

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE \* BEFORE THE ZONING COMMISSIONER \* SM/S North Point Road, cor. \* OF BALTIMORE COUNTY \* 7115 North Point Road \* 15th Election District \* 7th Councilmanic District \* CASE # 88-385-SPHA

Carl Hobson  
Petitioner

AMENDED ORDER

WHEREAS the Petitioner requested relief for both additional variances for the subject land and an amendment to an existing special exception; and,

WHEREAS, the hearing was properly posted and advertised and testimony was received concerning both the Petition for Special Hearing and Zoning Variance; and

WHEREAS, by an Order dated May 12, 1988, the Zoning Commissioner did approve the Petitioner's relief for the amendment to the site plan in zoning case 74-32XA for an additional storage area and car wash, as more particularly described on Petitioner's Exhibit #1; and,

WHEREAS, the relief requested in the Petition for Zoning Variance was inadvertently omitted from the original Order of May 12, 1988 and that relief should have been granted, with restrictions.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17<sup>th</sup> day of April, 1989, that this Amended Order granting a zoning variance from Section 419.2 to permit 20 stacked parking spaces in lieu of the required 40 spaces (A reduction from 40 to 34 spaces was granted in previous zoning case #74-32XA) shall be incorporated by reference with the original Order dated May 12, 1988.

ORDER RECEIVED FOR FILING  
Date 4/18/89  
By M. Board

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated May 12, 1988 remain in full force and effect.

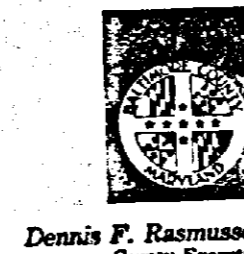
J. Robert Haines  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

cc: Peoples Counsel  
Norman Stone, Esquire III

ORDER RECEIVED FOR FILING  
Date 4/18/89  
By M. Board

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 897-3353  
J. Robert Haines  
Zoning Commissioner

April 6, 1989



Norman R. Stone, III, Esquire  
6905 Dunmanway  
Dundalk, Maryland 21222

RE: Petition for Special Hearing and Variance  
Case #88-385-SPHA  
Carl Hobson, Petitioner

Dear Mr. Stone:

Enclosed please find an Amended Order regarding the above captioned case. The Petition for Zoning Variance was inadvertently omitted from the original Order dated May 12, 1988.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
att.  
cc: Peoples Counsel  
Mr. Carl Hobson  
North Point and Sparrows Point Road  
Baltimore, Maryland 21219

IN RE: PETITIONS FOR ZONING VARIANCE \* BEFORE THE ZONING COMMISSIONER \* AND SPECIAL HEARING \* SM/S North Point Road, cor. \* OF BALTIMORE COUNTY \* NW/S Sparrows Point Road \* (7115 North Point Road) \* 15th Election District \* 7th Councilmanic District \* Case No. 88-385-SPHA \* Carl Hobson \* Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a hearing to approve an amendment to the site plan filed in zoning case 74-32 XA, by adding a 46 ft. x 25 ft. storage room to the existing service station building, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Norman R. Stone, Esquire. There were no Protestants.

The evidence tends to establish that the subject property is zoned BL-CNS, located at the corner of North Point and Sparrows Point Roads. The site is improved with a service garage and a car wash. The service garage was granted in Zoning case #74-32XA.

The Petitioner is requesting a storage building of 25 ft. x 46.5 ft. to be attached to the existing service garage. This storage building is not to be used for car repairs or for any additional repair service bays.

The Petitioner request a variance for stacking spaces for the car wash. The Petitioner states he has never had more than six (6) cars waiting for his car wash in more than ten (10) years. That the car wash does no more than 45 washes on a busy day and and, most days only about 18.

The Petitioner testified that, in his opinion, the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) are met, or would be, by this project. The cases establish that "... the appropriate standard to be used in determining whether a requested special exception use

ORDER RECEIVED FOR FILING  
Date 5/12/89  
By M. Board

would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show the particular use, proposed at the particular location would have any adverse effect above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 at 1327 (1981).

The Petitioner must only show to the satisfaction of the Zoning Commissioner that the proposed use would be conducted without real detriment to the community to meet his burden. When the Petitioner produces credible and probative evidence on all of the specific issues established by Section 502.1, then a special exception should be granted.

In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the community and would not adversely affect the public good. The additional floor would not change the performance of this particular service garage because it will not be used for service work. The operation of this service garage is acceptable and the Special Exception should be granted.

