

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 Service Garage.

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

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Gary C. Duvall/Miles & Stockbridge
410 Washington Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 821-5265

MAP NW 7E
S.D. 3
DATE 2/1/87
200
1000
DP
N 25.850
W 28.700

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1987, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

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 14th day of January, 1987.

ARNOLD JARLON
Zoning Commissioner

Petitioner Avraam Crotero
Petitioner's Attorney Gary C. Duvall, Esquire
Received by: James E. Dyer

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1987

Gary C. Duvall, Esquire
Miles & Stockbridge
410 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/cor. Reisterstown Road
and Slade Avenue
(513 Reisterstown Road)
3rd Election District
Avraam Crotero
Case No. 87-351-X

Dear Mr. Duvall:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Special Exception has been Granted, subject to the restrictions 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
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Stuart Sagal, Esquire
916 Munsey Building
Baltimore, Maryland 21202

People's Counsel

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

December 3, 1986

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION FOR
513 REISTERSTOWN ROAD
(Lube Express Site)

Beginning for the same on the eastermost right-of-way line of Reisterstown Road at a point measured 178 feet southeasterly from the centerline of Slade Avenue, 60 feet wide; thence running with said right-of-way line;

- 1) North 37 degrees 17 minutes 17 seconds West 120.16 feet, thence leaving said right-of-way;
- 2) by a curve to the right with a radius of 20.00 feet and an arc distance of 30.42 feet to a point in the bed of Slade Avenue;
- 3) North 49 degrees 51 minutes 25 seconds East 12.19 feet;
- 4) by a curve to the left with a radius of 1280.00 feet and an arc distance of 69.03 feet; thence leaving the bed of Slade Avenue;
- 5) South 37 degrees 17 minutes 17 seconds East 146.03 feet;
- 6) South 52 degrees 42 minutes 43 seconds West 100.00 feet to the place of beginning.

Containing 0.324 acres more or less.

as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restrictions:

- 1) There shall be no damaged or disabled vehicles or auto parts stored outside on this site.
- 2) There shall be no body and/or fender work performed on this site.
- 3) The existing automotive service station, gasoline pumps, pump islands, shed, etc., shall be removed from the site.
- 4) The existing underground gasoline and oil storage tanks shall be removed or abandoned in accordance with State and Federal requirements. Permits shall be secured.

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

ORDER RECEIVED FOR FILING
Date 1/14/87
By [Signature]

IN RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Reisterstown Road and
Slade Avenue
(513 Reisterstown Road)
3rd Election District
Avraam Crotero
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-351-X

The Petitioner herein requests a special exception for a service garage at the above-referenced location.

Counsel for the Petitioner proffered the following information. The subject property is currently utilized as a service station with repair facilities. The Petitioner proposes to replace the existing service station with a one-story service garage facility providing rapid lubrication services. The proposed building has been sited as being in accordance with the Pikesville Plan and Streetscape. The Pikesville Community Growth Corporation has no objection to any free-standing sign which complies with the Baltimore County Zoning Regulations (BCZR).

Counsel for the adjacent property requested that Notes 5, 6, 7 and 8 on the plan submitted, prepared by W. Duvall & Associates, Inc., revised 1/15/87, be incorporated in any Order granting the subject petition. 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, 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 should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of February, 1987 that the herein request for a service garage facility, in accordance with the plan referenced above, be approved, and

ORDER RECEIVED FOR FILING
Date 1/14/87
By [Signature]

PETITION FOR SPECIAL EXCEPTION

3rd Election District

Case No. 87-351-X

LOCATION: Southeast Corner of Reisterstown Road and Slade Avenue
(513 Reisterstown Road)

DATE AND TIME: Tuesday, February 24, 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

Being the property of Avraam Crotero, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner of Reisterstown Rd. &
Slade Ave. (513 Reisterstown Rd.) OF BALTIMORE COUNTY
AVRAAM CROTERO, Petitioner : Case No. 87-351-X

ENTRY OF APPEARANCE

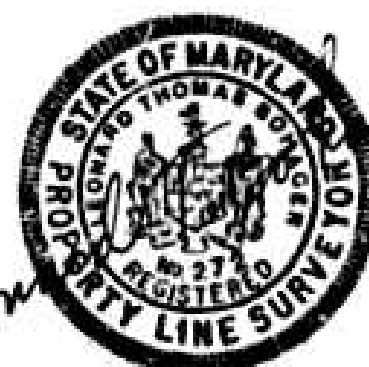
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire Miles & Stockbridge, 410 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman



OFFICE COPY

Arnold Jablon, Esquire
Zoning Commissioner of Baltimore County
January 20, 1987
Page Two

I appreciate your making my letter part of the file in this case.

