

12-4/0

Edward Griffin
752 Frederick Road
Catonsville, Maryland 21228

January 13, 2012

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

RE: Spirit and Intent Letter for 752 Frederick Road

To Whom It May Concern:

I am writing to request approval to change the second floor of 752 Frederick Road (rear) from office to an apartment.

In 1997, in a special hearing, I was approved for a service garage on the first floor and an office on the second. I have the required parking for either use, but wish to convert the office into an apartment because it will generate less traffic (both foot and vehicular).

I thank you in advance for your assistance and review of this matter.

Sincerely,


Edward Griffin

APPROVED AS BEING WITHIN THE SPIRIT AND
INTENT OF THE PLAN AND ORDER IN ZONING
CASE # 92-164-SPH & 89-79-XA.

 2/3/12
W. CARL RICHARDS, JR. DATE

(THIS ZONING APPROVAL IS SUBJECT TO ALL
REQUIRED BALTIMORE COUNTY PERMITS.)

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Frederick Road, 70 ft. * ZONING COMMISSIONER
E. Egges Lane. *
752 Frederick Road * OF BALTIMORE COUNTY
1st Election District *
1st Councilmanic District * CASE # 92-164-SPH
Edward Griffin *
Petitioner *****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, filed by Edward Griffin, the property owner of the business presently located at 752 Frederick Road in Catonsville. The zoning file discloses that the Petitioner originally filed and was granted a Petition for Special Exception by then Deputy Zoning Commissioner, Ann Nastarowicz, on October 19, 1988. The Special Exception permitted a service garage to be operated on the subject property, subject to certain restrictions. The Petitioner comes forward at this time seeking an amendment to the Deputy Zoning Commissioner's opinion, by deleting restriction No. 10 and amending restriction No. 4.

The Petitioner, Edward Griffin, appeared, testified and was represented by Edwin Shapiro, Esquire. Also testifying on behalf of the Petition was Chief Deputy James Judge of the Baltimore County Fire Department and James William Monk. There were no Protestants present.

Mr. Griffin testified that he purchased the subject property approximately 10 years ago and has extensively renovated same since then. Presently, the building in the rear of the property is used as a service garage and is operated by Mr. Griffin. The front building on the subject property is leased and has a commercial use. Further testimony established

that the subject property is in a commercial area within the established business community known as Catonsville. The Petitioner testified that he has invested over \$75,000.00 in renovating the property and has been in business for approximately 2 years. During that time, he has received no complaints from neighbors nor from other members of the community regarding his business.

He described the nature of his operation as consisting of minor engine repair. There are no engine overhauls or similar heavy engine work. Rather, his work includes, but is not limited to, repair of automobile exhaust systems, front end alignments, oil changes, lubrication and tune-ups. He opined that restriction No. 4 in the Deputy Zoning Commissioner's opinion, prohibiting "engine work", is inconsistent and confusing when compared with other portions of her Order. Specifically, restriction No. 9 does permit tune-ups and/or oil changes and restriction No. 7 allows mechanical work, both of which could be construed as encompassing engine work.

As to restriction No. 10, Mr. Griffin indicates that he has no present intention to sell the business, however, he wants to protect his family in the event of his death or disability. In the event such an unfortunate occurrence were to happen, he wants to insure that the family could sell the business to a subsequent owner who could continue with the operation.

In addition to Mr. Griffin's testimony, the Commissioner also heard from Fire Chief Deputy James Judge. Chief Deputy Judge testified that he has been stationed at the Catonsville Fire House in excess of 28 years which is immediately adjacent to Mr. Griffin's property. He described Mr. Griffin's operation as "the best thing that could happen on that property" during his tenure in Catonsville. He has no objection to the subject Petition.

-2-

Mr. James W. Mohler of Catonsville 2000, Inc., also testified. His organization promotes the redevelopment and refurbishment of the Catonsville Business District. He testified that he was familiar with the property and supports Mr. Griffin's Petition.

