PETITIOI FOR ZONING VAR. .NCE

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

near Variance from Section 238,1 to permit a front yard setback of 214ft, 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 rt.; from Section 258,2 to permit a side yard of 2 ft. in lieu of the required 30 ft.;

from Section 413,2(f) to permit a total sign area of 200 sq., fr. in lieu of the permitted of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the Little of the Zoning Regulations of Baltimore County, for the Little of Section 11 sq., ft Section 11 sq., ft Section 12 sq., ft Section 12 sq., ft Section 12 sq., ft Section 13 sq., ft Section 13 sq., ft Section 14 sq., ft Sec

?. Size and shape of property necessitates request to allow a reasonable

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 1, 7 2 0 petition, and further agree to and are to be bound by the zoning regulations and restrictions of pice 2008. Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser:	Legal Owner(s):
Anthony Sheldon (Type or Print Name)	Amoco Oil Company (Type or Print Name) A Maryland Corporation
Signature	Signature Manager - Capital Investment
4505 Ebermeyer Road Address	Arrox & O. ! Con + east y (Type or Print Name)
Baltimore, Maryland 21236 City and State	Signature
Attorney for Petitioner:	c/o Debbie A. Colson, Attorney At Law
S, Eric Dixona, Esquir	200 E, Randolph Drive (512) 856-4828 Address Phone No.
Signature / flum	Chicago, Illinois 60601 City and State
409 Washington Avenue, Suite 600 Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	S. Eric DiNenna, Esquire Name
Attorney's Telephone No.: 13011_296-6820	409 Washington Avenue, Suite 600 Address Towson, Miryland Phone No. 296-6820
ORDERED By The Zoning Commissioner of	Baltimore County, this
required by the Zoning Law of Baltimore County	e subject matter of this petition be advertised, as , in two newspapers of general circulation through- nd that the public hearing be had before the Zoning 106, County Office Building in Towson, Baitmore

day of July

Pulaski Hig of Rosedale may)

CERTIFICATE OF POSITION MENT OF BALTIMORE COUNTY 88-30-X.F 6/28/87

Decree 15Th	Date of Posting 6/78/87
Posted for Special Exception + 1	axiense.
Location of property: Nuls Pulsati D	fuy 120' NE/Bosedale Asa
7910 Polost	i Hw.
rundury, an franchy of	Politiones 10 Fr
Remarks	
Product by M I Speakery	Date of return: 7/6/67

PETITION FOR SPECIAL EXCEPTION STATE AND

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 attacked hereto and made a part hered, 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

MAP NEZE 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 figure 10 of this petition, and further agree to and are to be lound by the rating regulations and restrictions of Balt-more County adopted pursuant to the Zoning Law for Baltimore County. 1 We do solemnly declare and affine under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition

E 28,295 Contract Purchaser: Amoco Oil Company (Type or Print Name) & Maryland Corporation Anthony Sheldon (Type or Print Name Vox: m & Petra & Manager - Capital Investment 4505 Eberneyer Road Print Names AMOCO O.I Company Baltimore, Maryland 21236 c/o Debbie A. Colson, Attorney At Law Attorney for Petitioner:

200 E. Randolph Drice (312) 856-4828 S. Eric Fisenna, Esquire Jak He Chicago, Illinois 60601 Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted 409 Washington Avenue, Suite 600 S. Eric DiNeuma, Esquire 1 Towson, Maryland 21204 ttorney's Telephone No.: (301) 296-6820

ORDERED By The Zoning Commissioner of Batimote County, this May ... 19 87. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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

Zoning Commissioner of Delitimore County I WO MONTES

VISION BY: UCIL DATE 4/7

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 Towsen, Baltimore County, Md., appearing on July 2 , 19. 87.

THE JEFFERSONIAN.

Susan Sude Obrect

Paul La 96

Paul Lee Engineering Inc. 308 W. Pennylvania Slos Trason Maryland 21208 101 821 5941

DESCRIPTION

7910 PULASKI HIGHWAY

15TH ELECTION DISTRICT - DALTIMORE 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 binding on the west side of Pulaski Bighway (1) N 58°57'18" East 333.63 feet, thence leaving said west side of Pulask: Highway (2) N 36°17'47" West 115.00 feet,

- (3) S 46°03'04" West 245.21 feet,
- (4) S 23 0113" West 101.50 feet, and
- (5) S 31°02'47" East 2,00 feet

to the point of beginning.