Very truly yours,

Leslie M. Pittler
Leslie M. Pittler

cc: Mr. John Colvin
Gorn Management, Inc.
124 Slade Avenue, Suite 200
Baltimore, Maryland 21208

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 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 February 5, 1987.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

32.18

RECEIVED
JAN 21 1987
ZONING OFFICE

January 20, 1987

Arnold Jablon, Esquire
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Slade and Reisterstown Road S/E
Lube Express - Crotero

Dear Commissioner Jablon:

I am writing in my capacity as counsel to Gorn Management, Inc. concerning a pending Special Exception hearing for the site at the corner of Reisterstown Road and Slade Avenue.

As you are no doubt aware, there was a CRG Hearing on this matter on Wednesday, January 14, 1987, at which time a proposed use by "Lube Express" was approved. I participated at this hearing for Gorn Management as well as other property owners in this area of Pikesville.

My client has no objection to the granting of the Special Exception, provided that notes five (5) through nine (9) on the site plan displayed at CRG are adopted as restrictions to the granting of the Special Exception. It was my understanding that this is not objectionable to the Petitioner.

In addition, because Pikesville is not only a newly created town center, but a revitalization area also, my client would suggest careful attention to the landscaping of this site and its future enforcement. This, as you know, is particularly important to the "Pikesville Plan" and the vast improvements in the south section of the town center.

With particular attention to the points above, my client feels that this proposed use has merit, and would be an addition to the neighborhood with the appropriate restrictions.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 231 Zoning Advisory Committee Meeting are as follows:

Property Owner: AVRAAM CROTERO

Location: SE/C REISTERSTOWN ROAD AND SLADE AVENUE
District: CRD

APPLICABLE ITEMS ARE CITED:

1. 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.B.S. 11-11-1-1980) and other applicable Code and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. RAZING PERMITS, TANK REMOVAL PERMITS ETC ARE / SO REQUIRED.
3. Residential: Two sets of construction drawings are required to file permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required. As and technical data.
4. 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.
5. All Use Groups except B-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. 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 401, Section 1007, Section 1008 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. 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 _____, if to Mixed Use _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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 finished floor levels including basement.
10. Comments: TANKS SHALL NOT BE BURIED UNDER PROPOSED STRUCTURE.
11. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/86

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

PAUL H. REINCKE
CHIEF

December 18, 1986

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

RE: Property Owner: Avraam Crotero

Location: SE/c Reisterstown Road and Slade Avenue

Item No.: 231

Zoning Agenda: Meeting of 12/16/86

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 comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 231, Zoning Advisory Committee Meeting of 12/16/86

Property Owner: *Avraam Crotero*

Location: *SE/c Reisterstown Rd and Slade Ave* District *3*

Water Supply *metro* Sewage Disposal *metro*

COMMENTS ARE AS FOLLOWS:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, sauna, 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.
7. 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.
8. 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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *3* Date of Posting *February 4, 1987*

Posted for: *Special Exception*

Petitioner: *Avraam Crotero*

Location of property: *SE/c corner of Reisterstown Rd. and Slade Ave.*

(S.E. Reisterstown Rd.)

