





**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 West Chesapeake Avenue in Towson, Maryland 21204 at 10:00 a.m. on:

Case number 91-250-SFH  
Intersection, Sunshine and  
Beaumont Roads  
11852-60 Belair Road  
11th Election District  
Sunshine and Beaumont  
Roads  
C.B.S. Partnership  
Hearing Date: Thursday,  
March 28, 1991 at 10:00  
a.m.

Special Hearing: to approve the non-conforming use and site layout as a service garage.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

2245 Feb. 28, 1991

**CERTIFICATE OF PUBLICATION**

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-28-91.

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

S. Zeke Orlov  
Publisher

\$61.91

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

Account: P-001-6150  
Number

Date: 91-250-SFH

Please Make Checks Payable To: Baltimore County

Cashier Validation

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

Account: P-001-6150  
Number

Date: 91-250

Please Make Checks Payable To: Baltimore County

Cashier Validation

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 3-12-91

C.B.S. Partnership  
216 Middle River Road  
Baltimore, Maryland 21220

RE:  
Case Number: 91-250-SFH  
Intersection Sunshine and Belair Roads  
11852-60 Belair Road  
11th Election District - 5th Councilmanic  
Petitioner(s): C.B.S. Partnership  
HEARING: THURSDAY, MARCH 28, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 86.91 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.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: David A. Rogers

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 5, 1991

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:

Case Number: 91-250-SFH  
Intersection Sunshine and Belair Roads  
11852-60 Belair Road  
11th Election District - 5th Councilmanic  
Petitioner(s): C.B.S. Partnership  
HEARING: THURSDAY, MARCH 28, 1991 at 10:00 a.m.

Special Hearing to approve the non-conforming use and site layout as a service garage.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY

cc: C.B.S. Partnership  
David A. Rogers, Esq.  
File

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 18, 1991

David A. Rogers, Esquire  
100 West Road, Suite 112  
Towson, MD 21204

RE: Item No. 250, Case No. 91-250-SFH  
Petitioner: C.B.S. Partnership  
Petition for Special Hearing

Dear Mr. Rogers:

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 WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

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

JED:jw

Enclosures

cc: Mr. Richard W. Benson  
C.B.S. Partnership  
516 Middle River Road  
Baltimore, MD 21220

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 15th day of January, 1990.

J. Robert Haines  
ZONING COMMISSIONER

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

Petitioner: C.B.S. Partnership  
Petitioner's Attorney: David A. Rogers

**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

January 21, 1991

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

Attn: Mr. James Dyer

Re: Baltimore County  
C.B.S. Partnership  
Zoning Meeting of 1-8-91  
W/S Belair Road  
Route 1-N at Sunshine  
Avenue  
(Item #258)

Dear Mr. Haines:

We have received the submittal for a special hearing to approve the nonconforming use and site layout as a service garage and have the following comment.

There are three items of concern on this site as follows:

- The number of entrances along Belair Road. We feel one entrance is adequate to provide access to this property and will require closing of the other two.
- Parking spaces are too close to the existing entrance onto Belair Road causing a traffic conflict.
- Future right-of-way requirements along Belair Road.

We have forwarded this plan to our Project Planning Division for determination of future right-of-way requirements.

We will forward you a red lined plan showing future right-of-way needs, entrances that should be closed, and parking conflicts, when we receive the Project Planning Division's comments.

Also, we will require the developer's engineer submit two additional copies of the site plan to our office for review.

My telephone number is 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-8451 D.C. Metro - 1-800-435-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines  
Page -2-  
January 21, 1991

If we can be of further assistance, please contact Larry Brocato of this office at (301) 333-1350.

