



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

Dear Mr. Johnson:

Comments on Item # 298 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wilkie Buick Birmohst Corporation
Location: S/S Pulaski Highway, 654 feet $\pm$ E of 68th Street
Districts: M.L. - C.S1-1, M.L. - I.M., M.H. - I.M.

APPLICABLE TYPES ARE CIRCLED:

- (A) All structure code shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Ageed (A.M.C.R. #17-85 - 1980) and other applicable Code and Standards.
 (B) 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 or 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 or Maryland Architect or Engineer shall be required to file with a permit application. Improvised seals are not acceptable.
 (E) All One Group except 41, Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'0" to an interior lot line. All Two 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 a
 variance less than 6'0" to an interior lot line.
 (F) The structure does not appear to comply with Table 505 for penetrable height/area. Apply. According to the requested variance this offer should be considered until the necessary data pertaining to height/area and construction type is provided. See Table 102 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 Use/Emergency Permit, an attention permit application shall also be filed along with three sets of acceptable construction plans. Also submit 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/Emergency Permit is to be _____ to the _____ or Mixed Use _____, see Section 312 of the Building Code.
 (I) The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached Copy of Section 516.6 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 Flood Levels indicated.
 (J) Show grade elevations and building elevations on the plat.
 (K) Common Code 505.2 is applicable when the addition is constructed.
 (L) Section 1702.10 requiring a supervised fire suppression system appears applicable. All exits and life safety features of the complete structure shall comply to the current code. The height and area as well as construction shall comply to the current code.
 (M) The drawings shall not be submitted for the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full set of any permit. If desired the applicant may obtain additional information by visiting Room 322 of the County Office Building at 21. Handing out of the drawings for the structure as well as the site shall be required. Signs shall require separate permits and shall comply with Article 19 and its amendments in Building Plans Part 2.
 L777/86 Bill # 17-85.

87-415A

Walter Buech

10:10

4/20/02

2 Hill House, Cay

No notes

Harvey Keel, III

Having read, or answer

Anthony Beck,

Sharon & Heidi #104

- guy located a Polaski Hwy - zoning HL -
 located since 1966, lots purchased in 1966 -
 trust declaration - plans of new addition -
 present bldg perpendicular to Polaski - some
 of guy in floodplain which limits ²⁰⁰
 to expand to front - new addition and
 way around existing bldg on 3' side -
 30' x 100.6 on north side, 180' along front
 + 74.1' on north side - driveway area +
 office space - $\therefore$ need 23' instead of 50'
 to front right of way line - 8' to guy line
 instead of 35' - need additional space which
 is limited by floodplain - area is
 uniquely shaped like triangle + can't see
 to rear who culture of access to bldg -
 some of - some of 7 office - existing bldg
 to be used for, garage, service, + vehicle
 repair - business growing + need -
~~street~~
 needed -
 (1) bldg permit as otherwise required
 (2) no temp repairs ^{if} shall be
 permitted at any time + as otherwise
 allowed



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

Dear Mr. Johnson:

February 12, 1987

Comments on Item # 208 Economic Advisory Committee Meeting are as follows: (p. 1)

Property Owners: Wilkie Buick Binmont Corporation
Locations: S/S Pulaski Highway, 654 feet = of 68th Street
Districts: 15th

APPLICABLE ITEMS ARE CIRCLED.

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 (H.A.M.C.) #17-1 - 1990 and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. 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.
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 the Groups except R-1, Single Family Detached Dwelling require a minimum of 1 hour fire rating for the exterior walls between 6'-0" to an interior 1st line. R-4, Two Groups require a one hour wall if closer than 1'-0" to an interior 1st line. Any wall built on an interior 1st line shall require a fire or party exterior wall within 3'-0" of an interior 1st line. No openings are permitted in a
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 plans are submitted to the Building Department. 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 filed for a Required Change of Use/Occupancy Permit, an alteration permit application is small also to 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 such a permit. Architectural or Engineer seals are usually required. The change of Use Groups are from Code _____ to the _____ or to Mixed Use _____. See Section 112 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached copy of Section 514.07 of the Building Code as adopted by Bill #17-95. This plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Previous comments are still applicable. See Section 505.2 concerning the increase in area of existing building.
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 112 of the County Office Building at 111 S. Chesapeake Avenue, Towson, Maryland 21204.
- Charles E. Eubank*
By: C. E. Eubank, III
Building Department

WR2/P=

BY: *Charles E. Sumner*
C. E. Sumner, Inc.
Building Plans Service

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Anderson v. Bd. of Appeals, Town of ...

