



JOHN A. OLSZEWSKI, JR.  
County Executive

C. PETE GUTWALD, AICP, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

September 19, 2022

Adam M. Rosenblatt  
Venable LLP  
210 W. Pennsylvania Avenue, Suite 500  
Towson, Maryland 21204

Re: Spirit and Intent Letter  
1101 Cromwell Bridge Road  
Proposed Building Addition  
Election District 9

Dear Mr. Rosenblatt:

Your recent request to the Baltimore County Zoning Review Office regarding the above referenced property has been forwarded to me for reply. Based upon the information you provided, my review of Baltimore County's "My Neighborhood" website, the Baltimore County Zoning Regulations (BCZR), and the property's zoning case history, please be advised of the following.

The subject property is zoned ML-IM (Manufacturing, Light – Industrial, Major) and maintains an existing service garage which was approved by special exception (Case No. 96-281-X). A Special Hearing was approved (Case No. 98-331-SPH) for an extension of time to utilize the special exception. The Zoning Review Office confirmed by letter that the service garage could offer a limited number of cars for sale pursuant to the conditions of that letter dated October 18, 2002. In 2016, the property to the east and south of the service garage was rezoned to DR1 through the 2016 Comprehensive Zoning Map Process.

Based upon your request letter, the owner would now like to construct a 2,400 square foot addition (60 feet by 40 feet) to allow the business to function more efficiently on the property. The new addition and adjusted parking will be located within the original approved special exception area and will honor the minimum building setbacks in place when the special exception was approved and utilized. Those setbacks were restricted by the BR zone (Sections 238.1 and 238.2, BCZR). The proposed building will also meet the intent of the setback requirements of the ML and MR Zones (Sections 255.2, 243.1, 243.2, and 243.3, BCZR). Based upon the aforementioned, your letter dated September 13, 2002, and revised site plan which accompanied this request, the Zoning Review Office will consider the proposed service garage addition and adjusted parking as within the spirit and intent of the special exception, special hearing, and previously approved zoning confirmation letter.

**The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.**

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,



Mitchell J. Kellman  
Planner III  
Zoning Review



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 18, 2002

Michael H. Davis  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

Re: Accessory Sales by Cromwell Valley Automotive  
1101 Cromwell Valley Bridge Road  
District 9<sup>th</sup> Councilmanic 6<sup>th</sup> – Zoning ML-IM  
Zoning Case 96-281-X

Dear Mr. Davis:

Reference is made to your letter and attachments sent to Arnold Jablon, Director of Permits Development Management on 10/14/02 which as been referred to me for reply. You have requested, on behalf of your client Cromwell Valley Automotive, approval for a limited number of accessory used auto sales at the above location. The above location is zoned to permit a service garage (minor repairs and detailing) via a Special Exception granted 3/18/96, zoning case # 96-281-X.

I have discussed this request with the Director and based on the information that you have provided this office will approve a Use Permit for Limited Sales (20 per year) provided that the following conditions are complied with:

1. You client is restricted to offering for sale a maximum of 6 vehicles at any one time.
2. Your client is restricted to selling no more than 20 vehicles per year.
3. The revised plan must comply with Section 255.1 (238.4) 10 foot street setback for display, and the required parking must be provided in addition to the display spaces.
4. At the request of Code Enforcement, your client will be required to produce all records necessary to prove compliance with the restricted number of vehicles permitted to be sold in a year.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Michael H. Davis  
October 18, 2002  
Page 2

5. Compliance with original restriction #4 in zoning case # 96-281-X including this approval

After approval the revised plan will be included in the zoning case file and I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized, flowing script.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/rjc  
enc.  
file

**VENABLE, BAETJER AND HOWARD, LLP**  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

**VENABLE**  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Michael H. Davis  
(410) 494-6284

mhdavis@venable.com

October 14, 2002

**HAND-DELIVERED**

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

Re: Cromwell Valley Automotive  
1101 Cromwell Valley Bridge Road  
9<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District

Dear Mr. Jablon:

This firm represents Ricky A. McCain, the lessee of the above-referenced property containing approximately 0.788 acres of land (the "Property"). According to the Baltimore County 200' Scale Comprehensive Zoning Maps (Map No. NE-10C), the Property is zoned ML-IM. On the Property, Mr. McCain operates Cromwell Valley Automotive, Inc. ("Cromwell Valley"), a service garage. Cromwell Valley's primary business is the minor servicing and repair of automobiles.

In addition to its current operations, Cromwell Valley proposes to keep for sale a limited number of automobiles. Only those vehicles repaired or serviced on the property would be offered for sale, and the number of vehicles sold would be limited to twenty (20) per year. Additionally, no more than six (6) vehicles would be kept for sale on the property at any one time. For your convenience, I have attached a copy of the Order and site plan filed in Case No. 96-281-X, prepared by Spellman, Larson & Associates, Inc., that indicates the portion of the parking area to be devoted to the display of automobiles (that Cromwell Valley has repaired or serviced) for sale. I am writing to confirm that this

Arnold Jablon, Director  
October 14, 2002  
Page 2

change to Cromwell Valley's operations is within the spirit and intent of the Deputy Zoning Commissioner's Order in Case No. 96-281-X, dated March 18, 1996.

By way of brief history, the property owner received approval of its site plan, entitled "PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION," and Petition for Special Exception to permit a service garage in a ML-IM for, in part, the minor servicing and repair of vehicles in the 1996 case. The Deputy Zoning Commissioner indicated on page 2 of the Order that no protestants were present at the public hearing. In Case No. 98-331-SPH, the Property owner filed a Petition for Special Hearing to approve an extension of the time period to utilize the special exception granted in Case No. 96-281-X. The Zoning Commissioner granted the extension and, again, noted that no protestants or other interested persons were present. In the 1998 case, the Zoning Commissioner determined that "it is obvious that the proposed use of the subject site is appropriate and will not be detrimental to the health, safety or general welfare of the locale."

A service garage is defined as "[a] garage, other than a residential garage, where motor driven vehicles are stored, equipped for operation, repaired or *kept for renumeration, hire or sale.*" Section 101 of the Baltimore County Zoning Regulations ("BCZR"). BCZR Section 253.2.B.3 permits service garages by special exception in the ML-IM zone, without limiting the permitted service garage activities listed in the service garage definition. A reading of the definition makes clear that, provided a vehicle is repaired or serviced on the property, it may also be "kept" there for sale. No additional approvals are required under the definition or by way of the ML-IM zoning regulations. Cromwell Valley's proposed change to the site plan approved in the 1996 is, therefore, consistent with the definition and the permitted operation of a service garage in the ML-IM zone.

In addition to meeting the definition of "service garage," the proposed change will result in only a minor adjustment to the site plan approved in Case No. 96-281-X. No increase in the special exception area will be required, and there is excess parking on the site to accommodate the sale of a small number of vehicles. With regard to advertising, Cromwell Valley proposes no additional signage on the property or off-site advertising of any kind devoted to the sale of automobiles. As discussed above and designated on the

Arnold Jablon, Director  
October 14, 2002  
Page 3

enclosed site plan, only six (6) parking spaces would be devoted to the keeping of vehicles for sale. Three (3) of those spaces are proposed along Cromwell Bridge Road and another three (3) along the rear of the parking lot. This change will not result in an increase in the number of vehicles repaired and/or serviced on the property.

