

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Pulaski Highway, 1083 ft. * ZONING COMMISSIONER
SW of Allender Road * OF BALTIMORE COUNTY
11345 Pulaski Highway *
Brooks Ramsey Motors * CASE # 93-120-SPH
11th Election District *
5th Councilmanic *
Lewis Brooks Ramsey *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property located at 11345 Pulaski Highway in the White Marsh section of Baltimore County. The Petitioner/property owner, Lewis Brooks Ramsey, requests approval of an amended Order and site plan from that previously approved in case Nos. 88-366-XA and 90-313-SPHA.

Mr. Lewis Ramsey appeared at the public hearing and was represented by John Gontrum, Esquire. Also appearing was his registered surveyor, C. Dudley Campbell. Mr. Campbell prepared the special hearing site plan which was received into evidence and marked as Petitioner's Exhibit No.1. There were no Protestants present.

Testimony and evidence presented was that the subject site is 13.17 acres in gross area and is zoned B.R. It is located on the commercial corridor of Pulaski Highway (U.S.Route 40) near that roadway's intersection with Allender Road.

The property is improved and houses a number of diverse uses. Among these uses is a mobile home park, which occupies the rear of the property. On the property's frontage, immediately adjacent to Pulaski Highway, are a number of commercial establishments. These include a muffler shop, a used car maintenance shop, a used car lot and office, and a grocery store. All of the improvements are more particularly shown on the site plan.

The zoning history of the property is also significant. As noted above, the property is currently zoned B.R. Its zoning classification was redesignated on a number of occasions during the 1940s and 1950s. In 1988, a special exception to permit a used motor vehicle outdoor sales area was granted, as well as a variance to permit a stone paving surface in lieu of the required durable and dustless surface. This approval was granted in case No. 88-366-XA.

Later, the site again came before the Zoning Commissioner's office under case No. 90-313-SPHA. In this case, another variance and special hearing were granted to permit a maintenance service garage on the subject property.

The present case arises solely due to the property owners desire to make certain improvements to the property. Specifically, Mr. Ramsey proposes demolishing the existing used automobile business showroom and replacing same with a new building. There will be no change in the use of the property and no additional variances are necessary. Thus, the sole purpose of the instant case is to approve the new site plan reflecting the proposed new building on site.

As noted above, there were no Protestants at the public hearing and there is no indication of any opposition to the Petitioner's plans from neighboring residence or businesses. Further, the Office of Planning and Zoning, within its Zoning Advisory Committee comment, recommends approval of the request for so long as the new construction compliments the existing site. Mr. Ramsey indicated that the proposed new building would be more functional and esthetically pleasing than the existing structure. The only adverse comment within the Zoning Plans Advisory Committee was a comment from the State Highway Administration. That agency seeks improvements

to a portion of Route 40 which fronts the site. Although not necessarily disagreeing with this comment, the Petitioner's attorney noted that the limited change to the site plan sought in this case may not justify improvements to the road frontage. Nonetheless, Mr. Gontrum indicated that negotiations with the State Highway Administration were ongoing and their concerns would be addressed and/or satisfied during the permitting phase of construction.

In considering all of the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be granted. The evidence was overwhelming that the limited relief sought will result in an improvement to the property and will not detract from the surrounding locale. In fact, there is no evidence that the construction, as proposed, will be detrimental to the health, safety or general welfare of the surrounding community. Additionally, counsel for the Petitioner stated that additional landscaping will be undertaken to lessen the impact of the commercial uses on this site on the surrounding properties. Thus, the proposed relief requested will be granted with the inclusion of a restriction requiring appropriate landscaping.

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 2nd day of December, 1992 that, pursuant to the Petition for Special Hearing, approval of an amended Order and site plan in case Nos. 88-366-XA and 90-313-SPHA, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, 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 Petitioner shall provide a landscape plan to the Baltimore County Landscape Planner which must be approved and included in the case file.
3. 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 12/2/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/2/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/2/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/2/92
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 2, 1992

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Lewis Brooks Ramsey, Petitioner
Case No. 93-120-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered 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 the Appeals Clerk at 887-3391.

Very truly yours,
[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Mr. Lewis Brooks Ramsey

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
for property located at 11345 Pulaski Highway, and B.R.,
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 amended site plan and Order in Case No. 88-366-XA and 90-313-SPHA

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)

Address

City and State

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

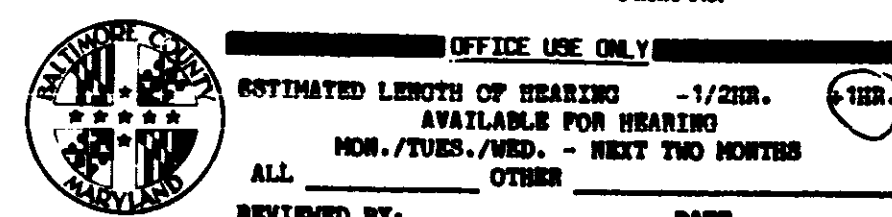
Name

Address

City and State

Attorney's Telephone No.:

No REVIEW
10-8-92 WCR



campbell
associates

Land Surveying - Site Development

P.O. Box 1053 / Bel Air, Maryland 21014-1053
Phone: (410) 838-2784
Facsimile: (410) 838-1811