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1987, that the Petition for Zoning Variances to

- 2 -

permit a front yard setback of 23 feet in lieu of the required 50 feet and storage and display of vehicles 8 feet from the property line in lieu of the required 35 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner shall be required to return, and be responsible for returning, said property to its original condition.
2. No temporary signs other than those defined in Section 413.4, BCZR, shall be permitted.

Zoning Commissioner of
Baltimore County

NI/SK1

cc: William M. Hesson, Jr., Esquire

People's Counsel

ORDER RECEIVED FOR FILING
Date April 24, 1998
By John R. [Signature]

- 3 -

PETITION FOR ZONING 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 Variance from Sections 238.1 and 255.1 to permit a front yard of 23 feet in lieu of required 50 feet and Section 238.4 to permit storage and display of vehicles 8 feet from the property line in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. That an existing, older truck dealership is proposed to be upgraded with additions to the front (north) and the east and west sides, and there is not room for the addition and the required setback due to the existing building location, including existing office, showroom and service areas.
2. That the neighborhood, area and Pulaski highway will be improved by the proposed additions. (See attached).

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

I, or we, agree to pay expenses of above Variance 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
 Address
 City and State

Attorney for Petitioner:
 (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
 City and State
 Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of April, 1986, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
 (over)

PRACTICAL DIFFICULTIES AND HARDSHIPS

1. Due to an existing flood plain and soil conditions it will cause practical difficulties to locate the proposed addition to the east side of the site.
2. The site presently serves as a new truck sales dealership. The proposed addition located elsewhere would hinder parking.
3. Since the existing structure consists of office space, showroom and service areas it would generate financial hardship to modify the existing structure in order to relocate the proposed addition.

RECEIVED

SEP 2 1986
 SHANNON P. KENNEDY
 ARCHITECT, P.A.
 FILE

Maryland Department of Transportation
 MOTOR VEHICLE ADMINISTRATION
 1450 RITCHIE HIGHWAY, N.E.
 GLEN BURNIE, MARYLAND 21061

CERTIFICATE NO.
 5063

By virtue of the authority vested in me, as Administrator of Motor Vehicles, under the provisions of the Maryland Vehicle Laws, I do hereby certify that the following described document(s), a copy of which is attached hereto, is a true copy taken from the original, now on file, and part of the records of this agency.

Attached is a copy of the zoning permit regarding
 Beal GMC Truck Inc. Dealer No. N-1267.

In testimony whereof, I hereto subscribe my name, and affix the seal of the Office of the Motor Vehicle Administration of the State of Maryland, this date June 25, 1986

M. Mc
 ADMINISTRATOR OF MOTOR VEHICLES
 CS-143 (10-85)

Maryland Department of Transportation
 LICENSING & CONSUMER SERVICES DIVISION
 (301) 787-7849

SECTION A: TO BE COMPLETED BY APPLICANT AND PRESENTED FOR APPROVAL TO THE LOCAL ZONING AUTHORITIES IN THE COUNTY OR TOWN IN WHICH THE BUSINESS IS TO BE CONDUCTED.

COMPANY NAME (INCLUDING TRADE NAMES)
 BEAL GMC TRUCK, INC. 301 682 3300

BUSINESS STREET ADDRESS
 7667 PULASKI HWY.

