City and State

City and State

Attorney's Telephone No.: ____

ESTIMATED EMPTH-OF HEARING (61/2HR.) +1HR. (over)

AVAILABLE FOR HEARING MON./TUES./NED. - MEXT TWO HONTES

Arnold Jablon

NEG: JGH: slb

TO Zoning Commissioner

PROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 87-419-X

Norman E. Gerber, AICP, Director

REVIEWED BY: CLCL

823-7710

ORDERED By The Zoning Commissioner of Baltimore County, this ____9th_____ day

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ 20th _____ day of _____ April _____, 19.87 , at 11:45 o'clock

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

This shares the concerns expressed by the Department of

Traffic Engineering as to Internal parking/circulation and access points.

Consequently, unless the plan is revised to satisfy Traffic Engineering's concerns, this office is opposed to the granting of the subject request.

Date April 10, 1987

Naryland Department of Transportation

William K. Hellmen Hat Kasself

February 2, 1987

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

Attn: Mr. James Dyer

Re: Baltimore County ZAC Meeting ITEM: #305. Property Owner: Amoco Oil Company Location: SW/C Loch Raven Blvd. and Yakona Road (Route 542) Existing Zoning: B.L. Proposed Zoning: Special Exception for a service garage Area: .34 acres District: 9th Election District

Dear Mr. Jablon:

On review of the submittal for the property at Loch Raven Boulevard and Yakona Road, the State Highway Administration finds the plan generally acceptable.

However, we would like to request that all permits be held until such time as an access permit is issued.

Very truly yours,

Charle Pa Charles Lee, Chief Bureau of Engineering Access Permits

CL:GG:maw cc: Mr. J. Ogle

By: George Gosman

ZORERO CIFROZ

My telephone number is (301) 33301350 Teletypewriter for Impaired Hearing or Speech 383-7555 Beltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Amoco Oll Company 200 East Randolph Drive Post Office Box 87703 Chicago, Illnois 60680-0703

January 19, 1987

PRDERAL EXPRESS

Terrance Materniak, Esquire 836 S. Ritchie Highway Suite 22 Severna Park, MD 21146

To Whom It May Concern:

Application for Zoning Approval; 8618, Loch Raven Boulevard, Townson, MD

We, the owners of 8618 Loch Raven Boulevard, Baltimore, Maryland, are aware of a contract of sale for the purchase of said property and the present applicant to the Zoning Board and agree to same.

Sincerely,

Myerro Tarket Vipginia E. Carlson Real Estate Attorney - East Mail Code 1405

VEC/clc

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

PAUL H REINCKE

January 28, 1987

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

RE: Property Owner: Amoco Oil Company

Location: SW/C Loch Raven Blvd., and Yakona Road

Item No.: 305

Zoning Agenda: Meeting of 2/3/87

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.

() 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.

() ... The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(x) 4. The site shall be made to comply with all applicable parts of the REPA 36, 1981 Enfetch, Printer of Abandonment of tanks shall apply:

(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.

Planning Group Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman

MEMBERS

Department of

Traffic Engineering

State Roads Commission

Sursau of

Ergineering

Bureau of

Industrial

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

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

February 6, 1987

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

Property Owner:

Area: District:

Meeting of February 3, 1987 Amoco Oil Company SW/C Loch Raven Blvd. and Yakona Special Exception for a service

.34 acres 9th Election District

This site should have only one access point on Loch Raven Blvd. and one access point on Yakona Road.

Attached is a sketch showing a suggested design for the site.

