

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 Section 238.1 to permit a front yard setback of 20 ft., in lieu of the required 40 ft.; from Section 238.2 to permit a rear yard setback of 4 ft., in lieu of the required 30 ft.; from Section 238.2 to permit a side yard of 2 ft., in lieu of the required 30 ft.; from Section 411.2(f) to permit a total sign area of 200 sq. ft. in lieu of the permitted of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Size and shape of property necessitates request to allow a reasonable use;
2. Hardship and difficulty

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, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Anthony Sheldon
(Type or Print Name)
Signature
4505 Ebermeyer Road
Baltimore, Maryland 21236
City and State
Attorney for Petitioner:
S. Eric DiNenna, Esquire
(Type or Print Name)
Signature
409 Washington Avenue, Suite 600
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 296-6820

Legal Owner(s):
Amoco Oil Company
(Type or Print Name) A Maryland Corporation
BY: *[Signature]*
Signature
4505 Ebermeyer Road
Baltimore, Maryland 21236
City and State
Attorney for Petitioner:
c/o Debbie A. Colson, Attorney at Law
200 E. Randolph Drive (312) 856-1828
Chicago, Illinois 60601
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204
Phone No. 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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, to wit: 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 July, 1987, at 11:00 o'clock

Zoning Commissioner of Baltimore County

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 Used car lot and sales

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, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Anthony Sheldon
(Type or Print Name)
Signature
4505 Ebermeyer Road
Baltimore, Maryland 21236
City and State
Attorney for Petitioner:
S. Eric DiNenna, Esquire
(Type or Print Name)
Signature
409 Washington Avenue, Suite 600
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 296-6820

Legal Owner(s):
Amoco Oil Company
(Type or Print Name) A Maryland Corporation
BY: *[Signature]*
Signature
4505 Ebermeyer Road
Baltimore, Maryland 21236
City and State
Attorney for Petitioner:
c/o Debbie A. Colson, Attorney at Law
200 E. Randolph Drive (312) 856-1828
Chicago, Illinois 60601
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204
Phone No. 296-6820

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RECEIVED BY: *[Signature]* DATE 4/7 (over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 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 July 2, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th Election District
15th Election District - 7th Councilmanic District
Case No. 88-20-BA

LOCATION: Northwest Side Pulaski Highway, 120 feet Northeast of the center line of Rosedale Avenue (7910 Pulaski Highway)
DATE AND TIME: Monday, July 20, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter, to wit: 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 July, 1987, at 11:00 o'clock

By Order of JARLON ZONING COMMISSIONER
JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Paul L. P.

Paul L. Engineering Inc.
314 W. Pennsylvania Ave.
Towson, Maryland 21204
301 821 1541

DESCRIPTION

7910 PULASKI HIGHWAY
15TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the west side of Pulaski Highway, said point being located 120 feet from the center of Rosedale Avenue; thence running on the west side of Pulaski Highway (1) S 58°57'18" East 133.6 feet, thence leaving said west side of Pulaski Highway (2) S 10°17'47" West 115.00 feet, (3) S 46°03'04" West 25.21 feet, (4) S 2°10'13" West 201.50 feet, and (5) S 11°02'47" East 2.00 feet to the point of beginning.

Containing 24,000 S.F. (0.55 acre) of land, more or less.



Cyprus - Surges - The Planner 2/4/87 J.O. 8784

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

15th Election District - 7th Councilmanic District
Case No. 88-20-BA

LOCATION: Northwest Side Pulaski Highway, 120 feet Northeast of the center line of Rosedale Avenue (7910 Pulaski Highway)
DATE AND TIME: Monday, July 20, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter, to wit: 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 July, 1987, at 11:00 o'clock

Petition for Special Exception for used car lot and sales

Petition for Zoning Variance to permit a front yard setback of 20 feet and setback of 4 feet in lieu of the required 30 feet, a side yard of 2 feet in lieu of the required 30 feet, and a total sign area of 200 square feet in lieu of the permitted 100 square feet

Being the property of *[Signature]*, as shown on plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NW/S Pulaski Hwy., 120' NE of C/O of Rosedale Ave. (7910 Pulaski Hwy.), 15th District
AMOCO OIL COMPANY, Petitioner Case No. 88-20-BA

11111111

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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 253, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner; and Mr. Anthony Sheldon, 4505 Ebermeyer Rd., Baltimore, MD 21236, Contract Purchaser.

Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
JAN 13 1987

ARNOLD JARLON
ZONING COMMISSIONER

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1987

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

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/S Pulaski Highway, 120' NE of the c/o of Rosedale Ave. (7910 Pulaski Highway)
15th Election District - 7th Councilmanic District
Amoco Oil Company - Petitioner
Case No. 88-20-BA

Dear Mr. DiNenna:

This is to advise you that \$101.33 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 if a 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
OFFICE OF FINANCE - PUBLIC DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 7/20/87 ACCOUNT NO. 88-20-BA

2 SIGNS & POSTS AMOUNT \$ 101.33

RETURNED Sheldon's Auto Sales, 3219 Pulaski Highway, Baltimore, Md. 21224

RECEIVED FOR ADVERTISING & POSTING RE CASE #88-20-BA

FOR \$ 101.33 *****1013318 87107

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

SENIOR DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/15/87
Posted for: Special Exception & Variance
Petitioner: Amoco Oil Company
Location of property: NW/S Pulaski Hwy., 120' NE of Rosedale Ave.
Location of Sign: 7910 Pulaski Hwy.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 7/2/87
Number of Signs: 2

the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of July, 19-87, that the Petition for Zoning Variances to permit front yard setbacks of 21 feet and 37 feet in lieu of the required average setbacks of 40 feet, a rear yard setback of 4 feet in lieu of the required 30 feet, a side yard setback of 2 feet in lieu of the required 30 feet, and signs totaling 200 square feet in lieu of the permitted 100 square feet be and is hereby GRANTED, from and after the date of this Order, subject to the condition contained in the special exception Order.

Arleta Jallen
Zoning Commissioner of
Baltimore County

AJ/srl

ORDER RECEIVED FOR FILING

AJ/srl
Attachment
cc: S. Eric DiNenna, Esquire
People's Counsel

Arnold J. Cohen
Zoning Commissioner of
Baltimore County

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

June 9, 1987

NOTICE OF HEARING
RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/4 Pulaski Highway, 120' NE of the c/l of
Rosedale Ave. (7910 Pulaski Highway)
15th Election District - 7th Councilmanic District
Amoco Oil Company - Petitioner
Case No. 88-20-XA

TIME: 11:00 a.m.
DATE: Monday, July 20, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

OFFICE OF
Dundalk Eagle

4 N. Center Place
P. O. Box 8936
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hirs., - Case 188-20-XA - P.O. #89027 - REG. #403276 - 80 Lines @ \$32.00. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~several~~ weeks before the 3rd day of July 1987; that is to say, the same was inserted in the issues of July 2, 1987

Kimbel Publication, Inc.
per Publisher.

