

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NEC Reisterstown Rd. & Montrose
Ave. (Econo Lube N Tune, Inc.) * ZONING COMMISSIONER
9629 Reisterstown Road
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Sikandar Igba, et al. * Case No. 95-391-X
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 9620 Reisterstown Road in the Garrison section of Baltimore County. The Petition was filed by the current owners of the property, Sikandar Igba and Shireen Chaudhri. The Petitioners request a special exception to permit an automobile service garage in a B.L. zone. The service garage would be operated by Econo Lube 'N' Tune, Inc., a California based firm offering automotive services in the nature of quick lubrication, tune-ups and other miscellaneous automotive services. The subject property and the relief are more particularly described on the site plan submitted into evidence and marked as Petitioners' Exhibits Nos. 1 and 3.

Appearing at the public hearing held for this case, on behalf of the Petitioners, were Deborah Whittle, a Registered Landscape Architect with STV Group, Inc., and Benjamin Bronstein, Esquire. Representatives on behalf of the property owners, Econo Lube 'N' Tune, Inc. were also present. Also appearing were concerned residents from the nearby community, including Daniel C. Robinson, Sandra Robinson, Vernon Robinson, Mary Unglesbee and Steve Cornblatt. These neighbors expressed their concerns relating to Montrose Avenue becoming a short cut from Reisterstown Road to Green Spring Valley Road. The community residents at the hearing were not in opposition to the special exception use; however, they urge the County to consider

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Date 7/15/95
By M. J. [Signature]

closing Montrose Avenue at the rear property line of the subject property.

Proffered testimony on behalf of the Petitioners revealed that the subject property consists of a net developable area of 0.33 acres, zoned B.L. located on the southeast corner of Reisterstown Road and Montrose Avenue. Reisterstown Road has a heavy traffic count and the nearby areas include shopping centers, an auto agency and a bank. Econo Lube 'N' Tune would build a one story building with access limited to Montrose Avenue. The automobiles, after service, will proceed through the service bay, around the building and also exit onto Montrose Avenue. The average daily trips generated by the use would be approximately 165 which is minimal for a use in the B.L. zone. Econo Lube 'N' Tune, Inc. is in the business of performing light and quick maintenance on motor vehicles. The business handles oil changes, lubrication and minor engine work. Major repairs are not performed, nor is any body and fender work, or painting.

The Petitioners have also requested a sidewalk waiver from the Department of Public Works (DPW) for its frontage on Reisterstown Road and Montrose Avenue since the surrounding area is substantially developed and does not contain a sidewalk system. The Petitioners have agreed to install curb and gutter on Montrose Avenue. The Petitioners, at the request of the agent of Sylvan Cornblatt, an adjoining property owner, are agreeable to erecting a board-on-board fence along the subject property's rear property line and extending along the common property line from the Petitioners' rear property line to the improvements existing on the Cornblatt property. This existing property is used as a day care center.

I find that the nearby community has made a substantial argument in favor of closing Montrose Avenue at the rear property line of the subject property. I will forward my comments to DPW with the request that it con-

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duct a study and work with the community on the possible closing of Montrose Avenue.

It is clear that the BCZR permits the use proposed in a B.L. zone by special exception. However, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the BCZR. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 and 3 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locale, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

After reviewing all of the testimony and evidence presented, I am satisfied that the Petitioners have met its burden and that the special exception for use as an automobile service garage should be granted with certain restrictions as more fully described below.

As to restrictions, I will require the Petitioners to submit, for approval, a landscape plan to DPW. A schematic plan has been submitted (Petitioners' Exhibit No. 3) but the Zoning Plan Advisory Committee (ZAC) comment from DPW suggests that a more refined plan be developed. I will

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DATE 7/25/81
BY M. York

leave the discretion for approval of the plan to DPW. I will not require any specific element of landscaping, other than that the plan shall provide for a board-on-board fence around the rear and side perimeter of the property adjacent to the Cornblatt property. This fence shall be of the maximum height permitted by regulation to buffer the site. I will neither approve nor deny the sidewalk waiver and other waivers requested, rather, leave this determination to DPW. Obviously, the existence of these improvements will impact the development of the landscape plan, thus, I will leave the necessity of these on-site improvement issues to DPW's discretion.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of July, 1995 that, pursuant to the Petition for Special Exception, approval for an automobile service garage be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. A landscape plan shall be submitted for review and approval by DPW within 30 days from the date of this Order. Such plan shall provide for a board-on-board fence along the Cornblatt side and rear of the property as set forth hereinabove.

3. The Petitioners shall not allow storage of any damaged cars on the exterior parking facilities.

4. When applying for a building permit, the site plan and landscaping plan filed must

COPIES OF THIS ORDER FOR FILING
7/25/95
By: [Signature]
[Signature]

reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

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2010

By



WILSON

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 24, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Case No. 95-391-X
Petition for Special Exception
Sikandar Igba and Shireen Chaudhri, Petitioners

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, 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 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Ms. Deborah Whittle, P.E., STV Group, Inc. 21 Governor's Court, 21207
cc: Mr. and Mrs. Daniel Robinson, 12 Harden Avenue, Owings Mills, Md. 21117
cc: Mr. Vernon Robinson, 27 Monroe Avenue, Owings Mills, Md. 21117
cc: Mr. Steve Cornblatt, P.O. Box 364, Owings Mills, Md. 21117
cc: Ms. Mary Unglesbee, 9621 Reisterstown Road, Owings Mills, Md. 21117





Petition for Special Exception

95-391-X
to the Zoning Commissioner of Baltimore County

for the property located at 9629 Reisterstown Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a service garage

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.

(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

State

Zipcode

Attorney for Petitioner: Benjamin Bronstein

Evans, George and Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., suite 205

Address Phone No. 410-296-0200

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s):

Sikandar Iqbal

(Type or Print Name)

Signature

Shireen Chaudhri

(Type or Print Name)

Signature

6223 N. Charles Street

Address

Phone No. 410/377-9000

Baltimore, Maryland 21212

City

State

Zipcode

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

STV Group, Inc.

Deborah Whittle, P.E.

Name

21 Governor's Court, Balto., MD 21207

Address

410-944-9112

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T.

DATE

4-27-95

ITEM # 387



STV Group

engineers/architects/planners/scientists/construction managers

95-391-X

STV/Seelye Stevenson Value & Knecht

STV/Sanders & Thomas

STV/Lyon Associates

STV Environmental

STV Architects

**ZONING DESCRIPTION FOR
ECONO LUBE N' TUNE, INC.
NORTHEAST CORNER OF REISTERSTOWN ROAD
AND MONTROSE AVENUE
GARRISON, BALTIMORE COUNTY, MARYLAND.**

BEGINNING at a point located in the centerline of Reisterstown Road, Maryland Route No. 140 (66 feet wide), said point being distant South $45\frac{1}{4}^{\circ}$ East 125 feet from the intersection with the centerline of Montrose Avenue (30 feet wide), thence running along said centerline of Reisterstown Road,

1. North $45\frac{1}{4}^{\circ}$ West 110 feet to a point, thence leaving said Reisterstown Road and running along the southeast side of said Montrose Avenue,
2. North $44\frac{3}{4}^{\circ}$ East 201 feet to a point, thence leaving said Montrose Avenue and running the two following courses and distances,
3. South $30\frac{1}{2}^{\circ}$ East 114 feet to a point and,
4. South $44\frac{3}{4}^{\circ}$ West 170 feet to the place of beginning, as recorded in Deed Liber E.H.K., Jr. No. 7124, folio 053.

BEING Lot No. 9 and the southeasternmost 30 feet of Lot No. 8 as shown on a plat prepared by W. J. Robinson, dated May 30, 1889 and filed as the Sales Plat in the Circuit Court for Baltimore County in the matter of John G. Rogers, Mortgagee, vs. Lawrence Tobin (Equity No. 6842, Eq. Docket 13, folio 29), containing 20,405 square feet or 0.47 acre of land, more or less. Also known as No. 9629 Reisterstown Road and located in the 3rd Election District of Baltimore County, Maryland.



STV GROUP
Mark A. Riddle
MD Professional Land Surveyor No. 10899



April 11, 1995

ITEM # 387

UNRECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-391-X

District 3rd

Date of Posting 5/13/95

Posted for: Special Exception

Petitioner: S. Igba & S. Chaudhri

Location of property: 9629 Reisterstown Rd., NE/cor. Montross

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by [Signature]
Signature

Date of return: 5/19/95

Number of Signs: 1

MICROFILMED



CERTIFICATE OF PUBLICATION

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 108 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: #95-391-X

(Item 387)

9829 Reisterstown Road
NEC Reisterstown Road
and Montrose Avenue
Econo Lube N'Tune, Inc.

3rd Election District

3rd Councilmanic

Legal Owner(s):

Sikandar Igba and
Shireen Chaudhri

Hearing: Tuesday,

June 6, 1995 at 11:00
a.m. in Rm. 118, Old
Courthouse.

Special Exception for a
service garage.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

5/115 May 11.

TOWSON, MD.,

May 12, 1995

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 11, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-391-X

Account: R-001-6150

Number 387

R.T.

Date 4/27/95

Sikandar Iqbal
9629 Reisterstown Rd

750 - SPECIAL EXCEPTION --- \$ 300.00

780 - PERMITTING SIGN --- \$ 35.00

TOTAL - \$ 335.00

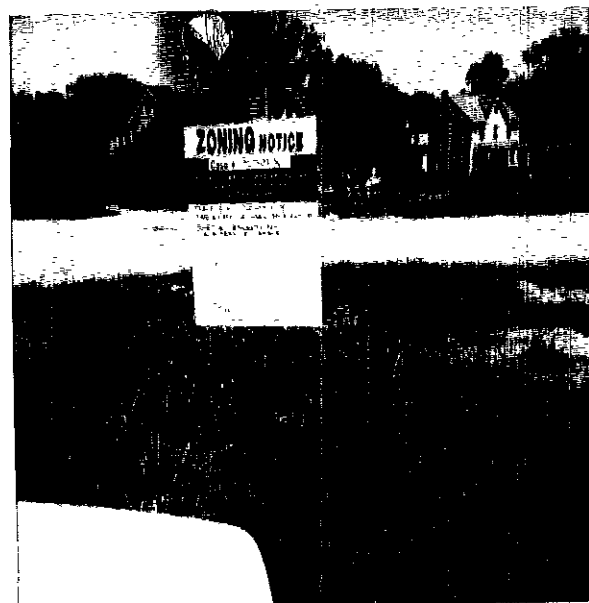
RECEIVED

APPROVED

DATE

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 387

Petitioner: Subandaz Igbar

Location: 9629 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Frost

ADDRESS: 29 W. Duquesneanna Ave

PHONE NUMBER: 2960200

MICROFILMED

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204
296-0200

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: 95-391-X (Item 387)
9629 Reisterstown Road
NEC Reisterstown Road and Montrose Avenue
Econo Lube N'Tune, Inc.
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sikandar Igba and Shireen Chaudhri
HEARING: TUESDAY, JUNE 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

6/6/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

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: 95-391-X (Item 387)
9629 Reisterstown Road
NEC Reisterstown Road and Montrose Avenue
Econo Lube N'Tune, Inc.
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sikandar Igba and Shireen Chaudhri
HEARING: TUESDAY, JUNE 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Sikandar Igba and Shireen Chaidhri
STV Group, Inc.
Benjamin Bronstein, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-391-X (Item 387)
9629 Reisterstown Road
NEC Reisterstown Road and Montrose Avenue
Econo Lube N'Tune, Inc.
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sikandar Igba and Shireen Chaudhri

Special Exception for a service garage.

HEARING: TUESDAY, JUNE 6, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive.

ARNOLD JABLON
DIRECTOR

cc: Sikandar Igba and Shireen Chaidhri
STV Group, Inc.
Benjamin Bronstein, Esq.

AJ:ggs



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204

RE: Item No.: 387
Case No.: 95-391-X
Petitioner: Sikandar Igba
Shireen Chaudhri

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 9629 Reisterstown Road

INFORMATION:

Item Number: 387

Petitioner: Sikandar Igba & Shireen Chaudhri

Property Size: _____

Zoning: BL

Requested Action: Special Exception

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicants request a special exception for a service garage.

Based upon a review of the information provided and in consideration of the proximity of existing dwellings along Montrose Avenue, staff recommends the following condition be attached should the applicants' request be granted:

A six foot board on board fence should be erected along the rear property/zoning line to buffer the homes located on Montrose Avenue.

Staff does not support the requested sidewalk waiver.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 15, 1995
Item No. 387

The Developers Engineering Section has reviewed the subject zoning item. If this request is granted, conformance with the Landscape Manual will be required. If granting is to occur, the Hearing Officer should also rule on the Variance request for an 8-foot landscape buffer setback in lieu of the required 10 feet. This office offers no opinion on the setback variance.

A superior landscape design will be required for final landscape plan approval. Street trees and other landscaping may be required in the rights-of-ways. The submitted schematic landscape plan needs considerable refinement.

If the request is granted, a final landscape plan must be submitted for review by this office and approved as a condition of releasing permits.

RWB:sw

all copies filed

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: STEFANOAR IDBA & SHIREEN CHAUDHRI

LOCATION: NEC REISTERSTOWN RD. & MONTROSE AVE.

Item No. 387

Zoning Agenda: SPECIAL EXCEPTION

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, NS-1102F

cc: File



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 30, 1995

Benjamin Bronstein, Esquire
Evans, George, and Bronstein
29 West Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Preliminary Petition Review
Item #387; Case #95-391-X
Legal Owner: Sikandar Igba & Shireen Chaudhri
9629 Reisterstown Road
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. No owner's telephone number on petition forms.
2. The bearing along the northeast property line is incomplete on the plan.
3. The building dimension located on the plan building footprint area indicates that the proposed building size is 2,950 square feet, while in the notes 2,850 square feet is shown. These figures must agree.

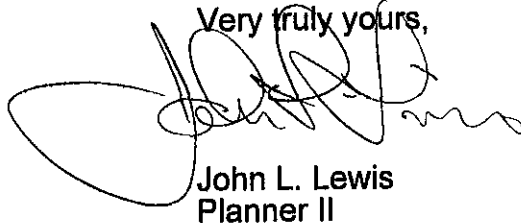


Benjamin Bronstein, Esquire
May 30, 1995
Page 2

4. Compliance with Section 405.A (BCZR) concerning damaged or disabled vehicle storage is not addressed. This note, or an acceptable resolution note, must be on service garage plans.
5. This review is based on the accuracy of all plan information regardless of the plan note which states: "This plan is not a survey. Existing information shown was taken from Baltimore County drawings. Therefore, we cannot guarantee the accuracy or completeness of the information shown". Should a deficiency be revealed at a later date due to inaccurate plan information, additional zoning hearings may be required.
6. Be aware that these comments do not address any development regulation issues.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis", is written over a large, loopy circular flourish.

John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner

RECEIVED

**PETITION PROBLEMS
AGENDA OF MAY 8, 1995**

#380 --- JCM

1. Need typed or printed name of person signing for legal owner.
2. Need attorney (company is incorporated).
3. No existing zoning on folder.
4. No area on folder.
5. No election district on folder.
6. No councilmanic district on folder.

#381 --- MJK

1. No signature on petition forms for Donald E. Grempler (legal owner).

#382 --- JLL

1. Need attorney (company is incorporated).

#383 --- JLL

1. No item number on petition forms

#384 --- JCM

1. Who is legal owner?? William McMillan, Jr. is trustee for who?
2. Need authorization for Mr. McMillan to sign for legal owner.

#385 --- CAM

1. No telephone number for legal owner.

#386 --- CAM

1. Need authorization for Margaret Ruggieri to sign for contract purchaser.

#387 --- RT

1. No telephone number for legal owner.

#489 --- JJS

1. Need typed or printed name of person signing for legal owner.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
9629 Reisterstown Rd, NEC Reisterstown Rd		
and Montrose Ave (Econo Lube N'Tune, Inc)	*	ZONING COMMISSIONER
3rd Election District, 3rd Councilmanic		
	*	OF BALTIMORE COUNTY
Sikandar Igba and Shireen Chaudhri		
Petitioners	*	CASE NO. 95-391-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

LAW OFFICES

EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL

April 27, 1995

HAND DELIVERED

Arnold Jablon, Director
Department of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **9629 Reisterstown Road**

Dear Mr. Jablon:

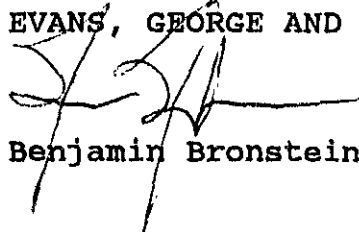
I enclose the Petition for Special Exception in triplicate for a service garage on the above entitled property together with the appropriate plats and description.

Also enclosed is my check for costs.

I would appreciate if this would be set in for hearing at your earliest convenience.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN


Benjamin Bronstein

BB/mlg
Enclosures

MEM # 387

Do it
Handle 85
2/20-016
DO WHAT!

JLL

DESK 5/26 L#387

Per WCR, treat as
drop-off petition.

*See letter from Ben.

Hearing is
5/10/95

Sophia
5/25

LAW OFFICES

EVANS, GEORGE AND BRONSTEIN

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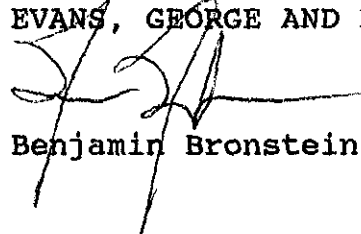
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EVANS, GEORGE AND BRONSTEIN


Benjamin Bronstein

BB/mlg
Enclosures

ITEM # 387

RECEIVED

MAY 24 1995

2300-95
5/25/95
file
RENTAL STORES

ZADM

P.O. BOX 364 • OWINGS MILLS, MARYLAND 21117

TELEPHONE: 301-833-2740

FAX: 301-833-0556

May 22, 1995

Mr. Arnold Jablon, Director
Z.A.D.M.
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 95-391-X
9629 Reisterstown Rd.

