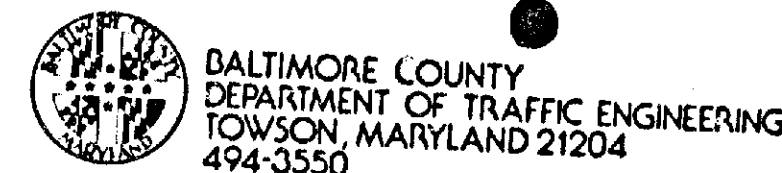
Dear Mr. Jablon:

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.
- ☒ 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 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.
- ☐ Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

January 8, 1987

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

Item No. 211 -ZAC-
Property Owner: Edgar A. Kalb
Location: E and W side Lord Baltimore Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Special

Meeting of December 9, 1986
Edgar A. Kalb
E and W side Lord Baltimore Drive
D.R. 5.5
Special Hearing to approve a use permit for parking and Variance to provide a crushed stone temporary parking service in lieu of the required paving
3.56 acres
1st Election District

Area:
District:

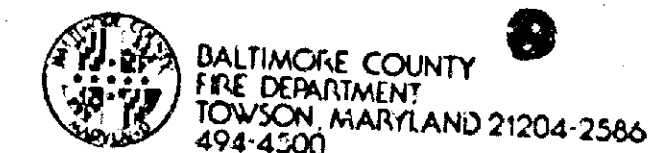
Dear Mr. Jablon:

The proposed Lord Baltimore Drive through this site should be built at this time.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



PAUL H. RENCKE
CHIEF

December 23, 1986

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

RE: Property Owner: Edgar A. Kalb
Location: E & W side Lord Baltimore Drive
Item No.: 211

Zoning Agenda: Meeting of 12/9/86

Gentlemen:

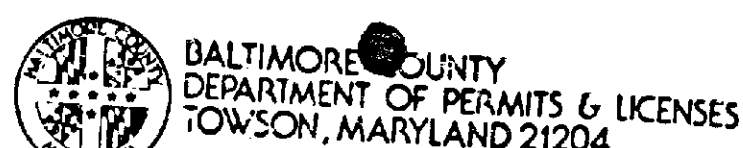
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 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.
- ☒ 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 on this use.

REVIEWER: _____ Noted and Approved: _____
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 211 Zoning Advisory Committee Meeting are as follows:

Property Owner:
Location:
District:

APPLICABLE ITEMS ARE UNCHECKED:

- ☐ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.S.I. #17-85) and other applicable Codes 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 in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☐ 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.
- ☐ All One Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 One Group 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 exterior wall within 3'-0" of an interior lot line. 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. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☐ 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.
- ☐ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 316.0 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 final floor levels including basement.

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
10th day of December, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Edgar A. Kalb
Petitioner's Attorney: S. Eric Dinenna, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY

MEMO

TO: Betty DuBois
FROM: Arnold Jablon
SUBJECT: Eric Dinenna's Files
DATE: 12/16/86

Please change the date for the Kalb case (Item #211) from January 27, 1987 to January 28, 1987 at 3:30 p.m. as Eric and I have already agreed upon this date.

DINENNA, MANN & BRESCHI

ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 400
MERCANTILE TOWSON BUILDING
609 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 796-6620

November 21, 1986

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition of Edgar A. Kalb
Special Hearing and Variance

Dear Mr. Commissioner:

Attached hereto please find the necessary Petitions, Plats, and checks for the filing of the above-captioned Petition.

Chris Rouke has reviewed these with Richard Smith of Kidde Consultants, Inc.

I would respectfully request that this matter be set for hearing as soon as possible and hopefully before December 31, 1986.

I realize that that is near to impossible but still request this matter be heard immediately.

Thank you for your cooperation.

