

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for 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: Waynes VW Service Center Inc.
 (Type or Print Name)
 Signature: Robert W. Forest
 Address: 1121 Berryman's Lane
Reisterstown Md 21136
 City and State

Legal Owner(s): Nicholas Angelezzi
 (Type or Print Name)
 Signature: Nicholas Angelezzi
 Address: 62 Gwynns Mill Ct 363-6630
Cowins Mills, Md 21117
 City and State

Attorney for Petitioner:
 Signature: Robert L. Fils
 Address: 5401 Twin Knolls Rd Suite 7
Columbia Md 21045
 City and State

Attorney's Telephone No.: 955-1812
 Address: _____ Phone No. _____

MAP NW15-F
 2D
 E. N. 4
 DATE 6/23/87
 200
 1000
 DP

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1987, at 11:30 o'clock A.M.

Carl Jahn
 Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING: -1/2HR.
 S.C.O. No. AVAILABLE FOR HEARING: 1000
 MON. / TUES. / WED. / NEXT TWO MONTHS
 ALL OTHER
 REVIEWED BY: RLM DATE: 6/13/87

IN RE: PETITION FOR SPECIAL EXCEPTION
 150' SW of Glynwings Drive,
 245' SE of Glynock Place
 (Unit 2R, 12300 Glynwings Dr.)
 4th Election District
 3rd Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-514-X

Nicholas Angelezzi
 Petitioner

The Petitioner herein requests a special exception for a service garage, as more particularly described on the plan submitted, prepared by McKee & Associates, Inc., revised 6/17/87 and identified as Petitioner's Exhibit 1.

Testimony proffered on behalf of the Petitioner indicated that the subject property is improved with an existing one story warehouse facility in an industrial park. One of the tenants will be Wayne's VW Service Center, Inc., which proposes utilizing Unit 4R of the subject warehouse facility for a service garage. The business will service approximately ten vehicles per day and anticipates serving primarily the surrounding 20 acre industrial park. Although most vehicles will be serviced within one work day, about 5% will not be completed and will be stored inside over night.

A Protestant, the St. George's Station Townhouses II Association, Inc. appeared and was represented by Counsel. In addition, several letters of protest were received from various residents in the community and submitted for the file.

After several delays and recesses during the course of the public hearing, the attorneys for the Petitioner and the Protestant agreed to the following stipulations:

1. The general and usual hours of operation shall be Monday through Friday, 7:30 AM to 6:30 PM.
2. All services relative to the business shall be conducted in site Unit 4R, as shown on Petitioner's Exhibit 1.
3. Parking for customers and employees of the business shall be provided behind (south of) the building, generally in, but not limited to, the spaces designated for Unit 4R on Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING
 Date: 6/18/87
 By: John J. Johnson

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21050

Telephone: (301) 252-5820

June 17, 1987



DESCRIPTION OF UNIT 4R
 12300 GLYNOWINGS DRIVE
 FOURTH ELECTION DISTRICT
 BALTIMORE COUNTY

Beginning for the first at a point, said point being South 44° 03' 54" East 155.00 feet more or less and South 45° 56' 06" West 150.00 feet from the intersection of the Southwest side of Glynwings Drive and the centerline of Glynock Place extended, running thence South 44° 03' 54" East 45.00 feet; thence South 45° 56' 06" West 75.00 feet; thence North 44° 03' 54" West 45.00 feet; thence North 45° 56' 06" East 75.00 feet to the point of beginning. Containing 3375 square feet more or less. Being known as 12300 Glynwings Drive Unit 4R.

Beginning for the second at a point, said point being South 44° 03' 54" East 48.00 feet more or less and South 45° 56' 06" West 259.00 feet from the intersection of the Southwest side of Glynwings Drive and the centerline of Glynock Place extended, running thence South 44° 03' 54" East 108.00 feet; thence South 45° 56' 06" West 18.00 feet; thence North 44° 03' 54" West 108.00 feet; thence North 45° 56' 06" East 18.00 feet to the point of beginning. Containing 1,944 square feet more or less. Being 12 parking spaces as designated for the above mentioned Unit 4R.

- 4) Only automobiles, vans, and pick-up trucks not exceeding 3/4 ton in size shall be serviced by the garage. No large trucks will be serviced in any way. There shall be no body and fender work.
- 5) A revised planting plan/landscape plan shall be submitted to and approved by Baltimore County's Office of Current Planning. That plan shall relocate a substantial portion of the vegetation, as shown on the plan submitted, prepared by McKee & Associates, Inc., dated 7/24/86 and identified as Petitioner's Exhibit 2, to the general area in the front and east side of the building and shall include an additional five white pine trees.
- 6) The only signage relative to the service garage business shall be one sign on the building face of Unit 4R and a listing on a freestanding directory sign for the warehouse facility.
- 7) No vehicle shall be stored outside Unit 4R after work hours.