Containing 24,300 S.F. (0.56 acre) of land, more or less.



RE: PATITION FOR SPECIAL EXCEPTION: EXPORE THE ZOUING COMPUSSIONER PATITION FOR VARIANCE.
NA/S Publish Hav., 120' Nr. of C/L of Rosechile Ave. 17910
Pullash Hay, 1, 5th District:

. ENTRY OF APPEARANCE

Please entc. the appearance of the People's Counsel in the

Phylic Cole Friedman

1the Max Land

Peter Mr. Zamer

Phyllis Cole Priedman People's Counsel for Baltimore County

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any preliminary

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

I HEFEBY CERTIFY that on this 18th day of June, 1987, a copy

of the foregoing Entry of Appearance was mailed to S. Fric DiNenna, Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner; and Mr. Anthony Sheldon, 4505 Ebermeyer Rd., Baltimore, MD 21236, Contract

Peter Max Zimmermun

Purchase:

AMOCO OIL COMPANY, Petitioner : Case No. 88-20-XA

Engineers - Surveyors - Site Planners

JEAN M. H. JUNG DEPUTY ZONNG COMMISSIONER

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Art are Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a front yard methack of 21 feet and 37 feet in lieu of the required average settack of 40 feet, a front yard setback of 4 feet in lieu of the required 30 feet, a site of 1 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).

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) fay appeal period. The Zoning Commissioner will, number, 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 late of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMOKE COUNTY

DATE AN: TIME: Monday, July 25, 1680, at 11:00 a.m.

Petition for Special Exception for used car lot and sales

Being the property of Among Oil Company plan filed with the Zoning Office.

15th Flection District - 7th Councilmanic District

Northwest Side Polask: Highway, 120 feet Northeast of the (cate of Rusedele Avenue (7910 Pulask) Highway)

S. Fric Divenna, Esquire 409 Washington Av nue, Suite 600 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES FitHIUMS POR SPECIAL EXCEPTION AND VARIANCES W/S Pulsask Highway, 120 'XE of the c/l of Rosedale Ave. (7910 Pulsask Highway) 15th Election District - 7th Councilmanic District Amono 0:11 Company - Petitioner Cas No. 88-20-XA

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 ZOVING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign ft.a property from the time it is placed by this office until the day of the hearing itself.

BALTIN ORE COUNTY, MARYLAND

Please make the chast Me. 35984 'e County, Maryland, and remit

OFFICE OF FINANCE - PE-ENUE DIVIE MISCELLANEOUS CASH RECEIPT

2 SIGNS & POSTS
RETURNED Sheldon's Auto Sales, 3219 PuHighway, Palto., Nd. 21224 ADVERTISING & POSTING RE CASE #88-20-XA 8 8 094******** 10 13318 22 155

VALIDATION OR SIGNATURE OF CASHIER

July 15, 1997

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would mould result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should were be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baitimore County, this 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.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

Dundalk Eagle

19 87 0

(8)

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222 July 2,

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrys. - Case #88-20-XA -P.O. #89027 - RED. #M03276 - 80 lines # 532.00. was inserted in The Dundalk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week 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.

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 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Haltimore County, this ______ day of July, 1987, that the Petition for Special Exception for a used car lot and sales be and is hereby GRANTED, from and after the date of

The Petitioner may apply for its building permit and be granted sace upon receipt of this Orders assess. Petitioner is the permitted of the permitted of the petition of the ble appellate process from this Order has expired. If, for winsteer reason, this Order in recerced, the Full tioner would be required to relate, and be respectable for returning, and property to the original condition.