RE: Item No. 305 - Case No. 87-419-X Petitioner: Amoco Oil Company Petition for Special Exception

April 13, 1987

Dear Mr. DiNenna:

Eric S. DiNenna, Esquire

409 Washington Avenue

Towson, Maryland 21204

Mercantile Building, Suite 600

The Zoning Plans Advisory Committee has reviewed the plans submirted 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 mide 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,

Zoning Plans Advisory Committee

JED: kkb

Enclosures

cc: G.W. Stephens, Jr. & Associates, Inc. 303 Allegheny Avenue Towson, Maryland 21204

ZONING OFFICE

STEPHEN E. COLLINS DIRECTOR

item No. 305

Location: Existing Zoning: Proposed Zoning:

Dear Mr. Jablon:

Traffic Engineer Associate II

Attachment

MSF:1t

Very truly yours,

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

407 WEST PENNSYLVANIA AVENUE

TOWSON, MARTLAND 21204-6290

TOWSON MARYLAND 21285-5479

801 NO. 5473

ZORNO USTO

February 10, 1987

Arnold Jablon, Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

87-419-K

Re: Zoning Special Exception - All Tune and Lub:, Inc. 8618 Loch Raven Boulevard, Towson - Thomas Howell AMECO OIL CO.

Dear Mr. Jablon:

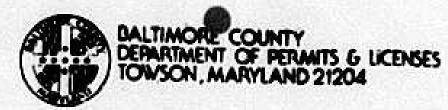
In accordance with the request of my client, I am writing you concerning an early hearing on a Petition for Special Exception filed and which is now known as Item 305. The reason for this request for an early hearing is that this matter has now created a financial hardship upon the purchasers of the property and certain adverse results may take place if the matter cannot be

Thank you for your consideration in this regard.

Yours very truly,

TLH/kan cc: Terrance Materniak, Esquire

put on april 20



TED ZALESKI, JA DIRECTOR

Amoco Oil Company Property Owner/C Loch Raven Blvd. and Yakona Road

All structures shall conform to the Bultimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards

A building and other miscellaneous permits shall be required before the start of any construction.

Remove gasoline and or other tanks under a permit, if not already done. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plane and technical data.

Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

E. All Dec Groupe except B-4 Single Femily Notached Decilings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot lime. B-4 Dec Groupe require a one hour wall if closer than 3'-0 to an interior lot lime. Any wall built as an interior let lime shall require a fire or party wall. See Table 501, Section 1507, Section 1506.2 and Table 1502. No openings are permitted in an exterior wall within 3'-0 of an interior let lime.

7. The structure does not appear to comply with Table 505 for paralecable height/area. Reply to the requested variance by this office common be considered until the necessary data partning to beight/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _______

IN THE MATTER OF

AMOCO OIL COMPANY

RE SPECIAL EXCEPTION

BLVD. AND YAKONA RD.

(8618 LOCH RAVEN BLVD.)

4th COUNCILMANIC DISTRICT

exception for a service garage.

restriction:

9th ELECTION DISTRICT

ON PROPERTY LOCATED ON THE

SOUTHWEST CORNER LOCH RAVEM

then filing for a required Change of Das/Compancy Pounit, an alteration pounit application shall also be filed along with three sets of acceptable comstruction plane indicating low the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seeks are usually required. The change of Use Groupe are from Use _________, or to fixed Uses _________. See Section 312 of the Building Code.

The proposed project appears to be located in a Flood Plain, Pidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill \$17-85. Site plans shall show the correct elevations above see level for the let and the finish floor levels including basement.

(3) commentee As a service garage the structure shall comply to section 609.0 as may be applicable.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Florning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Toward, Maryland 21204. Martio Extenter.

By: C. E. Burnham, Diet

Building Plans heries

the Zoning Commissioner dated April 28, 1987, granting the requested special

This case comes before this Board on appeal from a decision of

Before the taking of any testimony, opening statements by both

OPINION

attorneys indicated that the only reason for the appeal was the problem

County's Traffic Department has insisted that only two access points are

proper for this location in order to reduce traffic problems at this inter-

section. Testimony from Michael Flanigan, Assistant Traffic Engineer for

presented an amended site plan showing compliance with this request. There

Baltimore County, presented their reasons for this request. Petitioner

was agreement between all parties that all Sections of 502.1 regarding the

special exception request have been complied with and the revised site plan

showing these amendments was entered into the record. It is therefore the

ORDER

15th day of December, 1987, by the County Board of Appeals, ORDERED that

the requested Special Exception be and the same is GRANTED with the following

granted subject to compliance with the amended site plan.