The attorney for the Protestant indicated that the agreement met the concerns of the Protestant which subsequently withdrew its original and substantial opposition to the instant petition.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of July, 1987 that a service garage, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following conditions:

The above-referenced stipulations numbered 1 through 7 shall be incorporated in their entirety as restrictions to this Order.

Jan M. H. Jung
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 Date: 6/18/87
 By: John J. Johnson

PETITION FOR SPECIAL EXCEPTION

4th Election District - 3rd Councilmanic District

Case No. 87-514-X

LOCATION: 150' SW of Glynwings Dr., 245' SE of Glynock Place (Unit 2R, 12300 Glynwings Dr.)

DATE AND TIME: Tuesday, June 23, 1987, at 11:30 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 Nicholas Angelezzi, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

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

Arnold Jablon
 Zoning Commissioner

July 1, 1987



Dennis F. Rasmussen
 County Executive

Robert L. Fils, Esquire
 5401 Twin Knolls Road, Suite 7
 Columbia, Maryland 21045

RE: Petition for Special Exception
 150' SW of Glynwings Drive
 245' SE of Glynock Place (Unit 4R, 12300 Glynwings Drive)
 4th Election District, 3rd Councilmanic District
 Case No. 87-514-X
 Nicholas Angelezzi

Dear Mr. Fils:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. 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,
Jan M. H. Jung
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JME:bjb

Enclosures

cc: Stuart Kaplow, Esquire
 305 W. Chesapeake Avenue
 Towson, Md. 21204

People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 123' SW of Glynwings Dr. : OF BALTIMORE COUNTY
 (12300 Glynwings Dr.) :
 4th District :
 NICHOLAS ANGELOZZI, Petitioner : Case No. 87-514-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
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Robert L. Fils, Esquire, 5401 Twin Knolls Rd., Suite 7, Columbia, MD 21045, Attorney for Petitioner; and Wayne's VW Service Center, Inc., 1121 Berryman's Lane, Reisterstown, MD 21136. Lessee.

Peter Max Zimmerman
 Peter Max Zimmerman

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 17, 1987

Robert L. Fila, Esquire
5401 Twin Knolls Road, Suite 7
Columbia, Maryland 21045

RE: PETITION FOR SPECIAL EXCEPTION
1450' SW of Glynwings Dr., 245' SE of Glynock Place
(Unit 2R, 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
Nicholas Angelozzi - Petitioner
Case No. 87-514-X

Dear Mr. Fila:

This is to advise you that \$88.08 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 21284.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35940

DATE: 6/23/87 ACCOUNT: P-01-613-000

2 SIGNS & POSTS
RETURNED 6/24/87 AMOUNT \$ 88.08

RECEIVED FROM: Wayne's VW Service Center, Inc., 121 Berryman Ln., P.O. Box 68, Reisterstown, Md. 21136

ADVERTISING & POSTING COSTS RE CASE 87-514-X

FOR: B 8058*****8808 3236F

Robert L. Fila, Esquire
5401 Twin Knolls Road, Suite 7
Columbia, Maryland 21045

May 22, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
1450' SW of Glynwings Dr., 245' SE of Glynock Place
(Unit 2R, 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
Nicholas Angelozzi - Petitioner
Case No. 87-514-X

TIME: 11:30 a.m.
DATE: Tuesday, June 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32546

DATE: 6/19/87 ACCOUNT: 87-514-X

AMOUNT \$ 100.00

RECEIVED FROM: ANGELOZZI RLM

FOR: COMMERCIAL VARIANCE

B 8058*****10000 3136F

CERTIFICATE OF POSTING
EDWARDS DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-514-X

District: 4th Date of Posting: June 6-87
Posted for: Arnold Jablon
Petitioner: Nicholas Angelozzi
Location of property: 1450' SW of Glynwings Dr., 245' SE of Glynock Pl.
(12,300 Glynwings Dr., Unit 2R)
Location of Sign: 1450' SW of Glynwings Dr., 245' SE of Glynock Pl.
SW of Bond Rd., and 1450' SW of Glynwings Dr., 245' SE of Glynock Pl.
Remarks:
Posted by: A. Jablon Date of return: 6-12-87
Number of Signs: 2



NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 4, 1987

That the annexed Reg. #MO3214 P.O.#88867

1) Successive weeks, days, and previous

June 1, 1987, in the

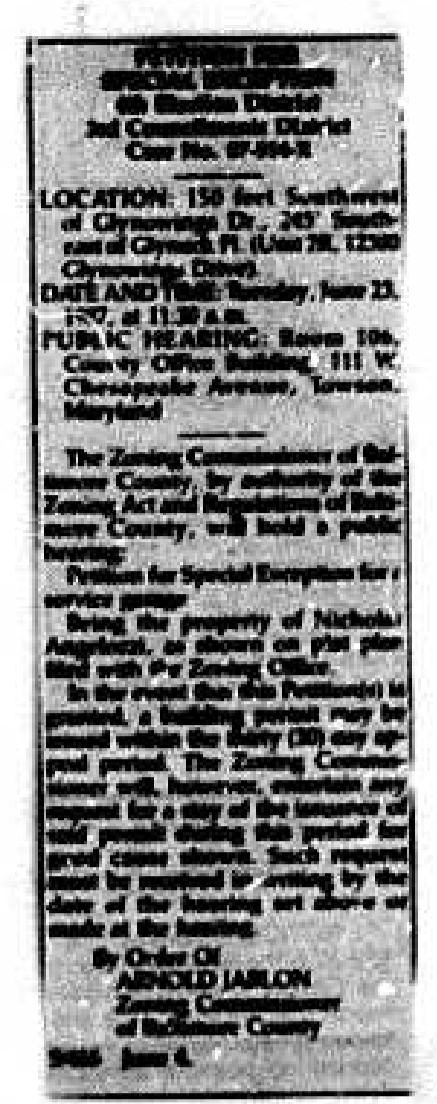
City Times, a daily newspaper published in Westminster, Carroll County, Maryland.

News, a weekly newspaper published in Baltimore County, Maryland.

Times, a weekly newspaper published in Baltimore County, Maryland.

NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 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 June 4, 1987.

[Signature]
THE JEFFERSONIAN,
Publisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 21, 1987

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

SUBJECT: Zoolop Petition No. 87-514-X

Assuming compliance with Section 253.2.B. of the Baltimore County Zoning Regulations, this office offers no comment.

[Signature]
Norman E. Gerber
Director

NEG:JGH:sib

RECEIVED
MAY 26 1987
ZONING OFFICE

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

87-2897
[Signature]
RECEIVED
JUN 23 1987
ZONING OFFICE

Dear Ms. Jung,
I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Inc.

My wife and I are residents of the St. George's Townhomes, a residential community directly across Glynwings Drive from the site of the proposed service garage. A commercial enterprise will create congestion in the roads that does not exist with the current residential & industrial uses. We are very much against this (and any other) attempt to bring a business operation into our neighborhood.

My neighbors & I are opposed to the granting of the Special Exception. We fear that a Service Garage would be detrimental to our community.

Sincerely yours,
William M. Adams, Jr.
50 Craftsman Ct.
Reisterstown, Md.
21136

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

87-2897
[Signature]
RECEIVED
JUN 22 1987
ZONING OFFICE

June 18, 1987

Dear Ms. Jung,
I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's V.W. Service Center, Inc. I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion in the roads that does not exist with the current residential and industrial uses. There are many young children in the community and I feel this is a potential threat to them. My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our Community.

Sincerely Yours,
Harun Cole & Dennis Cole

87-2897
[Signature]
RECEIVED
JUN 22 1987
ZONING OFFICE

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, MD 21204

Dear Ms. Jung, NICHOLAS ANGELOZZI
We are writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's Service Center, Inc. We are residents of St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion in the roads that does not currently exist with the residential and industrial uses.

We, like our neighbors, are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our Community.

Sincerely,
[Signature]
Craig & Susan Bancroft

14 Craftsman Court
Reisterstown, MD 21136

87-514-X
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284
Your petition has been received and accepted for filing this 6th day of May, 1987.
[Signature]
ARNOLD JABLON
Zoning Commissioner
Petitioner Nicholas Angelozzi
Petitioner's Attorney Robert L. Fila, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

87-2975
Cousin

DAI RYBAK
SHAWN DARLEY
30 CRAFTSMAN CT
BALTO., MD. 21136

RECEIVED
JUN 24 1987

MS. JEAN JUNG
DEPT. ZONING COMMISSIONER
111 W. CHESAPEAKE AVE.
BALTO., MD. 21204

ZONING OFFICE

Dear Ms. Jung:
This letter is to represent a formal indication of our unfavorable opinion regarding the Petition for Special Exception 87-514-X for Wayne's V.W. Service Center, Inc.

