IN RE: PETITION FOR SPECIAL EXCEPTION
NE/S Liberty Road, opposite
Windy Hill Road
(10142 Liberty Road)
2nd Election District
2nd Councilmanic District

Donald R. Bolton, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 88-426-X
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to use the subject property for a service garage (body and fender), as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Counsel, Herbert R. O'Conor, III, Esquire. Also appearing on behalf of the Petition was David Ransone, Property Line Surveyor with Gerhold, Cross and Etzel. The following individuals appeared as Protestants: Donald Gardner, G. Neil and Esther Purvis, and Nancy J. Cavanaugh.

Testimony indicated that the subject property, zoned B.L., is known as 10142 Liberty Road and consists of .46 acres, plus or minus. Mr. Bolton testified that he purchased the subject property seven years ago at which time it was zoned R.C. 5. He testified that at that time, he improved the existing dwelling on the property and subsequently rented it out. In 1984, the property was rezoned to B.L. Testimony indicated that the Petitioners have investigated the feasibility of using the subject property in conjunction with their son's body and fender repair business. Mr. Bolton, a retired driver and former mechanic, indicated that he intends to operate the proposed body and fender service garage with his son. He further testified that the operation of the business would be in complete conformance with all County Code requirements, including, but not

ORDER RECEIVED FOR FILING
Date 7/21/88
By

Donald R. Bolton, et ux
NE/S Liberty Road, opposite Windy Hill Road
(10142 Liberty Road)
2nd E.D.
88-426-X

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limited to, health regulations with respect to air quality, water filtration, and any other applicable requirements. The Petitioners testified that in their opinion the operation of the body and fender shop would not conflict with any of the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Mr. Bolton testified that all requirements of the comments submitted by the Zoning Plans Advisory Committee would be complied with. In further support of their request, the Petitioners submitted a follow-up letter dated April 26, 1988 from Creston J. Mills, Jr. of the State Highway Administration (SHA) which reflects a modification of one of the conditions set forth in earlier comments submitted by SHA, and provided a proposed landscaping plan identified as Petitioner's Exhibit A for incorporation into the file. Petitioner contends said plan has been approved by the Office of Current Planning and meets the Baltimore County Landscaping Manual requirements. Mr. Ransone testified regarding the accuracy of Petitioner's Exhibit 1, the plat reflecting the Petitioners' proposal, and site plan.

Mr. Gardner testified that he has lived across the street from the subject property since 1955. He testified that he is concerned about the operation of the proposed business due to the limited site distance for traffic exiting the subject property onto Liberty Road. He is also concerned that the proposed use will cause traffic congestion as a result of tow trucks moving vehicles to and from the property.

Mr. Purvis testified that he has lived to the west of the subject site for the past 13 years. He is concerned for various reasons, including, but not limited to, traffic. Mr. Purvis concurred with Mr. Gardner's testimony regarding poor site distance. He further indicated that he is concerned with the noise generally associated with such a business and

ORDER RECEIVED FOR FILING
Date 7/21/88
By

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water and sewage problems which may result from the painting and sanding of vehicles.

Ms. Cavanaugh testified that she is opposed to the location of the business on the subject property as she feels it would result in a traffic hazard for the community, including, but not limited to school-age children who catch the bus in the vicinity of the proposed business.

In further support of Petitioners' request, Petitioners introduced photographs marked 2A through 2E, 3A through 3C and 4A through 4E to show that the proposed use would be compatible with the surrounding area and that it would not have an adverse impact on the community. In response to concerns expressed by Protestants as to noise and use of the property, the Petitioner testified that the hours of operation would be limited to 7:00 AM to 7:00 PM, Monday through Saturday. In response to the Protestants' contention that the request should be denied as traffic problems and congestion would result, the Petitioner disagreed and argued that the comments of the State Highway Administration (SHA) and Department of Traffic Engineering were favorable.

As indicated in the record would be done, a visual inspection of the property was made. The Protestants' representations as to limited site distance are accurate; however, the same is the case for other commercial businesses along Liberty Road and other thoroughfares and is not a reason to deny the request in light of the comments filed by SHA and the Department of Traffic Engineering.

The Petitioners seek relief from Section 230.13, pursuant to Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use

ORDER RECEIVED FOR FILING
Date 7/21/88
By

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would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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 special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of July, 1988 that the Petition for Special Exception to use the subject property as a service garage (body and

ORDER RECEIVED FOR FILING
Date 7/21/88
By

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fender), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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) Compliance with all requirements of the Department of Environmental Protection and Resource Management as set forth in their letter dated February 3, 1988, attached hereto and made a part hereof.

3) Compliance with all requirements of the State Highway Administration as set forth in their letters dated February 9, 1988 and April 26, 1988, attached hereto and made a part hereof.

4) Hours of operation for the proposed service garage business shall be limited to 7:00 AM to 7:00 PM, Monday through Friday, and 7:00 AM to 5:00 PM on Saturdays. No business shall be conducted on the premises on Sundays.

5) Compliance with the requirements of the Baltimore County Landscaping Manual and landscaping at a minimum as set forth in the proposed landscaping plan submitted herein and identified as Petitioner's Exhibit A.

6) Petitioners shall not have any towing company operating out of the facility. This restriction will not prevent Petitioners from having vehicles towed to the site during hours of operation.

7) CRG approval is required prior to the issuance of any permits.

8) When Petitioners apply for their building permit, the site plan submitted must reference this case and set forth the restrictions of this Order.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 21, 1988

Herbert R. O'Conor, III
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Liberty Road, opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District; 2nd Councilmanic District
Donald R. Bolton, et ux - Petitioners
Case No. 88-426-SPX

Dear Mr. O'Conor:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosure
cc: Mr. Donald Gardner
10201 Liberty Road, Randallstown, Md. 21133

Mr. & Mrs. G. Neil Purvis
10203 Liberty Road, Randallstown, Md. 21133

Ms. Nancy Cavanaugh
4312 Windy Hill Road, Randallstown, Md. 21133

People's Counsel

File

#259

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 service garage (body and fender) pursuant to section 230.13

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

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

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

Legal Owner(s):

Donald R. Bolton
(Type or Print Name)
Signature

Mary E. Bolton
(Type or Print Name)
Mary E Bolton
Signature

MAP	NW 9F
	1-C
E. D.	2nd
DATE	10/27/[illegible]
200	BF
1000	BF
DP	

N - 32,470
W - 51,460

1430 Marriottsville Road 422-1632
Address Phone No.

Marriottsville, Maryland 21104
City and State

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

Herbert R. O'Conor, III
Name
210 Allegheny Avenue
Towson, Maryland 21204 823-4111
Address Phone No.

No. 47465
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 1-19-88
ACCOUNT R-01-615-000
AMOUNT $ 100.00
RECEIVED FROM [illegible]
FOR [illegible]
VALIDATION OR SIGNATURE OF CASHIER

...oner of Baltimore County, this 1st day of ......, 19.., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of April, 1988, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Z.C.O.—No. 1 (over)

ESTIMATED LENGTH OF HEARING -1/2HR. [✓ +1HR.]
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ______ OTHER ______
REVIEWED BY: [illegible] DATE 1-19-88

ORDER RECEIVED FOR FILING
Date 7/21/88
By

PHILIP E. CROSS
JOHN P. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON
DAVID S. RANSONE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD

January 13, 1988

Zoning Description

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Liberty Road, 66 feet wide, where it is intersected by a prolongation northerly of the centerline of Windy Hill Road and running thence and binding on the north side of Liberty Road, 66 feet wide, North 52 degrees 00 minutes West 47.00 feet to the westernmost outline of the property of the petitioner herein, thence leaving the road and binding on the outlines of the property of the petitioner herein, the three following courses and distances viz: North 34 degrees 45 minutes East 180.80 feet, South 52 degrees 00 minutes East 112.20 feet and South 34 degrees 45 minutes West 180.80 feet to the north side of Liberty Road and thence running and binding on the north side of Liberty Road, North 52 degrees 00 minutes West 65.20 feet to the place of beginning.

Containing 0.46 of an Acre of land more or less.

Being known as No. 10142 Liberty Road

William G. Ulrich

#259

IN RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S Liberty Road, opposite
Windy Hill Road : DEPUTY ZONING COMMISSIONER
(10142 Liberty Road)
2nd Election District : OF BALTIMORE COUNTY
2nd Councilmanic District
: Case No. 88-426-X
Donald R. Bolton, et ux
Petitioners :

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to use the subject property for a service garage (body and fender), as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Counsel, Herbert R. O'Conor, III, Esquire. Also appearing on behalf of the Petition was David Ransone, Property Line Surveyor with Gerhold, Cross and Etzel. The following individuals appeared as Protestants: Donald Gardner, G. Neil and Esther Purvis, and Nancy J. Cavanaugh.

Testimony indicated that the subject property, zoned B.L., is known as 10142 Liberty Road and consists of .46 acres, plus or minus. Mr. Bolton testified that he purchased the subject property seven years ago at which time it was zoned R.C. 5. He testified that at that time, he improved the existing dwelling on the property and subsequently rented it out. In 1984, the property was rezoned to B.L. Testimony indicated that the Petitioners have investigated the feasibility of using the subject property in conjunction with their son's body and fender repair business. Mr. Bolton, a retired driver and former mechanic, indicated that he intends to operate the proposed body and fender service garage with his son. He further testified that the operation of the business would be in complete conformance with all County Code requirements, including, but not limited to, health regulations with respect to air quality, water filtration, and any other applicable requirements. The Petitioners testified that in their opinion the operation of the body and fender shop would not conflict with any of the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Mr. Bolton testified that all requirements of the comments submitted by the Zoning Plans Advisory Committee would be complied with. In further support of their request, the Petitioners submitted a follow-up letter dated April 26, 1988 from Creston J. Mills, Jr. of the State Highway Administration (SHA) which reflects a modification of one of the conditions set forth in earlier comments submitted by SHA, and provided a proposed landscaping plan identified as Petitioner's Exhibit A for incorporation into the file. Petitioner contends said plan has been approved by the Office of Current Planning and meets the Baltimore County Landscaping Manual requirements. Mr. Ransone testified regarding the accuracy of Petitioner's Exhibit 1, the plat reflecting the Petitioners' proposal, and site plan.

