



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE 5-30-90



Dennis F. Rasmussen  
County Executive

A & A Realty  
62 Gwynns Mill Court  
Owings Mills, MD 21117

ATTN: MICHELAS ANGELOZZI, JR.

Re: Petition for Special Exception  
CASE NUMBER: 90-467-X  
SW/S Glynwings Drive, SW of Glyrock Place  
12300 Glynwings Drive - Unit 5R  
4th Election District - 3rd Councilmanic  
Petitioner(s): A & A Realty  
HEARING: TUESDAY, JUNE 5, 1990 at 9:30 a.m.

Notice: Please be advised that \$ 101.45 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:ga  
cc: Deborah C. Dopkin, Esq.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-467-X

District: 4th  
Date of Posting: August 13, 1990  
Posted for: Appeal  
Petitioner: A & A Realty  
Location of property: SW/S Glynwings Drive, SW of Glyrock Place  
Unit 5R of A & A Realty  
Location of Sign: SW of Glyrock Place in front of subject property  
Remarks:  
Posted by: S. J. Crater  
Date of return: August 17, 1990  
Number of Signs: 1

Re: Petition for Special Exception  
12300 Glynwings Drive  
Unit 5R  
Case No. 90-467-X  
A & A Realty  
Appellant  
BEFORE THE  
BOARD OF APPEALS  
OF BALTIMORE COUNTY

NOTICE OF APPEAL

Please note an appeal from the Findings of Fact and Conclusions of Law rendered by the Zoning Commissioner of Baltimore County, dated June 13, 1990 to the County Board of Appeals, and forward all papers in connection therewith to the Board for hearing. The Appellant is the Petitioner, A & A Realty, whose address is 62 Gwynns Mill Court, Owings Mills, Maryland 21117.

Enclosed is the appeal fee of \$175.00 along with the sign fee of \$25.00 to cover the cost of this appeal.

*Deborah C. Dopkin*  
Deborah C. Dopkin, Attorney for Appellant  
Heltman & Redmond  
405 Allegheny Avenue  
Towson, Maryland 21204  
(301) 825-1099

RECEIVED  
JUL 11 1990  
ZONING OFFICE

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 25, 1990



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 21284 as follows:

Petition for Special Exception  
CASE NUMBER: 90-467-X  
SW/S Glynwings Drive, SW of Glyrock Place  
12300 Glynwings Drive - Unit 5R  
4th Election District - 3rd Councilmanic  
Petitioner(s): A & A Realty  
HEARING: TUESDAY, JUNE 5, 1990 at 9:30 a.m.

Special Exception: A service garage.

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: A & A Realty  
Deborah C. Dopkin, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

May 23, 1990



Dennis F. Rasmussen  
County Executive

Howard L. Alderman, Esquire  
Levin & Cann, P.A.  
Suite 113, 305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Item No. 310, Case No. 90-467-X  
Petitioner: A & A Realty  
Petition for Special Exception

Dear Mr. Alderman:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: A & A Realty  
62 Gwynns Mill Court  
Owings Mills, MD 21117

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 4th day of April, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: A & A Realty, et al  
Petitioner's Attorney: Howard L. Alderman, Jr.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: May 23, 1990  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: A&A Realty, Rolf Sorg, Inc., Item Nos. 310, 311, 312, 313

In reference to the Petitioner's request, staff offers the following comments:

- Units 3, 4, and 5F cannot support these uses because they lie within 100 ft. of a street right-of-way abutting a residential zone. In such cases, uses are limited to only those permitted in Section 241 (M.R. zones).

Should the Petitioner's request be granted, the following conditions are offered:

- A landscape plan shall be filed with the Deputy Director of the Office of Planning and Zoning which addressed landscape improvements along Glynwings Drive. All landscape treatment shall be in accordance with the Glynwings Streetscape Plan.
- The Zoning Commissioner shall determine and restrict the hours of operation.
- Lighting of the site should be carefully regulated and directed so as not to impact the residences.
- The outside storage of damaged or disabled motor vehicles shall be prohibited.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

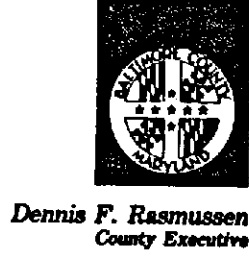
PK/JL/cmm

MAY 24 1990

SW/S Glynwings Dr., SW of Glyrock Place  
(Unit 5R of 12300 Glynwings Dr.)  
90-467-X A & A Realty  
4th District Appealed: 7/11/90

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 23, 1990



Dennis F. Rasmussen  
County Executive

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

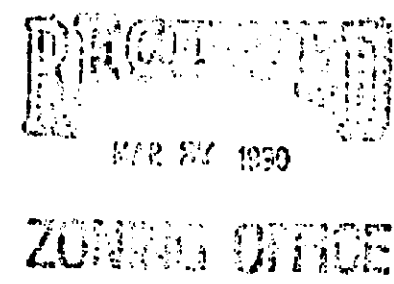
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lvw



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-5353

J. Robert Haines  
Zoning Commissioner

August 3, 1990



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Exception  
SW/S Glynwings Drive, SW of Glynock Place  
(Unit 5P of 12300 Glynwings Drive)  
4th Election District, 3rd Councilmanic District  
A & A REALTY - Petitioner  
Case No. 90-467-X

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on July 11, 1990 by Deborah C. Dopkin, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner

JRH:cer

Enclosures

cc: Nicholas Angelossi, Jr. - A & A Realty  
62 Gwynns Mill Court, Owings Mills, MD 21117

Deborah C. Dopkin - Hollman & Redmond  
405 Allegheny Avenue  
Towson, Maryland 21204

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

30 AUG - 7 AM 10 00

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

3-27-90  
Date

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

Zoning Item #310, Zoning Advisory Committee Meeting of April 3, 1990

Property Owner: A & A Realty  
Location: SW/S Glynwings Drive, SW of Glynock Place, Unit 5P District: 4  
Water Supply: mctro Sewage Disposal: mctro

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, 887-3775, to obtain requirements for such installation(s) before work begins.
- (✓) A permit to construct from the Bureau of 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 charcoal burner generation 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 Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- (✓) 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 887-3745, 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, 887-3775.
- ( ) 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 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_ conducted.
  - ( ) The results are valid until \_\_\_\_\_.
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
- ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- (✓) Others Drainage from interior service bays is to be directed to a sanitary sewer via an oil separator

BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

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

Paul H. Reincke  
Chief

APRIL 4, 1990



Dennis F. Rasmussen  
County Executive

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

RE: Property Owner: A & A REALTY

Location: SW/S GLYNWINGS DRIVE

Item No.: 310 Zoning Agenda: APRIL 3, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Carl H. Kelly* 4-4-90 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 309, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in-lot frontage to a public road.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

APPEAL

Petition for Special Exception
SW/S Glynwings Drive, SW of Glynock Place
(Unit 58 of 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A REALTY - Petitioner
Case No. 90-467-X

Petition for Special Exception
Description of Property
Certificate of Posting
Certificate of Publication
Entry of Appearance of People's Counsel (None Submitted)
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments (Included with ZAC comments)
Petitioner's Exhibits:
1. Two (2) Plats to accompany Petition
2. Resubdivision Plat of St. Georges Ind. Park
3. Eight (8) photographs of site
4. Newspaper Article
5. Photograph of Building
Zoning Commissioner's Order dated June 13, 1990 (Denied)
Notice of Appeal received July 11, 1990 from Deborah C. Dopkin, Attorney on behalf of the Petitioner

cc: Nicholas Angelossi, Jr. - A & A Realty
62 Gwynns Mill Court, Owings Mills, MD 21117
Deborah C. Dopkin - Hellman & Redmond
405 Allegheny Avenue
Towson, Maryland 21204
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