Dear Mr. Jablon:

Please accept this letter registering my concern and objection to the proposed special exception requested for the above referenced case and property address.

First, vehicles travel Reisterstown Road at a very high rate of speed. The subject property, located at the bottom of a long hill, will certainly be contributory to accidents occurring by quick, sudden stopping to enter the property. Your traffic studies may indicate the number of accidents which have occurred just north between 9601 to 9627 Reisterstown Road. In fact, you will find that in many of these accidents, vehicles, from compact cars to tractor trailers, have jumped the curb upon impact, endangering the lives of pedestrians. In one case, a car hit the storefront of 9601 Reisterstown Road.

Second, I would be concerned about the danger created by attempting a lefthand turn when exiting this site with 60 m.p.h. downhill, northbound on-coming traffic. Additionally, during the peak travel periods, traffic backs up to the south from the signal at the entrance to Valley Center to between Harden Avenue and Greenspring Valley Road. This condition will cause excessive congestion on the subject property, thus causing motorists to make aggressive "exiting decisions" and create a potentially hazardous egress.

Third, I wish to express my concern on behalf of the tenant located at 9621 Reisterstown Road, Reisterstown Child Care Learning Center. The playground is contiguous to the proposed use and I would be interested in knowing the potentially detrimental effects a service garage would have being located next to a daycare center.

ENCLOSURE

Again, I wish for this letter of concern and objection to be entered on the record for the above case.

Thank you for your cooperation.

Very truly yours,



Sylvan L. Cornblatt

SLC:js

2380-95-

5/30
to be for file
26 May 1995

Reisterstown Child Care Learning center
9621 B Reisterstown Road
Owings Mills, Maryland 21117
(410) 363-4441

Zoning Commissioner
Arnold Jablon
111 West Chesapeake Avenue
Towson, Maryland 211204

RE: Case Number 95-391X

Dear Mr. Jablon,

I have recently been informed that an Econo Lube and Tune may be built at 9629 Reisterstown Road Baltimore, Maryland 21117. I own The Reisterstown Child Care Learning Center, which is a day care that is located right next door to this property. I have some concerns about such a business being built next to a day care facility. I have also been told that I may file special exceptions, explaining my position, by writing to you.

I am concerned that this type of establishment may have adverse environmental effects to its surroundings. The center's playground is located right next to the proposed sight and I fear that the exhaust, oil leakage, oil disposal or storage, garbage, as well as other automobile fluids will be harmful to the children. I am also concerned about the additional traffic that will pose a safety hazard to our children as they take their walks or are being picked up or dropped off.

The noise factor could also pose problems for the children as they are required by the state to take naps. Loud noises, such as back firing, or noises caused by the equipment will be a distraction to the children as they play outside and could cause injury. This in turn will expose both myself and the owners of the Econo Lube to unnecessary liability.

My final concern at this time is the protection of surrounding and neighboring properties. I would expect that the owners of the property would provide adequate fencing so that its neighbors will not have to view any clutter from this service garage.

Thanking you in advance for the considerations you have given my objections.

RECEIVED

MAY 30 1995

ADM

MICROFILMED

Respectfully,

Margaret J. Lee

We, the undersigned property owners and residents of Montrose Avenue, Harden Avenue and the immediate area, hereby protest the proposed service garage at the southeast corner of Reisterstown Road and Montrose Avenue for the following reasons:

1. Such an establishment would be detrimental to our property values.
2. It would create an additional traffic hazard on Reisterstown Road, as there is no center lane from which to make a left turn when southbound.
3. It would create considerable congestion on Montrose Avenue, as the street is only 30 feet wide alongside the subject property, as opposed to 40 feet on the remainder of the street.

In the event that a permit is granted for this service garage, over our objections, we request that no entrance be allowed off Montrose Avenue. If such entrance is allowed, again over our objections, we request that the street be widened, with curbing installed defining the property line. Regardless of where the entrance is placed, we expect proper curbing to be installed on both the Reisterstown Road and Montrose Avenue sides of the property, and of course, No Parking be allowed at any time on Montrose Avenue ^{ALONG SIDE OF THE PROPERTY,} We further request that tow trucks be prohibited from using Montrose and Harden Avenues, which of course would not be advantageous to the operators if no entrance is granted off Montrose Avenue. We further request that, should this permit be granted, that the operators or property owner be required, at their expense, to install a new, adequate storm drain system, such as was required of Mr. Cornblatt upon construction of his office building at the intersection of Harden Avenue and Reisterstown Road.

Printed Name	Signature	Address
* VERNON W. ROBINSON	Vernon W. Robinson	27 MONTROSE AVE DOWNS MILLS/GARRISON 21117
DONALD WILSON	Donald Wilson	12 MONTROSE AVE GARRISON MD
EVELYN M. HARMON	Evelyn M. Harmon	14 MONTROSE AVE GARRISON, MD 21055
MARIE A. LENTZ	Marie A. Lentz	16 MONTROSE AVE GARRISON MD 21055
B. B. ROSE BLATCHLEY	B. B. Rose Blatchley	13 MONTROSE AVE GARRISON, MD 21055
FRANCES BROCATO	Frances Brocato	13 Montrose Ave. 21117
JAMES KEENE	James Keene	17 Montrose Ave 21117
DANIEL C. ROBINSON	Daniel C. Robinson	12 Harden Ave. Garrison, MD 21055
ETHEL M. KELLEY	Ethel M. Kelley	20 Montrose Ave MD 21055
VIVIAN WILHELM	Vivian Wilhelm	18 Montrose Ave Garrison, Md. 21055
GEO. D. ROBINSON	Geo. D. Robinson	16 HARDEN AVE 21055 GARRISON, MD
THOMAS R. MEDARI	Thomas R. Medari	10 MONTROSE AVE
JULIE HARRY	Julie Harry	14 Harden Ave Garrison MD 21055

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[illegible]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

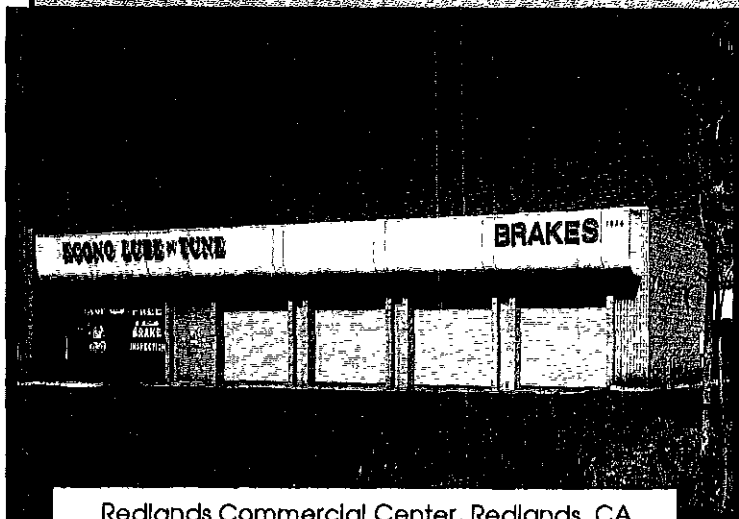
Benjamin Franster
Don J. Fickel
Bill Michael
W. Ambrose

29 W. Susquehanna Ave.
STV Group 61 Governor's Ct. Balt. MD.
250 W. Pratt St, Suite 700, Balt 21210
6223 N. CHARLES ST. BALT. 21212

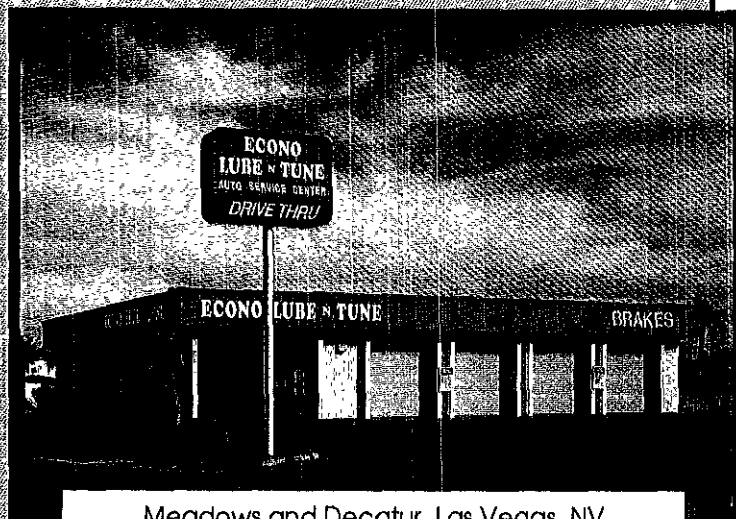


THE VERSATILE LOOKS OF ECONO LUBE N' TUNE

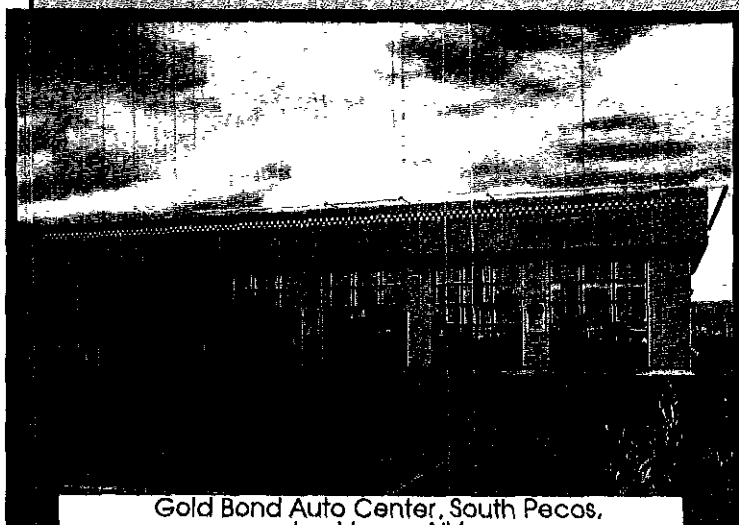
Red
4A



Redlands Commercial Center, Redlands, CA



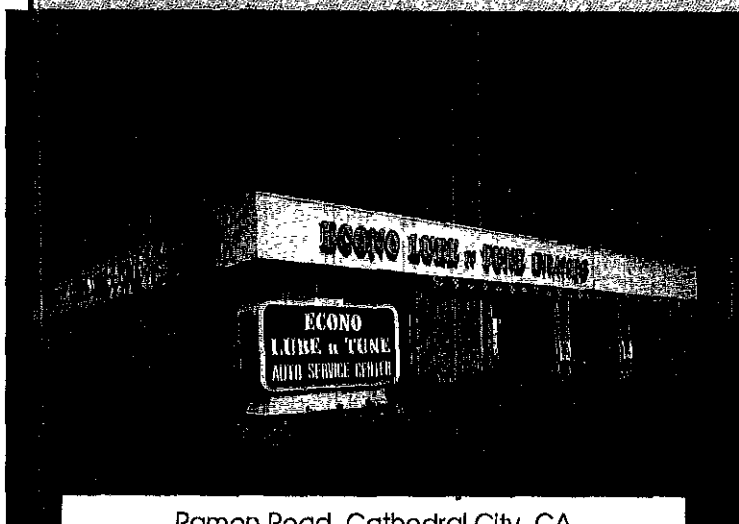
Meadows and Decatur, Las Vegas, NV



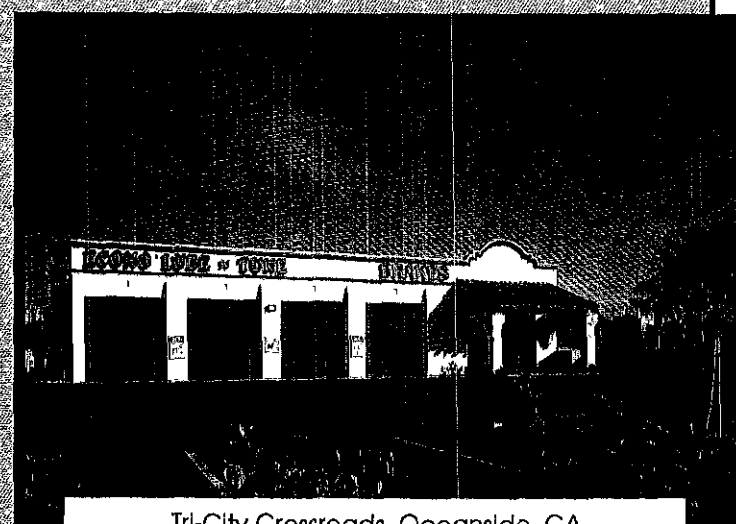
Gold Bond Auto Center, South Pecos, Las Vegas, NV



Hawaiian Gardens Town Center, Hawaiian Gardens, CA



Ramon Road, Cathedral City, CA



Tri-City Crossroads, Oceanside, CA

ECONO LUBE N' TUNE

MICROFILMED

INTRODUCING

Ref 4 B

ECONO LUBE N' TUNE®

The Sign of Great Car Service

ECONO LUBE N' TUNE currently has over 210 automotive service centers operating throughout the United States as well as 25 in various stages of planning and construction. The main focus of our aggressive expansion is in California, Arizona, Nevada and Washington.

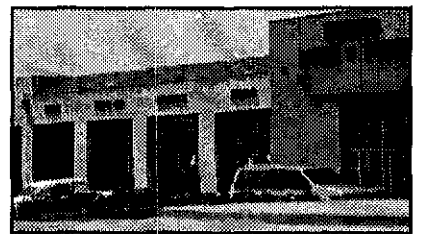


ECONO LUBE N' TUNE auto service centers are located on both free standing sites and shopping center pads. The building's exterior can be modified to match most architectural styles dictated by the shopping center. ECONO LUBE N' TUNE has found shopping centers of various mixed uses to be excellent locations for several reasons. We need a site that has a high traffic count and is located in an aesthetically pleasing area where our customers can walk to surrounding businesses and restaurants.



ECONO LUBE N' TUNE concept is unique in the quick lube industry as we are not just a quick lube facility. We are a "one stop shop" for most automotive maintenance services. We perform 10 minute lube, oil and filter changes, 30 minute tune-ups and 55 minute brake services, all without an appointment. Additionally, we provide preventive maintenance items such as belts, hoses, wiper blades, air conditioning, transmission, emission and fuel injection services. We specialize in convenience, quality and fair pricing.

ECONO LUBE N' TUNE buildings are architecturally designed with 4 to 6 service bays. All work is performed inside the building and traffic volume is between 40 to 50 cars per day. Most service centers are open between 7:00 am to 6:00 pm, seven days a week.



That means experience and know-how; which is just what you can expect from us. High quality work at reasonable prices. We guarantee it.

... SAVE MONEY



OTHER SERVICES AVAILABLE

20 Minute State Authorized Smog Check *

Complete 28 point Brake Service *

We use Bendix quality pads and shoes

20 Minute Transmission Service *

Drain transmission, change filter, install new gasket and fluid. Some manufacturers recommend service as early as 15,000 miles.

30 Minute Wheel Bearing Pack *

Pack inner and outer bearings and inspect grease seals. Check every 12 months.

20 Minute Air Conditioning Service *

Complete air conditioning service and recharge. Manufacturer recommends service every 12 months.

Fan Belt Replacements *

Complete line of quality fan belts and installation

Differential Service *

10 minute differential and manual transmission flush

* At Participating Centers

ECONO LUBE N' TUNE

ECONO LUBE N' TUNE



DRIVE THRU SERVICE

Since the opening of our first Econo Lube N' Tune store in 1973, we have serviced millions of cars in our 120+ stores throughout the Western United States.

✓✓✓
MICROFILMED

SAVE TIME ...

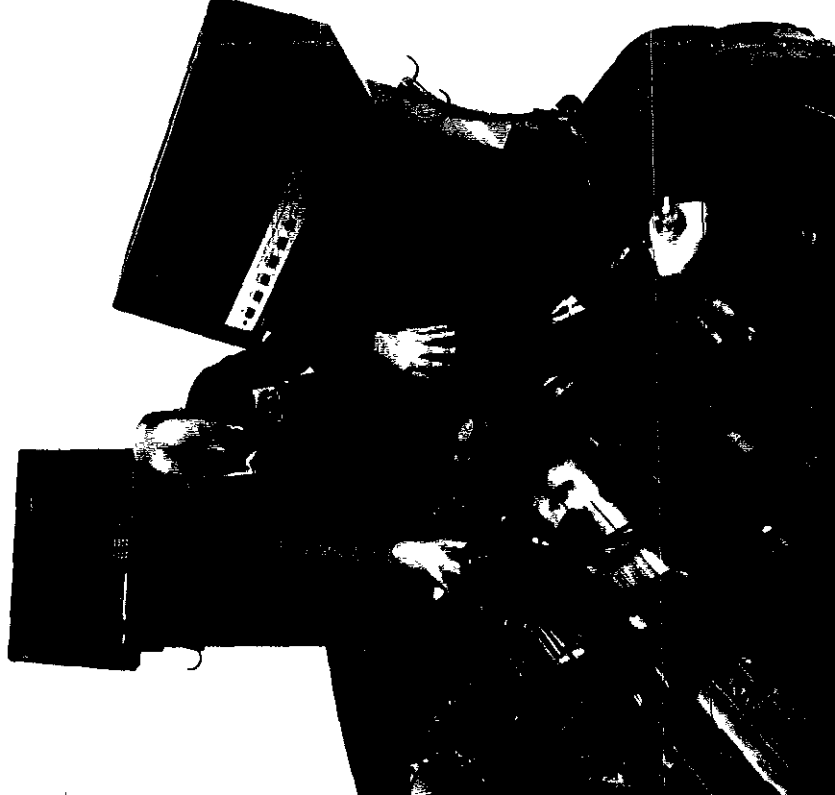


WHEN YOU NEED A LUBE, OIL & FILTER CHANGE

Your owner's manual shows two service classifications: Normal and Severe Service. Did you know that Severe Service includes:

1. Stop and go driving
2. Trips of less than 10 miles
3. Idling for extended periods of time

Most cars in any metropolitan area fit the Severe Service category. The Severe Service category recommends that you change your oil and install a new filter every 3,000 miles or 90 days. There are several by-products that form in the engine, causing severe damage if the oil is not drained at regular intervals.