In my view, restriction No. 10 is unnecessary. It is a basic tenant of law that zoning regulations run with the property and are not personal to the property owner. Although I am cognizant of the reasons for the Deputy Zoning Commissioner's decision to limit the operation of the service garage to Mr. Griffin, the restriction is unworkable, particularly in this instance. A far better route to protect the locale, in my view, would be to impose appropriate restrictions upon the use. For those reasons, restriction No. 10 shall be eliminated and I will so order.

As to restriction No. 4, I agree that it is inconsistent with other parts of the Order. Consequently same shall be amended so as to permit the current operation; e.g., oil changes, tune-ups, exhaust work, brake work, etc., but no major engine or overhauls shall be permitted.

In all other respects, the Findings of Facts and Conclusions of Law of Deputy Zoning Commissioner, Ann Nastarowicz, are hereby ratified and incorporated herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December, 1991 that, pursuant to the Petition for Special Hearing, request for an amendment of the Deputy Zoning Commissioner's opinion, by deleting restriction No. 10 and amending restriction No. 4, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject,

-3-

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 his 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. There shall be no body work or paint work performed on the premises.
3. Repair work shall be limited to light mechanical, including but not limited to exhaust repairs, brake repairs, oil changes, lubrications and minor engine repairs. There shall be no major engine work including; e.g., any engine overhauls.
4. In all other respects, unless specifically modified herein, the Findings of Facts and Conclusions of Law and Order passed in this case by Deputy Zoning Commissioner, Ann Nastarowicz, is adopted herein.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 14, 1991

Edwin Shapiro, Esquire
28 Allegheny Avenue, Suite 701
Towson, Maryland 21204

RE: Petition for Special Hearing
Edward Griffin, Petitioner
Case #92-164-SPH

Dear Mr. Shapiro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

att.

cc: Peoples Counsel
cc: Edward Griffin
cc: Mr. William Monk

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-164-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the restrictions (item #4 & #10) in special exception

Case #89-79-SPXA (as indicated on the attached plans).

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

I or we agree to pay expenses of the above Special Hearing, 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/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No. 887-7090

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Address

City and State

Name

Address

Phone No.

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.

AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER
REVIEWED BY: JED DATE 10-4-91

ORDER RECEIVED FOR FILING
10/3
By

ZONING DESCRIPTION

92-164-SPH
BEGINNING on the north side of Frederick Road, 60 feet wide at a distance 70 feet east of the easterly right of way of Egges Lane at its intersection with Frederick Road and running on the north side of Frederick Road the following courses and distances:

1. Northerly 150 feet;
2. Easterly and parallel to Frederick Road 18 feet;
3. Southerly 150 feet;
4. Westerly along the northern side of Frederick Road 45 feet to the place of beginning. Containing 4.725 square feet more or less in the 1st Election District.

Property known as 752 Frederick Road



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: October 28, 1991
Posted for: Special Hearing
Petitioner: Edward Griffin
Location of property: 752 Frederick Road, 70 ft. E. Egges Lane
Location of Sign: on front of 752 Frederick Road
Remarks:
Posted by: L. J. Anuta
Signature: Date of return: November 1, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24, 1991

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 10/24, 1991.

THE JEFFERSONIAN,

7-2-20-20-20
Publisher

\$54.00

CERTIFICATE OF PUBLICATION

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 described below at Room 116, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at 9:00 a.m.
Case Number: 92-164-SPH
N/S Frederick Road, 70' E Egges Lane
752 Frederick Road
1st Election District
Petitioner(s): Edward Griffin
Hearing Date: Wednesday, Nov. 13, 1991 at 9:00 a.m.
Special Hearing: to approve an amendment to the restrictions (Items #4 and #10) in special exception #89-79-SPH-04.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
CJ101087 October 24

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24/91.