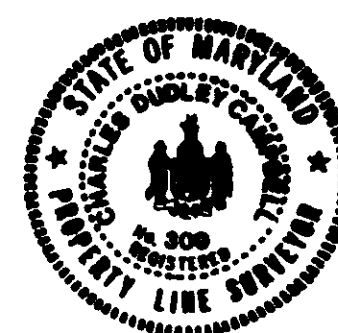
Lands of Brooks Ramsey
Eleventh Election District
September 19, 1992

ZONING DESCRIPTION

Description of the property owned by Lewis Brooks Ramsey on Pulaski Highway located in the Eleventh Election District, Baltimore County, Maryland

BEGINNING for the same on the South side of Pulaski Highway at a distance of 1083 feet Southwesterly from the intersection of Allender Road and Pulaski Highway, thence binding on the aforesaid Pulaski Highway South 45 degrees 26' 13" West 615 feet, thence leaving said Highway the following courses and distances, viz: South 44 degrees 33' 47" East 200 feet, thence North 45 degrees 26' 13" East 615 feet; thence North 44 degrees 33' 47" West 200 feet to the place of beginning.

Containing 123,000 square feet or 2.83 acres of land, more or less.



C. Dudley Campbell
REGISTERED PROPERTY LINE SURVEYOR

B:RAMSEY.121

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-120-SPH
Towson, Maryland

District: 11th
Posted for: Special Hearing
Petitioner: Lewis Brooks Ramsey
Location of property: 11345 Pulaski Hwy, (20) 1083' SW of Allender Rd.
Location of signs: Posting on property of Petitioner
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 10/2/92

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22, 1992

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 10/22, 1992.

THE JEFFERSONIAN,

S. Zake Orlow
Publisher

receipt

Baltimore County Government
Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 93-120-SPH
Date: 11-2-92

Cashier Validation

Please Make Checks Payable To: Baltimore County

24-004800-001CHRC
\$250.00

receipt

Baltimore County Government
Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 93-120
Date: 11-18-92

Cashier Validation

Please Make Checks Payable To: Baltimore County

24-004800-001CHRC
\$63.58

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 11-2-92

LEWIS BROOKS RAMSEY
11345 Pulaski Highway
White Marsh, Maryland 21162

RE: CASE NUMBER: 93-120-SPH (Item 128)
S/S Pulaski Highway, 1083' SW of Alexander Road
11345 Pulaski Highway
"Brooks Ramsey Motors"
11th Election District - 5th Councilmanic
Petitioner(s): Lewis Brooks Ramsey
HEARING: WEDNESDAY, NOVEMBER 18, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 63.58 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING DATE & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. 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 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: John B. Gortum, Esq.

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

OCT. 15 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-120-SPH (Item 128)
S/S Pulaski Highway, 1083' SW of Alexander Road
11345 Pulaski Highway
"Brooks Ramsey Motors"
11th Election District - 5th Councilmanic
Petitioner(s): Lewis Brooks Ramsey
HEARING: WEDNESDAY, NOVEMBER 18, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amended site plan and order in case number 88-366-1A and 90-313-SPHA.

Lawrence S. Schmidt
Zoning Commissioner of Baltimore County

cc: Lewis Brooks Ramsey
John B. Gortum, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 4, 1992

John B. Gortum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No. 128, Case No. 93-120-SPH
Petitioner: Lewis Brooks Ramsey
Petition for Special Hearing

Dear Mr. Gortum:

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 indicate the appropriateness of the zoning action requested, but 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.

1) 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 preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 26, 1992

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

RE: Zoning Advisory Committee Meeting
for October 26, 1992
Item No. 128

The Developers Engineering Division has reviewed the subject zoning item. The existing County Review Group and Landscape Plans for this site (known as Brooks Muffler Center) must be revised.

BWB:DAK:s

Rec'd 10/27/92

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 26, 1992

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

RE: Zoning Advisory Committee Meeting
for October 26, 1992
Item No. 128

The Developers Engineering Division has reviewed the subject zoning item. The existing County Review Group and Landscape Plans for this site (known as Brooks Muffler Center) must be revised.

BWB:DAK:s

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

October 26, 1992

Ms. Julie Winiarski
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
US 40
Lewis Brooks Ramsey
Item No: +128 (WCR)

Dear Ms. Winiarski:

This office has reviewed the referenced item and offer the following.

A field inspection of the property indicates that there is a section of US 40 frontage which will need to be improved in conjunction with the proposed addition to the property.

At a minimum, the area between the channelized island at the center of the property to the curb radius at the entrance to the west must be reconstructed to provide curb and gutter set 15' from the edge of US 40 travelled way, with the shoulder brought up to traffic bearing pavement.

We request the county condition the referenced item approval to include the aforementioned comments. SHA will not approve a building permit for the site without first receiving the surety for the US 40 improvements. We recommend the property owner or engineer contact David Ramsey at (410) 333-1350 to obtain the information necessary to apply for the required permit.