CITY BALTIMORE COUNTY BALTIMORE STATE MD ZIP 21237

PROPERTY OWNER'S NAME
 WILKIE BUICK BIRMINGHAM CORP. 215 232 4000

PROPERTY OWNER'S STREET ADDRESS
 1750 N. BRAD ST. PHILA PA 19121

CITY PHILADELPHIA COUNTY PHILA STATE PA ZIP 19121

TYPE OF BUSINESS (CHECK APPROPRIATE BLOCK)

VEHICLE DEALERS	TRANSPORTER OF VEHICLES
☒ NEW	☐ INSPECTION STATION
☒ USED	☐ VEHICLE PAINTING
☐ TRAILER	☐ REMODELING OF VEHICLES
☐ MOTORCYCLE	☐ VEHICLE REPAIRS
	☐ INSTALLATION OF EQUIPMENT
	☐ OTHER

SECTION B: TO BE COMPLETED BY ZONING OFFICIAL TO VERIFY APPLICANT HAS MET ALL LOCAL ZONING REQUIREMENTS TO CONDUCT THE TYPE OF BUSINESS SPECIFIED ABOVE.

I CERTIFY, THAT THE BUSINESS OF TRUCK DEALERSHIP REPAIRED

DOES ☒ DOES NOT ☐ MEET ALL LOCAL ZONING REQUIREMENTS, INCLUDING THE ISSUANCE OF A USE AND OCCUPANCY PERMIT, IF REQUIRED.

SIGNED *John J. J. J.*
 OFFICIAL CAPACITY *Zoning Commissioner*
 TELEPHONE NUMBER 444-3335
 DATE 5-1-86

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

ARNOLD JABLON
 ZONING COMMISSIONER

June 4, 1986

Mr. Charles B. Heyman
 Law Offices
 Kaplan, Heyman, Greenberg,
 Engelman & Belgrad, P.A.
 Tenth Floor - Sun Life Building
 20 South Charles Street
 Baltimore, Maryland 21201

Re: Application of Section 103.1 as Amended by Bill 100 1970

Dear Mr. Heyman:

Reference is made to your letter of April 5, 1986 regarding the above zoning regulation and its application to the property and improvements at 6631 Security Boulevard.

In addition to describing the use of 6631 Security Boulevard, i.e., a retail tire company since it was built prior to 1970, your letter contains the following two paragraphs relative to the history of the legislation:

"The specific intent was to grandfather the right to use property in ML zones for any commercial use permitted in the ML zone prior to its amendment by Bill 100, provided said property was then in commercial use or a preliminary development plan was approved by the Office of Planning and Zoning for commercial use before the effective date of Bill 100, and before the 5th anniversary of the effective date of Bill 100, construction either was completed or was substantially commenced and diligently being pursued to completion. As you will note, I have used the word "grandfathered" as opposed to "non-conforming". At the time of the processing and recommendation of the Planning Board and ultimate adoption by the County Council of Bill 100, I was Chairman of the Baltimore County Planning Board. It is for this reason that I am intimately familiar with the nature and intent of Section 102. At all times in discussion, the use of the word "grandfathered" was used. It was used knowingly and intentionally, since it was the specific purpose of the provisions of Section 103 to retain the right of any commercial use

Mr. Charles B. Heyman
 June 4, 1986
 Page Two

permitted under the ML zones prior to its amendment by Bill 100, in addition to all other uses otherwise permitted by Bill 100, if the property was so being used for commercial purposes prior to the effective date of Bill 100 or a preliminary development plan and construction occurred as above set forth.

George Gavrelis was the Director of the Office of Planning and Zoning at the time pertinent and I have discussed this matter with him, and he fully concurs with what I have stated above. George Gavrelis reiterated to me that it was clearly intended that if, as of the effective date of Bill 100, property was being used for commercial use or a plan approved showing commercial and building occurred within the time required, you had the right forever to use the property for any commercial use permitted in the ML zone prior to Bill 100. To quote George Gavrelis, they were "going for the future and not back."

My recollection regarding this legislation is basically the same as yours. It is also my understanding that permits have been processed and approved by this office in accordance with the grandfathering clause of Section 103.1 as amended in 1970. Clarification is needed at this time only because there have been so few issues regarding grandfathering in ML zones over the past 16 years.