By K. E. Nelson

AJ:med

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

INVESTMENT

DATE 9/2/87 ACCOUNT 01-615-000

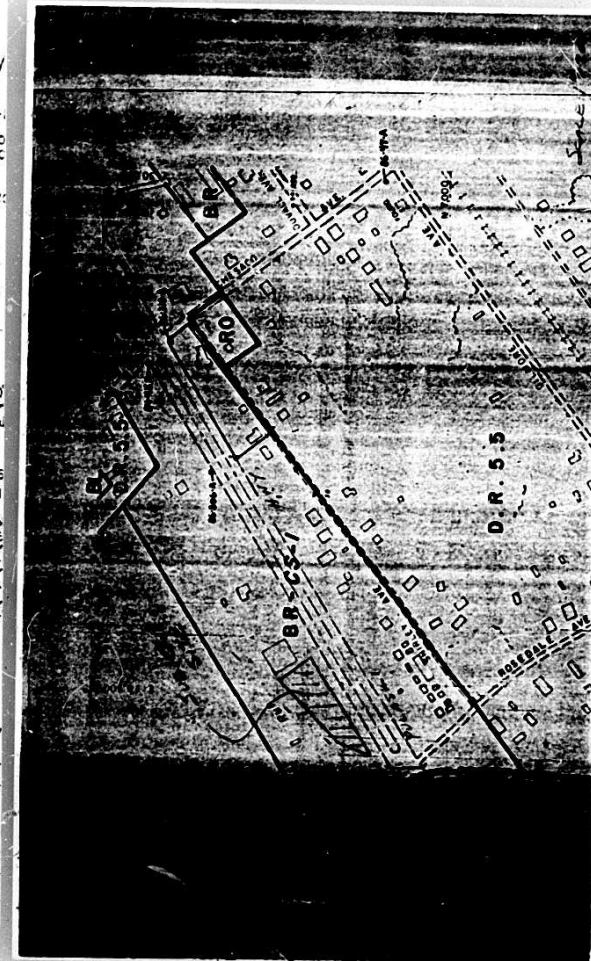
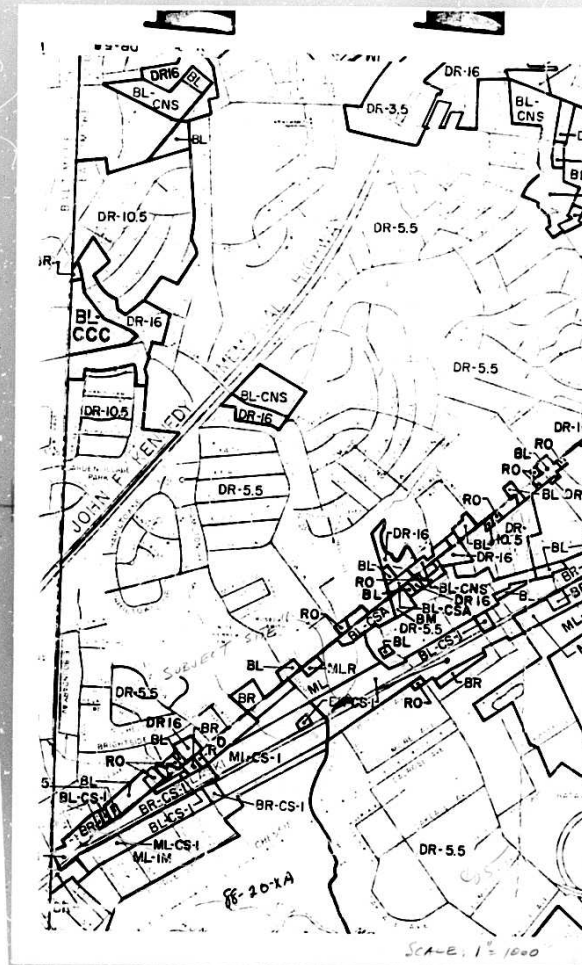
AMOUNT \$ 200.00

RECEIVED FROM Sheldon's Auto Sales

FOR SE+V #405

0 0036*****7000 P15 7088F

VALIDATION OR SIGNATURE OF CASHIER



5-28/87
JD
3D
3 ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

SUITE 400
MERCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6220

May 6, 1987

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

RE: Petition for Special
Exception and Variance
Legal Owner/Amoco Oil Company
Your Item #405
My File No.: 37-6

Dear Mr. Commissioner:

The above-captioned matter was filed with your office
on April 7, 1987.

I would respectfully request that this matter be set
in for hearing as soon as possible inasmuch as we are under
a contract of purchase time constrain.

Please have your office call me so that a date might
be set that will not be in conflict with my Master's hearings, the
Court's schedule, the Commissioner's schedule or your docket.

Thank you for your cooperation.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:kar

cc: Mr. Anthony Sheldon

RECEIVED
MAY 8 1987
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 405, Zoning Advisory Committee Meeting of April 24, 1987

Property Owner: Amoco Oil Company
Location: NW/4 Pulaski Hwy, 120' NE centerline District: 15
Water Supply: metre Sewage Disposal: metre

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.
- (x) 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.
- (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 1 4/86

Zoning Item # 405 Zoning Advisory Committee Meeting of April 24, 1987
Page 2

- (x) Prior to making 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.
- (x) 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 interior service bays is to be directed to sanitary sewer via oil separator.

