Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

Bernard L. Taylor

8355 Court Avenue

Ellicott City, Maryland 21043

SEE NEW LTR

September 18, 1990



58-393-XA

RE: 64 Frederick Road 1st Election District

Dear Mr. Taylor:

Based on the information provided by you in a letter, dated July 12, 1990, and our research, it has been determined that 1) the above referenced property is currently split zoned, Business Roadside (BR) and Density Residential 2 (D.R. 2); and 2) that a reclassification and special exception for a service station in a BR zone was granted by Case 5303RX on June 28, 1961. Notwithstanding this action, Bill 40-1967 and Bill 689-1968 ammended zoning regulations relating to service stations to the effect that this station is now non-conforming. Bill #40-1967 provides that a legally existing non-conforming station may be modernized including the addition of ancillary uses. Such stations, however, cannot add uses in combination; i.e., food stores less than 5,000 square feet.

Due to some confusion, a zoning hearing was requested for a use in combination food store and was granted for this site on March 30, 1988 (88-393-XA). In view of the public hearing being granted and in the absence of any appeal, the Zoning Commissioner has determined that cases of the nature described above that had special exceptions for use in combination granted prior to February 16, 1990, would be allowed to remain. Any future plans for expansion should be viewed as impossible, and all parties should be informed that the special exception expires unless substantially used on March 30, (1991.)

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

JAMES E. DYER Zoning Supervisor

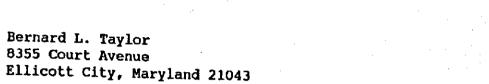
By: Catherine A. Milton

CAM: jat

Baltimare County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

November 14, 1990





RE: 64 Frederick Road 1st Election District Zoning Case #88-393-XA

Dear Mr. Taylor:

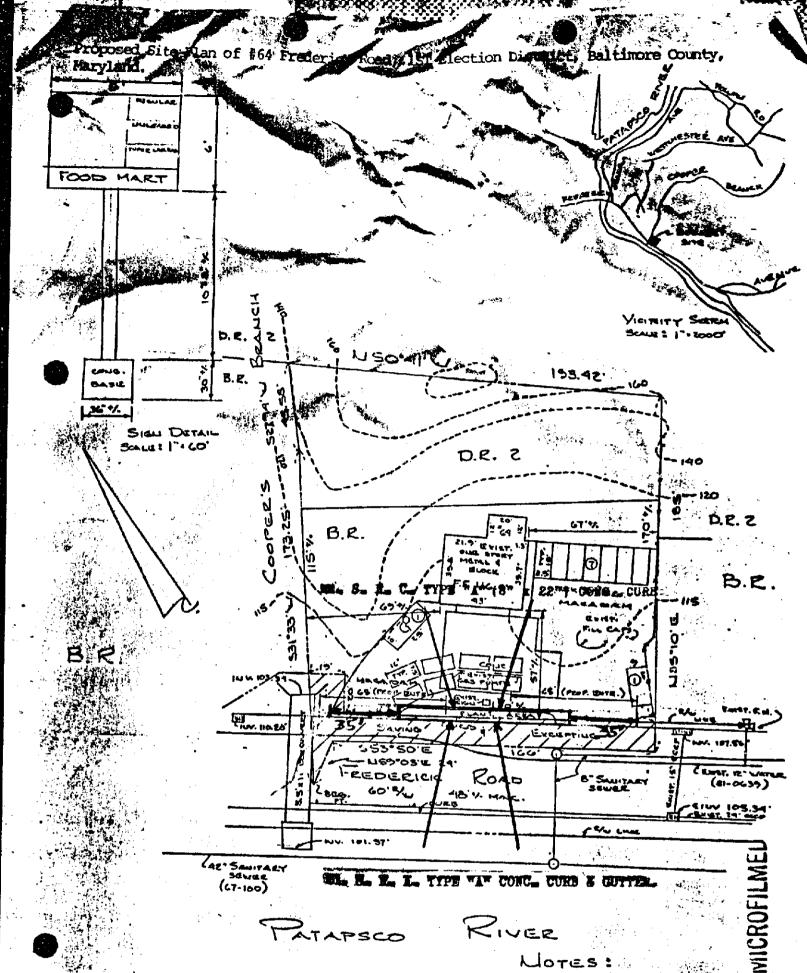
This letter is to advise you that there was an error in our letter of September 18, 1990, with regard to the above referenced case, and that this letter dated today is to correct the misunderstanding.