Mr. Gardner testified that he has lived across the street from the subject property since 1955. He testified that he is concerned about the operation of the proposed business due to the limited site distance for traffic exiting the subject property onto Liberty Road. He is also concerned that the proposed use will cause traffic congestion as a result of tow trucks moving vehicles to and from the property.

Mr. Purvis testified that he has lived to the west of the subject site for the past 13 years. He is concerned for various reasons, including, but not limited to, traffic. Mr. Purvis concurred with Mr. Gardner's testimony regarding poor site distance. He further indicated that he is concerned with the noise generally associated with such a business and

water and sewage problems which may result from the painting and sanding of vehicles.

Ms. Cavanaugh testified that she is opposed to the location of the business at the subject property as she feels it would result in a traffic hazard for the community, including, but not limited to school-age children who catch the bus in the vicinity of the proposed business.

In further support of Petitioners' request, Petitioners introduced photographs marked 2A through 2E, 3A through 3C and 4A through 4E to show that the proposed use would be compatible with the surrounding area and that it would not have an adverse impact on the community. In response to concerns expressed by Protestants as to noise and use of the property, the Petitioner testified that the hours of operation would be limited to 7:00 AM to 7:00 PM, Monday through Saturday. In response to the Protestants' contention that the request should be denied as traffic problems and congestion would result, the Petitioner disagreed and argued that the comments of the State Highway Administration (SHA) and Department of Traffic Engineering were favorable.

As indicated in the record would be done, a visual inspection of the property was made. The Protestants' representations as to limited site distance are accurate; however, the same is the case for other commercial businesses along Liberty Road and other thoroughfares and is not a reason to deny the request in light of the comments filed by SHA and the Department of Traffic Engineering.

The Petitioners seek relief from Section 230.13, pursuant to Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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 special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of July, 1988 that the Petition for Special Exception to use the subject property as a service garage (body and fender), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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) Compliance with all requirements of the Department of Environmental Protection and Resource Management as set forth in their letter dated February 3, 1988, attached hereto and made a part hereof.

3) Compliance with all requirements of the State Highway Administration as set forth in their letters dated February [illegible], 1988 and April 26, 1988, attached hereto and made a part hereof.

4) Hours of operation for the proposed service garage business shall be limited to 7:00 AM to 7:00 PM, Monday through Friday, and 7:00 AM to [illegible] PM on Saturdays. No business shall be conducted on the premises on Sundays.

5) Compliance with the requirements of the Baltimore County Landscaping Manual and landscaping at a minimum as set forth in the proposed landscaping plan submitted herein and identified as Petitioner's Exhibit A.

6) Petitioners shall not have any towing company operating out of the facility. This restriction will not prevent Petitioners from having vehicles towed to the site during hours of operation.

7) CRG approval is required prior to the issuance of any permits.

8) When Petitioners apply for their building permit, the site plan submitted must reference this case and set forth the restrictions of this Order.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 7/21/88

88-426-X
Donald R. Bolton, et ux
NE/S Liberty Road, opposite Windy Hill Road
(10142 Liberty Road)

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 21, 1988

Herbert R. O'Conor, III
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Liberty Road, opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District; 2nd Councilmanic District
Donald R. Bolton, et ux - Petitioners
Case No. 88-426-SPX

Dear Mr. O'Conor:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosure
cc: Mr. Donald Gardner
10201 Liberty Road, Randallstown, Md. 21133

Mr. & Mrs. G. Neil Purvis
10203 Liberty Road, Randallstown, Md. 21133

Ms. Nancy Cavanaugh
4212 Windy Hill Road, Randallstown, Md. 21133

People's Counsel

File

#259

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 service garage (body and fender) pursuant to section 230.13

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

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

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

Legal Owner(s):
Donald R. Bolton
(Type or Print Name)
Signature
Mary E. Bolton
(Type or Print Name)
Mary E. Bolton
Signature

1430 Marriottsville Road 422-1632
Address Phone No.
Marriottsville, Maryland 21104
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Herbert R. O'Conor, III
Name
210 Allegheny Avenue
Towson, Maryland 21204 823-4111
Address Phone No.

MAP	NW 9F
	1C
E.D.	2
DATE	10/29/
	BF
	BL

N-82,470
W-21,460

...oner of Baltimore County, this 1st day ... 198_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of April, 1988, at 2 o'clock P. M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Z.C.O.—No. 1 (over)

ESTIMATED LENGTH OF HEARING -1/2HR. [✓ +1HR]
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ______ OTHER ______
REVIEWED BY: ______ DATE 1-19-88

No. 47465
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

January 13, 1988

Zoning Description

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Liberty Road, 66 feet wide, where it is intersected by a prolongation northerly of the centerline of Windy Hill Road and running thence and binding on the north side of Liberty Road, 66 feet wide, North 52 degrees 00 minutes West 47.00 feet to the westernmost outline of the property of the petitioner herein, thence leaving the road and binding on the outlines of the property of the petitioner herein, the three following courses and distances viz: North 34 degrees 45 minutes East 180.80 feet, South 52 degrees 00 minutes East 112.20 feet and South 34 degrees 45 minutes West 180.80 feet to the north side of Liberty Road and thence running and binding on the north side of Liberty Road, North 52 degrees 00 minutes West 65.20 feet to the place of beginning.

Containing 0.46 of an Acre of land more or less.

Being known as No. 10142 Liberty Road

#251

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. J. Robert Haines
Zoning Commissioner

Date April 1, 1988

FROM P. David Fields
Director of Planning and Zoning

SUBJECT Zoning Petition No. 88-426-X

Assuming that proper landscaping is provided for in compliance with both Section 409 of the Baltimore County Zoning Regulations and the Baltimore County Landscaping Manual, this office is not opposed to the granting of the special exception. It is requested that the petitioner's representative contact Mr. Avery Hardin of the Division of Current Planning and Development and satisfy the landscaping requirements prior to the completion of this hearing.

P. David Fields per JGHoswell
P. David Fields
Director

PDF:JGH:dme

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

RECEIVED
APR 6 1988
ZONING OFFICE

cc Herbert O'Conor, Esq.
4/6/88 JJS

CPS-008

88-426-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd

Date of Posting April 5, 1988

Posted for: Special Exception

Petitioner: Donald R. Bolton, et ux

Location of property: NE/S Liberty Rd. opposite Windy Hill Road (10142 Liberty Road)

Location of Signs: In front of 10142 Liberty Road

Remarks:

Posted by S. J. Arata (Signature)

Date of return: April 8, 1988

Number of Signs: 1

"DUPLICATE"

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31, 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 31, 1988.

THE JEFFERSONIAN.

Susan Sanders Obrecht
Publisher

$33.75

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:

Petition for Special Exception
Case Number: 88-426-X
NE/S Liberty Road opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District
2nd Councilmanic District
Petitioner(s): Donald R. Bolton, et ux
Hearing Date: Wednesday April 20, 1988 at 2:00 p.m.

Special Exception: A service garage (body and fender) pursuant to Section 230.13.

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

3/406 Mar. 31.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Liberty Rd. opposite Windy
Hill Rd. (10142 Liberty Rd.) : OF BALTIMORE COUNTY
2nd District
:
DONALD R. BOLTON, et ux, : Case No. 88-426-X
Petitioners :

: : : : : : :

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 29th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Conor, III, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

FOR SALE

FOR RENT

UPPER PARK HEIGHTS

ATTRACTIVE OFFICE SPACE

SHARE

ROOMMATE WANTED

ROOMMATE WANTED

ROOMMATE WANTED

TRAVEL

ATLANTIC CITY

PIKESVILLE-Brick Cape Cod
4 BR, 1½ Bath, Mint Cond.
$83,500
484-7375 or Home Owners
Concept Brokers 235-2300

LEGAL NOTICE

NOTICE OF HEARING

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

88-426-X

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 1st day of February, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Donald R. Bolton, et ux
Petitioner's Attorney Herbert R. O'Connor, III

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

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Date: 4-12-88

Mr. Donald R. Bolton
1430 Marriottsville Road
Marriottsville, Maryland 21104

Re: Petition for Special Exception
Case number: 88-426-X
NE/S Liberty Road opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Donald R. Bolton, et ux
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 p.m.

Please be advised that $67.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

and post set(s), there
for each set not

ours,

Haines

INES
ssioner of
unty

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

No. 50535

DATE 4/20/88 ACCOUNT R-01-615-000

ck #5709 AMOUNT $ 67.95

RECEIVED FROM Donald R. Bolton, et ux

FOR Posting & Adv. 4/20/88 hearing

B 1354******07361s 8205F 88-426-X

VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

MAR 03 1988

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:

Petition for Special Exception
Case number: 88-426-X
NE/S Liberty Road opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Donald R. Bolton, et ux
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 p.m.

Special Exception: A service garage (body and fender) pursuant to Section 230.13.

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
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Herbert R. O'Conor, III, Esq.
Mr. Donald R. Bolton
File

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED
FEB 11 1988
ZONING OFFICE

February 9, 1988

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

RE: Baltimore County
Proposed Body and
Fender Shop
Zoning Meeting 2/2/88
N/E/S Liberty Road
Maryland Route 26
opposite Windy Hill Road
Item #259

Dear Mr. Haines:

After reviewing the submittal of January 18th for a Special Exception to permit a service garage the State Highway Administration-Bureau of Engineering Access Permits has the following comments.

Due to the lack of adequate sight distance on Liberty Road to the east, the proposed entrance must be a standard S.H.A. directional (right-in/right out) entrance to prohibit vehicles from turning left out of the site onto Liberty Road.

Also, the roadway must be widened on the north side 24' (measured from the centerline) for a distance of 200' to the east of the entrance with a 150' transition taper, and 150' to the west with a 100' taper.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the complete frontage of the site.

It is requested these revisions be made prior to a hearing date being set.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

April 14, 1988

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 259 - Case No. 88-426-X
Petitioner: Donald R. Bolton, et ux
Petition for Special Exception

Dear Mr. O'Connor:

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/dt
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO [illegible] Date April [illegible], 1988

FROM [illegible]

SUBJECT Zoning Petition No. 88-426-X

Assuming that proper landscaping is provided for in compliance with both Section 409 of the Baltimore County Zoning Regulations and the Baltimore County Landscaping Manual, this office is not opposed to the granting of the special exception. It is requested that the petitioner's representative contact Mr. Avery Harden of the Division of Current Planning and Development and satisfy the landscaping requirements prior to the completion of this hearing.