10 MINUTE LUBE, OIL & FILTER

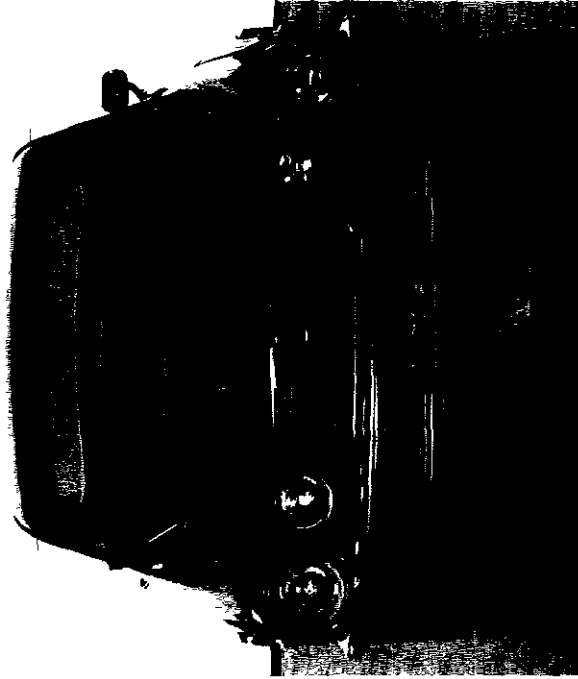
Includes:

1. Up to five quarts 30 weight Pennzoil (other brands available)
2. New oil filter
3. Pennzoil lubrication to specifications
4. Check and fill power steering
5. Check and fill transmission oil up to one quart
6. Check and fill differential up to one pint
7. Check and fill brake master cylinder
8. Inspect all belts and hoses
9. Inspect air filter
10. Check crankcase breather element

WHY YOU NEED A TUNE-UP

Automotive technology has advanced to the point that a tune-up no longer consists of "points and condensers". These have been replaced by high energy ignition systems, with automotive manufacturers recommending longer intervals between tune-ups. A tune-up is indicated if any of the following conditions are present:

1. Hard starting
2. Rough idling
3. Hesitation when the car is accelerating
4. Reduced gas mileage
5. Loss of power



Any problem you have will be diagnosed prior to a tune-up. If you don't need a tune-up, you'll only pay a minor charge for the analysis.

Econo Lube N' Tune uses only electronic engine analyzers to diagnose your engine's condition. These analyzers also check the charging system and power balance in each cylinder.

Computerized exhaust emission analyzers are also used to make sure your car is operating at its maximum gas saving capability.

Our tune-ups are guaranteed for 8 months or 8,000 miles (whichever comes first). Our mechanics are all professionals. Their skills are continually updated through training sessions to keep abreast of the ever-changing technology in the automotive industry.



30 MINUTE TUNE-UP

1. Electronic engine analysis
2. New spark plugs
3. Set timing and dwell to specifications
4. Adjust idle speed when necessary
5. Check charging system output
6. Check and service PCV valve
7. Measure hydrocarbon content and exhaust emissions
8. Check air filter
9. Check crankcase breather element
10. Inspect belts and hoses

In addition, as necessary, we will install the following: Distributor cap*, rotor, up to two spark plug wires, minor vacuum hoses, points and condenser (standard ignition).
*High energy caps excluded

FREE BRAKE INSPECTION

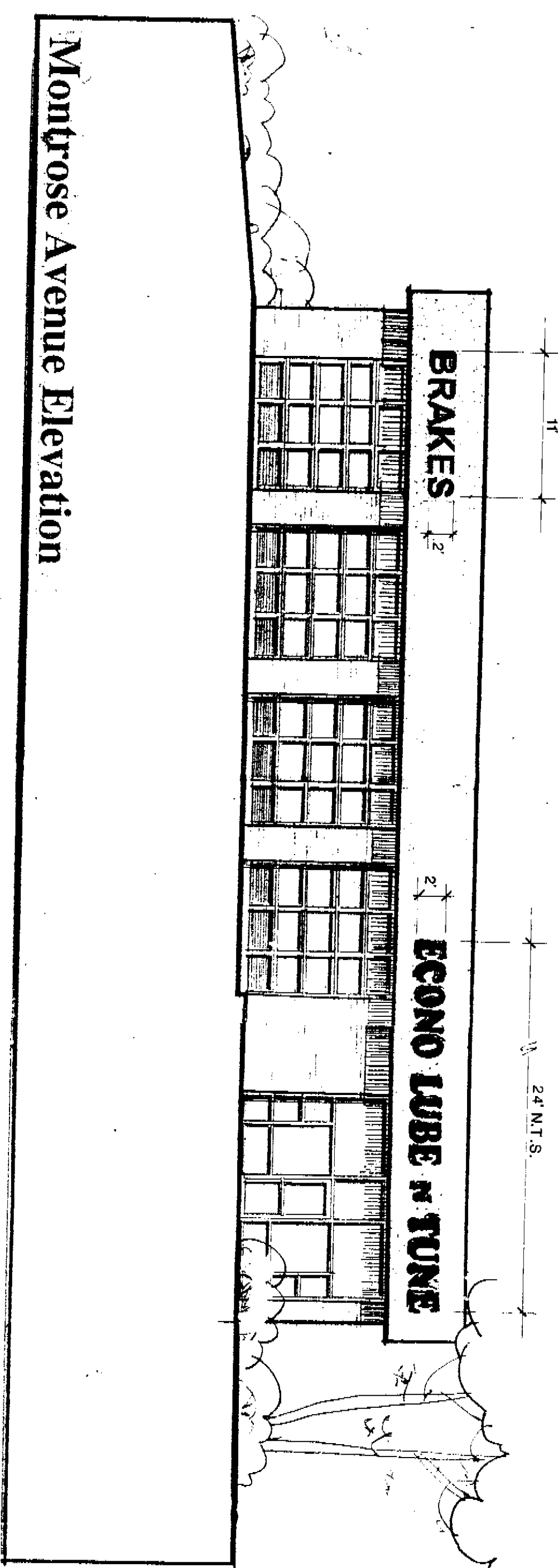
For your motoring safety, Econo Lube N' Tune offers a FREE BRAKE INSPECTION. Ask for a free brake inspection immediately if any of the following conditions are present:

1. Noise from wheel when brakes are applied
2. Brakes not inspected during last 20,000 miles of driving
3. Pulling to left or right when brakes are applied
4. Spongy or low brake pedal
5. Low master cylinder fluid level

THE ECONO LUBE N' TUNE GUARANTEE

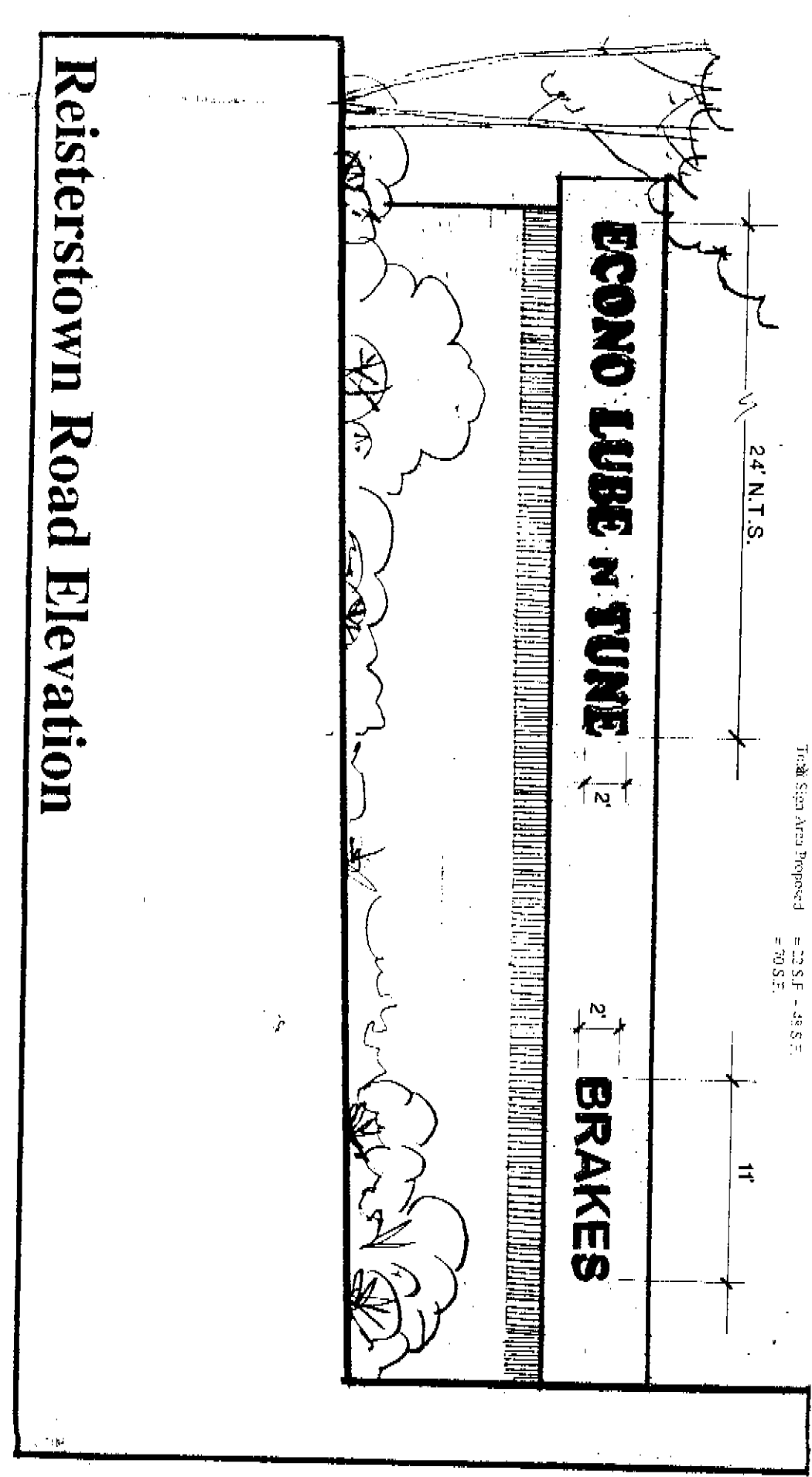
All the services and products used at Econo Lube N' Tune meet or exceed manufacturers specifications.

Sign Notes:	
1. Total Number of Signs	2
2. Total Sign Area Allowed	144 S.F. (Double-Sided Sign)
3. Sign Area Proposed	144 S.F. (Double-Sided Sign)
4. Sign Area Reserved	144 S.F. (Double-Sided Sign)
5. Sign Area Proposed	144 S.F. (Double-Sided Sign)
6. Sign Area Reserved	144 S.F. (Double-Sided Sign)
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9. Sign Area Proposed	144 S.F. (Double-Sided Sign)
10. Sign Area Reserved	144 S.F. (Double-Sided Sign)



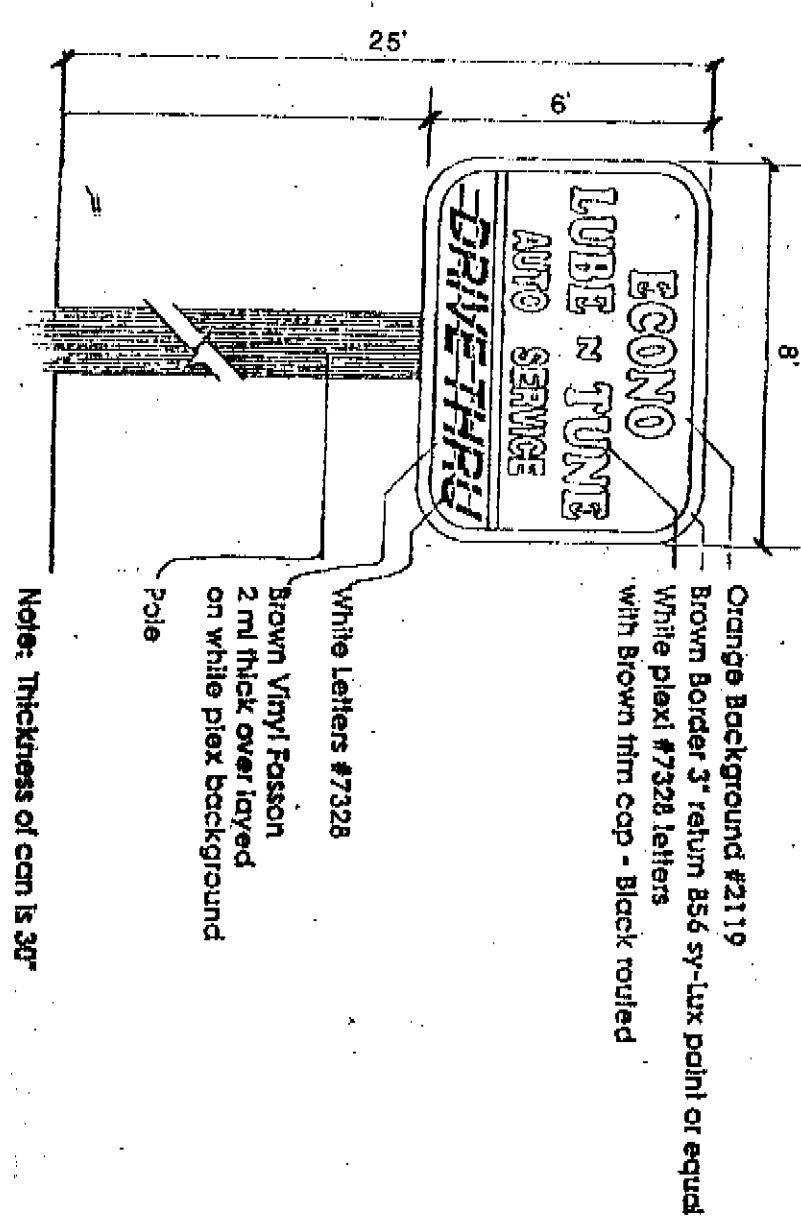
Montrose Avenue Building Elevation and Building Signage
Scale: 1/8"=1'-0"

Sign Notes:	
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4. Sign Area Reserved	144 S.F. (Double-Sided Sign)
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10. Sign Area Reserved	144 S.F. (Double-Sided Sign)

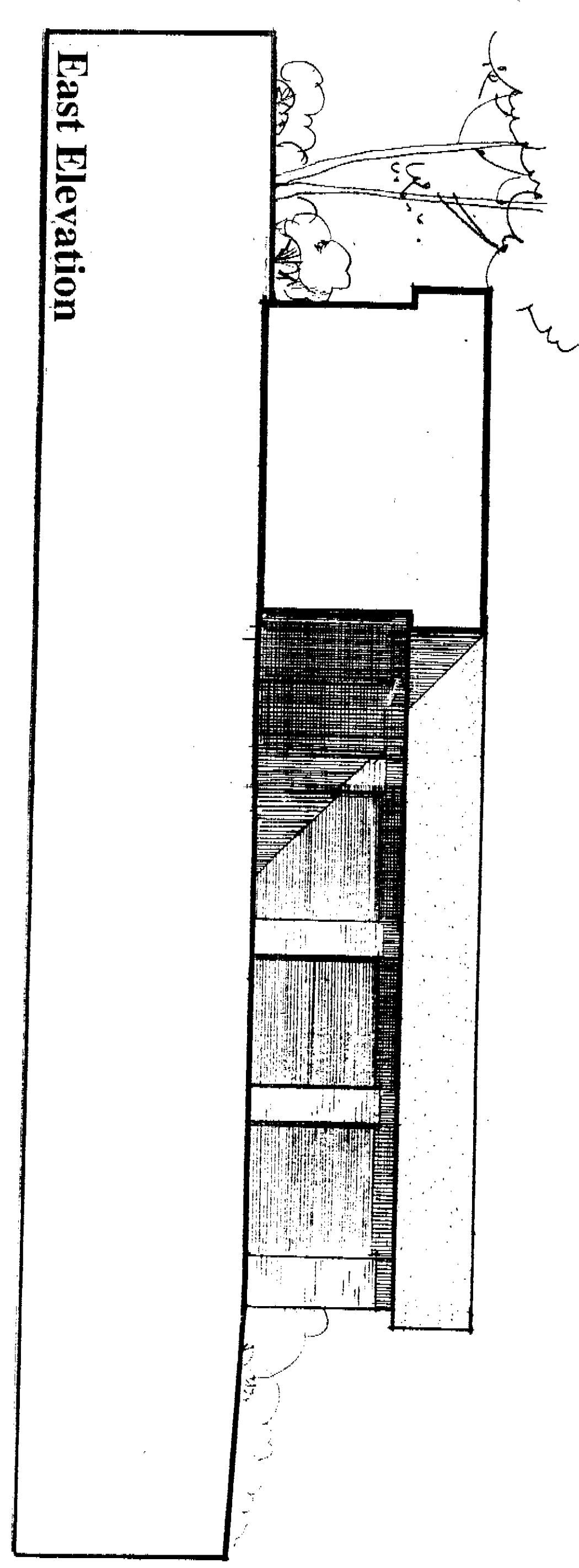


Reisterstown Road Building Elevation and Building Signage
Scale: 1/8"=1'-0"