CATONSVILLE TIMES

Publisher

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

DATE 11-15-91 ACCOUNT R-001-6190

AMOUNT \$ 79.00

RECEIVED BY: [Signature]

FOR: 081 - 1014

VALIDATION OR SIGNATURE OF CASHIER

receipt

Account: R-001-6190
Number

10/24/91
PUBLIC HEARING FEES
DATE SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: GRIFFIN

CHARGE: 8010701000 \$175.00
SA 0011174450 07-91
Please Make Checks Payable To: Baltimore County

Zoning Plans Advisory Committee Comments
Date: November 1, 1991
Page 2

- Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 11-1-91

COPY

Edward Griffin
752 Frederick Road
Baltimore, Maryland 21228

RE:
Case Number: 92-164-SPH
N/S Frederick Road, 70' E Egges Lane
752 Frederick Road
1st Election District - 1st Councilmanic
Petitioner(s): Edward Griffin
HEARING: WEDNESDAY, NOVEMBER 13, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 79.00 is due for advertising and posting of the above captioned property.

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

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 116, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

[Signature]
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: William Monk

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

OCTOBER 22, 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 116, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-164-SPH
N/S Frederick Road, 70' E Egges Lane
752 Frederick Road
1st Election District - 1st Councilmanic
Petitioner(s): Edward Griffin
HEARING: WEDNESDAY, NOVEMBER 13, 1991 at 9:00 a.m.

Special Hearing to approve an amendment to the restrictions (Item #4 and #10) in special exception #89-79-SPH-04.

[Signature]
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Edward Griffin
William Monk

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 1, 1991

Mr. Edward Griffin
752 Frederick Road
Baltimore, MD 21228

RE: Item No. 166, Case No. 92-164-SPH
Petitioner: Edward Griffin
Petition for Special Hearing

Dear Mr. Griffin:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 23, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #166, Zoning Advisory Committee Meeting of October 22, 1991, Mr. Edward Griffin, N/S Frederick Road, 70' E of Egges Lane (#752 Frederick Road), D-1, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

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.

SSF:rmp
166_ZNG/GWRMP

RECEIVED
OCT 25 1991
ZONING OFFICE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 4th day of October, 1991.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:
[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Edward Griffin
Petitioner's Attorney:

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 24, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EDWARD GRIFFIN
Location: #752 FREDERICK ROAD
Item No.: 166 Zoning Agency: OCTOBER 27, 1991

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.

- The hydrants for the referenced property are required and shall be located at intervals of 200 feet along the street in accordance with Baltimore County Standard as published by the Department of Public Works.

- The buildings and structures existing on 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: [Signature] Noted and Approved: [Signature]
Special Inspector Division

GF/FF

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 22, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
SUBJECT: Zoning Advisory Committee Meeting
for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 124, 167, 168, 169, 170, 173, 176, 178, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-466).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 9, 1990.

Item 181 represents a minor subdivision, which should be processed through the minor subdivision procedures.

For Item 182, no comments are necessary on density transfer.

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

DWB:s

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rabee J. Fanni
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

This office has no comments for item numbers 124, 166, 167, 168, 169, 173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

Rabee J. Fanni
Rabee J. Fanni
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 4, 1991
Zoning Administration and
Development Management

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

SUBJECT: Griffin Property, Item No. 166

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

Based upon the information provided and analysis conducted, staff finds no justification for removing either restriction as proposed by the applicant.

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/rdn

GRIFFTY/XTROZ

LAW OFFICES EDWIN SHAPIRO

SUITE 201
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: (410) 251-1000
FAX: (410) 251-1001

October 28, 1991

Office of Zoning Administration
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 92-164-SPH
Property: 752 Frederick Road
Hearing Date: Wednesday, November 13, 1991, 9 a.m.

Dear Sir/Madam:

Kindly enter my appearance as attorney for the petitioners in the above-captioned matter.

Thank you for your attention to the within.

Very truly yours,

Edwin Shapiro
EDWIN SHAPIRO

ES/rmk
cc: Mr. & Mrs. Edward J. Griffin, Jr.
Mr. William Monk

CATONSVILLE 2000, INC.

"Working For A Better Catonsville Community"

OFFICERS

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STREETSCAPE &
ARCHITECTURE
Fran Medicus
Chairwoman
RESOURCE MATERIALS
Stephen W. Whalen, Jr.
Chairman

ADVISOR TO THE BOARD
William Hughey
First District Planner
Baltimore County
Office of Community Planning

March 11, 1991

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 752 Frederick Road
Case No. 89-79-SPXA

Dear Ms. Nastarowicz:

I have been meaning to take pictures of the above location in order to keep you abreast as to what the location now looks like. Your decision to grant Ed Griffin's request and his cooperation with all of us has been very rewarding. I use Ed's efforts and improvements as a model to others.