P. David Fields per J. G. Hoswell
P. David Fields
Director

PDF/JGH:dme

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

RECEIVED
APR 6 1988
ZONING OFFICE

88-426-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting April 5, 1988

Posted for: Special Exception

Petitioner: Donald R. Bolton, et ux

Location of property: NE/S Liberty Rd., opposite Windy Hill Road
(10142 Liberty Road)

Location of Signs: In front of 10142 Liberty Road

Remarks:

Posted by S. J. Costa Date of return: April 8, 1988
Signature

Number of Signs: 1

"DUPLICATE"

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31, 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 Mar. 31, 1988.

THE JEFFERSONIAN,

Susan Sneden Obrecht
Publisher

#33775

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Liberty Rd., opposite Windy Hill Rd. (10142 Liberty Rd.) : OF BALTIMORE COUNTY
2nd District

DONALD R. BOLTON, et ux : Case No. 88-426-X
Petitioners

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 29th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Conor, III, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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 [illegible] day of February, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Donald R. Bolton, et ux Received by: James E. Dyer
Petitioner's Attorney: Herbert R. O'Connor, III Chairman, Zoning Plans Advisory Committee

---

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Date: 4-12-88

Mr. Donald R. Bolton
1430 [illegible] Road
[illegible], Maryland 21[illegible]

Re: Petition for Special Exception
Case number: 88-426-X
NE/S Liberty Road opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Donald R. Bolton, et ux
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 p.m.

Please be advised that $67.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office [illegible] fifteen (15) minutes before [illegible]

[illegible] and post set(s), there [illegible] for each set not [illegible]

[illegible] Haines
[illegible]sioner of

BALTIMORE COUNTY, MARYLAND No. 50535

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

J. Robert Haines
Zoning Commissioner

MAR 03 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. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case number: 88-426-X
NE/S Liberty Road opposite Windy Hill Road
(10142 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Donald R. Bolton, et ux
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 p.m.

Special Exception: A service garage (body and fender) pursuant to Section 230.13.

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
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Herbert R. O'Conor, III, Esq.
Mr. Donald R. Bolton
File

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED
FEB 11 1988
ZONING OFFICE

February 9, 1988

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

RE: Baltimore County
Proposed Body and Fender Shop
Zoning Meeting 2/2/88
N/E/S Liberty Road
Maryland Route 26
opposite Windy Hill Road
Item #259

Dear Mr. Haines:

After reviewing the submittal of January 18th for a Special Exception to permit a service garage, the State Highway Administration-Bureau of Engineering Access Permits has the following comments.

Due to the lack of adequate sight distance on Liberty Road to the east, the proposed entrance must be a standard S.H.A. directional (right-in/right out) entrance to prohibit vehicles from turning left out of the site onto Liberty Road.

Also, the roadway must be widened on the north side 24' (measured from the centerline), for a distance of 200' to the east of the entrance with a 150' transition taper, and 150' to the west with a 100' taper.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the complete frontage of the site.

It is requested these revisions be made prior to a hearing date being set.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

April 14, 1988

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 259 - Case No. 88-426-X
Petitioner: Donald R. Bolton, et ux
Petition for Special Exception

Dear Mr. O'Connor:

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/dt
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

ZONING ADVISORY COMMITTEE
MEETING OF FEBRUARY 2, 1988
Page 2

258. Property Owner: The Howard Fitch Co.
Location: SE/S Fitch Lane, 1850' SW Fitch Ave.
Existing Zoning: ML-IM
? Proposed Zoning: Variance to permit a side yard setback of 12 feet in lieu of the required 30 feet setback and to permit a distance between structures of 12 feet in lieu of the required 60 feet,
Area: 2.66 acres
District: 14th Election District

C 259. Property Owner: Donald R. Bolton, et ux
Location: NES Liberty Rd. opposite Windy Hill Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception to permit a service garage (body and fender).
Area: .46 acre (+ or -)
District: 2nd Election District

C 264. Property Owner: Odell Hack
Location: NW/Cor Belair Rd. and Walnut Ave.
Existing Zoning: BL-CS2
Proposed Zoning: Special Hearing to permit a Nonconforming use of Used Motor Vehicle sales and office and accessory service garage including outside display parking and customer parking.
Area: 0.27 acre (+ or -)
District: 14th Election District

N/C 260. Property Owner: Paul R. Reinke, Jr., et ux
Location: SW/Cor Sulphur Spring Rd. and the B&O R/R Tracks
Existing Zoning: ML-IM and D.R. 5.5
Proposed Zoning: Variance to permit a front street setback of 50' in lieu of the required 75', and to permit a building rear yard setback of 8' in lieu of the required 50' also a Special Hearing to permit vehicles other than only passenger automobiles to utilize the parking lot.
Area: 0.95 acre
District: 13th Election District

N/C 261. Property Owner: Joseph H. Seipp, Jr.
Location: NE/S Monroe St. 160.67' SE of c/l of Gibbons Blvd.
Existing Zoning: R.O.
Proposed Zoning: Variance to permit a parking maneuvering area within an alley; to permit a free standing, 16 sq. foot, illuminated sign in lieu of the allowed 8 sq. foot, non-illuminated building sign; and a Special Hearing to delete restriction No. 2 in Zoning Case #86-379-A to permit more than 2 spaces.
Area: 7,867 square feet
District: 8th Election District

Mr. J. Robert Haines
Page 2
February 9, 1988

If you have any questions, please call Larry Brocato of this office.

Very truly yours,

Creston Mills - J.R.

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

LB/es

attachment

cc: J. Ogle
Gerhold, Cross and Etzel

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

April 26, 1988

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

Re: Baltimore County
Proposed Body and
Fender Shop
Zoning meeting 2/2/88
N/E side Liberty Road
Maryland Route 26
opposite Windy Hill Road
Item #259

Dear Mr. Haines:

This is to inform you the State Highway Administration-Bureau of Engineering Access Permits is agreeable to waive the requirement for widening outside the limits of the frontage of this site.

However, all other requirements as stated in our letter of 2/9/88 remain and are as follows.

- The proposed entrance must be a S.H.A. directional type.
- Liberty Road must be widened 24' from the centerline and S.H.A. Type "A" concrete curb and gutter must be constructed along the complete frontage of the site.
- A future 80' right-of-way (40' half section) on Liberty Road must be shown on the plan.

If you have any questions, contact Larry Brocato of this office (333-1350).

Very truly yours

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

LB/es

cc: J. Ogle
Herb O'Connor

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free

---

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

Dennis F. Rasmussen
County Executive

RECEIVED
FEB [illegible] 1988
ZONING OFFICE

February 18, 1988

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

Dear Mr. Haines:

Item No. 259 - ZAC - Meeting of February 2, 1988
Property Owner: Donald R. Bolton, et ux
Location: SE/S Fitch Lane, 1850' SW Fitch Ave.
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 12' in lieu of the required 30' setback and to permit a distance between structures of 12' in lieu of the required 60'.
Area: .46 acre (+ or -)
District: 2nd Election District

Liberty Road is a State road and all access to site must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/3/88
Date

FEB 10 1988
ZONING OFFICE

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

Zoning Item # 259, Zoning Advisory Committee Meeting of February 2, 1988
Property Owner: Donald R. Bolton, et ux
Location: NES Liberty Rd. opp. Windy Hill Rd. District 2
Water Supply private Sewage Disposal private

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 tank/s (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 charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of 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 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 structure/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 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 ✓, must be ___, conducted.

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

January 28, 1988

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

Re: Property Owner: Donald R. Bolton, et ux

Location: NE/S Liberty Rd., opp. Windy Hill Rd.

Item No.: 259 Zoning Agenda: Meeting of 2/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at ______________
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

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

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

REVIEWER: Capt Joseph Kelly 1-25-88
Planning Group
Special Inspection Division

Noted and Approved: John F. O'Neill
Fire Prevention Bureau

/31

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TELEPHONE
(301) 823-4111

TELECOPIER
(301) 821-0147

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
M. KING HILL, III
GEORGE K. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

JUDITH A. ARNOLD
DEBORAH C. DOPKIN
KATHLEEN GALLOGLY COX
KEVIN H. SMITH
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
KATHRYN L. KOTZ
JAMES K. MACALISTER
REGAN [illegible] SMITH

JAMES D. C. DOWNES
(1908-1978)

DIRECT DIAL NUMBER
494-9157

May 12, 1988

HAND DELIVER

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RECEIVED
MAY 11 1988
ZONING OFFICE

RE: Donald and Mary Bolton
Petition for Special Exception
Case No.: 88-426-X

Dear Ms. Nastarowicz:

I enclose a copy of Mr. Mills' letter of April 26. This states that the road improvements expected of Mr. and Mrs. Bolton are confined to their property which fronts on Liberty Road. Mr. and Mrs. Bolton realize they are expected to comply with these requirements. I talked with Larry Brocato who works with Mr. Mills about the desire of the neighbors for and your interest in a double center line. Questions of this type have arisen before and the SHA has a firm procedure that these inquiries should be directed to Darrell Wiles who is at the SHA office at 2323 W. Joppa Road, Brooklandville.

Dave Ransone met with Avery Harden and his suggestions for landscaping have been incorporated into our plan. Two copies of the revised plan are enclosed. My clients have decided to relocate the screened area for disabled vehicles to be directly behind and adjacent to the body and fender shop. The building will serve as one side of this area and the cost for the fence, which will comply with the specifications established by Mr. Harden, will be reduced.

During the Hearing, some concern was expressed about a water filter system and whether it might drain into the ground. Mr. Bolton has learned that this type of system is not required by the Health Department. Therefore, he will not use this type of system, but instead will provide whatever is required by the Health Department.

Ann M. Nastarowicz, Esquire
May 10, 1988
Page Two

In response to your question, I have reviewed the pertinent portions of the Zoning Regulations relating to Automotive Service Stations. These provisions do not apply to the proposed body and fender shop because the definition of an Automotive Service Station (Section 101) states that such a structure concerns the sale of "automotive fuel." Mr. and Mrs. Bolton and their son will not use their shop to sell fuel and, therefore, Section 405 is inapplicable.

