

IN THE MATTER OF PETITIONS FOR
SPECIAL EXCEPTION OF
A & A REALTY, INC. FOR THE
PROPERTY LOCATED AT
DRIVE
12300 GLYNOWINGS DRIVE
Units 3F, 4/5F, 5R

A & A Realty, Appellant

- BEFORE THE
- COUNTY BOARD OF APPEALS
- OF
- BALTIMORE COUNTY
- CASE NO. 90-467-X
- CASE NO. 90-468-X
- CASE NO. 90-469-X

CONSENT ORDER

WHEREAS, Appellant heretofore filed three Petitions for Special Exception before the Zoning Commissioner of Baltimore County to approve the use of three units in the above captioned property as service garages pursuant to the Baltimore County Zoning Regulations; and

WHEREAS, the Petitions for Special Exception are pending before the County Board of Appeals of Baltimore County; and

WHEREAS, Appellant has reached an agreement with the St. Georges Station Townhouse Association, Inc., The St. Georges Station Townhome Association II, Inc., the Bonita Community Association, and the Reisterstown-Owings Mills-Glyndon Community Association (hereafter, the "Community") regarding the use, hours of operation and landscaping of the property; and

WHEREAS, the parties have agreed to consolidate the above captioned cases; and

WHEREAS, the parties wish to resolve by this Consent Order all issues affecting the property without further proceedings.

NOW, THEREFORE, it is this ____ day of _____, 1991, by the Board of Appeals of Baltimore County,

ORDERED, that the Petition for Special Exception to use the property known as unit 3F, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the

same is hereby GRANTED; and it is further

ORDERED, that the Petition for Special Exception to use the property known as unit 4/5F, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED.

ORDERED, that the Petition for Special Exception to use the property known as unit 5R, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED.

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

2

IN THE MATTER OF PETITIONS FOR
SPECIAL EXCEPTION OF
A & A REALTY, INC. FOR THE
PROPERTY LOCATED AT
12300 GLYNOWINGS DRIVE
Units 3F, 4/5F, 5R

A & A Realty, Appellant

- BEFORE THE
- COUNTY BOARD OF APPEALS
- OF
- BALTIMORE COUNTY
- CASE NO. 90-467-X
- CASE NO. 90-468-X
- CASE NO. 90-469-X

ORDER

WHEREAS, Appellant heretofore filed three Petitions for Special Exception before the Zoning Commissioner of Baltimore County to approve the use of three units in the above captioned property as service garages pursuant to the Baltimore County Zoning Regulations; and

WHEREAS, Appellant has reached an agreement with the St. Georges Station Townhouse Association, Inc., regarding the use, hours of operation and landscaping of the property; and

WHEREAS, the parties have agreed to consolidate the above captioned cases; and

WHEREAS, a hearing was held on November 1, 1991, before the Board of Appeals for Baltimore County, at which time the Board took testimony and admitted evidence and exhibits on behalf of Appellant, there being no protestants appearing at the hearing; and

WHEREAS, the Board has reviewed the matter and found that the testimony presented satisfies the requirement of §502.1 of the Baltimore County Zoning Regulations, and further supports granting the petitions under §253.2 of the Baltimore County Zoning Regulations; and

WHEREAS, the parties wish to resolve by this Order all issues affecting the property without further proceedings.

NOW, THEREFORE, it is this 28th day of November, 1991, by the Board of Appeals of Baltimore County,

Socket Clerk

A & A Realty, Inc., Case Nos. 90-467-X, 90-468-X and 90-469-X

ORDERED, that the Petition for Special Exception to use the property known as unit 3F, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED; and it is further

ORDERED, that the Petition for Special Exception to use the property known as unit 4/5F, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED.

ORDERED, that the Petition for Special Exception to use the property known as unit 5R, 12300 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED.

All the Petitions herein granted are and shall be subject, however, to the terms and conditions more fully set forth in the agreement between Appellant and the St. Georges Station Townhouse Association, Inc., including, specifically the following restrictions on the use of the Premises:

- The service garage uses serve and shall continue to serve the uses, including industrial uses, and related activities in the surrounding area.
- No vehicles being serviced shall be stored on the exterior of the Premises after normal operating hours.
- Operating hours shall be from 7:00 a.m. to 6:00 p.m., Mondays through Fridays.
- No body-work or automotive painting shall be conducted on the Premises.
- Signs shall conform to the size and style of those used for other tenants and units of the Property.
- All landscaping of the Property shall conform to applicable standards for landscaping as set forth in the Baltimore County Landscape Manual;

A & A Realty, Inc., Case Nos. 90-467-X, 90-468-X and 90-469-X

7. In addition to the landscaping existing upon the Property, A & A shall, within twelve (12) months from the execution hereof, plant trees of the London planes - sycamore variety, having a minimum caliper size of 2 1/4" diameter, at intervals of no less than thirty feet (30') along the frontage of the Property on Glynwings Drive.

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

Michael B. Sauer
Michael B. Sauer, Acting Chairman

William Clark
C. William Clark

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.

IN RE: PETITION FOR SPECIAL EXCEPTION
SW/S Glynwings Drive, SW of
Glyrock Place (Unit 4/5 F of
12300 Glynwings Drive)
4th Election District
3rd Councilmanic District
A & A Realty
Petitioner

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 90-468-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to use the subject property for a service garage in accordance with Petitioner's Exhibit 1.

The Petitioner, by Nicholas Angelozzi, Jr., General Partner, appeared, testified, and was represented by Deborah C. Dopkin, Esquire. Also appearing on behalf of the Petition were James M. McKee, Land Surveyor with McKee & Associates, Inc., Jeffrey Brown, President of Brown Motor Company, and Joseph L. Pipitone. Jack Dillon, Senior Planner, appeared on behalf of the Baltimore County Office of Planning and Zoning. There were no Protestants.

Testimony indicated that the subject property, known as 12300 Glynwings Drive, consists of 4.000 acres zoned M.L.-I.M. and is improved with a single story building containing various warehouse and service garage uses as depicted in Petitioner's Exhibit 1. Petitioner is desirous of obtaining a special exception for a service garage use for Unit 4/5F of the subject building as shown on Petitioner's Exhibit 1. Mr. Angelozzi, a partner of A & A Realty, legal owner of the subject property, testified generally as to the various commercial uses on the subject site and the extent of landscaping. He testified that in his opinion, the relief requested herein meets the requirements of Section 502.1 of the Baltimore

County Zoning Regulations (B.C.Z.R.) and will otherwise have no detrimental impact on surrounding uses in the area.

James McKee, Land Surveyor, testified that he has visited the subject site and believes that the R.T.A. requirements of Section 253.4 of the B.C.Z.R. have been complied with. He also testified that in his opinion the use of the property as a service garage will have no detrimental impact on traffic in the area and that the relief requested otherwise complies with the requirements of Section 502.1 of the B.C.Z.R.

Jack Dillon testified that while the Office of Planning is in general support of Petitioner's request, they would like to see certain restrictions incorporated into the Zoning Commissioner's Order as set forth in their Zoning Plans Advisory Committee comments dated May 23, 1990. Mr. Dillon also testified as to the requirement in Section 253.2.B regarding access to a Class I Commercial Motorway. Mr. Dillon testified that while, to the best of his knowledge, the County Council has not passed a specific ordinance designating Glynwings Drive as a Class I Commercial Motorway, in his opinion it may qualify as such.

Joseph L. Pipitone, tenant of Unit 4/5F, testified that he operates a Porsche/Audi/Mercedes Benz service garage and a small machine shop at the subject location. He testified that approximately 80% of his business involves servicing automobiles from the general area. Mr. Pipitone testified that the machine shop is in operation approximately 15 hours a week and accounts for approximately 30% of the income of his business. He indicated that no body and/or fender work or painting is conducted on the premises and that approximately 3 to 5 automobiles per day are serviced. Mr. Pipitone testified that the machine shop does perform services for customers within the industrial park. He concluded his testimony by stat-

ing that in his opinion, his operation will have no detrimental impact on the surrounding residential community and otherwise complies with the requirements of Section 502.1 of the B.C.Z.R.

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 Sections 502.1 and 253.2.B.3 of the B.C.Z.R. Section 253.2.B.3 specifically requires a showing that "any such use will serve primarily the industrial uses and related activities in the surrounding industrial area." Based on the testimony and evidence produced, it is clear that neither Petitioner nor Mr. Pipitone established that the subject service garage use was primarily serving the industrial uses in the surrounding area as required by Section 253.2.B.

A second hurdle for Petitioner is found in Section 253.2.B which requires that the subject use have direct access to a "Class I Commercial Motorway." Section 101 of the B.C.Z.R. defines a "Class I Commercial Motorway" as follows:

"A motorway, or portion thereof at least one mile in length, with at least 70% of all frontage thereon (the sum of the lengths of both sides), excluding land publicly owned for highway right-of-way purposes, zoned as B.L., B.M., B.R., and/or M.L., and designated as a Class I commercial motorway under ordinance of the County Council. No portion of a motorway shall be considered as a Class I commercial motorway unless such portion is bounded at its ends by intersections with freeways, expressways, arterial streets, town-center boundaries, political-subdivision boundaries, the urban-rural demarcation line, or major streams or rivers."