I just recently ran into Ed Griffin and he is worried about one of your restrictions, number 10. For your convenience I enclose a copy. Ed is concerned that if something fatal should happen to him, his widow would be stuck with a legal problem. I spoke to Tom Booth, President of Catonsville 2000, Inc., about this problem. Ed has improved the property so far above our expectations that we would not object to this restriction being removed. Please let Ed or me know what needs to be done.

Thank you again for all your help.

Sincerely,
James W. Mohler
James W. Mohler
Secretary

JWM/lam
CAT2000#3

cc: Mr. Edward Griffin
752 Frederick Road
Catonsville, MD 21228

Tom Booth

Ed Griffin
Ed Griffin

CATONSVILLE 2000, INC.

"Working For A Better Catonsville Community"

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TRAFFIC & PARKING
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Chairman

STREETSCAPE &
ARCHITECTURE
Fran Medicus
Chairwoman

PUBLIC RELATIONS
Nan Florence
Chairwoman

ADVISOR TO BOARD
William Hughey
1st District Planner

November 4, 1991

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Property known as
752 Frederick Road
Case No. 92-164-S.P.H.

Dear Mr. Schmidt:

Mr. Griffin spoke with me about the above request back in late April, 1991. I spoke with several of our Board members and subsequently on March 11, 1991, notified Ms. Ann Nastarowicz that we would not object to this specific restriction being removed.

On Wednesday, October 30, 1991, at a special Board meeting, our Board members voted in favor of supporting Mr. Ed Griffin's request.

Mr. Griffin has demonstrated time and time again his good faith. Mr. Griffin has gone far beyond our expectation in remodeling this site. His project has become a model for Catonsville 2000, Inc. and is certainly one of our early successes.

Again, we support Mr. Griffin's request on eliminating condition #10, in the order in case 89-79SPXA.