APPEAL

Petition for Special Exception
SW/S Glynwings Drive, SW of Glynock Place
(Unit 58 of 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A REALTY - Petitioner
Case No. 90-467-X

Petition for Special Exception
Description of Property
Certificate of Posting
Certificate of Publication
Entry of Appearance of People's Counsel (None Submitted)
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments (Included with ZAC comments)
Petitioner's Exhibits:
1. Two (2) Plats to accompany Petition
2. Resubdivision Plat of St. Georges Ind. Park
3. Seven (7) photographs of site
4. Newspaper Article
5. Photograph of Building
Zoning Commissioner's Order dated June 13, 1990 (Denied)
Notice of Appeal received July 11, 1990 from Deborah C. Dopkin, Attorney on behalf of the Petitioner

cc: Nicholas Angelossi, Jr. - A & A Realty
62 Gwynns Mill Court, Owings Mills, MD 21117
Deborah C. Dopkin - Hellman & Redmond
405 Allegheny Avenue
Towson, Maryland 21204
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

St. Georges Station
Telephone Assoc. Inc.
Bonita Comm. Assoc.
R.O.G. Comm. Assoc.

8/23/90 - Following parties notified of hearing set for February 8, 1991 at 10:00 a.m.:

Deborah C. Dopkin, Esquire
Mr. Nicholas Angelossi, Jr.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

1/25/91 - Above parties notified of POSTPONEMENT at request of Counsel for Petitioner/Appellant. No reset date.

10/3/91 - Above parties notified of hearing set for November 1, 1991 at 10:00 a.m.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 10, 1990



Deborah C. Dopkin, Esquire
Hellman & Redmond
405 Allegheny Avenue
Towson, MD 21204

RE: Property of A&A Realty
Item Numbers 310, 311 and 312
Hearing Numbers 90-467-X, 90-468-X
and 90-469-X
SW/S Glynwings Drive, SW of
Glynock Place
12300 Glynwings Drive (Units
58, 4/5F and 3F)
4th Election District

Dear Ms. Dopkin:

This letter is to inform you that after a close review of the above referenced zoning petitions, it has come to the attention of this office that there are conflicts which have not been addressed in the petitions. S.253.4 of the Baltimore County Zoning Regulations restricts uses to those permitted and as limited by S.241 (which does not permit the proposed service garage uses by right or special exception) when said uses are located within 100 feet of a residential zone boundary or the right-of-way of any street abutting such a boundary. The petitions have been advertised prior to this date and, therefore, cannot be revised without new advertisement in two local papers. The petitions may, therefore, be postponed awaiting revision or you may choose to continue with the upcoming hearings with the understanding that these issues must be satisfactorily addressed.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 26, 1996

Geoffrey C. Schultz
Vice President
McKee & Associates, Inc.
Shawan Place, 5 Shawan Road
Hunt Valley, Maryland 21030

RE: Unit 7R
12300 Glynwings Drive
4th Election District

Dear Mr. Schultz:

Your letter to Arnold Jablon, Director of PDM has been referred to me for reply. Your request is to allow a reconfiguration of parking spaces as shown on the submitted "updated" site plan, (the number of parking spaces provided exceeds that required). As such, this request has been approved as being within the spirit and intent of granted zoning special exception case nos. 87-514-X, 88-252-X and 90-467-X.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,

John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/jnw

c: Zoning Case #87-514-X
#88-252-X
#90-467-X

LAW OFFICES
LEVIN & GANN

305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
FAX 301-296-2801

March 21, 1990

CALMAN A. LEVIN
STANFORD C. GANN
HELEN A. STEINBERG
JULIUS W. LICHTER
SIDNEY WEISMAN
ROBERT L. PRELLER
ANDREW B. SANDLER
RANDOLPH C. ENRIKER
CAROLE S. GOULD
MICHAEL J. SANDER
BRIAN J. FRANK
HOWARD L. ALDERMAN, JR.
JUDITH S. GANN
MARC C. GANN
MAURICE L. COTTMAN
EDWARD B. STEINBERG
\*ALSO ADMITTED IN DC
\*ALSO ADMITTED IN NEW YORK

ELLIS LEVIN 893-9500
BALTIMORE OFFICE
900 MEECHANVILLE BANK & TRUST BUILDING
2 HOWARD PLAZA
BALTIMORE, MARYLAND 21208
301-539-3000
TELEPHONE 301-625-9000
CARROLL COUNTY OFFICE
815 LIBERTY ROAD
STEVENAGE, MD 20784

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21202

RE: A&A Realty
Item Nos. 310, 311, and 312
Withdrawal of Appearance

Dear Commissioner Haines:

On Tuesday, March 13, 1990, I filed Petitions for Special Exception in the above-referenced item numbers. Since the date of that filing our firm has identified a potential for conflict of interest under Rule 1.7 of the Maryland Rules of Professional Conduct. I have notified previously A&A Realty of this conflict of interest and have suggested to them the name of alternate counsel. As noted below A&A Realty will also be receiving a copy of this letter.

Thank you for cooperation in this matter.

Very truly yours,

Howard L. Alderman, Jr.

HLA/lis
cc: A&A Realty

RECEIVED
MAR 26 1990
ZONING OFFICE

90-467-X
90-468-X
90-469-X

Deborah C. Dopkin, Esquire
May 10, 1990
Page 2

The Zoning Office wishes to clarify its position in such cases since when petitions are filed in this office, it is always the ultimate responsibility of the petitioner to be certain that a complete and accurate application is made addressing all zoning issues on the property. The petitions are routinely reviewed by the associates for completeness and proper form and suggestions may be made to the applicant so that a proper and accurate application is made addressing the zoning issues as presented at the review. Obviously the staff will endeavor to review the petition as presented to be as complete as possible with the time available, but there is no stigma or responsibility either implied or conferred upon the associates to completely correct the application and address all zoning conflicts and issues on the property.

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

Very truly yours,

John L. Lewis
Planning & Zoning Associate III

JLL:scj

cc: A&A Realty

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

90-467-X
90-468-X
90-469-X

March 29, 1990



Howard Alderman, Jr., Esquire
Levin and Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: A & A Realty
Item Nos. 310, 311 and 312
Withdrawal of Appearance

Dear Mr. Alderman:

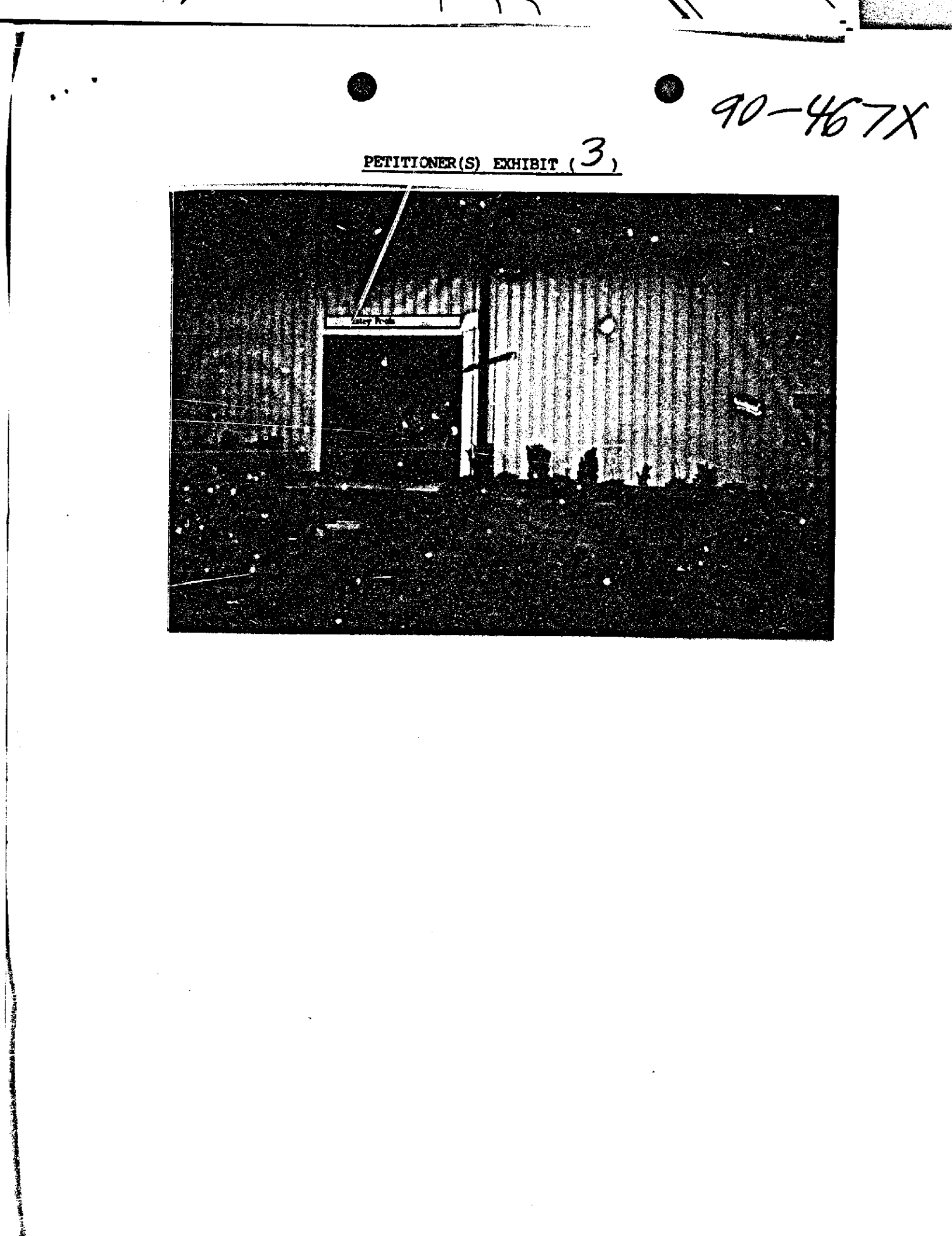
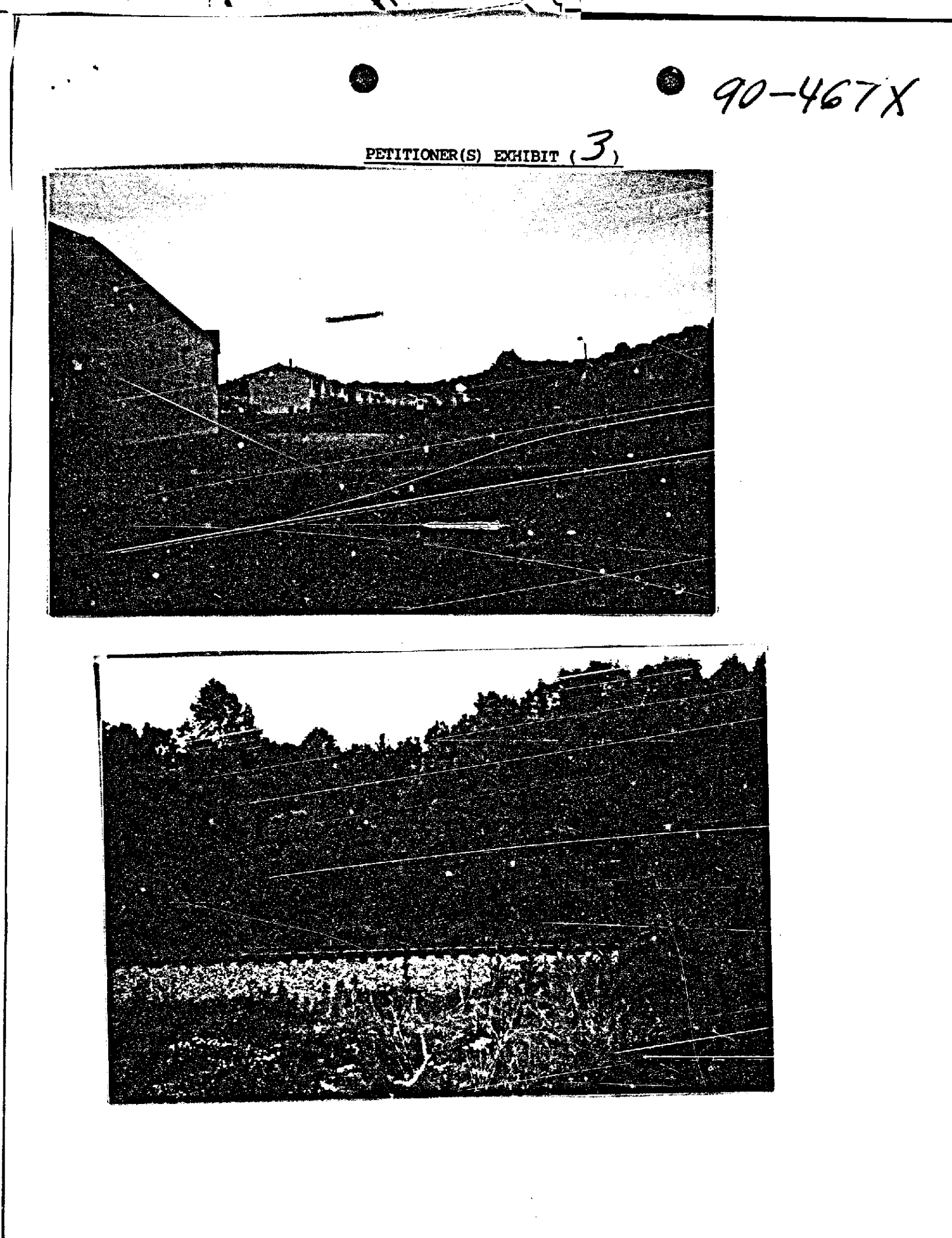
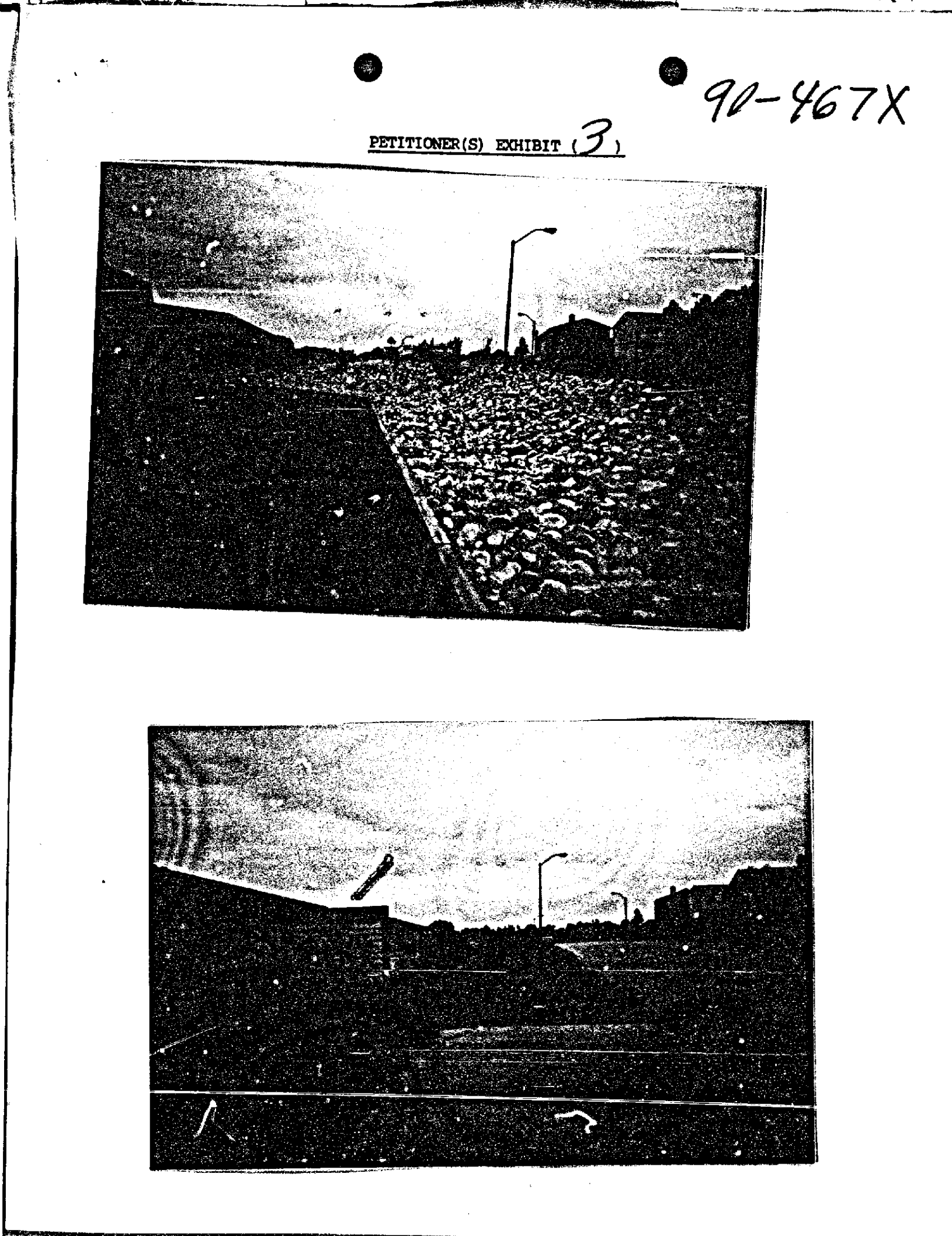
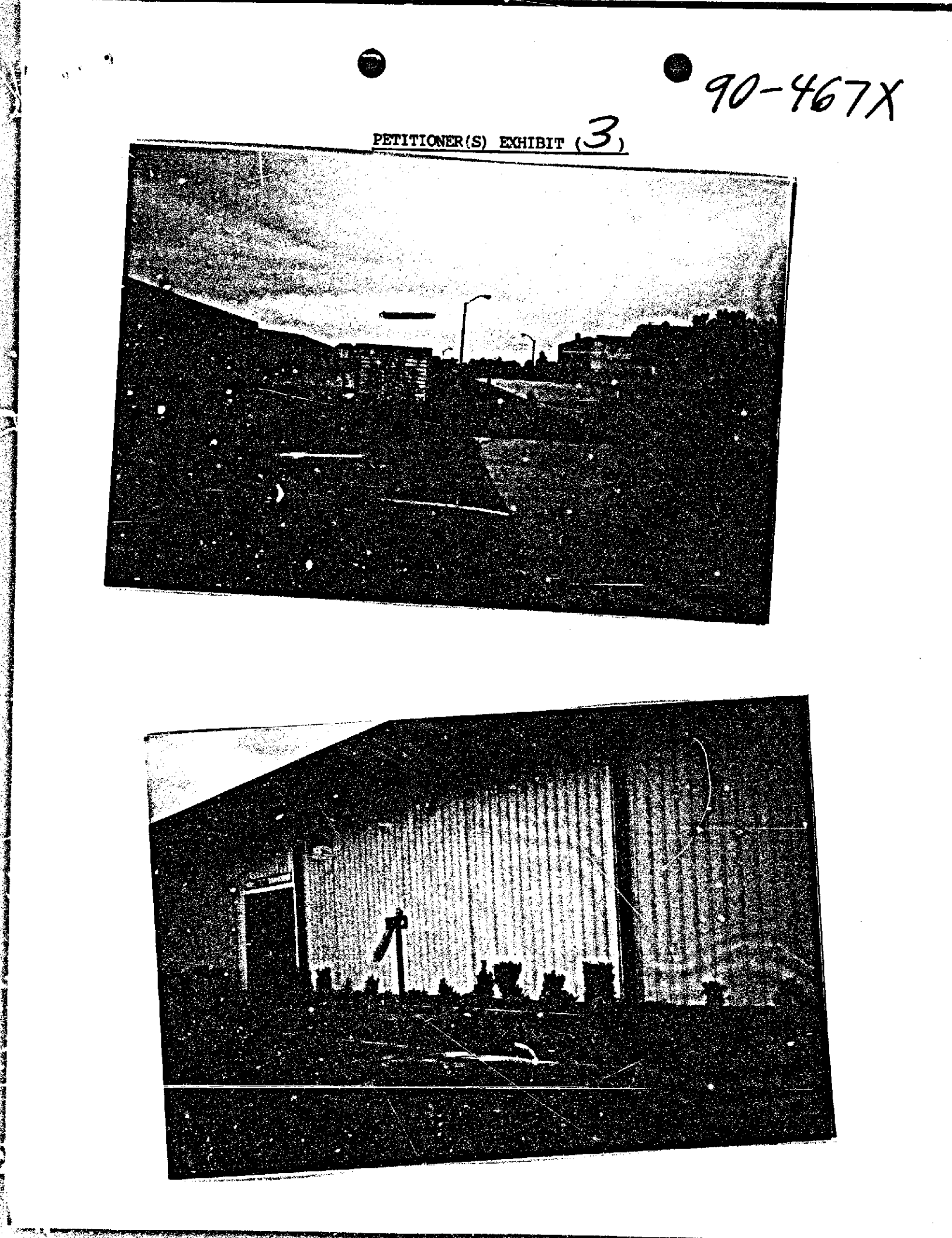