As a resident of the St. George Townhomes I would like to express my concerns for the reason that your decision will directly affect my lifestyle and the future "worth" of my property. Being a zoning officer, I am sure that you can relate to the importance of keeping residential areas residential, and commercial areas commercial.

Based upon these basic principles, my neighbors and I are opposed to the granting of the Petition for Special Exception 87-514-X for Wayne's V.W. Service Center, Inc. Would you want a junkyard in your neighborhood? How about a toxic waste site?

Sincerely,
David O. Rybak 6-16-87
Shawn Darley 6/17/87

87-2976
Cousin

RECEIVED
1987

ZONING OFFICE

41 Craftsman Court
Reisterstown, Maryland 21136
June 18, 1987

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

I am concerned about case #87-514 X, the zoning exception being sought regarding a warehouse at the intersection of Craftsman Court and Glynwings Drive in Reisterstown. There are three warehouses currently along Glynwings Drive. The zoning for all of these warehouses is Manufacturing Light Industrial Major. The owners of the warehouse in question are seeking to lease it to a full-service Volkswagen garage.

I would like the Commission to know a little about my community before a decision on this zoning exception is reached. Surrounding these warehouses is a residential and agricultural community. Glynwings Drive is set back about three miles from either Reisterstown Road or Worthington Valley Road. Both Glynwings Drive and Craftsman Court are dead-end streets. There are fifty townhomes along Craftsman Court. Many residents have young children who bicycle and play street soccer on this street. My neighbors frequently socialize outdoors.

The increase of traffic along the two dead-end streets will endanger the children as they walk home from their school bus stops. The noise level accompanying the garage's operation will disrupt our quiet neighborhood. I fear that allowing the presence of a full-service garage at the only entrance to my street will bring danger... And Craftsman Court will echo the sounds of industry instead of those of a busy residential community.

Sincerely yours,
Ann C. Goldberg Halpern
Ann C. Goldberg Halpern
Steven E. Halpern

cc: Ms. Jean M. H. Jung

87-2977

RECEIVED
JUN 22 1987

ZONING OFFICE

Barbara Feldman
20 Craftsman Court
Reisterstown, Maryland 21136
June 18, 1987

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Inc.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion in the roads that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Sincerely yours,
Barbara Feldman

ST. GEORGE'S STATION TOWNHOUSES II ASSOCIATION, INC.
1517 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-6233

June 18, 1987

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Special Exception Petition # 87-514-X
Wayne's VW Service Center, Inc.

Dear Ms. Jung:

Be advised that the St. George's Station Townhouses II Association, Inc. and the homeowners are opposed to the granting of the Special Exception requested in Petition # 87-514-X for Wayne's VW Service Center, Inc.

The requested special exception is not for a permitted auxiliary service use within the Baltimore County Zoning Regulations, it that a Volkswagen Automobile Service Center could not serve primarily the industrial uses and related activities in the surrounding area.

In addition, granting the petition would tend to create congestion on the roads and streets in this primarily residential community. The requested special exception would be detrimental to the health, safety and general welfare of the community.

There can be little doubt that the requested special exception is inconsistent with the purposes of the current zoning and inconsistent with the spirit and intent of the zoning regulations.

We are opposed to the granting of the special exception and on behalf of the Association and local homeowners request that the petition be denied.

Yours very truly,

ST. GEORGE'S STATION
TOWNHOUSES II ASSOCIATION INC.

RESIDENTS' EXHIBIT 1

87-2974
Cousin

RECEIVED
1987

ZONING OFFICE

41 Craftsman Court
Reisterstown, Maryland 21136
June 18, 1987

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Ms. Jung:

I am concerned about case #87-514 X, the zoning exception being sought regarding a warehouse at the intersection of Craftsman Court and Glynwings Drive in Reisterstown. There are three warehouses currently along Glynwings Drive. The zoning for all of these warehouses is Manufacturing Light Industrial Major. The owners of the warehouse in question are seeking to lease it to a full-service Volkswagen garage.

I would like the Commission to know a little about my community before a decision on this zoning exception is reached. Surrounding these warehouses is a residential and agricultural community. Glynwings Drive is set back about three miles from either Reisterstown Road or Worthington Valley Road. Both Glynwings Drive and Craftsman Court are dead-end streets. There are fifty townhomes along Craftsman Court. Many residents have young children who bicycle and play street soccer on this street. My neighbors frequently socialize outdoors.

The increase of traffic along the two dead-end streets will endanger the children as they walk home from their school bus stops. The noise level accompanying the garage's operation will disrupt our quiet neighborhood. I fear that allowing the presence of a full-service garage at the only entrance to my street will bring danger... And Craftsman Court will echo the sounds of industry instead of those of a busy residential community.