I have discussed your letter and my understanding of this zoning regulation with the Zoning Commissioner and he agrees that your client's property (6631 Security Boulevard) is in fact grandfathered for business uses and is not restricted to a non-conforming status.

Sincerely,
James E. Dyer
 James Dyer
 Zoning Supervisor
 Office of Zoning

JD:kbb

cc: Mr. Arnold Jablon
 Mr. George Gavrelis

WRS
 WILLIAM R. SUDECK & ASSOCIATES, INC.
 Consulting Engineers & Land Surveyors

William R. Sudeck, P.E., L.S.
 Robert W. Rasmussen

January 5, 1986

PROPERTY DESCRIPTION TO ACCOMPANY
 ZONING VARIANCE FOR
 7667 PULASKI HIGHWAY

Beginning at a point on the southerly side of Pulaski Highway (150 feet wide) at the distance of 664.70 feet easterly from the easterly side of 68th Street (75' wide); thence binding on the southerly side of said Pulaski Highway the five following courses and distances, viz:

1. N.58°57'13"E. - 601.77 feet;
2. S.31°02'47"E. - 26.00 feet;
3. N.58°57'13"E. - 60.00 feet;
4. N.31°02'47"W. - 26.00 feet; and
5. N.58°57'13"E. - 117.53 feet; thence leaving said south side of Pulaski Highway, the five following courses and distances, viz:
6. S.78°04'50"E. - 125.00 feet;
7. S.43°14'10"E. - 452.15 feet;
8. S.76°37'10"W. - 371.25 feet;
9. S.16°52'10"W. - 107.40 feet;
10. N.78°38'50"W. - 721.46 feet to the place of beginning.

Containing 6.83 acres of land, more or less.

OFFICE COPY

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
day of March, 1987

ARNOLD JABLON
Zoning Commissioner

Petitioner: Wilkie Buick Birmost Corp.
Petitioner's Attorney: William H. Henson, Jr., Esquire

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 10, 1987

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

Subject: Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,
87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,
87-435-A, 87-436-SPH, 87-438-A, 87-443-SPH, 87-445-A and 87-446-A

There are no comprehensive planning factors requiring comment
on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987

ZONING OFFICE

CPS-006

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1987

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

050

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

William M. Henson, Jr., Esquire
Nolan, Plunkhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 298 - Case No. 87-415-A
Petitioner: Wilkie Buick Birmost Corp.
Petition for Zoning Variance

Dear Mr. Henson:

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 suit-
ability 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:kkb

Enclosures

cc: Shannon P. Kennedy
7300 York Road
Towson, Maryland 21204



Maryland Department of Transportation

State Highway Administration

William K. Holman
Secretary
Mal Kasso
Administrator

February 2, 1987

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

Attn: Mr. James Dyer

Re: Baltimore County
ZAC Meeting
ITEM NO: #298.
Property Owner: Wilkie Buick
Birmost Corporation
Location: S/S Pulaski Highway,
654 feet +/- E. of 68th Street
Existing Zoning: M.U.-C.SI-1,
M.U.-1M, M.U.-1M.
Proposed Zoning: Variance to permit
a front yard of 23 feet in lieu of
the required 50 feet and to permit
storage and display of vehicles 8
feet from the property line in lieu
of the required 35 feet
Area: 6.83 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of January 27, 1987, the
State Highway Administration finds the site plan generally
acceptable with proposed additions.

Very truly yours,

Charles L. Dyer
Charles L. Dyer, Chief
Bureau of Engineering
Access Permits

CL:GG:maw

cc: Mr. J. Ogil

By: George Gosman

RECEIVED
FEB 5 1987
ZONING OFFICE

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
363 7555 Baltimore Metro - 565 0451 D.C. Metro - 1 800 492 5062 Statewide Toll Free
P.O. Box 717, 107 North Calvert St. Baltimore, Maryland 21203 0717



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

STEPHEN E. COLLINS
DIRECTOR

January 30, 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 298, 299, 300, and 302.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 298, Zoning Advisory Committee Meeting of 1-27-87

Property Owner: Wilkie Buick Birmost Corp.