Very truly yours,  
John Contestabile  
John Contestabile, Chief  
Engineering Access Permits  
Division

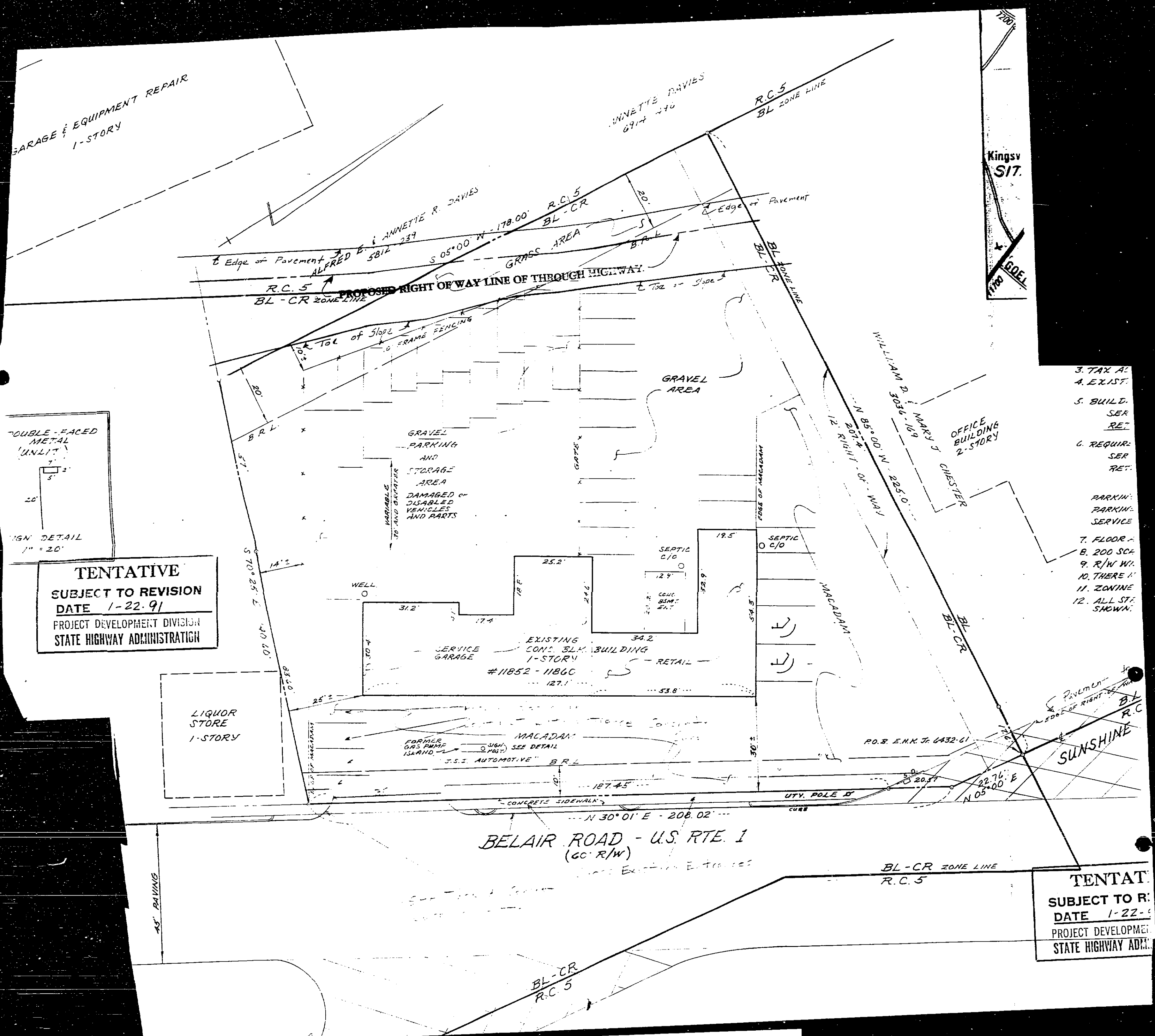
LB:man

cc: BPS Land Technology, Inc.  
Mr. J. Ogilvie  
Mr. Rahee Famili









March 27 1991

TO WHOM IT MAY CONCERN:

THE PREMISES ACROSS FROM THE OLD KINGSVILLE PHARMACY (NOW GONE) LOCATED JUST SOUTH OF SUNSHINE AVE IS AN AUTOMOTIVE REPAIR SHOP. I HAVE LIVED IN THE PERRY HALL KINGSVILLE AREA FOR 60 YEARS AND I RECALL THAT THE LOCATION HAS BEEN THE SITE OF AN AUTOMOTIVE REPAIR SHOP FOR AT LEAST THE PAST 40 YEARS.