At this time, I would appreciate your confirming by countersignature below that, because the sale of a limited number vehicles on the property, as discussed above, is permitted under the definition of service garage and within the spirit and intent of the Deputy Zoning Commissioner's Order, dated March 18, 1996, no additional zoning relief is required. If you need any further information in order to complete your review, please feel free to give me a call. Thank you for your assistance with this matter.

With this letter, I have enclosed a check in the amount of \$40.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

Very truly yours,



Michael H. Davis

MHD/dhk  
Enclosure

---

Arnold Jablon, Director  
Department of Permits &  
Development Management

---

Date

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
 SE/S Cromwell Bridge Road,  
 opposite Glen Eagles Court \* DEPUTY ZONING COMMISSIONER  
 (1101 Cromwell Bridge Road)  
 9th Election District \* OF BALTIMORE COUNTY  
 6th Councilmanic District  
 \* Case No. 96-281-X  
 W. Worth McKeithan, et ux  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 1101 Cromwell Bridge Road, located in the vicinity of Loch Raven Boulevard in Towson. The Petition was filed by the owners of the property, W. Worth and Evelyn B. McKeithan, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek a special exception for an automotive detailing shop (service garage) as an auxiliary service use in an I.M. District, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William S. Fitzell, the Petitioners' son-in-law, Joseph Larson with Spellman, Larson & Associates, Inc., who prepared the site plan for this project, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.788 acres, more or less, zoned M.L.-I.M., and is improved with a one-story metal building, which has been abandoned for some time. The Petitioners are desirous of renovating the property and to relocate

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Roscoe's Auto Detailing business from its present location on Joppa Road to the subject site. Testimony revealed that the Petitioners presently operate McKeithan's Auto Sales on Joppa Road and that they utilize Roscoe's to clean and detail the automobiles they sell. Further testimony revealed that Roscoe's also cleans and details the automobiles sold by Bob Davidson Ford. Both of these dealerships are located in close proximity to the subject site. Testimony indicated that Roscoe's current operation on Joppa Road has caused some traffic congestion when vehicles are being taken to and from the site. Thus, the Petitioners believe the proposed relocation will not only be of benefit to Roscoe's Automobile Detailing business, but will also bring a viable tenant to the subject site.

On behalf of the Petitioners, Mr. DiPaula testified that he approached the Cromwell Valley Community Association regarding his clients' intended use of the property. He testified that the Community Association was very happy to hear that a tenant intended to locate to the subject site and that the Association had realized that the abandoned gasoline service station had become an eyesore. The Association supports the proposed automotive detailing shop provided there is compliance with certain conditions as contained in a letter offered into evidence by Mr. DiPaula and marked as Petitioner's Exhibit 2. Therefore, approval of the relief granted shall be conditioned upon the Petitioners' compliance with the terms and conditions set forth therein.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

3/18/76  
[Signature]

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has 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 Petitioner's Exhibit 1 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 locality, 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 B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of March, 1996 that the Petition for Special Exception seeking approval of an automotive detailing shop (service garage) as an auxiliary service use in an I.M. District, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.),

ORDER RECEIVED FOR FILING

Date

By

and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,  
subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow any body and fender work, or painting to take place on the subject site. Any minor mechanical repairs beyond detailing, cleaning and waxing, must be performed within the service bays of the subject building.
- 3) No damaged or disabled, or partially or fully dismantled vehicles, or parts, shall be stored on the subject site.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 3/19/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 18, 1996

Anthony J. DiPaula, Esquire  
Covahey & Boozer  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S Cromwell Bridge Road, opposite Glen Eagles Court  
(1101 Cromwell Bridge Road)  
9th Election District - 6th Councilmanic District  
W. Worth McKeithan, et ux - Petitioners  
Case No. 96-281-X

Dear Mr. DiPaula:

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

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. W. Worth McKeithan  
4111 Halifax Court, Glen Arm, Md. 21057

People's Counsel

✓ File



#203



# Petition for Special Exception

76-281-X

## to the Zoning Commissioner of Baltimore County

for the property located at 1101 Cromwell Bridge Road

which is presently zoned M.L.-IM

This Petition shall be filed with the Department of Permits & 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 **an automotive detailing shop (service garage) as an auxiliary service use in an I.M. district, pursuant to BCZR Section 253.2.B.3.**

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

**W. Worth McKeithan**

(Type or Print Name)

Signature

**Evelyn B. McKeithan**

(Type or Print Name)

Signature

**4111 Halifax Court**

Address

Phone No

**Glen Arm, MD 21057**

City

State

Zipcode

Name, Address and phone number of representative to be contacted

**Anthony J. DiPaula**

Name

**614 Bosley Avenue**

Address

**828-9441**

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1/25/96

**Anthony J. DiPaula**

(Type or Print Name)

**Covahey & Boozer, P.A.**

Signature

**614 Bosley Avenue 828-9441**

Address

Phone No.

**Towson, MD 21204**

City

State

Zipcode

Attorney for Petitioner:

ORDER RECEIVED FOR FILING

Date

Revised 9/5/95

MICROFILMED



4 2877  
ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON  
JO ANN W. ROGGE

SUITE 109 -- JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535  
FAX (410) 825-5215

96-281-X

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING, 1101 CROMWELL BRIDGE ROAD,  
9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Cromwell Bridge Road, 70 feet wide, at the distance of 88 feet, more or less, measured southwesterly along the southeast side of Cromwell Bridge Road from the centerline of Glen Eagles Court, if extended southeasterly to meet the southeast side of Cromwell Bridge Road and running thence and binding on the southeast side of Cromwell Bridge Road north 69 Degrees 33 Minutes 28 Seconds east 200.00 feet thence leaving the southeast side of Cromwell Bridge Road and running south 23 Degrees 39 Minutes 04 Seconds east 11.66 feet; south 78 degrees 01 Minutes 05 Seconds east 126.39 feet; south 24 Degrees 05 Minutes 34 Seconds east 2.79 feet; north 65 Degrees 54 Minutes 26 Seconds east 73.53 feet; south 48 Degrees 25 Minutes 59 Seconds west 109.90 feet; south 65 Degrees 54 Minutes 26 Seconds west 278.95 feet; and north 20 Degrees 26 Minutes 32 Seconds west 134.89 feet to the place of beginning.

Containing 0.788 acres of land, more or less.

09/27/95



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

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.: 283 Petitioner: 1101 Cromwell Bridge Road

Location: W. North McKeithan

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony J. DiPaula

ADDRESS: 614 Bosley Avenue  
Towson, MD 21204

PHONE NUMBER: 828-9441

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-28-X

District 24

Date of Posting 2/23/96

Posted for Special Hearing

Petitioner: W. North McKeithan & Evelyn B.

Location of property: 1101 Cromwell Bldg. Rd.