To qualify as a "Class I Commercial Motorway" the County Council must, by ordinance, designate the subject roadway as such. As Petitioner did not produce any documentation qualifying Glynwings Drive as a Class I

ORDER RECEIVED FOR FILING
Date 11/28/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/28/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/28/91
By [Signature]

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

Alvin W. Harrison, Jr.
James W. Harrison
Barbara Taylor (Harrison)
Jack Dillon
Jeff Brown
Joseph L. Dipitone

614 Prospect St - Tucson
 5 years 20 - 1994 year
 Off Times 429 back ingts
 Office of Planning & Zoning
 224 TIMBER GROVE RD - RUST
 3314 GARNETT RD. 81234

RESTRICTIVE COVENANT AGREEMENT

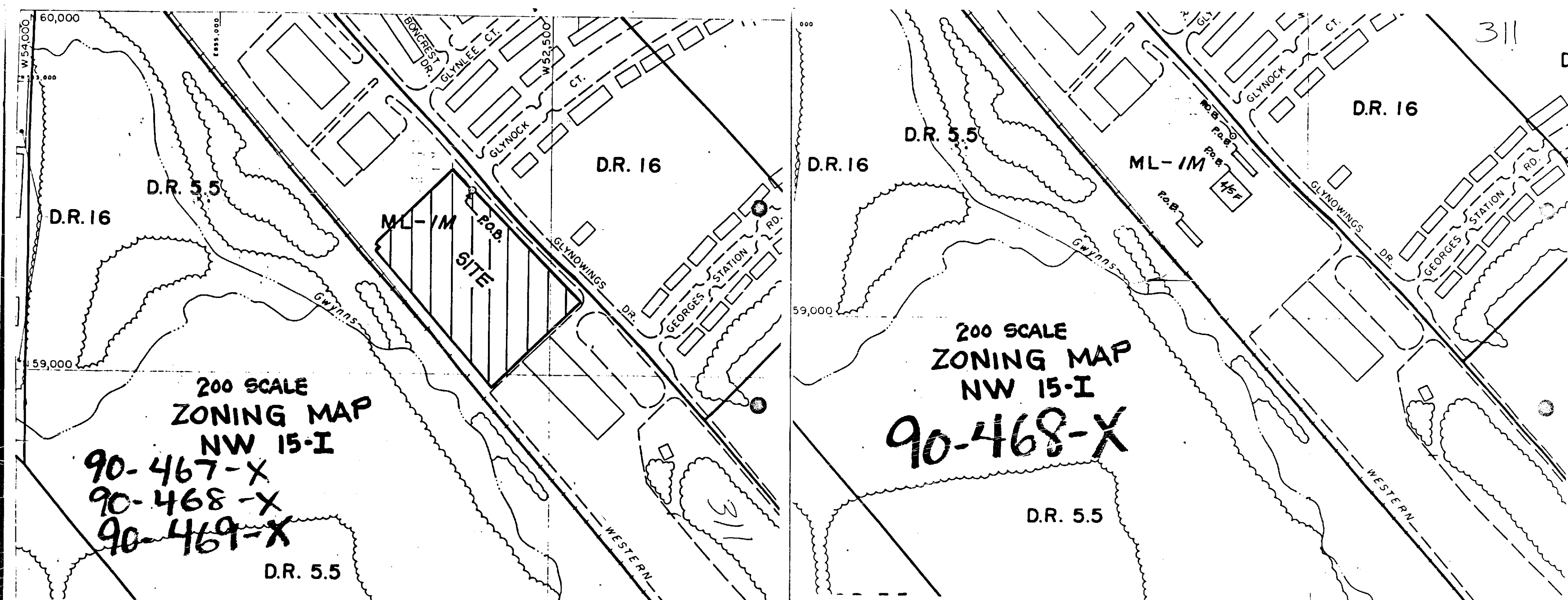
THIS AGREEMENT entered into this ____ day of July, 1991, by and between A & A Realty, Inc. ("A & A") having an address of 62 Gwynns Mill Court, Owings Mills, Maryland 21117 and ST. GEORGES STATION TOWNHOUSE ASSOCIATION, INC., having an address of 616 St. Georges Station, Reisterstown, Maryland 21136; REISTERSTOWN-OWINGS MILLS-GLYNDON COMMUNITY ASSOCIATION, having an address of 22 Caraway Road, Reisterstown, Maryland 21136; ST. GEORGES STATION TOWNHOME ASSOCIATION II, INC., having an address of 41 Craftsman Court, Reisterstown, Maryland 21136; and BONITA COMMUNITY ASSOCIATION, having an address of 12352 Bonfire Drive, Reisterstown, Maryland 21236; (hereafter, collectively, the "Associations") and those property owners whose signatures are affixed hereto (the said property owners and the Association hereinafter collectively referred to as the "Community").

RECITALS

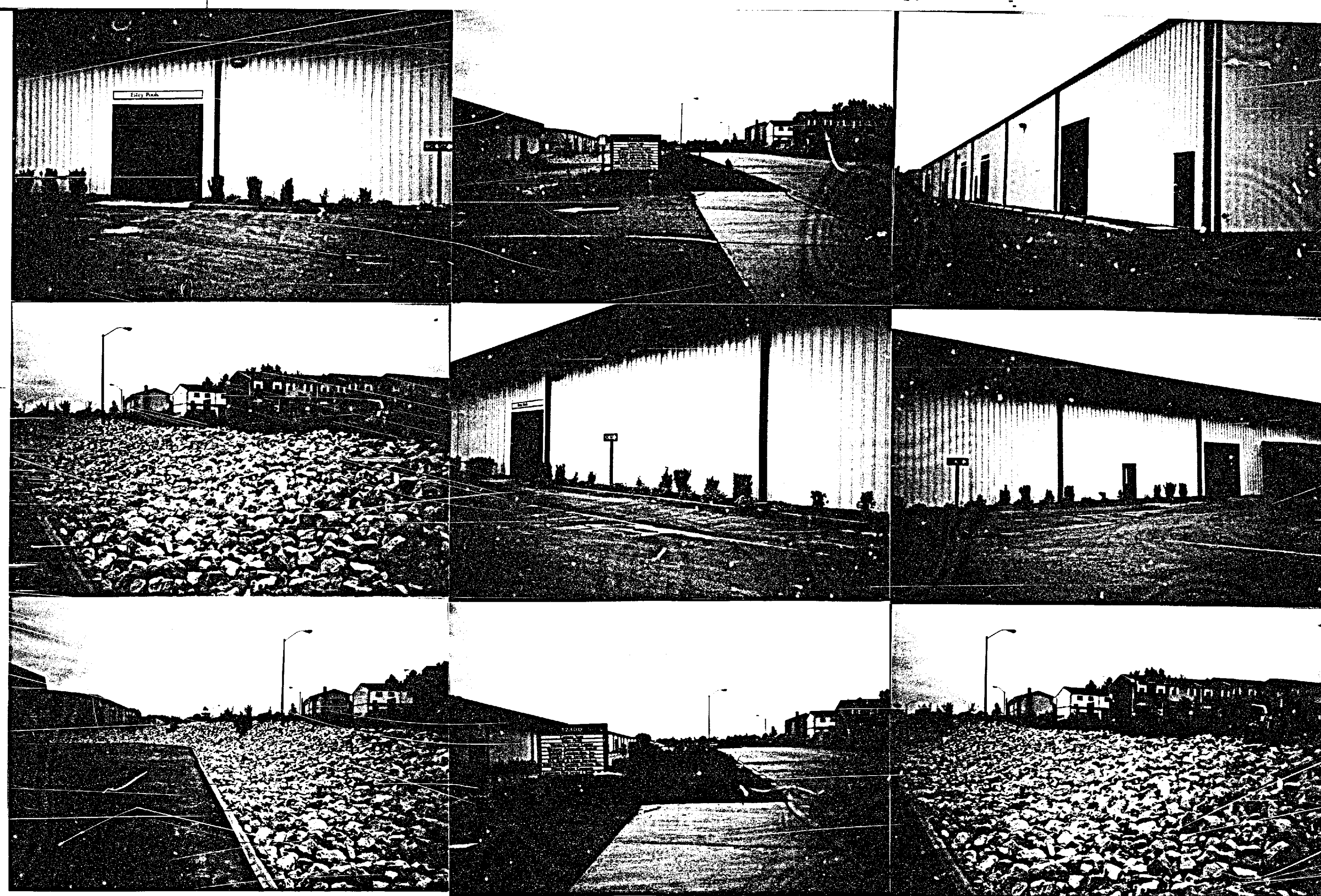
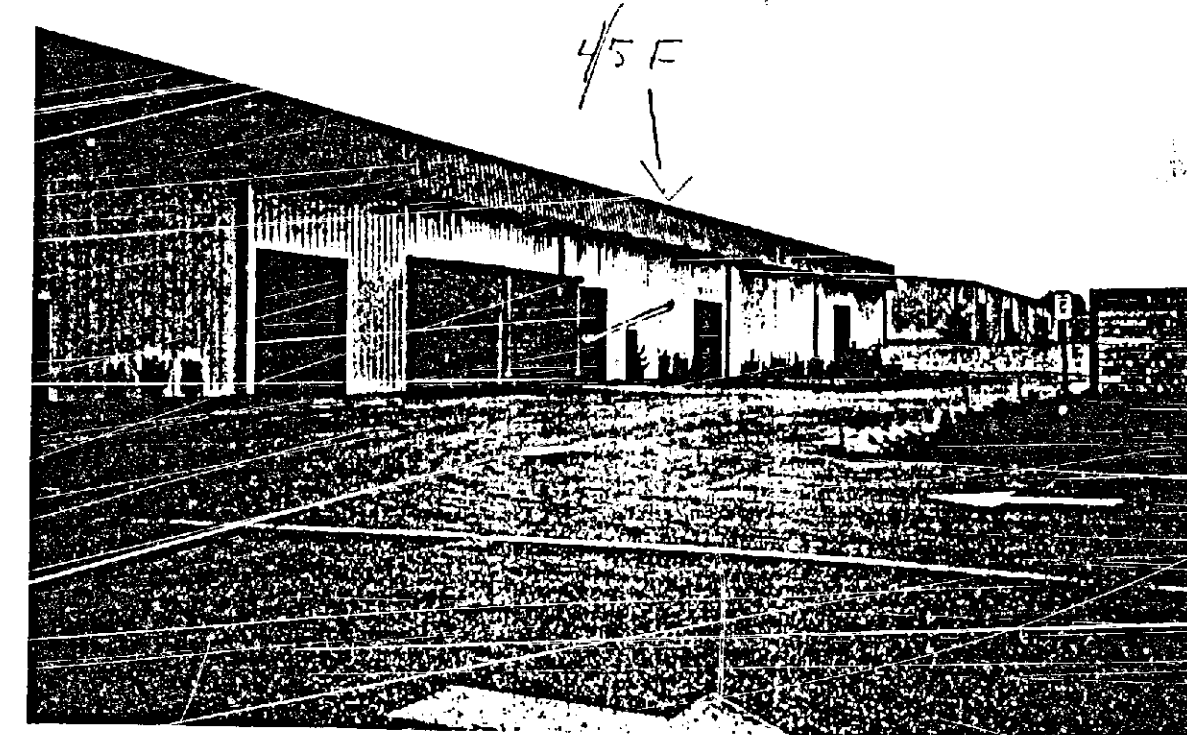
A. A & A is the owner of a 4.00± acre tract of land (the "Property") located on the West side of Glynnowings Drive in the Fourth Election District of Baltimore County, Maryland and known as 12300 Glynnowings Drive; as more particularly described in a deed recorded among the Land Records of Baltimore County, Maryland in Liber 6163 folio 844, and shown on Exhibit A attached hereto and made a part hereof.