Location: S/S Pulaski Hwy District 15

Water Supply meteo Sewage Disposal meteo

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.
- (x) 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

Zoning Item # 298 Zoning Advisory Committee Meeting of 1-27-87
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 _____

Ian A. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

January 28, 1987

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

RE: Property Owner: Wilkie Buick Birmost Corporation

Location: S/S Pulaski Hwy., 654' +/- E. of 68th Street

Item No.: 298

Zoning Agenda Meeting of 1/27/87

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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: Anthony Kelly
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

Aligned

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

No. 30469

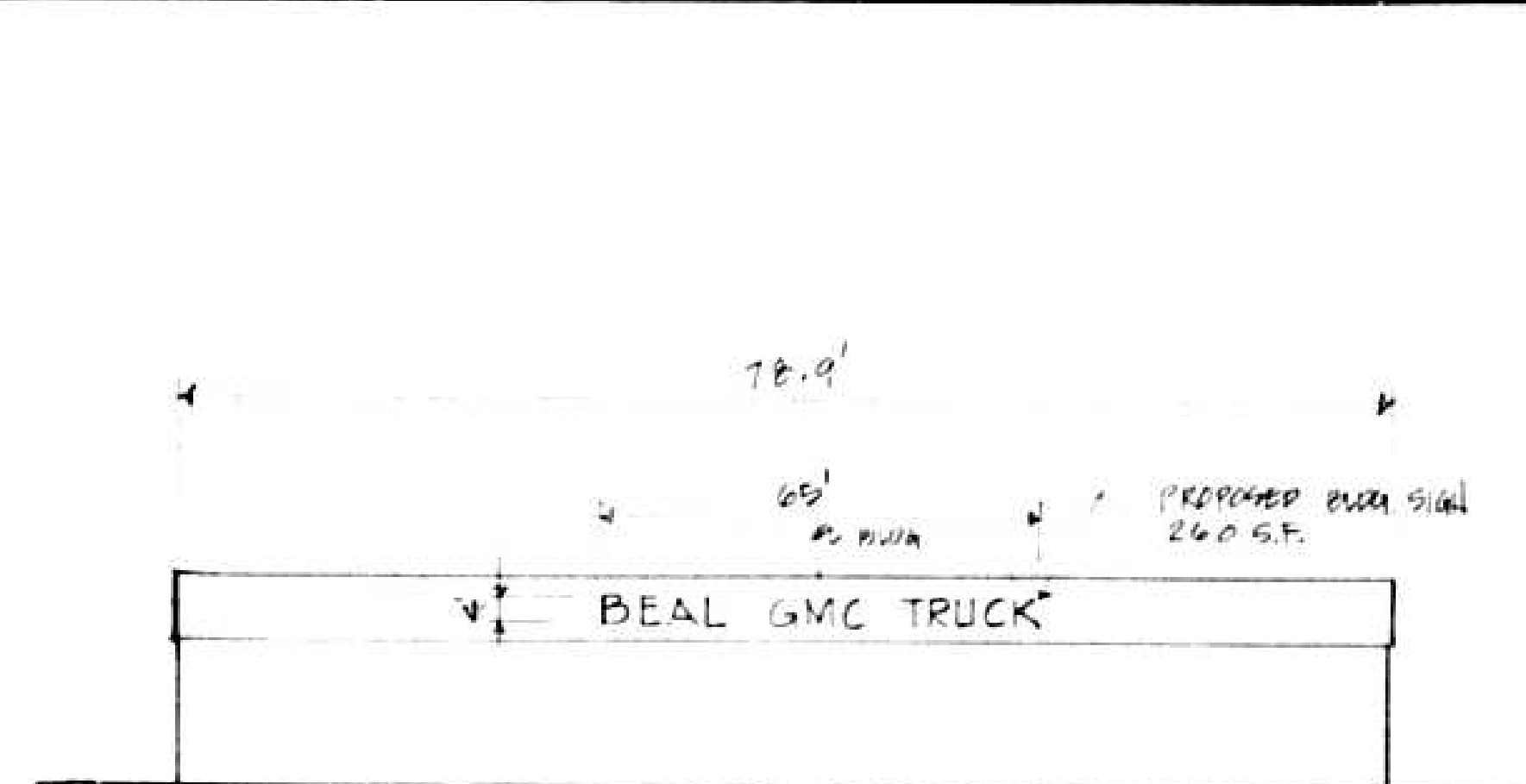
DATE Jan 9, 1957 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Nolan Plunkett & Winters
Sam H. 978