Location of Sign: Facing road way on property beside road

Remarks: \_\_\_\_\_

Posted by [Signature]

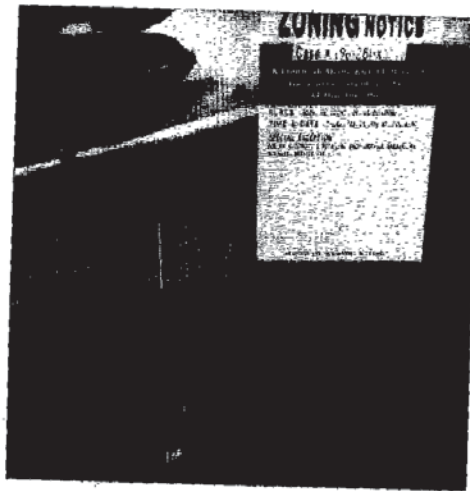
Signature

Date of return: 2/29/96

Number of Signs: 1



96-281-X



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

No. 013690

96-281-X

DATE 1-25-96 ACCOUNT 01-615

Item 283  
By mark

AMOUNT \$ 335.00

RECEIVED FROM: Anthony DiPasquale 1101 Casswell Bridge Rd

OSO - Special Exception - \$ 300.00

OSO - 1 sign - \$ 35.00

FOR: \$ 335.00

11005361000 13.00 00  
110001100001-25-96

VALIDATION OR SIGNATURE OF CASHIER  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY  
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

Anthony J. DiPaula, Esq.  
614 Bosley Avenue  
Towson, MD 21204  
828-9441

---

### 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: 96-281-X (Item 283)  
1101 Cromwell Bridge Road  
SE/S Cromwell Bridge Road, opposite Gleneagles Court  
9th Election District - 6th Councilmanic  
Legal Owner: W. Worth McKeithan and Evelyn B. McKeithan

Special Exception for an automotive detailing shop (service garage) as an auxillary service use.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

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.

ENCLOSURE



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

February 1, 1996

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: 96-281-X (Item 283)  
1101 Cromwell Bridge Road  
SE/S Cromwell Bridge Road, opposite Gleneagles Court  
9th Election District - 6th Councilmanic  
Legal Owner: W. Worth McKeithan and Evelyn B. McKeithan

Special Exception for an automotive detailing shop (service garage) as an auxillary service use.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

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

Arnold Jablon  
Director

cc: W. Worth McKeithan and Evelyn B. McKeithan  
Anthony J. DiPaula, 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  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 23, 1996

Anthony J. DiPaula  
Covahey & Boozer, P.A.  
614 Bosley Avenue  
Towson, MD 21204

RE: Item No.: 283  
Case No.: 96-281-X  
Petitioner: W. W. McKeithan

Dear Mr. DiPaula:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 25, 1996.

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 (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,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

RECEIVED



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: Feb. 12, 1996  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for February 12, 1996  
Item No. 283

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Landscape Manual to the extent possible. A streetscape treatment along Cromwell Bridge Road will be required.

RWB:sw

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/08/96

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

RE: Property Owner: W. WORTH MCKEITHAN & EVELYN B. MCKEITHAN

Location: SE/S CROMWELL BRIDGE RD. OPPOSITE GLENEAGLES CT.  
(1101 CROMWELL BRIDGE RD.)

Item No.: 283

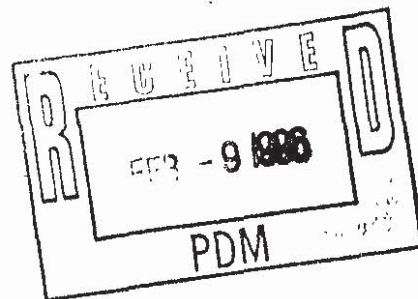
Zoning Agenda: SPECIAL EXCEPTION

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.



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

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: February 5, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 1101 Cromwell Bridge Road

INFORMATION:

Item Number: 283

Petitioner: McKeithan Property

Property Size: \_\_\_\_\_

Zoning: ML-IM

Requested Action: Special Exception

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

This office has contacted the applicant's attorney regarding the planting of street trees along Cromwell Bridge Road, and we are confident that the Petitioner will agree to provide this suggested improvement to the site. Therefore, staff supports the applicant's request provided that a condition requiring landscape treatment along Cromwell Bridge Road is placed in the Order.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kerns

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 283 (MJK)

2-6-96

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717

# **PETITION PROBLEMS**

**#283 --- MJK**

1. No telephone number for legal owner on petition form.

MICROFILM

SE: PETITION FOR SPECIAL EXCEPTION  
1101 Cromwell Bridge Road, SE/S Cromwell  
Bridge Road, opposite Gleneagles Court  
9th Election District, 6th Councilmanic

W. Worth and Evelyn B. McKeithan  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 96-281-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 15<sup>th</sup> day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

# GEICO

Washington, DC

- Government Employees Insurance Company
- GEICO General Insurance Company
- GEICO Indemnity Company
- GEICO Casualty Company



1047 Cromwell Bridge Road, Towson, Maryland 21286

To Whom It May Concern,

GEICO insurance company has occupied the building at 1047 Cromwell Bridge next to the vacant gas station in question since 1985. We would welcome McKeithan Auto Sales with Roscoe's Auto Detailing as a neighbor because we feel the building is an eyesore. A tenant would maintain the premises and make the building useful again.

Sincerely,

Steve Nolan  
Drive In Supervisor

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Anthony J. DiPaula, Esq.

614 Bosley Ave. - Towson, MD 21204

William S. Fittell

9020 Satyr Hill Rd Balt MD 21234

JOSEPH LARSON

105 W. CHESAPEAKE AVE 21204



COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW  
614 BOSLEY AVENUE  
TOWSON, MARYLAND 21204  
AREA CODE 410  
828-9441

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER \*  
MARK S. DEVAN  
ANTHONY J. DIPAULA \*  
THOMAS P. DORE  
ROGER J. SULLIVAN

ANNEX OFFICE  
SUITE 302  
606 BALTIMORE AVE  
TOWSON, MD 21204

FAX 410-823-7530

\* ALSO ADMITTED TO D. C. BAR

February 28, 1996

VIA FACSIMILE  
321-1508

*Ret Ex #2*

Thomas Huck, Chairman,  
Cromwell Valley Community  
Association Zoning Committee

RE: 1101 CROMWELL BRIDGE ROAD  
MY CLIENTS/PROPERTY OWNERS: W. WORTH MCKEITHAN AND  
EVELYN MCKEITHAN

Dear Mr. Huck:

Following up our telephone conversation this morning, this will confirm that I represent the above-referenced property owners who acquired the above-referenced property in September, 1995, and have since filed a Petition for Special Exception to utilize the premises as a service garage (automotive detailing shop). The hearing is scheduled for tomorrow morning at 11:00 a.m.

Since our telephone conversation, I have spoken to my clients and confirmed that there would be no problem having a stipulation placed in whatever order is passed by the Zoning Commissioner which would restrict the use of the property in the following respects: there would be no body and fender work or painting done on the premises; to the extent any automotive repairs are conducted on-site, beyond automotive detailing, cleaning and waxing, such repairs would be conducted inside the building/bays; no partially or fully dismantled vehicles, or partially assembled vehicles, and/or inoperative vehicles would be stored on the site.

Assuming this meets with your approval, I will introduce a copy of this letter at the hearing, and it would not be necessary for you or anyone on behalf of the Cromwell Valley Association to appear. Thank you for taking the time to discuss this matter with me so we could share both party's mutual concerns. Please confirm

*WORTH MCKEITHAN*

Thomas Huck, Chairman  
February 28, 1996  
Page 2

to me or my secretary, Deborah Scilipote, that this letter has been  
in fact received and meets with your approval.