Please call me if you have any questions. Otherwise, I respectfully ask that you enter an Order granting this Petition.

Very truly yours,

Herbert R. O'Conor

Herbert R. O'Conor, III

HRO'C:bap

Enclosures

cc: Mr. and Mrs. Donald R. Bolton
Mr. Neel Pervis

ZONING ADVISORY COMMITTEE
MEETING OF FEBRUARY 2, 1988
PAGE 2

258. Property Owner: The Howard Fitch Co.
Location: SE/S Fitch Lane, 1850' SW Fitch Ave.
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 12 feet in lieu of the required 30 feet setback and to permit a distance between structures of 12 feet in lieu of the required 60 feet.
Area: 2.66 acres
District: 15th Election District

259. Property Owner: Donald R. Bolton, et ux
Location: NES Liberty Rd. opposite Windy Hill Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception to permit a service garage (body and fender).
Area: .46 acre (+ or -)
District: 2nd Election District

[illegible] Property Owner: Odell Hack
Location: NW/Cor Belair Rd. and Walnut Ave.
Existing Zoning: BL-CS2
Proposed Zoning: Special Hearing to permit a Nonconforming use of Used Motor Vehicle sales and office and accessory service garage including outside display parking and customer parking.
Area: 0.27 acre (+ or -)
District: 14th Election District

N/C 260. Property Owner: Paul B. Reinke, Jr., et ux
Location: SW/Cor Sulphur Spring Rd. and the B&O R/R Tracks
Existing Zoning: ML-IM and D.R. 5.5
Proposed Zoning: Variance to permit a front street setback of 50' in lieu of the required 75', and to permit a building rear yard setback of 8' in lieu of the required 50' also a Special Hearing to permit vehicles other than only passenger automobiles to utilize the parking lot.
Area: 0.95 acre
District: 13th Election District

N/C 261. Property Owner: Joseph H. Seipp, Jr.
Location: NE/S Monroe St. 160.67' SE of c/l of Gibbons Blvd.
Existing Zoning: R.O.
Proposed Zoning: Variance to permit a parking maneuvering area within an alley; to permit a free standing, 16 sq. foot, illuminated sign in lieu of the allowed 8 sq. foot, non-illuminated building sign; and a Special Hearing to delete restriction No. 2 in Zoning Case #86-379-A to permit more than 2 spaces.
Area: 7,867 square feet
District: 8th Election District

Mr. J. Robert Haines
Page 2
February 9, 1988

If you have any questions, please call Larry Brocato of this office.

Very truly yours,

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

LB/es

attachment

cc: J. Ogle
Gerhold, Cross and Etzel

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainer
Secretary
Hal Kassoff
Administrator

April 26, 1988

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

Re: Baltimore County
Proposed Body and
Fender Shop
Zoning meeting 2/2/88
N/E side Liberty Road
Maryland Route 26
opposite Windy Hill Road
Item #259

Dear Mr. Haines:

This is to inform you the State Highway Administration-Bureau of Engineering Access Permits is agreeable to waive the requirement for widening outside the limits of the frontage of this site.

However, all other requirements as stated in our letter of 2/9/88 remain and are as follows.

- The proposed entrance must be a S.H.A. directional type.
- Liberty Road must be widened 24' from the centerline and S.H.A. Type "A" concrete curb and gutter must be constructed along the complete frontage of the site.
- A future 80' right-of-way (40' half section) on Liberty Road must be shown on the plan.

If you have any questions, contact Larry Brocato of this office (333-1350).

Very truly yours

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

LB/es

cc: J. Ogle
Herb O'Connor

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro – 565-0451 D.C. Metro – 1-800-492-5062 Statewide Toll Free
[illegible]

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

Dennis F. Rasmussen
County Executive

RECEIVED
FEB 4 1988
ZONING OFFICE

February 18, 1988

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

Dear Mr. Haines:

Item No. 259 - ZAC - Meeting of February 2, 1988
Property Owner: Donald R. Bolton, et ux
Location: SE/S Fitch Lane, 1850' SW Fitch Ave.
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 12' in lieu of the required 30' setback and to permit a distance between structures of 12' in lieu of the required 60'.
Area: .46 acre (+ or -)
District: 2nd Election District

Liberty Road is a State road and all access to site must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

RECEIVED
FEB 10 1988
ZONING OFFICE

2/3/88
Date

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

Zoning Item # 259, Zoning Advisory Committee Meeting of February 2, 1988
Property Owner: Donald R. Bolton, et ux
Location: NES Liberty Rd. opp. Windy Hill Rd. District 2
Water Supply private Sewage Disposal private

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 tank/s (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 charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of 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 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 structure/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 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 ✓, must be ___, conducted.

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

January 28, 1988

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

Re: Property Owner: Donald R. Bolton, et ux

Location: NE/S Liberty Rd., opp. Windy Hill Rd.

Item No.: 259 Zoning Agenda: Meeting of 2/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at ______________________ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

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

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

REVIEWER: Capt Joseph Kelly 1-28-88
Planning Group
Special Inspection Division

Noted and Approved: John F. O'Neill
Fire Prevention Bureau

/jl

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147
DIRECT DIAL NUMBER
494-9157

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
H. KING HILL, III
GEORGE K. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

JUDITH A. ARNOLD
DEBORAH C. DOPKIN
KATHLEEN GALLOGLY COX
KEVIN M. SMITH
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
KATHRYN L. KOTZ
JAMES K. MACALISTER
REGAN J. R. SMITH

JAMES D. C. DOWNES
(1906-1979)

May 12, 1988

RECEIVED
MAY 11 1988
ZONING OFFICE

HAND DELIVER

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Donald and Mary Bolton
Petition for Special Exception
Case No.: 88-426-X

Dear Ms. Nastarowicz:

I enclose a copy of Mr. Mills' letter of April 26. This states that the road improvements expected of Mr. and Mrs. Bolton are confined to their property which fronts on Liberty Road. Mr. and Mrs. Bolton realize they are expected to comply with these requirements. I talked with Larry Brocato who works with Mr. Mills about the desire of the neighbors for and your interest in a double center line. Questions of this type have arisen before and the SHA has a firm procedure that these inquiries should be directed to Darrell Wiles who is at the SHA office at 2323 W. Joppa Road, Brooklandville.

Dave Ransone met with Avery Harden and his suggestions for landscaping have been incorporated into our plan. Two copies of the revised plan are enclosed. My clients have decided to relocate the screened area for disabled vehicles to be directly behind and adjacent to the body and fender shop. The building will serve as one side of this area and the cost for the fence, which will comply with the specifications established by Mr. Harden, will be reduced.

During the Hearing, some concern was expressed about a water filter system and whether it might drain into the ground. Mr. Bolton has learned that this type of system is not required by the Health Department. Therefore, he will not use this type of system, but instead will provide whatever is required by the Health Department.

Ann M. Nastarowicz, Esquire
May 10, 1988
Page Two

In response to your question, I have reviewed the pertinent portions of the Zoning Regulations relating to Automotive Service Stations. These provisions do not apply to the proposed body and fender shop because the definition of an Automotive Service Station (Section 101) states that such a structure concerns the sale of "automotive fuel." Mr. and Mrs. Bolton and their son will not use their shop to sell fuel and, therefore, Section 405 is inapplicable.

Please call me if you have any questions. Otherwise, I respectfully ask that you enter an Order granting this Petition.

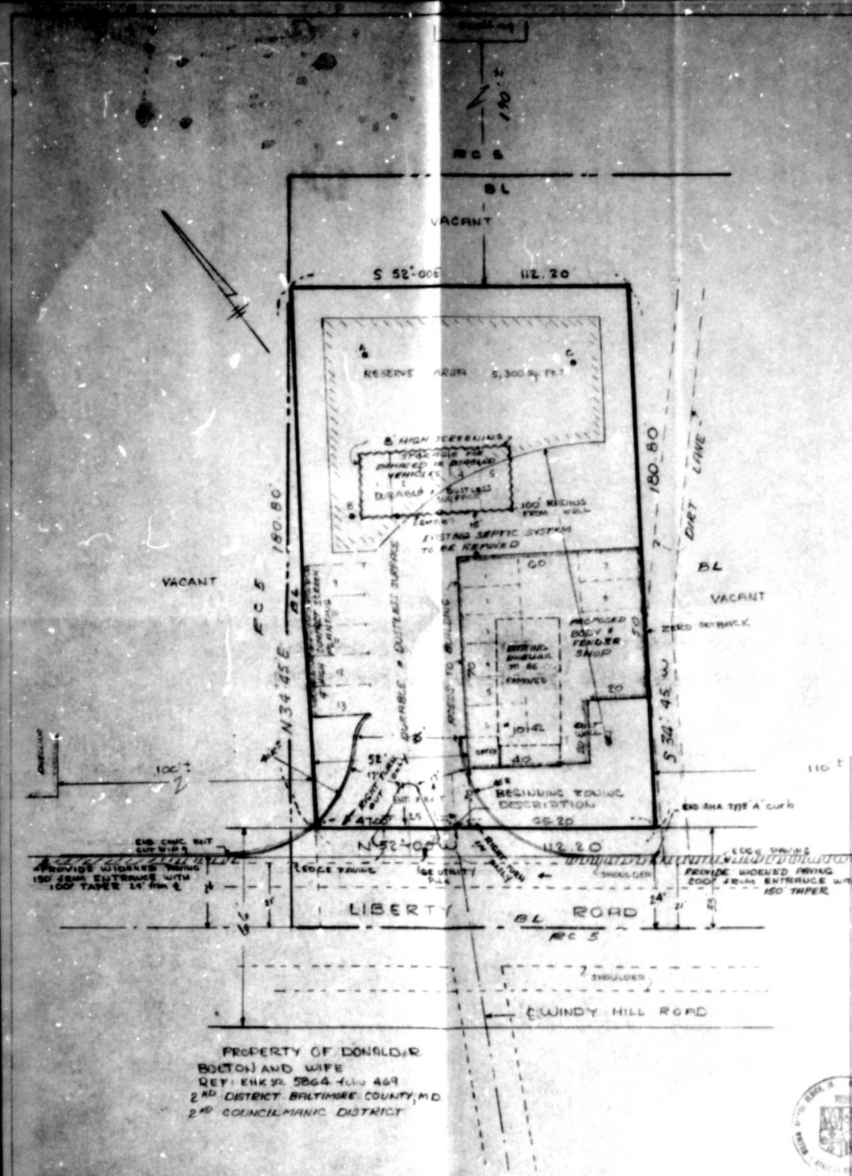
Very truly yours,

Herbert R. O'Conor
Herbert R. O'Conor, III

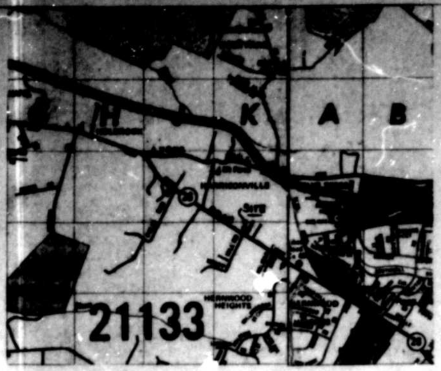
HRO'C:bap

Enclosures

cc: Mr. and Mrs. Donald R. Bolton
Mr. Neel Pervis



PROPERTY OF DONALD R.
BOLTON AND WIFE
REF: EHK JR. 5864 folio 469
2ND DISTRICT BALTIMORE COUNTY, MD
2ND COUNCILMANIC DISTRICT