Zöning Commissioner of Baltimore County

AJ/srl Attackment

cc. S. Eric DiNenna, Esquire

People's Counsel

June 9, 1987

S. Eric DiNenta, Esquire 409 Washington Avenue, Suite 600 Towson, Maryland 21294

NOTICE OF HEARING
RE: PRIVIONS FOR SPECIAL EXCEPTION AND VARIANCES
RE: PRIVITIONS FOR SPECIAL EXCEPTION AND VARIANCES
Nosedale Are: (7910 Pulsaski Highway)
15th Election District - 7th Councilmanic District
Assoc 0011 Company - Petitioner
Case No. 88-20-XA

Monday, July 20, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake

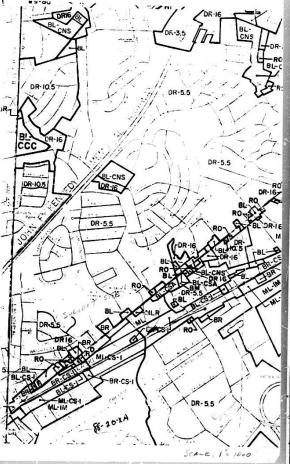
6. 32528

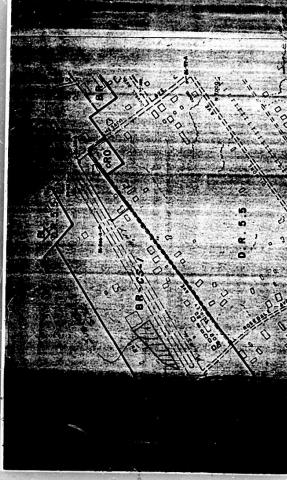
Avenue, Towson, Maryland

01-615-000

SE+V. # 405

8 8025*****20000ts 2085F





Cese No. 65-20-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenus Towson, Maryland 21204

Your petition has been received and accepted for filing this day of _______, 1987.

Petitioner Petitioner' Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

Norman E. Gerber, AICP, Director

SUBJECT Zoning Petition No. 88-20-XA

Assuming compliance with the Zoning Plans Advisory Committee's comments, this office is not opposed to the granting of the special exception and the setback variances; however, there appears to be no reason for the sign variance, and this office is opposed to granting this request.

June 17, 1987

NEG: GH: slb

ZONING OFFICE

CPS-908

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

MEMBERS

Department of

S. ate. Boats Commiss

Bureau of

Mealth Constituent Project Planning Building Department

Board of Educati n

Toning Administrati Industrial Development

Bureau of

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

RE: Item No. 405 - Case No. 88-20-XA Petitioner: Amoco Oil Company Petition for Special Exception and Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Cognittee has reviewed the plans The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-reference petition. The following comments are not intended to indicate the appropriatence; of a reade sware of plans no problems with regard to the development plans that may have a bearing on this case. The prector of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitarility 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 fit the mid-institution and a marked with the mid-institution of the committee scheduled accordingly.

Very truly yours,

Demes & Regar Lac JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED:bjs

cc: Paul Lee Engineering, Inc. 304 W. Pennsylvania Avenue, Tow on, Md. 21204



April 27, 1987

9

Mr. A. Jablon Zoning Commissioner Coun'y Office Building Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 4-21-87 ITEM: 0405. Property Owner: Amoco 011 Company Location: NW/S Pulaski Hwy. Route 40-E, 120 feet NE centerline Posedule Avenue south 40-F. All feet Nr. center ine which all feet on the second of the Area: 0.56 acres District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 2-12-87 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show all access to Pulaski Highway - Route 40-E to be by way of a directional 20' Ingress and 20' Egress.

All reconstruction of directional entrances and curb and gutter improvements to meet existing S.H.A. standards must be through S.H.A. permit with posting of a bond or letter of credit to guarantee construction.