The Special Exception had lapsed five months prior to your writing us for zoning verification. According to Section 502.3 of the Baltimore County Zoning Regulations (BCZR) Special Exceptions are only valid for two years. Since the Special Exception has not been substantially used by March 30, 1990 the relief is withdrawn as a matter of operation of law.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

CAM: jat cc: File



J.S.T. ENGINEERING CO., INC. 3812 Mary Avenue Baltimore, Maryland 21206 (301): 444-8848 Scale: 1" = 50 Date: 10/14/87 Part 11: 87 Zed: \$12.4.07

EXIST. ROUIUS: B. R. 1)75345, F. J. D. 2: 12,02945. F. PEOPOSED KOUING: B.R. WITH SPECIAL EXCEPTION FOR A FOOD STORE IN COMBINATION WITH A GASOLIUE SCEVICE STATION.

AREA REQUIREMENTS: OUE DISPENSER ISLAND WITH THREE DISPENSE CAPABLE OF SERVICIUS FOUR CARS AT OUR TIME: 15,000 Sa. Fr. REQUIRED. FOOD STORES .

1775 Sa. Fr. × 4 = 7,100 St. Fr. EMPURED. TOTAL: 22, 100 Se. Fr. EMOURED 31, 782 SQ. Fr. PEOVIDED

Z ACCESS POINTS PROVIDED & GS FEBRUARY

ECQUIRED PRE GUTEANICE HIGHWAY

130 FT. REQUIRED PARKING: 1175 3 SPACES

PROPOSED PARELLES 5 SPACES

875₂₈

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NE/cor. ZONING COMMISSIONER Frederick Rd. & Coopers Branch 1st Election District OF BALTIMORE COUNTY 1st Councilmanic District Case No. 88-393-XA Wayne William Martin Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioner herein requests a special exception for a food store as a use in combination with a service station, and a variance to permit a lot area of 19,753 sq.ft. in lieu of the required minimum of 22,100 sq.ft., as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by John Murphy, Esquire, appeared and testified. Also appearing on behalf of the Petition was Joseph McGraw, Professional Land Surveyor. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is clear that a practical difficulty or unreasonable hardship would result if the relief requested in the special exception and the variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land sidue to the special conditions unique to this particular parcel. In addition, $\mathcal N$ the special exception and variance requested will not be detrimental to the pub- \mathcal{K} lic health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the relief requested in the special exception and the variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30 day of March, 1988 that a special exception for a food store as a use in combination with a service station, and a variance to permit a lot area of

19,753 sq.ft. in lieu of the required minimum of 22,100 sq.ft., in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petitions for Special Exception and Zoning Variance, are hereby GRANTED, subject, however, to the following restrictions:

> 1) The 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.

The food store shall not operate as a carry-out or drive-in restaurant, nor serve hot grilled food.

No business parking shall be permitted on Frederick

Zoning Commissioner of Baltimore County

JRH:bjs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

85-393-XA

| District 15.T. Posted for: Space Control | Date of Posting Strang 17.190 |
|---|----------------------------------|
| Parithannia Marine Della | v 2457.6 |
| Location of property: MF Con Fredi | riche Met Corporter Brawkt |
| | Francisch St. |
| Remarks: Posted by 3. 2. A.T.I. | Date of return: 1235.t. 4, 1955. |
| Number of Signe: | |

NOTICE OF HEARING

The Zoning Commissioner of Bal

timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Ruom 106 of the County

Office Building, located at 111 W. Chesapeake Avenue in Towson,

Case number: 88-393-XA
Petitions for Special Exception

Petitioner: Wayne William Mai

nn Hearing Date: Tuesday, March 15, 1988 at 11:00 a.m.

Special Exception: A food store as a use in combination with a service

Variance to permit a lot area of

Zoning Commissioner of Baltimore County

2/322 Feb. 25.