B. The Property is improved by a one story metal warehouse building, which is subdivided into eleven units, of which three units, known as 3F, 4/5F and 5R (the "Premises") have been, are and will be currently or will be leased and used for automotive service garage use.

C. A & A has heretofore filed three zoning petitions and plats, Case Nos. 90-467-X, 90-468-X and 90-469-X (the "Zoning Petitions") with the Zoning Commissioner of Baltimore County, Maryland, for approval of the use of the Premises pursuant to the Baltimore County Zoning Regulations.



PETITIONER(S) EXHIBIT (2)



90-461, S. 9
Oct 8th 3

B.C.M.D.

SECTION 2-PLAT 2
"DONITA"
40/11
EX. ZONING: D.R. 16
EX. USE: RESIDENTIAL

SECTION 2-PLAT 2
"DONITA"
40/11
EX. ZONING: D.R. 16
EX. USE: RESIDENTIAL

SECTION 2-PLAT 3
"DONITA"
45/14
EX. ZONING: D.R. 16
EX. USE: RESIDENTIAL

SECTION 2-PLAT 3
"DONITA"
45/14
EX. ZONING: D.R. 16
EX. USE: RESIDENTIAL

GLYNOK PLACE

CRAFTSMAN COURT

DR-16
ML-IM
EX. 12" W

GLYNOWINGS DRIVE

DR-16
ML-IM
EX. 12" W

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 and suitably compacted and uncompact base materials, and shall be properly drained. [Bill No. 43, 1969.]

GENERAL NOTES

1. TOTAL AREA OF SITE: 174,240 S.F. ± 4,000 A.S.
2. EXISTING ZONING OF SITE: ML-IM
3. ALL UTILITIES SHOWN ARE IN PLACE.
4. THE SERVICE GARAGES WILL SERVE PRIMARILY THE INDUSTRIAL USE AND RELATED ACTIVITIES IN THE SURROUNDING INDUSTRIAL AREA AS SET FORTH IN SECTION 223.20 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
5. ROLL-UP FACILITIES ARE FOR DRIVE-IN LOADING AND UNLOADING. LOADING DOORS ARE NOT PROPOSED.
6. NO VEHICLES ARE TO BE STORED OUTSIDE UNITS 3F, 4/5F AND 5R AFTER WORK HOURS.
7. ALL SERVICES ARE TO BE CONDUCTED WITHIN THE INTERIOR OF THE UNITS SUBJECT TO SPECIAL EXCEPTION.

PLAT 1689
ACT NO. 19-00-000009
EX. ZONING: ML-IM
EX. USE: VACANT

ML-IM
D.R. 5.5

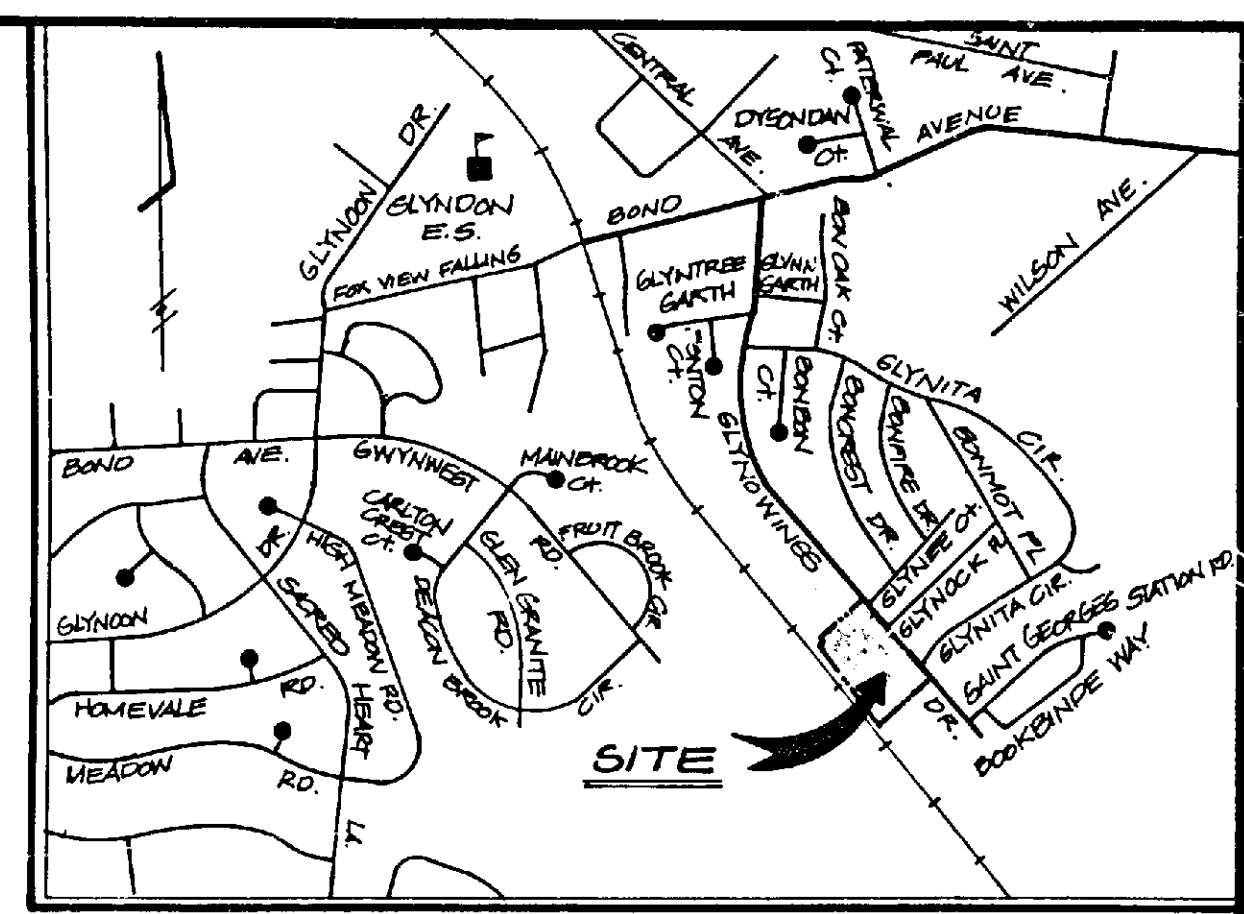
McKEE & ASSOCIATES, INC.

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

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

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

DATE	REVISIONS



VICINITY MAP
SCALE: 1" = 1000'

PARKING BREAKDOWN

UNIT	AREA	USE	PARKING REQUIRED	PARKING PROVIDED
1/2F	7813 SF	Warehouse	1 per employee = 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 = 3	3
7F	3388 SF	Warehouse	1 per employee = 3	3
1/2R	7813 SF	Warehouse	1 per employee = 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	3600 SF	Warehouse	1 per employee = 3	3
7R	3613 SF	Warehouse	1 per employee = 3	3
TOTAL = 102			TOTAL = 106	

ZONING REQUESTS

REQUESTING A SPECIAL EXCEPTION TO ALLOW A SERVICE GARAGE USE FOR UNITS 3F, 4/5F AND 5R. (SEE SECTION 223.20.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS)

90-468-X

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

#12300 GLYNOWINGS DRIVE

4TH ELECTION DISTRICT
SCALE: 1" = 30'

