

IN RE: DEVELOPMENT PLAN HEARING and \* BEFORE THE  
 PETITION FOR VARIANCE for \* ZONING COMMISSIONER  
 Chase Auto Care, Inc. - A PUD \* OF BALTIMORE COUNTY  
 NW/S Eastern Avenue, NE of Earls Road  
 (11720 Eastern Avenue) \* Case Nos. XV-669 & 96-399-A  
 15th Election District  
 5th Councilmanic District

Heirs of Herman L. & Augusta Altenburg, Owners;  
 Chase Auto Care, Inc., Developers/Contract Purchasers

\* \* \* \* \*

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by Bafitis and Associates, Inc., for the proposed development of the subject property by the Heirs of Herman L. and Augusta Altenburg, Owners, and Chase Auto Care, Inc., Developers, with a PUD-C, 5,400 sq.ft., six-bay, automotive service garage. In addition to development plan approval, the Applicants seek relief from Section 409.8. A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Variance, to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the required durable and dustless surface. The subject property and relief sought are more particularly described on the development plan/site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Ronald Leonard, a principal of Chase Auto Care, Inc., Contract Purchasers and Developers of the subject site, Clyde Hinkle, a representative of Bafitis and Associates, Inc. who prepared the development plan and site plan for this project, and Douglas L. Burgess, Esquire, attorney for the Applicants. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including R. Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM),

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Robert W. Bowling, Chief of the Development Plans Review Division of the Department of Permits and Development Management (PDM), Chris Rorke of PDM, who appeared on behalf of David Flowers, Project Manager, Mitchell Kellman, also of PDM, and Peter Swanson with the Economic Development Commission. Also present at the hearing were Harold N. Myers, Sr. and Shirley Myers, who appeared on behalf of the Sharp Street United Methodist Church, which is located nearby, and Joseph Jackson, an adjacent property owner.

As to the history of this project, a concept plan for this development was prepared and a conference held thereon on January 2, 1996. As required, a community input meeting was held on January 30, 1996 at the Chase Elementary School. Subsequently, a development plan was submitted and a conference held thereon on May 15, 1996. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on June 7, 1996.

An examination of the site plan/development plan shows that the subject site consists of a gross area of 4.21 acres, zoned M.L.R., and is presently unimproved. The property is roughly triangular shaped and is located on the northwest corner of the intersection of Eastern Avenue extended (Maryland Route 150) and Earls Road, with frontage on Eastern Avenue extended. Nearby uses include the Chase Elementary School, the Sharp Street United Methodist Church, and assorted residential and manufacturing uses. The Contract Purchasers/Developers propose development of the site as a service garage use to be known as Ron's Auto and Transmission Service. The operation will service vehicles six days a week, from 7:00 AM to 7:00 PM. Parking for up to 20 vehicles will be provided. The

matter was submitted as a PUD-C, pursuant to Section 440 of the B.C.Z.R. The PUD process is designed to insure a higher quality of development.

As to the Hearing Officer's Hearing, Section 26-206 of the Baltimore County Code requires that the Hearing Officer identify any open issues or unresolved agency comments during the initial phase of the hearing process. In this regard, Messrs. Burgess and Hinkle on behalf of the Developer indicated that there were no outstanding issues and submitted into evidence as Developer's Exhibit 1 the red-lined development plan. Mr. Burgess indicated that the red-lined revisions to that plan had resolved all open agency comments and concerns. This proffer was corroborated by the County agency representatives who were present. Specifically, Mr. Kellman, Mr. Bowling and Mr. Seeley all indicated that their respective agency concerns had been addressed by the red-lined plan. Furthermore, Ms. Rorke, on behalf of Mr. Flowers, the Project Manager, advised that there were no open issues as far as she was aware.

The residents of the community voiced several concerns regarding the project. Mr. & Mrs. Myers expressed concerns as to traffic, both pedestrian and vehicular. It is to be noted that there is no sidewalk proposed for the frontage of the site along Eastern Avenue extended, pursuant to the Developer's Agreement with the Development Plans Review Division of PDM. Apparently, construction of a sidewalk is not necessary in this case, in view of the fact that a substantial portion of the site will be left in woods and undeveloped. Rather, the potential for construction on the other side of Eastern Avenue extended exists and sidewalks on that side of the street would be more appropriate, in view of the foot traffic which runs between the school and the residential communities to the northeast.