Sincerely,

James W. Mohler
James W. Mohler,
Secretary

JWM/lam
CAT2000#4

cc: William Monk
Ed Griffin

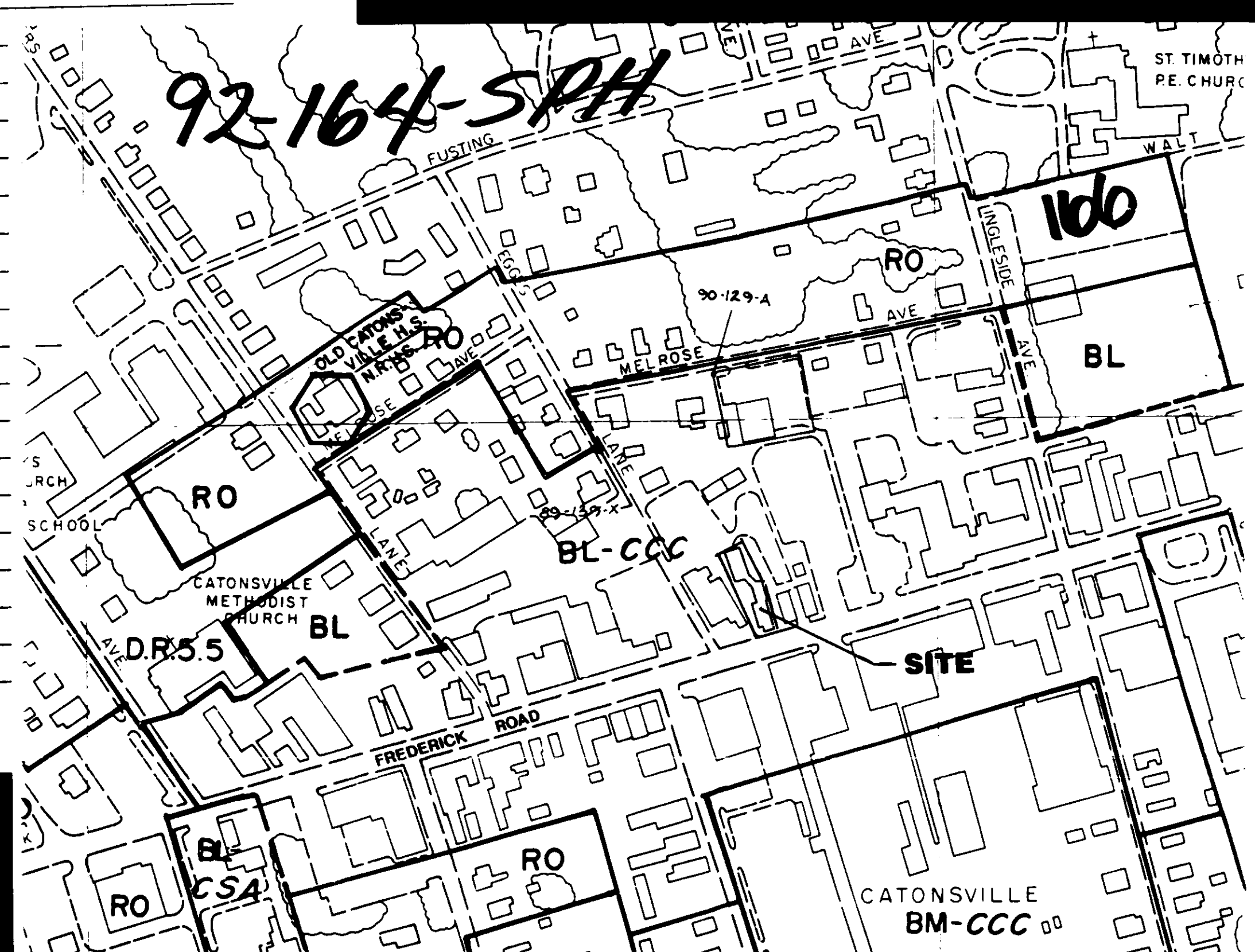
RECEIVED
NOV 6 1991

ZONING OFFICE

Ed Griffin
Ed Griffin

Petitioner's PROPOSED/REMOVED SIGN-IN SHEET

NAME	ADDRESS
<i>Edwin Shapiro</i>	<i>28 Allegheny Ave. Suite 201</i>
<i>Edward J. Griffin</i>	<i>3340 Waverly Rd.</i>
<i>Pat Keller</i>	<i>212 Boyer Ave</i>
<i>Jeffrey Long</i>	<i>Baltimore Co. Zoning Dept.</i>
<i>James W. Mohler</i>	<i>2111 Rellay (Wes. Bk. Subd. 203)</i>
<i>Ed Griffin</i>	<i>752 Frederick Rd. 21228</i>



NOTES:

- 1) ZONING:
EXISTING- B2L-CGG
PROPOSED- B2L-CGG
- 2) LOT AREA: 4725 SQ. FT.
- 3) EXISTING USE: 1ST FLOOR FRONT - RETAIL; 1ST FLOOR REAR - PARKING; 1ST FLOOR REAR - SERVICE GARAGE
- 4) PROPOSED USE: 1ST FLOOR FRONT - RETAIL; 1ST FLOOR REAR - PARKING; 1ST FLOOR REAR - SERVICE GARAGE
- 5) BUILDING AREA: 2310 SF - SEE #17 FOR BREAKDOWN BY USE
- 6) BUILDING SETBACKS: REQUIRED PROVIDED
FRONT- NOT APPLICABLE - NO ADDITIONAL
INTERIOR SIDE- EXTERIOR ALTERATIONS ARE PROHIBITED
REAR-
STREET CORNER SIDE-
- 7) PARKING:
REQUIRED- SEE # 17
PROVIDED-
- 8) UTILITIES:
SEWER- PUBLIC
WATER- PUBLIC
- 9) VARIANCES:
1) PARKING
2) AMENITY OPEN SPACE

10) SPECIAL EXCEPTION/CONDITIONAL USE: SERVICE GARAGE (SEE #20.13 B.C.R.)