LOCATION PLAN 1" = 2000'

ZONING B L
PROPOSED: SPECIAL EXCEPTION
FOR SERVICE GARAGE (BODY & FENDER)
230.13 ZONING REGULATIONS
PRESENT USE: DWELLING RESIDENTIAL
NET LOT AREA EXCLUDING LIBERTY ROAD
20,250 SQ. FT.² = 0.46 ± ACRE²

PARKING DATA
AREA PROPOSED GARAGE 3800 SQ. FT.
PARKING REQUIRED 3800 ÷ 300 = 13 SPACES
PARKING SHOWN 8 INTERIOR + 5 EXTERIOR = 13 SPACES

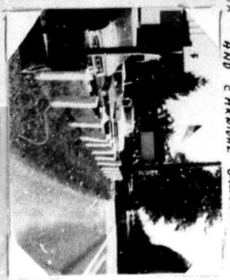
NOTE: AN APPROVED SITE PLAN WILL BE FILED
WITH BALTIMORE COUNTY PRIOR TO THE ISSUE
OF A BUILDING PERMIT

PETITIONER'S EXHIBIT 2

REVISED JANUARY 18, 1988
SCALE 1" = 20' JANUARY 11, 1988

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MARYLAND 21204

William B. Urbanek


4A LIBERTY ROAD FIRE DEPT AND CARNIVAL GROUNDS

4B RANDALLSTOWN ANIMAL HOSP

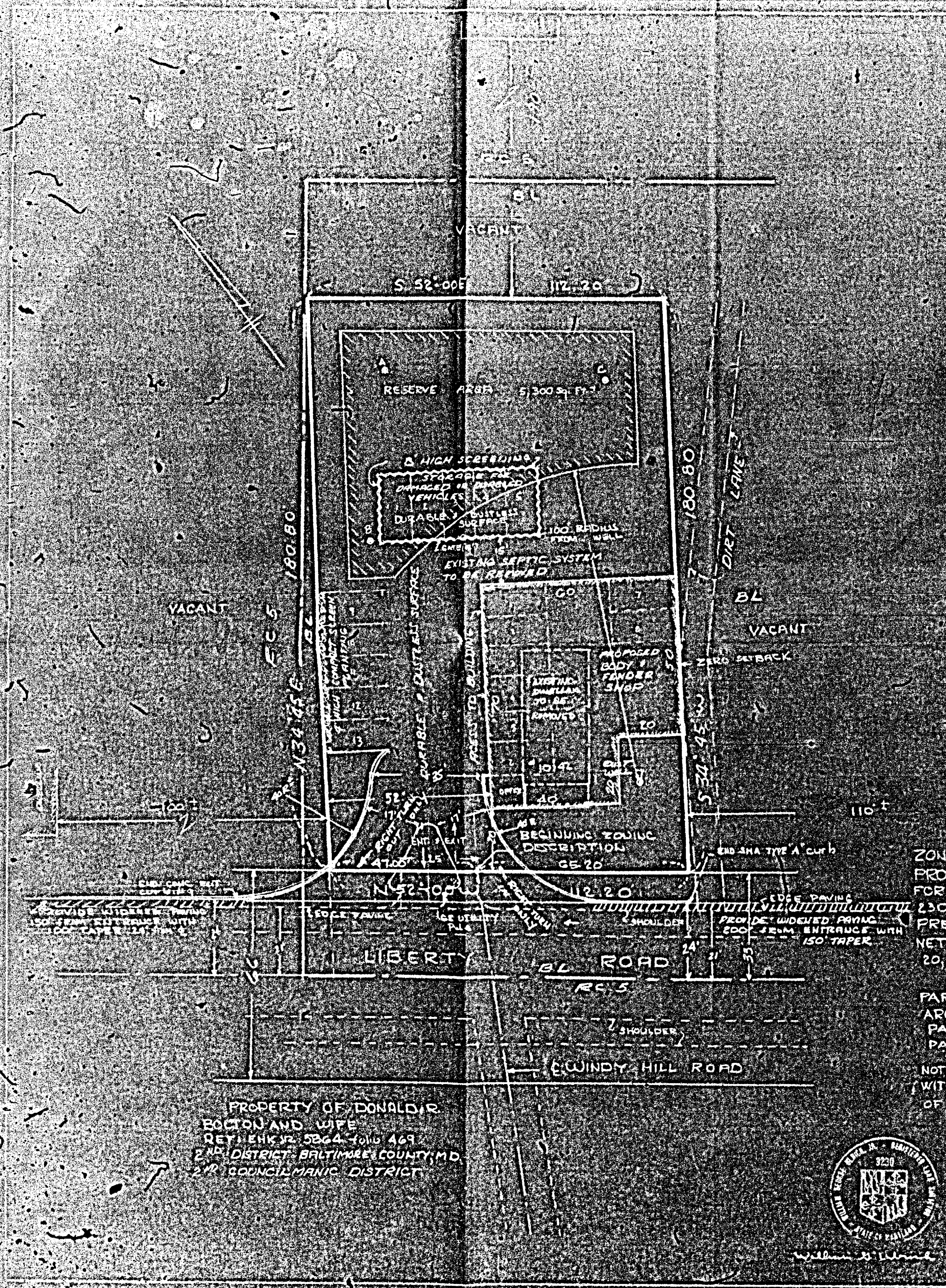
CHARLIES AMOCO [illegible] SALES SERVICE [illegible]

3A DICKS LAWN & GARDEN OLD CAR JOHNS IN REAR

DICKS LAWN & GARDEN CENTER

OLD CAR JOHNS [illegible] SHOP

GONTS BUS SERVICE


VACANT
BL
S 52°00'E 112.20
RESERVE AREA 5,300 SQ. FT.
6' HIGH SCREENING
STORAGE FOR DAMAGED OR PARTIALLY VEHICLES
DURABLE & DUSTLESS SURFACE
100' RADIUS FROM WELL
EXISTING SEPTIC SYSTEM TO BE REPAIRED
180.80
DIRT LANE
VACANT
BL
VACANT
N 34°43'E
PROPOSED BODY & FENDER SHOP
EXISTING DWELLING TO BE REMOVED
ZERO SETBACK
S 34°43'W
DURABLE & DUSTLESS SURFACE
ACCESS TO BUILDING
OFFICE
40
BEGINNING ZONING DESCRIPTION
66.20
110'±
400'±
END SHA TYPE 'A' curb
EDGE PAVING
N 52°00'W 112.20
PROPOSED WIDENED PAVING 200' FROM ENTRANCE WITH 150' TAPER
SHOULDER
LIBERTY
BL
ROAD
RC 5
24'
21'
33'
SHOULDER
WINDY HILL ROAD

PROPERTY OF DONALD R.
BOCTON AND WIFE
REF: EHK JR 5864 folio 469
2ND DISTRICT BALTIMORE COUNTY, MD.
2ND COUNCILMANIC DISTRICT

LOCATION PLAN 1" = 2000'

DWELLING

ZONING B.L
PROPOSED: SPECIAL EXCEPTION
FOR SERVICE GARAGE (BODY & FENDER)
230.13 ZONING REGULATIONS
PRESENT USE: DWELLING RESIDENTIAL
NET LOT AREA EXCLUDING LIBERTY ROAD
20,250 SQ. FT.± = 0.46 ± ACRE±

PARKING DATA
AREA PROPOSED GARAGE 3800 SQ. FT.
PARKING REQUIRED 3800 ÷ 300 = 13 SPACES
PARKING SHOWN 8 INTERIOR + 5 EXTERIOR = 13 SPACES

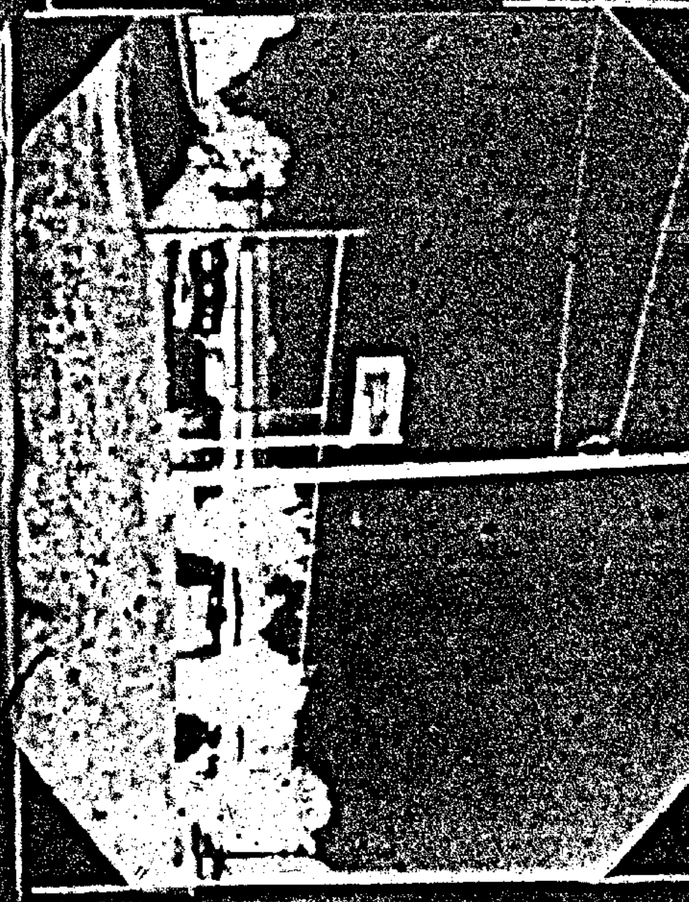
NOTE: AN APPROVED SITE PLAN WILL BE FILED
WITH BALTIMORE COUNTY PRIOR TO THE ISSUE
OF A BUILDING PERMIT