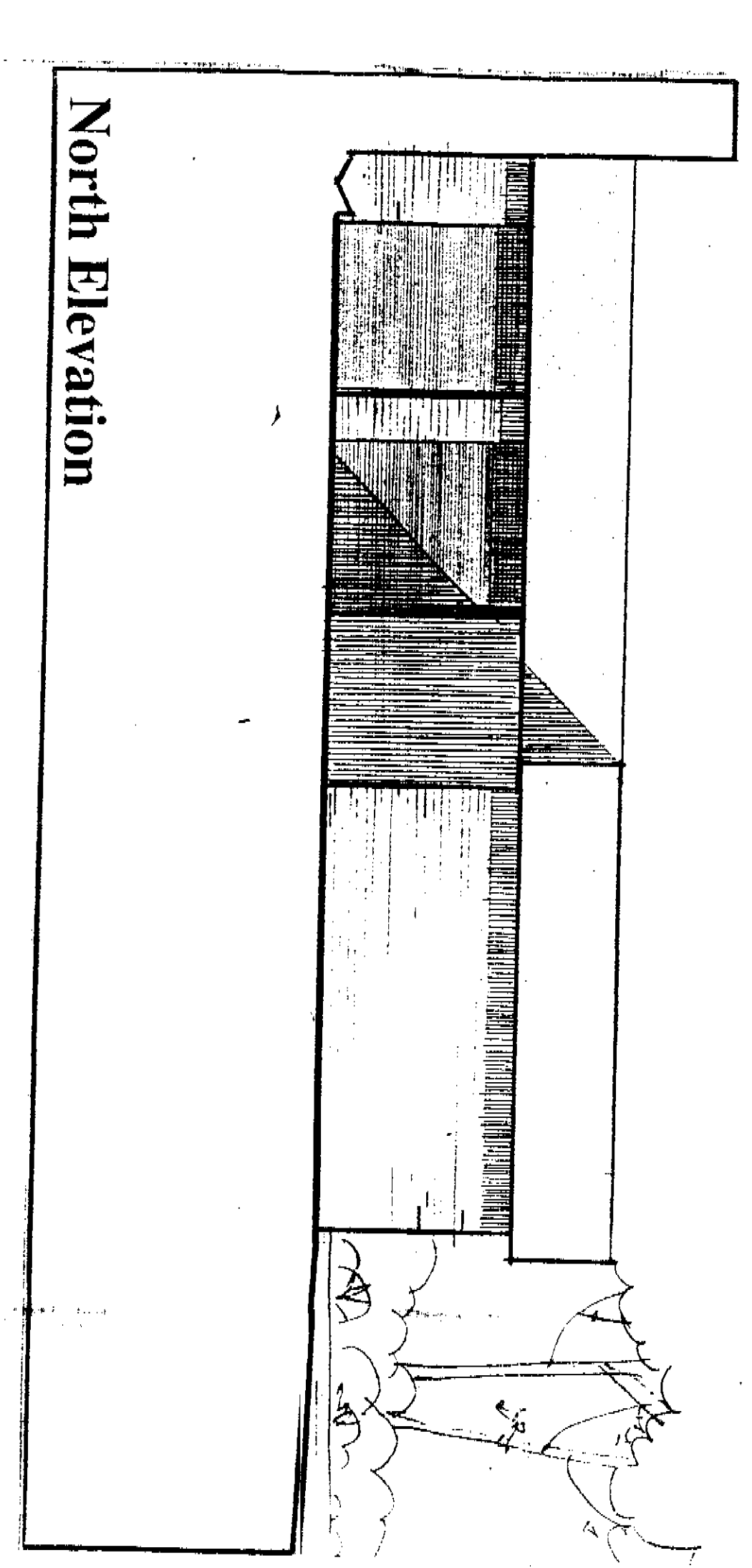
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4. Sign Area Reserved	144 S.F. (Double-Sided Sign)
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10. Sign Area Reserved	144 S.F. (Double-Sided Sign)



Free-Standing Sign
Not to Scale



East Building Elevation
Scale: 1/8"=1'-0"



North Building Elevation
Scale: 1/8"=1'-0"

STV GROUP, INC.
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21244-2722
Telephone : 410-944-9112

REVISIONS	
NO.	DATE DESCRIPTION
1	6/2/95 PRELIMINARY
2	6/2/95 PRELIMINARY
3	6/2/95 PRELIMINARY
4	6/2/95 PRELIMINARY
5	6/2/95 PRELIMINARY
6	6/2/95 PRELIMINARY
7	6/2/95 PRELIMINARY
8	6/2/95 PRELIMINARY
9	6/2/95 PRELIMINARY
10	6/2/95 PRELIMINARY

PLAN PREPARATION	
DRAWN BY	KHM
DESIGNED BY	DATE April 13, 1995
CHECKED BY	SCALE As Noted

Plot to Accompany Special Exception
ECONO LUBE n TUNE, Inc.
9629 Reisterstown Road
Baltimore County, Maryland

DRAWING NO.
61-9143
SHEET NO.
2 of 2

Legend:

- ZONE LINE
- LIMITS OF DISTURBANCE
- + PROP. LIGHT
- EXIST. CONTOUR
- PROP. CONTOUR
- PROP. MAJOR DECIDUOUS TREE
- PROP. SHRUBS
- PROP. GROUND COVER
- PROP. MINOR DECIDUOUS TREE
- SOILS LINE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Bureau of Public Services

LANDSCAPE ARCHITECT'S AND OWNER'S
SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guideline, and ordinances."

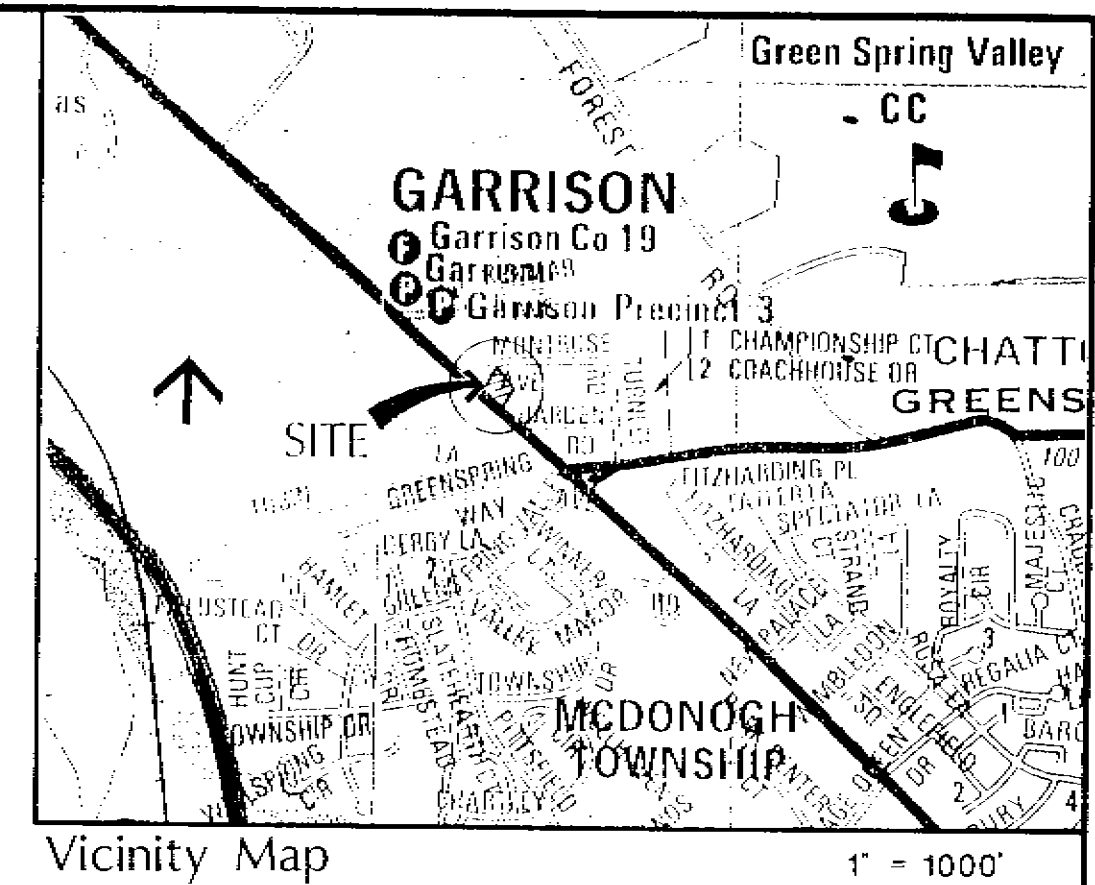
Signature of Applicant _____ Date _____

Signature of Landscape Architect _____
DEBRA K. WITTE
Print Name

CERTIFICATION AS TO
DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development shown as **ECONO LUBE N' TUNE** and is given in accordance with the provisions of Section 22-35 of the Baltimore County Code, 1978, as amended.

NOTE:
THIS PLAN IS NOT A SURVEY. EXISTING INFORMATION SHOWN WAS TAKEN FROM BALTIMORE COUNTY DRAWINGS. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.



Notes:

- APPLICANT: ECONO LUBE N' TUNE, INC.
900 200 375
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: SHERWIN LEEKER
SHERWIN LEEKER AND ASSOCIATES
62 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21202
- OWNER: SHERWIN LEEKER AND ASSOCIATES
62 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21202
- ELECTRICITY: 115V AC, 60 HZ
FIRE ALARM: 115V AC, 60 HZ
GAS: 115V AC, 60 HZ
- WATER: 115V AC, 60 HZ
SEWER: 115V AC, 60 HZ
WATER DESIGNATION: W-1
SEWER DESIGNATION: S-1
- SITE DATA:
 - EXISTING USE: VACANT LOT
 - PROPOSED USE: ECONO LUBE N' TUNE
 - CURRENT ZONING AND SETBACKS:

TYPE	AREA	BL ZONE
NET	0.33 ACRES	BL ZONE
GROSS	1.18 ACRES	BL ZONE
 - PARKING REQUIRED: 28 SPACES
PARKING PROVIDED: 10 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE PAVED WITH A DRAINABLE, SLOTTED AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
 - FLOOR AREA RATIO ALLOWED: 3.0
FLOOR AREA RATIO PROPOSED: 1.42
 - THE SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER BILL 103-03
 - LANDSCAPE REQUIRED:

TYPE	AREA	BL ZONE
25' L.F. ADJ. RD. @ 100'	2500	6.33 P.L. (3.17 M.D.)
10' L.F. CLASS "B" SCR @ 100'	1000	3.17 P.L. (1.62 M.D.)
10' L.F. CLASS "A" SCR @ 100'	1000	3.17 P.L. (1.62 M.D.)
TOTAL REQUIRED	4500	12.67 P.L. (6.41 M.D.)
 - LANDSCAPE PROVIDED:

TYPE	AREA	BL ZONE
8' X 10' @ 100'	800	2.50 P.L. (1.25 M.D.)
10' X 10' @ 100'	1000	3.17 P.L. (1.62 M.D.)
10' X 10' @ 100'	1000	3.17 P.L. (1.62 M.D.)
TOTAL PROVIDED	2800	8.84 P.L. (4.42 M.D.)
- DEED NUMBER: 03-0005372
TAX MAP NUMBER: 03-0005372
- THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 22-35 (b) (9) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT (DRC NUMBER 03-011-03) DATE OF DRC MEETING: JULY 31, 1993
- ZONING MAP NUMBER: N.W. 100
- BUILDING SETBACKS: BL ZONE (BUSINESS/LOCAL)

SETBACK	MIN. YARD	AVERAGE FRONT YARD
FRONT	10'	(11+10)/2 = 10.5'
REAR	10'	10'

Red No 3



MICROFILMED

RED-LINED

STV GROUP, INC.
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 410-944-9112

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/8/93	REVISED NOTES	6	12/1/93	REVISED GRADING & COMMENTS FROM ATTORNEY
2	12/7/93	REVISED PER BALTO. CO. COMMENTS	7	12/9/93	REVISED NOTE 1 AND TITLE BLOCK; ADD NOTE 29; REV. SIGN
3	12/29/93	REVISED PER BALTO. CO. COMMENTS	8	12/29/93	PER ZONING COMMENTS
4	1/7/94	REVISED PER BALTO. CO. COMMENTS			
5	1/17/94	REVISED PER COMMENTS FROM ATTORNEY			

PLAN PREPARATION	
TRW	Dec. 27, 1994
1" = 20'	

Plat to Accompany Special Exception
ECONO LUBE N' TUNE, Inc.
9629 Reisterstown Road
Baltimore County, Maryland

DRAWING NO.
61-9143
SHEET NO.
1 of 2

Legend:

- ZONE LINE
- LIMITS OF DISTURBANCE
- + PROP. LIGHT
- - - - - EXIST. CONTOUR
- - - - - PROP. CONTOUR
- PROP. MAJOR DECIDUOUS TREE
- PROP. SHRUBS
- PROP. GROUND COVER
- PROP. MINOR DECIDUOUS TREE
- CaA GIB SOILS LINE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Bureau of Public Services

LANDSCAPE ARCHITECTS AND OWNER'S SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guideline, and ordinances."

Signature of Applicant _____ Date _____

Print Name _____
Signature of Landscape Architect _____
Print Name _____

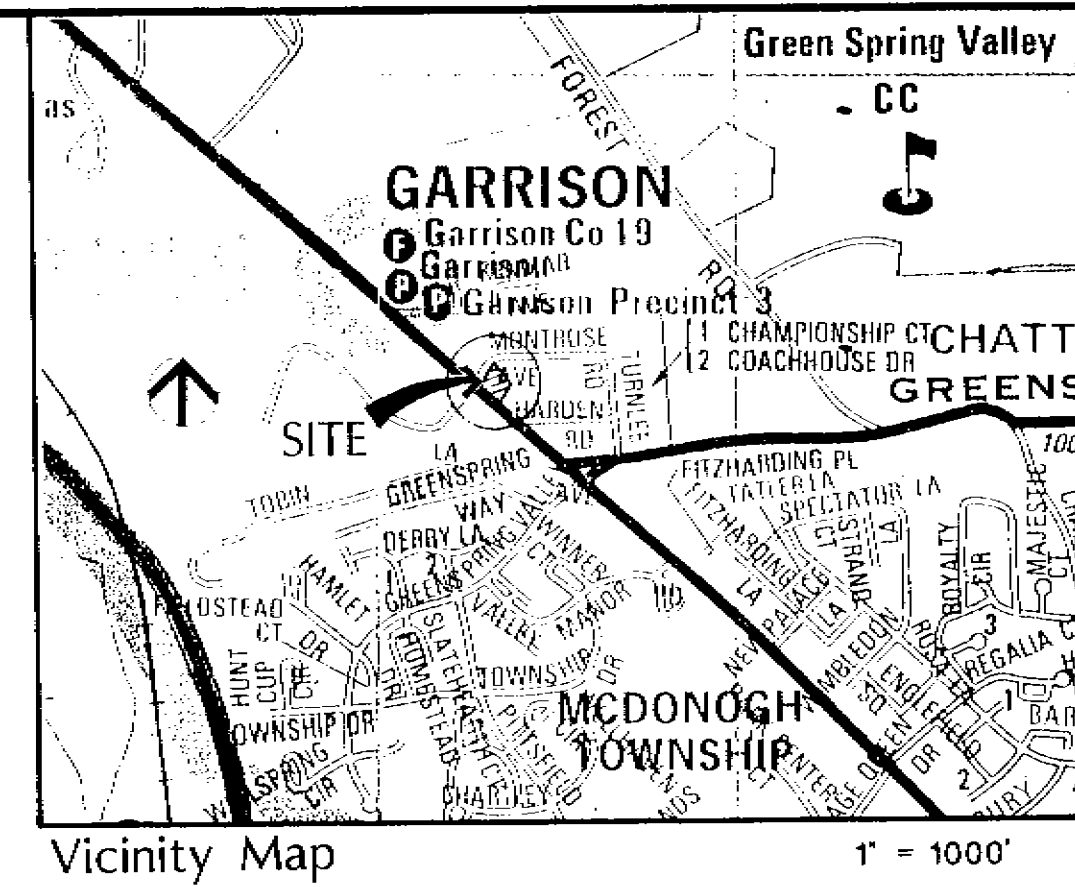
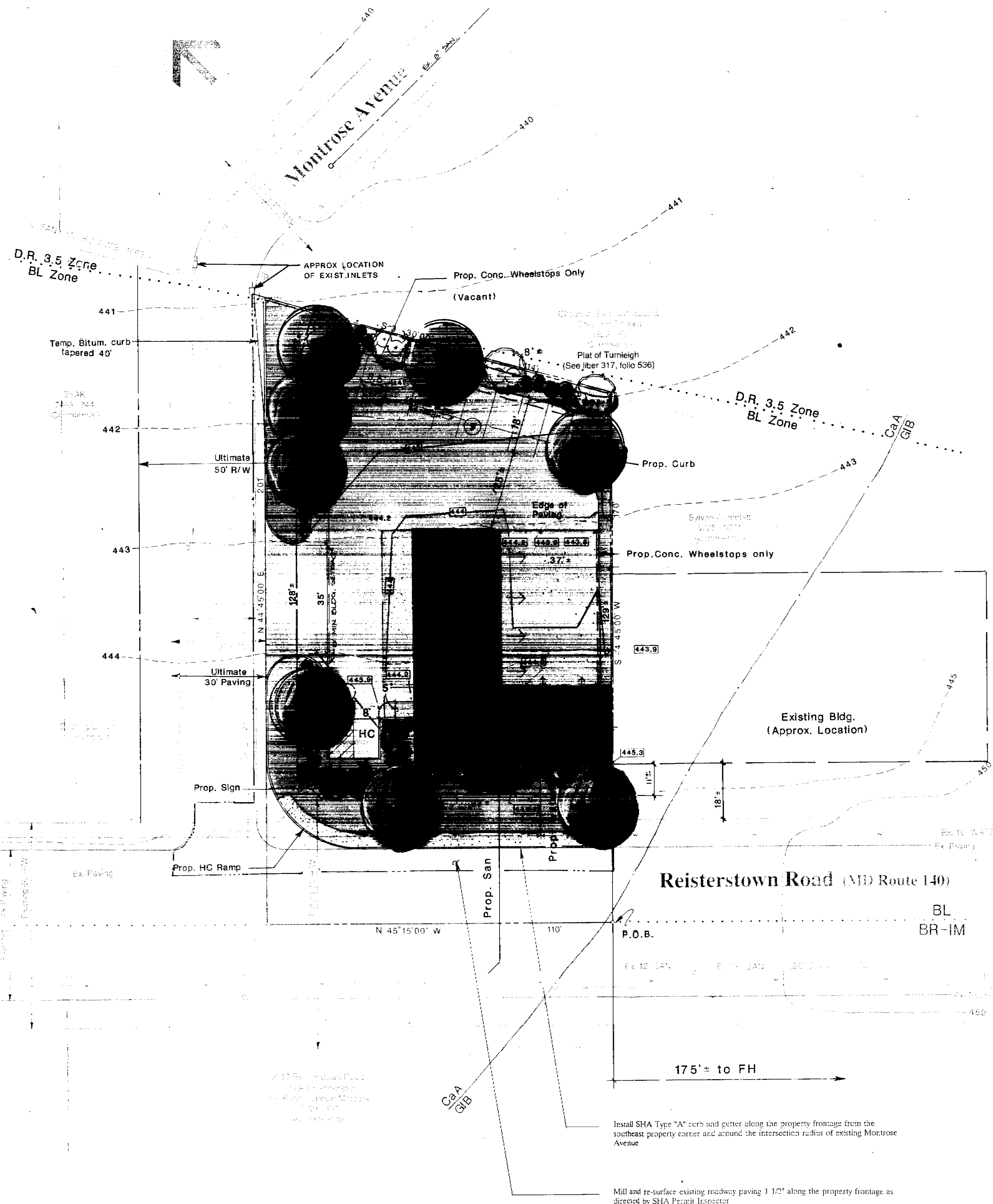
CERTIFICATION AS TO DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development known as **ECONO LUBE N' TUNE** and is given in accordance with the provisions of Section 22-55 (c) of the Baltimore County Code, 1978, as amended.

