



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 2001

Mr. Alan E. Scoll
D.S.Thaler & Associates, Inc.
7115 Ambassador Road
P. O. Box 47428
Baltimore, MD 21244-7428

Dear Mr. Scoll:

RE: 7907-09 Belair Road, PDM file #XIV-291

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1"-200' scale zoning map is NE 7-E is B.L. (Business, Local). Your request is for verification that a 1-story building with just under 5,600 square feet of general retail use as shown in the submitted plan would be permitted on this site. Prior hearings, for a special exception (Case #89-136-X) and later variance (Case #95-494-A) were granted but never utilized. Additionally this proposal has been approved for processing as a "refinement" to the previously approved Development Plan by the DRC on October 19, 2000 (#1010001). As such, your client's proposal for the above referenced use would be permitted.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:ggs

Enclosure

C: Letter file 14th District
Hearing file #95-494-A
PDM file #XIV-291



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



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MEMORANDUM FOR THE BOARD OF APPEALS
Case No. 89-136-X
Petitioners: Gary C. Duvall, Esquire, Eric Dismena, Esquire, Harry E. Buckelstar, Jr., John G. Dismey
Subject: Special Exception for a Gasoline Service Station on Parcel B, 7907 and 7909 Belair Road, Baltimore, Maryland.

CONSIDERATION OF THE PETITIONERS' AND PROTESTANTS' REQUESTS FOR SPECIAL EXCEPTIONS FOR ZONING VARIANCE...
The Board of Appeals is hereby AFFIRMED and incorporated by reference herein and each and every term and condition herein shall be in effect as of March 6, 1990.

MEMORANDUM FOR THE BOARD OF APPEALS
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Subject: Special Exception for a Gasoline Service Station on Parcel B, 7907 and 7909 Belair Road, Baltimore, Maryland.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

PLEASE ENTER AN APPEAL FROM THE DECISION OF THE ZONING COMMISSIONER CONCERNING THE ABOVE-CAPTIONED MATTER DATED 6/23/89 TO THE COUNTY BOARD OF APPEALS ON BEHALF OF PAUL BOURQUIN, 7901 BELAIR ROAD, BARTIMORE, MARYLAND 21204.

ERIC DILMENA, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

CERTIFICATE OF MAILING
I HEREBY CERTIFY that on this 24th day of July, 1989, a copy of the foregoing Order for Appeal was mailed, postage prepaid, to the County Office Building, Towson, Maryland 21204, and to the People's Council, County Office Building, Towson, Maryland 21204, and to Gary C. Duvall, Esquire, Miles and Stockbridge, 401 Washington Avenue, Towson, Maryland 21204.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

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BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

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Mr. Charles J. Miller, Jr.
Chief Bureau of Engineering
State Highway Administration
P.O. Box 717
207 S. Calvert Street
Baltimore, Maryland 21203

Dear Mr. Miller:

Relative to your comments of August 29, for the above mentioned site, please find enclosed two prints of the revised site plan showing the future 150' right-of-way line.

Trusting the enclosed is satisfactory. If there are any questions please do not hesitate to call.

Very truly yours,
Paul Lee

M. L. Bickelmeier
cc: Mr. James Dyer w/encl.
Mr. Robert Cannon w/encl.

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
COUNTY CLERK
Office Bldg.
October 9, 1989

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASON. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED UNLESS THE PETITIONER'S REQUEST IS RECEIVED AT THE BOARD'S OFFICE ON OR BEFORE THE DATE OF THE HEARING. THE BOARD'S OFFICE IS LOCATED AT 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204. BOARD MEETINGS ARE HELD AT 10:00 A.M. ON TUESDAYS.

Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
DATE: March 13, 1990

TO: Mr. Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

FROM: Mr. Paul Bourquin
7901 Belair Road
Baltimore, Maryland 21204

SUBJECT: 7901 Belair Road
M-89-161
Colbert Engineering
623-2222

The subject property was granted a waiver of CMO meeting by the Office of Planning & Zoning. However, CMO approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give your approval or comments by April 3, 1990. Nonresponse by the aforementioned date is considered to be concurrence by your office of the plan.

(See Other Side for Comments)

Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

PLEASE ENTER AN APPEAL FROM THE DECISION OF THE ZONING COMMISSIONER CONCERNING THE ABOVE-CAPTIONED MATTER DATED 6/23/89 TO THE COUNTY BOARD OF APPEALS ON BEHALF OF PAUL BOURQUIN, 7901 BELAIR ROAD, BARTIMORE, MARYLAND 21204.

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County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
COUNTY CLERK
Office Bldg.
March 23, 1990

IN RE: PETITIONS FOR SPECIAL EXCEPTION & ZONING VARIANCE
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
CASE #89-136-X

Mr. Commissioner:
Please enter an appeal from the Decision of the Zoning Commissioner concerning the above-captioned matter dated 6/23/89 to the County Board of Appeals on behalf of Paul Bourquin, 7901 Belair Road, Baltimore, Maryland 21204.

ERIC DILMENA, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

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BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District
Belair Associates
Petitioner

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Case No. 89-136-X
Belair Associates

After a brief adjournment and meeting of counsel, it was agreed and stipulated that the testimony of Mr. Gay Mayer, of the State Highway Administration and project engineer for this project, would testify that this site has no impact on the proposed highway widening.

The testimony of Mr. Colbert, an engineer for this project, was also proffered, and it was agreed that he would testify that the stormwater management requirements would be met and that all other requirements of the County Review Group would also be conformed with. The testimony of Mr. Alvin Miller, co-owner of the property, was proffered as to the types of operations contemplated and those parties with whom leases are in negotiation for the uses on these subject properties. It was further proffered by counsel that Mr. Miller would testify that all the requirements in Section 502.1 would be complied with. At this point, testimony was concluded.

After review of the testimony and evidence presented, the Board concludes that the special exception shall be granted subject to restrictions set forth below in its order.

ORDER
It is therefore this 6th day of March, 1990 by the County Board of Appeals of Baltimore County ORDERED that the special exception to permit garage service facilities on parcels A and B on the site subject to this Petition is hereby granted subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- Parcel A shall be limited to operations such as a quick lube, quick tune or auto glass, transmission, tire, or brake type specialty shop. Further, no body and fender or painting work shall be performed on either parcel A or parcel B.

Case No. 89-136-X
Belair Associates

2. There shall be no outside parking system.

3. All employees shall be required to park in those parking spaces provided along the north-south boundary line of said parcels.

4. The Petitioner shall erect an eight (8) foot board on board wooden fence along the entire length of the northeastern boundary of the subject property, such boundary being parallel to Belair Road and abutting the rear of the subject property to the rear of the subject site. The Petitioner shall assume all responsibility for the maintenance, upkeep, and replacement (if necessary) of said fence.

5. The Petitioner shall set four (4) foot fence of the subject site property line to afford landscaping on both sides of said fence. The Petitioner shall be required to landscape the southerly side of the fence.

6. The Petitioner shall comply with all requirements of the Baltimore County Landscaping Ordinance and shall submit a landscaping plan to the Office of Current Planning for approval prior to the issuance of any permits.

7. The proposed facilities for Parcel A and B shall not begin operation prior to 7:00 a.m. and shall cease all such operation no later than 10:00 p.m.

8. There shall be no exterior storage of any parts or materials, including but not limited to, oil, antifreeze, tires, mufflers, transmissions, engines, etc.; nor shall any discharges of any kind be permitted from the operation of the exterior parking facilities of Parcel A and B.

9. There shall be no outdoor parking located on the northern or eastern walls of the proposed building on Parcel A, nor shall there be any outdoor parking located on the southern or eastern walls of the proposed building on Parcel B. Exterior lighting shall be permitted, along the aforementioned walls. Building attached to the exterior walls of the service bays and waiting office area; so such lighting shall be higher than 16 feet above grade and shall diffuse

Case No. 89-136-X
Belair Associates

directly on the subject property. All parking lot lighting between the north-south wall of the proposed building on Parcel A and the northeast boundary line of the subject site shall be of the ground diffused type, no higher than 6 feet above grade. All exterior parking lot lighting between said north-south wall and Belair Road may be of the free standing pole type, but in no event shall be higher than 16 feet above grade.

10. As to Parcel B, the special exception shall be limited to this use only and shall exclude in the future any activity or use of the property owner for an automotive gasoline service station as long as Mr. Paul Bourquin, the Petitioner, is the operator of the adjoining Shell gasoline station and that the uses on Parcel B shall be of a general service garage nature as defined by the Baltimore County Zoning Regulations.