19,753 sq. ft in lieu of the required

and Zoning Variance NE cor. Frederick Road &

Cooper's Branch Rd. (64 Frederick Road)

1st Election District at Councilmanic District

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

final Order.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

:::::::

ENTRY OF APPEARANCE

WAYNE WILLIAM MARTIN, Petitioner: Case No. 88-393-XA

People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel

OF BALTIMORE COUNTY

Room 223, Court House Towson, Maryland 21204 494-2188

Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

VALIDATION OR SIGNATURE OF CASHIER

MISCELLANEOUS CASH RECEIPT

PETITION FOR VARIANCE

NE Corner Frederick Rd. & Cooper's Branch Rd. (64

Frederick Rd.), 1st District

of February, 1988, a copy to Mr. and Mrs. Wayne W.

22,1000 sq. H. (FOR SNOW DATE CALL 494-3391) In the event that this Petition is Museur Loundard Galace Ct granted, a building permit may be assued within the thirty (30) day appeal period. The Zoning Commis-sioner will however, entertain any request for a stay of the assuance 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 ahove or presented at the hearing

| RUBERT HAINE

Feb. 25, 1988

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 25 1988

THE JEFFERSONIAN.

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

Contract Purchaser: (Type or Print Name) Signature JOHN V. MURPHY ATTORNEY AT LAW THIRD FLOOR THE COMPAND STREET HALTIMONE MD 21202 CATOMSVILLE MD 21226 MIT 817 0715 301 744 4967

County, on the 15th day of Much, 19.88, at 11 o'clock Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE

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 405.4.A.1 and 405.4.D.8 to permit a lot area of

19,753 sq. ft. in lieu of the required 22,100 sq. ft.

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

The site has been used as a gas station since the 1930's. In 1961, a special exception and reclassification were requested when the

State condemned the front of the site for widening of Frederick Road.

After a flood destroyed the site in 1972, it was rebuilt with a food store and gas station by a prior owner. In efforts to increase the area of the food store, it was discovered that no special exception

Although the entire site was rezoned to B.R. in 1961, the rearmost portion of the site shows D.R. 2 200 pm Regulations.

Attorney's Telephone No.:

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

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 restriction of A Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner(s):

(T)pe or Print Name)

(Type or Print Name)

775.Hollow.Road 465-0539

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

At---

Ellicott City, Maryland 21043 City and State

under the penalties of perjury, that were colored are the legal owner(s) of the property of the subject of this Petition.

- Wayne William Matt W417,630

5-11,610

Wayne William Martin

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

was held to allow the use.

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 a food store as a use in combination with a...

> Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

| I. We do solemnly declare a under the penalties of perjury, are the legal owner(s) of the which is the subject of this Petit (Type or Print Name) Contract Purchaser: Legal Owner(s): | e proper ition. |
|--|-----------------|
| (Type or Print Name) Signature Acdress (Type or Print Name) City and State Attorney for Petitioner: (Type or Print Name) 775 Hollow Road Address | etin |
| Signature Address (Type or Print Name) City and State Signature Signature Signature 775 Hollow Road Address Address | etin |
| Address (Type or Print Name) City and State Signature Attorney for Petitioner: (Type or Print Name) 775 Hollow Road Address | |
| City and State Signature Attorney for Petitioner: (Type or Print Name) 775 Hollow Road Address | |
| Attorney for Petitioner; (Type or Print Name) Signature 775 110 1 10w Road Address | |
| (Type or Print Name) 775 Hollow Road Address | |
| (Type or Print Name) 775 Hollow Road Address | |
| (Type or Print Name) 775 Hollow Road Address | |
| Address Phone | |
| Page N | §5 <u>-05</u> 3 |
| City and State | No. |
| Address Name, address and phone number of legal owns tract purchaser or representative to be contact | ner, con- |
| City and State WAYNE William Must | icted |
| Attorney's Telephone No.: 225 Hollow Rx | ~ ~ |
| | 539 |
| by the Zoning Commission | (WO , |
| ORDERED By The Zoning Commissioner of Baltimore County, this 1988, that the subject | |
| that the subject matter of the | - Gay |
| equired by the Zoning Law of Baltimore County, in two newspapers of general circulation throommissioner of Baltimore of Baltimore County, and that the public hearing has been commissioner of Baltimore County. | ed, as |
| ut Ballimore County that and the Ballimore County that and newspapers of gangest all | |
| ommissioner of Dalian property be posted, and that the public bearings at | ough- |
| The contract of the contract o | |
| ounty, on the | more |
| ounty, on the day of Seat 19.88 at o'cl | clock |
| <i>y</i> ; | |
| Zoning Commissioner of Baltimore Com- | |
| Zoning Commissioner of Baltimore Coun | • |