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

ORDER RECEIVED FOR FILING  
Date 5/12/89  
By M. Board

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

IT IS, THEREFORE, ORDERED, by the Zoning Commissioner of Baltimore County, this 12<sup>th</sup> day of May, 1988 that the approval of an amendment to the site plan filed in zoning case 74-32 XA, by adding a 46 ft. x 25 ft. storage room to the existing service station building, as more particularly described in Petitioner's Exhibit 1 be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. That the Petitioner shall not allow or permit any service work or repair work to be performed within the proposed storage building. The service work and/or repair work may not be performed at all. The Petitioner shall not rent or lease the space for repair for service work to anyone and shall not perform any repair or service work himself or, by his employee
3. That the Petitioner shall not allow or permit any cars to park or be stored on either North Point Road and/or Sparrows Point Road.
4. The proposed storage building shall not be used for retail space and there shall be no retail store on this site.
5. There shall be no additional free standing signs on the subject property.
6. The Petitioner shall comply with all of the comments contained in the Baltimore County Zoning Plans Advisory

ORDER RECEIVED FOR FILING  
Date 5/12/89  
By M. Board

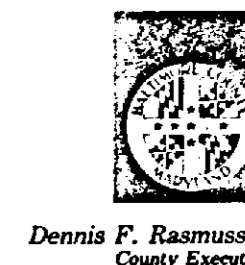
Committee report.

J. Robert Haines  
ZONING COMMISSIONER OF BALTIMORE COUNTY

JRH:mmm  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 5/12/89  
By M. Board

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
494-3353  
J. Robert Haines  
Zoning Commissioner



May 10, 1988

Norman Stone, Esquire  
6905 Dunmanway  
Dundalk, Maryland 21222

RE: Case # 88-385-SPHA  
Petitions for Zoning Variance and Special Hearing  
Carl Hobson, Petitioner

Dear Mr. Stone:

Pursuant to the recent hearing held on the subject case, please be advised your Petitions for Zoning Variance and Special Hearing have been granted, copy attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
J. Robert Haines  
ZONING COMMISSIONER

ORDER RECEIVED FOR FILING  
Date 5/12/89  
By M. Board

JRH:mmm  
att.

**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 419.2 to PERMIT 20 stacked parking spaces in lieu of the required 40 spaces (A reduction from 40 to 34 spaces was granted in previous zoning case # 74-32 XA)

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

TO BE DETERMINED AT THE HEARING

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State

Attorney for Petitioner:

Norman R. Stone, III	North Point and Sparrows Point Rd. 477-8805
(Type or Print Name)	Address
Signature	Signature
6905 DUNMANWAY	Baltimore County, Maryland 21219
Address	City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Dundalk, Maryland 21222

City and State

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

No. 45729

DATE 12/19/87 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Norman R. Stone

FOR Split Van # 212

VALIDATION OR SIGNATURE OF CARRIER

E.C.O. - No. 1 (over)

**PETITION FOR SPECIAL HEARING**  
 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed in zoning case 74-32 XA, by adding a 46 ft. x 23 ft. storage room to the existing service station building, and that the designed bays (2) in the new addition will not be used for service work, and therefore would not require the 3 parking spaces per bay additional. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State

Attorney for Petitioner:

Norman R. Stone, III	North Point and Sparrows Point Rd. 477-8805
(Type or Print Name)	Address
Signature	Signature
6905 DUNMANWAY	Baltimore County, Maryland 21219
Address	City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Dundalk, Maryland 21222

City and State

Attorney's Telephone No.: 284-2860

Address Phone No.

ORDER RECEIVED FOR FILING

DATE 12/19/87

By Robert Haines

OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 45729

DATE 12/19/87 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Norman R. Stone

FOR Split Van # 212

VALIDATION OR SIGNATURE OF CARRIER

E.C.O. - No. 1 (over)

**Zoning Description**

Beginning at the intersection of the westerly line of North Point Road and the northerly line of Sparrows Point Road, thence along said line of North Point Road N 59° 56' 30" W a distance of 150.5 feet; thence S 34° 11' W a distance of 40.0 feet; thence S 59° 56' 30" E a distance of 50.0 feet; thence S 24° 11' W a distance of 170.0 feet to a point in the easterly line of a public alley; thence along said alley line S 59° 56' 30" E a distance of 100.5 feet to above-mentioned line of Sparrows Point Road; thence along said line of Sparrows Point Road N 34° 11' E a distance of 210.0 feet to the original place of beginning.

Situated in the 15th Election District, Baltimore County, State of Maryland. Containing approximately 24,283 Sq. Ft.

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 15th Date of Posting 3/20/88

Posted for Special Hearing & Variance

Petitioner Carl Hobson

Location of property 7115 North Point Rd., cor. N/W Sparrows Pt. Rd., 15th Election District

Location of Sign Posting 7115 North Point Rd., cor. N/W Sparrows Pt. Rd., 15th Election District

Remarks No poles used - 2 bays to be added

Posted by [Signature] Date of return 3/25/88

Number of Signs 2

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
 PETITION FOR VARIANCE : OF BALTIMORE COUNTY  
 SW/S North Point Rd., Corner :  
 NW/S Sparrows Point Rd., :  
 15th Election District :  
 7th Councilmanic District :

CARL HOBSON, Petitioner : Case No. 88-385-SPHA

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 14th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Esquire, 6905 Dunmanway, Dundalk, MD 21222, Counsel for Petitioner.