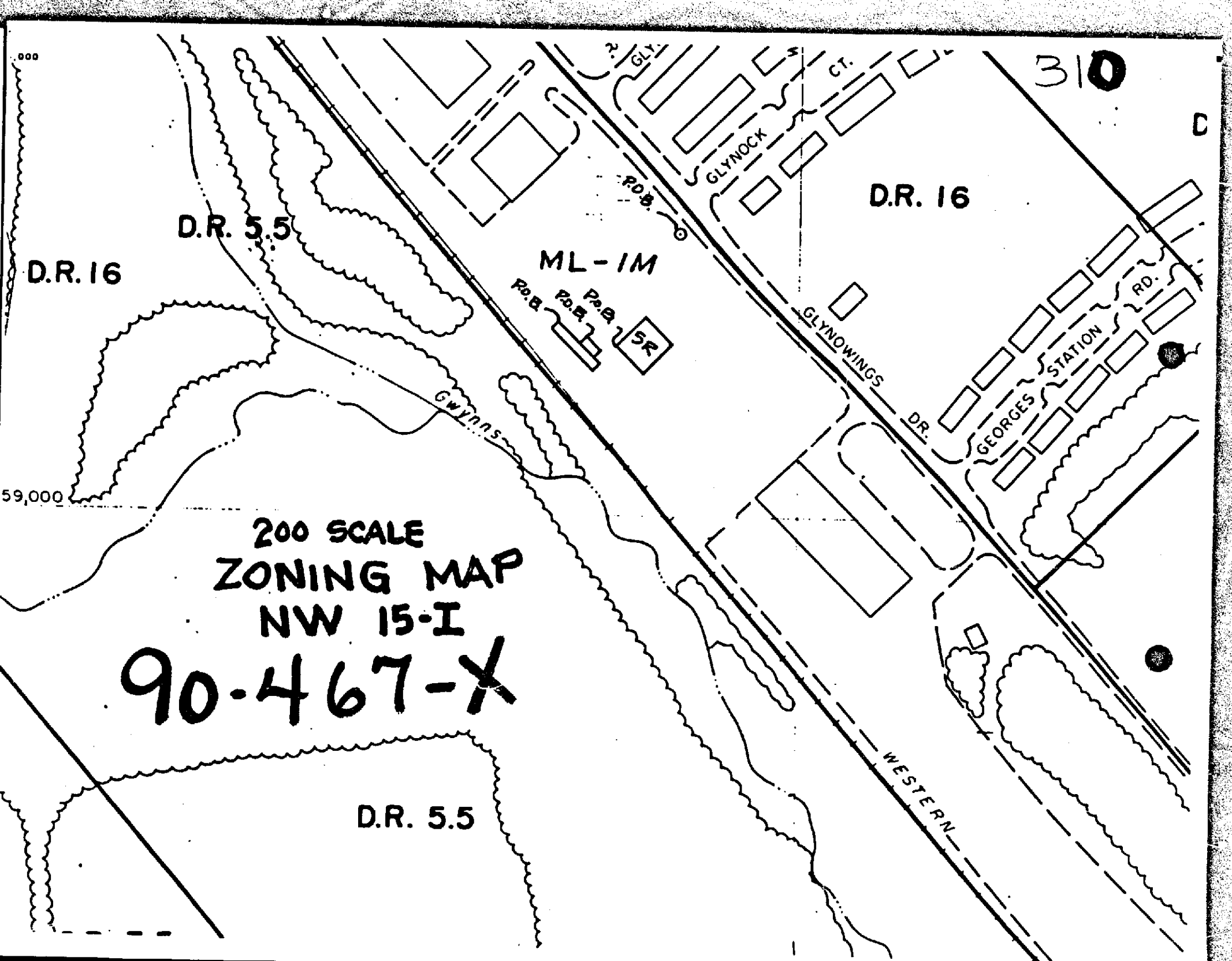
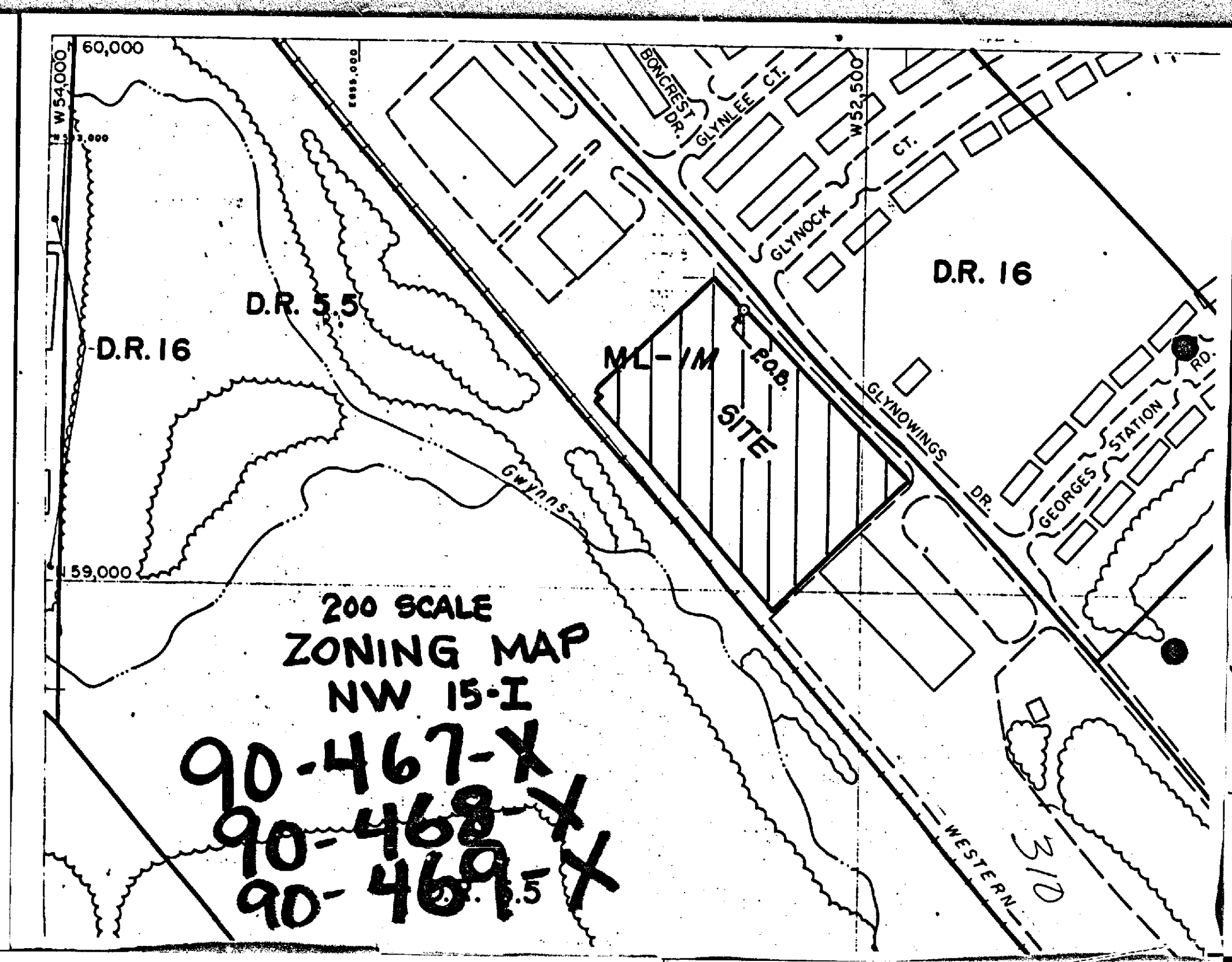
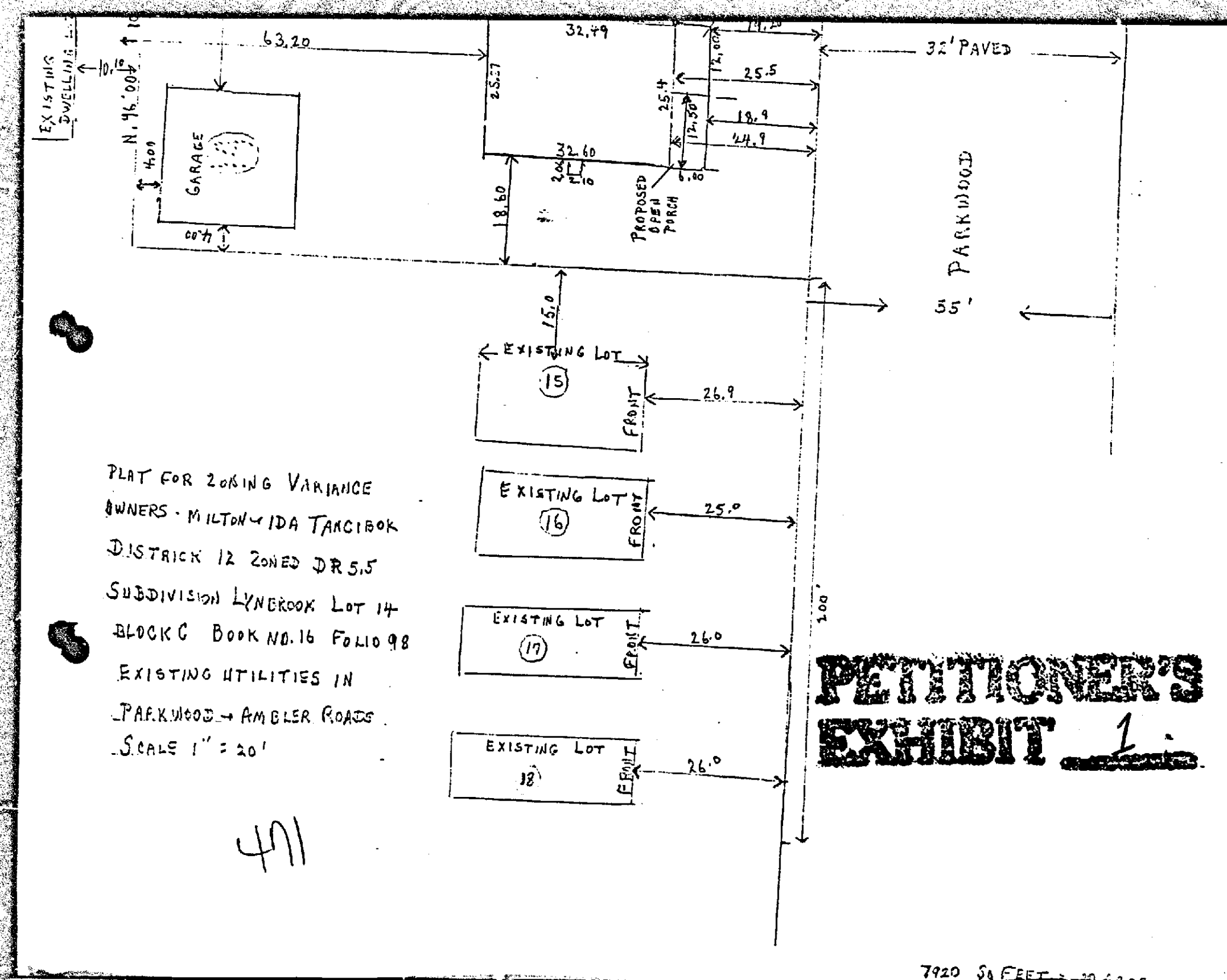
I am in receipt of your letter dated March 21, 1990 regarding the above matter. I would appreciate your advising this office, if possible, the new attorney who will be handling A & A Realty's case.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmn

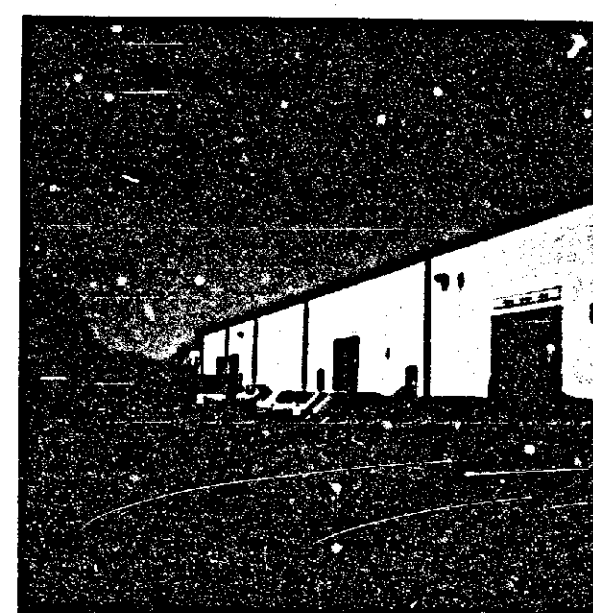
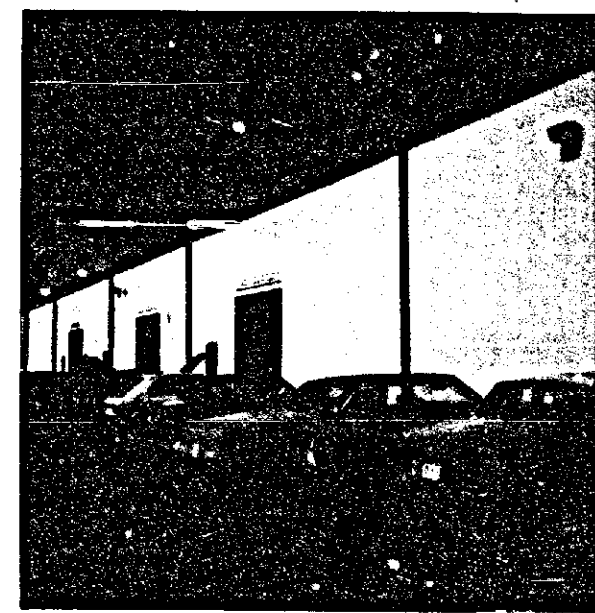
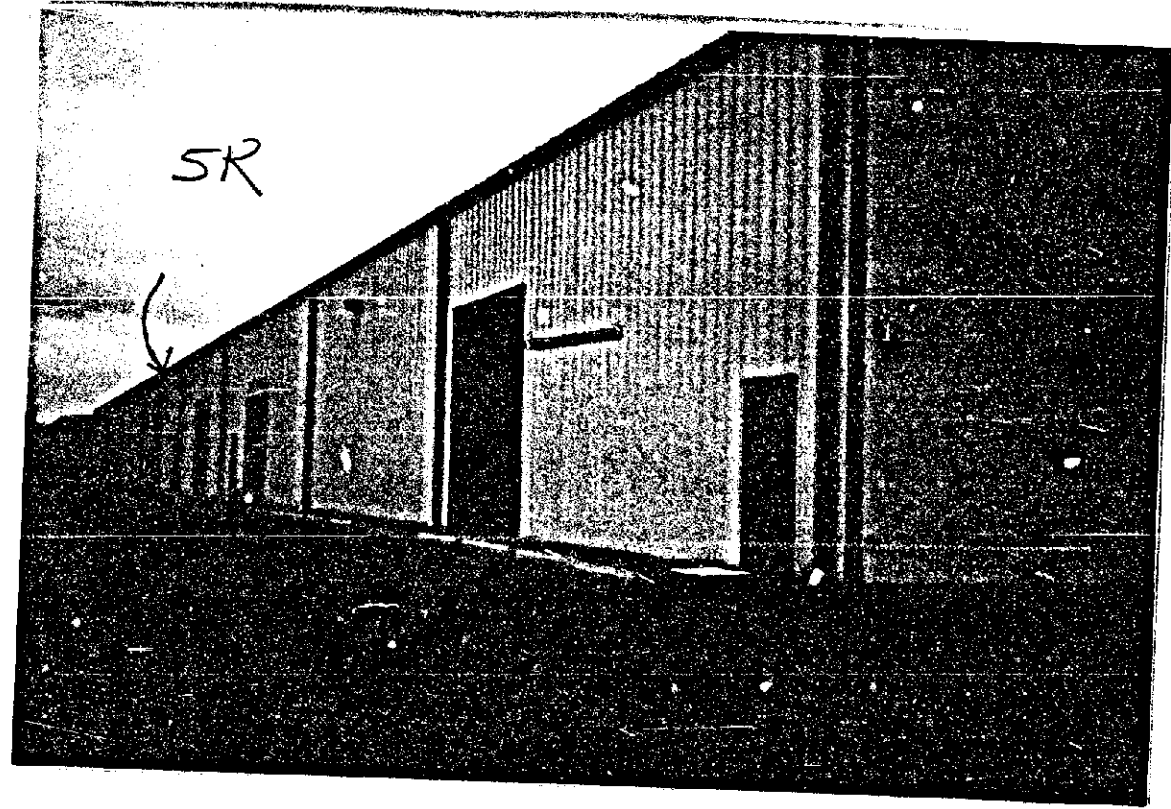