Very truly yours,



Anthony J. DiPaula

AJD/ds  
2`ds.150

cc: W. Worth McKeithan

ASAP 4/11/96

FAX COVER SHEET FROM

TOM HUCK

TO COVAHEY & BOZER, PA

THIS IS PAGE 1 OF 1 DATE 2/28/96

PROBLEMS? CALL (410) 321 1508

ATTN: ANTHONY J. DI PAULA

REF: YOUR FAX LETTER TO ME, 2/28/96  
RELATIVE TO 1101 CROMWELL BRIDGE  
ROAD.

I HAVE RECEIVED THE ABOVE REFERENCED  
LETTER & FIND IT MEETS WITH MY  
~~THE~~ APPROVAL.

OUR COMMUNITY WELCOMES AN  
OCCUPANT OF THE PROPERTY WHO WILL  
RESTORE & MAINTAIN IT IN KEEPING WITH  
THE CHARACTER OF THE NEIGHBORHOOD

CTH Huck

#283



STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
2500 Broening Highway Baltimore, Maryland 21224  
(301) 631-

William Donald Schaefer  
Governor

Robert Perciasepe  
Secretary

January 18, 1993

NOTICE OF COMPLIANCE

Mr. Yon H. Kwon  
Star Enterprises, Inc.  
10009 Chartwell Manor Court  
Potomac MD 20854

RE: Case #93-0421 B&B  
Texaco  
1101 Crowsell Bridge Rd.  
Towson, Maryland

Dear Mr. Kwon:

On August 26, 1992, and September 15, 1992, representatives of the Waste Management Administration's Oil Control Program made an inspection, and reviewed the report prepared by Handex of Maryland, Inc. dated November 5, 1992, on the above-referenced property.

Based on the review of information submitted and the inspection, it has been determined that five (5) underground storage tanks have been removed. The Administration does not presently require any corrective action at this site based on the level of soil contamination detected during the tank removals and a sample analysis contained in the November 5, 1992, report.

The Administration hereby closes its case concerning this site. This notice should not be construed as a waiver of the Administration's right to take any other enforcement action it deems appropriate with respect to this site. Your cooperation in this matter has been greatly appreciated.

If there are any questions concerning this matter, please telephone this office at (410) 631-3442.

Sincerely,

Herbert M. Meade  
Compliance/Remediation Division  
Oil Control Program

TLW:nlb

cc: Mr. Richard Collins  
Mr. Horacio Tablada

MICROFILMED

*Baltimore County Zoning Regulations  
PC/Codebook for Windows*

**GARAGE, SERVICE** -- A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale.

IN RE: PETITION FOR SPECIAL EXCEPTION  
1815 Cromwell Bridge Road,  
opposite Glen Eagles Court  
(1101 Cromwell Bridge Road)  
Wib Election District  
4th Councilmanic District  
W. North McKeithan, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 1101 Cromwell Bridge Road, located in the vicinity of Loch Raven Boulevard in Towson. The Petition was filed by the owners of the property, W. North and Evelyn B. McKeithan, through their attorney, Anthony J. DiPaola, Esquire. The Petitioners seek a special exception for an automotive detailing shop (service garage) as an auxiliary service use in an I.M. District, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William S. Fitzell, the Petitioners' son-in-law, Joseph Larson with Spellman, Larson & Associates, Inc., who prepared the site plan for this project, and Anthony J. DiPaola, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered showed that the subject property consists of 0.788 acres, more or less, zoned M.L.-1.M., and is improved with a one-story metal building, which has been abandoned for some time. The Petitioners are desirous of renovating the property and to relocate

Roscoe's Auto Detailing Business from its present location on Joppa Road to the subject site. Testimony revealed that the Petitioners presently operate McKeithan's Auto Sales on Joppa Road and that they utilize Roscoe's to clean and detail the automobiles they sell. Further testimony revealed that Roscoe's also cleans and details the automobiles sold by Bob Davidson Ford. Both of these dealerships are located in close proximity to the subject site. Testimony indicated that Roscoe's current operation on Joppa Road has caused some traffic congestion when vehicles are being taken to and from the site. Thus, the Petitioners believe the proposed relocation will not only be of benefit to Roscoe's Automobile Detailing business, but will also bring a viable tenant to the subject site.

On behalf of the Petitioners, Mr. DiPaola testified that he approached the Cromwell Valley Community Association regarding his clients' intended use of the property. He testified that the Community Association was very happy to hear that a tenant intended to locate to the subject site and that the Association had realized that the abandoned gasoline service station had become an eyesore. The Association supports the proposed automotive detailing shop provided there is compliance with certain conditions as contained in a letter offered into evidence by Mr. DiPaola and marked as Petitioner's Exhibit 2. Therefore, approval of the relief granted shall be conditioned upon the Petitioners' compliance with the terms and conditions set forth therein.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-1.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary use in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

- 2 -

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has 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 Petitioner's Exhibit 1 would have any adverse impact, drive and impact that indirectly associated with such a special exception use, irrespective of its location within the zone. Robella v. Prillie, 132 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, 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 B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of March, 1996 that the Petition for Special Exception seeking approval of an automotive detailing shop (service garage) as an auxiliary service use in an I.M. District, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.),

and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow any body and feeder work, or painting to take place on the subject site. Any minor mechanical repairs beyond detailing, cleaning and washing, must be performed within the service bays of the subject building.
- 3) No damaged or disabled, or partially or fully dismantled vehicles, or parts, shall be stored on the subject site.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMB:jsa

*Timothy M. Kotroch*  
TIMOTHY M. KOTROCH  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/14/96  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/14/96  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/14/96  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/14/96  
By [Signature]

## Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 1101 Cromwell Bridge Road

which is presently zoned M.L.-1M

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 warrant to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Witness my hand and the seal of the Department of Permits & Development Management this 14th day of March, 1996.

Anthony J. DiPaola  
4111 Baltimore Court  
Glen Ave, MD 21057

414 Bayley Avenue 828-9441  
Towson, MD 21204

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

March 18, 1996

Anthony J. DiPaola, Esquire  
Cousins & Couser  
414 Bayley Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
2815 Cromwell Bridge Road, opposite Glen Eagles Court  
(1101 Cromwell Bridge Road)  
Wib Election District - 4th Councilmanic District  
W. North McKeithan, et ux - Petitioners  
Case No. 96-281-X

Dear Mr. DiPaola:  
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
*Timothy M. Kotroch*  
TIMOTHY M. KOTROCH  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. & Mrs. W. North McKeithan  
4111 Baltimore Court, Glen Ave, Md. 21057

People's Counsel

file



SPELLMAN, LARSON  
& ASSOCIATES, INC.

SUITE 108 - JEFFERSON BUILDING  
108 W. CHESTNUT AVENUE  
TOWSON, MARYLAND 21204  
TEL: 410-827-5215  
FAX: 410-825-5215

### DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING, 1101 CROMWELL BRIDGE ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Cromwell Bridge Road, 70 feet wide, at the distance of 88 feet, more or less, measured southeasterly along the southeast side of Cromwell Bridge Road from the centerline of Glen Eagles Court, if extended southeasterly to meet the southeast side of Cromwell Bridge Road and running thence and blinding on the southeast side of Cromwell Bridge Road north 69 Degrees 33 Minutes 20 Seconds east 200.00 feet thence leaving the southeast side of Cromwell Bridge Road and running south 23 Degrees 39 Minutes 04 Seconds east 11.66 feet; south 78 Degrees 01 Minutes 05 Seconds east 126.39 feet; south 24 Degrees 05 Minutes 34 Seconds east 2.79 feet; north 65 Degrees 54 Minutes 26 Seconds east 73.53 feet; south 48 Degrees 25 Minutes 59 Seconds west 109.90 feet; south 85 Degrees 54 Minutes 26 Seconds west 278.95 feet; and north 25 Degrees 26 Minutes 32 Seconds west 134.89 feet to the place of beginning.