Please contact Mr. Ramsey if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David Ramsey
John Contastabile, Chief
Engineering Access Permits
Division

DWR:maw

My telephone number is 410-333-1350 (Fax: 333-1041)

Telephones for Emergency Hearing or Speech
303-7555 Baltimore Metro - 888-6467 D.C. Metro - 1-800-455-3888 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21205-6717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 21, 1992

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

SUBJECT: Brooks Ramsey Motors

INFORMATION:
Item Number: 128
Petitioner: Lewis Brooks Ramsey
Property Size: 13.175 acres
Zoning: BR
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Hearing to approve an amended site plan and order in case number 88-366-1A and 90-313-SPHA.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request and that the following condition be met. The proposed new structure should be constructed in a manner that complements the existing site.

Prepared by: Francis Morsey
Division Chief: Edwin McDermid
EMCD/PW:rdn

128.ZAC/ZAC1

DR. 3.5

BR

BR-CS-1

DRIVE-IN THEATRE

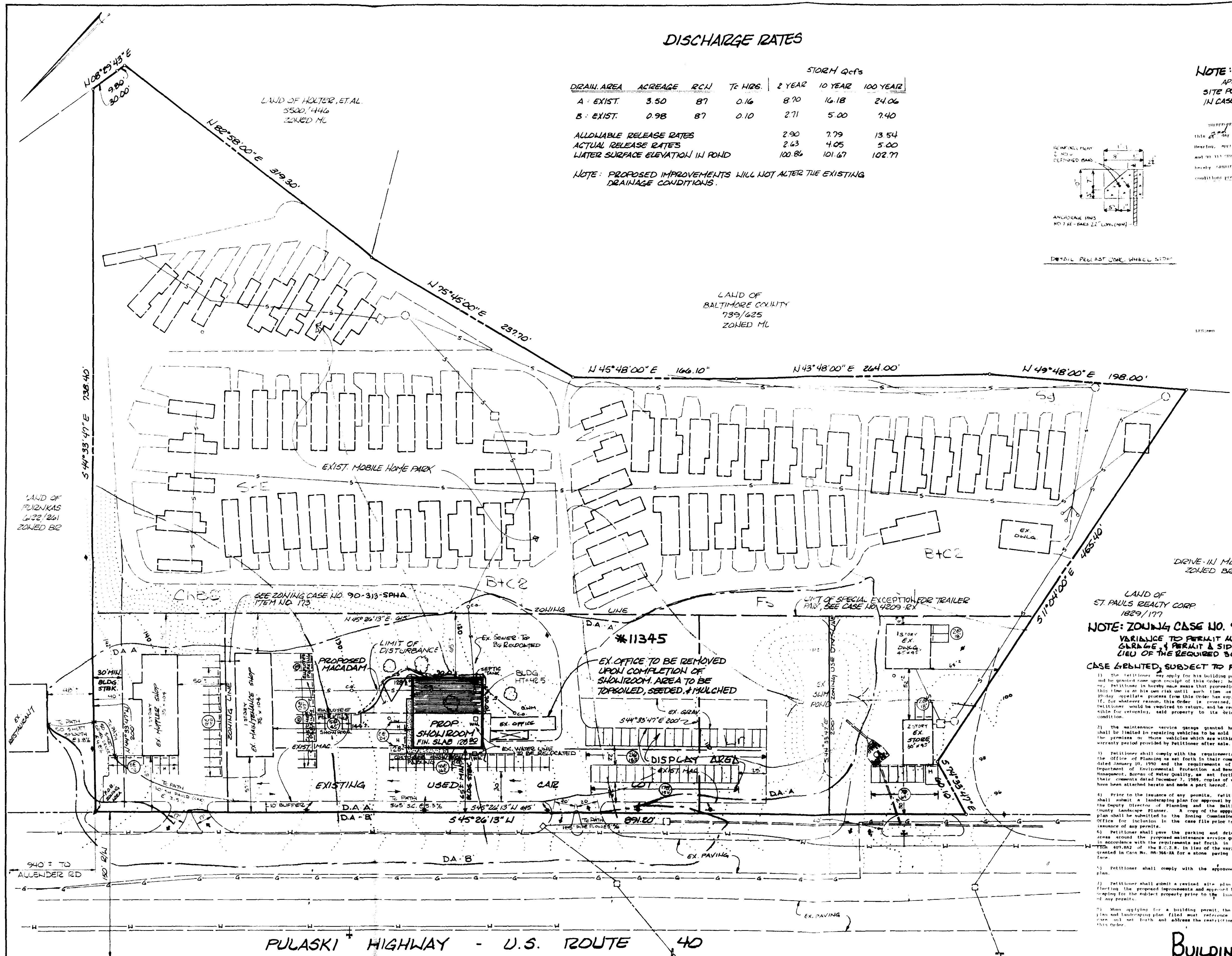
BR

TRAILER PARK

128

93-120-SP11

N36,000

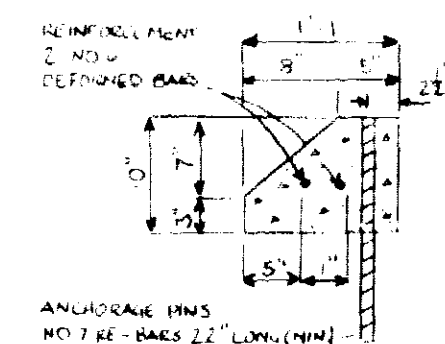


DISCHARGE RATES

DRAIN AREA	ACREAGE	RCH	TC HRS.	STORM Qcfs		
				2 YEAR	10 YEAR	100 YEAR
A - EXIST.	3.50	87	0.16	8.90	16.18	24.06
B - EXIST.	0.98	87	0.10	2.71	5.00	7.40
ALLOWABLE RELEASE RATES				2.90	7.79	13.54
ACTUAL RELEASE RATES				2.43	4.05	5.00
WATER SURFACE ELEVATION IN POND				100.84	101.67	102.71

NOTE: PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE CONDITIONS.