PETITIONER'S
EXHIBIT 2

REVISED JANUARY 18, 1988
SCALE 1" = 20' JANUARY 11, 1988

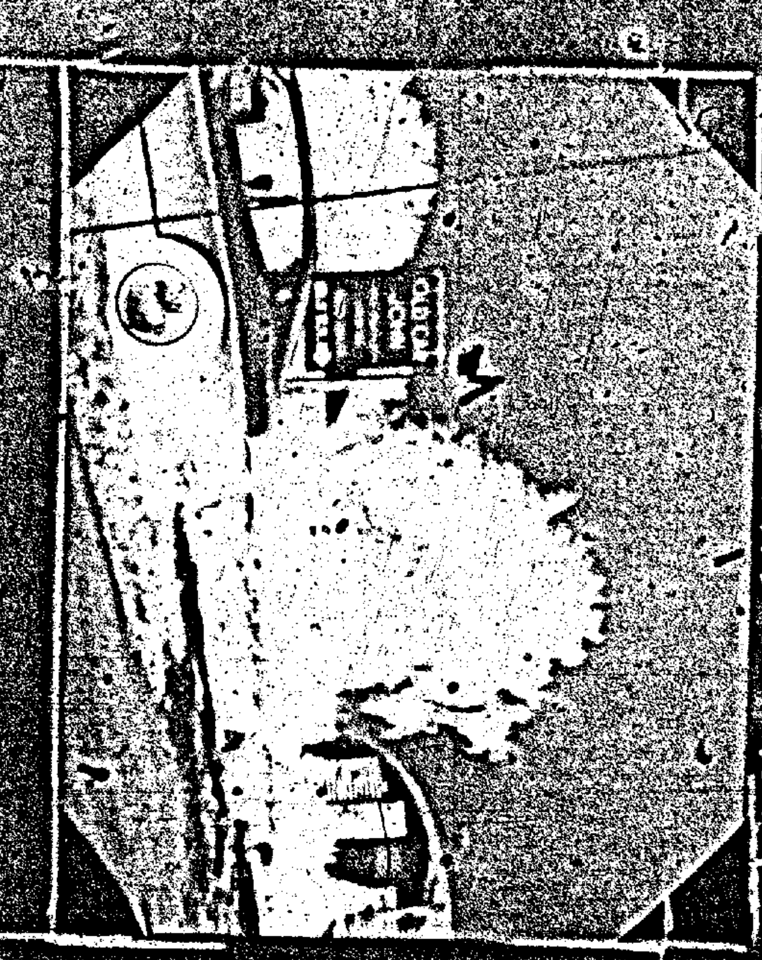
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MARYLAND 21204