Containing 0.788 acres of land, more or less.

03/27/96



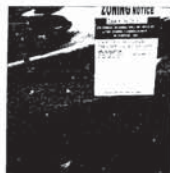
RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION DESIGN • PROPERTY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION STUDIES • TECHNICAL CONSULTATION

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 3/18/96  
Posted for: Special Hearing  
Petitioner: W. North McKeithan & Evelyn B.  
Location of property: 1101 Cromwell Bridge Rd.  
Location of Sign: Bayley Avenue on property sign stand  
Remarks: 1101 Cromwell Bridge Rd.  
Number of Signs: 1 Date of return: 3/18/96

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/8 1996  
THIS IS TO CERTIFY that the announced 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 2/6 1996.  
THE JEFFERSONIAN,  
*A. Henickson*  
LEGAL AD. - TOWSON



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

No. 013056  
96-281-X

DATE: 1-28-96 RECEIVED: 1-28-96  
BY: [Signature] AMOUNT: \$ 335.00

RECEIVED: [Signature]  
FROM: [Signature]  
FOR: [Signature]

VALIDATION OF SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### NOTING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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 NOTING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 283 Petitioner: 1101 Cromwell Bridge Road  
Location: W. North McKeithan

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony J. DiPaola  
ADDRESS: 614 Bayley Avenue  
Towson, MD 21204  
PHONE NUMBER: 526-9441

12

BY: HENRIK PUBLICATION COMPANY  
February 8, 1996 Issue - Afternoon

Please forward billing to:

Anthony J. DiPaola, Esq.  
614 Bayley Avenue  
Towson, MD 21204  
526-9441

#### 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 on:

Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on February 12, 1996 at 11:00 a.m.

THE POWER: 96-281-X (Item 283)

1101 Cromwell Bridge Road

1101 Cromwell Bridge Road, opposite Glenview Court

7th Election District - 4th Councilmember

Legal Owner: W. North McKeithan and Evelyn S. McKeithan

Special Exception for an automotive detailing shop (service garage) as an auxiliary service use.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

LARRY L. BOWEN  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE UNRECORDED ACCIDENTALLY; FOR SPECIAL ADJUSTMENTS PLEASE CALL 887-1231.  
(2) FOR INFORMATION CONCERNING THE FILE NUMBER HEARING, PLEASE CALL 887-1231.



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-1900  
Fax: (410) 887-2824

February 1, 1996

#### 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 on:

Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on February 12, 1996 at 11:00 a.m.

THE POWER: 96-281-X (Item 283)

1101 Cromwell Bridge Road

1101 Cromwell Bridge Road, opposite Glenview Court

7th Election District - 4th Councilmember

Legal Owner: W. North McKeithan and Evelyn S. McKeithan

Special Exception for an automotive detailing shop (service garage) as an auxiliary service use.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

W. North McKeithan and Evelyn S. McKeithan  
Anthony J. DiPaola, Esq.

NOTES: (1) HEARINGS ARE UNRECORDED ACCIDENTALLY; FOR SPECIAL ADJUSTMENTS PLEASE CALL 887-1231.  
(2) FOR INFORMATION CONCERNING THE FILE NUMBER HEARING, PLEASE CALL 887-1231.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 23, 1996

Anthony J. DiPaola  
Covvey & Rooter, P.A.  
614 Bayley Avenue  
Towson, MD 21204

RE: Item No.: 283  
Case No.: 96-281-X  
Petitioner: W. North McKeithan

Dear Mr. DiPaola:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approved agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1996.

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 (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 commissioning agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 12, 1996

FROM: Robert W. Bowling, P.E., Chief

Development Plans Review Division

RE: Zoning Advisory Committee Meeting

for February 12, 1996

Item No. 283

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Landscape Manual to the extent possible. A streetscape treatment along Cromwell Bridge Road will be required.

DWS:ew

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/08/96

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

RE: Property Owner: W. NORTH MCKEITHAN & EVELYN S. MCKEITHAN

Location: SE/S CROMWELL BRIDGE RD, OPPOSITE GLENVIEW CT.

1101 CROMWELL BRIDGE RD.

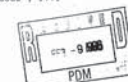
Item No.: 283 Zoning Agenda: SPECIAL EXCEPTION

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.

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

2. 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.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: February 5, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PD

SUBJECT: 1101 Cromwell Bridge Road

INFORMATION:

Item Number: 283

Petitioner: McKeithan Property

Property Size:

Zoning: MC-1N

Requested Action: Special Exception

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This office has contacted the applicant's attorney regarding the planting of street trees along Cromwell Bridge Road, and we are confident that the Petitioner will agree to provide this suggested improvement to the site. Therefore, staff suggests the applicant's request provided that a condition requiring landscape treatment along Cromwell Bridge Road is placed in the Order.

Prepared by: Jeffrey W. Long

Division Chief: Edyell Burns

PE/JL



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 283 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Robert Burns, Chief*  
Robert Burns, Chief  
Engineering Access Permits  
Division

BS/ks

My telephone number is \_\_\_\_\_

Maryland Relay Service for impaired hearing or speech  
1-800-735-2228 Subsequent Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21201-0717

## PETITION PROBLEMS

#283 --- MJK

1. No telephone number for legal owner on petition form.

RE: PETITION FOR SPECIAL EXCEPTION  
1371 Cromwell Bridge Road, SE/S Cromwell  
Bridge Road, opposite Glassmeyer Court  
9th Election District, 4th Councilmanic  
W. North and Evelyn R. McKeithan  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-281-S

### 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. Denilio*  
CHARLES S. DENILIO  
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 15<sup>th</sup> day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaola, Esquire, 614 Boxley Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



1047 Cromwell Bridge Road, Towson, Maryland 21206

Geico Insurance Company  
Geico General Insurance Company  
Geico Indemnity Company  
Geico Casualty Company



To Whom It May Concern,

GEICO Insurance Company has occupied the building at 1047 Cromwell Bridge Road next to the vacant gas station in question since 1985. We would welcome McKeithan Auto Sales with Koenig's Auto Detailing as a neighbor because we feel the building is an eyesore. A tenant would maintain the premises and make the building useful again.