ZONING OFFICE

My telephane number is (301) 333-1350 Teletypewriter for Impaired Hearing or Speech nore Meiro — 565-0451 D.C. Metro — 1-800-492-5062 Sta

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

EXPANSEMENTAL SERVICE C. Richard Moore Acting Director

May 11, 1987

On review of the variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

Very truly yours. Charles Lee, Chief

Charles Lee, Chier Bureau of Engineering Access Permits

By: George Wittman

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

Mr. A. Jablen Page -2-April 27, 1987

CI. : GW · may

Artachment

cc: Mr. J. Ogle Mr. M. Stein (w-attachment)

Item No. 405 Property Owner: Location:

Existing Zoning: Proposed Zoning:

(6)

Meeting of April 21, 1987
Assoc 011 Company
Assoc 011 Company
Assoc 011 Company
Assoc 011 Kk Hwy, 120 feet NE centerline
Associated the New 120 feet NE centerline
Associated the New 120 feet New 120 feet
Associated the New 120

Area: District:

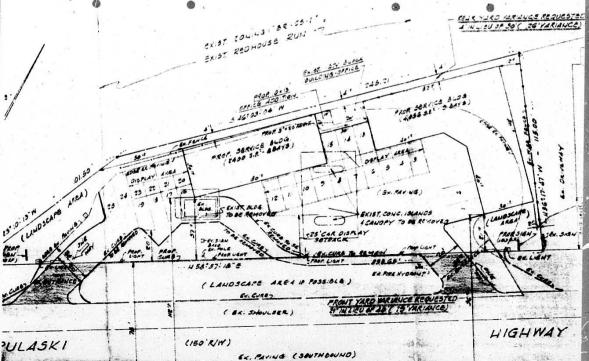
Access to this site will be required to mee: the State Highway Administrations's standards

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t







DINENNA, MANN & BRESCHI ATTORNEYS AT LAW

0

SUITE 600 MERCANTILE-TOWSON BUILDING 409 WASHINGTON AVENUE TOWSON, MARYLAND 2:204

May 6, 1987

518/17

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 4405 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 dockat.

Thank you for your cooperation.

Very bruly yours, All's S. ERIC DINENNA

SED:kar

cc: Mr. Anthony Sheldon



ZONING OFFICE

DINENNA, MANN & BRESCHILL HAT 24 1981

(101) 296-6820

May 26, 1987

88-30-x, 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. A5 705
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 a possible, inamuch as we are under a contract of purchase this constrain. Please have the constrain. Please have the property of the constrain of the constrain of the constrain of the constrain of the constraint of the con

Thank you for your cooperation.

Veri Truly yours,

SED/ib cc: Anthony Sheldon

-1-100

	1 Tate
	OT THE THE
	BALTIMORE COUNTY DEPARTMENT OF HEALTH
Office County Towson	Commissioner of Planning and Zoning Office Building Maryland 21204
Zoning	Item # 405. Zoning Advisory Committee Marting of April 21, 1987 by Owner: America Oil Company on NW/S fellowk, Hry, 12e' NE centerline District Supply Matte Sevage Disposal Matte
Proper	w Owner: Amoco Oil Compray Rosadole Ave. 15
Locati	on: NW/S Fulaski Hry, 120 NE centerline matrice
Water	Supply Sewage Disposal
COM-IEN	TS ARE AS FOLLOWS: Prior to approval of a Building Permit for construction, renovation and/or Prior to approval of a Building Permit for construction or necessary food service facility.
(4)	installation of equipment of the plant of the Plant Beview complete plant and specifications must be submitted to the Plant Beview Gestion, Erriconsental Epoport Services, for final review and approval. Gestion, Erriconsental Epoport Services, for final review and approval on the Plant of the Political Control, 1901-1775, to obtain requirements for such installation, Division of Air Pollution Control is re, irred. A permit of the Political Political of Air Pollution Control is re, irred. A permit of the Political Control is re, irred. A permit of the Political Control is re, irred. (5,000 gallons or nore) 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 charbroller operation which has a total cooking surface area of five (5) square feet or more.
	Prior to approval of a Building Fermit Application for removations to exist- ing or construction of new beath care facilities, complete plans and the property of the building. Sood service area and type of equipment to pursued for the food service operation must be substitute to the Pinn Review and Approval Section, Division of Engineering and Maintenance, State Department of Bealth and Mental Bygleen for review and approval.
	Prior to any new construction or substantial alteration of public swimning pool, wading pool, bat'house, saunas, whirlpools, hot tubs, water and sewerage pool, wading pool, bat'house, saunas, whirlpools, behalth and sefety two (2)

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.