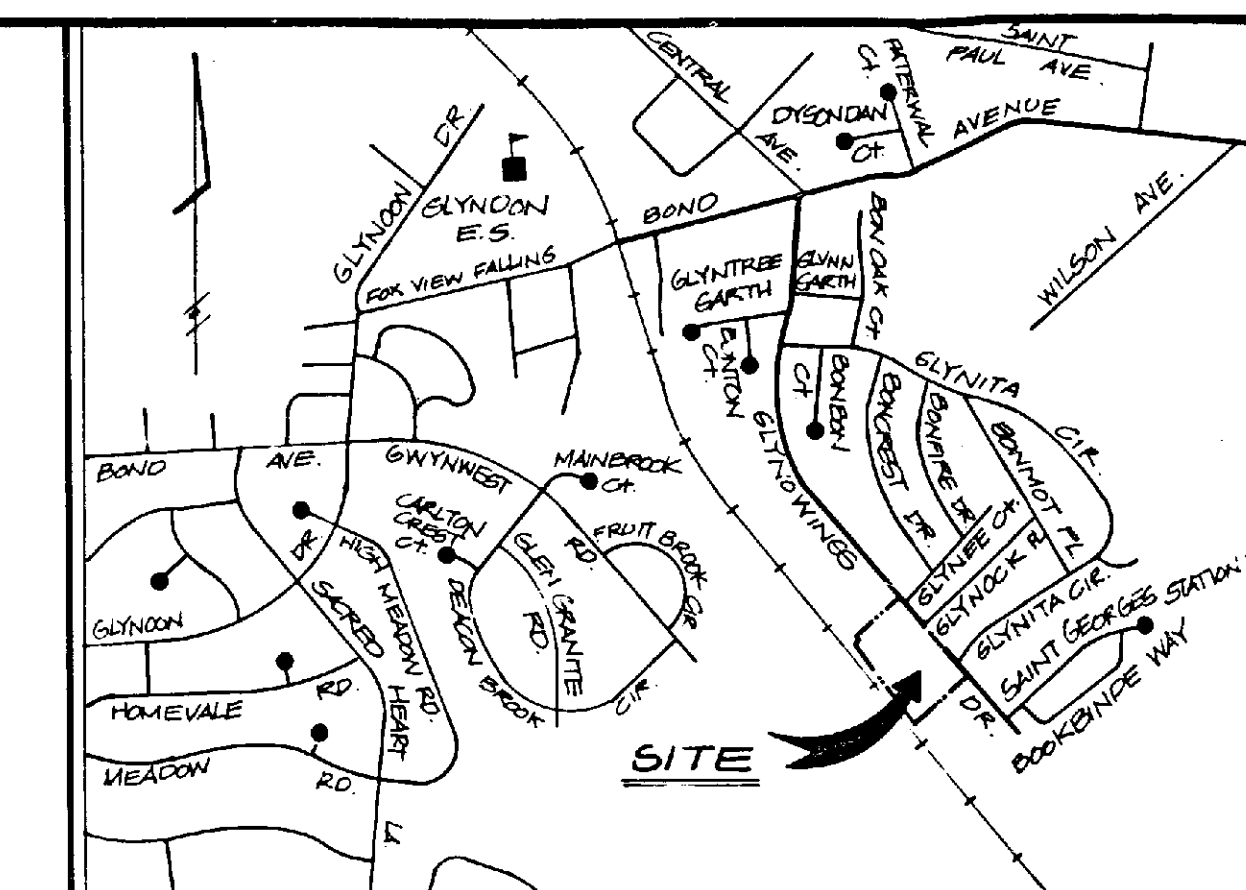
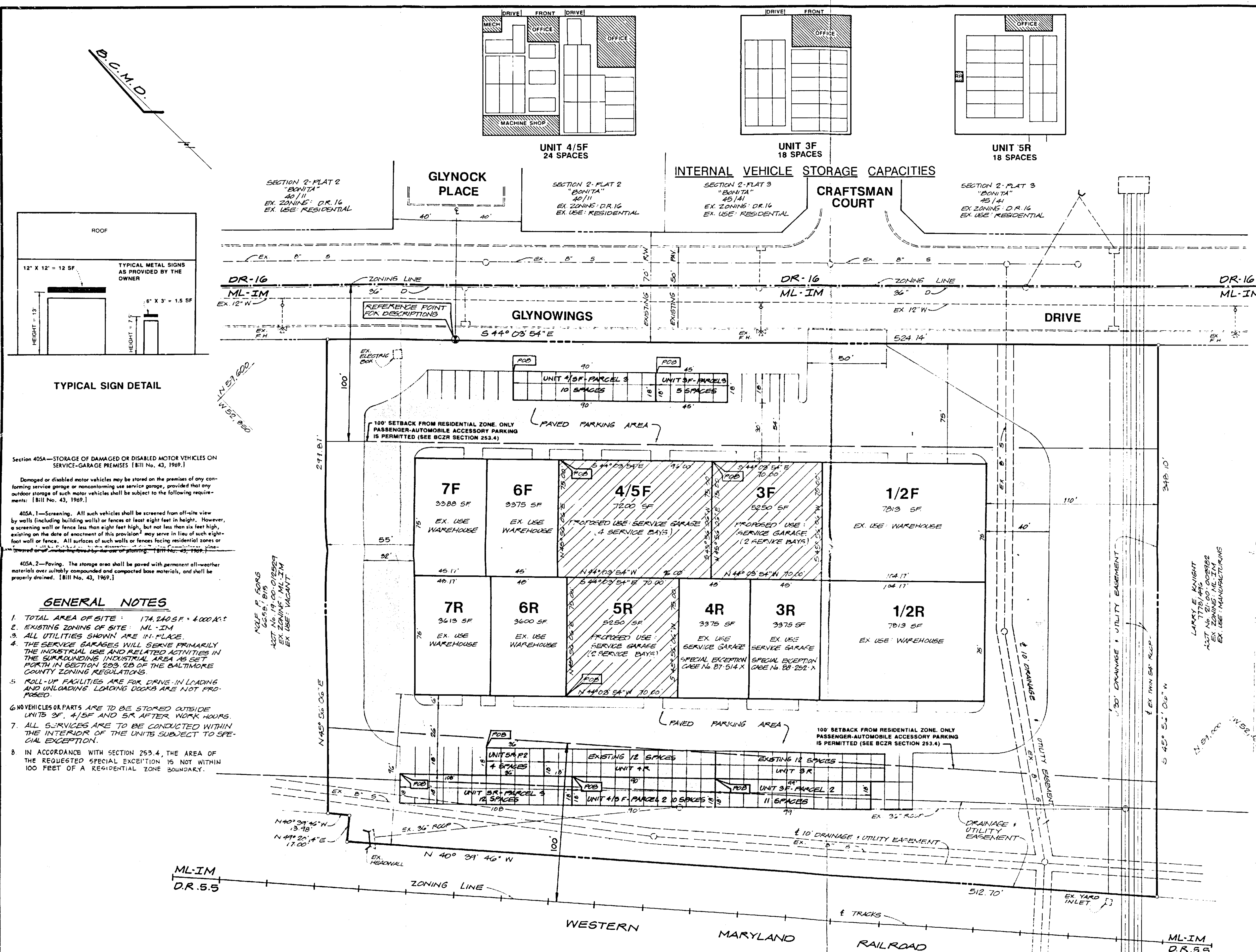
BALTIMORE CO., MD.
JANUARY 23, 1990

LOT 5
RESUBDIVISION OF
ST. GEORGES INDUSTRIAL PARK
E.H.K. 19-51180

OWNER & DEVELOPER

A.A. REALTY, INC.
410 ANGLEWATER BRIDGE, INC.
62 Gwynns Mills Ct.
Gwynns Mills, MD. 21117
363-6650

DEED REFERENCE: G163/B44
PROPERTY ACCOUNT No. 18-00-04931



VICINITY MAP
SCALE: 1" = 100'

PARKING BREAKDOWN

UNIT	AREA	USE	PARKING REQUIRED	PARKING PROVIDED ¹⁾
1/2F	7813 SF	Warehouse	1 per employee = 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 = 3	3
7F	3388 SF	Warehouse	1 per employee = 3	3
1/2R	7813 SF	Warehouse	1 per employee = 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	3600 SF	Warehouse	1 per employee = 3	3
7R	3613 SF	Warehouse	1 per employee = 3	3
TOTAL = 102				TOTAL = 106

¹⁾ 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 253.20.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS)