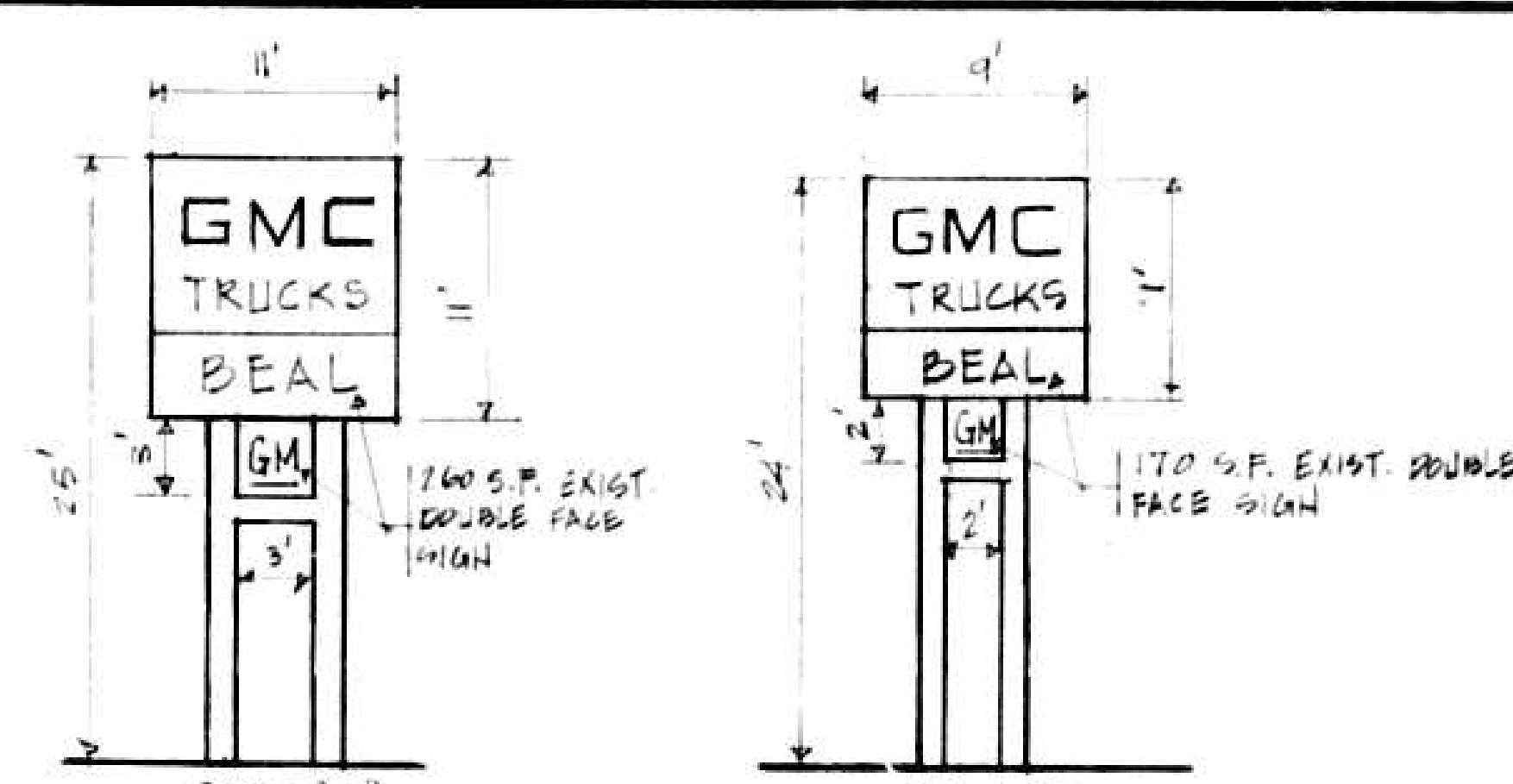
FOR Ernie Vonnard

\$ 100.00 *** 100.00 ***
VALIDATION BY SIGNATURE OF CASHIER



ELEVATION OF BUILDING SIGN

NO SCALE



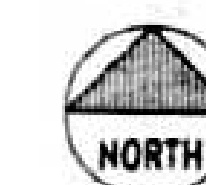
EXISTING SIGN ELEVATIONS

1/8" = 1'-0"



LOCATION PLAN

1" = 2,000'



SITE DATA

EXISTING BUILDING AREA = 10,709 S.F.
 PROPOSED ADDITION AREA = 8,955 S.F.
 PERCENT OF INCREASE = 91%
 ELECTION DISTRICT : 15 TH
 EXISTING ZONING : ML-CS-1
 ML-1M
 MH-1M

TOTAL SITE AREA : 6.03 AC

BUILDING AREA TABULATION :

	EXISTING	PROPOSED ADDITION	TOTAL	PARKING REQUIRED
SERVICE	10,112	2,730	10,385	1/800
PARTS	3,375	3,290	6,665	1/200