No gasoline sales shall be allowed on Parcel B.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Arnold J. Foreman, Acting Chairman
John G. Blumstein, Jr.
John G. Blumstein, Jr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 14th
Posted for: Special Exception
Date of Posting: 5/23/89

Postman: [Signature]
Location of property: 7901 Belair Road, Baltimore, Maryland 21204
Location of Sign: [Signature]

THIS PERMIT IS PAID AND THE ZONING SIGN(S) AND POST(S) REMOVED ON THE DAY OF THE HEARING ON THE ABOVE MATTER BY THE PETITIONER.

PLEASE ADVISE THE ZONING DEPARTMENT OF BALTIMORE COUNTY, MARYLAND AND BRING IT ALONG WITH THE SIGN(S) AND POST(S) TO THE ZONING OFFICE, COUNTY OFFICE BUILDING, ROOM 315, TOWSON, MARYLAND 21204, AT LEAST 48 HOURS BEFORE THE HEARING.

CERTIFICATE OF PUBLICATION
TOWSON, MD. May 22, 1989

THIS IS TO CERTIFY that the proposed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 18, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN

S. Zabe Delong

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
624-5333

Date: 5/23/89

Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
624-5333

May 2, 1989

Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
624-5333

May 4, 1989

Eric Dilmena, Esquire
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Eric Dilmena, Esquire
1405 Washington Avenue, Suite 600
Towson, Maryland 21204

November 21, 1988
Eric Dinenna
Dear Mr. Commissioner:
This is to acknowledge receipt of your postponement request regarding the following petition:
Case number: 89-136-2A
Petitioner(s): [Name]
Location: [Address]
Please be advised that your request will not be granted, and as such, [Name] will not proceed on the assigned date of 12/15/88.
Where applicable, you will be financially penalized if you have a hearing date.
J. Robert Haines
Zoning Commissioner
Baltimore County, Maryland

October 8, 1988
Eric Dinenna
Dear Mr. Commissioner:
On behalf of the Petitioner in the referenced matter, I hereby request a postponement of the hearing scheduled for October 14, 1988 at 10:30 a.m. Consideration of the impact of the proposed future widening of Belair Road has prompted this request.
Coupled with the request for the postponement, it is requested that this matter be rescheduled for hearing at a date which would permit the hearing, issuance of an order and expiration of the 30 day appeal period prior to year end.
Sincerely,
Eric Dinenna

NOTICE OF HEARING
The Zoning Commission 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:
Petitioner for Special Exception and Zoning Variance: [Name]
Case No. 89-136-2A
1/8 Belair Road, 210' W of Fitch Avenue
(7907 and 7908 Belair Road)
14th Election District - 6th Councilmanic District
Petitioner(s) Western Auto Supply Company
HEARING SCHEDULED FOR: OCTOBER 14, 1988 at 10:30 a.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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
Baltimore County, Maryland

RECEIVED
NOV 23 1988
ZONING OFFICE
Dear Mr. Commissioner:
The referenced matter is scheduled for hearing at 10:30 a.m. on Tuesday, December 6, 1988. Changes from the project as depicted on the original plat will require the preparation and submission of an amended plat. As a result, our request for postponement would be to a date which would be determined later, after an amended plat has been submitted and reviewed.
Thank you for your consideration of this request.
Sincerely yours,
Eric Dinenna
Robert W. Cannon

RECEIVED
OCT 18 1988
ZONING OFFICE
Dear Mr. Commissioner:
I would appreciate your appearance in the above-captioned case on behalf of Paul Bourquin, protestant.
This matter has been postponed, at the request of the petitioner, from October 14, 1988 to a future time.
I would respectfully request that your office advise me of the new hearing date and time and would further request and request cooperation of Mr. Cannon, counsel for the petitioner, that we coordinate a date that would not conflict with my Master's hearings.
Thank you for your help in this matter.
Very truly yours,
Eric Dinenna

RECEIVED
OCT 22 1988
ZONING OFFICE
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: [Name]
Date of Posting: [Date]
Petitioner: [Name]
Location of property: [Address]
Location of Sign: [Address]
Number of Signs: [Number]

October 8, 1988
Eric Dinenna
Dear Mr. Commissioner:
On behalf of the Petitioner in the referenced matter, I hereby request a postponement of the hearing scheduled for Friday, October 14, 1988 at 10:30 a.m. Consideration of the impact of the widening of Belair Road has prompted this request.
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Eric Dinenna

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The Zoning Commission 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:
Petitioner for Special Exception and Zoning Variance: [Name]
Case No. 89-136-2A
1/8 Belair Road, 210' W of Fitch Avenue
(7907 and 7908 Belair Road)
14th Election District - 6th Councilmanic District
Petitioner(s) Western Auto Supply Company
HEARING SCHEDULED FOR: OCTOBER 14, 1988 at 10:30 a.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION
TOWSON, MD. [Date]
THIS IS TO CERTIFY that the proposed advertisement was published in the TOWSON JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of the five consecutive weeks the first publication appearing on [Date].
J. Robert Haines
Zoning Commissioner
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION
TOWSON, MD. [Date]
THIS IS TO CERTIFY that the proposed advertisement was published in the TOWSON JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of the five consecutive weeks the first publication appearing on [Date].
J. Robert Haines
Zoning Commissioner
Baltimore County, Maryland



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: [Name]
Date of Posting: [Date]
Petitioner: [Name]
Location of property: [Address]
Location of Sign: [Address]
Number of Signs: [Number]

August 18, 1989
Eric Dinenna
Dear Mr. Commissioner:
This is to acknowledge receipt of your postponement request regarding the following petition:
Case number: 89-136-2A
Petitioner(s): [Name]
Location: [Address]
Please be advised that your request will not be granted, and as such, [Name] will not proceed on the assigned date of 12/15/88.
Where applicable, you will be financially penalized if you have a hearing date.
J. Robert Haines
Zoning Commissioner
Baltimore County, Maryland

August 18, 1989
Eric Dinenna
Dear Mr. Commissioner:
On behalf of the Petitioner in the referenced matter, I hereby request a postponement of the hearing scheduled for October 14, 1988 at 10:30 a.m. Consideration of the impact of the widening of Belair Road has prompted this request.
Coupled with the request for the postponement, it is requested that this matter be rescheduled for hearing at a date which would permit the hearing, issuance of an order and expiration of the 30 day appeal period prior to year end.
Sincerely,
Eric Dinenna

NOTICE OF HEARING
The County Board of Appeals 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:
Petitioner for Special Exception and Zoning Variance: [Name]
Case No. 89-136-2A
1/8 Belair Road, 210' W of Fitch Avenue
(7907 and 7908 Belair Road)
14th Election District - 6th Councilmanic District
Petitioner(s) Western Auto Supply Company
HEARING SCHEDULED FOR: OCTOBER 14, 1988 at 10:30 a.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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
Baltimore County, Maryland

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND RECEIVED IN STRICT COMPLIANCE WITH RULES 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Dear Mr. Spence:
This is to advise you that I have discussed your letter of August 17, 1989 with my client, [Name].
First of all, let me advise you that discussions between my client and your clients concerning the purchase of some of this property has existed for over one and one-half years.
My client categorically denies that the taking of the appeal was for the sole purpose of causing delay. He is very much concerned with the type of service garage that would be put to use on the property and as far as he is concerned, the proposal before the Zoning Commissioner was too vague and indefinite. It is his opinion that different uses would create different patterns of traffic, run-off, etc., which could have an adverse effect upon his own business.
I am also in receipt of a copy of a letter to William T. Sackett, Chairman of the Baltimore County Board of Appeals from Gary C. Duvall. It is Mr. Duvall's intention to keep things in "check" in order that his interest be protected as to land uses around his business. I do not feel it was appropriate for Mr. Duvall to advise the Chairman of the Board of this internal conflict between the parties, having nothing to do with the actual zoning of the property.
This is not to be personally critical of Mr. Duvall but it is not the Board's business as to why an appeal was taken but only to review, or deny, the Petition.
As I have indicated to you, it is not my intention that this matter be unduly delayed as late as March of 1990. If we can get a decision and a decision is desired, it is my intention that the fully agreed to have this matter tried before the Board of Appeals.