NOTE: ZONING CASE #93-120-SPH
APPROVAL OF AN AMENDED ORDER AND
SITE PLAN FROM THAT PREVIOUSLY APPROVED
IN CASE NOS. 88-366-XA AND 90-313-SPHA



DETAIL: PAVEMENT UNDER SLAB

LOCATION MAP

SCALE 1" = 1000'

GENERAL NOTES

1. APPLICANT/OWNER: LEMIS BROOK RAMSEY
11345 PULASKI HWY.
WHITE MARSH, MD. 21162
410-335-5328
2. GROSS AREA: 13.175 AC.; NET AREA: 11.641 AC.±
3. TOPOGRAPHIC SURVEY PERFORMED BY:
BAFFIS AND ASSOCIATES
4. EXISTING ZONING: BR (MAP E-4)
5. EXISTING USE: MOBILE HOME PARK, GROCERY STORE,
APARTMENTS, USED CAR LOT #OFFICE,
USED CAR MAINTENANCE SHOP, AND
MUFFLER SHOP
6. CENSUS TRACT 4113.02
7. WATERSHED 5, SUBWATERSHED 15
8. DEED REF: 7025/129
9. EXIST. WELL # SEPTIC, EXIST. PUBLIC WATER
10. STORMWATER MANAGEMENT IS PROVIDED

ZONING HISTORY:

- Case #113 - Zoning Reclassification - A residence to B commercial, 1961.
200' depth, 891.2 ft. frontage, for Street L. Shovel ground on 1/1/61.
subject to the front and side setbacks of buildings to be approved by
the Zoning Department.
- Case #114 - Zoning Reclassification - A residence to B commercial, 1961.
200' depth, 891.2 ft. frontage, for Street L. Shovel ground on 1/1/61.
subject to the front and side setbacks of buildings to be approved by
the Zoning Department.
- Case #115 - Zoning Reclassification - A residence to B commercial, 1961.
200' depth, 891.2 ft. frontage, for Street L. Shovel ground on 1/1/61.
subject to the front and side setbacks of buildings to be approved by
the Zoning Department.

- NOTE: ZONING CASE NO. 88-366-XA
ON 12/10/87 APPLICATION FILED UNDER ITEM #219,
FOR 2.825 AC. FOR THE FOLLOWING:
SPECIAL EXCEPTION NOTE: A USED MOTOR VEHICLE OUTDOOR
SALES AREA SEPARATED FROM SALES AGENCY BLDG.
PURSUANT TO SECTION 236.4
VARIANCE NOTE: SEC 409.2 C(2) - AS INTERPRETED BY ZONING
POLICY BUI-11 FOR A STONE PAVING SURFACE IN LIEU
OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.

AMENDMENT TO CASE NO. 88-366-XA + CASE NO. 90-313-SPHA

SPECIAL HEARING SITE PLAN

PRINT DATE

MAR 29 1993

Building Application # - B130306
C-804-92

CAMPBELL ASSOCIATES

BROOKS RAMSEY MOTORS
NEW CAR SHOWROOM

REVISIONS		CAMPBELL ASSOCIATES	
Drawn By: JRC		Contract No.: 130-122 IX	
Designed By: CDC		Scale: 1" = 50'	
Checked By: CDC		Sheet: 1 Of 1	

campbell
associates
Land Surveying - Site Development

P.O. Box 1051 / Bel Air, Maryland 21014-1051
Phone: (410) 838-2784
Facsimile: (410) 838-1811

SITE ANALYSIS

1. TOTAL AREA OF SITE: 13.175 AC.±
2. TOTAL DISTURBED AREA: 4,985 SQ. FT.
3. AREA TO BE VEGETATIVELY STABILIZED: 800 SQ. FT.
4. BUILDING AREA: 4,900 SQ. FT.
5. GRADING QUANTITIES:
CUT: 550 CU. YD.
FILL: 450 CU. YD.
TOPSOIL: 100 CU. YD.

QUANTITIES

SILT FENCE: 190 LF

FLOOR AREA RATIO

ALLOW: 2.0 = 11.641 AC. = 1,014,163 S.F.
EXISTING: 65 MOBILE HOME @ 11' x 40' = 54,000 S.F.
1 APT: 2' x 45' x 45' = 4,050 S.F.
2 APT: 2' x 50' x 30' = 3,000 S.F.
2 APT: 2' x 28' x 25' = 1,400 S.F.
GROCERY STORE: 2' x 30' x 45' = 2,700 S.F.
MUFFLER SHOP: 26' x 48' = 4,038 S.F.
MAINT. SHOP: 108' x 35' = 3,780 S.F.
PROPOSED SHOWROOM: 70' x 70' = 4,900 S.F.
78,468 S.F.
= 501,082 S.F.
0.15 RATIO

NOTE: ENTRANCES ON STATE ROADS ARE SUBJECT TO THE APPROVAL OF THE SHA.