11) ELECTION DISTRICT: 1ST
12) COUNCILMANIC DISTRICT: 1ST

13) SUBWERSHED AREA: 30
14) WATERSHED AREA: 70
15) CENSUS TRACT: 4010

16) OPEN SPACE
EXISTING: 0'
PROPOSED: 0'
REQUIRED: 745 SF (SEE 232.4.4 B.C.R.)

- 17) PARKING COMPUTATIONS
REQUIRED:
- 1) FIRST FLOOR FRONT (RETAIL - 4000 SQ. FT.) @ 5/1000 SF
910 SF = 5 SPACES
 - 2) 2ND FLOOR FRONT (1 BLRM APT. - UNOCCUPIED) 1.5 SPACES
 - 3) 3RD FLOOR FRONT (1 BLRM APT. - UNOCCUPIED) 1.5 SPACES
 - 4) FIRST FLOOR REAR - PARKING
 - 5) FIRST FLOOR REAR - PARKING
 - 6) FIRST FLOOR REAR (SERVICE GARAGE) 3.3/1000 SF
1360 SF = 3 SPACES
 - 7) 2ND FLOOR REAR (STORAGE + OFFICE FOR SERVICE GARAGE)
1260 SF = 3 SPACES
- TOTAL REQUIRED - 14 SPACES
PROVIDED: 3 SERVICE BAYS
5 ON SITE
TOTAL PROVIDED - 8 SPACES

CASE # 89-79 SPXA
APPROVED: 10-19-88

SPECIAL HEARING TO AMEND RESTRICTIONS
4 & 10 IN SE CASE #89-79SPXA

*A) THERE SHALL BE NO BODY OR
PAINT WORK PERFORMED ON
THE PREMISES.

*B) THE SPECIAL EXCEPTION
GRANTED HEREIN IS
LIMITED TO THE
OPERATION OF A SERVICE
GARAGE.

1) The Petitioner may apply for his building permit
and be granted same upon receipt of this order; however,
the Petitioner is hereby made aware that proceeding at
this time is at his 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 special exception granted herein shall be
limited to the proposed service garage area depicted
on Petitioner's Exhibit 1.

3) The hours of operation of the service garage
shall be limited to 7:00 AM to 6:00 PM Monday through
Friday, and on Saturdays from 9:00 AM to 4:00 PM.

4) There shall be no body or paint work and no
engine work performed on the premises.

5) No abandoned vehicles shall be stored on the
premises or permitted to be towed to the site.

6) No parts shall be left outside or scattered about.

7) All service work on the premises shall be limited
to light, mechanical work.

8) All service work shall be done inside the service
garage building.

9) Turn-outs and/or oil changes shall be permitted.