Accordingly, if you can get a date prior to March that is in no conflict with various schedules of all counsel and parties as well as the Board, please attempt to do so and advise me prior to the being definitely set by the Board.
I appreciate the cooperation of both of you in this matter.
Very truly yours,
Eric Dinenna

MILLS & SPOONWOMAN
300 WASHINGTON AVENUE
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000
TELEFAX 301-784-1000
FACSIMILE 301-784-1000

August 22, 1989

RE: Petition for Special Exception & Zoning Variance - 2 1/2 Fitch Avenue - 1907 and 1909 Belair Rd. - 14 Election District - 6th Councilmanic District - Belair Heights, Petitioner - Case 89-136-X

Mr. H. Hackett:

I represent the Petitioners who filed the special exception and zoning variance in the above-referenced matter. The zoning Commission in the above-referenced matter noted by the only proponent, an adjoining leasee, a separate zoning variance, Mr. Paul Bourquin.

On the afternoon of July 26, 1989, the last day for filing appeals, Mr. Bourquin called one of the principals of Belair Heights and informed him that the reason for filing the appeal was that Mr. Bourquin had additional time within which to purchase the property himself and to keep things in order. He was aware of the fact that the current owners, Mr. & Mrs. Bourquin, had a lease on the property which required the special exception.

Inasmuch as Mr. Bourquin is the only proponent and since it appears that his stated purpose for appealing is other than a lease, the zoning Commission is authorized to grant the special exception and zoning variance on the basis of the information provided in the above-referenced matter. We would request an immediate hearing on this matter in the normal course until February or March of 1990 would clearly assist Mr. Bourquin in carrying out his intended purpose for the appeal.

66 JUN 14 12 50 PM '89
515 JAY ST BALTIMORE ALBANY
CALLED

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
1100 SOUTH CHARLES STREET
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000

ASSIGNED FOR: WEDNESDAY, FEBRUARY 29, 1990 AT 10:00 A.M.

CC: S. Eric Dillman, Esquire, Counsel for Protestants/Neighbors
Mr. Paul A. Bourquin, Petitioner
Mr. Andrew Feldman & Mr. Robert Levin, Belair Associates, Petitioner
Gary G. Corvelli, Esquire, Counsel for Petitioner
Mr. William Bork, Petitioner
Mr. Alvin Miller, Petitioner
Mr. Paul Bork, Petitioner
Mr. and Mrs. Edward Lewis, Petitioner
People's Counsel for Baltimore County
Mr. David Fields, Petitioner
Mr. Robert Haines, Petitioner
Ann M. Baranowicz, Petitioner
James J. Ryan, Petitioner
W. Carl Richards, Jr., Petitioner
Docket Station, County Attorney
Arnold Jablon, County Attorney
Linda M. Kussman, Legal Secretary

Office of Planning and Zoning
1100 South Charles Street
Towson, Maryland 21286
Telephone 301-784-1000

The applicant is requesting a variance to reduce the required number of parking spaces from 47 to 24 and is requesting a special exception to allow for the construction of a drive-in/automotive facility. In reference to these requests, staff provides the following comments:

- 1. The subject property will be required to undergo CGO review prior to development approval.
- 2. This property borders a section of Belair Road which is slated to undergo substantial road improvements in the near future. The ultimate right-of-way on this property will be 110 feet, not the 66 feet shown. In addition, the County will require a 40 foot landscape strip beyond the 110 foot right-of-way line. Staff conservatively estimates that a minimum of 10 parking spaces will be lost.
- 3. The site plan dated May 27, 1988 will have to be significantly revised to meet current County standards.

Based upon the information provided and analysis conducted, staff recommends denial of the applicant's request until the CGO process is completed.

RECEIVED ZONING OFFICE
DATE: 10/17/89

Office of Planning and Zoning
1100 South Charles Street
Towson, Maryland 21286
Telephone 301-784-1000

Dear Mr. Haines:

The Northeast Fullerton Community Association, Inc. wishes to comment on a project that will come before the zoning Commission in the near future. This project is zoning Case number 89-136-X, 1907-09 Belair Road, Belair Heights, Baltimore County, Maryland 21204.

The Northeast Fullerton Community Association, Inc. has reviewed the project's preliminary site plan, as provided by Millite Hook consultant to the developer. We have requested two items to be added to these plans. The first is to construct a six-foot wooden fence along the landscape/buffer area that will run adjacent to the existing residential property owners. This fence is in already committed to in his plans. The second item requested from the developer is to place shields on the lighting existing residential properties so as to direct the lights away from these properties.

As long as the aforementioned items are included in the final plans submitted and approved by the County, the Northeast Fullerton Community Association, Inc. has no objection to proceeding with this development.

Sincerely yours,
John D. Moore
President

RECEIVED
APR 15 1989

Case No. 89-136-XA
Petitioner: Western Auto

Dear Mr. Haines:

Please forgive what appears to me as a lack of attention on my part to the above-referenced file. This has not been the case, however. The subject property has been sold to my clients who took an assignment of the Western Auto contract. For that reason, there has been some delay in our preparing the necessary amended plans.

I hope to have filed by this week an amended plat in this matter which will obviate the need for the parking variance previously requested by Western Auto. It is our intention to go ahead with the special exception originally requested by Western Auto. It is also my understanding that Mr. Dillman's client was most concerned about the zoning variance which now will not be an issue.

I have spoken with Mr. Dyer in the Zoning Office and he informs me that it is his opinion that it would be permissible for us to file an amended plat showing a reconfigured site plan and still come in for the hearing on June 7, 1989. Mr. Dyer's office has informed us that the hearing will take place until May 1, 1989. Accordingly, if the foregoing meets with your approval, we will be filing an Amended Petition to withdraw the parking variance and an amended plat which will reconfigure the subject site.

PLEASE PRINT NAME
NAME
ADDRESS
CITY

APR 15 1989

RECEIVED
APR 15 1989

ZONING OFFICE

NAME
ADDRESS
CITY

RECEIVED OCT 11 1989

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 3, 1989

Robert W. Cannon, Esquire
Western Auto
1000 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 21 - Case No. [redacted]
Petitioner: Western Auto Supply Company
Petitioner: Western Auto Supply Company
Petitioner: Western Auto Supply Company
Zoning Variance

Dear Mr. Cannon:

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

There 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 needed, I will forward them to you. Otherwise, any comment is not informative will be placed in the hearing file. This information is available for filing on the date of the enclosed file certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Ogle
Chairman
Zoning Plans Advisory Committee

Paul Lee Engineering, Inc.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RECEIVED OCT 18 1989

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
1100 SOUTH CHARLES STREET
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000

TO: Zoning Commissioner
FROM: Pat Keller, Deputy Director
OFFICE OF PLANNING AND ZONING
SUBJECT: Western Auto Supply Co.
Zoning Petition No. [redacted]

Date: October 17, 1988

The applicant is requesting a variance to reduce the required number of parking spaces from 47 to 24 and is requesting a special exception to allow for the construction of a drive-in/automotive facility. In reference to these requests, staff provides the following comments:

- 1. The subject property will be required to undergo CGO review prior to development approval.
- 2. This property borders a section of Belair Road which is slated to undergo substantial road improvements in the near future. The ultimate right-of-way on this property will be 110 feet, not the 66 feet shown. In addition, the County will require a 40 foot landscape strip beyond the 110 foot right-of-way line. Staff conservatively estimates that a minimum of 10 parking spaces will be lost.
- 3. The site plan dated May 27, 1988 will have to be significantly revised to meet current County standards.

Based upon the information provided and analysis conducted, staff recommends denial of the applicant's request until the CGO process is completed.

RECEIVED ZONING OFFICE
DATE: 10/17/89

Baltimore County
The Department of
Town, Maryland 21204-2535
304-4200

August 1, 1988

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

RE: Property Owner: Western Auto Supply Co.
Locations: E/S Belair Rd., 210' N/E of C/I of Fitch Avenue
Zoning Agenda: Meeting of 8/2/88
Item No. 11

Dear Mr. Haines:

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

- 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Ordinance as published by the Department of Public Works. Additional hydrant shall be required at Entrance Dr.
- 2. A second means of vehicle access is required for the site.
- 3. The vehicle dead end condition shown at [redacted]
- 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 prior to occupancy.
- 6. Site plans are approved, as drawn.
- 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: [Signature]
RECEIVED [redacted]
Special Inspection Division

Maryland Department of Transportation
State Highway Administration
Richard M. Trease
Hal Kassoff
August 16, 1988

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

RE: Baltimore County
Western Auto
Zoning meeting 8/2/88
E/S Belair Road
US 1-N
210' north of Fitch Avenue
Item #31

Dear Mr. Haines:

After reviewing the submittal for a special exception for a service garage, we offer the following comments:

This plan has been forwarded to our Highway Design section with concern to any possible impact to this site from our future Belair Road improvements. This information will be forthcoming with all highway improvement requirements for Belair Road.