NOTE: ANY SIGNS SHALL COMPLY WITH SECT 413 OF THE BALTO COUNTY ZONING REGULATIONS & ALL ZONING POLICIES.

PARKING DATA: USE: AUTO DEALERSHIP
EX. MAINT. SHOP = 3,780 S.F. PROPOSED SHOWROOM = 4,900 S.F.
3.5 SP/1000 S.F. REQ'D (5 EMPLOYEES) 5 SP/1000 S.F. REQ'D
12 SP REQ'D - 13 SHOWN 2.5 SP REQ'D - 25 SHOWN
TYPICAL SPACE: 9' x 18' PAVING TYPE: MACADAM (25% DUST TOLERANT)
SPACES PERMANENTLY STRIPED 30 SP/DISPLAY AREA

DISCHARGE RATES

DRAIN AREA	ACREAGE	RUN	TO HRS.	2 YEAR	10 YEAR	100 YEAR
A - EXIST.	5.50	B7	0.16	8.70	16.18	24.06
B - EXIST.	0.98	B7	0.10	2.71	5.00	7.40

ALLOWABLE RELEASE RATES
2.90 7.79 13.54
ACTUAL RELEASE RATES
2.43 4.05 5.00
WATER SURFACE ELEVATION IN POND
100.86 101.67 102.77

NOTE: PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE CONDITIONS.

STORM Qcfs

DETAIL REAR VIEW WHEEL STOP

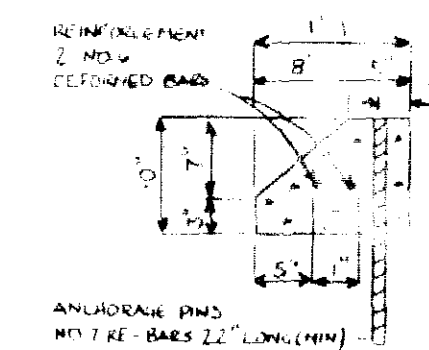
LAND OF BALTIMORE COUNTY
739/625
ZONED ML

LAND OF ST. PAUL'S REALTY CORP.
1829/197
NOTE: ZONING CASE NO. 11345
VARIANCE TO PERMIT A SIDE DRIVE & PERMIT A SIDE LOT USE DIVISION C LINE
CASE SUBMITTED SUBJECT TO

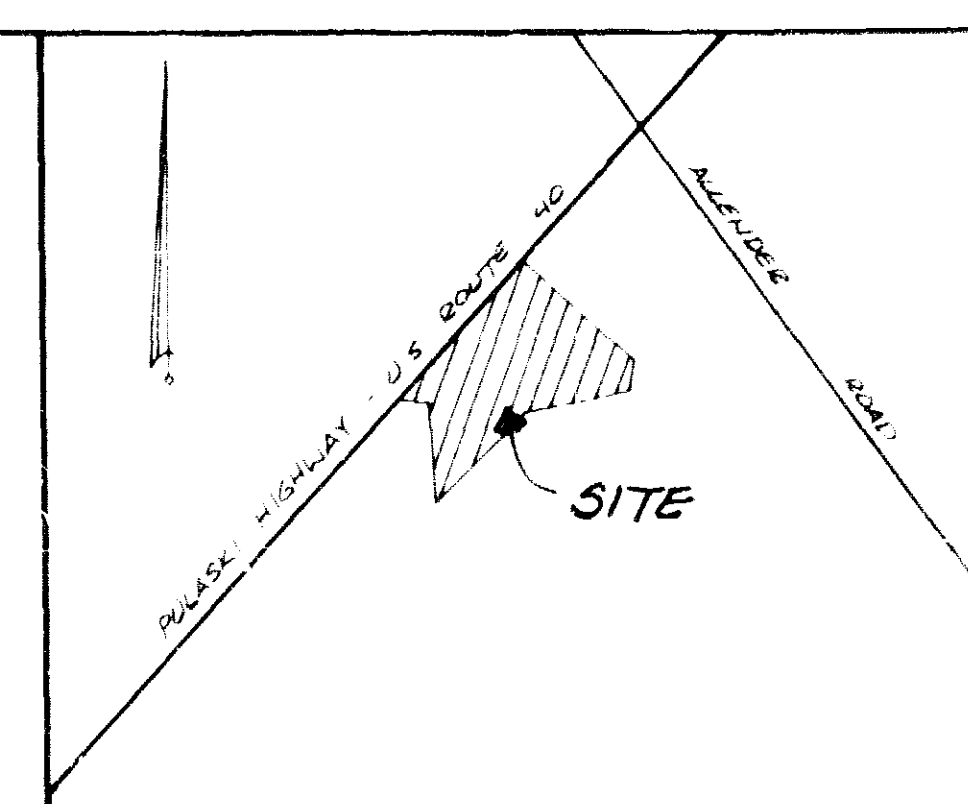
- The petitioner may apply for his building and he granted same upon receipt of this order; or, petitioner is hereby made aware that proceeds from this time to his own risk until such time as today's appeals process from this order has expired. If for whatever reasons this order is reversed, petitioner would be required to return, and be liable for returning, said property to its original condition.
- The maintenance service garage granted shall be limited to parking vehicles to be used on the premises or whose vehicles which are currently presently provided by Petitioner after sale.
- Petitioner shall comply with the requirements of the Office of Planning in set forth in their dated January 10, 1990 and the Department of Environmental Protection and Management Bureau of Water Quality, on set forth their comments dated December 7, 1989, copies of have been attached hereto and made a part hereof.
- Refer to the language of any permits. Petitioner shall submit a landscaping plan for approval by the Deputy Director of the Baltimore County Landscaping Planner. A copy of the application shall be submitted to the zoning commission office for inclusion in the case file prior to issuance of any permit.
- Petitioner shall provide the parking and drive in accordance with the requirements set forth in TBH 409.082 of the B.C.E.R. in line of the variance granted in Case No. 88-36-A for a stone paving area.
- Petitioner shall comply with the approved plan.
- Petitioner shall submit a revised site plan showing the proposed improvements and approved engineering for the subject property prior to the start of any project.
- When applying for a building permit, the plan and landscaping plan filed must reference this order.