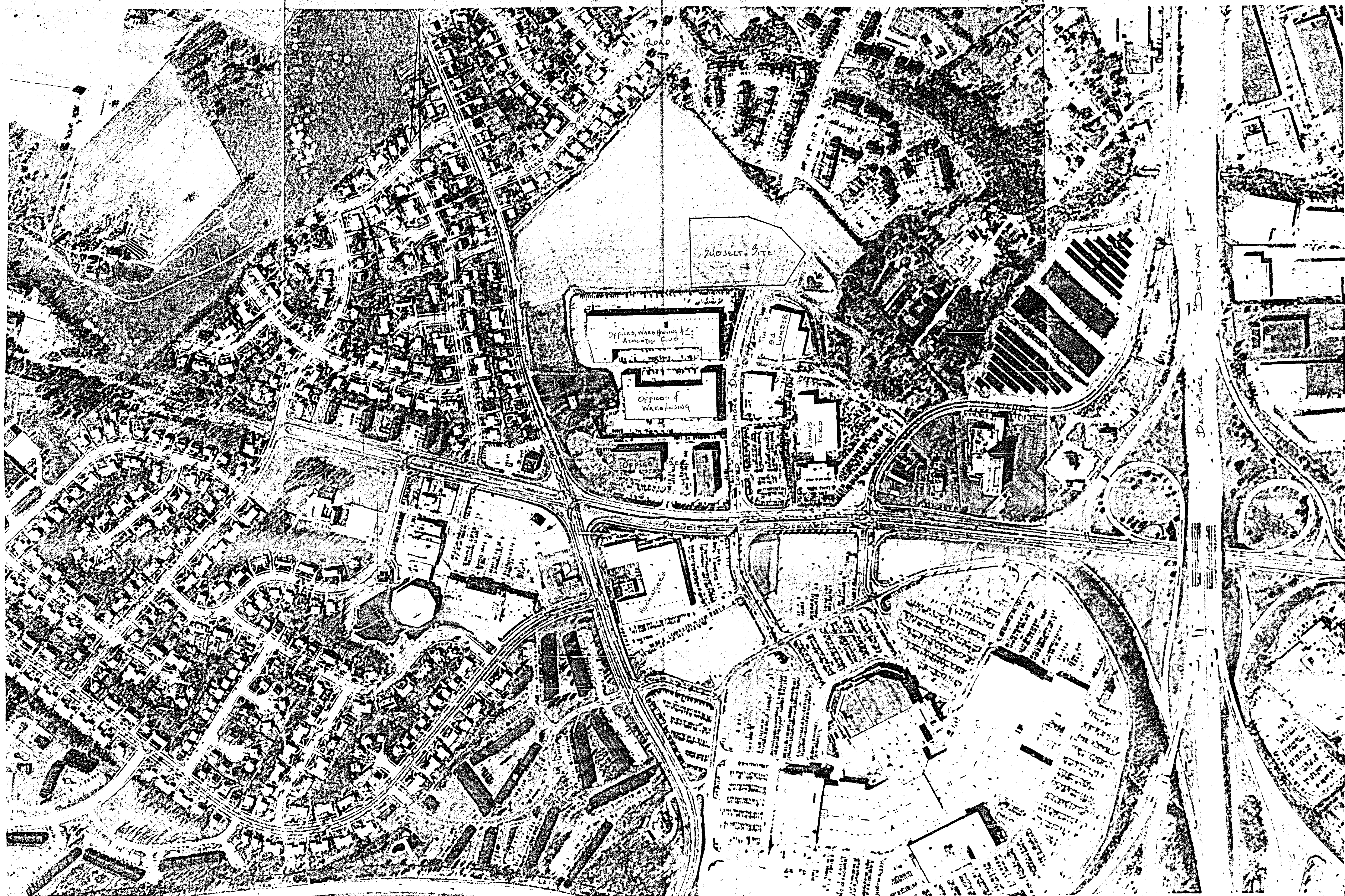
Very truly yours,

S. ERIC DINENNA

SED:bkb
Enclosures
cc: Koons Ford, Inc.
c/o Mr. Ralph Massantouno

If this parking use permit is intended to be effective after Lord Baltimore Drive is extended through this property the Petitioner should supply an alternate plan that takes into account the property layout after Lord Baltimore Drive is constructed through the property. The parking will be required via the street.