Location of Signs: *SE/c corner of Reisterstown Rd. and Slade Ave.*

Remarks:

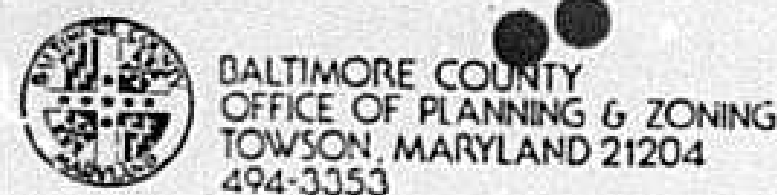
Posted by *John F. O'Neill* Date of return: *February 6, 1987*

Number of Signs: *1*

Zoning Item # *231* Zoning Advisory Committee Meeting of *12/16/86*
Page 2

1. 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.
2. 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.
3. 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.
4. Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
5. 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.
6. Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
7. If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
8. Other: *Interior floor drains in service bays must be connected to an oil separator prior to discharge into public sewer.*

John F. O'Neill
John F. O'Neill, Director
BUREAU OF ENVIRONMENTAL SERVICES



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 17, 1987

Gary C. Duvall, Esquire
Miles & Stockbridge
410 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Reisterstown Rd. and Slade Ave.
(513 Reisterstown Rd.)
Avraam Crotero - Petitioner
3rd Election District - 2nd Councilmanic District
Case No. 87-351-X

Dear Mr. Duvall:

This is to advise you that \$67.18 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

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

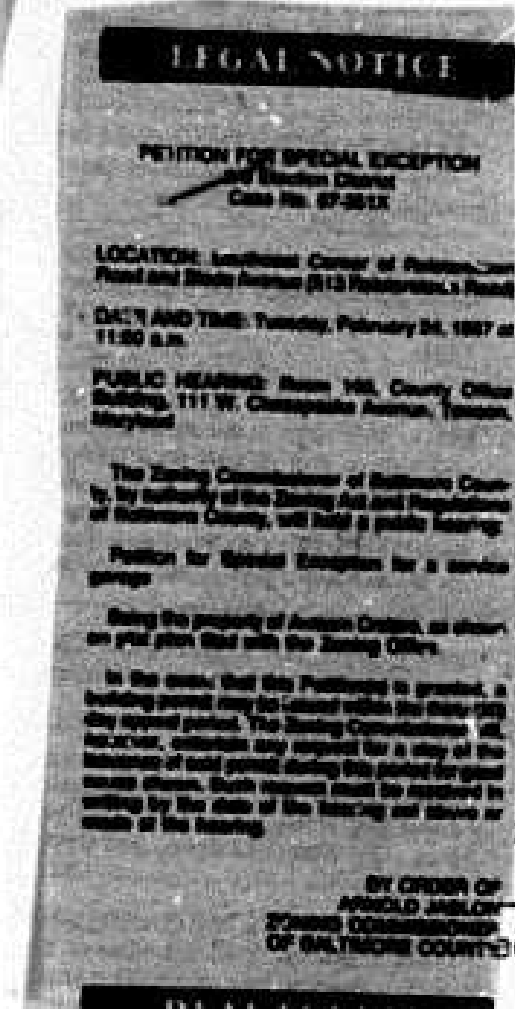
DATE 2/24/87 ACCOUNT R-01-615-000

SIGN & POST MISSING -
UNABLE TO RETURN AMOUNT \$ 67.18
Miles & Stockbridge, 401 Washington Avenue,
Towson, Md. 21204

RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-351-X

FOR
B 8042*****6718 0246F

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

85037

Pikesville, Md., Feb. 4, 19 87

TO CERTIFY, that the annexed advertisement
lished in the NORTHWEST STAR, a weekly
er published in Pikesville, Baltimore
Maryland before the 24th day of
Feb. 19 87

rst publication appearing on the
4th day of Feb. 19 87
second publication appearing on the
day of 19
the third publication appearing on the
day of 19

THE NORTHWEST STAR

Phyllis Holberg
Manager

Cost of Advertisement \$20.00

Gary C. Duvall, Esquire
Miles & Stockbridge
410 Washington Avenue
Towson, Maryland 21204

January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Reisterstown Rd. and Slade Ave.
(513 Reisterstown Rd.)
Avraam Crotero - Petitioner
3rd Election District
Case No. 87-351-X

TIME: 11:00 a.m.