(V) 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

(V	Prior to ranke of existing structure/s, petitioner must contact the Divisio of Water Quality and Waste Namaposent at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid waster.
(1	1	Any abandoned underground storage tanks containing gasoline, waste oil, solvente, etc., unst have the contents removed by a licensed hauler and either be removed from the property or property beakfilled. Prior to removal or abandomsent, comer must contact the Evision of Water Quality and Waste Management at 100-13768.
()	Soil percolation tests (have been/must be) conducted. The results are wall! until Soil percolation test results have expired. Fetitioner should contact the Bivision 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.
(ì	In accordance with Section 13-117 of the Baltimore County Code, the water well yield set (a shall be walld until is not acceptable and must be retested. This sust be accomplished prior to conveyance of property and approval of Bailding Fermit Applications.
()	Prior to occupancy approval, the potability of the vater supply must be verified by collection of bacteriological and chemical water samples.
()	If submission of plans to the County Review broup is required, a Hydro- geological Study and an Environmental Effects Report must be submitted.
		Gan Storen. Disposed
WÇ	2 2	BUREAU OF ENVIRONMENTAL SERVICES

Zoning Item # 445 Toning Advisory Committee Neeting of April 21, 1997
Page 2

Raltimore County Fire Department Towson, Maryland 21204-2586 191-1500 Paul H. Reincke April 23, 1987 Mr. Amoid Jahlon Mr. Affold Jablon Zowing Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Amoon Oil Company Location: N/W/S Pulaski Hwy., 120' NE centerline Rosedale Avenue Zoning Agenda: Meeting of 4/21/87 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and resulted to be corrected or incorporated into the final plans for the property. 1) 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.

> () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no cumments at this time.

prior to occupancy.

REVIEWER: Cert. Jo. L. M. 4.24.47 Approved Fire Prevention Bureau

Special Inspection Division

 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 Fig-tection Association Standard No. 101 "Life Safety Code," 1976 edition

/j1

BALTIMORF COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS

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

LOCATION: E of Rosedale Avenue

ZADM - DEVELOPMENT CONTROL

(#7910 Pulaski Highway)

DISTRICT:

Enlargement of a Used Car PROPOSAL: Lot Building and Conversion

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 to a Service Garage PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL) ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. 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.

3. Document the conditions of the letter and revised plan approval and indicate the red-lined changes, including the parking, on the development plan.

4. Indicate a sign detail to agree with the granted variance.

5. The conditions of the (blue) commercial checklist should be addressed at this time.

State compliance with Section 405.A (BCZR).

7. 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.

Sheldon Brothers & Sister

7910 Pulaski Highway

Baltimore, Maryland 21237

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

Attention: Mr. Mitch Kellman

Re: #791() Pulaski Highway Case #88-20-XA

PLANS APPROVED OFFICE OF PLANNING & ZONING

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.

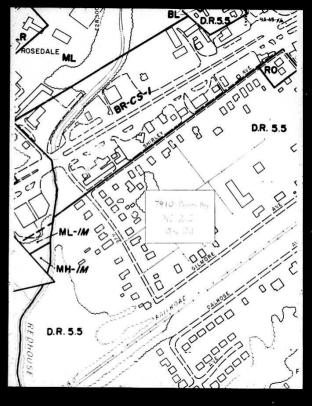
As indicated, the change being requested is due to the size of the building which does vary some from the building as shown on the original Petition.