OFFICES	2,115	1,200	3,315	1/500
SHOWROOM	1,485	4,065	5,550	1/200

TOTALS 17,087 + 8,828 = 25,915 108 SPACES

TOTAL CUSTOMER PARKING PROVIDED - STANDARD 105 SPACES
 HANDICAP 4

TOTAL STORAGE & DISPLAY PARKING 70 SPACES

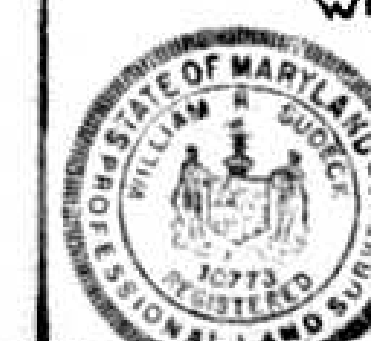
TOTAL 179 SPACES

PARKING SPACE SIZE - STANDARD SPACE = 9' x 18'
 HANDICAP SPACE = 12' x 18'

OWNER : WILKIE BUICK FINANCIAL CORP.
 1750 NORTH BROAD STREET
 PHILADELPHIA, PA. 19121

NOTE: THIS PLAT WAS COMPILED FROM DATA PREPARED BY: SPOTTS, STEVENS & MCCOY, INC. DATED: AUGUST 8, 1986. FIELD LOCATIONS VERIFIED BY: WILLIAM R. SUDECK & ASSOCIATES, INC.