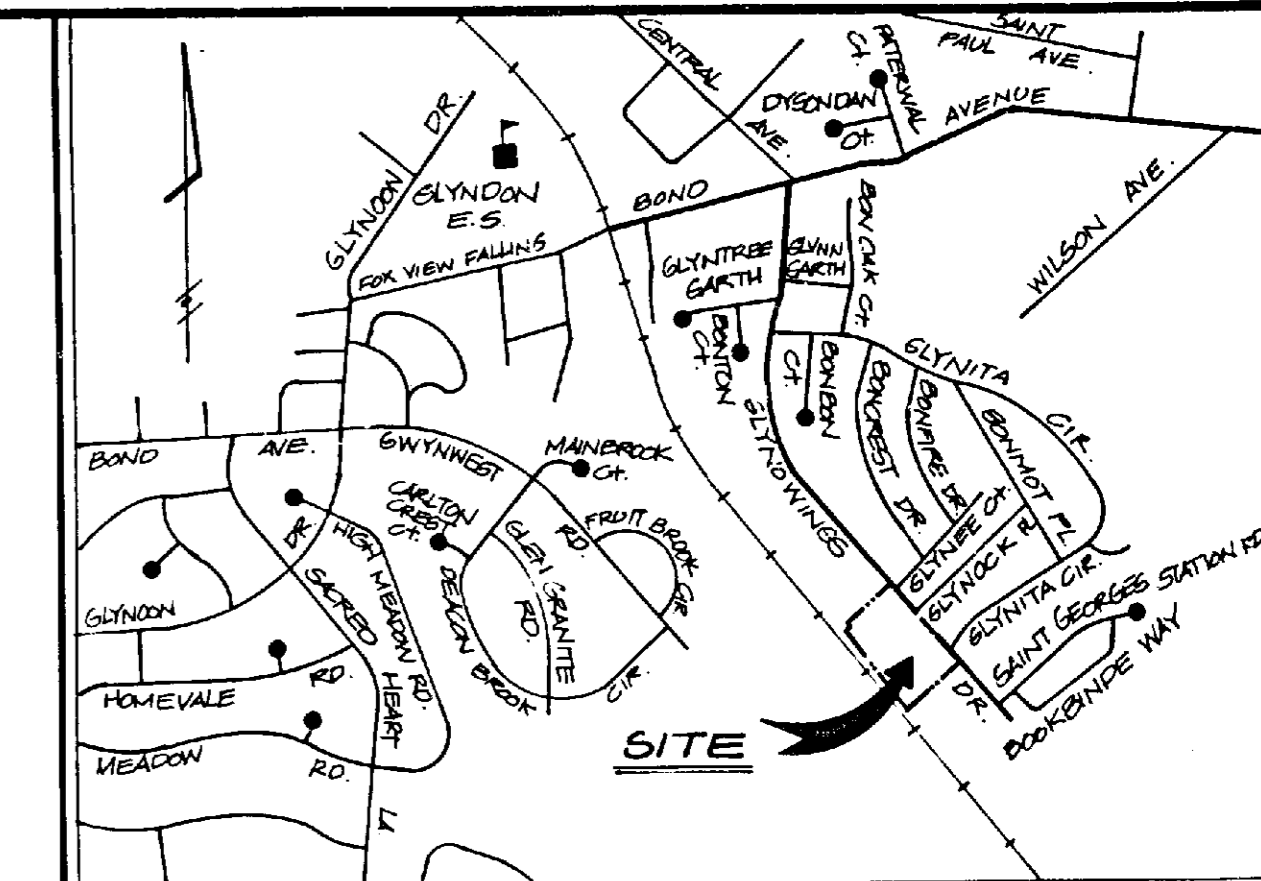


PETITIONER(S) EXHIBIT

#5

90-467X





VICINITY MAP  
SCALE: 1" = 1000'

**PARKING BREAKDOWN**

UNIT	AREA	USE	PARKING REQUIRED	PARKING PROVIDED
1/2F	7813 SF	Warehouse	1 per employee x 3	5
3F	5250 SF	Service Garage	(5250/1000) x 3.3 = 18	18(2 bays)
4/5F	7200 SF	Service Garage	(7200/1000) x 3.3 = 24	24(4 bays)
6F	3375 SF	Warehouse	1 per employee x 3	3
7F	3388 SF	Warehouse	1 per employee x 3	3
1/2R	7813 SF	Warehouse	1 per employee x 3	5
3R	3375 SF	Service Garage	(3375/1000) x 3.3 = 12	12
4R	3375 SF	Service Garage	(3375/1000) x 3.3 = 12	12
5R	5250 SF	Service Garage	(5250/1000) x 3.3 = 18	18(2 bays)
6R	3500 SF	Warehouse	1 per employee x 3	3
7R	3513 SF	Warehouse	1 per employee x 3	3
TOTAL			102	TOTAL = 106

NOTE: PARKING PROVIDED DOES NOT INCLUDE INTERNAL VEHICLE STORAGE CAPACITIES

**ZONING REQUESTS**

REQUESTING A SPECIAL EXCEPTION TO ALLOW A SERVICE GARAGE USE FOR UNITS 3F, 4/5F, AND 5R. (SEE SECTION 253.2(b) OF THE BALTIMORE COUNTY ZONING REGULATIONS)