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

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

LB/ee
cc: Paul Lee Engineering Inc.
J. Ogle

Maryland Department of Transportation
State Highway Administration
Richard M. Trease
Hal Kassoff
August 20, 1988

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

RE: Baltimore County
Western Auto
Zoning meeting 8/2/88
E/S Belair Road
US 1-N
210' north of Fitch Avenue
Item #31

Dear Mr. Haines:

This is to inform you of our future right-of-way requirements along Belair Road.

Our future right-of-way needs will be 150' (75' measured from the centerline of Belair Road). This must be shown on the plan and no permanent structures may be placed within these limits.

The proposed 30' entrance is acceptable as shown. It is requested this revision be made prior to a hearing date being set.

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

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

LB/ee
cc: Paul Lee Engineering Incorporated
J. Ogle

RECEIVED AUG 31 1988

Maryland Department of Transportation
State Highway Administration
Richard M. Trease
Hal Kassoff
October 7, 1988

Paul Lee Engineering, Inc.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Baltimore County
Western Auto
E/S Belair Road
MD 1-N, 400' North of Fitch Avenue

Dear Mr. Lee:

After reviewing your revised plan for the proposed Western Auto, we have the following comment.

Your revised plan does reflect our future right of way requirements for Belair Road, however, several parking spaces fall within these limits. We strongly recommend to you and Baltimore County that these spaces be relocated, since they will ultimately be eliminated in conjunction with the widening of Belair Road.

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

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

LB/ee
cc: Mr. J. Ogle

RECEIVED OCT 11 1988

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
1100 SOUTH CHARLES STREET
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000

Zoning Item: [redacted] Zoning Advisory Committee Meeting of August 2, 1988
Property Owner: Western Auto Supply Company
Location: E/S Belair Rd. on N/E of Fitch Avenue
Water Supply: [redacted] Sewage Disposal: [redacted]

COMMENTS ARE AS FOLLOWS:

- 1. Prior to removal of existing building 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 Bureau of Environmental Protection and Resource Management for review and approval.
- 2. Prior to new installations of food service equipment, the owner shall contact the Bureau of Air Quality Management, 436-2172, to obtain requirements for such installations before work begins.
- 3. A permit to construct from the Bureau of Air Quality Management is required for such work which exceeds the limits of the Air Quality Management Ordinance, 436-2172.
- 4. A permit to construct from the Bureau of Air Quality Management is required for any construction or process which exceeds the limits of the Air Quality Management Ordinance, 436-2172.
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- 9. A permit to construct from the Bureau of Air Quality Management is required for any construction or process which exceeds the limits of the Air Quality Management Ordinance, 436-2172.
- 10. A permit to construct from the Bureau of Air Quality Management is required for any construction or process which exceeds the limits of the Air Quality Management Ordinance, 436-2172.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
1100 SOUTH CHARLES STREET
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000

Zoning Item: [redacted] Zoning Advisory Committee Meeting of August 2, 1988
Property Owner: Western Auto Supply Company
Location: E/S Belair Rd. on N/E of Fitch Avenue
Water Supply: [redacted] Sewage Disposal: [redacted]

COMMENTS ARE AS FOLLOWS:

- 1. Prior to removal of existing building 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 Bureau of Environmental Protection and Resource Management for review and approval.
- 2. Prior to new installations of food service equipment, the owner shall contact the Bureau of Air Quality Management, 436-2172, to obtain requirements for such installations before work begins.
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BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
1100 SOUTH CHARLES STREET
TOWSON, MARYLAND 21286
TELEPHONE 301-784-1000

Zoning Item: [redacted] Zoning Advisory Committee Meeting of August 2, 1988
Property Owner: Western Auto Supply Company
Location: E/S Belair Rd. on N/E of Fitch Avenue
Water Supply: [redacted] Sewage Disposal: [redacted]

COMMENTS ARE AS FOLLOWS:

- 1. Prior to removal of existing building 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 Bureau of Environmental Protection and Resource Management for review and approval.
- 2. Prior to new installations of food service equipment, the owner shall contact the Bureau of Air Quality Management, 436-2172, to obtain requirements for such installations before work begins.
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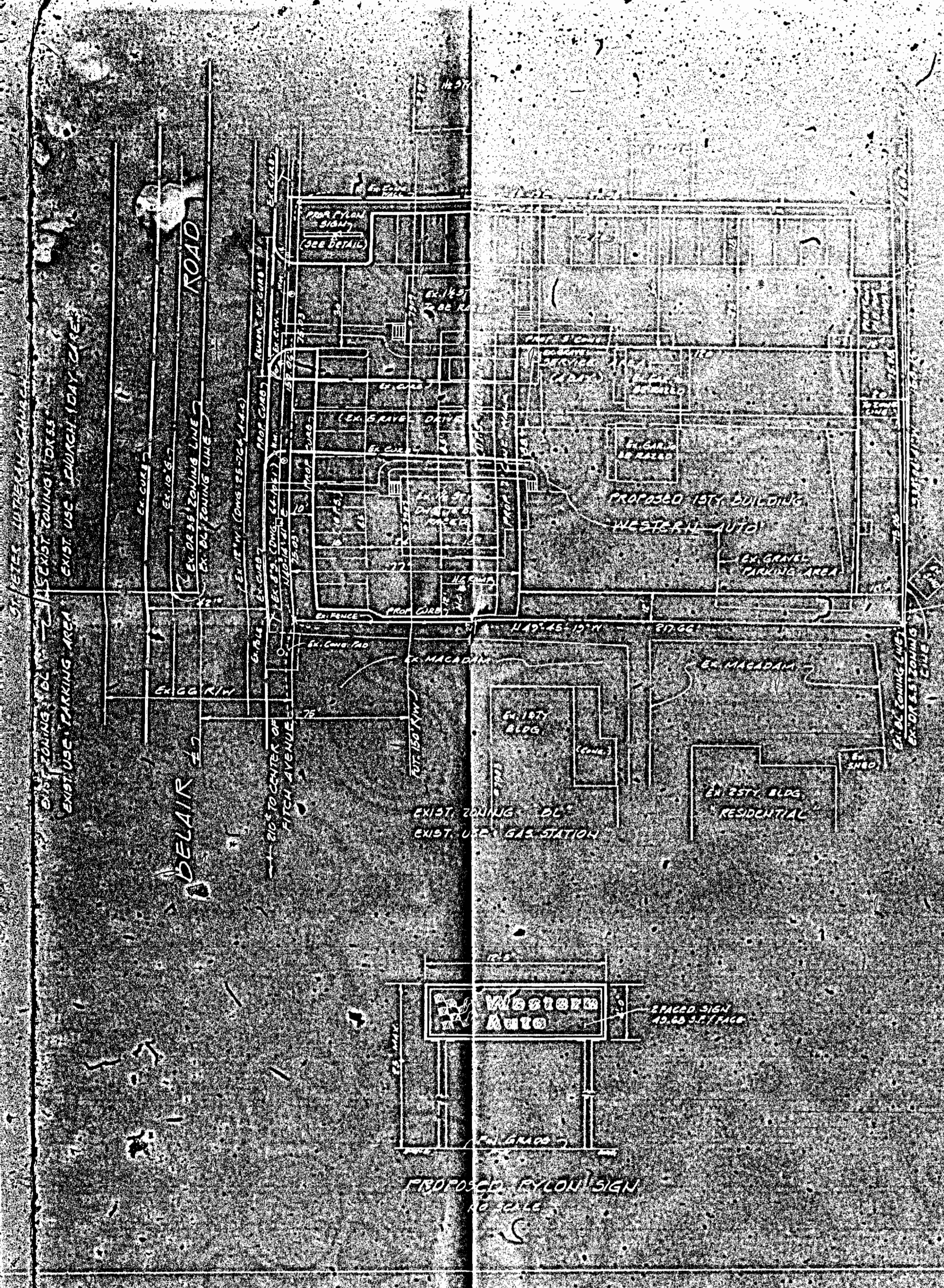
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GENERAL NOTES

1. AREA OF PROPOSED IMPROVEMENTS IS SHOWN IN AN ENCLOSED AREA.
2. EXISTING USE OF PROPERTY IS RESIDENTIAL.
3. PROPOSED ZONING OF PROPERTY IS RESIDENTIAL EXCEPT FOR THE WESTERN AUTO STORE SERVICE GARAGE.
4. PROPOSED USE OF PROPERTY IS WESTERN AUTO STORE SERVICE GARAGE.
5. REQUIRED DISTANCE FROM PROPERTY TO ADJACENT PROPERTY IS 10 FEET.
6. EXISTING UTILITIES ARE SHOWN ON THIS PLAN.
7. ALL PROPOSED IMPROVEMENTS ARE WITHIN THE PLAT ZONE.
8. ALL PROPOSED IMPROVEMENTS TO BE STAKED ON SITE.
9. PETITIONER REQUESTS A VARIANCE TO SECTION 102C OF THE ZONING REGULATIONS TO PERMIT A USE IN LIEU OF THE RECD 47.65 (A) USE.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION VARIANCE

7907-7909 DELAIR ROAD

M.D. ELECT. DIST. 52 AND 53

DALTIMORE COUNTY, MD.
MAY 27, 1988
REV. SEPT. 9, 1988, S.M.A. COMMENT.