Sincerely,  
*Steve Nolan*  
Steve Nolan  
Drive In Supervisor

Shareholder Owned Company Not Affiliated With The U.S. Government

### PLEASE PRINT CLEARLY

### PETITIONER(S) SIGN-IN SHEET

| NAME                    | ADDRESS                                |
|-------------------------|----------------------------------------|
| Anthony J. DiPaola Esq. | 614 Boxley Ave - Towson MD 21204       |
| William S. Fazio II     | 9022 Stage Hill Rd. Baltimore MD 21204 |
| Joseph L. Larson        | 105 C. Chesapeake Ave. Croft           |

### COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW  
814 BOXLEY AVENUE  
TOWSON, MARYLAND 21204  
AREA CODE 410  
825 5441

EDWARD C. COVAHEY, JR.  
• VICTOR BOOZER  
• JAMES S. BOOZER  
• ANTHONY J. DI PAOLA  
• ROBERT J. BOOZER  
• ROBERT J. BOOZER  
\* ALSO ADMITTED TO THE BAR

February 28, 1996

### VIA FACSIMILE

Thomas Huck, Chairman,  
Cromwell Valley Community  
Association Zoning Committee

RE: 1101 CROMWELL BRIDGE ROAD  
WE CLIENTS/PROPERTY OWNERS: W. WORTH MCKEITHAN AND  
EVELYN MCKEITHAN

Dear Mr. Huck:

Following up our telephone conversation this morning, this will confirm that I represent the above-referenced property owners who acquired the above-referenced property in September, 1995, and have since filed a Petition for Special Exception to utilize the premises as a service garage (automotive detailing shop). The hearing is scheduled for tomorrow morning at 11:00 a.m.

Since our telephone conversation, I have spoken to my clients and confirmed that there would be no problem having a stipulation placed in whatever order is passed by the Zoning Commissioner which would restrict the use of the property in the following respects: there would be no body and fender work or painting done on the premises; to the extent any automotive repairs are conducted on-site, beyond automotive detailing, cleaning and waxing, such repairs would be conducted inside the building/bays; no partially dismantled vehicles, or partially assembled vehicles, or fully dismantled vehicles would be stored on the site.

Assuming this meets with your approval, I will introduce a copy of this letter at the hearing, and it would not be necessary for you or anyone on behalf of the Cromwell Valley Association to appear. Thank you for taking the time to discuss this matter with me so we could share both party's mutual concerns. Please confirm

Thomas Huck, Chairman  
February 28, 1996  
Page 2

to me or my secretary, Deborah Scillipote, that this letter has been in fact received and meets with your approval.

Very truly yours,

*Anthony J. DiPaola*  
Anthony J. DiPaola

AJD/sa  
2 ds.150

cc: W. Worth McKeithan

### FAX COVER SHEET FROM

TOM HUCK

TO: COVAHEY'S BOOZER, PA

THIS IS PAGE 1 OF 1 DATE 2/28/96

PROBLEMS? CALL (410) 321 1508

ATTN: ANTHONY J. DI PAOLA

REFS Your FAX LETTER To Me, 2/28/96  
RELATIVE TO 1101 CROMWELL BRIDGE  
ROAD.

I HAVE RECEIVED THE ABOVE REFERENCED  
LETTER & FIND IT MEETS WITH MY  
APPROVAL.

OUR COMMUNITY WELCOMES AN  
OCCUPANT OF THE PROPERTY WHO WOULD  
RESTORE & MAINTAIN IT IN KEEPING WITH  
THE CHARACTER OF THE NEIGHBORHOOD  
CPL. Huck



STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
2700 Bowing Highway, Baltimore, Maryland 21224  
(301) 631-1311

William Donald Schaels  
Governor

#283

JANUARY 18, 1993

ROBERT H. BOOZER, JR.

Mr. Von H. Ewen  
Star Enterprises, Inc.  
1999 Chestnut Hill Court  
Pottersville MD 20654

RE: Case #93-0471 NAI  
Towson  
1101 Cromwell Bridge Rd.  
Towson, Maryland

Dear Mr. Ewen:

On August 26, 1992, and September 15, 1992, representatives of the Waste Management Administration's Oil Control Program made an inspection, and advised the report prepared by Humber of Maryland, Inc. dated November 5, 1992, on the above-referenced property.

Based on the review of information submitted and the inspection, it has been determined that the (3) underground storage tanks have been removed. The Administration does not presently require any corrective action at this site based on the level of soil contamination detected during the tank removals and sample analysis contained in the November 5, 1992, report.

The Administration heavily values its case concerning this site. This notice should not be construed as a waiver of the Administration's right to take any other enforcement action it deems appropriate with respect to this site. Your cooperation in this matter has been greatly appreciated.

If there are any questions concerning this matter, please telephone this office at (410) 321-3122.

Sincerely,

*Robert H. Boozer, Jr.*  
Robert H. Boozer, Jr.  
Compliance/Investigation Division  
Oil Control Program  
Towson

cc: Mr. Richard Collins  
Mr. Horacio Tablora

BALTIMORE

ML-1M

N 38,000

ROAD

BRIDGE

#283

CROMWELL

GLENEAGLE

BR.

SITE

LANE

N 37,000

MYLANDER

PART OF  
ZONING MAP  
NE 10.C

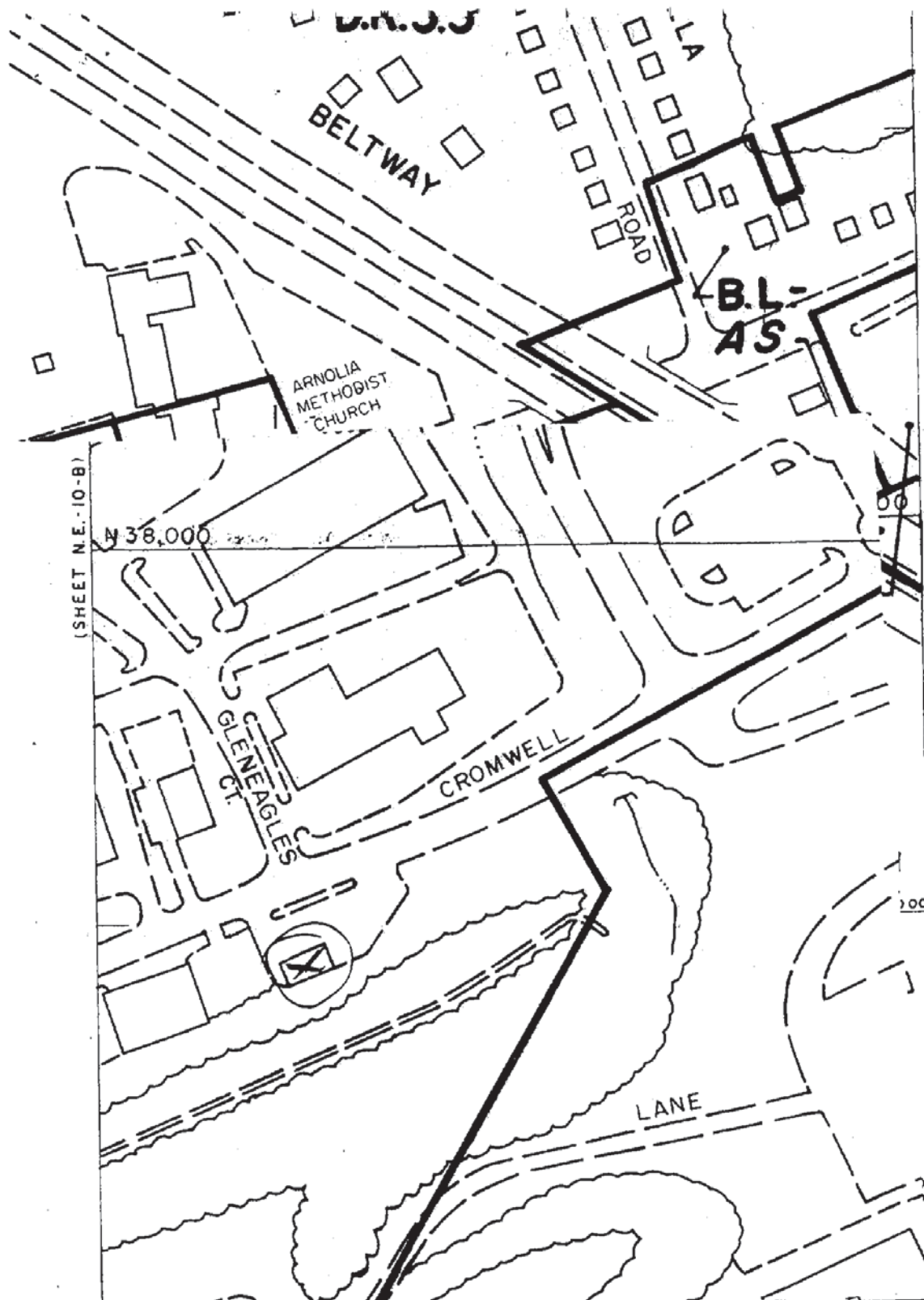
SCALE : 1" = 200'