PETITIONER'S EXHIBIT 1

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

#12300 GLYNOWINGS DRIVE

4TH ELECTION DISTRICT SCALE: 1" = 30' BALTIMORE CO., MD. JANUARY 23, 1990

LOT 5
RESUBDIVISION OF
ST. GEORGE'S INDUSTRIAL PARK
E.H.K. OR 51/130

OWNER & DEVELOPER

A. A. REALTY, INC.
910 ANGLELOTTI DRIVE, INC.
60 GWYNNS MILL CT.
GWYNNS MILLS, MD. 21117
363-6650

DEED REFERENCE: G163/844
PROPERTY ACCOUNT No. 18-00-04991

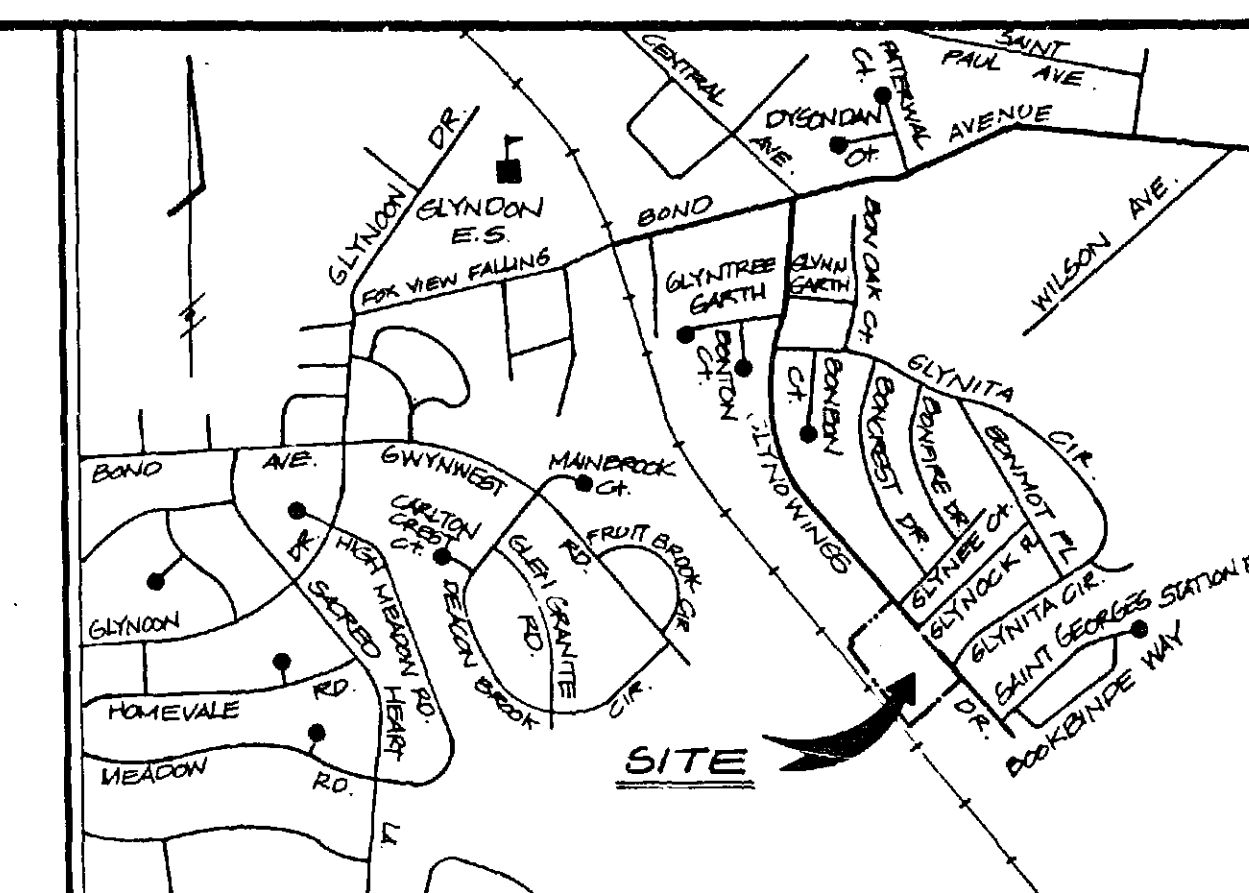
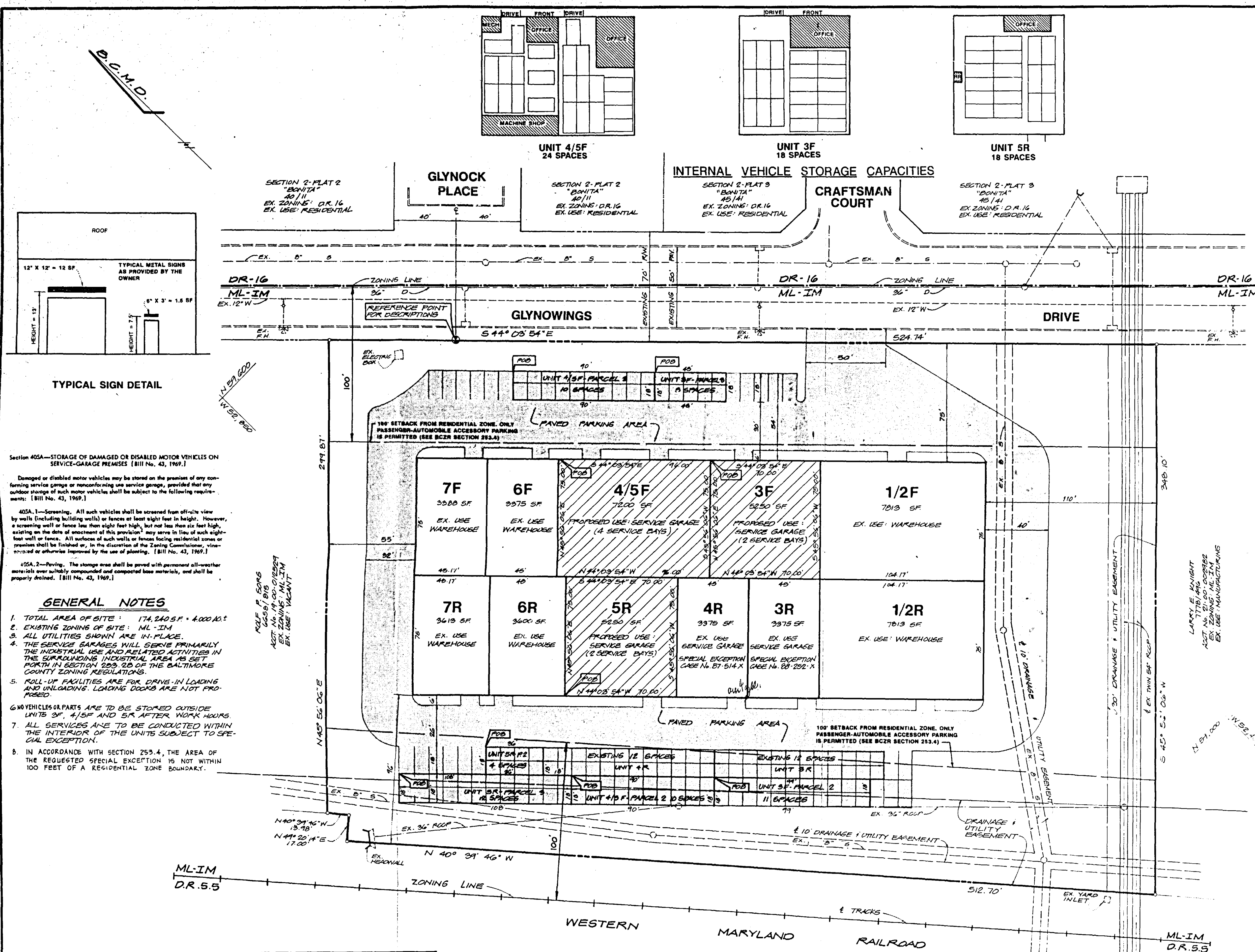
McKEE & ASSOCIATES, INC.

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

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

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



VICINITY MAP
SCALE: 1" = 1000'

PARKING BREAKDOWN

UNIT	AREA	USE	PARKING REQUIRED	PARKING PROVIDED
1/2F	7813 SF	Warehouse	1 per employee = 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	3975 SF	Warehouse	1 per employee = 3	3
7F	3988 SF	Warehouse	1 per employee = 3	3
1/2R	7813 SF	Warehouse	1 per employee = 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	3600 SF	Warehouse	1 per employee = 3	3
7R	3619 SF	Warehouse	1 per employee = 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 253.20.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS)

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

#12300 GLYNOWINGS DRIVE

4TH ELECTION DISTRICT
SCALE 1" = 30'

BALTIMORE CO., MD.
JANUARY 23, 1990

RESUBDIVISION OF
ST. GEORGE'S INDUSTRIAL PARK
E.H.K. 08/1/80

OWNER & DEVELOPER

A.A. REALTY, INC.
410 ANGLETON BROS. BLDG.
62 Gwynns Mill Ct.
Gwynns Mills, MD. 21117
363-6650

DEED REFERENCE: C-163/844
PROPERTY ACCOUNT No. 18-00-04931

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: GSK
Checked by: GCS
Job Number: 90-04

James W. McKee Date: 2/2/90
(Maryland Registered No. 9012)

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

Section 405A—STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES [BIII 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: [BIII 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 Commission, vine-covered or otherwise improved by the use of planting. [BIII 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. [BIII No. 43, 1969.]

GENERAL NOTES

- TOTAL AREA OF SITE: 174,240 SF ± 4,000 AS.
- 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 253.20.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- ROLL-UP FACILITIES ARE FOR DRIVE-IN LOADING AND UNLOADING. LOADING DOCKS ARE NOT PROVIDED.
- NO 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.

ALL P. 50'S
ACROSS BUS
DRIVE
EX. DRIVE
EX. USE: VACANT

LARRY E. KNIGHT
1710 W. 40th St.
ACCT. NO. 00982
EX. ZONING: ML-IM
EX. USE: MANUFACTURING

Det Gsk
90-467,894

Commercial Motorway, and the Zoning Office's search has failed to locate any such ordinance, the Petitioner's request must be denied.

After reviewing all of the testimony and evidence presented, it is the opinion of the Zoning Commissioner that the Petitioner has not met the requirements set forth in Sections 502.1 or 253.2.B of the B.C.Z.R.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 1990 that the Petition for Special Exception to use the subject property for a service garage in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the subject service garage use shall cease and desist operating on or before November 30, 1990.

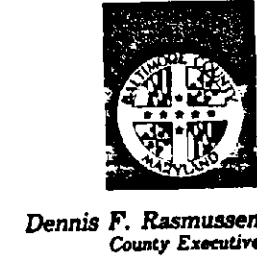
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

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

J. Robert Haines
Zoning Commissioner

June 13, 1990



Deborah C. Dopkin, Esquire
405 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
54/5 Glynwings Drive, SW of Glynock Place
(12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A Realty - Petitioner
Case No. 90-468-X

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

RE: PETITIONS FOR SPECIAL EXCEPTIONS : BEFORE THE COUNTY BOARD OF APPEALS
54/5 Glynwings Dr., SW of
Glynock Pl. (12300 Glynwings : OF BALTIMORE COUNTY
Dr. (Units 5R, 4/5F & 3F)
4th Election District :
3rd Councilmanic District :
A & A REALTY, Petitioner : Zoning Case Nos. 90-467-X, 90-468-X
90-469-X

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 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 29th day of November, 1990, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, Hellman & Redmond, 405 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

54-1114 62 ADN 06
STUDY BY ALBERTO ALLIQUO
RECEIVED

311
MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555
Facsimile: (301) 527-1563

February 7, 1990



DESCRIPTION OF UNIT 4/5F
12300 GLYNOWINGS DRIVE
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the first at a point, said point being South 44° 03' 54" East 65 feet, more or less, and South 45° 56' 06" West 75.00 feet from the intersection of the southwest side of Glynwings Drive and the centerline of Glynock Place extended; thence running along the outline of Unit 4/5F the four following courses and distances: South 44° 03' 54" East 96.00 feet, South 45° 56' 06" West 75.00 feet, North 44° 03' 54" East 96.00 feet, and North 45° 56' 06" East 75.00 feet to the point of beginning. Containing 7,200 square feet, more or less. Being known as 12300 Glynwings Drive, Unit 4/5F.