ORDER RECEIVED FOR FILING

Date

6/12/96  
[Signature]

(MICROFILMED)

As to vehicular traffic, the site distance for the proposed entrance to the property appears appropriate and the comments submitted by the State Highway Administration (SHA) indicate that potential improvements to Eastern Avenue extended are under consideration. Mr. Jackson raised certain questions about the sewage disposal system located in the northwest corner of the site and other off-site concerns regarding maintenance of the State Highway Administration (SHA) right-of-way. As to the sewage disposal system, Mr. Hinkle indicated that the system had been fully evaluated and approved by DEPRM and will be constructed so as to cause no detriment to the surrounding properties. Moreover, the Developer has no control over off-site properties nor can the Hearing Officer direct the SHA to clear rights-of-way controlled by them.

Based on the testimony and evidence offered, I am persuaded that the development plan complies with all appropriate County policies, rules and regulations and should be approved. In my judgment, the plan represents a permissible use of land and the proposed development is appropriate. Thus, the development plan shall be approved.

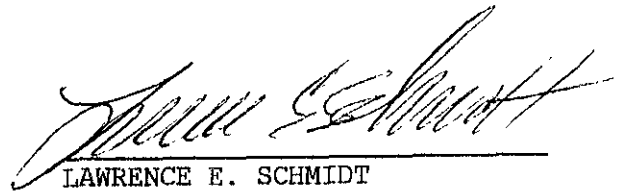
As to the Petition for Variance, the site plan shows that a portion of the site will contain a parking lot made of durable and dustless surface. However, an additional area for the storage of vehicles towards the rear of the property is shown with a surface of compacted stone. In this regard, the Applicants and their witnesses indicated that the compacted stone surface would promote better storm water runoff and is appropriate for the proposed use. I agree. In my judgment, the Applicants have satisfied the burdens set forth in Section 307.1 of the B.C.Z.R. as construed by the case law, and thus, the Petition for Variance should be approved.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County this 12<sup>th</sup> day of June, 1996 that the development plan for Chase Auto Care, Inc., identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.8.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Variance, to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the required durable and dustless surface, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/12/96  
By [Signature]

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 12, 1996

Douglas L. Burgess, Esquire  
Nolan, Plumhoff & Williams  
210 West Pennsylvania Avenue, Suite 700  
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE  
NW/S Eastern Avenue, NE of Earls Road  
(11720 Eastern Avenue)  
15th Election District - 5th Councilmanic District  
Chase Auto Care, Inc. - Contract Purchaser/Developer  
Case Nos. XV-669 and 96-399-A

Dear Mr. Burgess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance 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 "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Clyde Hinkle, Bafitis & Associates, Inc.  
1249 Engleberth Road, Baltimore, Md. 21221

Dave Flowers, Proj. Mgr., PDM; DEPRM; DPW; People's Counsel; Case File

MICROFILMED



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 11720 Eastern Avenue  
96-399-A which is presently zoned MLR

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 Variance from Section(s) 409.8A2 to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent ~~all weather~~ material. See the attached Plan for location of storage area. *2 durable & dustless* *BPH*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The site is of a unique shape and location, and it is wedged between the main Amtrak Line and Eastern Avenue Extended.
2. Increased water runoff and decreased water quality will result if this secluded screen fenced storage area is required to be paved.
3. That the Petitioners will sustain practical difficulty and unreasonable hardship if this paving, unneeded and potentially harmful, is required.

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

I, or we, agree to pay expenses of above Variance 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: RONALD RAY LEONARD  
Chase Auto Care, Inc.

(Type or Print Name)  
Ronald Leonard, D.D.  
Signature

6900 Yale Road  
Address

Baltimore County, MD 21220  
City State Zipcode

Attorney for Petitioner  
Douglas L. Burgess, Esquire  
(Type or Print Name) Nolan, Plumhoff & Williams, Chtd

[Signature]  
Signature  
Suite 700, Court Towers  
210 West Pennsylvania Avenue  
Address Phone No. 823-7800

Towson, MD 21204  
City State Zipcode

Legal Owner(s):  
Heirs of Herman I. Altenburg and  
(Type or Print Name) Augusta Altenburg

[Signature]  
Signature

(Type or Print Name)

Signature

11723 Eastern Avenue  
Address Phone No.

Baltimore County, MD 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted  
Douglas L. Burgess, Esquire  
Nolan, Plumhoff & Williams, Chtd.