John V. Murphy, Esquire 16 E. Lombard Street, 3rd Floor Baltimore, Maryland 21202

RE: Petitions for Special Exception and Zoning Variance NE/cor. Frederick Road and Coopers Branch 1st Election District; 1st Councilmanic District Wayne William Martin - Petitioner Case No. 88-393-XA

Dear Mr. Murphy:

Enclosed please find the decision rendered on the above-referenced case. The Petitions for Special Exception and Zoning Variance have been Granted, subject to the restrictions noted in the attached Order.

March 30, 1988

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

J. HOBERT HAINES

Zoning Commissioner

of Baltimore County

JRH:bjs Enclosures

cc: Feople's Counsel

File

T. Engineering Co., Inc. PROFESSIONAL LAND SURVEYORS 3812 Mary Avenue Baltimore, Maryland 21206

2.C O -No. 1

DESCRIPTION

(over)

0.71 +/- acre parcel on the north side of Frederick Road, east of Coopers Branch, 1ST Election District, Baltimore County, Maryland.

Beginning for the same at a point on the north side of Frederick Road, 60 feet wide, 179 feet +/- east of the centerline of Curpers Branch. Running thence 1.) North 35 degrees 10 minutes East 170 feet +/-, 2.) North 50 degrees 41 minutes West 193.42 feet, 3.) South 27 degrees 14 minutes West 45.58 feet to the southeast side of Coopers Branch and 4.) South 31 degrees 33 minutes West 115 feet +/- to the north side of Frederick Road. Thence binding thereon 5.) Southeasterly 19 feet, 6., Southwesterly 20 feet and 7.) Southeasterly 160 feet +/- to the place of beginning. Containing 0.71 +/- acres. Being known



NOTICE OF HEARING an a uso in combination with a service station.

Vertexce to permit a tot area of 19,753 sq. R. In hes of the required 22,100 sq. R.

(For Snow Date, Call 404-3391). In the event that this Petition in 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 leasure of said permit during this period for good cause shown. Such request must be in writing and received in this office by the dairs of the hearing set above or prosented at the hearing.

ZONING COMMISSIONER

OF BALTIMORE COUNTY 106-C/Feb. 25

Office of 0750 Little Patuxent Pkwy Columbia, MD 21044

March 1

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following: ☐ Catonsville Times \$24.79 ☐ Booster Weekly Arbutus Times Owings Mills Flier Reporter Weekly ☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 27 day of February 19 88, that is to say, the same was inserted in the issues of

February 25, 1988

Office of 10750 Little Patuxent Pkw Columbia, MD 21044

March 13

19 88

Owings Mills Flier

☐ Towson Flier

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING 97510-M11762

was inserted in the following: Catonsville Times \$24.79 □ Booster Weekly ☐ Arbutus Times ☐ Reporter Weekly

weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the 27 day of February 19 88 that is to say, the same was inserted in the issues of

February 25, 1988

PATUXENT PUBLISHING COMPANY
By

NOTICE

OF HEARING

OF HEARING

The Zoning Commissioner of Bullmane County, by eurority of the Zoning Act and Regulations of Bullmane County, will took a public hearing on the property identified herein in Room 106 of the County Office Building, bossed at 111 W. Chunapasius Avenue in Towson, Maryland as follows:

- Case number: 88-385-XA
- Putitions for Special Exception and Zoning Variance

NE cor. Frederick Road & Cooper's Branch Rd.
(64 Frederick Road)

1st Election District

1st Councilvanic Desict

/ William Martin

HEARING BCHEDLED:

TUESDAY

MARCH 16 1898 A.