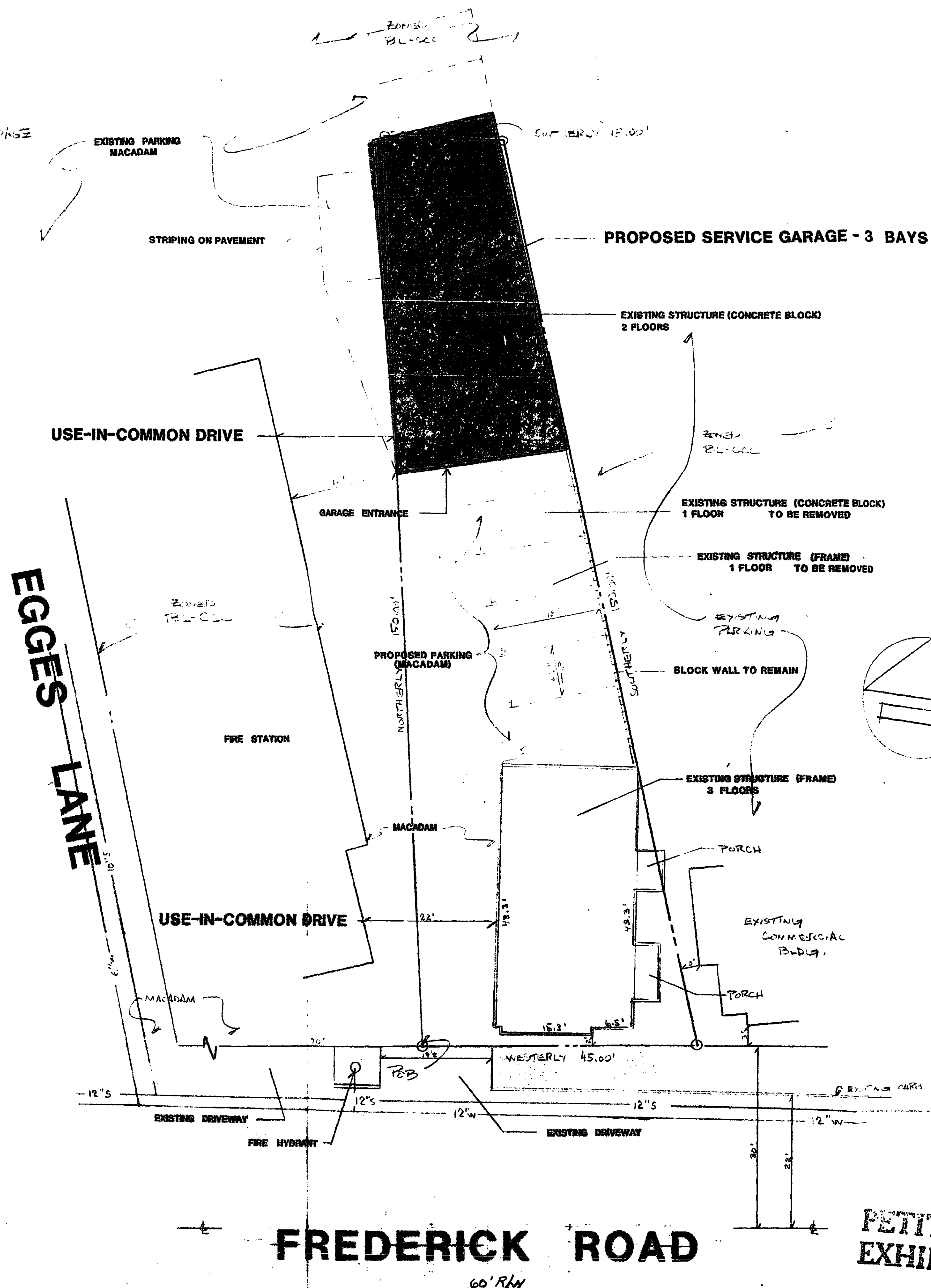
10) The special exception granted herein is limited
to the operation of a service garage by Edward Griffin.

11) The middle sections of the building on the sub-
ject property shall be removed in accordance with
Petitioner's Exhibit 1.

12) When applying for a building permit, the site
plan and landscaping plan filed must reference this
case and set forth and address the restrictions of
this order.

13) Compliance with all requirements of the Baltimore
County Department of Environmental Protection and
Resource Management as set forth in their comments
dated May 7, 1988, attached hereto and made a part
hereof.

SURVEY PREPARED BY:
ASSOCIATED ENGINEERS & SURVEYORS
102 N. MAIN ST.
SUITE 106
BAL AIR, MARYLAND 21204
301-879-7159
6-21-88



PETITIONER'S
EXHIBIT 161

PRELIMINARY SITE PLAN PLAT TO ACCOMPANY SPECIAL HEARING APPLICATION

752 FREDERICK ROAD
BALTIMORE COUNTY, MARYLAND

PREPARED BY:
WILLIAM P. MOK
LAND USE PLANNING AND ZONING CONSULTANT
THE CAMPBELL BUILDING
SUITE 300
1000 PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 484-8831

PREPARED FOR:
EDWARD GRIFFIN
752 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228

SCALE: 1" = 100'
DRAWN BY: WPM
DATE: 6/22/88
REVISED: 6/23/88
6/23/88
9/30/88

92-164-SPH
166