opinion of this Board that the special exception for a service garage will be

For the reasons set forth in the aforegoing Opinion, it is this

associated with the existence of four access points to the site. Baltimore

BEFORE

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

No. 87-419-X

ALL TUNE AND LUBE SYSTEM, INC., 836 S. RITCHIE HIGHWAY, SUITE 22 SEVERNA PARK, MD 21146 TELEPHONE (301) 647-4438

April 16, 1987



Eoning Commissioner of Baltimore County County Office Building 111 West Chesapeake Ave. Towson, MD

ZONING OFFICE

Re: Petition for Special Exception 6818 Loch Raven Blvd. Case # 87-419-X

AMDED OIL CO

Dear Mr. Commissioner:

All Tune and Lube System, Inc. is a Maryland based franchisor company which has developed a system for high quality convenient and fast servicing of motor vehicles. Those services include a tune-up and oil change and lubrication which are perfomed while the customer waits. The tune-up service requires approximately 45 minutes to accomplish and the oil and lubrication service is accomplished in approximately 10 minutes.

We have three franchisees which are currently in operation and are located at 7100 North Ritchie Highway, Glen Burnie, 7204 Liberty Road, Lochearn and 10119 Washington Boulevard, Laurel. Three more franchises will be opening in Baltimore County in Essex, Dundalk and Catonsville in the near future.

The presently operating centers are averaging between 20 and 25 motor vehicles per day during the Monday thru Friday work week. On Saturdays, the centers are performing between 25 and 30 motor vehicle servicings per day. It should be noted that a customer's vehicle is seldom kept on the premises over night.

We are aware there is a great deal of competition in the aftermarket automotive industry. If we are to compete, we must maintain our center's standards to the highest degree. This includes not only offering superior service to the motoring public, but offering that service in a clean and well maintained center.

We are very proud of our System and are rewarded by the success with which it has been received. We fully intend to continue our conscientious supervision over all our existing centers and appreciate the opportunity to serve the Baltimore County motoring

Rules B-1 thru B-13 of the Maryland Rules of Procedure.

1) Compliance with the amended site plan presented in

this case as Joint Exhibit No. 1 must be complied

with within one year from the date of this Order.

Any appeal from this decision must be in accordance with

COUNTY BOARD OF APPEALS

Patricia Phipps

William T. Hackell

OF BALTIMORE COUNTY

Amoco 011 Company Case No. 87-419-X

Mr. Commissioner April 16, 1987 Page -2-

Thank you for your kind attention, I remain,

President

TBH/tet



County Board of Appeals of Baltimore County Room 200 Court House

Tomson, Maryland 21204 (301) 494-3180

December 15, 1987

S. Eric DiNenna, Esq. 409 Washington Ave. Towson, Md. 21204

Dear Mr. DiNenna:

Re: Case No. 87-419-X Amoco Oil Company

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

Encl.

cc: Thomas Howell Phyllis C. Friedman Norman Gerber James Hoswell J. Robert Haines Ann Eastarowicz James E. Dyer Robin Clark

7/22/87 -Spoke w/Hennessey's secretary -she advised that he is not representing the Petitioner in this case: will call back.

Per Peter Zimmermann, contacted Eric DiNenna (DiNenna entered appearance as Counsel for Petitioner at Zoning level; file is incorrect). Will set for November hearing -possible settlement.

7/22/87 -Following notified of hearing set for Tuesday, November 24, 1987 at 10:00 a.m.:

> Eric Dilenna, Esq. Amoco Oil Company Thomas Howell Phyllis C. Friedman, Esq.

Location of Signer Foce my Intersection of Lock Raylant Yollowa, Trox 15' Fr. nodway 22 fromty of Litelionin

County Board of Appeals of Baltimore County

Room 200 Court House Towson, Maryland 21204 (301) 494-3160

July 22, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 87-419-X

AMOCO OIL COMPANY

SW/cor Loch Raven Boulevard and Yakona Road N8618 Loch Raven Boulevard)

9th Election District 4th Councilmanic District SE -for service garage

4/28/87 -Z.C. GRANTED Special Exception.