If it is decided to be GRANTED, the amended plat should be required via the street.



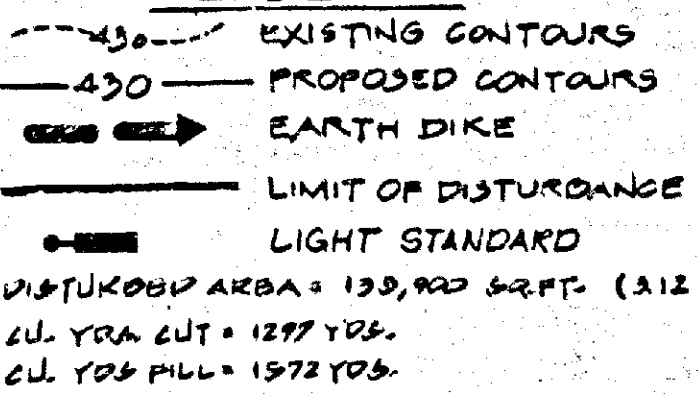
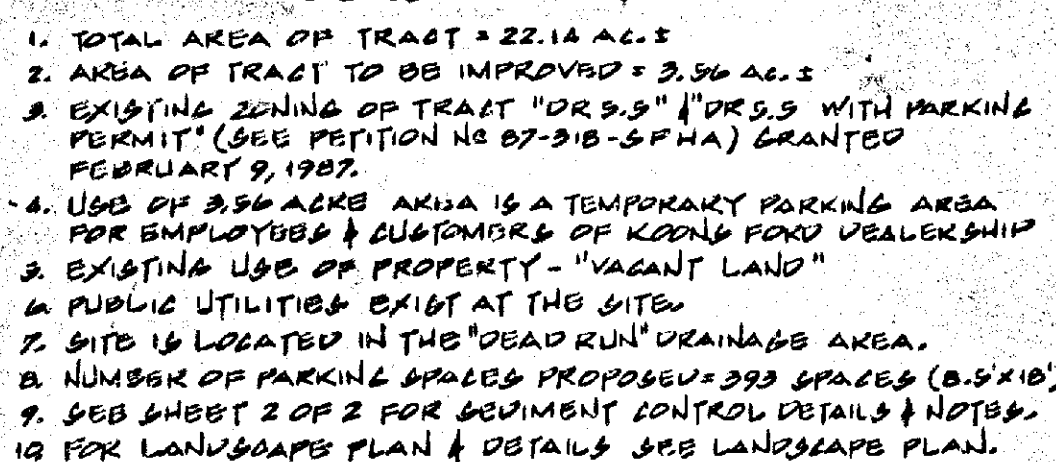
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1985

LOCATION
BELMONT

SHEET
N.W.
2-6



OFF-STREET PARKING NOTES

1. SITE ADJUDICATING THE BUSINESS INVOLVED
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY BE USED IN THE PARKING AREA.
3. NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING WILL BE PERMITTED.
4. LIGHTING WILL BE REGULATED TO PREVENT ILLUMINATION TO ADJACENT RESIDENTIAL PROPERTIES. LIGHTING WILL BE USED DURING PERIODS OF LOW VISIBILITY DURING DAYLIGHT HOURS AND IN THE EVENING. UNLIT CLOSURE OF THE PARKING AREA WILL BE INDICATED BY SIGNAGE. THE PARKING AREA WILL BE PROPERLY DRAINAGE.
5. HOURS OF USE WILL BE, IN CONJUNCTION WITH THE NORMAL BUSINESS DAY OF KNOX PARK.
6. PARKING AREA SURFACE WILL CONSIST OF CRUSHED STONE WHICH WILL BE PROPERLY COMPACTED TO PROVIDE A DURABLE, STABLE SURFACE.

DEED REF: 5092-66!
ACCT. NO 13-00-010944
COUNCILMAN'S DISTRICT 1
CENSUS TRACT 40-5-71

PREPARED BY: W.B.
NO. 101 BY: R.L.G.
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