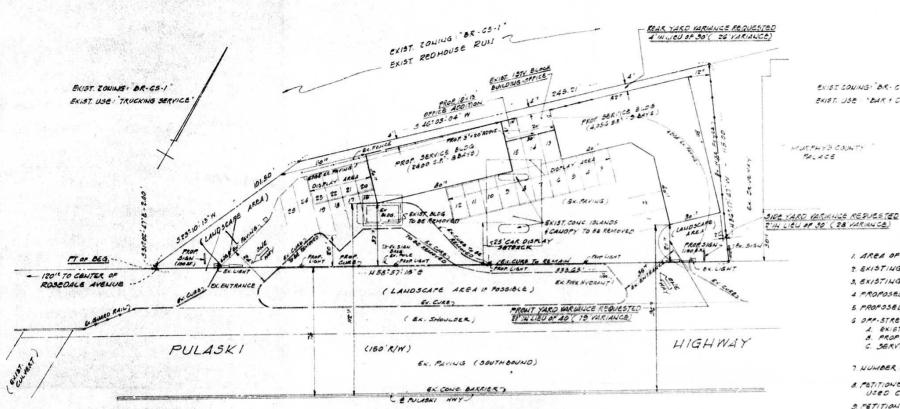
It is my intention to hold the Variances that were granted along che rear, side, and front setbacks. The building area has increased from the original plan. We are now proposing a service carage of 7,187.5 square feet from the original proposal of 6,456 square feet.

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.







EAST SIDE PULASK! HIGHWAY EXIST. ZOLING : BR. CS.1" EXIST. USE . "RESTAURANT"

PLAT TO ACCOMPANY PETITION FOR

SFECIAL EXCEPTION & VARIANCES

"1910 PULASKI HIGHWAY

CW.S. PULASKI HIGHWAY N. OF ROSEDALE AVENUE)

15 TH ELECT. DIST.

BALTIMORE COUNTY, MD.

SCALE 11 - 20'

FEBRUARY 12, 1987

EXIST ZONING: "BR - CS-1" EXIST. USE "BAR ! DINING

MURPHY'S COUNTY PALACE



LOCATION PLAN SCALE 1:500

GENERAL NOTES

- 1. AREA OF PROPERTY 24,300 S.F. (0.56 Ac.)
- 2. EXISTING CONING OF PROPERTY "BR-CS-1 (SMCIAL PERMIT-CASE" 8949-5)
- S. EXISTING USE OF PROPERTY
- : GASOLINE SERVICE STATION "(VACANT)
- A PROPOSED ZOWING OF PROPERTY : "BR-65-1
- "USED CAR SALES & SERVICE GARAGE " 5 PROPOSED USE OF PROPERTY
- G OFF-STREET PARKING KEDURED
 - A. EXIST. OFFICE : 9'x 20' 180 S.F. / 200 = 0.9 F.S.
 - 8. PROP. OFFICE : 9 x /3 1 26x3' . 177/200 . 0.9 8.5
- C. SERVICE GARAGE . 0.456 S.E./300 : 21. 5 RS.
 - TOTAL PARKING REGIO. 28.3 . 24 P.S.
- 7. NUMBER OF PARKING SPACES SHOWN (25+1704YS): 42 RS (17DISPLAY SPACES)
- 8. PETITIONER REQUESTING A SPECIAL EXCEPTION TO BA-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 AYER. 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 YARIANCE OF 26'.
- 11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 258.2 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD SETBACK OF Z'IN LIEU OF THE REQUIRED 30' - A VARIANCE OF 28'.
- 17. PUBLIC UTILITIES AVAILABLE TO PROPERTY