*Paul F. Rooley*  
3/27/91  
MY COMMISSION EXPIRES 4/1/93

**PETITIONER'S EXHIBIT 5**  
91-250SPH

March 27, 1991

TO WHOM IT MAY CONCERN:

I am 62 years old, have lived on Bradshaw Road all of my life; and as far as I can remember, this dwelling has been an automotive repair shop.

*Doris E. Smith*  
Doris E. Smith  
7427 Bradshaw Road  
Kingsville, Maryland 21087  
592-5595

*Paul F. Rooley*  
March 27, 1991  
MY COMMISSION EXPIRES 4/1/93

**PETITIONER'S EXHIBIT 6**  
91-250SPH

March 27, 1991

To Whom It May Concern,

I am a 59 year old Maryland resident and as far as I can remember the address of 11854 Belair Rd. Kingsville Md 21087, now known as J.S. Ro., has always been a Automotive Repair Shop.

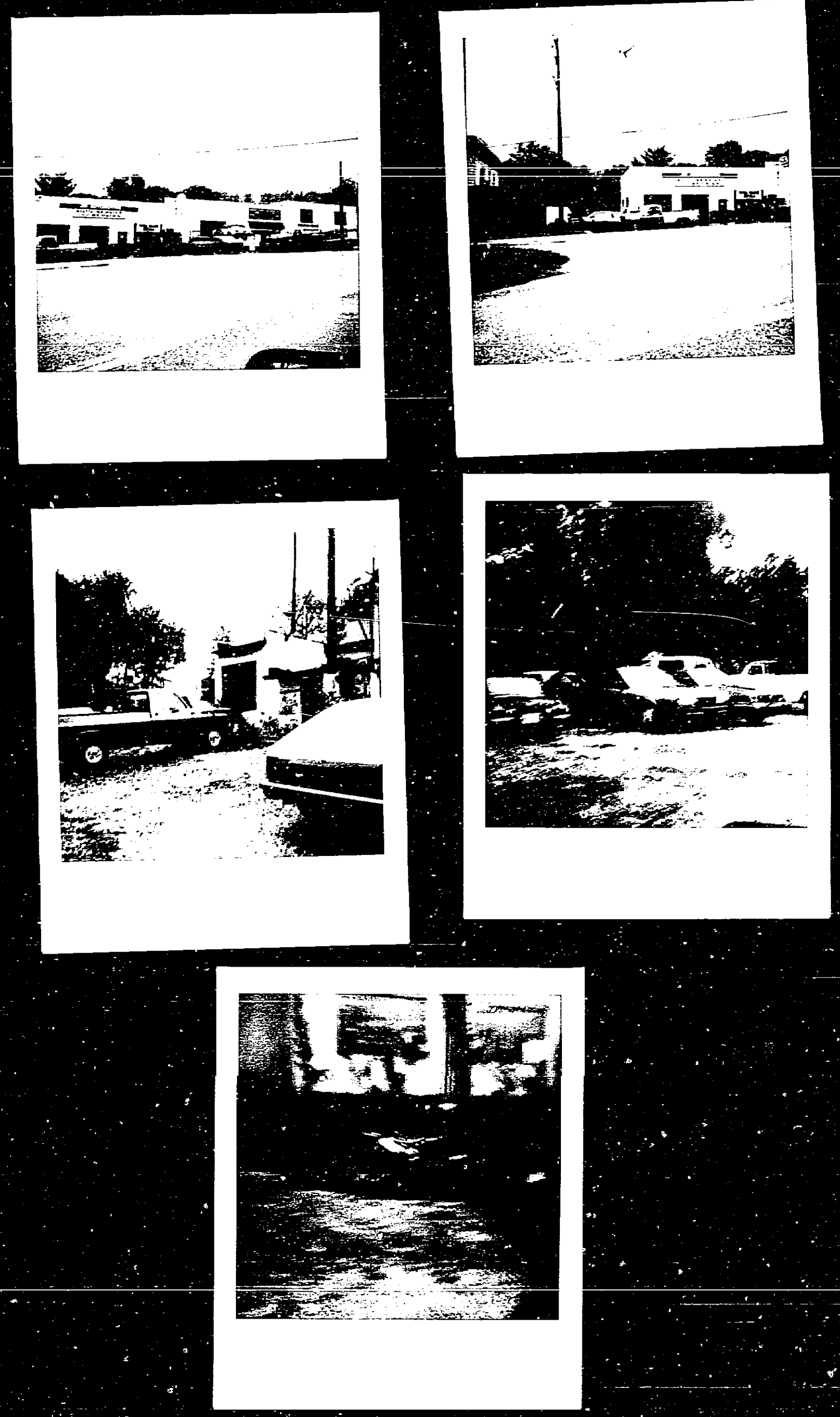
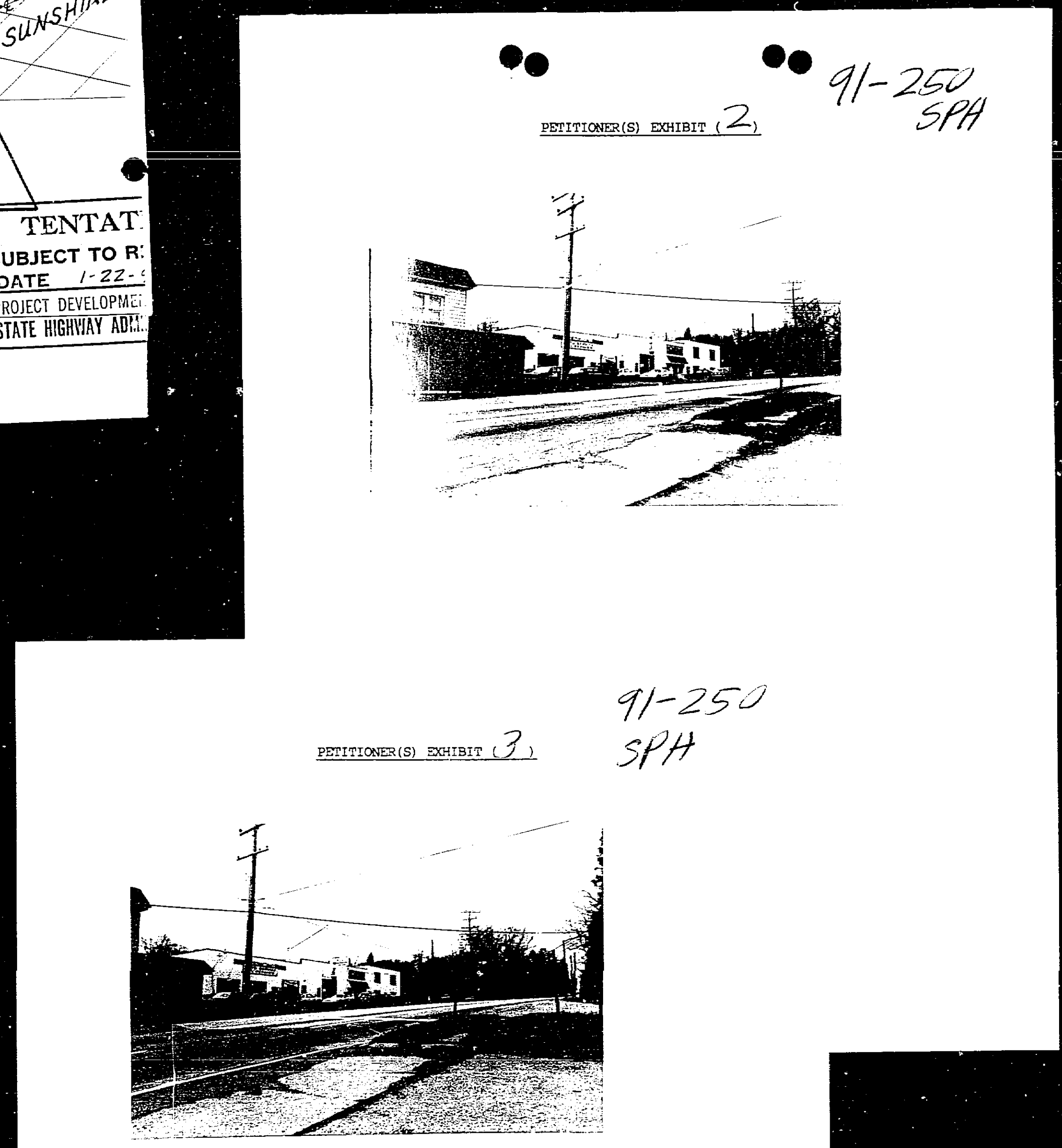
I knew this because I resided on Raphael Rd in Upper Falls Md from approximately 1945 to 1968. I have also traveled Belair Rd Area in job