J. J. F. Fennell
JAN F. FENNEL, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-258
84-430

Paul H. Kowalski
Chief

April 23, 1987

Re: Property Owner: Amoco Oil Company

Location: NW/4 Pulaski Hwy., 120' NE centerline Roseale Avenue

Item No.: 405

Zoning Agenda Meeting of 4/21/87

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 of _____ feet along an approved road to 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," 19th edition, prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and
Approved: *John F. O'Neill*
Special Inspection Division Fire Prevention Bureau

/s/

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

RECEIVED
MAY 21 1987
ZONING OFFICE

SUITE 400
MERCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6220

May 26, 1987

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

RE: Petition for Special
Exception and Variance
Legal Owner/Amoco Oil Company
Your Item NO. 405
My File No.: 87-6

Dear Mr. Commissioner:

Please refer to my letter of May 6, 1987 wherein I advised
you that the Petition for Special Exception and Variances were
filed with your office on April 7, 1987.

Again, I request this matter be set in for hearing as soon
as possible, inasmuch as we are under a contract of purchase time
constrain. Please have your office call me prior to setting this
matter in for hearing in order that a date be set that will not
be in conflict with my Master's hearings, the Court schedule and
Commissioner's schedule.

Thank you for your cooperation.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED/lb

cc: Anthony Sheldon

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS
 FROM: ZADM - DEVELOPMENT CONTROL

DPC DATE: 9/21/94
 1:30 p.m., Room 123
 HCH DATE: 10/12/94
 2:00 p.m., Room 118

PROJECT NAME: Sheldon Property
 PLAN DATE: 2/23/94
 REV.: REV.:

LOCATION: E of Rosedale Avenue
 (#7910 Pulaski Highway)

DISTRICT: 15c7
 PROPOSAL: Enlargement of a Used Car
 Lot Building and Conversion
 to a Service Garage
 ZONE: B.R.-C.S.-1
 ZONING CASE: #88-20-XA

REVISED PLAN KEY:
 (X) COMPLIANCE WITH COMMENT CHECKED
 (O) NON-COMPLIANCE IS CIRCLED
 (BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
 PLAN APPROVAL, BUT MUST BE ADDRESSED
 PRIOR TO FINAL ZONING APPROVAL)
 ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

- The plan, as changed from the approved red-lined plan referenced in the previous comments, must be confirmed as being within the spirit and intent of the original approved plan in zoning case #88-20-XA. A red-lined plan with all changes, accompanied by an explanatory cover letter (and \$40.00 fee), must be provided to the Director of ZADM for this determination and inclusion in the zoning case file. Once this is resolved in favor of the plan changes, zoning will be able to give final approval on this issue.
- Complete the zoning history in detail on the plan.
- Document the conditions of the letter and revised plan approval and indicate the red-lined changes, including the parking, on the development plan.
- Indicate a sign detail to agree with the granted variance.
- The conditions of the (blue) commercial checklist should be addressed at this time.
- State compliance with Section 405.A (BCZR).
- The parking may not be located closer to the street right-of-way than shown on the prior approved plan or a zoning variance is required.

Final zoning approval is contingent first, upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

John J. Lewis
 JOHN J. LEWIS
 Planner II

JLL:scj

Sheldon Brothers & Sister
 7910 Pulaski Highway
 Baltimore, Maryland 21237

#88-20-XA

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John J. Lewis*
 DATE: 6/18/94

Mr. Arnold Jablon
 Director of Zoning
 Baltimore County
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Attention: Mr. Mitch Kellman
 Re: #7910 Pulaski Highway
 Case #88-20-XA

Dear Mr. Kellman:

I wish to take this opportunity to thank you for meeting with my Engineer to review the proposed revision to the Site Plan for the above mentioned Zoning Petition.

As indicated, the change being requested is due to the size of the building which does vary some from the building as shown on the original Petition.