Name 210 West Pennsylvania Avenue, Suite 700  
Towson, MD 21204 823-7800  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING w/ HOH  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL w/ HOH OTHER \_\_\_\_\_

REVIEWED BY: [Signature] DATE 4/17/96

\* set w/ HOH/pud-c

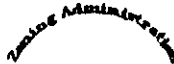
ORDER RECEIVED FOR FILING

Date

By



Printed with Soybean Ink on Recycled Paper



MICROFILMED



Bafitis & Associates, Inc.

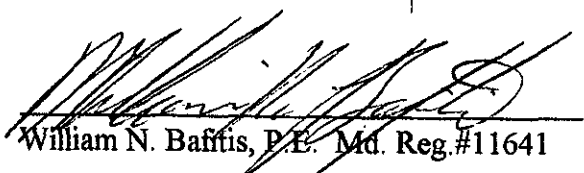
96-399-A

ZONING DESCRIPTION  
#11720 EASTERN AVENUE  
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the North side of Eastern Avenue, 50 feet wide, at the distance of 675 feet, more or less, easterly from the center line of Earls Road, 50 feet wide. Thence leaving Eastern Avenue the following courses and distances;

North 52°-36'-40" West 359.49 feet; North 11°-19'-30" East 59.79 feet; thence by a curve to the right with a radius of 19,174.00', 879.29'; South 38°-47'-12" West 49.56 feet; South 46°-30'-00" West 159.00 feet; South 67°-43'-00" East 40.49 feet; South 18°-04'-00" West 40.68 feet to the North side of Eastern Avenue, thence along said North side of Eastern Avenue by a curve to the left with a radius of 1,552.89 feet, 389.00 feet, and South 46°-14'-59" East 176.00 feet to the point of beginning.

BEING part of that parcel of land firstly described and recorded among the Land Records of Baltimore County, Maryland, in deed 4845 folio 48. Containing 3.94 Acres of land more or less.

  
William N. Bafitis, P.E. Md. Reg. #11641



4/11/96  
Date

*[Faint handwritten notes]*

# 403



96-399-A

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

XVI-649

District 138 Variance Date of Posting 5/1/96

Posted for: \_\_\_\_\_

Petitioner: Chae Heo Lee, Inc.

Location of property: 11720 Eastern Ave. N.W.S

Location of Sign: Facing road way on property being zoned

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

Posted by: [Signature] Date of return: 5/5/96

Number of Signs: 1

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

96-399

District: 15th

Posted for: Monica

Date of Posting: 5/6/96

Petitioner: Class Hub Services

Location of property: 11920 Edison Hwy, N/S.

**MICROFILMED**

Location of Sign: Facing 700 S Hwy on Property being Zoned

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

Posted by: \_\_\_\_\_

Signature

Date of return: 5/10/96

Number of Signs: \_\_\_\_\_



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/2, 1996

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 5/2, 1996.

THE JEFFERSONIAN,  
*A. H. Williams*  
LEGAL AD. - TOWSON

MICROFILMED

11201 Eastern Avenue  
RMS Eastern Avenue, NE of  
Eads Road  
15th Election District  
5th Congressional  
Legal District(s)  
Hans J. Heumann, Attorney  
and Augusta Alenbury  
Contact Publisher/lesser:  
Ronald Roy, Leonard Glass  
and  
of the  
Hearing Friday, June 7, 1996  
at 9:00 a.m. in Rm. 105,  
County Office Building.  
LAWRENCE E. SCHINDY  
Zoning Commissioner for  
Baltimore County  
NOTES: (1) Hearings are  
Handicapped Accessible. For  
Special accommodations  
Please Call 887-3253.  
(2) For information concern-  
ing the E.A. and/or Hearing  
Please Call 887-3253.  
Date

BALTIMORE CO TY  
DEPARTMENT OF PERMITS  
AND  
DEVELOPMENT MANAGEMENT

JOB ORDER NO. 3-1-8120  
PWA NO. none  
DATE 4-22-96

Description of Job Installation of 5/8" water meter and 3/4" water service

receipt to: Chase Auto Care

t/a Rons Auto & Transmission

3026 B Eastern Blvd

PO Box 24878

Baltimore, MD 21220

Subdivision Chase Auto Care XV-669 Locality Chase District 15 C 5

Charge To Metropolitan District Job Assigned To Ronald Leonard

Requested By Karen Henler By David Flowers, Manager

bje

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Department of Permits  
and Development Management

BALTIMORE COUNTY, MARYLAND  
OFFICE OF TOLLS AND REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

№ 097095

DATE 4/17/96 ACCOUNT 01-615

Item: 403  
By: MX

AMOUNT \$ 285.00

RECEIVED FROM: CHASE Auto Care, Inc. - 11720 Eastern Ave

020 - Comm. Vehicle - \$ 250.00  
080 - 1 sign posting - \$ 35.00  
\$ 285.00

FOR: \_\_\_\_\_

MICROFILMED

06/21/97 018MICHRC \$205.00  
BA 011415AM04-17-96

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

96-399



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 accessed 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.: 403 Petitioner: Chase Auto Care, Inc.