PULASKI HIGHWAY - U.S. ROUTE 40

NOTE: PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE CONDITIONS.



DETAIL PRECAST CONCRETE WHEEL STOP



LOCATION MAP

SCALE 1" = 1000'

93-120-SPH
GENERAL NOTES

1. APPLICANT/OWNER: LEWIS BROOK RAMSEY
1345 PULASKI HWY.
WHITE MARIETTA, MD 21162
410- 335-5328
2. GROSS AREA : 13.175 AC ±, NET AREA : 11.641 AC ±
3. TOPOGRAPHIC SURVEY PERFORMED BY :
BAFFITS AND ASSOCIATES
4. EXISTING ZONING: BRZ (MAP E-4)
5. EXISTING USE: MOBILE HOME PARK, GROCERY STORE,
APARTMENTS, USED CAR LOT & OFFICE,
USED CAR MAINTENANCE SHOP, AND
MUFFLER SHOP
6. CENSUS TRACT 4113.02
7. WATERSHED 5, SUBWATERSHED 15
8. DEED REF: 7025/129
9. EXIST. WELL & SEPTIC , EXIST. PUBLIC WATER
10. STORMWATER MANAGEMENT IS PROVIDED

ZONING HISTORY: A

Case #115 - Spring Reclamation, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-2363, 2363-2364, 2364-2365, 2365-2366, 2366-2367, 2367-2368, 2368-2369, 2369-2370, 2370-2371, 23

NOTE: ZONING CASE NO. 88-366-XA
ON 12/10/87 APPLICATION FILED UNDER ITEM #219,
FOR 2.823 AC FOR THE FOLLOWING:

SPECIAL EXCEPTION NOTE : A USED MOTOR VEHICLE OUTDOOR
SALES AREA SEPARATED FROM SALES AGENCY BLDG
PURSUANT TO SECTION 236.4

VARIANCE NOTE: SEC. 409.2.C(2) - AS INTERPRETED BY ZONING POLICY BNI-11 FOR A STONE PAVING SURFACE IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.

AMENDMENT TO CASE NO. 88-366-XA | CASE NO. 90-313-SPHA

SPECIAL HEARING SITE PLAN

128

PRINT DATE

SEP 21 1992

CAMPBELL ASSOC.

**campbell
associates**
Land Surveying — Site Development

P.O. Box 1053 / Bal Air, Maryland 21014-1053
Phone: (410) 838-2784
Facsimile: (410) 838-1811

SITE ANALYSIS

- | | |
|--|---------------|
| 1. TOTAL AREA OF SITE | 13.175 AC. ± |
| 2. TOTAL DISTURBED AREA | 4,525 SQ. FT. |
| 3. AREA TO BE VEGETATIVELY
STABILIZED | 800 SQ. FT. |
| 4. BUILDING AREA | 4,900 SQ. FT. |
| 5. GRADING QUANTITIES | |
| CUT | 550 CU. YD. |
| FILL | 450 CU. YD. |
| TOPSOIL | 100 CU. YD. |

QUANTITIES

SILT FENCE 150 LF

FLOOR AREA RATIO

ALLOW: 2.0 = 1.0 (41) AC. = 1,014,163 S.F.
EXISTING: 65 MOBILE HOME @ 60' = 54,600 S.F.
1 APT. : 2'x45'x45' = 4,050 S.F.
2 APT. : 2'x50'x30' = 3,000 S.F.
2 APT. : 2'x28'x25' = 1,400 S.F.
GROCERY STORE : 2'x30'x45' = 2,700 S.F.
MUFFLER SHOP : 96'x42' = 4,038 S.F.
MAINT. SHOP : 108'x35' = 3,780 S.F.
PROPOSED SHOWROOM : 70'x70' = 4,900 S.F.
78,468 S.F.
+ 507,082 S.F.
0.15 ACR.

NOTE: ENTRANCES ON STATE ROADS ARE SUBJECT TO THE APPROVAL OF THE S.H.A.