ASSIGNED FOR:

TUESDAY, NOVEMBER 24, 1987 at 10:00 a.m.

cc: S. Eric DiNenna, Esquire Thomas Howell

Counsel for Petitioner Contract Purchaser

Amoco Oil Company

Owner/Petitioner

Phyllis Cole Friedman, Esquire

People's Counsel

Kathi Weidenhammer Administrative Secretary

Thomas L. Hennessey. P.A.

407 WEST PENNSYLVANIA AVENUE TOWSON MARYLAND 21204-4290

TOWSON MARYLAND 21265-5473

AREA CODE 301 823 7710

July 22, 1987

Baltimore County Board of Appeals Old Court House, Room 205 Towson, Maryland 21204

> Re: Petition for Special Exceptions S/W Corner of Loch Raven Boulevard and Yakona Road (8618 Loch Raven Boulevard) Amoco Oil Company - Petitioner Zoning Case No: 87-419-X

Gentlemen:

In accordance with today's (7/22/87) phone inquiry from Kathy, please be advised that this office is no longer involved in the above-entitled matter. Mr. Eric DiNenna replaced the writer with his letter of March 13, 1987 and forwarded me a copy. My appearance was stricken with my consent, in accordance with the attached letter. For your file, please find a copy of Mr. DiNenna's letter of March 13, 1987 to Arnold Jablon.

I am sending a copy of this letter to Mr. DiNenna so that he might be aware of our communication.

TLH:ntm Enclosure

cc: S. Eric DiNenna, Esquire

FIRST A LESTANDO

DINENNA, MANN & BRESCHI ATTORNEYS AT LAW

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

SUTTE 600 MERCANTILE-TOWSON BUILDING 409 WASHINGTON AVENUE TOWSON, MARYLAND 21304

(301) 296-6820

March 13, 1987

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

> Zoning - Special Exception Service Garage 8618 Loch Raven Boulevard My File No.: 87-17

Dear Mr. Commissioner:

Please enter my appearance on behalf of the Petitioner concerning the above-captioned matter.

It is my understanding that the hearing concerning this matter shall take place on Monday, April 20, 1987, at 3:30 p.m. Thank you for your cooperation.

SED:kar

502.1, BCZR.

cc: Mr. Terrance Materniak Thomas L. Hennessey, Esquire

Please strike the appearance of Thomas L. Hennessey, Esquire.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

Arnold Jablon Zoning Commissioner

May 28, 1987



Baltimore County Board of Appeals Old Courthouse, Room #205 Towson, Maryland 21204

RE: Petition for Special Exception SW/Cor. Loch Raven Boulevard and Yakona Road (8618 Loch Raven Boulevard) Amoco Oil Company - Petitioner Case No. 87-419-X

Dear Board:

Please be advised that on May 27, 1987 an appeal of the decision rendered in the above-referenced case was filed by the People's Counsel for Baltimore County.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Zoning Commissioner

AJ:bjs

cc: Amoco Oil Company 200 East Randolph Drive, Chicago, Illinois 60680

Mr. Thomas Howell 838 S. Ritchie Highway, Severna Park, Md. 21146

Thomas L. Hennessey, Esquire 407 W. Pennsylvania Avenue, Towson, Md. 21204 Phyllis Cole Friedman, Esquire People's Counsel for Baltimore County

File

Old Courthouse, Rm. 223

Towson, Maryland 21204

Petition for Special Exception SW/cor. Loch Raven Boulevard and Yakona Road (8618 Loch Raven Boulevard) 9th Election District - 4th Councilmanic District Amoco Oil Company - Petitioner Case No. 87-419-X

Petition for Special Exception

Description of Property

Certificate of Posting

Certificates of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1 - Plat of Property dated 11/17/86

Zoning Commissioner's Order dated April 28, 1987

Notice of Appeal received May 27, 1987 from People's Counsel

Amoco Oil Company, Petitioner 200 East Randolph Drive, Chicago, Illinois 60680

Thomas Howell, Contract Purchaser 838 S. Ritchie Highway, Severna Park, Maryland 21146