N 36,000

(SHEET NE-10-B)

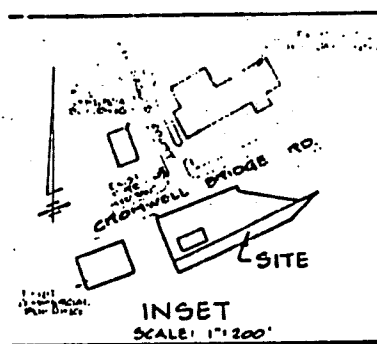
RE



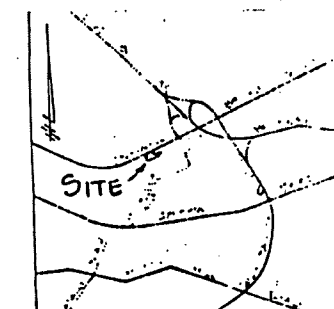
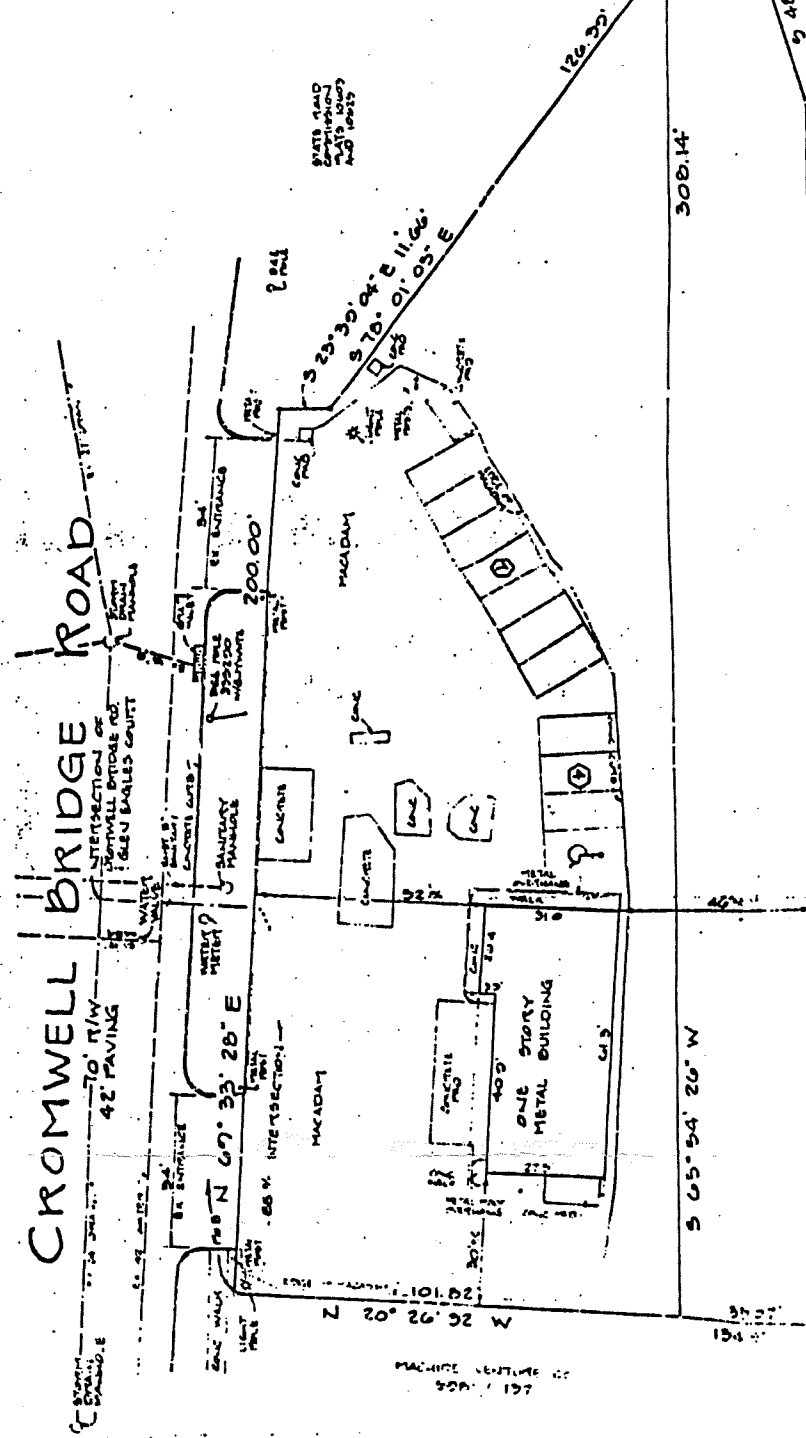


| SCALE                                        | LOCATION                | SHEET        |
|----------------------------------------------|-------------------------|--------------|
| 1" = 200' ±                                  | OAKLEIGH<br>BAYNESVILLE | N.E.<br>10-C |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                         |              |

NE 10 C



INSET NOTE:  
THIS INSET HAS BEEN INCORPORATED INTO THE ZONING MAP TO PROPERLY SHOW EXISTING AND PROPOSED CHANGES AND TO BE ACCORDANCE WITH THE MAPS IN THE ZONING MAPS. THE "INSET" SHOWN HERE IS THE "INSET" SHOWN IN THE ZONING MAPS.



VICINITY MAP  
SCALE: 1" = 200'

#### SITE DATA

GRID ONE AREA  
SECTION 2  
CROMWELL BRIDGE ROAD  
GLEN EAGLES COURT  
DEED REFERENCE  
TAX MAP/Parcel/GRID  
TAX ACCOUNT NUMBER  
EXISTING USE  
PROPOSED USE  
PLANNED AREA  
(EXIST. + PRO.)  
F.A. # 1757 #1788 #1789 #1790

PARKING TABULATION  
REQUIRED SPACES  
5 SPACES PER 1000 SF  
= 1757 SF = 200 SPACES  
PROVIDED SPACES  
11 SPACES  
ADDITIONAL SPACES  
THERE WILL BE A FREE STANDING SIGN FOR THE PROPERTY. SIGNAGE WILL BE ATTACHED TO THE BUILDING. THE SIGNAGE WILL BE ATTACHED TO THE BUILDING.