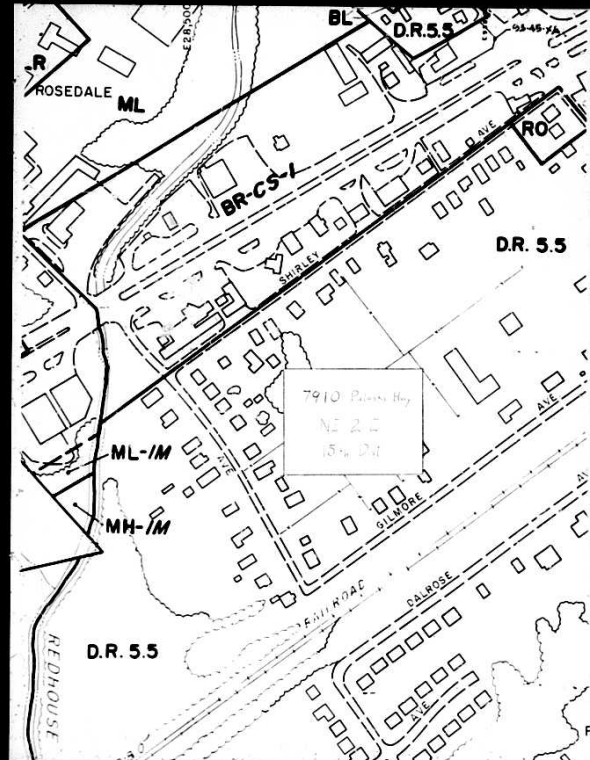
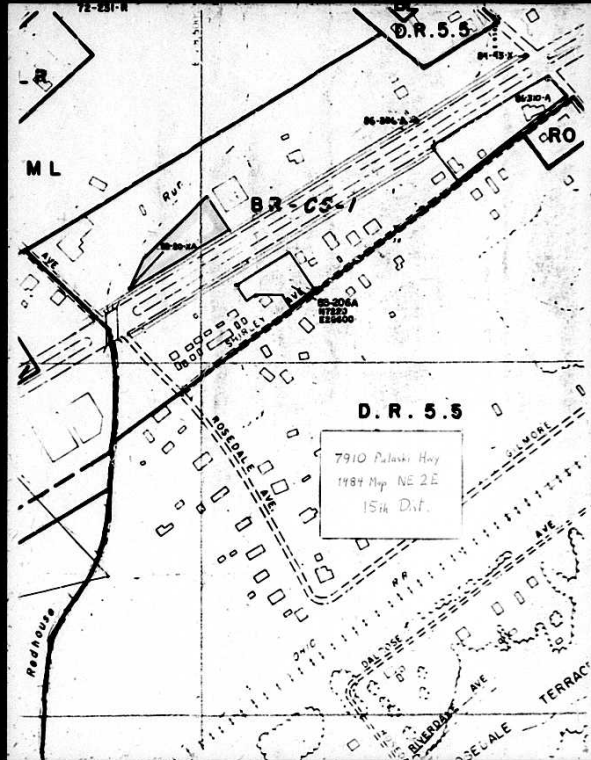
It is my intention to hold the Variances that were granted along the rear, side, and front setbacks. The building area has increased from the original plan. We are now proposing a service garage of 7,187.5 square feet from the original proposal of 6,456 square feet.