Thomas L. Hennessey, Esquire, Attorney for Petitioner 407 K. Pennsylvania Avenue, Towson, Maryland 21204 Phyllis Cole Friedman, Esquire, "People's Counsel of Baltimore County Rm. 223, Old Courthouse, Towson, Maryland 21204

409 Wash. AJE 5t. 600 Entered appear before 2.C. Hennessy NOT in solved.

5. Eric D. Nenus

Per 2 immermen Hennessy & DiNen

Request Notification: Norman E. Gerber, Director of Planning James Hoswell, Office of Planning & Zoning Arnold Jablon, Zoning Commissioner Jean M. H. Jung, Deputy Zoning Commissioner James E. Dyer, Zoning Supervisor . Margaret E. duBois, Docket Clerk

IN RE: PETITION SPECIAL EXCEPTION SW/corner of Loch Raven Boulevard and Yakona Road (8618 Loch Raven Boulevard) -9th Election District

Amoco Oil Company,

ZONING COMMISSIONER

Case No. 87-419-X

OF BALTIMORE COUNTY

Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioner herein requests a special exception for a service garage, as more particularly esscribed on Petitioner's Exhibit 1.

Prior to the lasting, the Petition was amended to reflect that a new property owner was to be substituted for Amoco Oil Company. SP Partnership, the legal owner, by Thomas Howell, General Partner and President, appeared and testified and was represented by Counsel. John Strong Smith, a registered civil engineer, also testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, located on the corner of Loch Raven Boulevard and Yakona Road and zoned 3.L., is presently improved with a closed gasoline service station. The Petitioner proposes to rehabilitate the existing building into an All-Tune and Lube facility which will provide specialty service garage work limited to tune-ups, lubrications, oil changes, tires, batteries, and accessories. No heavy mechanical work will be performed, and no damaged or disabled vehicles will be stored on the property. The average time required per vehicle would be approximately 55 minutes, which includes a tune-up, lubrication, and oil change. Based on the experience of other similar locations, it is expected that the proposed use would generate shout 20 to 25 vehicles per weekday and 25 to 30 on Saturdays. All parking and other zoning regulations will be satisfied.

Mr. Smith testified that all of the r quirements of Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied. He also pointed out that the Dejartment of Traffic Engineering's recommendation to eliminate one of the two access points on Loch Raven Boulevard is not necessary. They have existed for over 20 years, and the proposed use would generate considerably less traffic than an average gas station would or did at this site. The Peticioner requests relief from Section 230.13, pursuant to Section

It is clear that the BCZR permits the use requested by the Petitioner in a B.C. 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 in 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.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981) .

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28 day of April, 1987, that the Petition for Special Exception for a service garage be and is hereby GRANTED from and after the date of this Order.

AJ/srl

cc: S. Eric DiNenna, Esquire

People's Counsel



PETITION FOR SPECIAL EXCEPTION

9th Election District - 4th Councilmanic District

Case No. 87-419-X

LOCATION:

Southwest Corner Loch Raven Boulevard and Yakona Road (6818 Loch Raven Boulevard)

Monday, April 29, 1987, at 11:45 a.m.

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

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 in a B.L. Zone

Being the property of Amoco Oil Company 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 ARROLD JABLON ZOWING COMMISSIONER OF BALTIMORE COUNTY

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. BHGINEERS

303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a Petition for a Special Exception For a Service Garage.

November 17, 1986

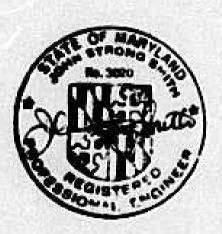
RE: 8618 Loch Raven Boulevard Raltimore County, Maryland 9th Election District

305

Point of beginning being located on the south side of Yakona Road at its intersection with the west side of Loch Raven Boulevard thence in a clockwise direction: 1) a curve to the left with a radius of 2043.48' and a length of 98.20' being subtended by a chord bearing South 11° 36' 56.5" West 98.18',

- 2) North 74° 24' 00" West 121.77'
- 3) North 10° 58' 01" East 115.63'
- 4) South 87° 23' 00" East 83.51' and
- 5) South 34° 21' 00" East 56.06' to the place of beginning. Containing 0.34 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



OFFICE CUPT

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER SW Corner of Loch Raven Blvd. and Yakona Rd. (8618 Loch Raven: Blvd.), 9th District AMOCO OIL COMPANY.