Location: 11720 Eastern Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald Ray Leonard

ADDRESS: WABANXAN P.O. Box 24878  
Baltimore MD 21220

PHONE NUMBER: 687-1212

MICROFILMED

TO: PUTUMENT PUBLISHING COMPANY

May 2, 1996 Issue - Jeffersonian

Please forward billing to:

Ronald Ray Leonard  
P. O. Box 24878  
Baltimore, MD 21220  
687-1212

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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: 96-399-A (Item 403)

11720 Eastern Avenue

NW/S Eastern Avenue, NE of Earls Road

15th Election District - 5th Councilmanic

Legal Owner(s): Heirs of Herman I. Altenburg and Augusta Altenburg

Contract Purchaser/Lessee: Ronadl Ray Leonard (Chase Auto Care, Inc.)

Variance to permit storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the durable and dustless material.

HEARING: FRIDAY, JUNE 7, 1996 at 9:00 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.

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Baltimore County  
Department of Permits and  
Development Management

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

April 25, 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:

DEVELOPMENT PLAN HEARING

Project Number: XV-669

Project Name: Chase Auto Care

Location: 11720 Eastern Avenue, NW/S Eastern Avenue, NE of Earls Road

Acres: 4.21

Developer: Chase Auto Care, Inc.

Proposal: Community Auto Care Facility (PUD) 5,400 sq. ft.

and

CASE NUMBER: 96-399-A (Item 403)

11720 Eastern Avenue

NW/S Eastern Avenue, NE of Earls Road

15th Election District - 5th Councilmanic

Legal Owner(s): Heirs of Herman I. Altenburg and Augusta Altenburg

Contract Purchaser/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)

Variance to permit storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the durable and dustless material.

HEARING: FRIDAY, JUNE 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Ronald Leonard/Chase Auto Care, Inc.  
Heirs Herman I. Altenburg and Augusta Altenburg  
Douglas L. Burgess, Esq.

MICROFILMED

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

May 31, 1996

Douglas L. Burgess, Esquire  
Nolan, Plumhoff & Williams, Chtd.  
Suite 700  
Court Towers  
210 West Pennsylvania Avenue

RE: Item No.: 403  
Case No.: 96-399-A  
Petitioner: Heirs of Herman I

Dear Mr. Burgess:

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 April 17, 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.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 04/30/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 29, 1996.

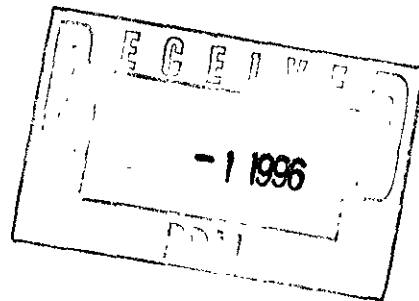
Item No.: SEE BELOW

Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.



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

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 6, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 6, 1996  
Item No. 403

The Development Plans Review Division has reviewed the subject zoning item. This development is subject to the previously approved Final Landscape Plan.

RWB:HJO:jrb

cc: File

ZONE9B

MICROFILMED

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

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

April 26, 1996

FROM: Robert A. Wirth *RAW/Am*  
DEPRM

SUBJECT: Zoning Item #403 - Chase Auto Care, Inc.  
11723 Eastern Avenue  
Zoning Advisory Committee Meeting of April 29, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

RAW:TI:sp

CHASEAUT/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

May 22, 1996

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

Re: Baltimore County  
MD 150 (North Side)  
Chase Auto Care, Inc.  
11720 Eastern Avenue  
Variance Request  
Item #403 (MJK)  
Mile Post 8.71

Dear Ms. Watson:

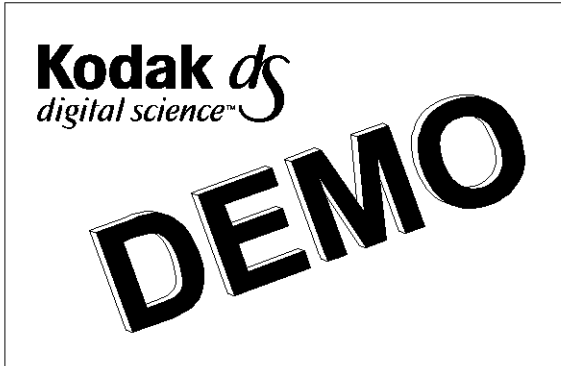
This letter is in response to your request for a review of the plan for the referenced roadway.