Beginning for the second at a point, said point being South 44° 03' 54" East 76 feet, more or less, and South 45° 56' 06" West 275.00 feet from the intersection of the southwest side of Glynwings Drive and the centerline of Glynock Place extended; thence running along the outline of a proposed parking area the four following courses and distances: South 44° 03' 54" East 90.00 feet, South 45° 56' 06" West 18.00 feet, North 44° 03' 54" East 90.00 feet, and North 45° 56' 06" East 18.00 feet to the point of beginning. Containing 1,620 square feet, more or less. Being 10 parking spaces as designated for the above mentioned Unit 4/5F.

Beginning for the third at a point, said point being South 44° 03' 54" East 36 feet, more or less, and South 45° 56' 06" West 21.00 feet from the intersection of the southwest side of Glynwings Drive and the centerline of Glynock Place extended; thence running along the outline of a proposed parking area the four following courses and distances: South 44° 03' 54" East 90.00 feet, South 45° 56' 06" West 18.00 feet, North 44° 03' 54" East 90.00 feet, and North 45° 56' 06" East 18.00 feet to the point of beginning. Containing 1,620 square feet, more or less. Being 10 parking spaces as designated for the above mentioned Unit 4/5F.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-468-X

District: 4th Date of Posting: May 14, 1990

Posted for: Special Exception

Petitioner: A & A Realty

Location of property: SW/5 of Glynwings Drive, SW of Glynock Place, 12300 Glynwings Drive, Unit 4/5F

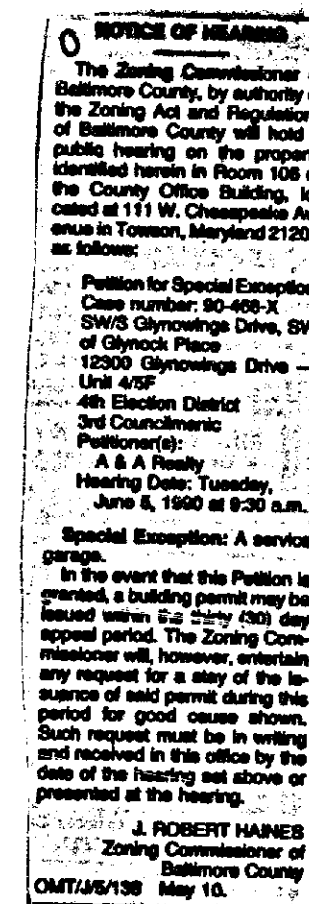
Location of Sign: SW side of Glynwings Drive in front of subject property

Remarks:

Posted by: J. Robert Haines

Date of return: May 16, 1990

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD, May 15, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on May 10, 1990.

OWINGS MILLS TIMES,

S. Zate Olson
Publisher

PO 104562

PETITION FOR SPECIAL EXCEPTION 311

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-468-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, 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 use pursuant to BCZR Section 253.2.B.3.10. accordance with the plat and legal description submitted herewith, for Unit 4/5F.

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.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) A & A Realty, Inc. 311-15-1

Signature: BY: *Phyllis Cole Friedman* 474

Address: Signature: *Phyllis Cole Friedman* 474

City and State: Signature: 474

Attorney for Petitioner: Signature: 474

Howard L. Alderman, Jr. 62 Gwynn Mill Ct. 363-6650

(Type or Print Name) Address Phone No.

Signature: *Howard L. Alderman, Jr.* Owings Mills, MD 21117

Levin & Gann, P.A. City and State

Signature: *Howard L. Alderman, Jr.* Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: *Howard L. Alderman, Jr.* Suite 113 321-0600

Towson, MD 21204 Address Phone No.

City and State: Signature: *Howard L. Alderman, Jr.* 305 N. Chesapeake Ave. 321-0600

Attorney's Telephone No.: 321-0600 Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this day

of April 10, 1990, 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 June 19, 1990, at 2:30 o'clock

A. M.

FILED 3/13/90 82 JAH

See Kth from Howard Alderman Esq for more

IN THE TIME

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

J. Robert Haines
Zoning Commissioner of Baltimore County

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 21204 as follows:
Petition for Special Exception
Case number: 90-468-X
SW of Glynock Place
12300 Glynock Drive - SW of Glynock Place
Unit 4/5F
4th Election District
3rd Councilmanic District
Petitioner(s):
A & A Realty
Hearing Date: 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 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 presented at the hearing on or prior to the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CITY/STATE MAY 10

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 1990
THIS IS TO CERTIFY, that the annexed 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 10, 1990

THE JEFFERSONIAN,

S. Zake Orle
Publisher

Re: Petition for Special Exception
12300 Glynock Drive
Unit 4/5F
Case No. 90-468-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
Hellman & Redmond
405 Allegheny Avenue
Towson, Maryland 21204
(301) 825-1099

RECEIVED
JUL 11 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number: No 2927
CASE # 90-468-X
A9100003

Date: 7/12/90
APPEAL FEES
120 -OF A SPECIAL EXC. ORDER 1 X \$175.00
150 -POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$200.00
LAST NAME OF OWNER: A AND A REALTY

040440094NICHRC
EA COLL111A07-12-90
\$200.00

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number: No 1703

Date: 8/13/90
PUBLIC HEARING FEES
050 -SPECIAL EXCEPTION 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: A AND A REALTY

B 147*****175001a 3148F
Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: August 13, 1990
Posted for: Appeal
Petitioner: A & A Realty
Location of property: SW of Glynock Drive, SW of Glynock Place, Unit 4/5F, 12300 Glynock Drive
Location of Signs: SW of Glynock Drive in front of subject property
Remarks: Property
Posted by: S. J. Brata Date of return: August 17, 1990
Number of Signs: _____

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number: No 2661

Date: 8/13/90
PUBLIC HEARING FEES
150 -POSTING SIGNS / ADVERTISING 1 X \$101.45
TOTAL: \$101.45
LAST NAME OF OWNER: A AND A REALTY

Please make checks payable to: Baltimore County

Cashier Validation:

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

J. Robert Haines
Zoning Commissioner

DATE: 5-30-90

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

ATTN: NICHOLAS ANGELOSI, JR.

Re: Petition for Special Exception
CASE NUMBER: 90-468-X
SW of Glynock Drive, SW of Glynock Place
12300 Glynock Drive - Unit 4/5F
4th Election District - 3rd Councilmanic
Petitioner(s): A & A Realty
HEARING: TUESDAY, JUNE 5, 1990 at 9:30 a.m.

Gentlemen:
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 113, 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:gs
cc: Deborah C. Dopkin, Esq.

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

J. Robert Haines
Zoning Commissioner

April 25, 1990

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 21204 as follows:

Petition for Special Exception
CASE NUMBER: 90-468-X
SW of Glynock Drive, SW of Glynock Place
12300 Glynock Drive - Unit 4/5F
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.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

HEARING ROOM - Room 301
County Office Building
August 23, 1990
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NOS. 90-467-X AND 90-468-X
A & A REALTY (Units 5R, 4/5 F, and 3F, respectively)
SW of Glynock Drive, SW of Glynock Place (12300 Glynock Drive)
4th Election District
3rd Councilmanic District
SE-Service Garage (each unit as individually indicated above)
6/13/90 - Z.C.'s Order DENYING Petitions.

ASSIGNED FOR: FRIDAY, FEBRUARY 8, 1991 at 10:00 a.m.

cc: Deborah C. Dopkin, Esquire Counsel for Petitioner/Appellant

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

LindaLee M. Kuszmaul
Legal Secretary



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room - Room 301, County Office Bldg. January 25, 1991

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NOS. 90-467-X AND 90-468-X
A & A REALTY (Units 5R, 4/5 F, and 3F, respectively)
SW of Glynock Drive, SW of Glynock Place (12300 Glynock Drive)
4th Election District
3rd Councilmanic District
SE-Service Garage (each unit as individually indicated above)
6/13/90 - Z.C.'s Order DENYING Petitions.

which was scheduled for hearing on February 8, 1991 has been POSTPONED at the request of Counsel for the Petitioner/Appellant with no reset date.

cc: Deborah C. Dopkin, Esquire-Counsel for Petitioner/Appellant

Mr. Nicholas Angelossi, Jr.

People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. October 3, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL BILL NO. 59-19.

CASE NOS. 90-467-X A & A REALTY (Units 5R, 4/5 F, and 50-468-X AND 90-469-X 3P, respectively)
SW/s Glynwings Drive, SW of Glynock Place (12300 Glynwings Drive)
4th Election District
3rd Councilmanic District

SE-Service Garage (each unit as individually indicated above)

6/13/90 - Z.C.'s Order DENYING Petitions.

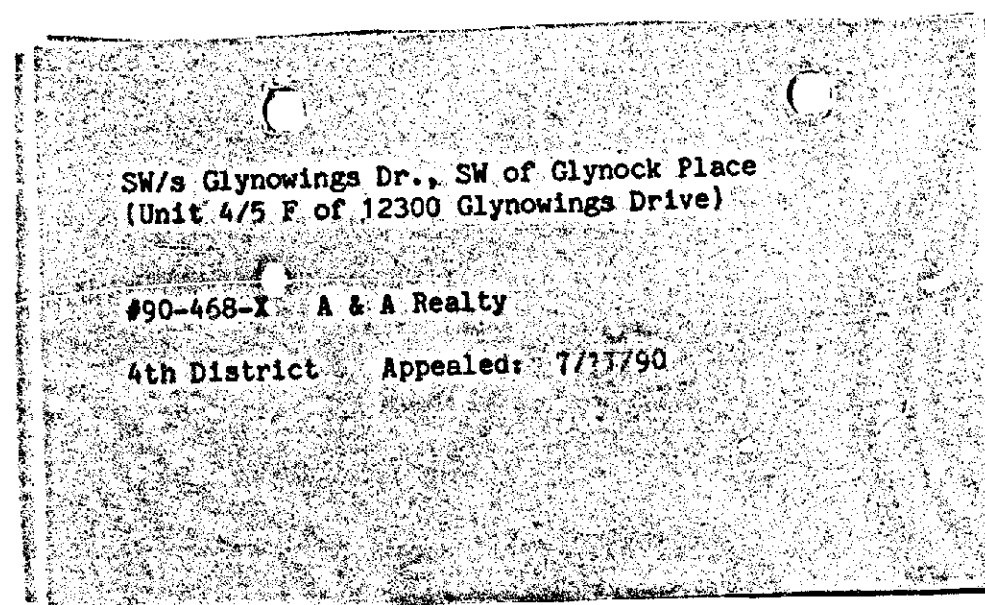
ASSIGNED FOR:

FRIDAY, NOVEMBER 1, 1991 AT 10:00 A.M.

cc: Deborah C. Dopkin, Esquire-Counsel for Petitioner/Appellant
Mr. Nicholas Angelossi, Jr.