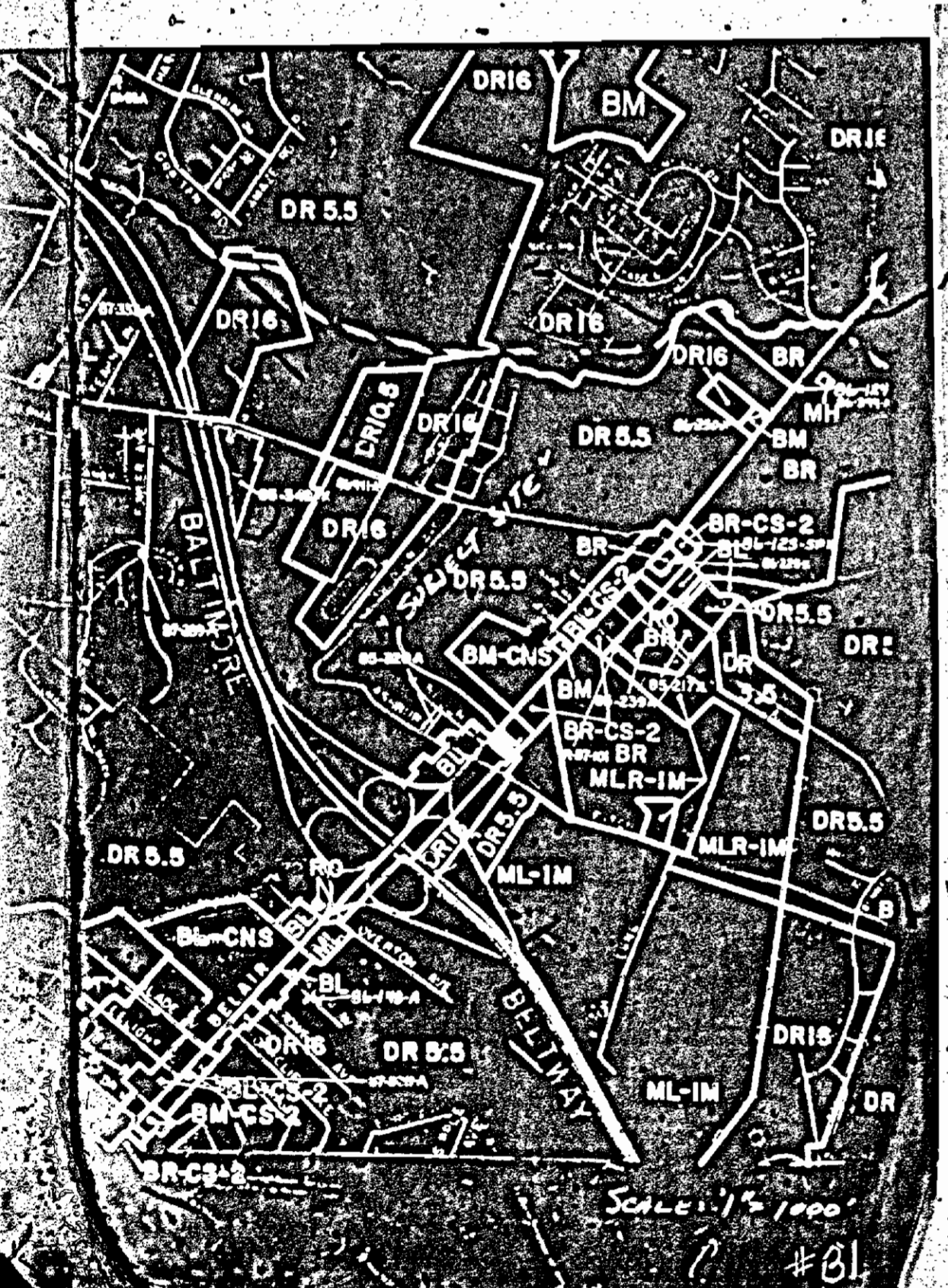
PAUL LEE ENGINEERING, INC.
531 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