Special Exception: A food store as a use in combination with a service station.

as a use in combination with a service station.

Valence to permit a lot gree of 19,753 sq. ft. in two of the required 22,100 sq. ft.

(For Snow Date, Call 494-3391), in the event that this Pestion is granted, a building permit may be leased within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain may separate for a stay of the insurance of each period during this period for good dause shows. Such request rout a let in writing end re-

request recute access shown such reconnect in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES -ZONING COMMISSIONER OF BALTIMORE COUNTY -108-C/Feb. 25

UNLICENSED VEHICLE - RESIDENTIAL

One unlicensed or inoperative vehicle may be parked/stored on residential property subject to the following conditions:

1. The vehicle is solely in an unlicensed condition or not damaged by means of a collision:

2. The vehicle must be placed in a fully enclosed structure (garage), or covered by a car cover specifically made for the vehicle and which must be maintained in good

3. If not placed in a fully enclosed structure (garage), the vehicle must be placed in the driveway or in the rear yard at least 8 feet from any property line.

A use permit is required for all unlicensed/inoperative vehicles subject to this policy, and is required for all solely unlicensed vehicles permitted pursuant to Section 426.B.(1). Any compromise of these requirements will cause the revocation of this waiver.

See Section 426; Section 101, definitions (Junk Yard; Inoperative Motor Vehicle; Unlicensed Motor Vehicle); Section 1801.1D.

A-22 WATERFRONT PROPERTY

nearby waterfront lots.

(also see S-15, RM-18)

rev. 12/4/86

When determining the placement of accessory structures on waterfront

lots, the following factors will be considered when applying Section 400:

1. The orientation of the existing dwelling and other buildings on the lot. 2. The orientation of other houses and accessory buildings on other

An inspection of the property is usually made to determine the existing

* Waterfront construction (piers, mooring piles, bulkheads) can be built on unimproved lots, Section 417, provided that no accessory huildings/structures are constructed.

> reference 84-275A 85-106 SPH

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

J. Robert Haines Zonny Communicati

Hr. Wayne William Martin 775 Hollow Road Ellicott City, Haryland 210/3



Petitions for Special Exeption and Zoning Variance NE cur. Frederick Road & Cooper's Branch Rd. (64 Frederick Road)

1st Election District - 1st Councilmente District Petitioners Wayne William Hertin HPARING SCIPTLED: TIESDAY, MORCH 15, 1988 at 11:00 a.m.

Dear Mr. Mertins

Please be advised that 9239 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST REIGHNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

OFFICE OF FINANCE - REVENUE DIVISION SINCE STATE OF THE S BALTIMORE COUNTY, MARYLAND --K. C.L. C. N. C. 100 toll - 16 12 15/18 have

Proposed Site Plan of #64 Frederick Road, 1ST Election District, Baltimore County, Maryland. PETITIO : FOOD MART EXHIBIT 1 VICITUITY SKETCH Scare: 1": 5000" & NEO-41-VI 193.42 CONC. B.P.

-160 BASE 36 4/-STANDARD 13. R.C. TYPE "A" COUC. CURE "35 x "81 SIGN DETAIL Sout: 1" 4 60' D.R. 2 B.R. CKITAING MACADAM B.R. (PROP. EUTE.)

(PROP. 553 50 E FREDERICK ROAD (81-0635) (LECG. 60'8/2 (18 % MAC.

PATAPSCO

(42" SANITARY SEVER (67-100)

J.S.T. ENGINEERING CO., INC.

Baltimore, Maryland 21206

3812 Mary Avenue

(301) 444-8848

Scale: 1" = 50' Date: 10/14/87

Rev. 811-23-37

Rev.: 12-4-87

MOTES: EXIST. ROLLING: B.R. 19,753% Sa.Fr. | D.R.Z. 12,029% Sa.Fr. PROPOSED ROWING : B.R. WITH SPECIAL EXCEPTION FOR A FOOD STORE I'M COMBINATION WITH A GASCUINE SECVICE STATION.

F EVE LINE

LSTAUDARD S.H.A. TYPE "A" cove.

AREA REQUIREMENTS : OUE DISPENSER ISLAND WITH THREE DISPENSERS, CAPABLE OF SERVICING FOUR CARS AT ONE TIME; 15,000 Sa. Ft. KERVIKED.