DATE: Tuesday, February 24, 1987

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

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

DATE 12/18/86 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM D. M. BEATY, DOLP

FOR Filing Fee for SE/EX: Item 231

8 8062*****10000 0208F

CROTERO, PETITIONER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 13, 1987

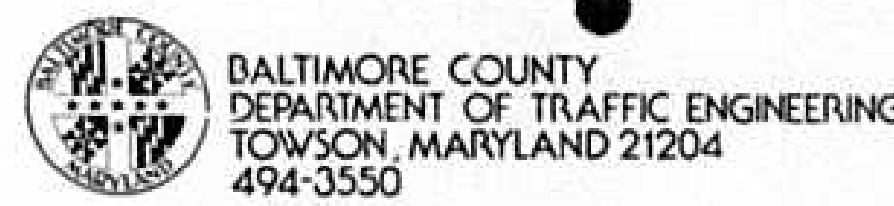
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-351-X

The CRG plan was approved on January 4, 1987. Additionally, please note that this site is within the boundaries Reisterstown Road/Pikesville Streetscape Plan area; consequently, particular care should be given to landscaping here.

Norman E. Gerber, AICP
Director

NEG:JGH:slb



STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

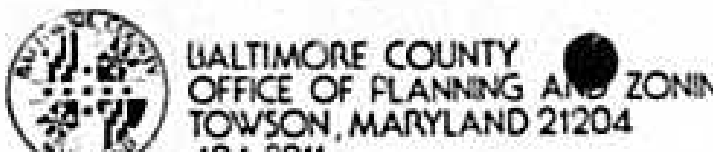
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 223, 225, 227, 228, 229, 230, and 231

Very truly yours,

Michael S. Taniqan
Traffic Engineer Associate II

MSF:jt



NORMAN E. GERBER
DIRECTOR

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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 231
Property Owner: AVRAAM CROTERO
Location: SE/C REISTERSTOWN RD. +
SLADE AVE.

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.
- (X) 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
- (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.

Additional comments:
X THE CRG #11-317 (K/A LUBE EXPRESS)
WAS APPROVED 1/14/87
X FOR LANDSCAPE REQUIREMENTS CONTACT AVERY HARRDEN
494-3335

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development



Maryland Department of Transportation
State Highway Administration

DEC 20 1986

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 22, 1986

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 12-16-86
ITEM: #231.
Property Owner: Avraam Crotero
Location: SE/C Reisterstown Road
Route 140 and Slade Avenue
Existing Zoning: B.L. - CS1
Proposed Zoning: Special Exception
for a service garage
Area: 0.28 acres
District: 3rd Election District

Dear Mr. Jablon:

On review of the submittal of 12-3-86 for Lube Express, the State Highway Administration finds the site plan generally acceptable, with all access to Reisterstown Road, Route 140 located at the S/E property line.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogile

By: George Wittman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 17, 1987

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

cc:

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

Gary C. Duvall, Esquire
Miles & Stockbridge
410 Washington Avenue
Towson, Maryland 21204

RE: Item No. 231 - Case No. 87-351-X
Petitioner: Avraam Crotero
Petition for Special Exception

Dear Mr. Duvall:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204

My telephone number is (301) 333-1356

Teleprinter for Impaired Hearing or Speech
863-7555 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

REVISIONS	
DATE	DESCRIPTION
1-9-87	Building Location, Parking, Notes 8,10,11,14,15 & 16. Entrances, and Landscape Area.
1-15-87	Note #12, Added Prop. Roadway Widening, Added Handicapped Ramps, Adjusted Planting Areas To 8' Min. Width, Added Reisterstown Road R/W Widening, Revised Grading, REVISED TITLE, INDICATED PHASES I & II, 445' BUILDING.
4-29-87	

SOIL TYPE & LIMITATION DATA			
TYPE	CLASS	BUILDING 3 STRY. OR LESS	STREETS & PARKING LOTS
WaA	D	Severe: high water table, poor natural drainage	Severe: high water table, poor natural drainage
AuB	D	Slight	Moderate: seasonally perched water table



LOCATION MAP
 SCALE: 1" = 200'
 Bench Mark: Balto. Co. #16090 N 26356.24 W 28382.95
 El. 474.745 Square Head Bolt in Beam in & Conc. Walk W Side Slade Ave.