ZONING HISTORY  
REFLECT TO CASE # 96-281-X  
PETITION FOR SPECIAL EXCEPTION  
GRANTED ON SEPTEMBER 22, 1996  
FOR USE OF THE PROPERTY FOR  
A AUTO SERVICE STATION

Site Abandonment Note  
The subject site has been abandoned for at least three years based on a letter from the State of Maryland Department of the Environment dated January 18, 1997 and on file in the Office of Permits and Development Management. This abandonment complies with the Section 405.6.c of the DCZR.

96-281-X

SPELLMAN, LARSON  
&  
ASSOCIATES, INC.

1101 CROMWELL BRIDGE ROAD

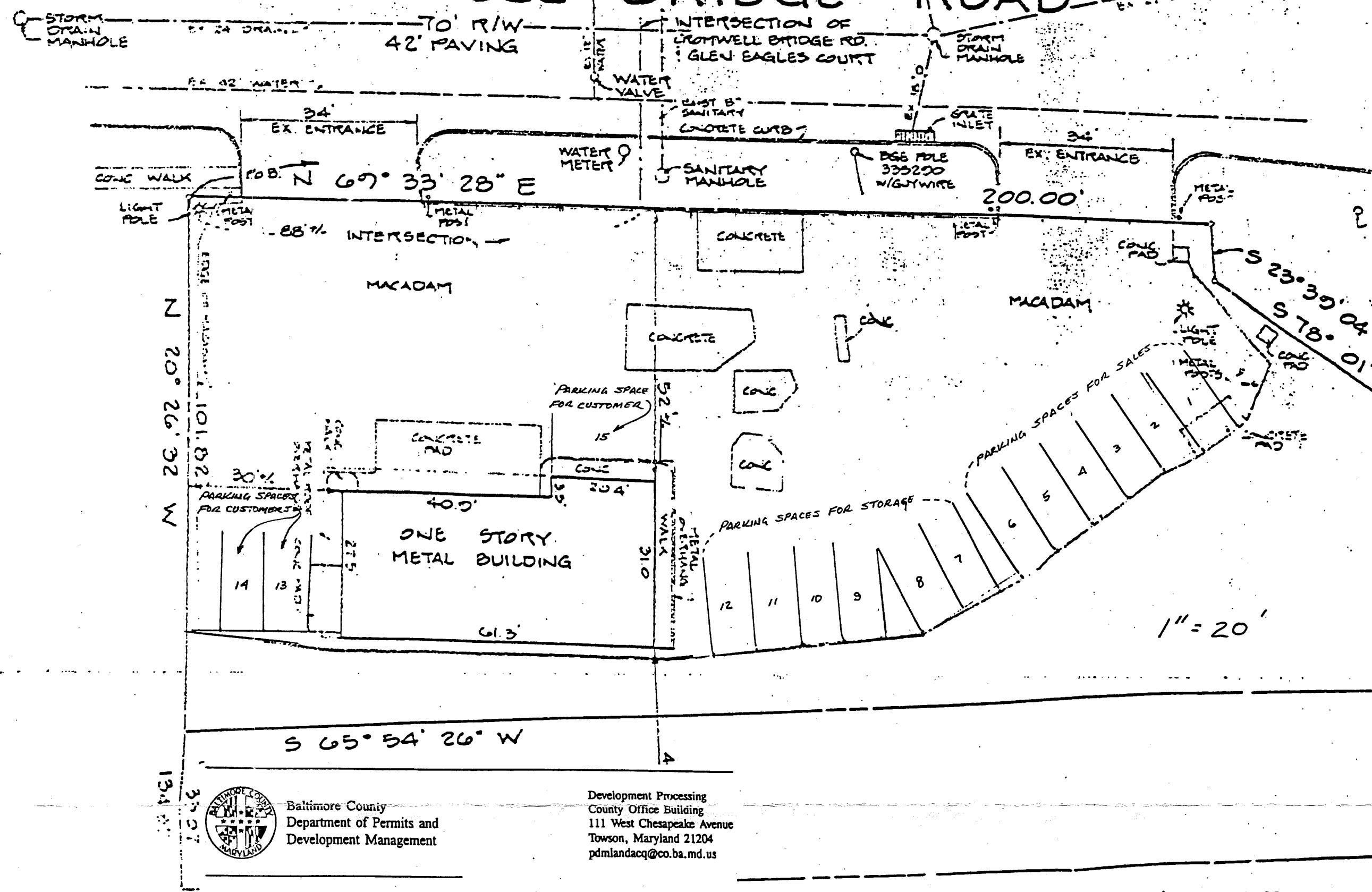
PETITION FOR SPECIAL EXCEPTION BEFORE THE  
SE/S Cromwell Bridge Road,  
opposite Glen Eagles Court  
(1101 Cromwell Bridge Road)  
9th Election District  
6th Councilmanic District  
Case No. 96-281-X  
M. North McKeithan, et ux.  
Petitioners

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1996 that the Petition for Special Exception seeking approval of an automotive detailing shop (service garage) as an auxiliary service use in an I.M. District, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners shall apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow any body and fender work, or painting to take place on the subject site. Any minor mechanical repairs beyond detailing, cleaning and waxing, must be performed within the service bays of the subject building.
- 3) No damaged or disabled, or partially or fully dismantled vehicles, or parts, shall be stored on the subject site.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County

# CROMWELL BRIDGE ROAD



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 18, 2002

BALTIMORE GAS: ELECTRIC CO  
270' 401'

Michael H. Davis  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

Re: Accessory Sales by Cromwell Valley Automotive  
1101 Cromwell Valley Bridge Road  
District 9th Councilmanic 6th - Zoning ML-IM  
Zoning Case 96-281-X

Dear Mr. Davis:

Reference is made to your letter and attachments sent to Arnold Jablon, Director of Permits Development Management on 10/14/02 which as been referred to me for reply. You have requested, on behalf of your client Cromwell Valley Automotive, approval for a limited number of accessory used auto sales at the above location. The above location is zoned to permit a service garage (minor repairs and detailing) via a Special Exception granted 3/18/96, zoning case # 96-281-X.

I have discussed this request with the Director and based on the information that you have provided this office will approve a Use Permit for Limited Sales (20 per year) provided that the following conditions are complied with:

1. You client is restricted to offering for sale a maximum of 6 vehicles at any one time.
2. Your client is restricted to selling no more than 20 vehicles per year.
3. The revised plan must comply with Section 255.1 (238.4) 10 foot street setback for display, and the required parking must be provided in addition to the display spaces.
4. At the request of Code Enforcement, your client will be required to produce all records necessary to prove compliance with the restricted number of vehicles permitted to be sold in a year.
5. Compliance with original restriction #4 in zoning case # 96-281-X including this approval

After approval the revised plan will be included in the zoning case file and I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

## PARKING CALCULATIONS

PARKING SPACES REQUIRED PER SECTION 409.6.A.1 FOR 3 SERVICE BAYS 9  
PARKING SPACES REQUIRED FOR CAR SALES PER THE 10/18/02 LETTER 6

TOTAL REQUIRED 15

TOTAL SHOWN 15

PARKING PLAN  
CROMWELL VALLEY AUTOMOTIVE  
1101 CROMWELL VALLEY BRIDGE ROAD  
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

GERHOLD, CROSS & ETZEL, LTD  
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100  
320 East Towson Avenue  
Towson, Maryland 21286  
PH: (410)823-4470 FAX: (410)823-4473

DATE: JAN. 27, 2003 SCALE:

1996-0281-X