WILLIAM MONK
LAND USE PLANNING AND ZONING CONSULTANT

7820 LITTLE RIVER TURNPIKE, SUITE 300
ANNANDALE, VA 22020
703-750-0111

PETITIONER'S EXHIBIT 8

REAR YARDS



WILLIAM MONK
LAND USE PLANNING AND ZONING CONSULTANT

EXISTING AND PROPOSED LAND USES

WILLIAM MONK
LAND USE PLANNING AND ZONING CONSULTANT

SURROUNDING LAND USES

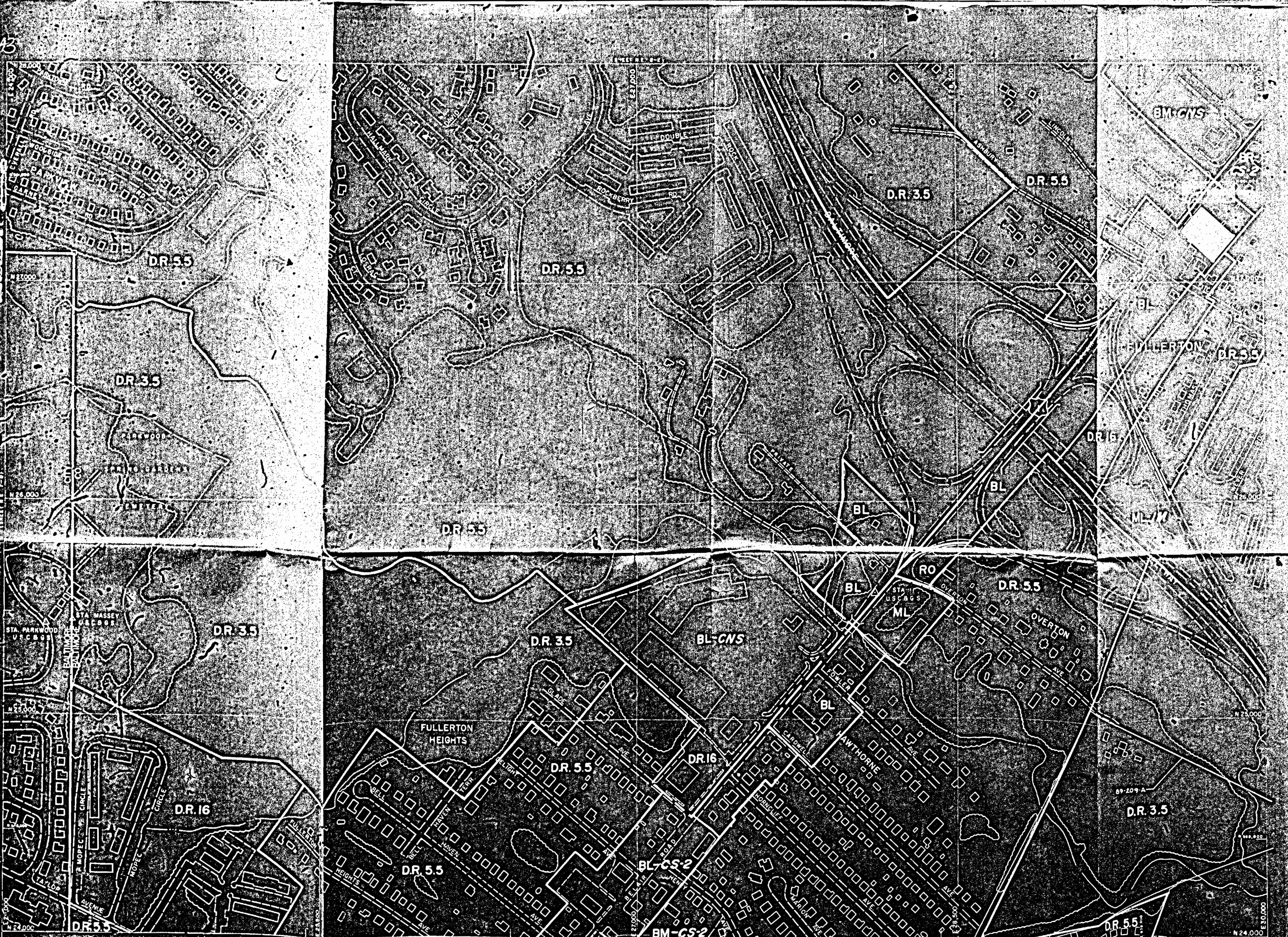
WILLIAM MONK
LAND USE PLANNING AND ZONING CONSULTANT

PETITIONER'S EXHIBIT 7

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EXHIBIT

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



EXHIBIT

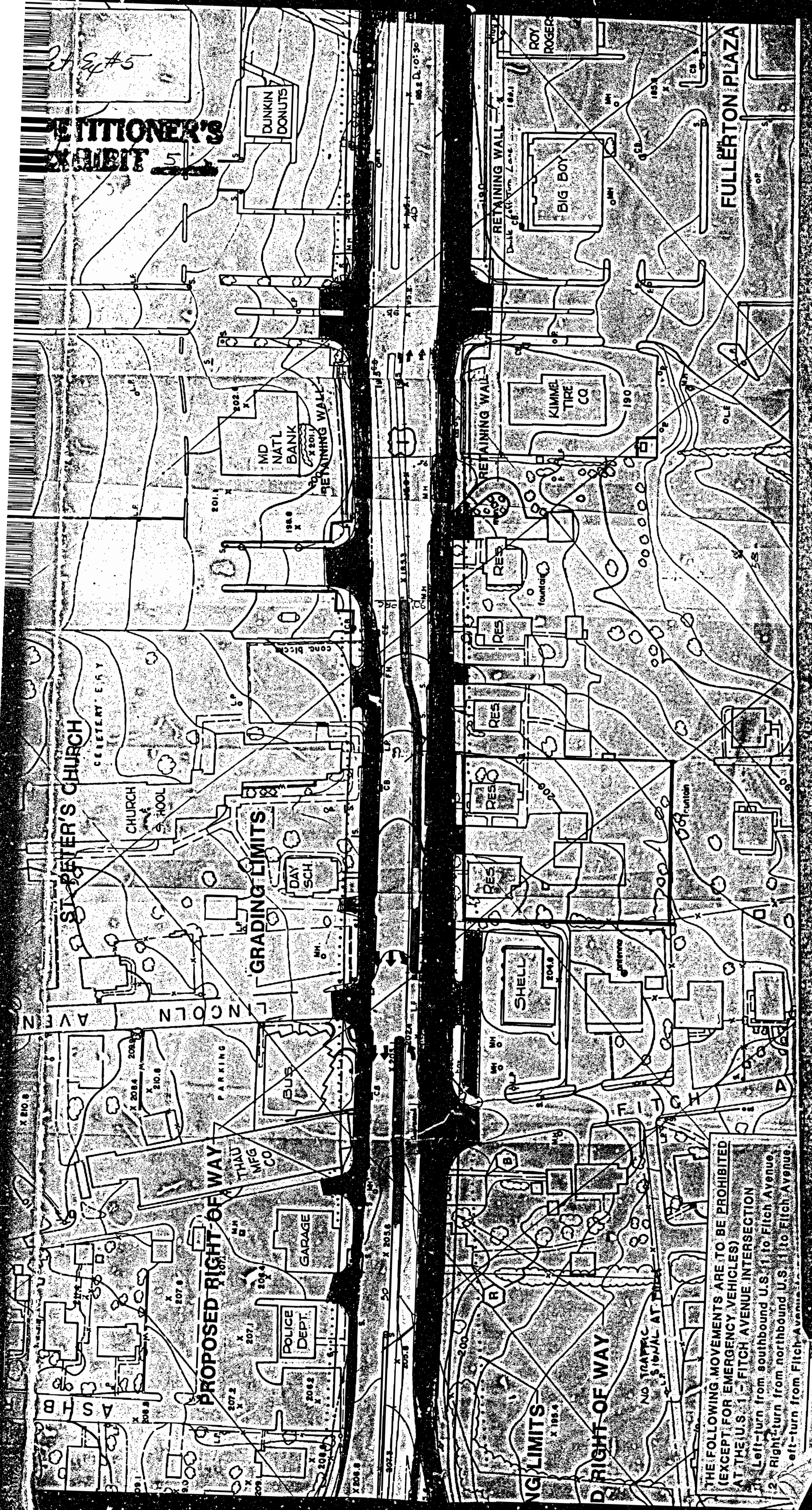
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BM Nos. 144-09, 145-09, 146-09, 147-09, 148-09, 149-09, 150-09

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HOON, INC., BALTIMORE, MD. 21210

Chairman, County Council

SCALE 1" = 200'	LOCATION FULLERTON OVERLEA	SHEET N E 7-E
DATE OF PHOTOGRAPHY JANUARY 1986		



NOTES:

1) ZONING: **BL** (BUSINESS LOCAL)

2) EXISTING PROPOSED:

3) LOT AREA: 26,839 S.F. (NET) 51,300 S.F. GROSS (G.S.A.)

4) EXISTING USE: 2 DWELLINGS

5) PROPOSED USE: AUTOMOTIVE SERVICE PARK

6) BUILDING AREA: 11,501 S.F. (NET)

7) BUILDING SETBACKS: REQUIRED PROVIDED

FRONT:	0	12/72
INTERIOR SIDE:	0	2/20
REAR:	20	11/30

8) STREET CORNER SIDE:

9) PARKING:

REQUIRED: 1,300 S.P. (G.L.A.) (635 P. 2301) 22 SPACES

PROVIDED: 21 SPACES - 13 BAYS - 34 (INCLUDES 2 HANDICAP SPACES)

10) UTILITIES:

SEWER: PUBLIC

WATER: PUBLIC

11) VARIANCES:

10) SPECIAL EXCEPTION/CONDITIONAL USE:

SERVICE GARAGE

1) BUILDING AREA COMPUTATIONS:

PARCEL A - SERVICE GARAGE = 2,800 S.F.

PARCEL B - SERVICE GARAGE = 3,552 S.F.

2) LOT AREA BREAKDOWN:

PARCEL A = 15,338 S.F. (NET)

PARCEL B = 11,501 S.F. (NET)

3) STATE HIGHWAY ADMINISTRATION TO DETERMINE ACTUAL LAND TO BE DEDICATED FOR WIDENING OF BELAIR ROAD PLAN PREPARED BY STATE HIGHWAY ADMINISTRATION, BALTIMORE, MARYLAND, PREPARED.

TO BE DETERMINED BASED UPON STAGING OF DEVELOPMENT FOR NEIGHBORING PROPERTIES.

1) 14TH ELECTION DISTRICT

2) SUBDIVISIONS: 3

3) WARD: 22

4) CITY COUNCILMANIC DISTRICT

5) LEGISLATIVE DISTRICT: 4B2B

6) SITE SUBJECT TO REQUIREMENTS OF BALTIMORE COUNTY LANDS AGENCIES

7) ALL PROPOSED CHANGES TO BE APPROVED AND ALL CHANGES ARE TO BE APPROVED AND ALL CHANGES ARE TO BE APPROVED

8) SPECIAL EXCEPTION PERMITTING A SERVICE GARAGE. EXIST. ZONING WAS APPROVED (CASE NO. 89-136-V) ON 6-23-1989, PAR. 5.5

The Petitioner may apply for his building permit to be granted upon receipt of this order however, Petitioner is hereby made aware that pending this time he at his own risk will not have the 30 day appeal period. The 30 day appeal period will be applied to whatever comes this order is prepared, the Petitioner may be required to provide and receive the following information and property to his original condition.

The Petitioner shall be limited to operations such as parking, storage, and use of building materials. No other use of building materials shall be permitted. Further, no body and/or use of parking area shall be permitted. Petitioner shall be responsible for maintaining the parking area in accordance with the following conditions:

1. The Petitioner shall provide a parking area along the boundary line of the parcel.

2. The Petitioner shall erect an eight (8) foot high concrete wall along the entire length of the boundary line of the parcel.