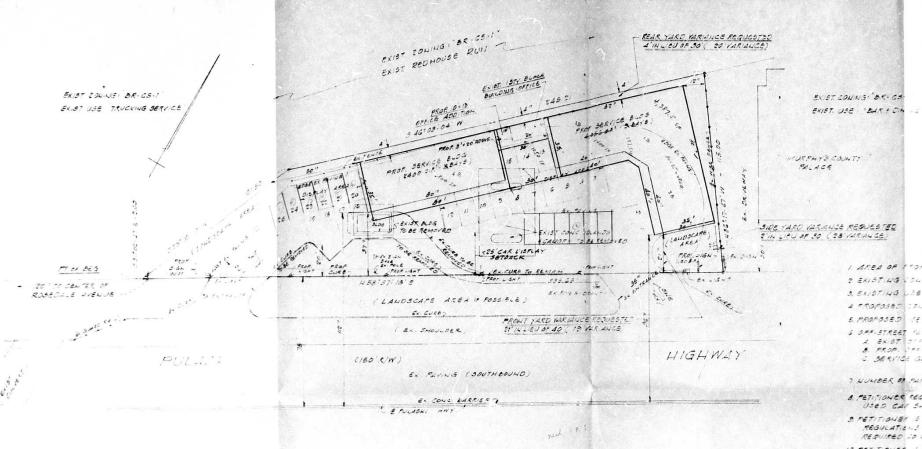
DEVELOPMENT

- 13. ALY DAMAGED YEHICLES TO BE STORED INSIDE BUILDINGS AT HIGHT.
- 14. PETITIONER REQUESTING VARIANCE TO SECTION 413. 2(4) OF THE ZOUING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF ZOOS A IN LIEU OF THE PERMITTED 100 S.F. (AVARIANCE OF 100 S.R.)
- 15 ALL PROPESSO LIGHT TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS & SPECS. AND DIRECTED AWAY PROM ANY RESIDENTIAL



PAUL LEE EUGINEERING, INC. 304 W. PEHNSYLVANIA AVENUE TOWSON, MARYLAND - 81804

> 1.0.67-004 1-27-88



EAST SIDE PULASKI HIGHWAY

EXIST. ZEWING : BR. CS.I"

EX ST. USE : MESTAURANT

PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION & VARIANCES

1310 PULASKI HIGHWAY

(M.S. PULASKI HIGHNAY N. OF ROSEDALE AVENUE)

15 TH ELECT DIST

BALTIMORE COUNTY, MD.

5CALE : 1'- 20'

FEBRUARY 12,1987



LOCATION PLAN

GENERAL WOTES

I AREA OF TOPERTY . 24.300 St. 10 5% Ac.

2 EXISTING COUNTS OF PROPERTY OF 15" SMECH. MENN'T CHEE "2068-5)

S. EXISTING USE OF PROPERTY GASOLILE SERVICE STUT ON "(VACANT)

4 PROPOSES 104 4.5 0= PROPERT . AT. 35.1

5. PROPOSED SEOF PROPERTY WEED SAY SALES & SERVICE GARAGE "

G. OFF-STREET TARK N.G. REQ. REC.

A. 8x/67. 0/= c8 : 0 · C0 · 30 5 / 100 - 0.0 *5

8 PROP. C == CB - 3 + 3 1 20 3 - 27/200 . 0.5 85

7. HUMBER OF PARKING SPACES SHOWN (25-4784YS) 48 85 (17015-24-384685)

A PETITIONER REQUESTING A SPECIAL EXCEPT ON TO BA-CS-, ZOUE TO ERMIT

Usen CAF SALES

9. FETITIONER IS REQUESTING A MAR ANGE TO SECTION 233.1 OF THE ZONING REGULATIONS TO FERLIT & FRONT YARD SETBACE OF 21" WILLEU OF THE AVER REQUIRED TO COURT HISHMAY, A WARIANCE OF 19"

TO PETITIONER I CEODEST NO A VARIANCE TO SELLTON 233 R DETINE CONNO REGULATIONS TO PERMIT I FERRILLET PETERLEN OF 4 TH WED DETINE REQUIRED SO I I VAR AND SITE OF

II. PETIT, ONEY OF PEQUESTICS IN ARRICUSE TO SECTION ESS.2 OF THE SOUNG REGULATIONS TO PERMIT A SIZE NACT SETBOLK OF CHILEY X* THE REQUIRED SOUND COLDENT OF

18. 9.18. C UT. - E" 2/4 CAS.E "D " COPEL" .

13 AUY DOMAGE. 18- 2. 2: 1030 C'otes " 18 21 . 43. 5 4/4-

14. FETTIONER TOS ESTAS METALOSETO SECTION 4/2. 2 ... CE THE SOUL AS RESULATORS TO SECTION TO A TOS SECTION A SEA OF STORY IN LEU OF THE MESALOTTIC SECTION OF SECTION OF SECTION AS A SECTION OF SECT

15 ALL PROPOSED SHE TO BE NOT WHEN IN DECORPORAGE WITH BALTHMORE COUNTY STANDARD IN STEES ALL DECES AND STONE HAY RESIDENTIAL PRIVELOPARE

OFFICE OF PLANNING & ZONNES



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