People's Counsel for Baltimore County
P. David Fields
Pat Keller
Lawrence E. Schmidt
Timothy H. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration
St. George's Station Townhome Assoc. II, Inc.
Bonita Comm. Assoc.
R.O.G. Comm. Assoc.

LindaLee M. Kuszmaul
Legal Secretary



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: A&A Realty, Rolf Sorg, Inc., Item Nos. 310, 311, 312, 313

DATE: May 23, 1990

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

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



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

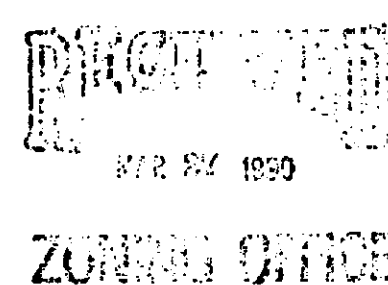
Dear Mr. Haines:

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) 887-3353

J. Robert Haines
Zoning Commissioner

May 23, 1990



Dennis F. Rasmussen
County Executive

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

RE: Item No. 311, Case No. 90-468-X
Petitioner: A & A Realty, Inc.
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, Inc.
62 Gwynns Mill Court
Owings Mills, MD 21117

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

4-27-90
Date

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

Zoning Item # 311, Zoning Advisory Committee Meeting of April 3, 1990

Property Owner: A & A Realty

Location: SW/s Glynwings Drive, SW of Glynock Place, Unit 4/5F District: 4

Water Supply: Metro Sewage Disposal: Metro

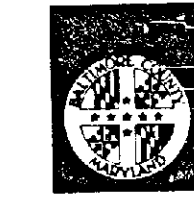
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new 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 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 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
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(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, Inc.

Petitioner's Attorney: Howard L. Alderman

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300
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 UNIT 4/5F

Item No.: 311 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 Joseph Kelly* 4-4-90 Noted and
Planning Group Approved *Captain W. F. Brachel*
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER OFFICE 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-free frontage to a public road.

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

RWB:s

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

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 4/5 F of 12300 Glynwings Drive)
4th Election District, 3rd Councilmanic District
A & A REALTY - Petitioner
Case No. 90-468-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 - Hellman & Redmond
405 Allegheny Avenue
Towson, Maryland 21204

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

File

RECEIVED
COUNTY BOARD OF APPEALS
50 AUG -7 AM 10 03

APPEAL

Petition for Special Exception
SW/S Glynwings Drive, SW of Glynock Place
(Unit 4/5 F of 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A REALTY - Petitioner
Case No. 90-468-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. Plat to accompany Petition

2. Copy of Photograph of site

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 4/5 F of 12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A REALTY - Petitioner
Case No. 90-468-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. Plat to accompany Petition

2. Copy of Photograph of site

✓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

11111

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.

Re: Petition for Special Exception
12300 Glynwings Drive
Unit 4/5F
Case No. 90-468-X
A & A Realty
Appellant

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.

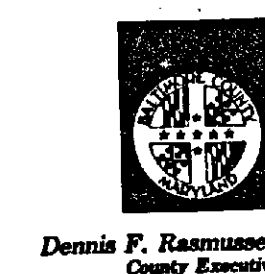
Enclosed is the appeal fee of \$175.00 along with the sign fee of \$25.00 to cover the cost of
this appeal.

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

RECEIVED
JUL 31 1990

APPEALS

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



Dennis F. Rasmussen
County Executive

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
5R, 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.

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
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) 887-3353
J. Robert Haines
Zoning Commissioner

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

March 29, 1990



Dennis F. Rasmussen
County Executive

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:wmn

LAW OFFICES
LEVIN & GANN

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

March 21, 1990

ELLIS LEVIN 0893-1960
BALTIMORE OFFICE
900 MERCANTILE BANK & TRUST BUILDING
2 FLOORS PLAZA
BALTIMORE, MARYLAND 21201
301-439-3700
TELECOMMER 301-425-9050
CARROLL COUNTY OFFICE
187 LIBERTY ROAD
STEEPSVILLE, MD 20784

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

HAND DELIVERED

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

RE: Request for Combined Zoning Hearings
Item Nos. 310, 311, and 312

Dear Commissioner Haines:

On Tuesday, March 13, 1990, I filed, on behalf of A & A Realty the above-referenced Petitions for Special Exception. The Petitions seek approval of a Service Garage within specified areas of an existing structure. Since all of the areas for which special exceptions are requested are within the same building, but occupied separately, I filed three separate petitions.

It is our intention that each of these Petitions have a separate case number assigned as each is listed as a separate item number. Additionally, in order to alleviate any backlog on the already crowded zoning hearing docket, we would request that the three Petitions be scheduled for hearing on same day. That will enable the Petitioner, the proposed tenants, and all expert witnesses to be present at one time.

Should there be any problem in honoring this request for separate case numbers but combined hearings, please contact me immediately.

Very truly yours,

Howard L. Alderman, Jr.

HLA/ls
cc: A & A Realty
Ms. Gwendlyn Stevens

LAW OFFICES
LEVIN & GANN

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

March 21, 1990

ELLIS LEVIN 0893-1960
BALTIMORE OFFICE
900 MERCANTILE BANK & TRUST BUILDING
2 FLOORS PLAZA
BALTIMORE, MARYLAND 21201
301-439-3700
TELECOMMER 301-425-9050
CARROLL COUNTY OFFICE
187 LIBERTY ROAD
STEEPSVILLE, MD 20784

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

RECEIVED
MAR 26 1990
ZONING OFFICE

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/ls
cc: A & A Realty

LAW OFFICES
LEVIN & GANN

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

April 16, 1990

ELLIS LEVIN 0893-1960
CARROLL COUNTY OFFICE
187 LIBERTY ROAD
STEEPSVILLE, MD 20784

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

RECEIVED
APR 17 1990
ZONING OFFICE

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: A & A Realty
Item Numbers 310, 311 and 312

Dear Commissioner Haines:

I have received your letter of March 29, 1990 regarding my Withdrawal of Appearance in the above-referenced item numbers. I have recently received a letter from Deborah C. Dopkin, Esquire indicating that, at my suggestion, A & A Realty contacted Ms. Dopkin to represent them in the above-referenced matters. Should you desire any further information in this regard please let me know.

Very truly yours,

Howard L. Alderman, Jr.

HLA/ls

4/24/90 - Called Ms. Dopkin to confirm representation. She will forward Entry of Appearance. JRH

HELLMAN & REDMOND
ATTORNEYS-AT-LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 825-1069
FAX (301) 828-4120

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

January 18, 1991

OF COUNSEL
DEBORAH C. DOPKIN

William Hackett, Chairman
Board of Appeals of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: A & A Realty, Inc.
Petitions for Special Exception
Case Nos. 90-467 X, 90-468 X, 90-469 X

Dear Mr. Hackett:

I represent A & A Realty with respect to the above captioned cases, which are currently scheduled for hearing on February 8, 1991.

A & A Realty is requesting a postponement of the hearings. A & A has met with its neighbors and entered into negotiations to achieve an agreement with the communities in the immediate area. To that end, we are requesting additional time in which to consummate these matters.

I appreciate your consideration of this matter. Thank you.

Sincerely,

Deborah C. Dopkin

cc: Nicholas Angelozzi
St. Georges Station Townhouse Association
St. Georges Station Townhome Association II
Reisterstown-Owings Mills-Glyndon Community Association
Bonita Community Association

LAW OFFICES
ROSOLIO AND SILVERMAN, P.A.
SUITE 250, NOTTINGHAM CENTRE
503 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-339-7100
FAX NO. 301-339-7107

September 27, 1991

DEBORAH C. DOPKIN

Board of Appeals of Baltimore County
County Office Building, Room 315
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case Nos. 90-467-X, 90-468-X and 90-469-X
12300 Glynwings Drive - Property of A & A Realty

Dear Members of the Board:

This firm represents A & A Realty with respect to the three above captioned Special Exception cases.

Last January, the property owner met with representatives of all the nearby community associations and reached an agreement in principle with them. We shortly thereafter submitted Restrictive Covenant Agreement embodying the terms that had been discussed, and received a response from only one community group whose comments were then incorporated into the Agreement. Subsequently, a revised Agreement was signed with the interested community.

Therefore, I am requesting that you schedule these three cases for a combined hearing, which I expect will take no more than a half an hour. I am enclosing a copy of the executed Agreement along with a proposed Consent Order.

Thank you for your attention to this matter.

Very truly yours,

ROSOLIO AND SILVERMAN, P.A.

Deborah C. Dopkin

CCD/keb
Enclosures

cc: Nicholas Angelozzi, Jr.