Peter Max Zimmerman  
 Peter Max Zimmerman

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variance and Special Hearing  
 Case numbers 88-385-SPHA  
 SW/S North Point Road, cor. N/W Sparrows Point Road  
 (7115 North Point Road)  
 15th Election District - 7th Councilmanic District  
 Petitioner(s): Carl Hobson  
 HEARING SCHEDULED: MONDAY, APRIL 4, 1988 at 1:00 p.m.

Special Hearing: An amendment to the site plan filed in zoning case 74-32 XA, by adding a 46 ft. x 23 ft. storage room to the existing service station building and that the designed bays (2) in the new addition will not be used for service work, and therefore would not require the 3 parking spaces per bay additional.  
 Variance to permit 20 stacked parking spaces in lieu of the required 40 spaces.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
 Zoning Commissioner of Baltimore County

Norman R. Stone, III, Esq.  
 File

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

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

Your petition has been received and accepted for filing this 7th day of January, 1988.

J. Robert Haines  
 ZONING COMMISSIONER

Petitioner Carl Hobson Received by James R. Dyer  
 Petitioner's Attorney Norman R. Stone, III Chairman, Zoning Plans Advisory Committee

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
 Dundalk Eagle

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

March 17, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #88-385-SPHA - P.O. #98089 - Reg. #M1801 - 81 lines was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 18th day of March 1988; that is to say, the same was inserted in the issues of March 17, 1988

Kimbel Publication, Inc.  
 per Publisher.  
 By K.C. Oltke

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 494-3323

J. Robert Haines  
 Zoning Commissioner

Date: 3-30-88

Mr. Carl Hobson  
 Hob's Service and Car Wash  
 7115 North Point Road  
 Baltimore, Maryland 21229

Re: Petitions for Zoning Variance and Special Hearing  
 Case numbers 88-385-SPHA  
 SW/S North Point Road, cor. N/W Sparrows Point Road  
 (7115 North Point Road)  
 15th Election District - 7th Councilmanic District  
 Petitioner(s): Carl Hobson  
 HEARING SCHEDULED: MONDAY, APRIL 4, 1988 at 1:00 p.m.

Dear Mr. Hobson:

Please be advised that \$11.25 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the property from the time it posted by

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, March 17, 1988

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 March 17, 1988

THE JEFFERSONIAN,  
 Susan Shuler Abbott  
 Publisher

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

No. 50592

DATE 4/4/88 ACCOUNT R-01-615

AMOUNT \$ 111.25

RECEIVED CARL HOBSON CASE# 88-385-SPHA

FOR ADVERTISING

VALIDATION OR SIGNATURE OF CARRIER

Zoning Commissioner of Baltimore County

cc: Norman R. Stone, III, Esq.  
 File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
To Zoning Commissioner
Date: February 23, 1988

P. David Fields
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-385-SPHA

RECEIVED
MAR 1 1988
ZONING OFFICE

In view of the comments of the Bureau of Traffic Engineering's representative on the Zoning Plans Advisory Committee, this office is opposed to the granting of the subject petition.

P. David Fields per J. Howell
P. David Fields
Director

PDF:JCH:dme
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
March 23, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

- 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

Mr. Norman R. Stone, III
6905 Dummamary
Dundalk, Maryland 21222

Item No. 212 - Case No. 88-385-SPHA
Petitioner: Carl Hobson
Petitions for Zoning Variance and
Special Hearing

Dear Mr. Stone:

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.

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:cer
Enclosures

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 212, Zoning Advisory Committee Meeting of December 15, 1987

Property Owner: Carl Hobson
Location: SW/S North Point Rd., corner NW/S Sparrows Point Rd. District 15
Water Supply: metro Sewage Disposal: metco

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, Bureau of Regional Community Services, for final review and approval.
( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
( ) A permit to construct from the Bureau of Air Quality Management is required for any chabrotiller 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, health spa, whirlpool, hot tub or other recreational facility, complete plans and specifications pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
( ) 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 Natural and Child Health.
( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
( ) Prior to razing of existing structures, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and disposal of potentially hazardous materials and solid waste. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
( ) Soil percolation tests, have been conducted.
( ) The results are valid until
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer 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.
Others: This property is within the Chesapeake Bay Critical Area. It is classified as Intense Development Area in the Official Zoning Map of the Baltimore County Critical Area, Bill No. 85-36 Interim Development Controls.
To an area classified as Intense Development Area, development activity is permitted if it complies with COMAR 14.15.02 and 14.15.03 or regulation of the Chesapeake Bay Critical Area Commission. 14.15.02(b) Intense Development Area (b) Structure
The County shall require at the time of the development or independent development as required by applicable state and local ordinances to minimize adverse impacts to water quality caused by stormwater.
When pollutant loadings by at least 10% below the level of pollutant on the site prior to development.
For further information regarding above-stated comments contact Mr. Dave Brown at 494-3776.