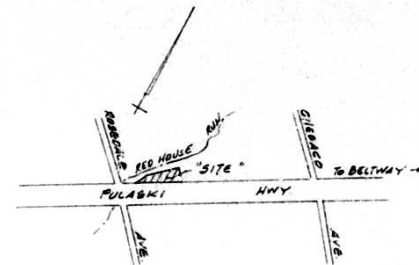
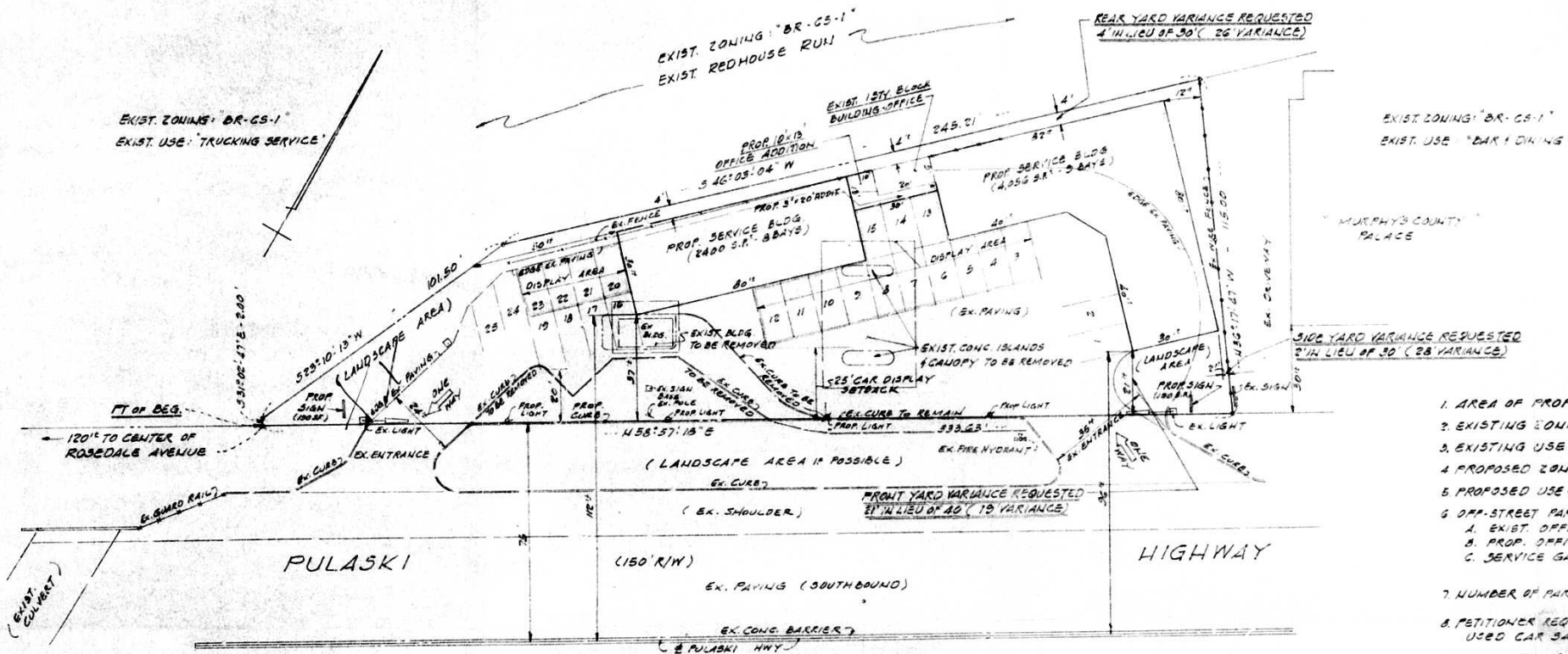
Since the new building will be deeper than the originally proposed plan, it is my intention that when the complete service garage is built, I will remove the used car service to which a Special Exception was granted in this case, and the site will no longer be used as a used car dealership.

Again, I wish to thank you for your cooperation. If you need any additional information, please do not hesitate to contact me.

Very truly yours,

Anthony Sheldon





LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY: 24,300 S.F. (0.56 AC.)
2. EXISTING ZONING OF PROPERTY: BR-CS-1 (SPECIAL PERMIT-CASE #2953-3)
3. EXISTING USE OF PROPERTY: GASOLINE SERVICE STATION (M/CANT)
4. PROPOSED ZONING OF PROPERTY: BR-CS-1
5. PROPOSED USE OF PROPERTY: USED CAR SALES & SERVICE GARAGE
6. OFF-STREET PARKING REQUIRED:
 - A. EXIST. OFFICE: $3 \times 20' = 180 \text{ S.F.} / 200 = 0.9 \text{ P.S.}$
 - B. PROP. OFFICE: $3 \times 13' (26 \times 3) / 200 = 0.39 \text{ P.S.}$
 - C. SERVICE GARAGE: $6 \times 156 \text{ S.F.} / 300 = 21.5 \text{ P.S.}$
 - TOTAL PARKING REQ'D: 22.8 = 23 P.S.
7. NUMBER OF PARKING SPACES SHOWN (25+17 DAYS): 42 P.S. (17 DISPLAY SPACES)
8. PETITIONER REQUESTING A SPECIAL EXCEPTION TO BR-CS-1 ZONE TO PERMIT USED CAR SALES
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 238.1 OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 21' IN LIEU OF THE REQUIRED 40' (DUAL HIGHWAY) - A VARIANCE OF 19'
10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 238.2 OF THE ZONING REGULATIONS TO PERMIT A REAR YARD SETBACK OF 4' IN LIEU OF THE REQUIRED 30' - A VARIANCE OF 26'
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 238.2 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 30' - A VARIANCE OF 28'
12. PUBLIC UTILITIES AVAILABLE TO PROPERTY
13. ANY DAMAGED VEHICLES TO BE STORED INSIDE BUILDINGS AT NIGHT
14. PETITIONER REQUESTING VARIANCE TO SECTION 418.2(4) OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF 200 S.F. IN LIEU OF THE PERMITTED 100 S.F. (A VARIANCE OF 3X 100 S.F.)
15. ALL PROPOSED LIGHT TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS & SPECS. AND DIRECTED AWAY FROM ANY RESIDENTIAL DEVELOPMENT