- SITE DATA**
1. Site Area: Gross = 0.32 Ac.; Net = 0.28 Ac.±
 2. Zoning: Entire Site is Zoned BL CS-1
 3. Existing Use of Site - Automotive Service Station
 4. Proposed Use of Site - Automotive Service Garage
 5. Election District #3
 6. Councilmatic District #2
 7. Census Tract: 4034.01
 8. Watershed: 23
 9. Subwatershed: 52
 10. Deed of Ownership: E.H.K. Jr. 6570/266
 11. Tax Account No. 030108050

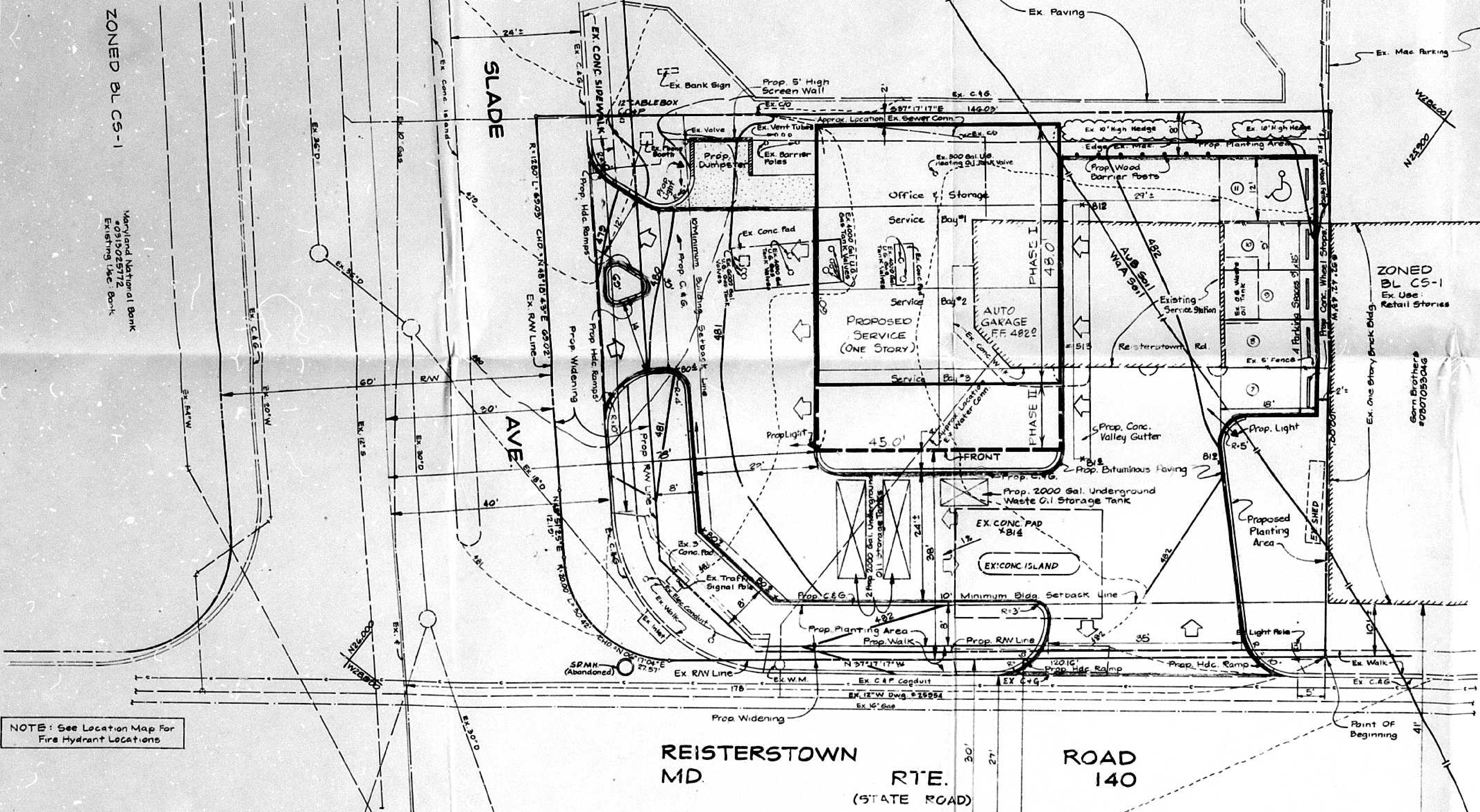
- NOTES**
1. There Are No Well Or Septic Areas On The Site.
 2. There Are No Streams Or Springs Or 100 Flood Plains On The Site.
 3. There Are No Historic Buildings On The Site.
 4. There Are No Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitat, Or Hazardous Materials On The Site.
 5. No Damaged Or Disabled Vehicles Or Auto Parts To Be Stored Outside On This Site.
 6. No Body & Fender Work To Be Done On This Site.
 7. Existing Automotive Service Station, Gasoline Pumps, Shed, Pump Islands Etc. To Be Removed From Site.
 8. Existing Underground Fueling #0.1 Storage Tanks To Be Removed Or Abandoned (Per State & Federal Requirements). Rems Will Be Secured.
 9. Petroleum Products Will Be Stored On This Site. Waste Petroleum Products Will Be Removed From This Site And Recycled (Or Disposed Of) At An Approved Facility.
 10. Interior Floor Drains If Needed, Will Be Connected To An Oil Separator Then Discharged Into The Public Sewer. (See Note #15)
 11. A Zoning Special Exception For A Service Garage Has Been Filed in the Zoning Office. Dec. 5, 1986, Item # 231
 12. A Request For A Waiver To Stormwater Management Requirements Has Been Filed. Waiver Granted Jan. 9, 1987.
 13. Each Proposed Service Bay Contains Two Servicing Areas.
 14. Prior to Demolition or Removal of the Existing Service Station Building Will Be Surveyed for Asbestos.
 15. In Lieu of Interior Floor Drains, Oil Absorbing Materials May Be Used Prior to Wash Down Of Floors & Equipment, Used Oil Absorbing Materials Shall Be Disposed of Utilizing Approved Methods.
 16. Freestanding Signs Will Be Required To Meet Section 413.2.f BCER and Zoning Sign Policies.