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 21, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Meeting 12/15/87
Item #212
Property Owner: Carl Hobson (Critical Area)
Location: SW/S North Point Road (Maryland Route 20) corner NW/S Sparrows Point Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Hearing to approve an amendment to the site plan filed in case #74-32XA, by adding a 46 x 25' storage room to the existing service station building and that the designed bays (2) in new addition will not be used for service work, and therefore would not require the 3 parking spaces per bay additional and a variance to permit 20 stacked parking spaces in lieu of the required 40 spaces a reduction from 40 to 34 spaces was granted in case #74-32XA
Area: 24,883 sq. ft.
District: 15th

RECEIVED
DEC 23 1987
ZONING OFFICE

Dear Mr. Haines:

After reviewing the submittal for Item 212, the State Highway Administration-Bureau of Engineering Access Permits finds the plan must be revised as shown on the attached plan.

The plan must show barrier curb to be constructed to State Highway Administration standards to prevent vehicles from travelling onto the existing sidewalk.

My telephone number is (301) 333-1350
Tele typewriter for Impaired Hearing or Speech
383-7655 Baltimore Metro - 583-451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204-2686
494-4500

December 30, 1987

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Carl Hobson (critical area)
Location: SW/S North Point Rd., corner NW/S Sparrows Point Road
Item No.: 212 Zoning Agenda: Meeting of 12/15/87

Comments:

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 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: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

Mr. James Markle
Page 2
December 21, 1987

A State Highway Administration Access Permit must be applied for with the posting of a bond or letter of credit in the amount of \$3,000.00 to guarantee construction.

It is requested this revision be made prior to a hearing date being set. If you have any questions, please contact Larry Brocato of this office.

Very truly yours,
Creston J. Mills, Jr.
Acting Chief-Bureau of Engineering Access Permits

LB/es
cc: J. Ogilby
Silbermann and Associates w/att.
attachment

RECEIVED
JAN 13 1988
ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

January 7, 1988

Meeting of December 15, 1987, Carl Hobson (CRITICAL AREA) SW/S North Point Rd., corner NW/S Sparrows Point Rd. B.L.-CNS

Item No. 212
Property Owner: Carl Hobson
Location: SW/S North Point Rd., corner NW/S Sparrows Point Rd.
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Hearing to approve an amendment to the site plan filed in case #74-32XA, by adding a 46x25' storage room to the existing service station building and that the designed bays (2) in the new addition will not be used for service work, and therefore would not require the 3 parking spaces per bay additional and a Variance to permit 20 stacked parking spaces in lieu of the required 40 spaces, a reduction from 40 to 34 spaces was granted in case #74-32XA

Area: 24,883 sq. ft.
District: 15th Election District

Dear Mr. Haines:

The site plan is deficient in the following areas:

- 1) Plan fails to show the parking as it exists on the site.
2) The existing parking interferes with the stacking spaces for the car wash.
3) The plan fails to provide for servicing and waiting spaces at the pumps.
4) The plan fails to show the sidewalks and fence on the site.
5) The stacking spaces for the car wash interfere with the operation of the pumps.
6) The exact use of the proposed building should be stated.

This site is a car wash and under the B.C.Z.R. Section 419.3, must be approved by the Traffic Engineer of Baltimore County.

The plan, not acceptable to the Bureau of Traffic Engineering and this Bureau objects to the granting of the requested variance to the required stacking spaces for the car wash.

Very truly yours,
Michael S. Flanagan
Traffic Engineer, Associate II

LAW OFFICES
HOWARD AND STONE
PROFESSIONAL BUILDING
6905 DUNNANWAY
DUNDALK, MARYLAND 21222

CHARLTON T. HOWARD
NORMAN R. STONE, JR.
NORMAN R. STONE, III

TELEPHONES:
(301) 284-2860
(301) 288-5270

March 30, 1988

The Honorable J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition of Carl Hobson for Variance and Special Hearing (#88-385-SPHA)
Hearing: April 4, 1988; 1:00 p.m.

Dear Commissioner Haines:

On March 29, 1988, I received from Mr. Dyer, Chairman of the Zoning Plans Advisory Committee, copies of comments previously filed by various State and County agencies. Unfortunately, since these items were not sent to me earlier, I am not in a position to attempt to make revisions of the site plan. I would, however, make the following comments, which I would ask to be made a part of the file:

- 1. I am prepared to present a revised site plan at the hearing; the plan was revised to comply with all suggestions made by Mr. Richards, who accepted the petitions for filing along with the former site plan. He was advised by his office that we should have the site plan revised according to his comments, and present the revised plan at the hearing.
2. The site plan to be presented is the seventh revision of the plan. Each time we attempted to file, further revisions were required. All of the revisions were made each time they were required.
3. The site plan to be presented at the hearing addresses some of the concerns of the State Highway Administration and of the Department of Public Works. We will address the remaining concerns at the hearing.

I hope that this letter provides a framework for the issues to be addressed at the hearing.