Sincerely yours,
Ann C. Goldberg Halpern
Ann C. Goldberg Halpern
Steven E. Halpern

cc: Mr. Arnold Jablon

87-2976

RECEIVED
JUN 22 1987

ZONING OFFICE

June 17, 1987

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,
Layne Herian
Layne A. Herian
640 St. George's Station Rd.
Reisterstown, MD 21136
833-7892

87-2977

RECEIVED
JUN 22 1987

ZONING OFFICE

June 17, 1987

Mr. & Mrs. D. L. Mowen
15 Craftsman Court
St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,
Mondith & Donald Mowen
526-4828

Please note that this is the first home for us, as well as the majority of our neighbors. We have a three year old son, other families also have young children. We invested in our home under the current zoning restrictions and don't want to see the rules changed in the middle of the game. We don't see that the re-zoning will in any way benefit us, through jobs etc. nor do we feel it would enhance the value and quality of our neighborhood. Thank You for your consideration - Mam

87-2974
Cousin

RECEIVED
JUN 18 1987

ZONING OFFICE

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Inc.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion in the roads that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our Community.

Yours very truly,

Vicki Lynne Young
22 Craftsman Court
Reisterstown, Maryland 21136

HOME (301) 933-0216
WORK (301) 594-7736

I will be attending the hearing on this matter June 23 at 11:00 AM.

27-2917
Case file

RECEIVED
JUN 24 1987

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

ZONING OFFICE

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Inc.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion in the roads that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our Community.

Yours very truly,

Beady Bone
25 Craftman Ct
21136

27-2916
Case file

RECEIVED
JUN 24 1987

June 17, 1987

ZONING OFFICE

216 Craftman Ct.
St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

Janice Hyslop

27-2854
Case file

RECEIVED
JUN 19 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:

I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VW Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynwings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

Gay D. & Deborah L. Houser

NICHOLAS ANGELOZZI

27-2870
Case file

RECEIVED
JUN 22 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

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Very truly yours,

Richard & Cheryl Hildon
56 Craftman Ct.
21136

27-2879

6/17/87
TO

RECEIVED
JUN 22 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

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My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

Mr & Mrs Anthony Carr

P.S. I have two small children and I feel my children will be in danger if the Service Center is allowed to operate in our community. Our development has alot of children in it, and we would like to keep it that way!

27-2903
Case file

RECEIVED
JUN 23 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

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My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

Robert Miller

27-2899
Case file

RECEIVED
JUN 23 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

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My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

Francis & Mabel McGrath

NICHOLAS ANGELOZZI

27-2900
Case file

RECEIVED
JUN 23 1987

June 17, 1987

ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

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My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,

James Hummel
34 Craftman Ct.

77-2802
June 17, 1987
RECEIVED
JUN 23 1987
ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:
I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VM Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,
Wendy & Hummel
34 Captaman Ct

77-2802
June 17, 1987
RECEIVED
JUN 23 1987
ZONING OFFICE

St. George's Station Townhome Community
Reisterstown, MD 21136

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Jung:
I am writing this letter to oppose the Petition for Special Exception 87-514-X for Wayne's VM Service Center, Incorporated.

I am a resident of the St. George's Townhomes, a residential community that is directly across Glynings Drive from the proposed Service Garage. A commercial enterprise will create congestion on the roads and in the area that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

Very truly yours,
Mr. & Mrs. James Myers

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 8, 1987

Chairman

Robert L. Fila, Esquire
5401 Twin Knolls Road, Suite 7
Columbia, Maryland 21045

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

RE: Item No. 418 - Case No. 87-514-X
Petitioner: Nicholas Angelozzi
Petition Special Exception

Dear Mr. Fila:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

cc: McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, Maryland 21030

5/18/87
DATE

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 418, Zoning Advisory Committee Meeting of May 5, 1987

Property Owner: Nicholas Angelozzi
Location: 150' SW of Glynings Dr. and 245' SE of Glynock Pl.

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s 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, bathroom, 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.
- (X) 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: 4/86
4/2

Zoning Item # 418 Zoning Advisory Committee Meeting of May 5, 1987
Page 2

- () Prior to raising 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 Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: Drainage from janitor service trays is to be directed to sanitary sewer via oil separator.