I, _____, now advise you that to the best of my knowledge and belief there are no delinquent accounts for any city development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

Pat Nor

NOTE:
THIS PLAN IS NOT A SURVEY. EXISTING INFORMATION SHOWN WAS TAKEN FROM BALTIMORE COUNTY DRAWINGS. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.



Notes:

1. APPLICANT: ECONO LUBE N' TUNE, INC.
P.O. BOX 242
NEWPORT BEACH, CALIFORNIA 92658
CONTACT: SHERWIN LISKER
SUKANDAR 1026C AND SHIREEN CHAUDHRI
62 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21212
2. ELECTION DISTRICT: 3
COUNCILLMAN DISTRICT: 3
CENSUS TRACT: 40741
3. WATERSHED: 37 SURFERSHED 63
WATER DESIGNATION: W-3 SEWER DESIGNATION: S-1
4. SITE DATA:
A. EXISTING USE: VACANT LOT
PROPOSED USE: ECONO LUBE N' TUNE
B. CURRENT ZONING AND ACREAGE:
NET GROSS: 0.33 ACRES: BL ZONE
0.33 ACRES: BL ZONE
(INCLUDES 23' OF MONTROSE AVENUE AND 30' OF REISTERSTOWN ROAD)
C. PARKING REQUIRED:
2,830 S.F. @ 130.000 S.F. = 10 SPACES
PARKING PROVIDED:
= 10 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
D. FLOOR AREA RATIO ALLOWED: 3.0
FLOOR AREA RATIO PROVIDED: 1.42
E. THE SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER BILL 03-09.
F. LANDSCAPE REQUIRED:
254 L.F. @ 1.0' RD. @ 1.0' = 6.35 P.L. (3.17 M.D.)
10 S.F. @ 212' = 1 P.L. (1.42 M.D.)
164 L.F. @ CLASS "B" SCR @ 1/15' = 10.9 P.L.
96 L.F. @ CLASS "A" SCR @ 1/15' = 6.4 P.L.
TOTAL REQUIRED = 13.7 P.L. (4 M.D.)
LANDSCAPE PROVIDED:
8 MD @ 1/1' = 8 P.L. (8 M.D.)
3 MD @ 2/1' = 1 P.L.
0 EVGR @ 2/1' = 0 P.L.
106 SHRUBS @ 5/1' = 21 P.L.
508 GRASSES @ 5/1' = 106 P.L.
TOTAL PROVIDED = 127 P.L. (8 M.D.)
5. DEED REFERENCE: 712457
TAX ACCOUNT NUMBER: 03-19-083375
6. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 25-17 (b) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT (DRC NUMBER 1014H DIST. 3C3) (DATE OF DRC MEETING: OCT. 31, 1994)
7. ZONING MAP NUMBER: N.W. 10-G
8. BUILDING SETBACKS: BL ZONE (BUSINESS/LOCAL)
FRONT YARD: AVERAGE FRONT YARD (11+10) = 2' 10 1/2"
SIDE YARD: 0'
STREET SIDE: 0'
REAR YARD: 0'
9. THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.
10. A SPECIAL EXCEPTION WILL BE REQUESTED TO PERMIT AN AUTO GARAGE IN A BL ZONE.
11. A WAIVER WILL BE REQUESTED TO WAIVE THE SIDEWALK REQUIRED ALONG MONTROSE AVENUE.
12. THE SITE IS LOCATED ON A BUS ROUTE NUMBER 9.
13. THE SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES ON AN HISTORICAL INVENTORY, HISTORICAL LIST OR ARCHEOLOGICAL SURVEY.
14. AVERAGE DAILY TRIPS:
6 BAYS @ 552 BAYS = 165 ADT'S
15. EXISTING SITE ADDRESS: 9629 REISTERSTOWN ROAD
16. THERE WERE NO RECENT PREVIOUS PERMIT AND CONTROL NUMBERS FOR THE PROPERTY ON FILE.
17. THERE ARE NO KNOWN STREAMS, BODIES OF WATER OR SPRINGS LOCATED ON THE SITE.
18. THE SOILS FOR THE SITE CONSIST OF THE FOLLOWING:
SYMBOL: CaA GIB SERIES: CAPTINA GLENELG
19. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
20. THERE ARE NO KNOWN WETLANDS OR FLOODPLAINS LOCATED ON THE SITE.
21. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL LOCATED ON THE PROJECT SITE.
22. THE SITE IS NOT LOCATED IN A CRITICAL AREA.
23. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES HABITATS ON THE PROJECT SITE.
24. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS LOCATED ON THE SITE.
25. SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING SHALL BE ARRANGED SO AS TO NOT SHINE OR REFLECT ONTO ADJOINING PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES.
26. A WAIVER OF STORMWATER MANAGEMENT WAS APPROVED ON FEBRUARY 4, 2005. QUANTITY MANAGEMENT WAS WAIVED AND NO ADDITIONAL QUALITY MANAGEMENT MEASURES ARE REQUIRED.
27. LIMITED EXEMPTION FILE: #05-012-2
28. A WAIVER SHALL BE REQUESTED FROM THE LANDSCAPE MANUAL TO PERMIT 8' PARKING TO PROPERTY LINE IN LIEU OF THE REQUIRED 10'.



STV GROUP, INC.
Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 410-944-9112

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/95	REVISED NOTES	6	4/16/95	REVISED GRADING & COMMENTS FROM ATTORNEY
2	1/31/95	REVISED PER BALTO. CO. COMMENTS	7	4/29/95	REVISED NOTE 1 AND TITLE BLOCK; ADD NOTE 29; REV. SIGN
3	3/20/95	REVISED PER BALTO. CO. COMMENTS			
4	4/7/95	REVISED PER BALTO. CO. COMMENTS			
5	4/7/95	REVISED PER COMMENTS FROM ATTORNEY			

PLAN PREPARATION

DESIGNED BY: TRW	DATE: Dec. 27, 1994
DRAWN BY: J.B.	SCALE: 1" = 20'
CHECKED BY:	

Plat to Accompany Special Exception

ECONO LUBE N' TUNE, Inc.
9629 Reisterstown Road

Baltimore County, Maryland

DRAWING NO.
61-9143

SHEET NO.
1 of 2



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NEC Reisterstown Rd. & Montrose
Ave. (Econo Lube 'N' Tune, Inc.) * ZONING COMMISSIONER
9629 Reisterstown Road
3rd Election District * OF BALTIMORE COUNTY
Sikandar Igba, et al * Case No. 95-391-X
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 9620 Reisterstown Road in the Garrison section of Baltimore County. The Petition was filed by the current owners of the property, Sikandar Igba and Shireen Chaudhri. The Petitioners request a special exception to permit an automobile service garage in a B.L. zone. The service garage would be operated by Econo Lube 'N' Tune, Inc., a California based firm offering automotive services in the nature of quick lubrication, tune-ups and other miscellaneous automotive services. The subject property and the relief are more particularly described on the site plan submitted into evidence and marked as Petitioners' Exhibits Nos. 1 and 3.

Appearing at the public hearing held for this case, on behalf of the Petitioners, were Deborah Whittle, a Registered Landscape Architect with STV Group, Inc., and Benjamin Bronstein, Esquire. Representatives on behalf of the property owners, Econo Lube 'N' Tune, Inc. were also present. Also appearing were concerned residents from the nearby community, including Daniel C. Robinson, Sandra Robinson, Vernon Robinson, Mary Unglesbee and Steve Cornblatt. These neighbors expressed their concerns relating to Montrose Avenue becoming a short cut from Reisterstown Road to Green Spring Valley Road. The community residents at the hearing were not in opposition to the special exception use; however, they urge the County to consider

closing Montrose Avenue at the rear property line of the subject property. Proffered testimony on behalf of the Petitioners revealed that the subject property consists of a net developable area of 0.33 acres, zoned B.L. located on the southeast corner of Reisterstown Road and Montrose Avenue. Reisterstown Road has a heavy traffic count and the nearby areas include shopping centers, an auto agency and a bank. Econo Lube 'N' Tune would build a one story building with access limited to Montrose Avenue. The automobiles, after service, will proceed through the service bay, around the building and also exit onto Montrose Avenue. The average daily trips generated by the use would be approximately 165 which is minimal for a use in the B.L. zone. Econo Lube 'N' Tune, Inc. is in the business of performing light and quick maintenance on motor vehicles. The business handles oil changes, lubrication and minor engine work. Major repairs are not performed, nor is any body and fender work, or painting.

The Petitioners have also requested a sidewalk waiver from the Department of Public Works (DPW) for its frontage on Reisterstown Road and Montrose Avenue since the surrounding area is substantially developed and does not contain a sidewalk system. The Petitioners have agreed to install curb and gutter on Montrose Avenue. The Petitioners, at the request of the agent of Sylvan Cornblatt, an adjoining property owner, are agreeable to erecting a board-on-board fence along the subject property's rear property line and extending along the common property line from the Petitioners' rear property line to the improvements existing on the Cornblatt property. This existing property is used as a day care center.

I find that the nearby community has made a substantial argument in favor of closing Montrose Avenue at the rear property line of the subject property. I will forward my comments to DPW with the request that it con-

- 2 -

duct a study and work with the community on the possible closing of Montrose Avenue.

It is clear that the BCZR permits the use proposed in a B.L. zone by special exception. However, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the BCZR. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 and 3 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locale, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

After reviewing all of the testimony and evidence presented, I am satisfied that the Petitioners have met its burden and that the special exception for use as an automobile service garage should be granted with certain restrictions as more fully described below.

As to restrictions, I will require the Petitioners to submit, for approval, a landscape plan to DPW. A schematic plan has been submitted (Petitioners' Exhibit No. 3) but the Zoning Plan Advisory Committee (ZAC) comment from DPW suggests that a more refined plan be developed. I will

- 3 -

leave the discretion for approval of the plan to DPW. I will not require any specific element of landscaping, other than that the plan shall provide for a board-on-board fence around the rear and side perimeter of the property adjacent to the Cornblatt property. This fence shall be of the maximum height permitted by regulation to buffer the site. I will neither approve nor deny the sidewalk waiver and other waivers requested, rather, leave this determination to DPW. Obviously, the existence of these improvements will impact the development of the landscape plan, thus, I will leave the necessity of these on-site improvement issues to DPW's discretion.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of July, 1995 that, pursuant to the Petition for Special Exception, approval for an automobile service garage be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A landscape plan shall be submitted for review and approval by DPW within 30 days from the date of this Order. Such plan shall provide for a board-on-board fence along the Cornblatt side and rear of the property as set forth hereinabove.
3. The Petitioners shall not allow storage of any damaged cars on the exterior parking facilities.
4. When applying for a building permit, the site plan and landscaping plan filed must

- 4 -

reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 24, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Case No. 95-391-X
Petition for Special Exception
Sikandar Igba and Shireen Chaudhri, Petitioners

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, 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 887-3353.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.
cc: Ms. Deborah Whittle, P.E., STV Group, Inc. 21 Governor's Court, 21207
cc: Mr. and Mrs. Daniel Robinson, 12 Harden Avenue, Owings Mills, Md. 21117
cc: Mr. Vernon Robinson, 27 Montrose Avenue, Owings Mills, Md. 21117
cc: Mr. Steve Cornblatt, P.O. Box 364, Owings Mills, Md. 21117
cc: Ms. Mary Unglesbee, 9621 Reisterstown Road, Owings Mills, Md. 21117

Petition for Special Exception
to the Zoning Commissioner of Baltimore County
for the property located at 9629 Reisterstown Road
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a service garage

Property is to be posted and advertised as prescribed by Zoning Regulations. The undersigned, legal owners 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Consent Petition/Amendment

(Type or Print Name)

Signature

Address

City

State

Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip

Who do attorney, draft and others, under the supervision of attorney, that they are the legal owners of the property situate in the territory of this Petition.

Legal Owner:

Sikandar Igba

Shireen Chaudhri

Shireen Chaudhri

6223 N. Charles Street

Baltimore, Maryland 21212

City

State

Zip

21 Governor's Court, Balto., MD 21207

410-944-9112

2222 LEE CAY

ESTIMATED LENGTH OF HEARING

unavailable for filing

ALL OTHER

REVERSED BY: R.T. DATE: 4-27-95

ITEM # 387

STV Group
engineers/architects/planners/scientists/construction managers

95-391-X

STV/Seave Stevenson Value & Knecht
STV/Sanders & Thomas
STV/Lyon Associates
STV Environmental
STV Architects

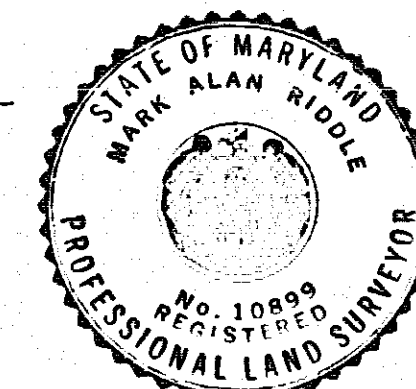
ZONING DESCRIPTION FOR
ECONO LUBE 'N' TUNE, INC.
NORTHEAST CORNER OF REISTERSTOWN ROAD
AND MONTROSE AVENUE
GARRISON, BALTIMORE COUNTY, MARYLAND.

BEGINNING at a point located in the centerline of Reisterstown Road, Maryland Route No. 140 (66 feet wide), said point being distant South 454° East 125 feet from the intersection with the centerline of Montrose Avenue (30 feet wide), thence running along said centerline of Reisterstown Road,

1. North 454° West 110 feet to a point, thence leaving said Reisterstown Road and running along the southeast side of said Montrose Avenue,
2. North 444° East 201 feet to a point, thence leaving said Montrose Avenue and running the two following courses and distances,
3. South 304° East 114 feet to a point and,
4. South 444° West 170 feet to the place of beginning, as recorded in Deed Liber E.H.K., Jr. No. 7124, folio 053.

BEING Lot No. 9 and the southeasternmost 30 feet of Lot No. 8 as shown on a plat prepared by W. J. Robinson, dated May 30, 1889 and filed as the Sales Plat in the Circuit Court for Baltimore County in the matter of John G. Rogers, Mortgagee, vs. Lawrence Tobin (Equity No. 6842, Eq. Docket 13, folio 29), containing 20,405 square feet or 0.47 acre of land, more or less. Also known as No. 9629 Reisterstown Road and located in the 3rd Election District of Baltimore County, Maryland.

Mark A. Riddle
STV GROUP
Mark A. Riddle
MD Professional Land Surveyor No. 10899



April 11, 1995

ITEM # 387

21 Governor's Court Baltimore, MD 21244-2722 tel: 410-944-9112 fax: 410-298-2794

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

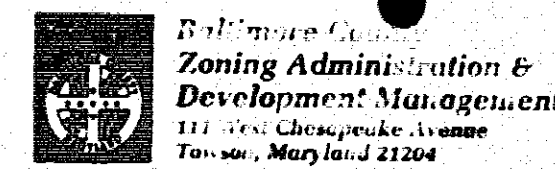
District: 3rd Date of Posting: 5/13/95
Posted for: Special Exception
Petitioner: S. Igba & S. Chaudhri
Location of property: 9629 Reisterstown Rd., Towson, Maryland
Location of Sign: 9629 Reisterstown Rd., Property being zoned
Remarks:
Posted by: [Signature] Date of return: 5/18/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 12, 1995
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 11, 1995.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: 95-391-X (Item 387)
9629 Reisterstown Road
NEC Reisterstown Road and Montrose Avenue
Econo Lube N'Tune, Inc.
3rd Election District - 3rd Councilmanic Legal Owner(s): Sikandar Igba and Shireen Chaudhri
Hearing: Tuesday, June 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.
Special Exception for a service garage.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) Other information concerning the file and/or hearing, contact this office at 887-3391.
5/11/95 May 11.



Date: 4/21/95

Sikandar Igba
9629 Reisterstown Rd

250 - SPECIAL EXCEPTION --- \$ 500.00
250 - FILING FEE --- \$ 355.00
TOTAL --- \$ 855.00

receipt
95-391-X

Account: R-001-6150

Number: 387

L.T.

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 387

Petitioner: Sikandar Igba

Location: 9629 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein

ADDRESS: 29 W. Susquehanna Ave

PHONE NUMBER: 296.02.02

AJ:ggg

(Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204
296-0200

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-391-X (Item 387)

9629 Reisterstown Road

NEC Reisterstown Road and Montrose Avenue

Econo Lube N'Tune, Inc.