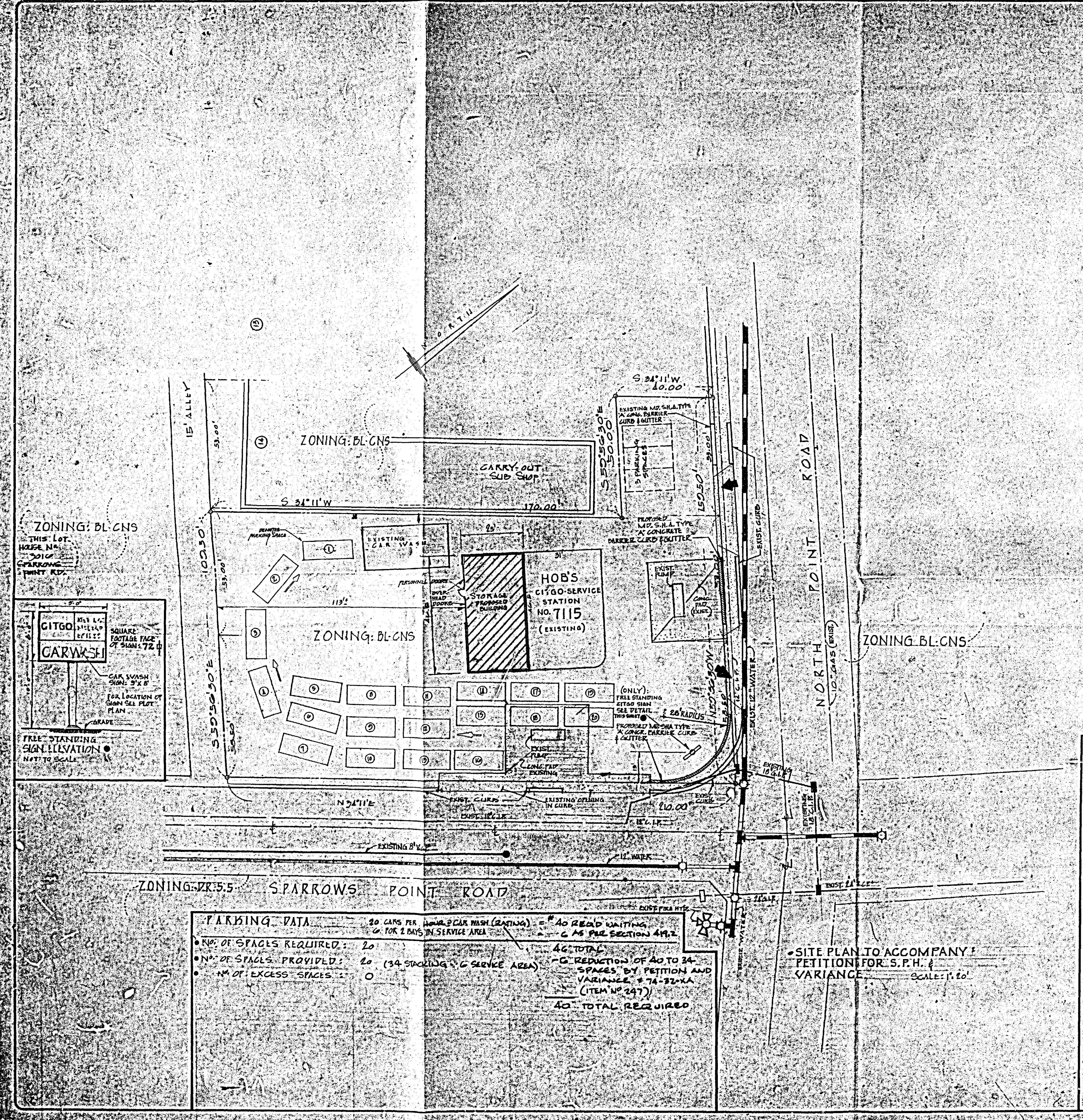
Thank you for your consideration in this matter.

Very truly yours,
Norman R. Stone, III

NRS,III:dlh
cc: People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204

cc: Norman R. Stone, Esq.
3/24/88

CPS-008



**GENERAL NOTES**

**ZONING STATUS**  
 EXISTING ZONING: PARCEL NO. 181 PARCEL NO. 182  
 PROPOSED ZONING: PARCEL NO. 181 PARCEL NO. 182  
 EXISTING DISTRICT: \_\_\_\_\_  
 PROPOSED DISTRICT: \_\_\_\_\_  
 VARIANCE TO SECTION \_\_\_\_\_ TO PERMIT \_\_\_\_\_  
 \_\_\_\_\_ INSTEAD OF THE \_\_\_\_\_