FOOD STORE; 1775 Sa. Ft. X 4 . 7,100 Sa. FT, REQUIRED. TOTAL: 22,100 Sa. FT. REQUIRED. 31,730 Salfa Provided.

2 Access Points PROVIDED @ 65 FEDUTALE REQUIRED PER GUTTANCE: 130 FT. REQUIRED. 179 FT. PLOVIDED. KEDUIDED FARKING : 1115 - SPACES

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

JAN 2 0 1988

Dennis F. Rasmussen County Executive

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. Chesapeuke Avenue in Towson, Maryland as follows:

Case numbers 33-373-VA Petitions for Special Emption and Joning Variance WE care Prederick band & Conper's Present Rd. (64 Frederick Sned) 1st Flaction Matrict - 1st Council anic Idetrict Petitioners Weyne William Partin HANDS SHEETING TOTAL, PARTIES, 198 of 11:00 a.s.

Special Perceptions A food store as a use in curbination with a service station.

Variance to pends a lot even of 19,753 eq. ft. in lies of the required 22,1000 eq. ft.

(FOR SITH TAID, CALL 474-3301)

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 Springs Zoning Commissioner of

lk. Hoyac lertin it. Fincy/Fire Prevention

1710

Baltimore County

Carl Hicharda/Zoning

Baltimore County Fire Department Towson, Maryland 21204 2586 494-4500 Paul H. Reincke

December 30, 1987

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimere County Office Building Towson, MD 21204

Dennis F. Rasmussen

Re: Property Owner: Wayne W. Martin

Location: NE corner Frederick Road and Cooper's Branch

Item No.: 214 Zoning Agenda: Meeting of 12/15/87

Gent lemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the eximents below marked with an "X" are applicable and required

to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition when at

EXCELDS the maximum allowed by the Fire Department. \star ($_{\rm X}$) 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation. () 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

() 6. Site plans are approved, as drawn.

prior to occupancy.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: CUT Amend Killy 1971 () Approved:

Planning Group

Special Indicate:

Property of the Company of the

*All self-service stations shall have at least one attendant on duty while the station is open to the public the attendant's primary function shall be to supervise, observe, and /Jl control the dispensing of class I liquids. NPPA 30, 1981 Edition, Section 7-8.4.3. BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines

TO Zoning Commissioner P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-372-A, 88-373-A

88-354-SPH, 88-374-A, 88-375-A, 88-393-XA, SURJECT 88-195-A, 88-358-A, 88-359-A, 88-360-A

ZONING OFFICE

February 22, 1988

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per Litterell
P. David Fields

PDF: dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

Scilettone 3/0

CP3-008

88-393-XA

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 day of January . 1983.

Petitioner Wayne William Martin
Petitioner's Attorney

Received by: James P. Dyer
Chairman, Zoning Plans
Advisory Committee

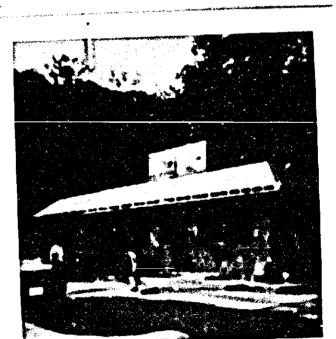
PETITIONER(S) EXHIBIT ()





PETITIONER(S) EXHIBIT (3)

June 1986



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Board of Education

Industrial Development

Zoning Administration

Mr. Wayne William Martin 775 Hollow Road Ellicott City, Maryland 21043

> Petitioner: Wayne William Martin Petitions for Zoning Variance

MEMBERS

Bureau of Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department

RE: Item No. 214 - Case No. 88-393-XA and Special Exception

Dear Mr. Martin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

Enclosures

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 194-3554

Mr. J. Robert Haines

County Office Building

Towson, Maryland 21204

Zoning Commissioner

January 7, 1988



Dennis F. Rasmussen

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 206, 208, 209, 210, 211, 213, and 214.)