**PETITIONER'S EXHIBIT**

PLAT TO ACCOMPANY SPECIAL EXCEPTION PETITION UNITS 3F, 4/5F, AND 5R

**#12300 GLYNOWINGS DRIVE**

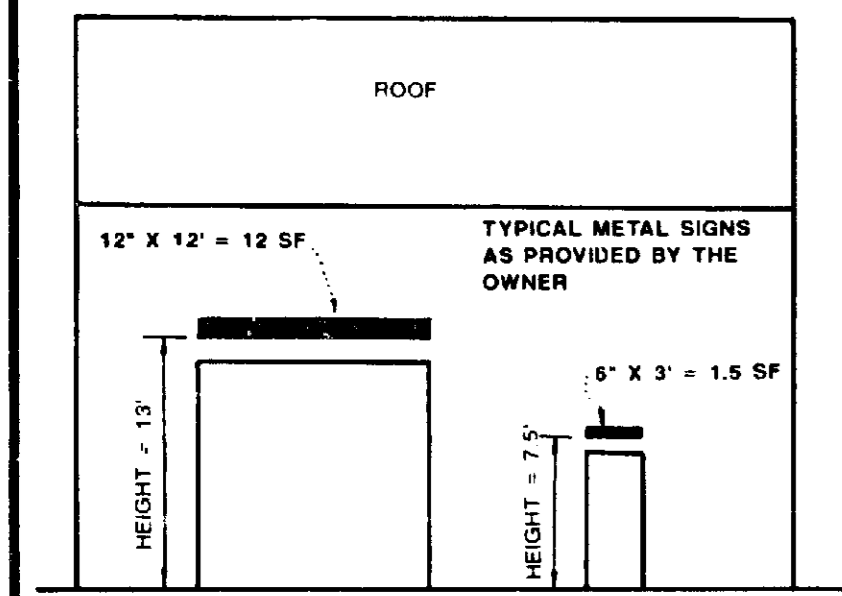
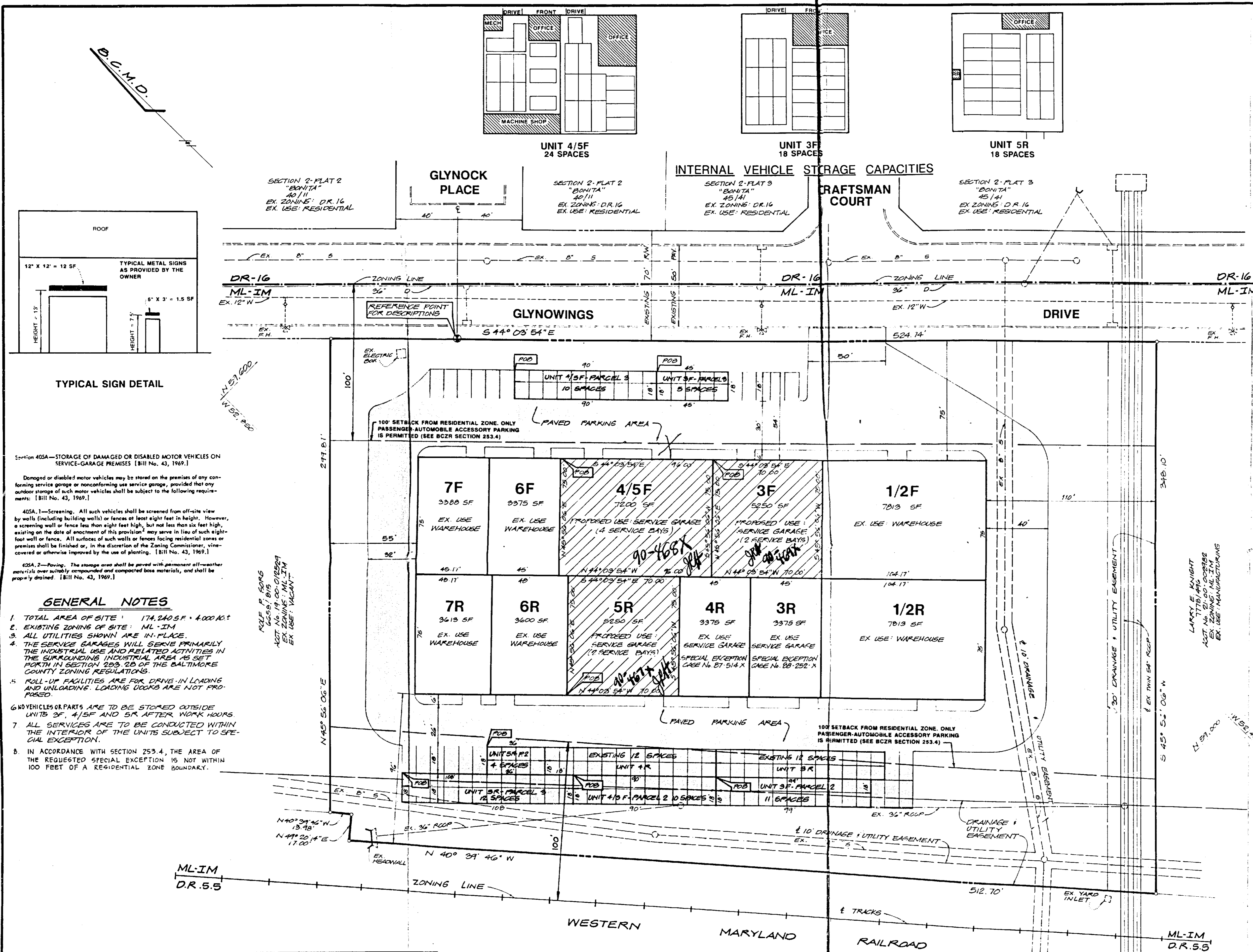
4TH ELECTION DISTRICT BALTIMORE Co., MD. JANUARY 23, 1990

LOT 5 RESUBDIVISION OF ST. GEORGES INDUSTRIAL PARK E.M.K. UR 51/180

**OWNER & DEVELOPER**

A.A. REALTY, INC.  
40 ANGLELOZZI BROS., INC.  
62 GWYNNS MILL CT.  
OWINGS MILLS, MD. 21117  
363-6650

DEED REFERENCE G163/844  
PROPERTY ACCOUNT No. 18-00-04901



TYPICAL SIGN DETAIL

Section 405A—STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES [Bill No. 43, 1969.]

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: [Bill No. 43, 1969.]

405A.1—Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting. [Bill No. 43, 1969.]

405A.2—Paving. The storage area shall be paved with permanent all-weather materials over suitably compacted and compacted base materials, and shall be properly drained. [Bill No. 43, 1969.]

**GENERAL NOTES**

- TOTAL AREA OF SITE: 174,240 SF x 4,000 SQ. FT.
- EXISTING ZONING OF SITE: ML-IM
- ALL UTILITIES SHOWN ARE IN-PLACE.
- THE SERVICE GARAGES WILL SERVE PRIMARILY THE INDUSTRIAL USE AND RELATED ACTIVITIES IN THE SURROUNDING INDUSTRIAL AREA AS SET FORTH IN SECTION 253.2(b) OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- ROLL-UP FACILITIES ARE FOR DRIVE-IN LOADING AND UNLOADING. LOADING DOORS ARE NOT PROPOSED.
- VEHICLES OR PARTS ARE TO BE STORED OUTSIDE UNITS 3F, 4/5F AND 5R AFTER WORK HOURS.
- ALL SERVICES ARE TO BE CONDUCTED WITHIN THE INTERIOR OF THE UNITS SUBJECT TO SPECIAL EXCEPTION.
- IN ACCORDANCE WITH SECTION 253.4, THE AREA OF THE REQUESTED SPECIAL EXCEPTION IS NOT WITHIN 100 FEET OF A RESIDENTIAL ZONE BOUNDARY.

**McKEE & ASSOCIATES, INC.**

Engineering - Surveying - Real Estate Development  
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030  
(301) 527-1555

Computed by: GCS  
Drawn by: JCK  
Checked by: GCS  
Job Number: 90-04

DATE	REVISIONS
5-25-90	REVISED NOTE 6, ADDED NOTES 8 & 9.
	ADDED 100' RESIDENTIAL SETBACK
	ADDED INTERNAL VEHICLE STORAGE CAPACITIES
	ADDED TYPICAL SIGN DETAIL

James W. McKee Date  
(Maryland Registered No. 9012)