**AREA REQUIREMENTS**  
 LINE DISPENSER ISLANDS WITH \_\_\_\_\_ IN SINGLE DISPENSER PUMPS CAPABLE OF SERVICING \_\_\_\_\_ NO CARS AT ANY ONE TIME  
 LINE DISPENSER ISLANDS WITH \_\_\_\_\_ IN SINGLE DISPENSER PUMPS CAPABLE OF SERVICING \_\_\_\_\_ NO CARS AT ANY ONE TIME  
 TOTAL SERVICING \_\_\_\_\_  
 TOTAL DAYS & SPACES \_\_\_\_\_  
 SITE AREA REQUIRED - TOTAL DAYS & SPACES \_\_\_\_\_ x 1500  
 SQUARE FEET. 12,000 SQUARE FEET  
 PROPOSED COMBINATION USES  
 ADDITIONAL AREA REQUIRED \_\_\_\_\_  
 TOTAL AREA REQUIRED \_\_\_\_\_  
 TOTAL AREA OF TRACT \_\_\_\_\_

**Access Point**  
 NUMBER OF DRIVEWAYS ON FRONT STREET \_\_\_\_\_  
 TIMES 60' - 180' (ROAD WIDTH)  
 ACTUAL SITE WIDTH: 182.2'

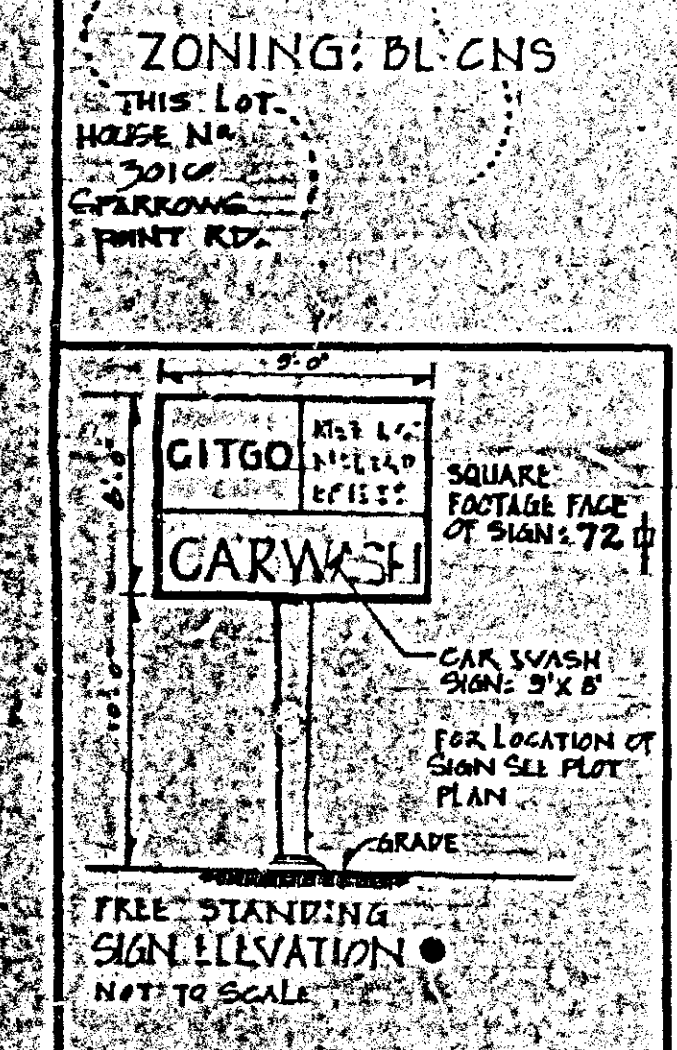
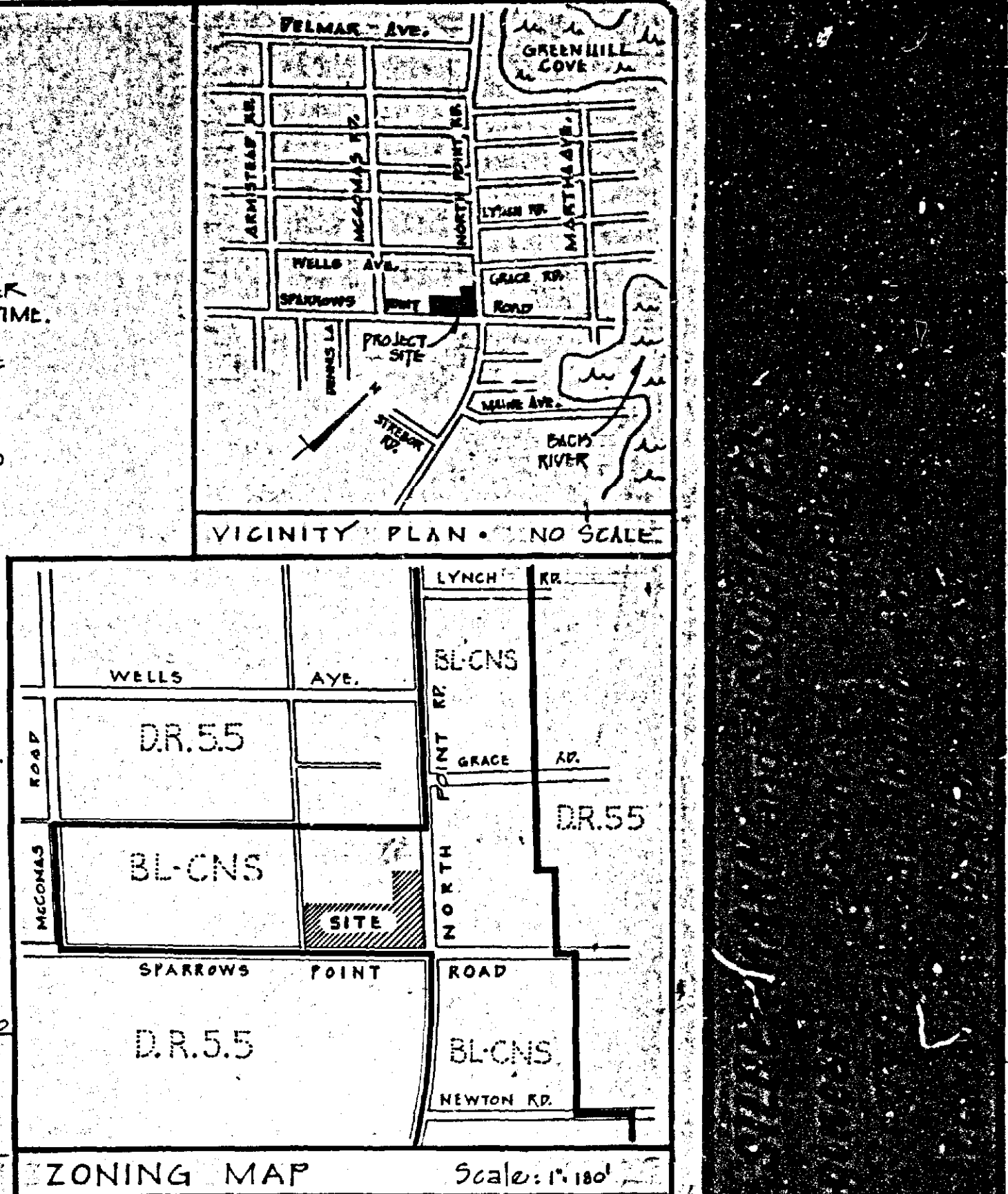
**LANDSCAPING**  
 AREA 'A' \_\_\_\_\_ SQ. FT.  
 AREA 'B' \_\_\_\_\_ SQ. FT.  
 TOTAL \_\_\_\_\_ SQ. FT. \_\_\_\_\_% OF TRACT  
 5% OF TRACT \_\_\_\_\_ SQ. FT.  
 LANDSCAPING CONSISTS OF (DESCRIPTION) \_\_\_\_\_