3. The Petitioner shall be responsible for the maintenance and repair of the wall.

4. The Petitioner shall be responsible for the maintenance and repair of the parking area.

5. The Petitioner shall be responsible for the maintenance and repair of the building materials.

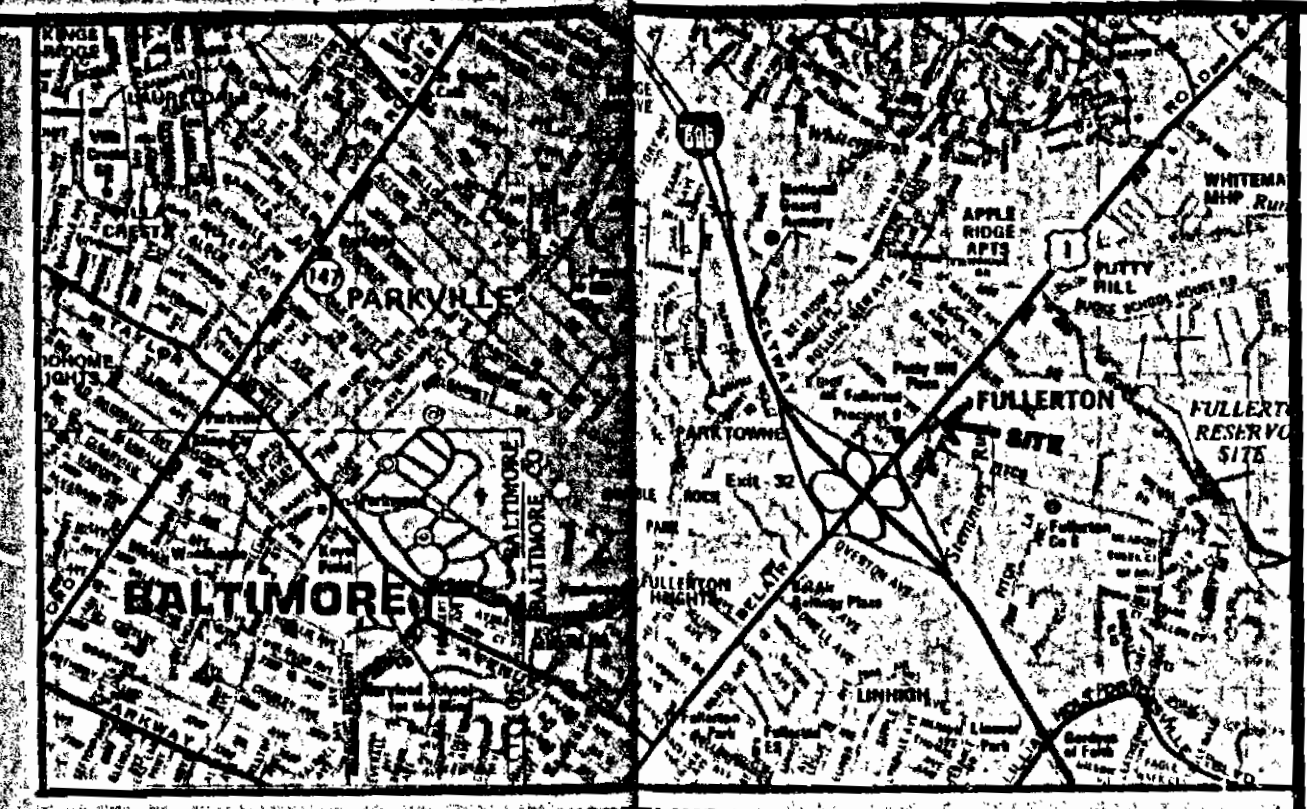
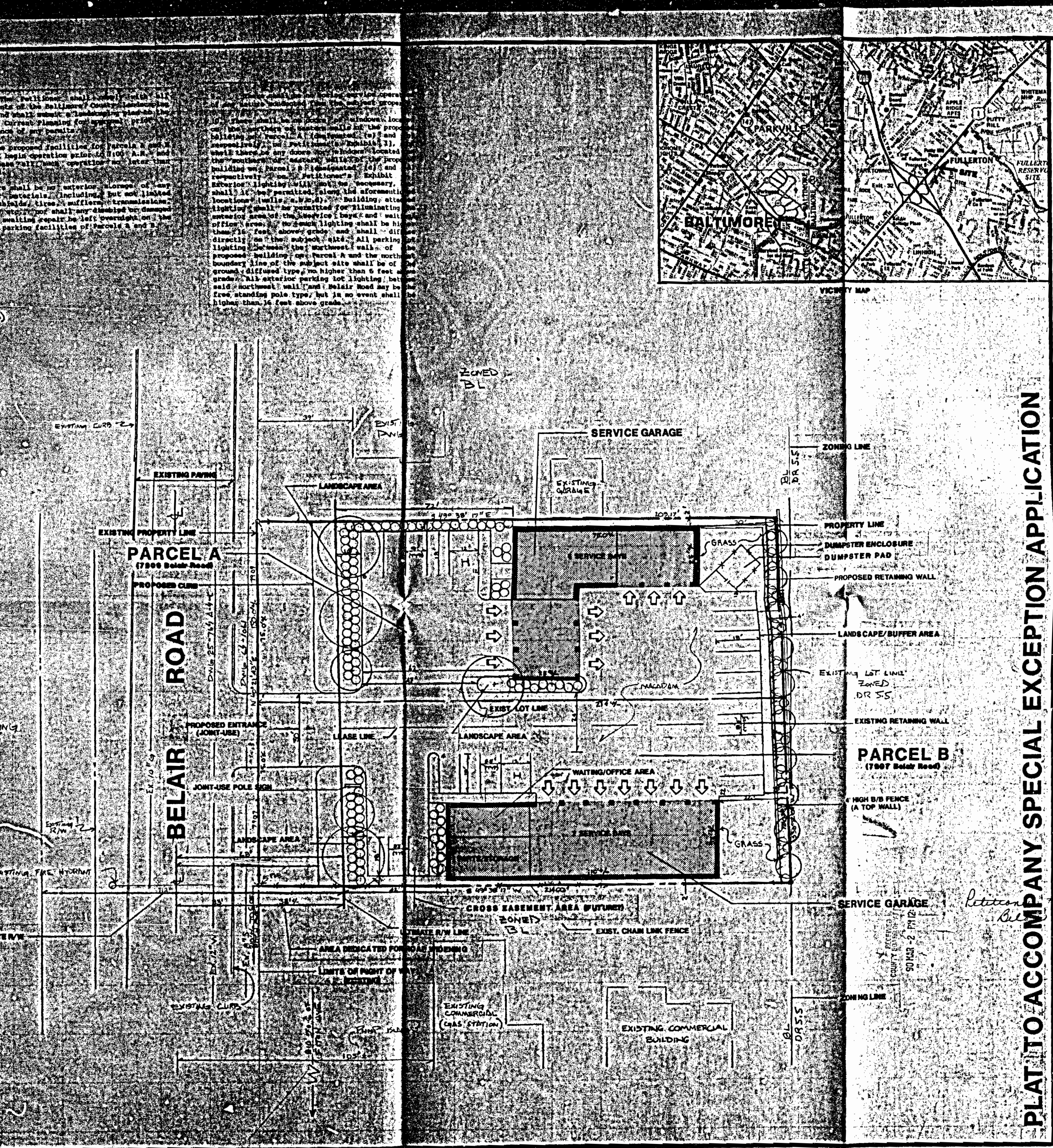
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10. The Petitioner shall be responsible for the maintenance and repair of the building materials.



PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

PRELIMINARY SITE PLAN

7907-09 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND

PREPARED BY:
WATSON PLANNING AND ZONING CONSULTANT
CAMPBELL BUILDING
SUITE 308
1100 W. BALTIMORE AVENUE
TOWSON, MARYLAND 21286
(410) 484-8881

PREPARED FOR:
7907-09 BELAIR ASSOCIATES
C/O W. CHARLES STREET
BALTIMORE, MD 21201

SCALE: 1/4" = 10'

DRAWN BY: WPM

DATE:

THE FOLLOWING MOVEMENTS ARE TO BE PROHIBITED (EXCEPT FOR EMERGENCY VEHICLES) AT THE U.S. 1 - FITCH AVENUE INTERSECTION:

1. Left-turn from southbound U.S. 1 to Fitch Avenue.

2. Right-turn from northbound U.S. 1 to Fitch Avenue.

3. Left-turn from Fitch Avenue to southbound U.S. 1.

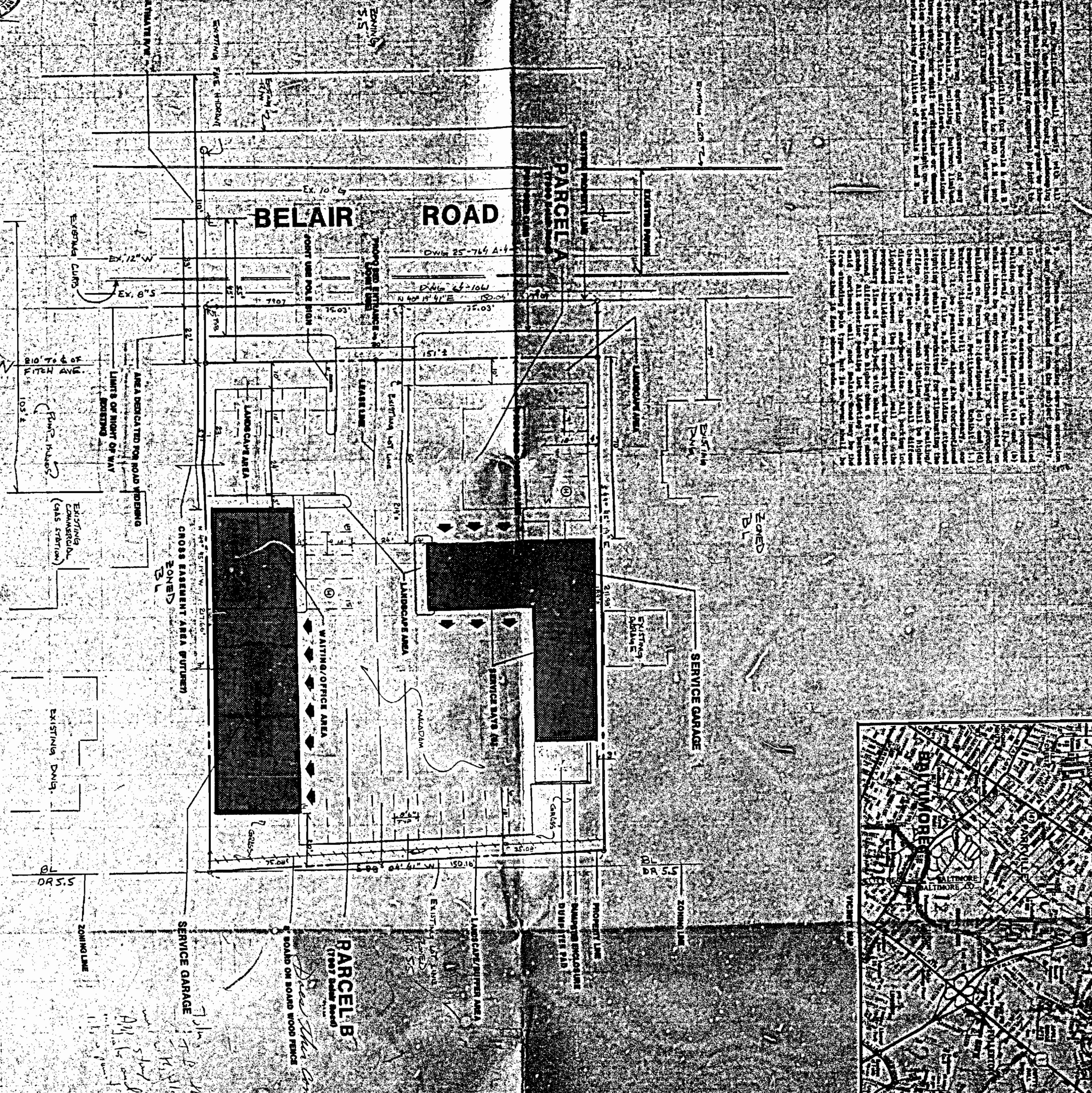
4. Right-turn from Fitch Avenue to northbound U.S. 1.

NOTES:

1. EXISTING BELAIR ROAD (DR 5.5) IS 24' WIDE AT THE PROPERTY LINE.
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PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

PRELIMINARY SITE PLAN

**7907-09 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND**

SCALE: 1" = 20'

DRAWN BY: WPM

DATE: 2/1/81

REVISED: 1/2/81, 1/22/81

PREPARED BY: WILLIAM P. MONK, LAND USE PLANNING AND ZONING CONSULTANT, SUITE 308, 1300 PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21284, (301) 494-8831

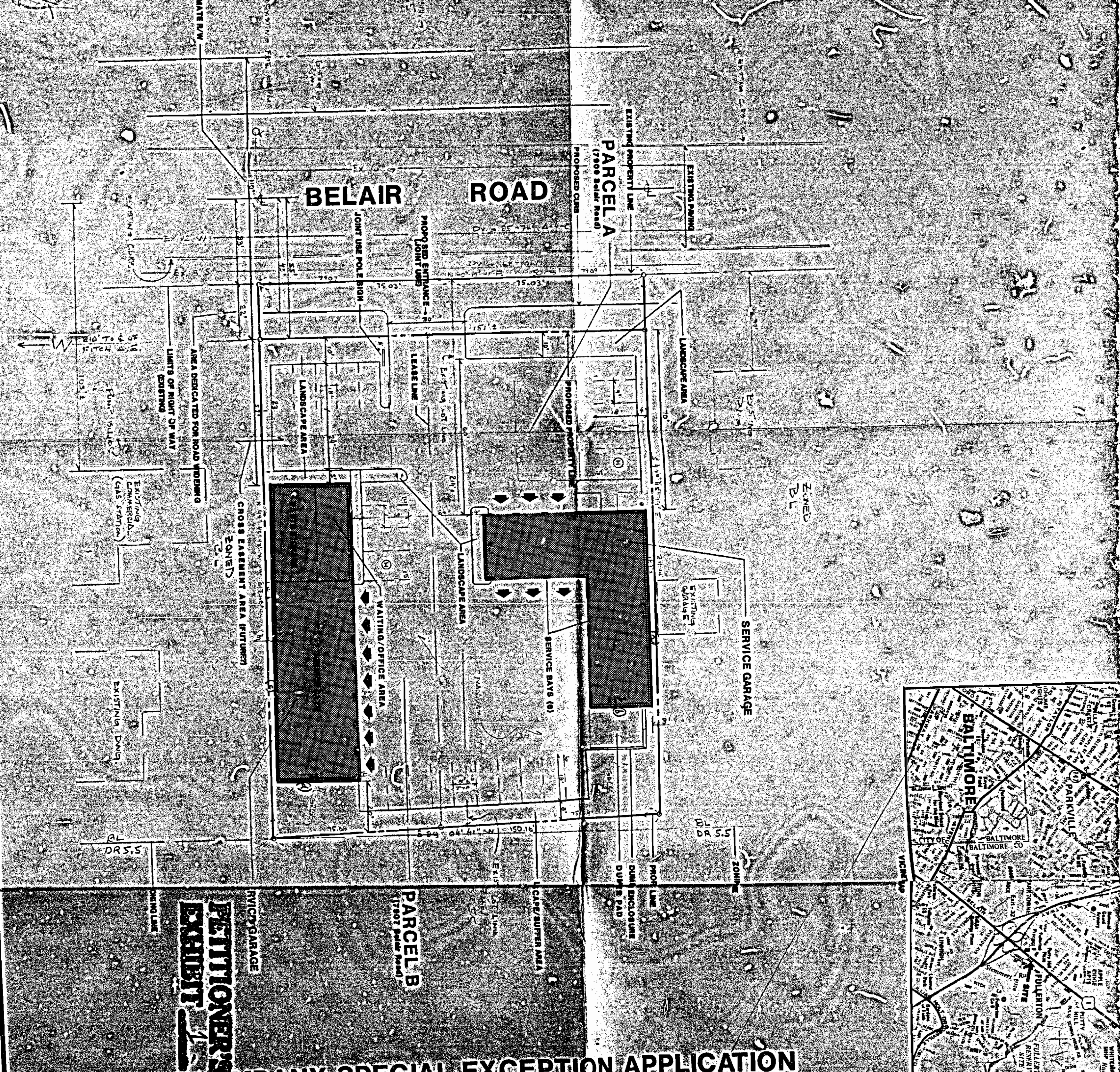
PLANS APPROVED: OFFICE OF PLANNING AND ZONING, BALTIMORE COUNTY, MARYLAND, 1201 7400 STREET, BALTIMORE, MARYLAND 21201

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SCALE: 1" = 20'

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PLANS APPROVED: OFFICE OF PLANNING AND ZONING, BALTIMORE COUNTY, MARYLAND, 1201 7400 STREET, BALTIMORE, MARYLAND 21201