3rd Election District - 3rd Councilmanic

Legal Owner(s): Sikandar Igba and Shireen Chaudhri

HEARING: TUESDAY, JUNE 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

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

CASE NUMBER: 95-391-X (Item 387)

9629 Reisterstown Road

NEC Reisterstown Road and Montrose Avenue

Econo Lube N'Tune, Inc.

3rd Election District - 3rd Councilmanic

Legal Owner(s): Sikandar Igba and Shireen Chaudhri

HEARING: TUESDAY, JUNE 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

Arnold Jablon
Director

cc: Sikandar Igba and Shireen Chaudhri
STV Group, Inc.
Benjamin Bronstein, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-391-X (Item 387)

9629 Reisterstown Road

NEC Reisterstown Road and Montrose Avenue

Econo Lube N'Tune, Inc.

3rd Election District - 3rd Councilmanic

Legal Owner(s): Sikandar Igba and Shireen Chaudhri

Special Exception for a service garage.

HEARING: TUESDAY, JUNE 6, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

ARNOLD JABLON
DIRECTOR

cc: Sikandar Igba and Shireen Chaudhri
STV Group, Inc.
Benjamin Bronstein, Esq.

AJ:ggg

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204

RE: Item No.: 387
Case No.: 95-391-X
Petitioner: Sikandar Igba
Shireen Chaudhri

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 9629 Reisterstown Road

INFORMATION:

Item Number: 387

Petitioner: Sikandar Igba & Shireen Chaudhri

Property Size:

Zoning: BL

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicants request a special exception for a service garage.

Based upon a review of the information provided and in consideration of the proximity of existing dwellings along Montrose Avenue, staff recommends the following condition be attached should the applicants' request be granted:

A six foot board on board fence should be erected along the rear property/zoning line to buffer the homes located on Montrose Avenue.

Staff does not support the requested sidewalk waiver.

Prepared by: Jeffrey M. Long

Division Chief: Amy L. Kline

PK/JL

ITEM387/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for May 15, 1995
Item No. 387

The Developers Engineering Section has reviewed the subject zoning item. If this request is granted, conformance with the Landscape Manual will be required. If granting is to occur, the Hearing Officer should also rule on the Variance request for an 8-foot landscape buffer setback in lieu of the required 10 feet. This office offers no opinion on the setback variance.

A superior landscape design will be required for final landscape plan approval. Street trees and other landscaping may be required in the rights-of-ways. The submitted schematic landscape plan needs considerable refinement.

If the request is granted, a final landscape plan must be submitted for review by this office and approved as a condition of releasing permits.

RMB:GW

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon,
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SIKANDAR IGBA & SHIREEN CHAUDHRI
LOCATION: DEC REISTERSTOWN RD. & MONTROSE AVE.

Item No. 337 Zoning Agenda: SPECIAL EXCEPTION

Subject:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MB-1112F

cc: File

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 30, 1995

Benjamin Bronstein, Esquire
Evans, George, and Bronstein
29 West Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Preliminary Petition Review
Item #387, Case #95-391-X
Legal Owner: Sikandar Igba & Shireen Chaudhri
9629 Reisterstown Road
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. No owner's telephone number on petition forms.
2. The bearing along the northeast property line is incomplete on the plan.
3. The building dimension located on the plan building footprint area indicates that the proposed building size is 2,950 square feet, while in the notes 2,850 square feet is shown. These figures must agree.

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on Recycled Paper

Benjamin Bronstein, Esquire
May 30, 1995
Page 2

4. Compliance with Section 405.A (BCZR) concerning damaged or disabled vehicle storage is not addressed. This note, or an acceptable resolution note, must be on service garage plans.
5. This review is based on the accuracy of all plan information regardless of the plan note which states: "This plan is not a survey. Existing information shown was taken from Baltimore County drawings. Therefore, we cannot guarantee the accuracy or completeness of the information shown". Should a deficiency be revealed at a later date due to inaccurate plan information, additional zoning hearings may be required.
6. Be aware that these comments do not address any development regulation issues.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner

PETITION PROBLEMS
AGENDA OF MAY 8, 1995

#380 — JCM

1. Need typed or printed name of person signing for legal owner.
2. Need attorney (company is incorporated).
3. No existing zoning on folder.
4. No area on folder.
5. No election district on folder.
6. No councilmanic district on folder.

#381 — MJJ

1. No signature on petition forms for Donald E. Grempler (legal owner).

#382 — JLL

1. Need attorney (company is incorporated).

#383 — JLL

1. No item number on petition forms

#384 — JCM

1. Who is legal owner?? William McMillan, Jr. is trustee for who?
2. Need authorization for Mr. McMillan to sign for legal owner.

#385 — CAM

1. No telephone number for legal owner.

#386 — CAM

1. Need authorization for Margaret Ruggieri to sign for contract purchaser.

#387 — RT

1. No telephone number for legal owner.

#489 — JJS

1. Need typed or printed name of person signing for legal owner.

RE: PETITION FOR SPECIAL EXCEPTION
9629 Reisterstown Rd. and Montrose Ave (Econo Lube K'Tune, Inc.)
3rd Election District, 3rd Councilmanic
Sikandar Igba and Shireen Chaudhri
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-391-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 286-0300
FAX: (410) 286-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHONEL

April 27, 1995

HAND DELIVERED

Arnold Jablon, Director
Department of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 9629 Reisterstown Road

Dear Mr. Jablon:

I enclose the Petition for Special Exception in triplicate for a service garage on the above entitled property together with the appropriate plats and description.

Also enclosed is my check for costs.

I would appreciate it if this would be set in for hearing at your earliest convenience.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

Benjamin Bronstein

BB/mlg
Enclosures

ITEM # 357

DESK 5/26 1:38 PM
Per WCR, treat as drop-off petition.
* See letter from Ben
Hearing is 6/6/95
Soglia 5/25

RECEIVED
MAY 24 1995
ZADM

RENTAL STORES

P.O. BOX 364 • OWINGS MILLS, MARYLAND 21117
TELEPHONE: 301-833-2740
FAX: 301-833-0556

May 22, 1995

Mr. Arnold Jablon, Director
Z.A.D.M.
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 95-391-X
9629 Reisterstown Rd.

Dear Mr. Jablon:

Please accept this letter registering my concern and objection to the proposed special exception requested for the above referenced case and property address.

First, vehicles travel Reisterstown Road at a very high rate of speed. The subject property, located at the bottom of a long hill, will certainly be contributory to accidents occurring by quick, sudden stopping to enter the property. Your traffic studies may indicate the number of accidents which have occurred just north between 9601 to 9627 Reisterstown Road. In fact, you will find that in many of these accidents, vehicles, from compact cars to tractor trailers, have jumped the curb upon impact, endangering the lives of pedestrians. In one case, a car hit the storefront of 9601 Reisterstown Road.

Second, I would be concerned about the danger created by attempting a left-hand turn when exiting this site with 60 m.p.h. downhill, northbound on-coming traffic. Additionally, during the peak travel periods, traffic backs up to the south from the signal at the entrance to Valley Center to between Harden Avenue and Greenspring Valley Road. This condition will cause excessive congestion on the subject property, thus causing motorists to make aggressive "exiting decisions" and create a potentially hazardous egress.

Third, I wish to express my concern on behalf of the tenant located at 9621 Reisterstown Road, Reisterstown Child Care Learning Center. The playground is contiguous to the proposed use and I would be interested in knowing the potentially detrimental effects a service garage would have being located next to a daycare center.

Do it
Hawthorne 8/5 K-DO WHAT!

Reisterstown Child Care Learning Center
9621 B Reisterstown Road
Owings Mills, Maryland 21117
(410) 363-4441

Zoning Commissioner
Arnold Jablon
111 West Chesapeake Avenue
Towson, Maryland 21104

RE: Case Number 95-391X

Dear Mr. Jablon,

I have recently been informed that an Econo Lube and Tune may be built at 9629 Reisterstown Road Baltimore, Maryland 21117. I own The Reisterstown Child Care Learning Center, which is a day care that is located right next door to this property. I have some concerns about such a business being built next to a day care facility. I have also been told that I may file special exceptions, explaining my position, by writing to you.

I am concerned that this type of establishment may have adverse environmental effects to its surroundings. The center's playground is located right next to the proposed sight and I fear that the exhaust, oil leakage, oil disposal or storage, garbage, as well as other automobile fluids will be harmful to the children. I am also concerned about the additional traffic that will pose a safety hazard to our children as they take their walks or are being picked up or dropped off.

The noise factor could also pose problems for the children as they are required by the state to take naps. Loud noises, such as back firing, or noises caused by the equipment will be a distraction to the children as they play outside and could cause injury. This in turn will expose both myself and the owners of the Econo Lube to unnecessary liability.

My final concern at this time is the protection of surrounding and neighboring properties. I would expect that the owners of the property would provide adequate fencing so that its neighbors will not have to view any clutter from this service garage. Thanking you in advance for the considerations you have given my objections.

RECEIVED
MAY 30 1995
TADM

Respectfully,

Maryanne Jablon

We, the undersigned property owners and residents of Montrose Avenue, Harden Avenue and the immediate area, hereby protest the proposed service garage at the southeast corner of Reisterstown Road and Montrose Avenue for the following reasons:

1. Such an establishment would be detrimental to our property values.
2. It would create an additional traffic hazard on Reisterstown Road, as there is no center lane from which to make a left turn when southbound.
3. It would create considerable congestion on Montrose Avenue, as the street is only 30 feet wide alongside the subject property, as opposed to 40 feet on the remainder of the street.

In the event that a permit is granted for this service garage, over our objections, we request that no entrance be allowed off Montrose Avenue. If such entrance is allowed, again over our objections, we request that the street be widened, with curbing installed defining the property line. Regardless of where the entrance is placed, we expect proper curbing to be installed on both the Reisterstown Road and Montrose Avenue sides of the property, and of course, No Parking be allowed at any time on Montrose Avenue. We further request that tow trucks be prohibited from using Montrose and Harden Avenues, which of course would not be advantageous to the operators if no entrance is granted off Montrose Avenue. We further request that should this permit be granted, that the operators or property owner be required, at their expense, to install a new, adequate storm drain system, such as was required of Mr. Cornblatt upon construction of his office building at the intersection of Harden Avenue and Reisterstown Road.

Printed Name	Signature	Address
VERNON W. ROBINSON	<i>Vernon W. Robinson</i>	24 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
DAVID V. VILSON	<i>David V. Vilson</i>	16 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
EVERLY M. HARMON	<i>Everly M. Harmon</i>	18 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
MARIE A. LEVITZ	<i>Marie A. Levitz</i>	16 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
FRANCES BRACCHI	<i>Frances Bracchi</i>	13 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
JAMES KEENE	<i>James Keene</i>	17 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
DANIEL C. ROBINSON	<i>Daniel C. Robinson</i>	12 HARMON AVE OWINGS MILLS, MARYLAND 21117
ETHEL M. KELLEY	<i>Ethel M. Kelley</i>	10 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
WILLIAM W. WILSON	<i>William W. Wilson</i>	18 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
GEO. D. ROBINSON	<i>Geo. D. Robinson</i>	16 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
THOMAS P. HARRIS	<i>Thomas P. Harris</i>	10 MONTROSE AVE OWINGS MILLS, MARYLAND 21117
JULIE HARRY	<i>Julie Harry</i>	14 HARMON AVE OWINGS MILLS, MARYLAND 21117

PLEASE PRINT CLEARLY

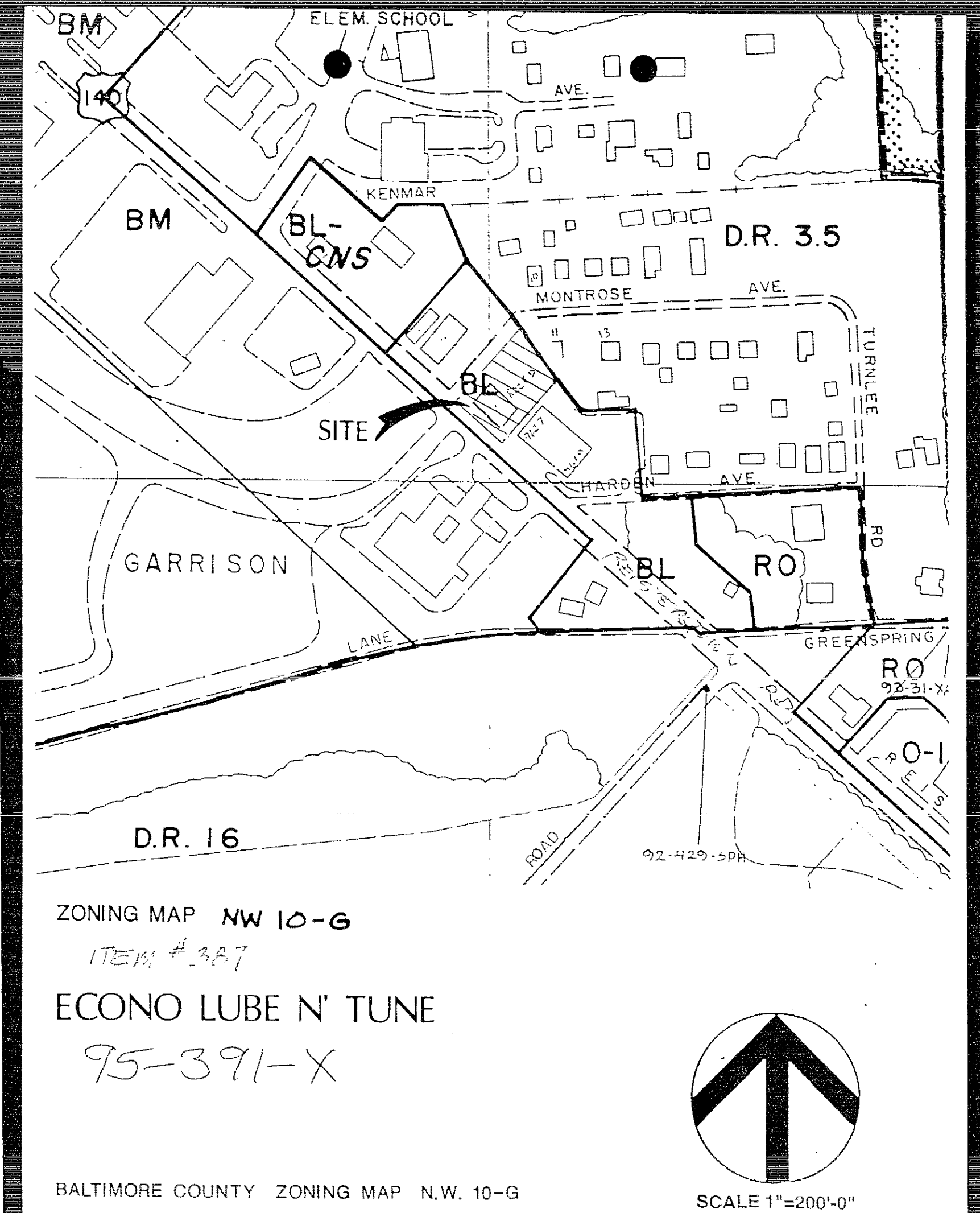
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Leyan Foster</i>	24 W. Susquehanna Ave
<i>David V. Vilson</i>	571 Group 21, Owings Mills, Md.
<i>Bill Michael</i>	750 W. Pratt St. Suite 200, Balt 21210
<i>John</i>	6223 N. CHARLES ST. BALT. 21212

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Sandra Robinson</i>	12 Harden Ave
<i>Vernon Robinson</i>	27 MONTROSE AVE
<i>David C. Robinson</i>	12 Harden Avenue
<i>May Unglesbee</i>	9621 Reisterstown Rd
<i>Steve Cornblatt</i>	PO Box 364 21117



ZONING MAP NW 10-G

ITEM #387

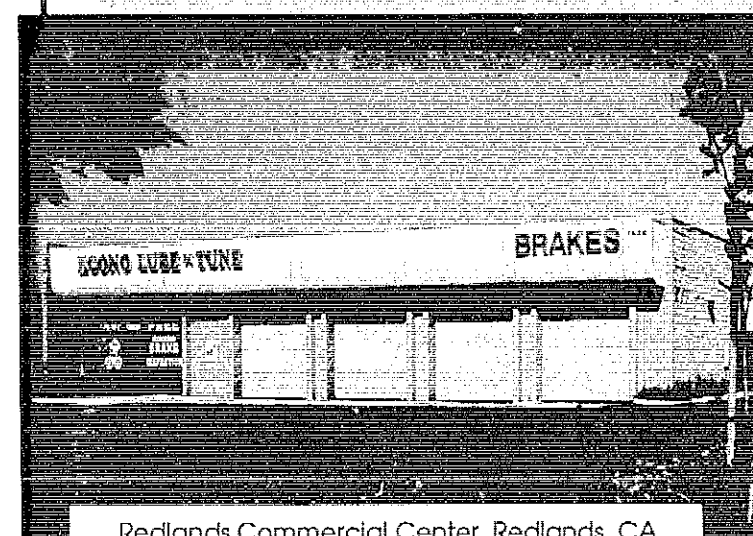
ECONO LUBE N' TUNE

95-391-X

BALTIMORE COUNTY ZONING MAP N.W. 10-G

SCALE 1"=200'-0"

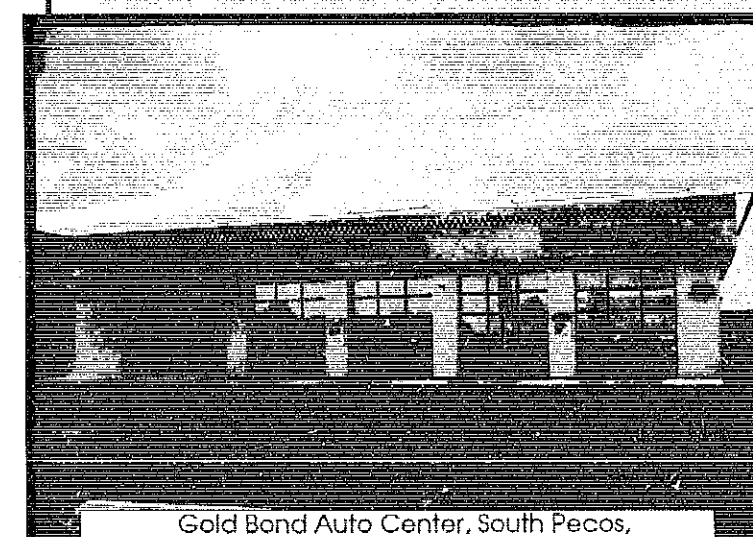
THE VERSATILE LOOKS OF ECONO LUBE N' TUNE



Redlands Commercial Center, Redlands, CA



Meadows and Decatur, Las Vegas, NV



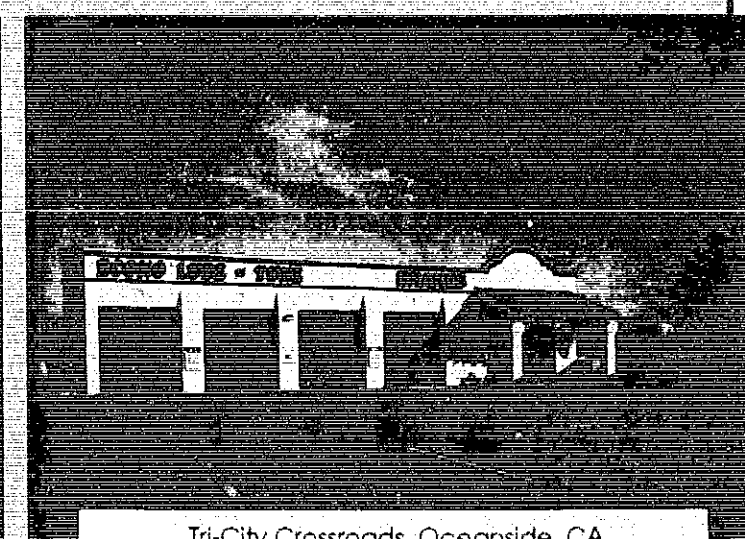
Gold Band Auto Center, South Pecos, Las Vegas, NV



Hawaiian Gardens Town Center, Hawaiian Gardens, CA



Ramon Road, Cathedral City, CA



Tri-City Crossroads, Oceanside, CA

ECONO LUBE N' TUNE

INTRODUCING

ECONO LUBE N' TUNE

The Sign of Great Car Service

ECONO LUBE N' TUNE currently has over 210 automotive service centers operating throughout the United States as well as 25 in various stages of planning and construction. The main focus of our aggressive expansion is in California, Arizona, Nevada and Washington.