NOTE: ALL SIGNS SHALL COMPLY WITH SECT. 413 OF THE
RACON COUNTY ZONING REGULATIONS & ALL ZONING POLICIES

PARKING DATA:

EX. MAINT. SHOP = 3,780 S.F. PROGR. SHOWROOM = 4,900 S.F.
 3.3 SP./1000 S.F. REQ'D. 5 SP./1000 S.F. REQ'D.
 12 SP. REQ'D - 13 SHOWN 2.5 SP. REQ'D - 25 SHOWN
 TYPICAL SPACE: 9' x 18' PAVING TYPE: MACADAM
 SPACES PERMANENTLY STRIPED

BUILDING APPLICATION * - B130306

CAMPBELL ASSOCIATES

BROOKS RAMSEY MOTORS
NEW CAR SHOWROOM

11TH ELECTION DISTRICT

COUNCILMAN/DISTRICT 5

Dis. T.R.C.

Contract No. 130-122 IX

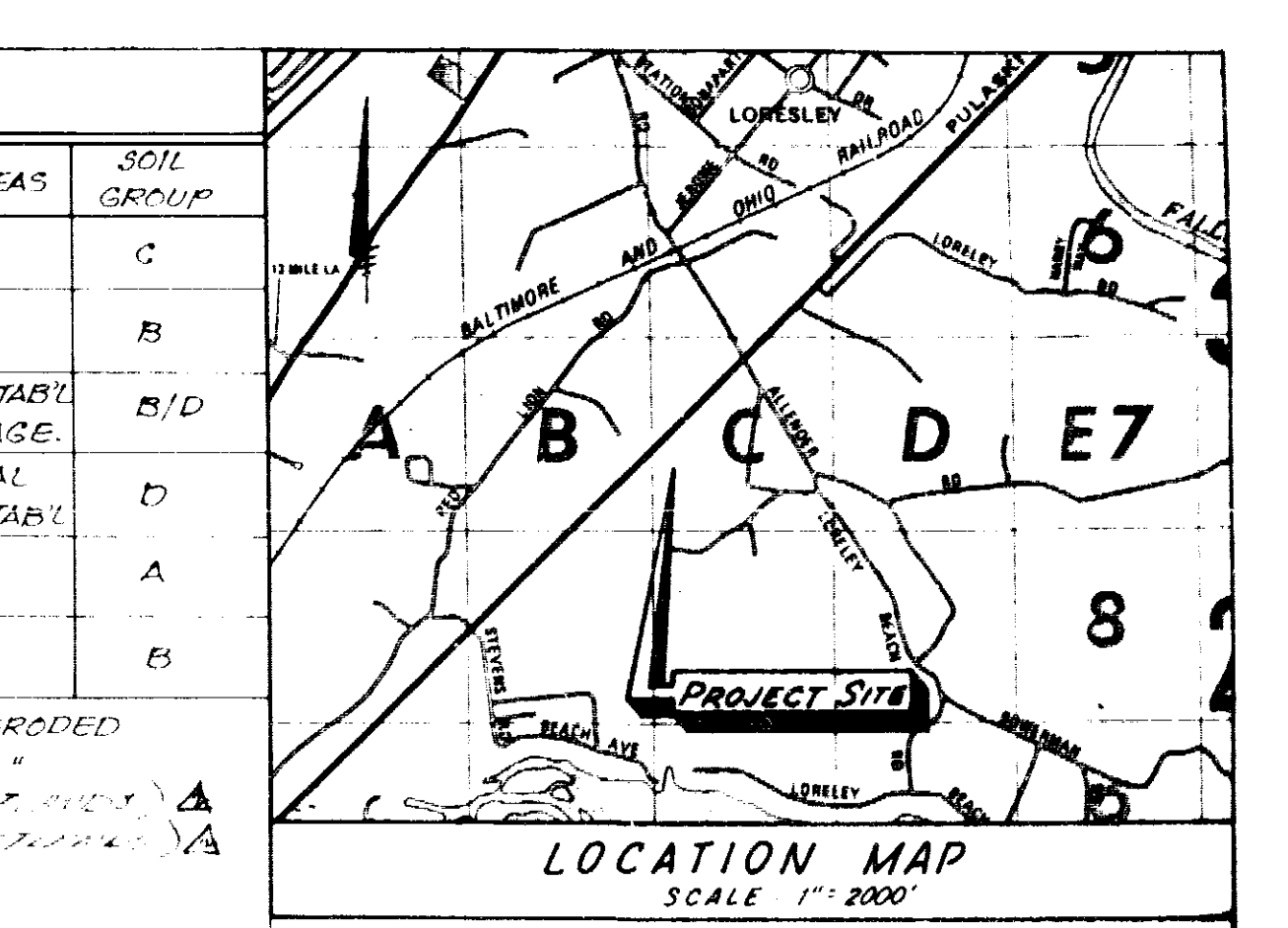
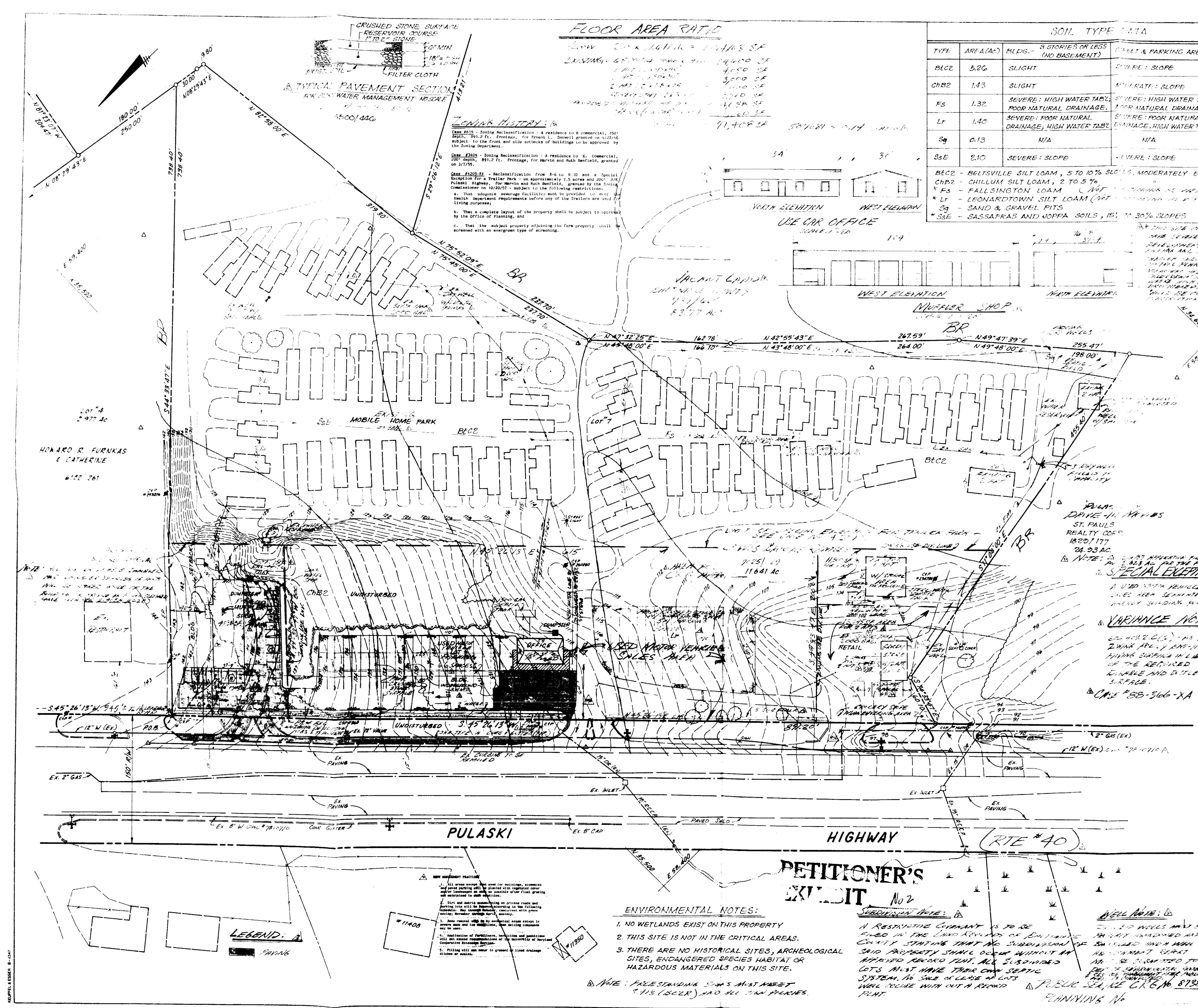
Designed By *C.D.C.*