related business for many years.

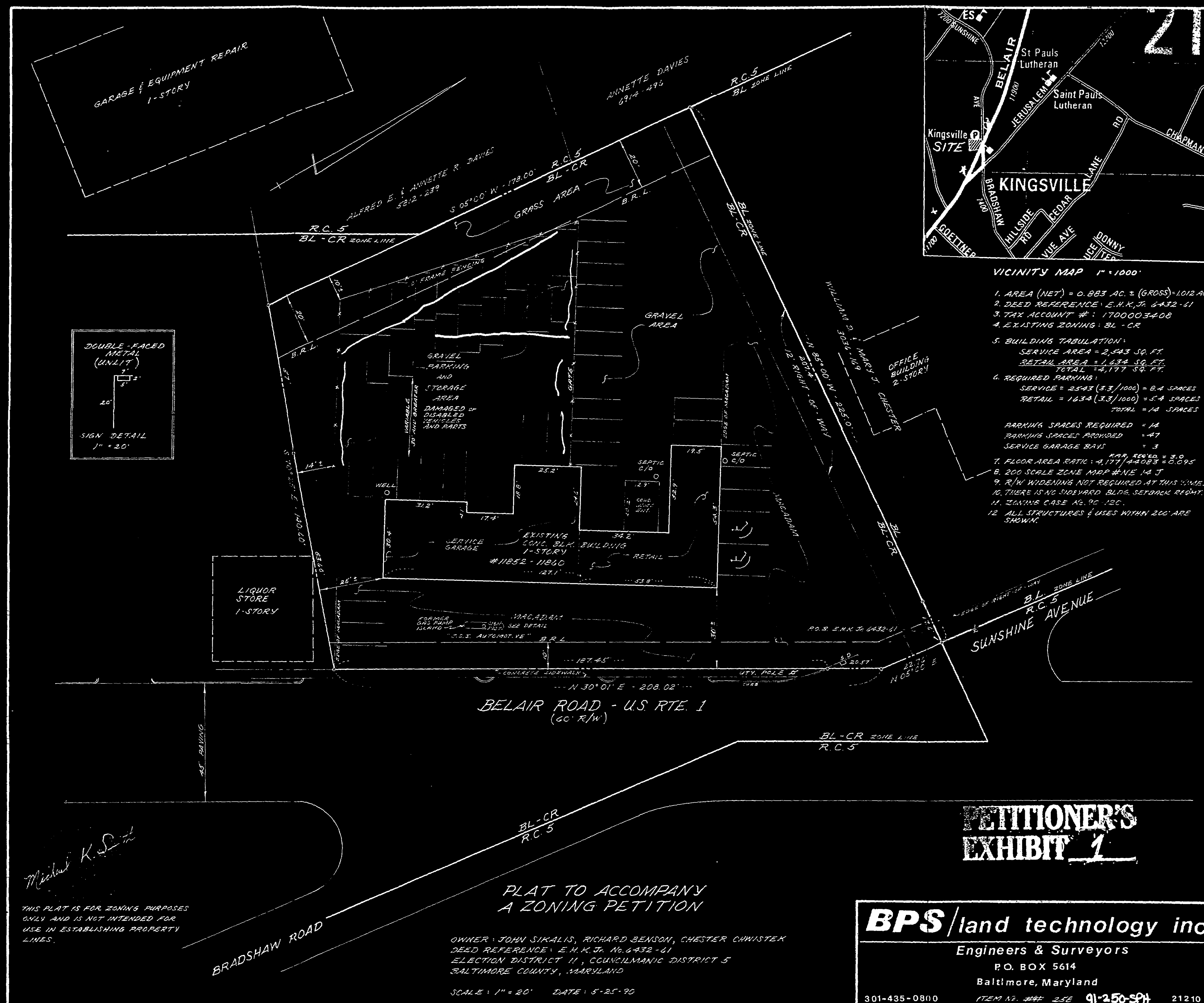
*John M. Penney*  
314 Remington Ave  
Beltsville 21014  
444-2815