ECONO LUBE N' TUNE auto service centers are located on both free standing sites and shopping center pads. The building's exterior can be modified to match most architectural styles dictated by the shopping center. ECONO LUBE N' TUNE has found shopping centers of various mixed uses to be excellent locations for several reasons. We need a site that has a high traffic count and is located in an aesthetically pleasing area where our customers can walk to surrounding businesses and restaurants.



ECONO LUBE N' TUNE concept is unique in the quick lube industry as we are not just a quick lube facility. We are a "one stop shop" for most automotive maintenance services. We perform 10 minute lube, oil and filter changes, 30 minute tune-ups and 55 minute brake services, all without an appointment. Additionally, we provide preventive maintenance items such as belts, hoses, wiper blades, air conditioning, transmission, emission and fuel injection services. We specialize in convenience, quality and fair pricing.

ECONO LUBE N' TUNE buildings are architecturally designed with 4 to 6 service bays. All work is performed inside the building and traffic volume is between 40 to 50 cars per day. Most service centers are open between 7:00 am to 6:00 pm, seven days a week.



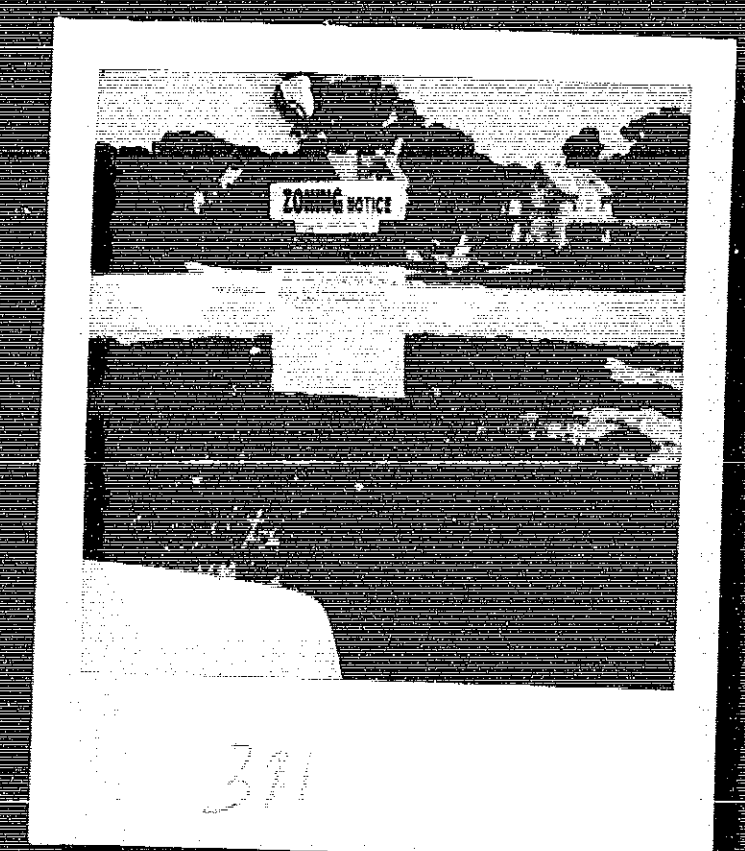
ECONO LUBE N' TUNE



DRIVE THRU SERVICE

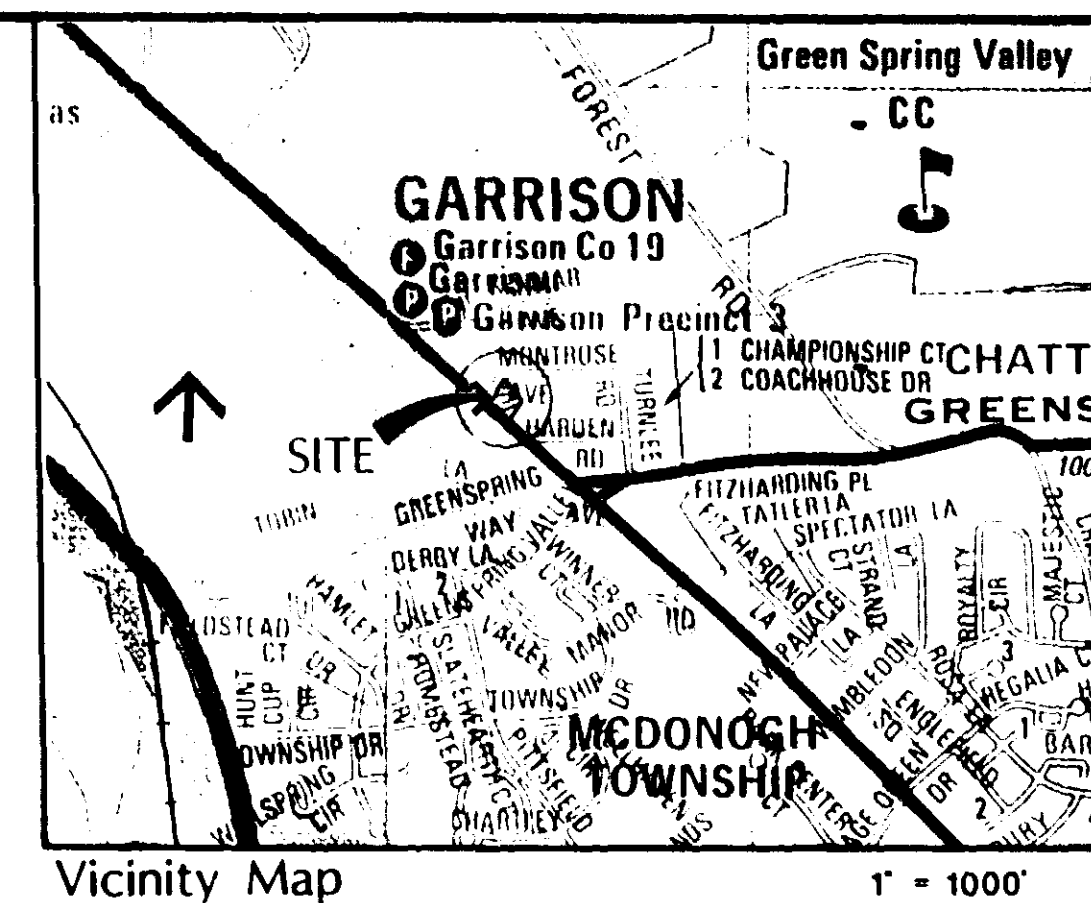
Since the opening of our first Econo Lube N' Tune store in 1973, we have serviced millions of cars in our 120+ stores throughout the Western United States.

SAVE TIME



 ZONE LINE
 LIMITS OF DISTURBANCE
 PROP. LIGHT
 EXIST. CONTOUR
 PROP. CONTOUR
 PROP. MAJOR DECIDUOUS TREE
 PROP. SHRUBS
 PROP. GROUNDCOVER
 PROP. MINOR DECIDUOUS TREE
 SOILS LINE

SHEET NO.
142



1. **APPLICANT:** LANDAN RICHARD and SHERRYL CHAMBERLAIN
PO BOX 225
NEWPORT BEACH, CALIFORNIA 92658

2. **CONTACT:** SHERKIN ESKER

3. **OWNER:** LANDAN RICHARD and SHERRYL CHAMBERLAIN
10229 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21222

4. **ELECTRICITY:** 1
COUNCIL DISTRICT: 3
CENSUS TRACT: 40542

5. **WATERS:** 25. IN SEWER-SERVED AREA
WATER: 1. IN SEWER DESIGNATION S

6. **SITE DATA:**
A. EXISTENCE: VACANT LOT
PROPOSED USE: ECONOMIC RETAIL

7. **EXISTING ZONING AND ACREAGE:**
NET: 0.33 ACRES BL ZONE
GROSS: 0.38 ACRES BL ZONE
INCLUDED 25' OF MONTROSE AVENUE AND 30' OF REISTERSTOWN ROAD

8. **PAVING REQUIRED:**
25' OF EXISTING 10 SPACES
PAVING PROVIDED 10 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE PAVED WITH DURABLE MATERIALS AND PROPERLY DRAINED TO STREET MAINTAINED SO AS NOT TO CAUSE ANY UNDESIRABLE CONDITIONS

9. **W/OF AREA RATIO ALLOWED:** 30
W/OF AREA RATIO PROVIDED: 142

10. **THE SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER B 55-93**

11. **LANDSCAPE REQUIRED:**
25' OF ADJ RD @ 14' = 3.35 P.L. (31' M.D.)
8' OF 112' = 83 P.L. (62 M.D.)
16' OF CLASS "B" SCR @ 115' = 10.8 P.L.
16' OF CLASS "A" SCR @ 135' = 25 P.L.
TOTAL REQUIRED = 25 P.L. (4 M.D.)
LANDSCAPE PROVIDED
8' OF 112' = 8 P.L. (8 M.D.)
3' OF 112' = 1 P.L.
0' OF 112' = 0 P.L.
10' OF 112' = 21 P.L.
50' OF 112' @ 50' SQ FT/L = 1 P.L.
TOTAL PROVIDED = 31 P.L. (8 M.D.)

12. **DEED REFERENCE:** 712453
TAX ACCOUNT NUMBER: 03-19-05575

13. **THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171(b)(4) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT. DRC NUMBER 103140 DATED DATE OF DRC MEETING: OCT. 18, 1994.**

14. **ZONING:** NUMBER NW 10-G

15. **BUILDING TRACKS:** BL ZONE/BUSINESS/LOCAL

16. **FRONT YARD:** AVERAGE FRONT YARD (11+10) 2+ 105
SIDE YARD: 0'
STREET: 0'
REAR YARD: 20'

17. **THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.**

18. **A SPECIAL EXCEPTION WILL BE REQUESTED TO PERMIT AN OUTDOOR GARAGE IN A BI ZONE.**

19. **A WAIVER WILL BE REQUESTED TO WAIVE THE SIDEWALK REQUIRED ALONG MONTROSE AVENUE**

20. **THE SITE IS LOCATED ON MTA BUS ROUTE NUMBER 9**

21. **THE SITE DOES NOT INCLUDE WORK IS CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES ON AN HISTORICAL, ARCHAEOLOGICAL OR ARCHEOLOGICAL SURVEY**

22. **AVERAGE DAILY TRIPS:**
8 DAYS @ 552 TRIPS 165 ADTS

23. **EXISTING SITE ADDRESS:** 10229 REISTERSTOWN ROAD

24. **THERE WERE NO PREVIOUS PERMIT AND CONTROL NUMBERS FOR THE PROPERTY ON FILE**

25. **THERE ARE NO KNOWN STREAMS, BODIES OF WATER OR SPRINGS LOCATED ON THE SITE**

26. **THE SOILS FOR THE SITE CONSIST OF THE FOLLOWING:**

SYMBOL	SERIES
CIA	CAPTINA
GHW	GLENN

27. **THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE**

28. **THE SITE ARE NO KNOWN UTILITIES OR FLOOD PLAINS LOCATED ON THE SITE**

29. **THERE ARE NO KNOWN UTILITIES OR FLOOD PLAINS LOCATED ON THE SITE**

30. **THE SITE IS NOT LOCATED IN A CRITICAL AREA**

31. **THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES HABITATS ON THE PROJECT SITE**

32. **THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS LOCATED ON THE SITE**

33. **SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING SHALL BE ARRANGED SO AS TO NOT SHINE OR REFLECT ONTO ADJACENT PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES**

34. **A WAIVER OF STORMWATER MANAGEMENT WAS APPROVED ON FEBRUARY 4, 1995. QUANTITY MANAGEMENT WAS WAIVED AND NO ADDITIONAL QUALITY MANAGEMENT MEASURES ARE REQUIRED**

35. **LIMITED EXEMPTION FILE: 095012Z**

36. **A WAIVER SHALL BE REQUESTED FROM THE LANDSCAPE MANUAL TO PERMIT 8' OF PAVING TO PROPERTY LINE IN LIEU OF THE REQUIRED 10'.**

95-391-X

PRINTED

APR 28 1964

ITEM# 387



Legend:

- ZONE LINE
- LIMITS OF DISTURBANCE
- + PROP. LIGHT
- - - - - EXIST. CONTOUR
- - - - - PROP. CONTOUR
- PROP. MAJOR DECIDUOUS TREE
- PROP. SHRUBS
- PROP. GROUND COVER
- PROP. MINOR DECIDUOUS TREE
- CaA GIB SOILS LINE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Bureau of Public Services

LANDSCAPE ARCHITECT'S AND OWNER'S
SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan that I am aware of the landscape regulations imposed in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guideline, and ordinances.