**LIGHTING**  
 (1) TYPE \_\_\_\_\_ HEIGHT \_\_\_\_\_ (DESCRIPTION) \_\_\_\_\_  
 (2) TYPE \_\_\_\_\_ HEIGHT \_\_\_\_\_ (DESCRIPTION) \_\_\_\_\_

**PARKING**  
 PARKING SPACES REQUIRED - THREE SPACES FOR EACH WAY \_\_\_\_\_  
 PARKING SPACES PROVIDED \_\_\_\_\_ (ALL PARKING MUST BE SETBACK 8 FT. FROM STREET PROPERTY LINES)

**Signs**  
 IDENTIFICATION SIGN \_\_\_\_\_ x 72 SQ. FT. (6'x10' T & O) AS YOU TRAVEL  
 IDENTIFICATION SIGN \_\_\_\_\_ x 24.8 SQ. FT. 34.8 (60" x 100" T & O)  
 PRODUCT PRICE SIGN \_\_\_\_\_ x 10.2 SQ. FT.  
 CAR WASH SIGN \_\_\_\_\_ x 33 SQ. FT. 33.0  
 ADVERTISING CURB SIGN \_\_\_\_\_ x 0.3 SQ. FT. 18.0  
 TOTAL IDENTIFICATION \_\_\_\_\_ 248  
 TOTAL BUSINESS \_\_\_\_\_ 910