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4504

April 30, 1987

Paul H. Reincke
Chief
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Nicholas Angelozzi
Location: 150' SW of Glynings Dr. and 245' SE of Glynock Place, plus service garage.
Item No.: 418 Zoning Agenda: Meeting of 5/5/87

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.
- () 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: Paul H. Reincke 4/30/87 Noted and Approved: John F. O'Neill
Fire Prevention Bureau
Special Inspection Division

77-2802
494-245-20
Duffy Murray

A & A Realty
62 Gwynns Mill Court
Owings Mills, Maryland 21117

April 30, 1987

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County Zoning Office
11 West Chesapeake Avenue
Towson, Maryland 21204

Re: Item Number 418

Dear Mr. Jablon:

With reference to the above request for a special exception hearing, we request an early hearing date.

We have a substantial investment in the real estate and improvements that are related. The alternative to our site is for the prospective tenant to move to Carroll County, thus resulting in a financial loss to our company.

Please respond as soon as convenient.

Sincerely,
Nicholas J. Angelozzi, Jr.

NJA:jr/cis

RECEIVED
MAY 4 1987
ZONING OFFICE

Archie Dean
my opinion!
installation of radio
customizing new
ect my work - I would
be concerned with a
body shop or auto repair
shop - JD 5/6/87

Daniel R. Crocker 9 Craftsman Ct. Reisterstown, MD Daniel R. Crocker
Nicholas V Cassiere 1 Craftsman Ct Reisterstown MD Nicholas
Steven E Halpern 41 Craftsman Ct Reisterstown Md Steven E Halpern
Ann C. Halpern 41 Craftsman Ct. Reisterstown, Md. Ann C. Halpern
Cynthia L. Miller 609 St. George's Sta. Rd. Reisterstown, Md.
W. J. Miller 609 St. George's Sta. Rd. Reisterstown, Md 21136
E. Carter 19 Craftsman Court, Reisterstown MD 21136
TICKI LYNNE YOUNG 22 Craftsman Ct Reisterstown, MD 21136
Greg Bensoff 14 Craftsman Ct Reisterstown, MD 21136
Raymond Hadzinski 2 Craftsman Ct Reisterstown MD
21136

Mary Jo Denadio (Sp?) 45 Craftsman Ct Reisterstown, MD 21136

A commercial enterprise will create congestion in the roads that does not exist with the current residential and industrial uses.

My neighbors and I are opposed to the granting of the Special Exception and fear that a Service Garage would be detrimental to our community.

RECEIVED

JUN 24 1987

ZONING OFFICE

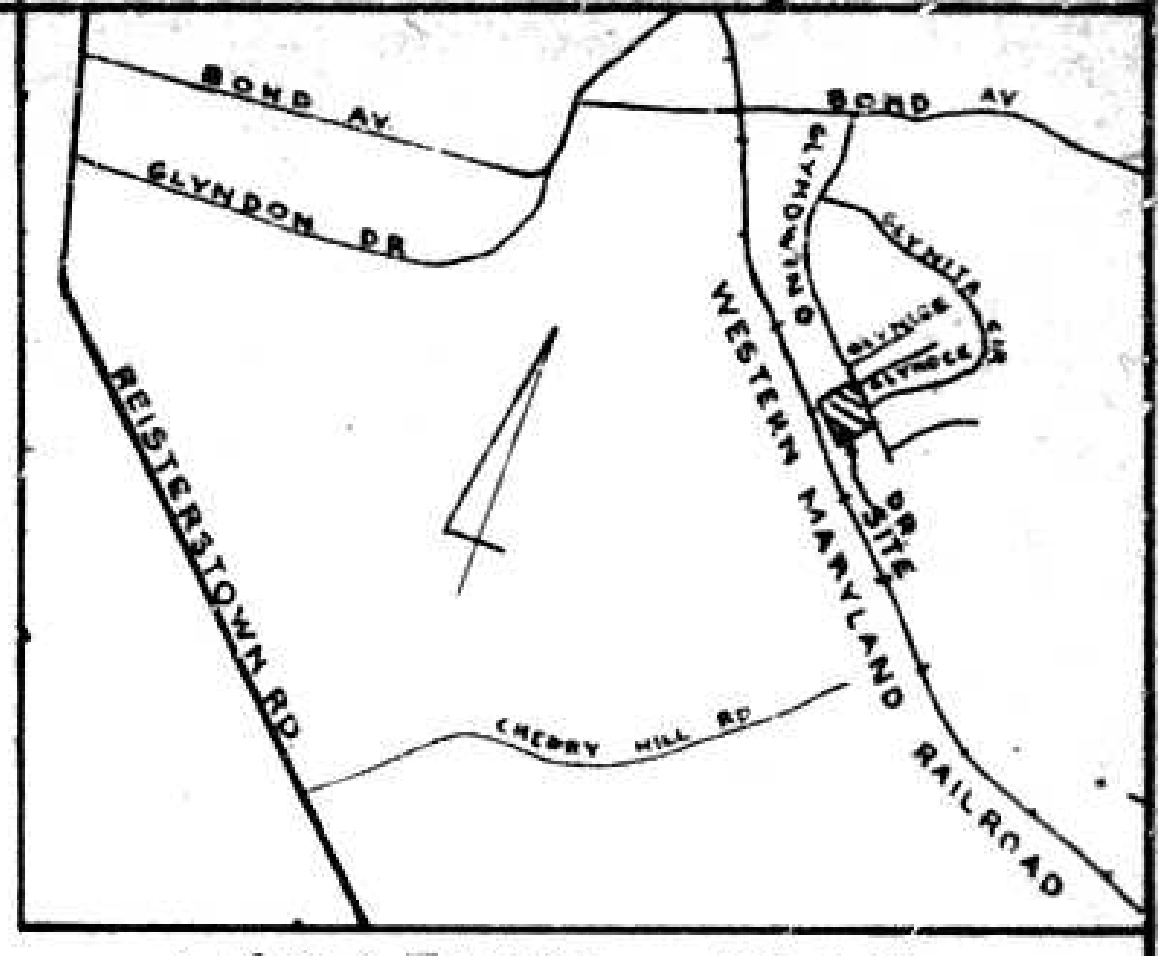
Yours Very Truly,
Chris & Laurie
McCusker
49 Craftsman Ct.