Signature of Applicant Date

Signature of Landscape Architect
DEBRA A. KUTLER
Print Name

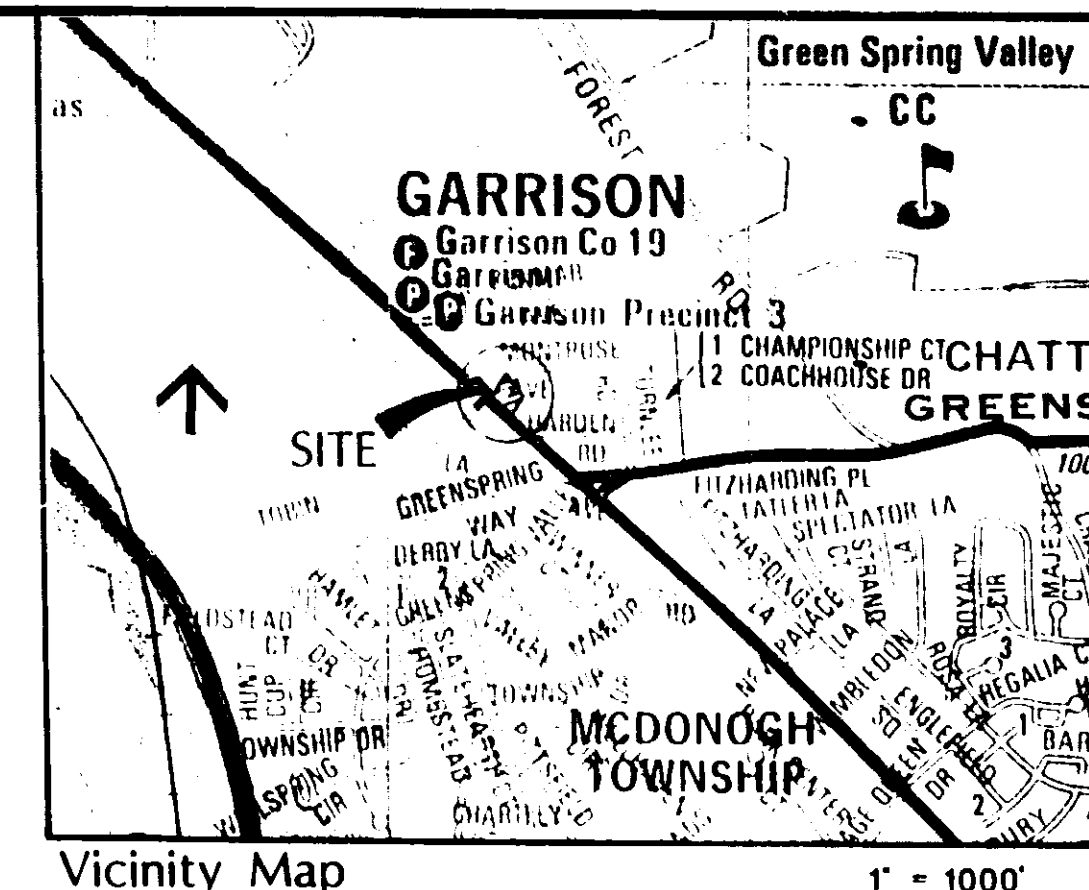
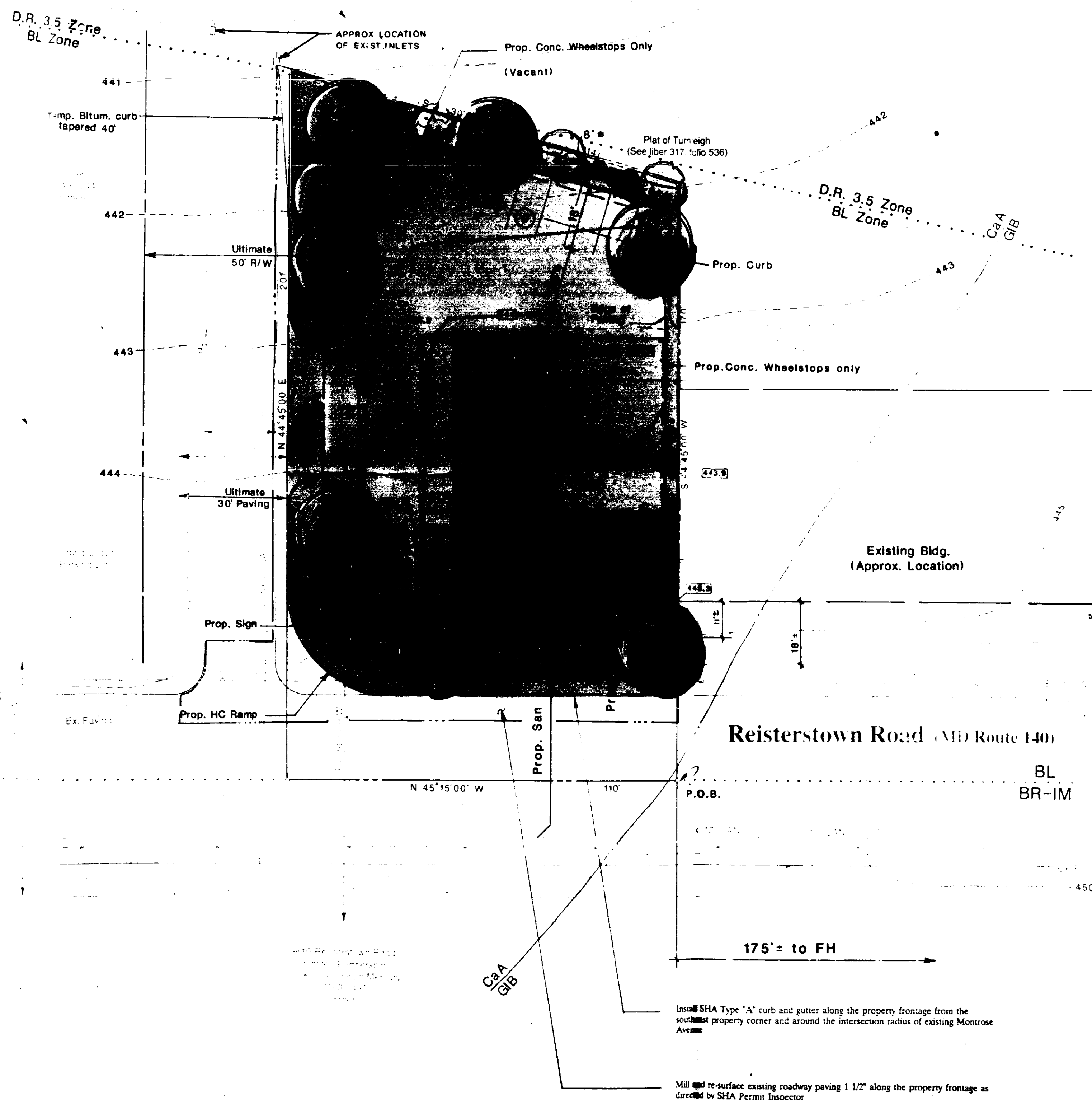
CERTIFICATION AS TO
DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development known as "ECONO LUBE N' TUNE" and is given in accordance with the provisions of Section 22-35 (c) of the Baltimore County Code, 1978, as amended.

I, the undersigned, do hereby make oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

BL
BR-IM

NOTE:
THIS PLAN IS NOT A SURVEY. EXISTING INFORMATION SHOWN WAS TAKEN FROM BALTIMORE COUNTY DRAWINGS. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.



Notes:

1. APPLICANT: ECONO LUBE N' TUNE, INC.
P.O. BOX 22
NEWPORT BEACH, CALIFORNIA 92658
CONTACT: SHERWIN LISKER
2. OWNER: SHERWIN LISKER AND SHIREEN CHAUDHRI
42 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21202
3. ELECTION DISTRICT: 1
COUNTY AND DISTRICT: 1
CENSUS TRACT: 20701
4. WATER SERVICE: 1
SEWER SERVICE: 1
WATER DESIGNATION: A
SEWER DESIGNATION: S
5. SITE DATA:
 - A. EXISTING USE: VACANT LOT
PROPOSED USE: ECONO LUBE N' TUNE
 - B. CURRENT ZONING AND ACREAGE:

NET	GROSS	BL ZONE	BL ZONE
0.35 ACRES	0.48 ACRES	BL ZONE	BL ZONE

 (INCLUDES 25' OF MONTROSE AVENUE AND 10' OF REISTERSTOWN ROAD)
 - C. PARKING REQUIRED:

28' x 10' (11' x 10' S.F.)	10 SPACES
28' x 10' (11' x 10' S.F.) <td>10 SPACES</td>	10 SPACES

 ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVEMENT SHALL BE PAVED WITH A DURABLE, CUSTLESS AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNSAFETY CONDITIONS.
 - D. FLOOD HAZARD RATIO ALLOWED: 10
FLOOD HAZARD RATIO PROPOSED: 142
 - E. THE SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER BILL 103-93
 - F. LANDSCAPE REQUIRED:

25' x 10' (11' x 10' S.F.)	10 SPACES
25' x 10' (11' x 10' S.F.) <td>10 SPACES</td>	10 SPACES

 LANDSCAPE PROVIDED:

8' x 10' (11' x 10' S.F.)	10 SPACES
8' x 10' (11' x 10' S.F.)	10 SPACES
6. DEED REFERENCE: 712455
TAX ACCOUNT NUMBER: 103-10405275
7. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171 (b)(4) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT (DRC NUMBER 10314H DKT. 303) DATE OF DRC MEETING: OCT. 31, 1994.
8. ZONING MAP NUMBER: N.W. 10-6
9. BUILDING SETBACKS: BL ZONE (BUSINESS-LOCAL):

FRONT YARD	AVERAGE FRONT YARD (11' x 10') = 21' 10"
SIDE YARD	0'
STREET SIDE	10'
REAR YARD	20'
10. THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.
11. A SPECIAL EXCEPTION WILL BE REQUESTED TO PERMIT AN AUTO GARAGE IN A BL ZONE.
12. A WAIVER WILL BE REQUESTED TO WAIVE THE SIDEWALK REQUIRED ALONG MONTROSE AVENUE.
13. THE SITE IS LOCATED ON MONTROSE BL. NUMBER 9.
14. THE SITE DOES NOT INCLUDE ANY KNOWN CONTROLS TO ANY BUILDINGS, PROPERTY OR SITES ON AN HISTORICAL INVENTORY HISTORICAL LIST OF ARCHITECTURAL SERVICES.
15. AVERAGE DAILY TRIPS: 1000
16. EXISTING SITE ADDRESS: 9629 REISTERSTOWN ROAD
17. THERE WERE NO RECENT PREVIOUS PERMIT AND CONTROL NUMBERS FOR THE PROPERTY ON FILE.
18. THERE ARE NO KNOWN STRAINS, BODIES OF WATER OR SPRINGS LOCATED ON THE SITE.
19. THE SOILS FOR THE SITE CONSIST OF THE FOLLOWING:

SYMBOL	SOILS
CaA	CLAYEY
GIB	CLAYEY
20. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
21. THERE ARE NO KNOWN WETLANDS OR FLOODPLAINS LOCATED ON THE SITE.
22. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL LOCATED ON THE PROJECT SITE.
23. THE SITE IS NOT LOCATED IN A CRITICAL AREA.
24. THERE ARE NO KNOWN WARE, THREATENED OR ENDANGERED SPECIES HABITATS ON THE PROJECT SITE.
25. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS LOCATED ON THE SITE.
26. SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING SHALL BE ARRANGED SO AS TO NOT SHINE OR REFLECT ONTO ADJOINING PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES.
27. A WAIVER OF STORMWATER MANAGEMENT WAS APPROVED ON FEBRUARY 8, 1994. OF ANTI-MANAGEMENT WAS WAIVED AND NO ADDITIONAL QUALITY MANAGEMENT MEASURES ARE REQUIRED.
28. LIMITED EXEMPTION FILE #050127.
29. A WAIVER SHALL BE REQUESTED FROM THE LANDSCAPE MANUAL TO PERMIT 8' PARKING TO PROPERTY LINE IN LIEU OF THE REQUIRED 10'.



STV GROUP, INC.

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone: 410-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	10/28/94	REVISED NOTES
2	11/08/94	REVISED PER BALTO. CO. COMMENTS
3	11/08/94	REVISED PER BALTO. CO. COMMENTS
4	11/08/94	REVISED PER BALTO. CO. COMMENTS
5	11/08/94	REVISED PER COMMENTS FROM ATTORNEY

REVISIONS

NO.	DATE	DESCRIPTION
6	11/08/94	REVISED GRADING & COMMENTS FROM ATTORNEY
7	11/08/94	REVISED NOTE 1 AND TITLE BLOCK; ADD NOTE 29; REV. SIGN

PLAN PREPARATION

DRAWN BY: TRW	DATE: Dec. 27, 1994
DESIGNED BY:	SCALE: 1" = 20'
CHECKED BY:	

Plat to Accompany Special Exception

ECONO LUBE N' TUNE, Inc.
9629 Reisterstown Road

Baltimore County, Maryland

DRAWING NO.

61-9143

SHEET NO.

1 of 2

Legend:

- ZONE LINE
- LIMITS OF DISTURBANCE
- + PROP. LIGHT
- - - - - EXIST. CONTOUR
- - - - - PROP. CONTOUR
- PROP. MAJOR DECIDUOUS TREE
- PROP. SHRUBS
- PROP. GROUND COVER
- PROP. MINOR DECIDUOUS TREE
- CaA GIB SOILS LINE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Bureau of Public Services

LANDSCAPE ARCHITECTS AND OWNER'S
SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guideline, and ordinances."

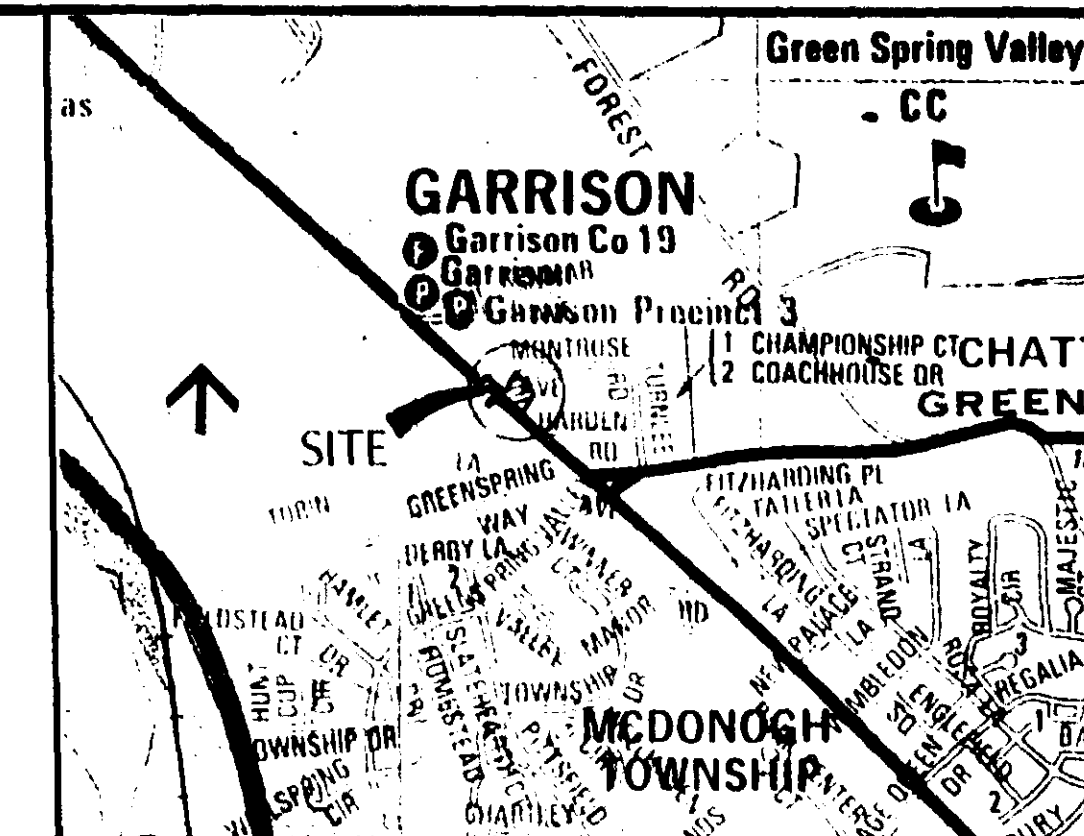
Signature of Applicant _____ Date _____
Print Name _____
Signature of Architect's Signature _____
Print Name _____

CERTIFICATION AS TO
DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development known as **ECONO LUBE N TUNE** and is given in accordance with the provisions of Section 22-55 (c) of the Baltimore County Code, 1978, as amended.

I, **ECONO LUBE N TUNE**, now make oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

Affiant



Vicinity Map

1" = 100'

Notes:

1. APPLICANT: ECONO LUBE N TUNE, INC.
P.O. BOX 2470
SEAFORD BEACH, CALIFORNIA 90725
CONTACT: SHEKWIN LINER
2. EFFECTIVE DATE: 10/1/83
3. WATER: SEWERAGE: 15" SEWER DESIGNATION: S-1
4. SITE: A. VACANT LOT
B. 0.33 ACRES: 14,400 S.F.
C. 0.33 ACRES: 14,400 S.F.
D. 0.33 ACRES: 14,400 S.F.
E. 0.33 ACRES: 14,400 S.F.
F. 0.33 ACRES: 14,400 S.F.
5. THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.
6. A SPECIAL EXCEPTION WILL BE REQUESTED TO PERMIT AN AUTO GARAGE IN A BL ZONE.
7. A WAIVER WILL BE REQUESTED TO WAIVE THE SIDEWALK REQUIRED ALONG MONTROSE AVENUE.
8. THE SITE IS LOCATED ON STATE ROUTE NUMBER 9.
9. THE SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY RELEVANT PROPERTY OR SITES ON AN HISTORICAL INVENTORY, HISTORICAL LIST OR ARCHEOLOGICAL SURVEY.
10. AVERAGE DAILY TRIPS: 165 ADT'S
11. EXISTING SITE ADDRESS: 9629 REISTERSTOWN ROAD
12. THERE WERE NO RECENT PREVIOUS PERMIT AND CONTROL NUMBERS FOR THE PROPERTY ON FILE.
13. THERE ARE NO KNOWN STREAMS, BODIES OF WATER OR SPRINGS LOCATED ON THE SITE.
14. THE SOILS FOR THE SITE CONSIST OF THE FOLLOWING:
SYMBOL: CaA GIB SERIES: CAPTINA GLEVELG
15. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
16. THERE ARE NO KNOWN WETLANDS OR FLOODPLAINS LOCATED ON THE SITE.
17. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL LOCATED ON THE PROJECT SITE.
18. THE SITE IS NOT LOCATED IN A CRITICAL AREA.
19. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES HABITATS ON THE PROJECT SITE.
20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS LOCATED ON THE SITE.
21. SITE LIGHTING WILL BE PROVIDED. ALL LIGHTING SHALL BE ARRANGED SO AS NOT TO SHINE OR REFLECT ONTO ADJACENT PROPERTIES OR INTO THE PATH OF ONCOMING VEHICLES.
22. A WAIVER OF STORMWATER MANAGEMENT WAS APPROVED ON FEBRUARY 6, 1993. QUANTITY MANAGEMENT WAS WAIVED AND NO ADDITIONAL QUALITY MANAGEMENT MEASURES ARE REQUIRED.
23. LIMITED EXEMPTION FILE: #950122
24. A WAIVER SHALL BE REQUESTED FROM THE LANDSCAPE MANUAL TO PERMIT 6" PAVING TO PROPERTY LINE IN LIEU OF THE REQUIRED 10".
25. THERE SHALL BE NO DAMAGED OR DEGRADED VEHICLE STORAGE AREAS ON THE SITE FOR SETBACK AREA (BSP).
26. DEED REFERENCE: 12451
TAX ACCOUNT NUMBER: 03-1948375
27. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171 (b) (4) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT (DRC NUMBER 1934M EX-100). (DATE OF DRC MEETING: OCT. 31, 1994)
28. ZONING MAP NUMBER: N.W. H-6
29. BUILDING SETBACKS: BL ZONE (BUSINESS/LOCAL)
FRONT YARD: 0'
SIDE YARD: 0'
STREET SETBACK: 10'
REAR YARD: 20'

Red No 3



Reisterstown Road (MD Route 140)

175'± to FH

Install 5" Type "A" curb and gutter along the property frontage from the southeast property corner and around the intersection radius of existing Montrose Avenue.

MIL and resurface existing roadway paving 1 1/2" along the property frontage as directed by SHA Permit Inspector.

9610 Reisterstown Road
Limited Partnership
c/o Kohn's Lincoln Mercury
7069 450
(Commercial)

REVISIONS