4A LIBERTY ROAD FIRE DEPT AND CARNIVAL GROUNDS

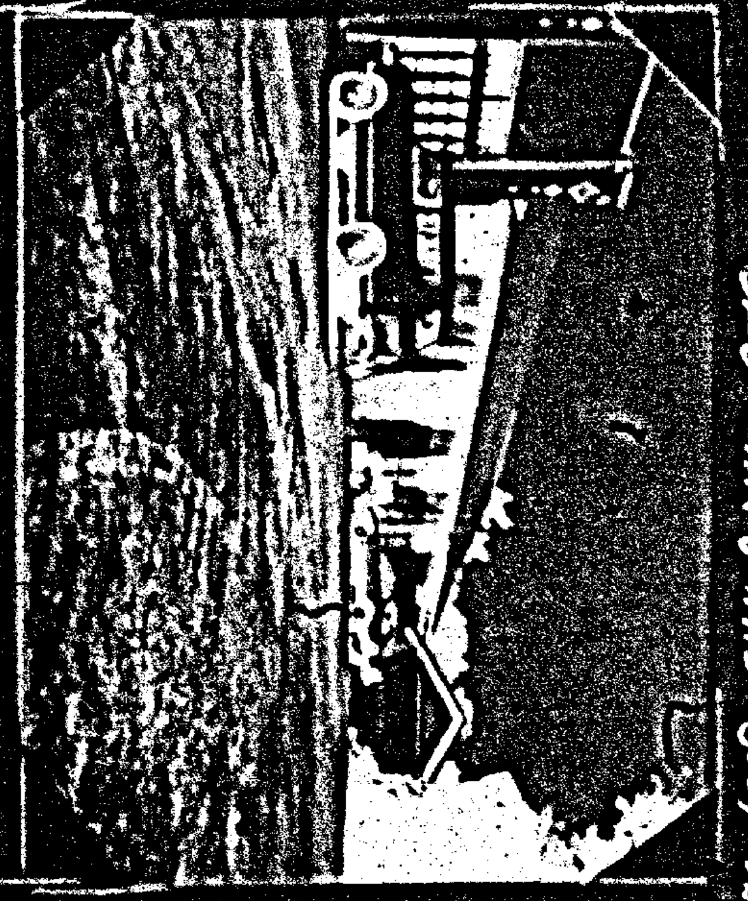

4B RANDALLSTOWN ANIMAL HOSP

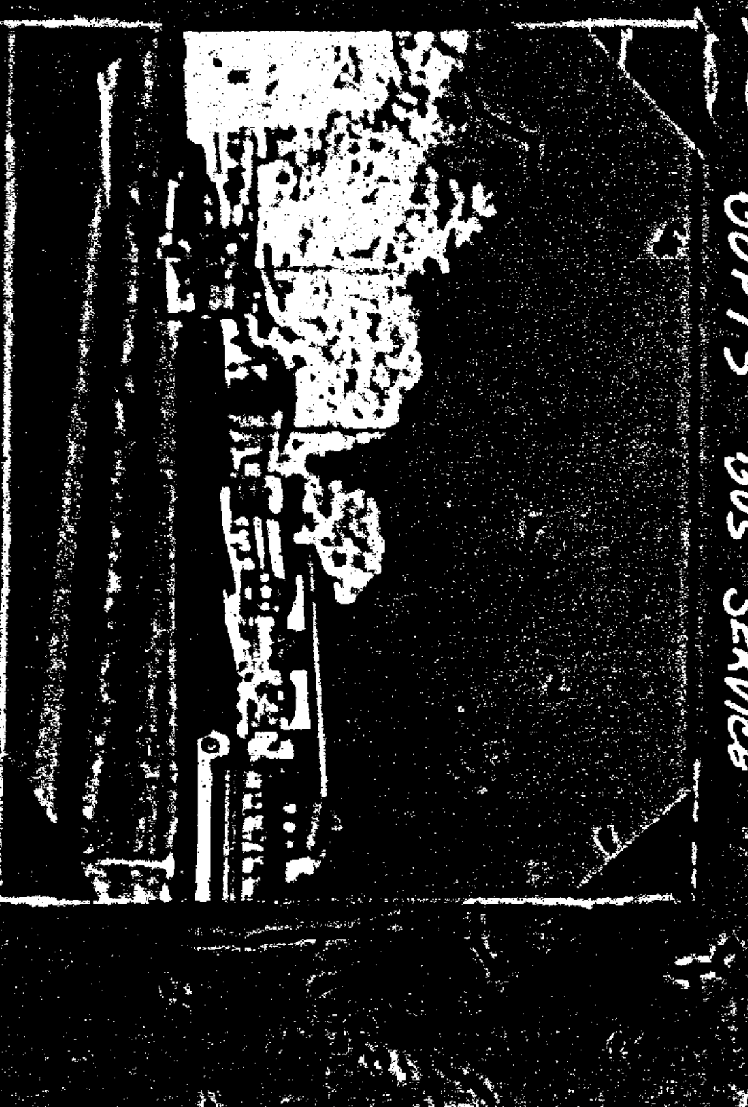
4C

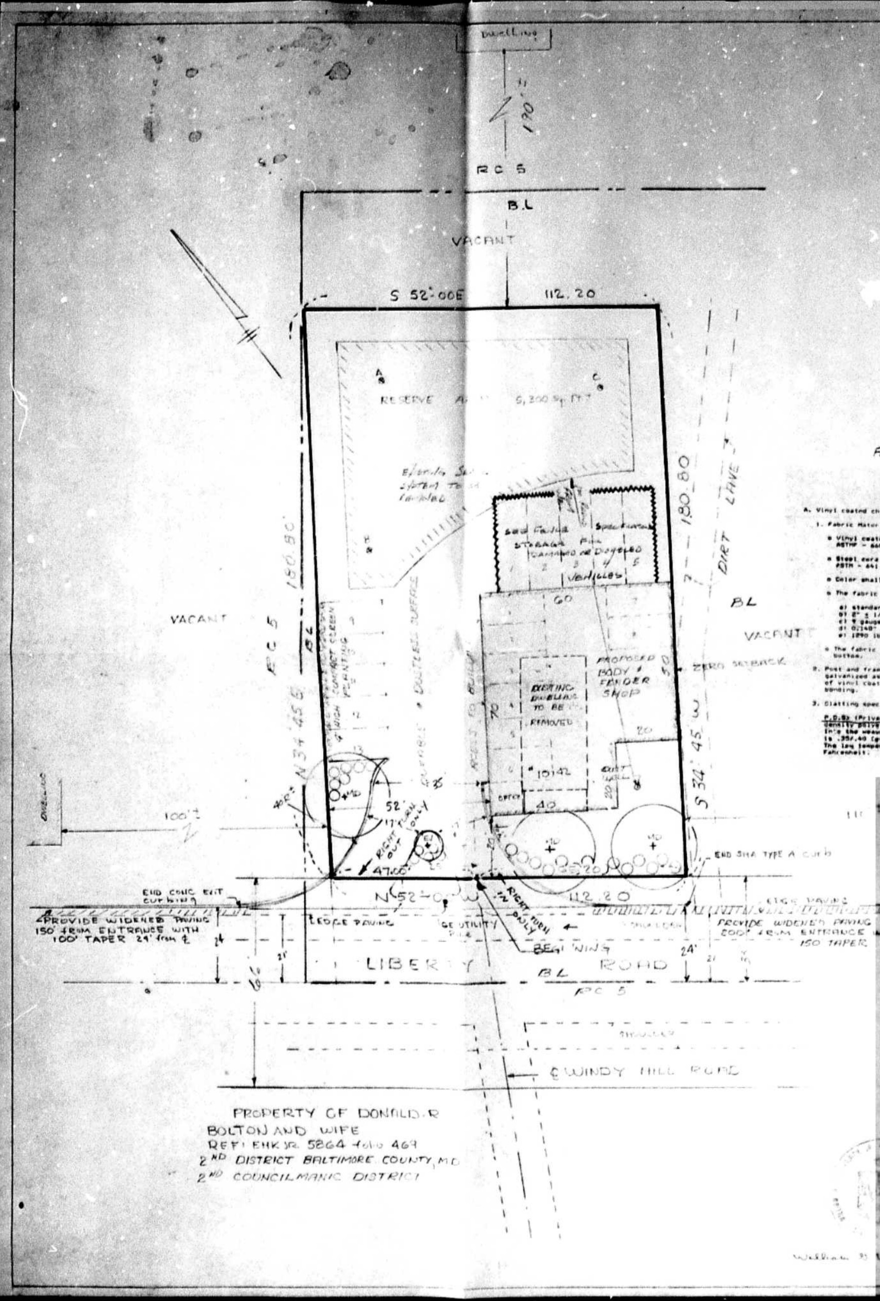
4D CHARLES CAMPING "C" CENTER SALES SERVICE & REPAIRS


3A DICKS LAWN & GARDEN OLD CAR JOHNS IN REAR

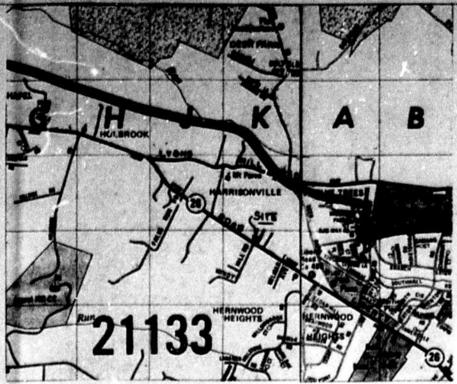
DICKS LAWN & GARDEN CENTER


3B OLD CAR JOHN'S BODY SHOP


3C OOPTS BUS SERVICE



PROPERTY OF DONALD R
BOLTON AND WIFE
REF: EHK JR. 5864 folio 469
2ND DISTRICT BALTIMORE COUNTY, MD
2ND COUNCILMANIC DISTRICT



LOCATION PLAN 1" = 2000'

FENCE SPECIFICATIONS

CHAIN LINK SPECS. - 8' TALL

A. Vinyl coated chain link fencing minimum specifications

1. Fabric Material -

- Vinyl coated steel chain link fabric in accordance with ASTMF - 668 - type 2B.
- Steel core wire shall be galvanized in accordance with ASTM - 641 - 71A.
- Color shall be a dark, earth tone.
- The fabric type shall be:
  - a) standard industrial type
  - b) 2" ± 1/8"
  - c) 9 gauge
  - d) 0.148" core wire diameter
  - e) 1290 lbs. breakload
- The fabric selvage shall be knuckled on the top and bottom.

2. Post and framing - all steel parts shall be hot-dipped galvanized as per ASTM, prior to vinyl coating. Thickness of vinyl coating shall be 10-15 mills applied by fusion bonding.

3. Slatting specifications

P.D.S. (Privacy Decorative Slatting) or equal. 0.951 density polyethylene hollow rectangular tube that fits snugly in the weave of chain link fabric. The melt index value is .35/.40 (environmental stress crack resistance (ESCR)). The low temperatures brittle point is -76 degrees Fahrenheit.

PROPOSED LANDSCAPING
MD = MAJOR DECIDUOUS TREE
EJ = EVERGREEN TREE
○ = EVERGREEN SHRUB

NOTE: THE PROPOSED LANDSCAPING AS SHOWN HEREON IS SCHEMATIC ONLY & REFLECTS A PROPOSED SCREENING OF THE SIDE OF THE BUILDING & PARKING LOT THAT FACES LIBERTY ROAD. THE FINAL APPROVED SITE PLAN WILL COMPLY WITH THE BUFFER REQUIREMENTS & THE REQUIREMENTS OF THE LANDSCAPE MANUAL OF BALTO. COUNTY.

ZONING B.L. ITEM Nº 259 CASE Nº 88-426-X
PROPOSED: SPECIAL EXCEPTION
FOR SERVICE GARAGE (BODY & FENDER)
230.13 ZONING REGULATIONS
PRESENT USE: DWELLING RESIDENTIAL
NET LOT AREA EXCLUDING LIBERTY ROAD
20,150 SQ. FT.± = 0.46 of ACRE±

PARKING DATA
AREA PROPOSED GARAGE 3800 SQ. FT.
PARKING REQUIRED 3800 ÷ 300 = 13 SPACES
PARKING SHOWN 8 INTERIOR + 5 EXTERIOR = 13 SPACES

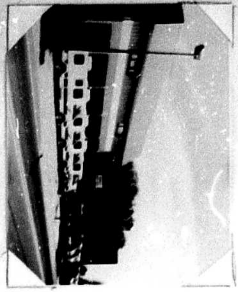
NOTE: AN APPROVED SITE PLAN WILL BE FILED WITH BALTIMORE COUNTY PRIOR TO THE ISSUE OF A BUILDING PERMIT