(SP PARTNERSHIP) Petitioner

OF BALTIMORE COUNTY

Case No. 87-419-X 1 1 1 1 1 1 1

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of April 28, 1987, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.



Phyllic Cole Friedman 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

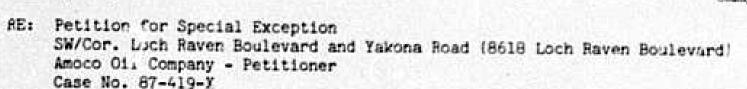
I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Notice of Appeal was mailed to S. Eric DiNenna, Esquire, Suite 600, Mercantile-Towson Bldg., 409 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

Arnold Jablon Zoning Commissioner

May 28, 1987

Baltimore County Board of Appeals Old Courthouse, Room #205 Towson, Maryland 21204



Dear Board:

AJ:bjs

Please be advised that on May 27, 1987 an appeal of the decision rendered in the above-referenced case was filed by the People's Counsel for Baltimore County.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Zoning Commissioner

cc: Amoco Oil Company 200 East Randolph Drive, Chicago, Illinois 60680

Mr. Thomas Howell 838 S. Ritchie Highway, Severna Park, Md. 21146

Thomas L. Hennessey, Esquire 407 W. Pennsylvania Avenue, Towann, Md. 21204

Phyllis Cole Friedman, Esquire People's Counsel for Baltimore County Old Courthouse, Rm. 223 Towson, Maryland 21204

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

ARNOLD JADLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 14, 1987

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

> RE: PETITION FOR SPECIAL EXCEPTION SW/cor. Loch Raven Blvd. and Yakona Rd. (6818 Loch Raven Blvd.) 9th Election District - 4th Councilmanic District Amoco Oil Company - Petitioner Case No. 87-419-X

Dear Mr. DiNenna:

This is to advise you that \$88.72 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 21204, before the hearing.

Sincerely.

AJ:med

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER SW Corner Loch Raven Blvd. & Yakona Rd. (8618 Loch Raven OF BALTIMORE COUNTY Blvd.), 9th District AMOCO OIL COMPANY, Petitioner Case No. 87-419-X

.