Julie Lenovits
Jack Dillon, Office of Planning and Zoning
Jim McKee
Kathleen Weidenhammer

P.S.: We met with a total of four (4) community groups. The three who never responded are:

1. St. George's Station Townhome Association II, Inc.
41 Craftsman Court
Reisterstown, Maryland 21136
2. Bonita Community Association
632 Glynock Place
Reisterstown, Maryland 21136
3. R.O.G. Community Association
22 Caraway Road
Reisterstown, Maryland 21136

Also, only the one group attended the hearing before the Zoning Commission.



REISTERSTOWN • OWINGS MILLS • GLYNDON
CHAMBER OF COMMERCE
Established 1949

RECEIVED
MAY 25 1990
ZONING OFFICE

May 24, 1990

Robert J. Haines, Zoning Commissioner
County Office Building, 1st Floor
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No's.: 90-467-X, 90-468-X
and 90-469-X

Dear Mr. Haines:

It has come to our attention that one of our members has three special exception petitions pending for three service garage uses within the St. George's Industrial Park. The subject properties are existing space within a warehouse facility which already houses two service garages.

The Board of Directors of the Reisterstown/Owings Mills/Glyndon Chamber of Commerce considered this matter and voted to support these petitions with restrictions to mitigate their impact on the adjoining residential community.

Restrictions the Chamber feels might be important include:

1. That the service garage primarily serve the industrial uses and related activities in the surrounding area;
2. That no vehicles be stored outside after work hours;
3. That the property comply with applicable standards for landscaping as set forth in the Baltimore County Landscape Manual and that a landscape plan be submitted for review and approval to the County;
4. That the general and usual hours of operations be limited to regular business hours;

Executive Offices: 10451 Mill Run Circle • Suite 409 • Owings Mills, Maryland 21117
(301) 356-8830

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

NICHOLAS ANGELOZZI, JR.

619 Piccadilly Rd - Town

James W. McKee

5 Stawow Rd - Hunt Vault

Barbara Ramsay (interested party)

party) OM Times 409 Washington

JACK DILLON

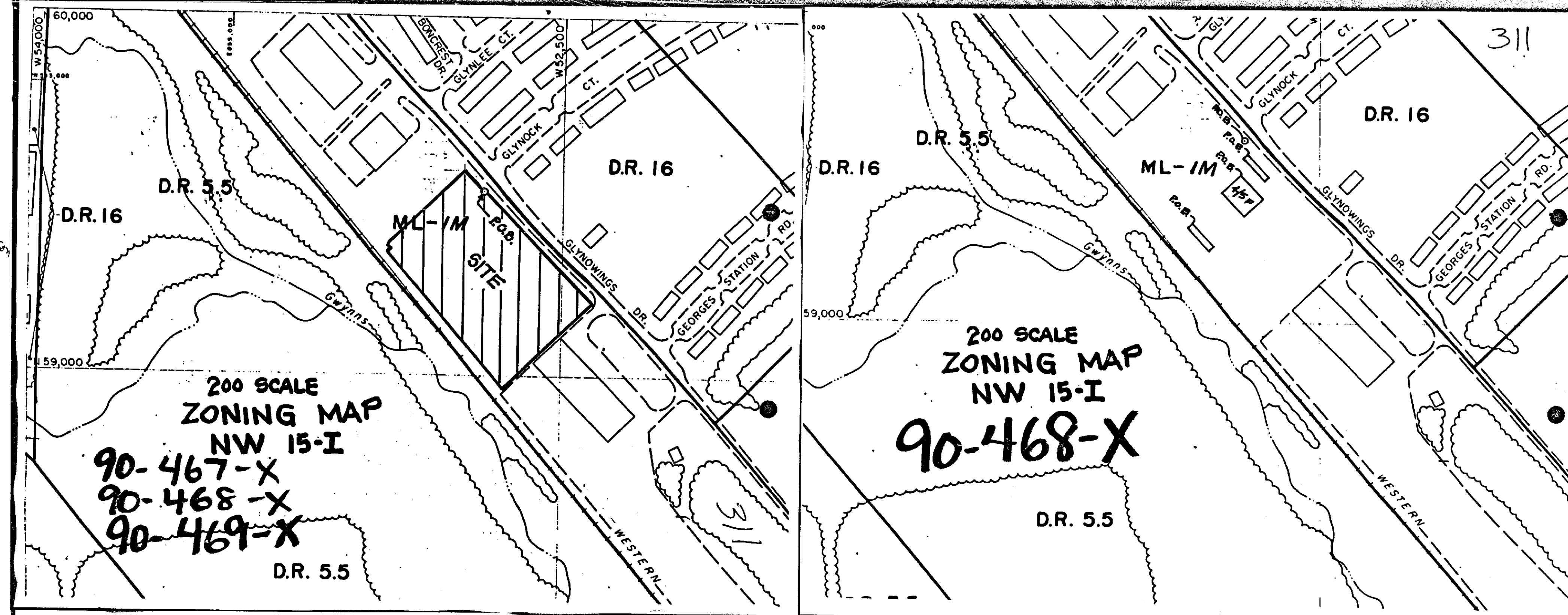
Office of Planning & Zoning

Jeff Brown

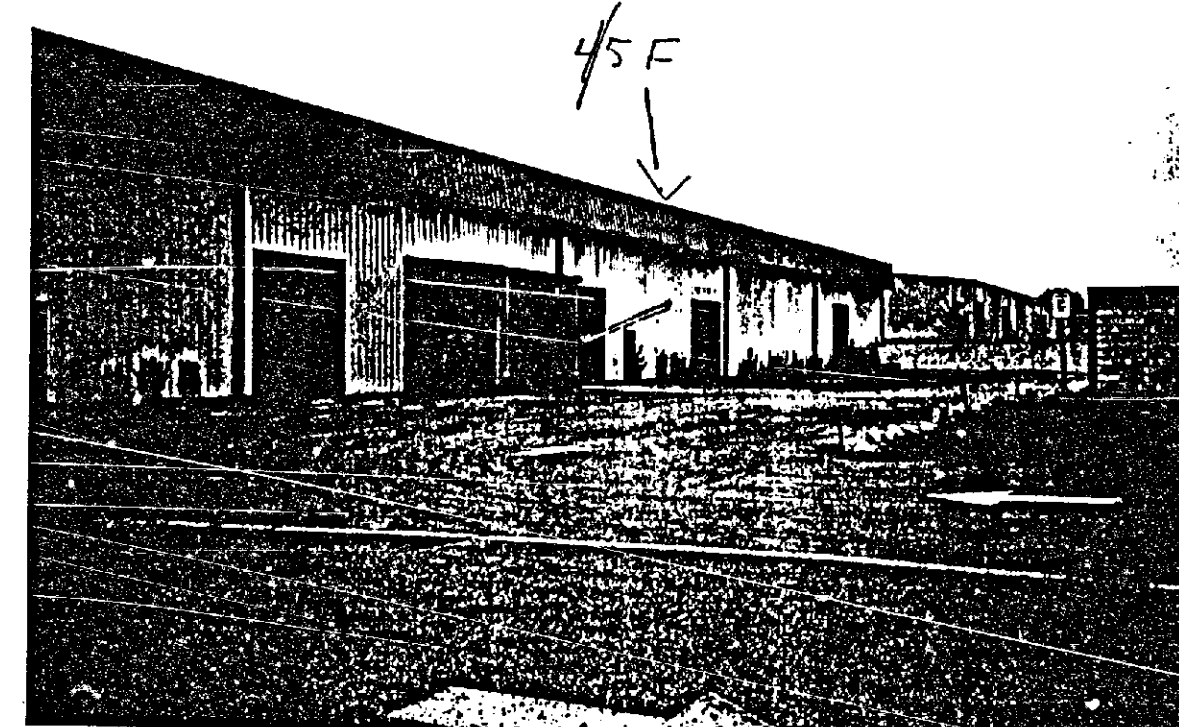
224 TIMBER GROVE RD - REISS

Joseph L. Wipstone

3314 GARNETT W. 21234



PETITIONER(S) EXHIBIT (2)



RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT entered into this ____ day of July, 1991, by and between A & A Realty, Inc. ("A & A") having an address of 62 Gwynns Mill Court, Owings Mills, Maryland 21117 and ST. GEORGES STATION TOWNHOUSE ASSOCIATION, INC., having an address of 616 St. Georges Station, Reisterstown, Maryland 21136; REISTERSTOWN-OWINGS MILLS-GLYNDEN COMMUNITY ASSOCIATION, having an address of 22 Caraway Road, Reisterstown, Maryland 21136; ST. GEORGES STATION TOWNHOME ASSOCIATION II, INC., having an address of 41 Craftsman Court, Reisterstown, Maryland 21136; and BONITA COMMUNITY ASSOCIATION, having an address of 12352 Bonfire Drive, Reisterstown, Maryland 21236; (hereafter, collectively, the "Associations") and those property owners whose signatures are affixed hereto (the said property owners and the Association hereinafter collectively referred to as the "Community").

RECTALS

A. A & A is the owner of a 4.00 ± acre tract of land (the "Property") located on the West side of Glynnwings Drive in the Fourth Election District of Baltimore County, Maryland and known as 12300 Glynnwings Drive; as more particularly described in a deed recorded among the Land Records of Baltimore County, Maryland in Liber 6163 folio 844, and shown on Exhibit A attached hereto and made a part hereof.

B. The Property is improved by a one story metal warehouse building, which is subdivided into eleven units, of which three units, known as 3F, 4/5F and 5R (the "Premises") have been, are and will be currently or will be leased and used for automotive service garage use.

C. A & A has heretofore filed three zoning petitions and plats, Case Nos. 90-467-X, 90-468-X and 90-469-X (the "Zoning Petitions") with the Zoning Commissioner of Baltimore County, Maryland for approval of the use of the Premises pursuant to the Baltimore County Zoning Regulations.

90-457,8,9
Oct 5th 3