Scale: 1" = 50'

Checked By: C.D.C.

Sheet 1 Of 1

**PETITIONER'S
EXHIBIT**



GENERAL NOTES:

1. APPLICANT/OWNER: **LEWIS BROOKS PAVING**
2. DEED REF: **11-24-1127**
3. TAX ACCOUNT NO: **11-2-021377**
4. ALLOT: **11-2-021377**
5. OPEN SPACE: **REQUIRED = 10%**
6. SECURITY LIGHTING SHALL BE MOUNTED ON BUILDINGS. ANY PARKING LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENCES.
7. EXISTING ZONING: **MR**
8. EXISTING USE: **MOBILE HOME PARK, GROCERY STORE & APARTMENTS**
9. PROPOSED USE: **NUFFLER SHOP, USED CAR LOT, MOBILE HOME PARK, GROCERY STORE & APARTMENTS**
10. WATERSHED: **5, SUPPLEMENTARY 15**
11. DEED REF: **11-24-1127**
12. TAX ACCOUNT NO: **11-2-021377**
13. ALLOT: **11-2-021377**
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100. WATERSHED: **5, SUPPLEMENTARY 15**

BROOKS MUFFLER CENTER, INC.

PULASKI HIGHWAY

PLAT TO ACCOMPANY PETITION

SPECIAL EXCEPTION AND VARIANCE

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

SCALE

1" = 50'

JOB ORDER NO.

DATE

10/2/87

NO	REVISIONS	DATE
1	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87
2	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87
3	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87
4	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87
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9	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87
10	ADD 1" PAVEMENT TO 1" PAVEMENT, 1" PAVEMENT TO 1" PAVEMENT	10/2/87