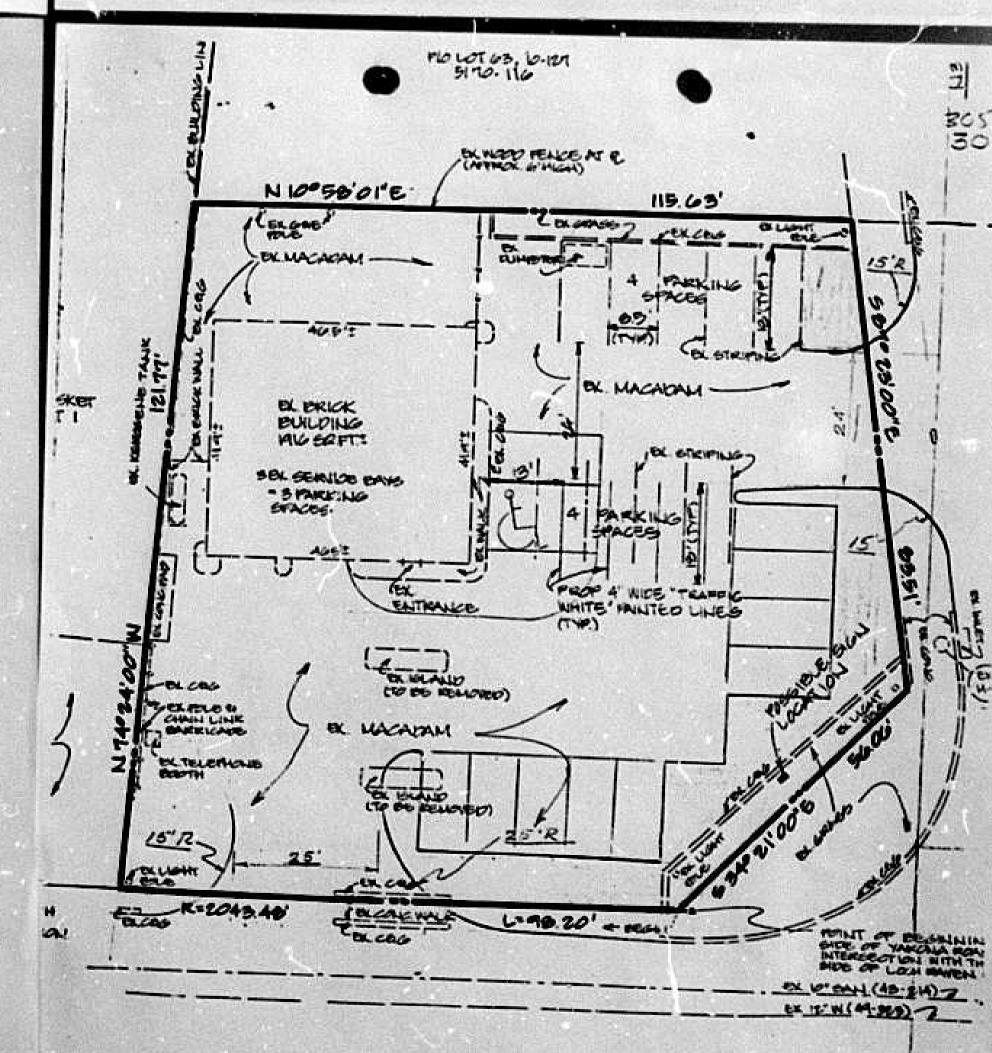
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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.

> Thyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 30th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Thomas L. Hennessey, P.A., 407 W. Pennsylvania Ave., P. O. Box 5473, Towson, MD 21285-5473, Attorney for Petitioner; and Thomas Howell, 838 S. Ritchie Hwy., Saverna Park, MD 2:146, Contract Purchaser.



RAVEN

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

Towson, Maryland 21204

March 13, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION SW/cor. Loch Raven Blvd. and Yakona Rd. (6818 Loch Raven Blvd.) 9th Election District - 4th Councilmanic District Amoco Oil Company - Petitioner Case No. 87-419-X

TIME: 11:45 a.m.

DATE: _____ Monday, April 20, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

AJ:med

ccs: Mr. Thomas Howell 838 South Ritchie Highway Severna Park, Maryland 21146

> Virginia E. Carlson, Esquire Real Estate Attorney - East Amoco Oil Company 200 East Randolph Drive Post Office Box 87703 Chicago, Illinois 60689-0703 Mail Code 1405

NOTE TO MR. DiNENNA: We have been advised orally that you are now representing Petitioner in this case. Please come into Zoning Office and sign Petitions in triplicate or furnish us with a written letter advising us of same for our file. Thank you. ZONING OFFICE ZONING DEPARTMENT OF BALTIMORE COUNTY 87-119- Y

Location of property: 5W/con Lock Roven Blust / atoma Kd Location of Signs Freing Local Rever, Eprox 15 Ex me & Nog.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _April_1____, 1987_ THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 1 ______ 19_87

44.76

CERTIFICATE OF PUBLICATION

TOWSON, MD., ____April 2, ____, 1937 in Towson, Baltimore County, Md., appearing on April 2,

THE JEFFERSONIAN,

28.96

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CAS!; RECEIPT Me. 32578 Act Stee B. DE DE . *** 887218 3200 F VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND Me. 30494 OFFICE OF FINANCE - REVENUE DIVISION ACCOUNT 01-615-000 AMOUNT \$ /00.00 S.E. # 305 B 8028****10000:a W20MF VALIDATION OR SIGNATURE OF CASHIER