*Paul F. Rooley*  
3/27/91  
MY COMMISSION EXPIRES 4/1/93

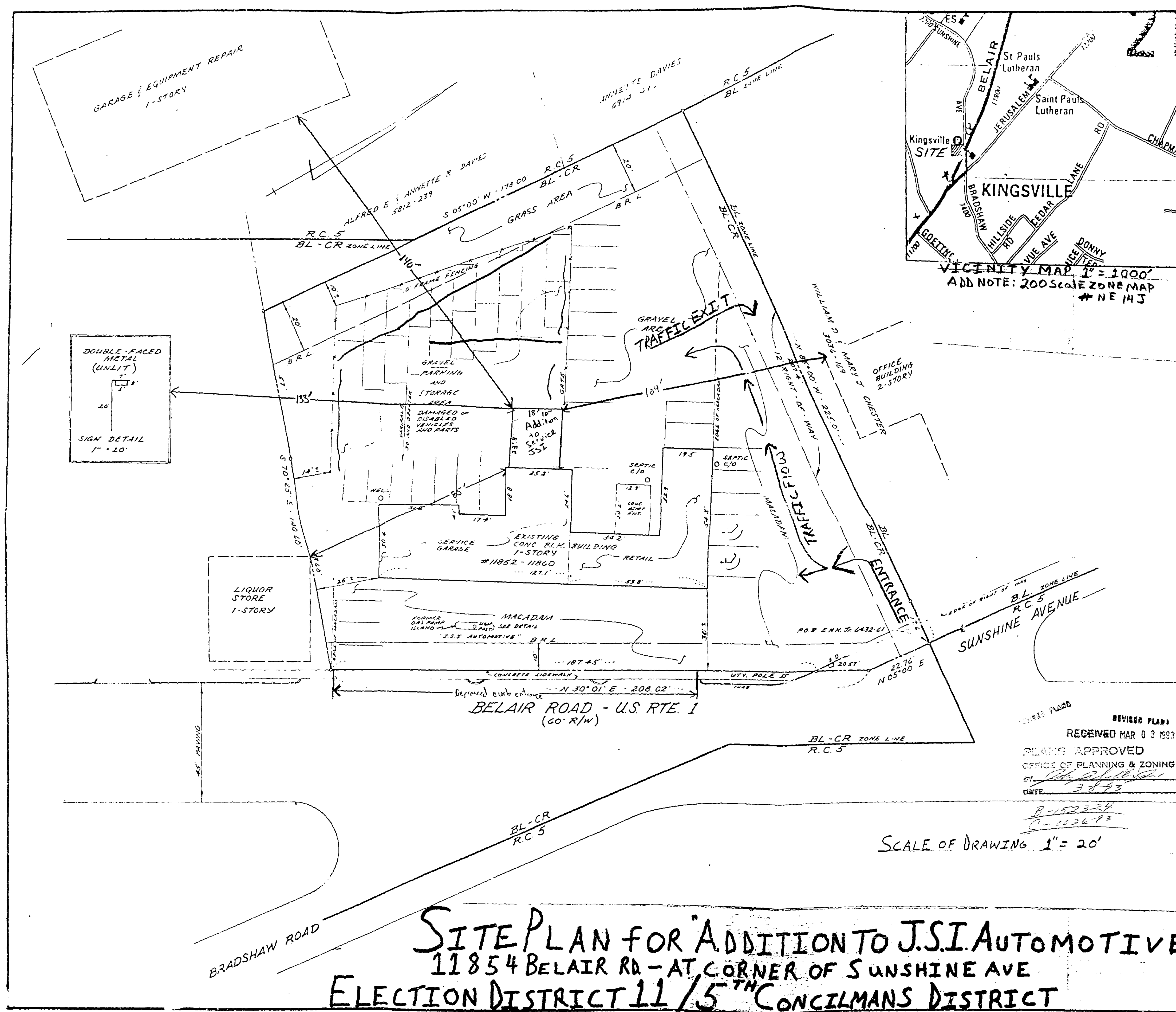
**PETITIONER'S EXHIBIT 4**  
91-250SPH











- GENERAL NOTES**
- 1) AREA (NET): 0.883 AC / GROSS: 1.012 AC ±
  - 2) DEED REFERENCE: E.H.K., JR. 6432-61
  - 3) TAX ACCOUNT #: 1700003408
  - 4) EXISTING ZONING: BL-CR
  - 5) BUILDING TABULATION:  
SERVICE AREA = 2,543 sqft  
RETAIL AREA = 1,834 sqft  
TOTAL = 4,177 sqft.  
SERVICE ADDITION: 449 sqft.
  - 6) REQUIRED PARKING:  
RETAIL: 1,834 (3.3/1000) = 5.4 SPACES  
SERVICE: 2,543 (3.3/1000) = 8.55 SPACES  
SERVICE ADDITION: 449 (3.3/1000) = 1.5 SPACES  
TOTAL = 16  
TOTAL SPACES REQUIRED = 16  
TOTAL SPACES PROVIDED = 32 +
  - 7) FLOOR AREA RATIO: 4626/44083 = 0.105 / 1
  - 8) % OF NONCONFORMING USE EXPANSION: 9.53%
  - 9) NO ZONING RESTRICTIONS LISTED
  - 10) R/W WIDENING NOT REQUIRED AT THIS TIME
  - 11) THERE IS NO SIDEYARD BLDG. SETBACK REQUIREMENT
  - 12) ALL STRUCTURES AND USES WITHIN 200' ARE SHOWN
  - 13) THERE HAVE BEEN NO COMMERCIAL PERMITS ISSUED ON PROPERTY FOR THE PAST 25 YEARS
  - 14) CURBING - NONE
  - 15) ALL LIGHTING WILL NOT GLARE OFF INTO RESIDENTIAL AREA
  - 16) ALL SIGNS COMPLY WITH SECT. 413 OF THE B.C. Z.R. AND ALL ZONING POLICIES
  - 17) MACADAM PAVING AT FRONT AND NORTH EAST SIDE OF BLDG.
  - 18) SCREENING: REAR PARKING AREA FENCED INDICATED ON DRAWING AS FRAME FENCE, 9' WOODEN STOCKADE FENCE.

19) Listed are all zoning hearings (listed below)  
9/1-250-594

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of May, 1991 that the Petition for Special Hearing for a determination and finding that the hereindescribed property known as 11854 Belair Road is a legal nonconforming use as a service garage, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not store damaged or disabled motor vehicles overnight in front of the subject building.
3. The Petitioner shall store all automotive parts, tires, and recyclable materials inside of the premises or in an enclosed area behind the building.
4. The privacy fence located to the rear of the property shall be maintained and kept in good condition by the Petitioner.

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

REVIEWED  
BY: People's Counsel