Section 405A—STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES (Bill No. 43, 1967.)

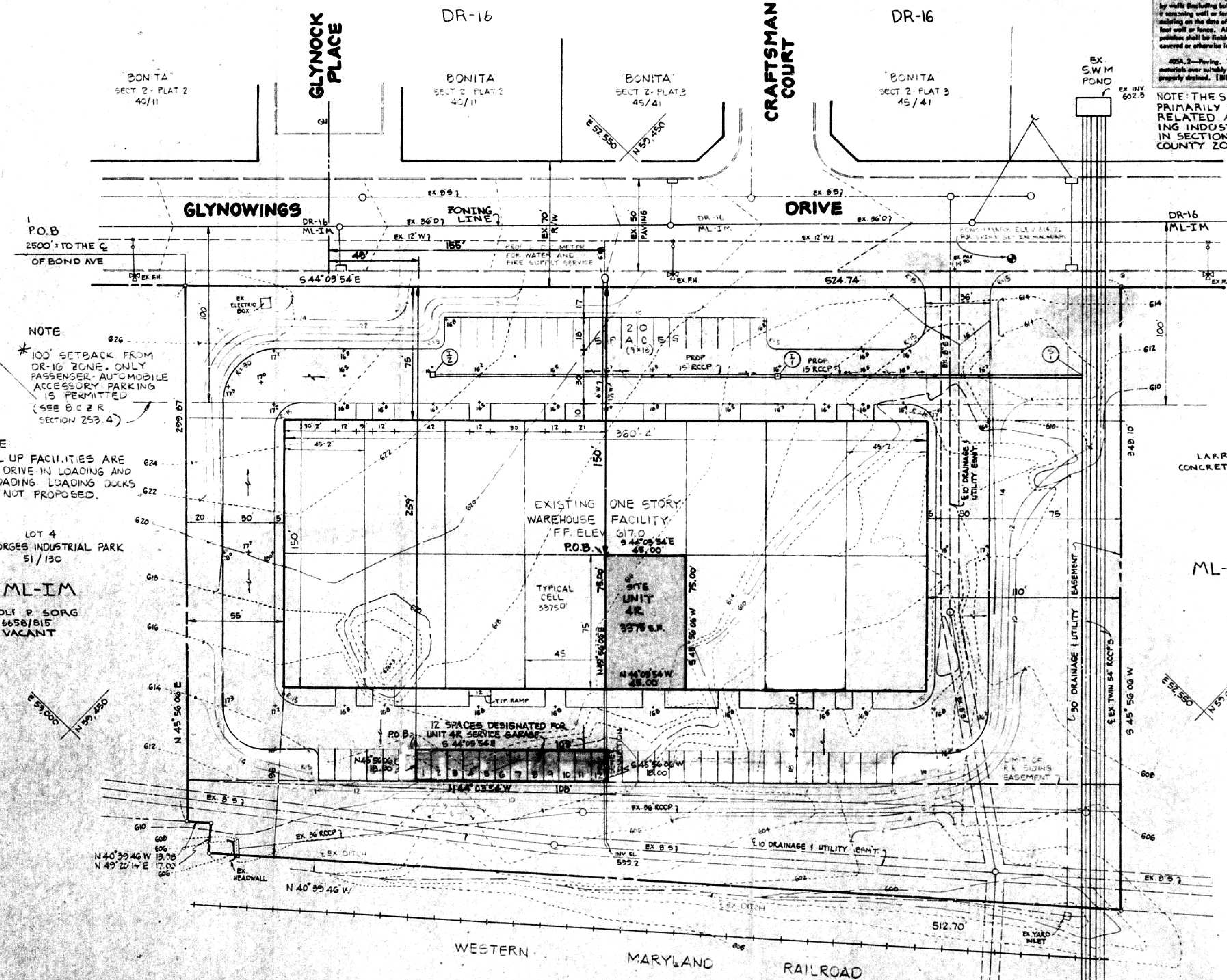
Damaged or disabled motor vehicles may be stored on the premises of any servicing service garage or non-servicing service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: (Bill No. 43, 1967.)