Petitioner's Exhibit A

REVISED	MAY	5, 1988
REVISED	APRIL	22, 1988
REVISED	JANUARY	18, 1988
SCALE 1" = 20'	JANUARY	11, 1988

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MARYLAND 21204

William ... Ulrich

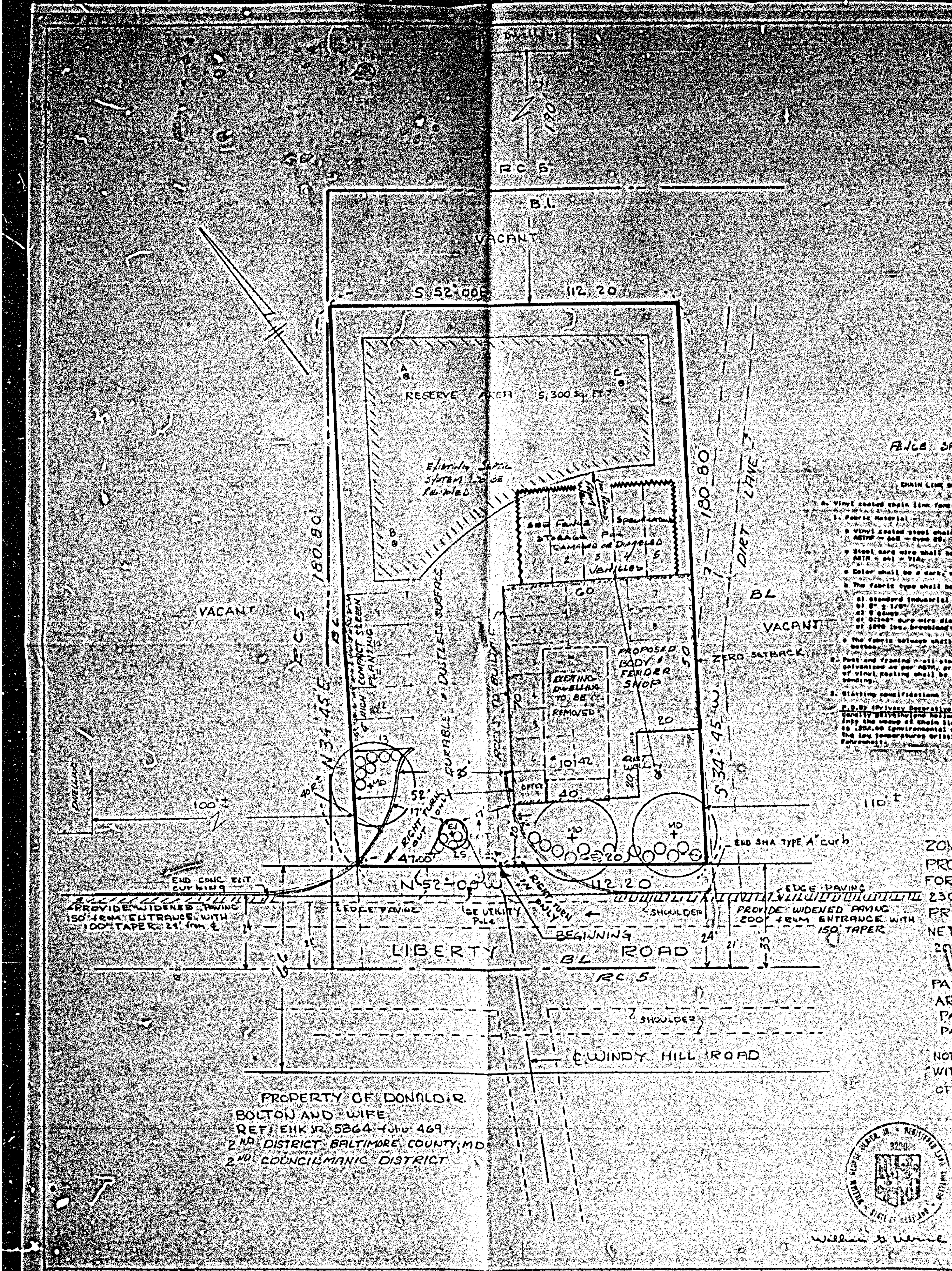

2E CHARLIES CAMPING CENTER

2D MOTOR CYCLE SHACK

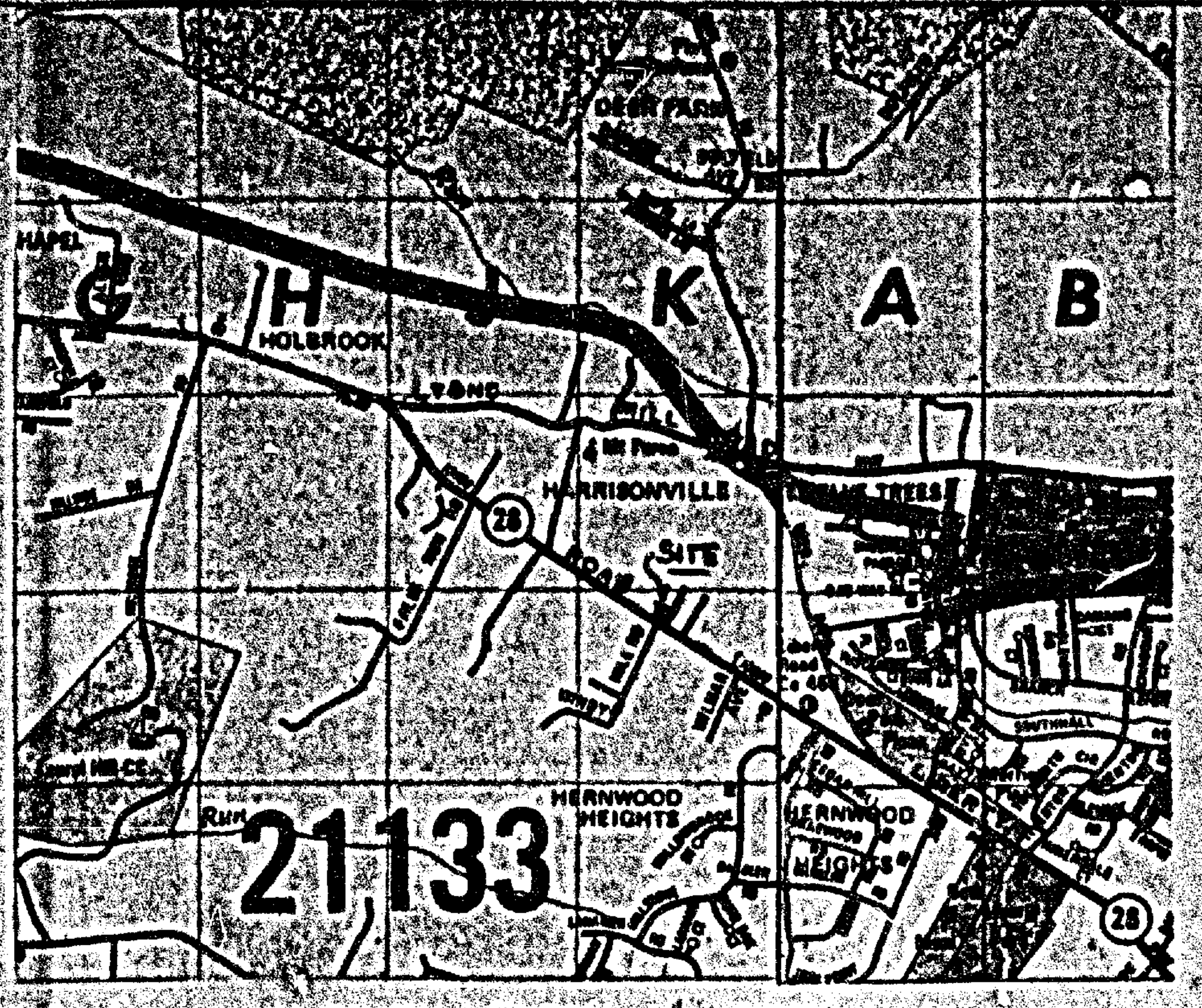
2C MOTOR CYCLE SHACK

A CAPPS SERVICE REAR 10142 LIBERTY RD

10142 LIBERTY RD



PROPERTY OF DONALD R.
BOLTON AND WIFE
REF: EHK JR. 5864 folio 469
2ND DISTRICT BALTIMORE COUNTY, MD.
2ND COUNCILMANIC DISTRICT



LOCATION PLAN 1" = 2000'

FENCE SPECIFICATIONS

CHAIN LINK SPECS. - 8' TALL

A. Vinyl coated chain link fencing minimum specifications

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  - d) 0.148" core wire diamete
  - e) 1890 lbs. breakload
- The fabric selvage shall be [illegible] on the top and bottom.

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3. Slatting specifications

P.D.S. (Privacy Decorative Slatting) or equal. (4.95) density polyethylene hollow rectangular tube that fits snugly into the weave of chain link fabric. The melt index value is .35/.60 (environmental stress crack resistance (ESCR)). The low temperature brittle point is -76 degrees Fahrenheit.

PROPOSED LANDSCAPING

MD = Major Deciduous Tree
EV = Evergreen Tree
O = Evergreen Shrub

Note: The proposed landscaping as shown hereon is schematic only & reflects a proposed screening of the side of the building & parking lot that faces Liberty Road. The final approved site plan will comply with the buffer requirements & the requirements of the landscape manual of Balto County.

ZONING B.L. ITEM Nº 259 CASE Nº 88-426-X
PROPOSED: SPECIAL EXCEPTION
FOR SERVICE GARAGE (BODY & FENDER)
230.13 ZONING REGULATIONS
PRESENT USE: DWELLING RESIDENTIAL
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NOTE: AN APPROVED SITE PLAN WILL BE FILED WITH BALTIMORE COUNTY PRIOR TO THE ISSUE OF A BUILDING PERMIT

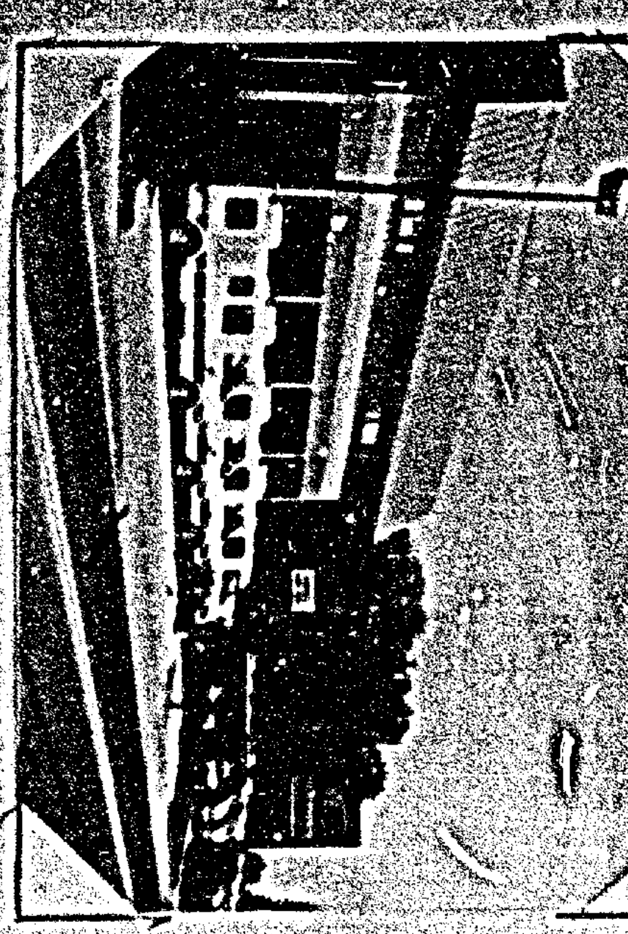
Petitioners Exhibit A

REVISED	MAY	5, 1988
REVISED	APRIL	22, 1988
REVISED	JANUARY	18, 1988
SCALE 1" = 20'	JANUARY	11, 1988

3230

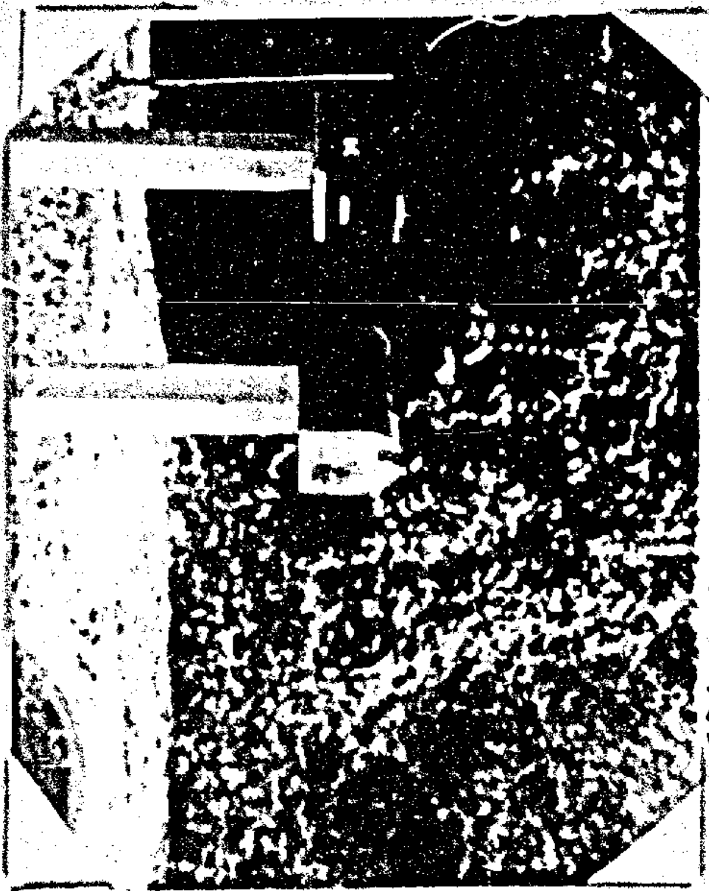
William G. Ulrich

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204


2E CHARLIES CAMPING CENTER

2D MOTOR CYCLE SHACK

2C MOTOR CYCLE SHACK


2B CAPPS SERVICE REAR 10142 LIBERTY RD

2A 10142 LIBERTY RD