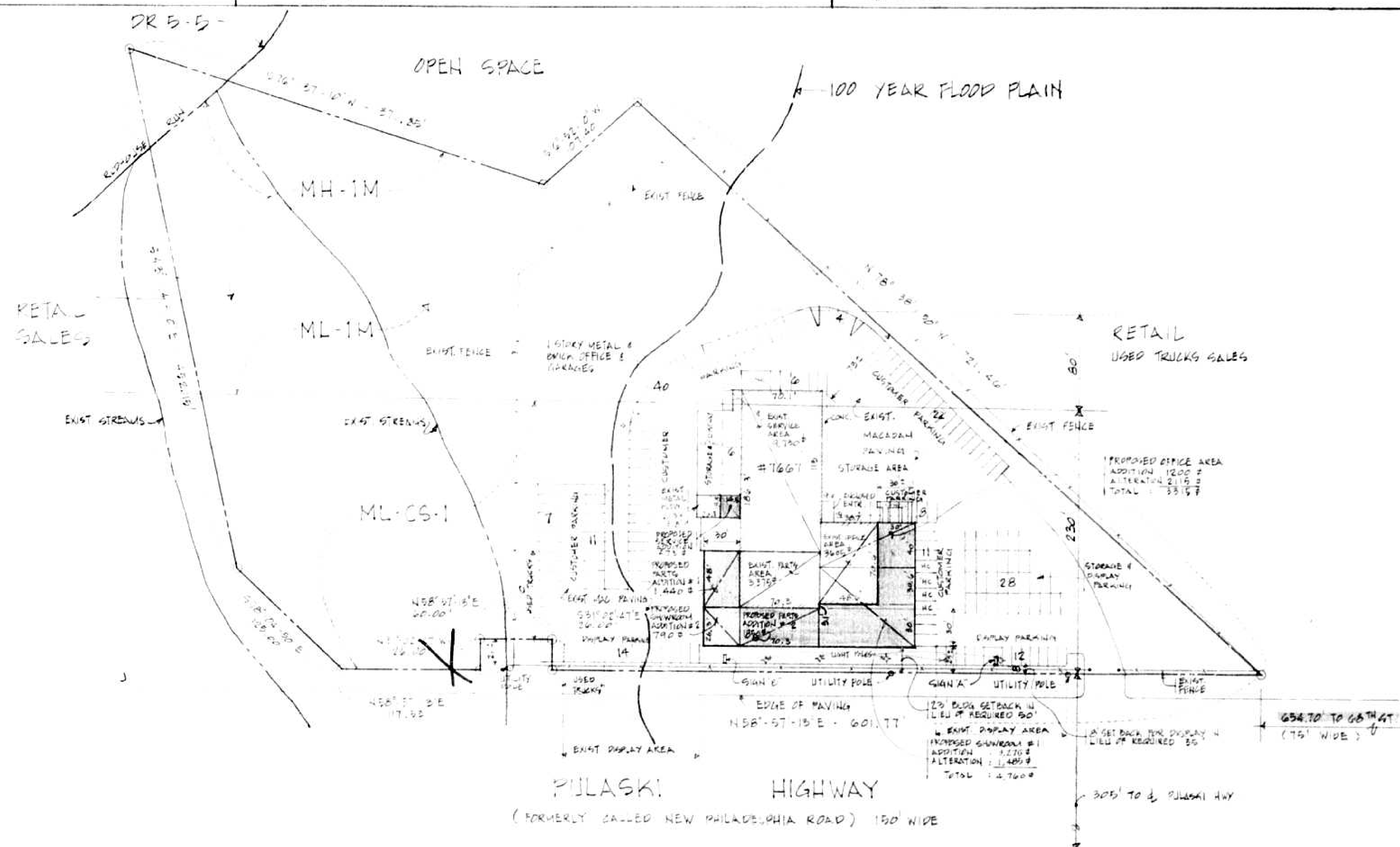
WILLIAM R. SUDECK 10173 1-5-87
 DATE
 2-5-87



1 Sign #298
 87-415A

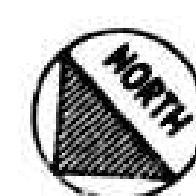
REVISED PLANS

OFFICE COPY



SITE PLAN

1" = 60'-0"



SHANNON P. KENNEDY, ARCHITECT, P. A.

ARCHITECTURE · PLANNING · INTERIOR DESIGN

7300 York Road
 Towson, Maryland 21204
 (301)821-9112

ALTERATIONS TO
BEAL GMC TRUCK, INC.
 BALTIMORE COUNTY, MARYLAND

DECEMBER 26, 1986
 JANUARY 27, 1987

PLAT TO ACCOMPANY ZONING VARIANCE

7667 PULASKI HIGHWAY
 BALTIMORE COUNTY, MARYLAND

ZP1

VERIFY ALL DIMENSIONS IN THE FIELD

PROJECT 276.0666