CALCULATIONS

SITE AREA	
Gross Site Area	0.32 Ac.±
Less Slade Ave. Widening	0.04 Ac.±
Net Site Area	0.28 Ac.±

PARKING REQUIRED	2400 S.F. Bldg. - 1 P.S. Per 300 S.F. = 8 Parking Spaces
PARKING PROVIDED	
INTERIOR: 2 P.S. Per Bay x 3 Bays = 6	
EXTERIOR: 9' x 18' P.S. = 4	
12' x 18' P.S. (Handicap) = 1	
	11 Parking Spaces

FLOOR AREA RATIO	
Allowed = 3.0	
Proposed: 2100 S.F. / 14132 S.F. (Gross Area) = 0.19	
OPEN SPACE REQUIRED	None
LANDSCAPING REQUIRED	1 Tree Per 40 L.F. OF Public R/W Line + 1 Tree Per 12 P.S. = 6 + 1 = 7 Trees
LANDSCAPING PROPOSED	See Landscaping Plan
ESTIMATED A.D.T.	0.32 Ac. x 500 = 160



NOTE: See Location Map For Fire Hydrant Locations

W. DUVAL & ASSOC., INC.
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21208
 301-583-2571

OWNER
 AVRAAM CKOTERO
 513 REISTERSTOWN RD
 BALTIMORE MARYLAND 21208
 E.H.K. JR. 6570/266

DEVELOPER
 D&M REALTY
 200 VILLAGE SQUARE/CROSS KEYS
 BALTIMORE MARYLAND 21210
 252-1555

BUILDING PERMIT PLAN
 #513 REISTERSTOWN ROAD
LUBE EXPRESS
 3RD ELECTION DISTRICT/BALTIMORE COUNTY, MD.
 SCALE: 1" = 10'
 DECEMBER 3, 1986
 (SEE CHART)

PUBLIC SERVICES CRG NO. 86317
 PLANNING NO. _____



approved (building plan) phase 1 & 2 as written in case 87-351 by J. M. H. 6/19/87