CHECK APPLICABLE FEES:  
 (M) MECHANICAL REPAIR SERVICES INCLUDING SELF SERVICE REPAIR FACILITIES BUT BODY AND FENDER WAX AND PAINT SPRAYING ARE NOT PERMITTED.  
 (N) SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.  
 (C) AUTOMOBILE RENTAL, WITH A MAXIMUM STOCK OF 13 CARS. ADDITIONAL SITE AREA OF 3,000 SQUARE FEET.  
 (T) TRAILER RENTAL, FOR TRAILERS NOT EXCEEDING 7/8 TONS CHASSIS WEIGHT, WITH A MAXIMUM STOCK OF 20 TRAILERS. ADDITIONAL SITE AREA OF 3,000 SQ. FT.  
 (L) LIGHT TRUCK RENTAL INCLUDING RENTAL OF TRUCKS EQUIPPED WITH CAMPERS, FOR TRUCKS NOT EXCEEDING 12,000 LBS. CAPACITY WITH A MAXIMUM STOCK OF 8 TRUCKS. ADDITIONAL SITE AREA OF 7,000 SQ. FEET.  
 (M) TIRE SALES AND INSTALLATION  
 (P) PARKING OF NOT MORE THAN SIX SCHOOL BUSES. ADDITIONAL SITE AREA 2,000 SQUARE FEET.  
 (N) SALES OF SMALL AUTO PARTS AND ACCESSORIES  
 (L) LAWN MOWER SALES AND REPAIR  
 (D) AUTO DIAGNOSTIC CENTERS (NOT LOCATED IN CUSTOMARY ONE CAR SERVICE BAYS) ADDITIONAL SITE AREA OF 1,270 SQUARE FEET FOR EACH SERVICING SPACE.  
 (X) CHRISTMAS TREE SALES  
 (M) MINOR ACCESSORY USES, SUCH AS REST ROOMS, SALE OF MOTOR OIL, ANTI-FREEZE AND ALLIED PRODUCTS.  
 (M) OTHER: USE IN COMPANION - SERVICE STATION & CAR WASH.

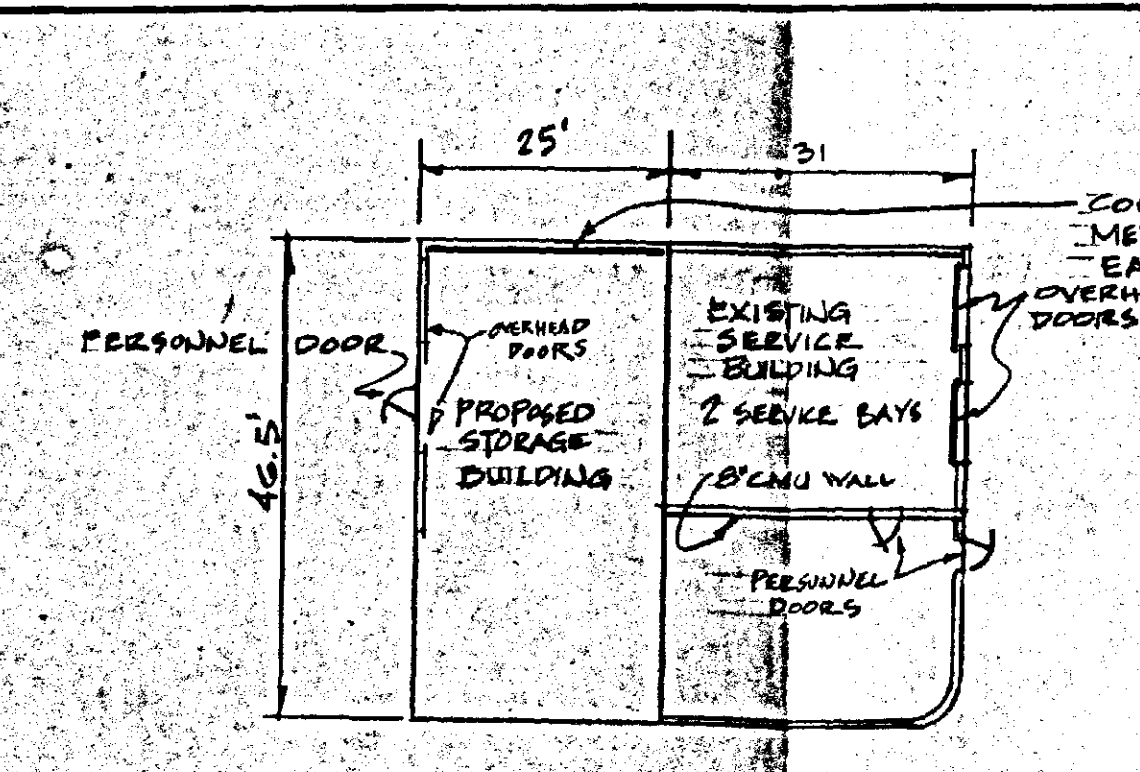


**PARKING DATA**

20 CARS PER HOUR CAR WASH (RATING) = 40 READ WAITING  
 6' FOR 2 BAYS IN SERVICE AREA = 6 AS PER SECTION 419.2

NO. OF SPACES REQUIRED: 20	46 TOTAL
NO. OF SPACES PROVIDED: 20 (34 STAGING, 6 SERVICE AREA)	6 REDUCTION OF 40 TO 34 SPACES BY PETITION AND VARIANCE # 74-32-VA (ITEM NO 247)
NO. OF EXCESS SPACES: 0	40 TOTAL REQUIRED

• SITE PLAN TO ACCOMPANY PETITION FOR S.P.H. & VARIANCE SCALE: 1" = 20'



**PETITIONER'S EXHIBIT 1**