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:sb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAR. 1 4 1988

TO Zoning Hearing files 88-393-XA, 88-375-A, 88-354-SPH, 88-356-A, 88-374-A, FROM_____G. G. Stephens

Posting & Advertising fees

Advertising charges relative to the above hearings scheduled for the week of March 14, 1988, were not billed in a timely manner. The charges were ascertained on Friday, March 11, 1988 at 3:45 p.m. via a telephone

Petitioners were notified of charges via telephone as follows:

conversation with Judy Ridgely of the Patuxent Publishing Company.

Petitioner: Wayne William Martin I spoke with a Ms. Diana Allen at this number at approximately 4:00 p.m. on 3/11/88.

Petitioner: Sylvester Taylor I spoke with Mr. Walter Tablers petitioner's attorney at 837-7207. He will bring a check and advise his client to bring in the sign and post.

Petitioner: James A. Greaves B8-375-A I spoke with Mrs. Greaves on Friday, March 11, 1988, a bit after 4:00 p.m.

Petitioner(s): Beatrice Piekarski I spoke with Ms. Piekarski on 3/14/88 at approximately 7:50 a.m.

Petitioner: Charles Towson Assoc. Mr. Gordon Peltz, petitioner's attorney, was in on friday. He will bring a blank check on the hearing date and advise his client to return the sign and post.

BALTIMORE COUNTY, MARYLANI

INTER-OFFICE CORRESPONDENCE

James Dyer Zoning Supervisor James Thompson

FROM Zoning Enforcement Coordinator Item No.: 7/4 (if known)
SUBJECT Petitioner: // (if known)

VIOLATION CASE * 88-715
LOCATION OF VIOLATION 64 Frederick Rd DEFENDANT Wayne Mouten ADDRESS 775- Wallow Res

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Zoning Commissioner County Office Building Towson, Macyland 21204 Att: James Dyer

Mr. J. Robert Haines

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Maryland Department of Transportation

State Highway Administration

ZONING OFFICE

Frederick Road Maryland Route 144 and Cooper's Branch Existing Zoning: B.R. & D.R. 2 Proposed Zoning: Special Exception for a food store as a use in combination with a service station and a variance to permit a lot area of 19,753 wq. ft. in lieu of the required 22,100 sq. ft. Area: 0.71 acres District 1st.

December 17, 1987

Re: Baltimore County

Property Owner:

Wayne W. Martin

Item # 214

Meeting of 12/15/87

Location: NE corner

Richard H. Trainor

Hal Kassoff

Administrator

Dear Mr. Haines:

After reviewing the submittal for Item 214, the State Highway Administration-Bureau of Engineering Access Permits finds the plan must be revised as shown on the attached plan.

These revisions include deleting the proposed 65' entrances and showing two 35' entrances, concrete depressed curb type built to State Highway Administration standards with S.H.A. Type "A" concrete curb and gutter. Also, barrier curb must be constructed 8' from the right-of-way line.

A State Highway Administration Access permit must be applied for with the posting of a bond or letter of credit in the amount of \$13,000.00 to guarantee construction.

My telephone number is (301) 333-1350

BALTIMORT COUNTY DEPARTMENT OF ENVIRONMENTS. PRG. LOTION AND RESOURCE MANAGEMENT

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

of Regional Community Services, 494-3811.

Zoning Item 214, Zoning Advisory Committee Meeting of <u>December 15, 1987</u>

Property Owner: <u>Wayne W. Mortin</u>

Location: <u>NE corner Frederick Rd+ Corper's Branch</u>

District 1 Water Supply Inetic Sewage Disposal Metro COMMENTS ARE AS FOLLOWS:

Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review () Prior to new installation/s of fuel burning equipment, the owner shall contact the Sureau 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 Hanagement is required for such items as spray point processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the stmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbrotier 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, saunes, whirlpools, hot tubs, water and severage facilities or other appurcenances 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

() 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. (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 atructure/s, petitioner must contact the Division of Waste Management

at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Sursau of Air Quality Management regarding removal of asbestos, 494-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., sust 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 _____, must be _____, 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.