405A.1—Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences of least eight feet in height. However, if screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision, any wires in line of such eight-foot wall or fence. All surfaces of such walls or fences facing residents, homes or premises shall be finished or, in the discretion of the Zoning Commission, vine-covered or otherwise improved by the use of planting. (Bill No. 43, 1967.)

405A.2—Paving. The storage area shall be paved with permanent all-weather materials over suitably compacted and composed base materials, and shall be properly drained. (Bill No. 43, 1967.)



LOCATION MAP
SCALE: 1" = 2000'



NOTE
100' SETBACK FROM DR-16 ZONE, ONLY PASSENGER, AUTOMOBILE ACCESSORY PARKING IS PERMITTED (SEE B.C.Z.R. SECTION 253.4)

NOTE
ROLL UP FACILITIES ARE FOR DRIVE-IN LOADING AND UNLOADING. LOADING DOCKS ARE NOT PROPOSED.

LOT 4
ST. GEORGES INDUSTRIAL PARK
51/130

ML-IM
ROLI P. SOERG
6658/815
VACANT

LARRY KNIGHT
CONCRETE FORMS BUSINESS

ML-IM

OVERALL SITE DATA

- 1. EX. ZONING OF SITE - ML-IM
- 2. TOTAL AREA OF SITE - 4.000 Ac.
- 3. EXISTING USE - VACANT
- 4. PROPOSED USE - WAREHOUSE FACILITY
- 5. PROPOSED BLDG. SIZE - 360' x 150' = 54,000 sq. ft.
- 6. NO. OF EMPLOYEES - 3 per cell = 45

ZONING NOTES

- 1. ZONING OF SITE = ML-IM
- 2. ZONING REQUEST REQUESTING A SPECIAL EXCEPTION TO ALLOW UNIT 4R TO BE USED AS A GARAGE (SEE SECTION 253.2B OF THE BALTO. CO. ZONING RES.)

UNIT 4R TABULATION

- 1. PROPOSED USE - SERVICE GARAGE
- 2. OVERALL BUILDING SIZE - 34,100 sq. ft.
- 3. AREA OF UNIT 4R - 25,750 sq. ft.
- 4. REMAINING BLDG. SIZE - 9,350 sq. ft.
- 5. PARKING REQUIRED:
 - A) PALE PER 3 EMPLOYEES OF WAREHOUSE FACILITY (45 EMP) = 15 PALES
 - B) PALE PER 100 SQ. FT. OF SERVICE GARAGE (3375 - 3000) = 4 PALES
- 6. TOTAL SPACES REQUIRED = 19
- 7. PARKING PROPOSED = 55 SPACES

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION TO ZONING
AT
UNIT 4R
≈ 12,300 GLYNOWINGS DRIVE

4TH ELECTION DISTRICT BALTIMORE CO, MD
SCALE 1" = 30'
MAR 12, 1957
REVISED 3/27/87
REVISED 3/3/87
REVISED 6/17/87

NEW PLAT
BEING KNOWN AS
LOT 5
RESUBDIVISION OF
'ST. GEORGES INDUSTRIAL PARK'
E.H.K. 14. 51/130

OWNER
A I A REALTY, INC
90 ANGELOZZI BROS. INC
82 GWYNNS MILL CT.
GWYNNS MILLS, MD. 21117
365-6650

DEED REFERENCE: 6183/844
PROPERTY ACCOUNT NO. 1800014931



J.W. McKee
JAMES W. MCKEE
3/1/87
DATE

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
53 SHAWAN RD. HUNT VALLEY, MD 21030
301-252-5870

PETITIONER'S
EXHIBIT