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCES

"7010 PULASKI HIGHWAY"

(N.E.S. PULASKI HIGHWAY N. OF ROSEDALE AVENUE)

15TH ELECT. DIST.

BALTIMORE COUNTY, MD.

SCALE: 1"=20'

FEBRUARY 12, 1987

PETITIONER'S
EXHIBIT 1



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND - 21204

EXIST ZONING: BR-GS-1
EXIST USE: TRUCKING SERVICE

EXIST ZONING: BR-GS-1
EXIST REDHOUSE RUN

REAR YARD VARIANCE REQUESTED
4' IN LIEU OF 30' (26 VARIANCE)

EXIST ZONING: BR-GS-1
EXIST USE: BAKERY

LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY: 24,300 SQ. FT. TO 50 AC.
2. EXISTING ZONING OF PROPERTY: BR-GS-1 (SPECIAL PERMIT CASE #2002-3)
3. EXISTING USE OF PROPERTY: TRUCKING SERVICE STATION (W/CAVAT)
4. PROPOSED ZONING OF PROPERTY: A-100
5. PROPOSED USE OF PROPERTY: USED CAR SALES & SERVICE GARAGE
6. OFF-STREET PARKING REQUIRED:
 - A. EXIST. OFFICE BLDG: 300 SQ. FT. = 0.2 SPA
 - B. PROP. OFFICE: 300 SQ. FT. = 0.2 SPA
 - C. SERVICE GARAGE: 2,400 SQ. FT. = 2.0 SPA
 - TOTAL PARKING REQUIRED: 2.2 SPA
7. NUMBER OF PARKING SPACES SHOWN (20+10 DAYS): 12 SPA (170+100+100)
8. PETITIONER REQUESTING A SPECIAL EXCEPTION TO BR-GS-1 ZONE TO PERMIT USED CAR SALES
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 233.1 OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 21' IN LIEU OF THE REQUIRED 30' (LOCAL HIGHWAY) - A VARIANCE OF 10'
10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 233.2 OF THE ZONING REGULATIONS TO PERMIT A REAR YARD SETBACK OF 4' IN LIEU OF THE REQUIRED 30' - A VARIANCE OF 26'
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 233.3 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD SETBACK OF 3' IN LIEU OF THE REQUIRED 30' - A VARIANCE OF 27'
12. PUBLIC UTILITIES AVAILABLE TO PROPERTY:
13. ANY DAMAGED UTILITIES TO BE REPAIRED BY PETITIONER
14. PETITIONER HAS APPLIED FOR A VARIANCE TO SECTION 412.1 OF THE ZONING REGULATIONS TO PERMIT A TRUCK TRAILER TO BE STORED IN THE REAR OF THE PROPERTY - A VARIANCE OF 10'
15. ALL PROPOSED LOT TO BE RETAINED & ACCORDANCE WITH BALTIMORE COUNTY STANDARD YARDS AND DISTRICTS ONLY FROM ANY RESIDENTIAL DEVELOPMENT

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCES

"7910 PULASKI HIGHWAY"

(N.E. PULASKI HIGHWAY N. OF ROSEDALE AVENUE)

15TH ELECT DIST

BALTIMORE COUNTY, MD.

SCALE: 1"=20'

FEBRUARY 12, 1987

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: CLP/12
DATE: CLP/12



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204