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Lacen M. Maria BUREAU OF WATER QUALTRY AND RESOURCE 1 ANAGEMENT

Mr. J. Robert Haines Page 2 December 17, 1987

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

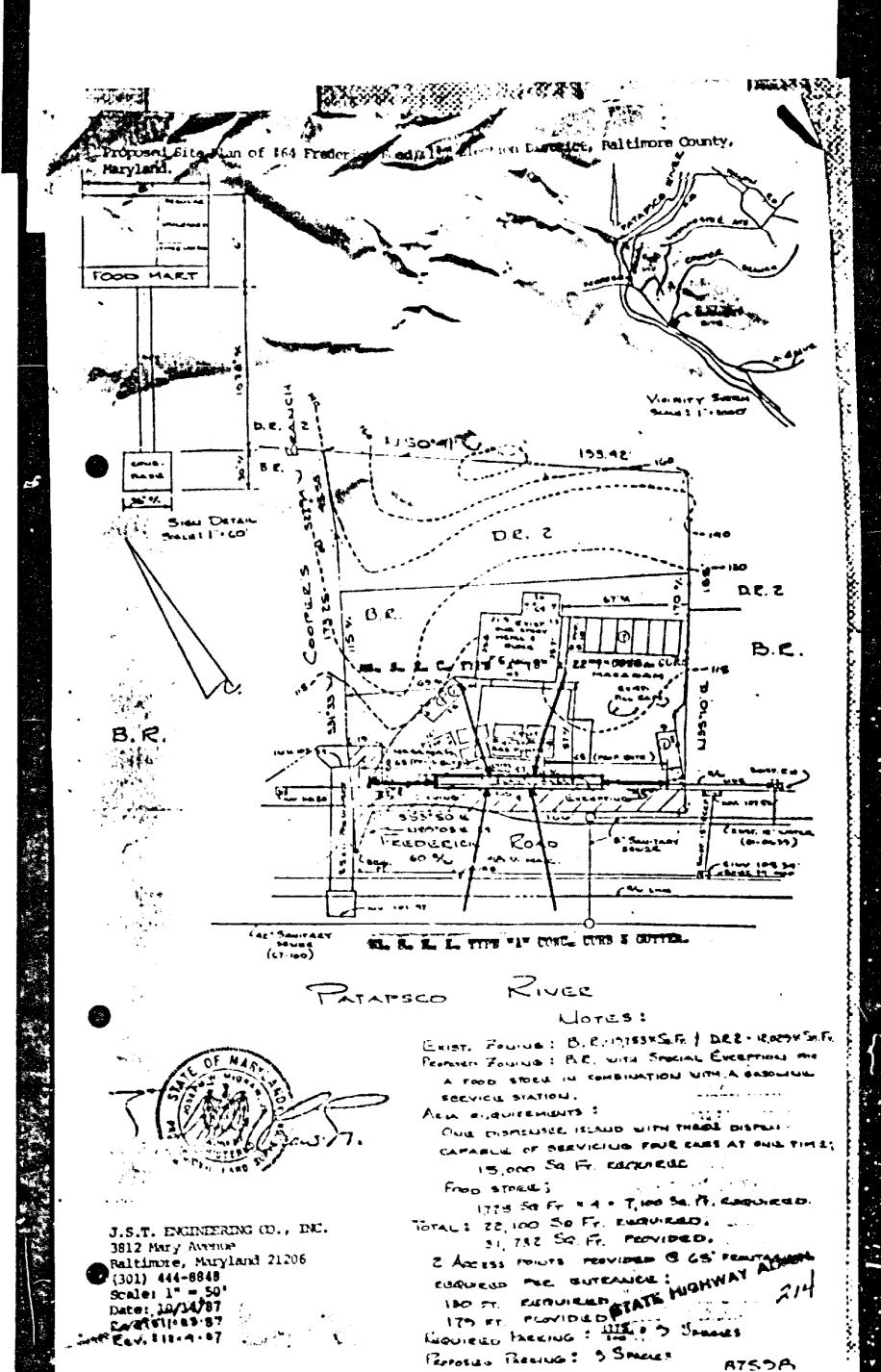
Very truly yours,

Creston Mills, Jr. Acting Chief-Bureau of Engineering Access Permits

LB/es

cc: J. Ogle J.S.T. Engineering Company Inc.

attachment



€PS-008