The proposed dedication (roadway) along the property and design of the proposed roadway are generally acceptable to the SHA.

We have no objection to your request for a variance.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Eight (8) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection)
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.



review of  
location  
150, are  
(SHA).  
variance

410-545-5600 (Fax# 333-1041)

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

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

MICROFILMED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson  
Page two  
May 22, 1996

- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small of this office at (410) 545-5581.

Very truly yours,

*David N Ramsey*

↑ Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/maw

RECEIVED

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN REVIEW COMMENTS  
FOR MAY 15, 1996

DATE: May 14, 1996

FROM: *Rub* Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
Department of Permits & Development Management

---

PROJECT NAME: Chase Auto Care  
PROJECT NO: XV-669  
LOCATION: Eastern Avenue Extended  
DISTRICT: 15C5

---

The Development Plans Review Division has reviewed the subject plan dated April 11, 1996 and has the following comments to make:

GENERAL COMMENTS:

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Eastern Avenue (Md. Rte. 150) is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for full costs of

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installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site including state roads where applicable. The walks shall be five feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-ways - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

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Failure by the Developer to accomplish the stabilization as  
aforementioned will result in the termination of all processing phases of  
this development.

Sediment control provisions will be required for the building permit  
application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

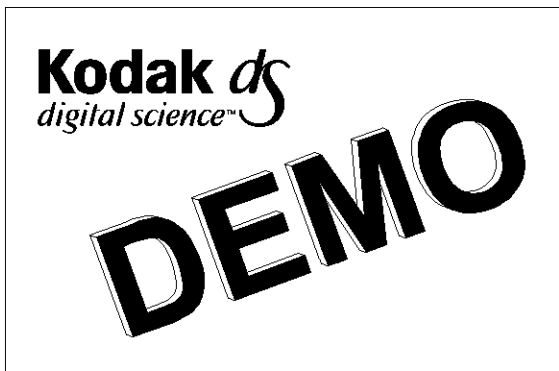
A preliminary print of this property has been referred to the  
Baltimore City Water Division for review and comment in regard to adequacy  
of water pressure in this development. Baltimore City comments are  
attached.

Permission to obtain a metered connection from the existing main may  
be obtained from the Department of Permits and Licenses.

Water and sanitary sewer service connections shall be installed by a  
utility contractor prior to the road improvements and shall be included in  
the Public Works Agreement.

The total Water and/or Sanitary Sewer System Connection Charge is  
determined, and payable, upon application for the Plumbing Permit. This  
Charge is in addition to the normal front foot assessment and permit  
charges.

This property is subject to Water and/or Sewer System Connection  
Charges based on the size of water meters utilized in accordance with



contact the Zoning Administration and Development  
21 for information on obtaining water service  
3" or less, or the Development Plans Review  
er service requiring meters 4" and larger.

tic system is subject to approval by the  
Protection and Resource Management. When sewer  
r must agree to connect into and participate in  
ewer.

RWB:RUF:JRD

Attachment

cc: file

CHASEAUT.DPC

MICROFILMED

CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor



DEPARTMENT OF PUBLIC WORKS

BUREAU OF WATER AND WASTEWATER  
WATER & WASTEWATER ENGINEERING DIVISION  
900 Abel Wolman Municipal Building  
200 N. Holliday Street, Baltimore, Maryland 21202

January 5, 1996

Mr. Robert Bowling, P.E., Chief  
Development Plans Review Division  
Baltimore County Department of Permits & Development Management  
County Office Building  
Towson, Maryland 21204

Dear Mr. Bowling:

In reply to your letter of December 20, 1995 concerning Chase Auto Care, service may be obtained from the First Zone.

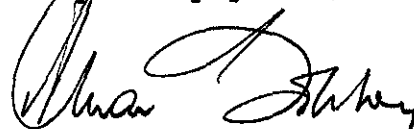
The proposed development may be served from the existing 20-inch mains in Eastern Avenue.

To receive water service, all lots must have fee simple frontage on the public roads. Additionally, pressure will exceed 80 psi below elevation 28-feet and we suggest that pressure reducing valves be installed to provide service to all lots below that elevation.

It is recommended that the developer arrange to have a fire flow test made to determine if the water available is adequate for fire protection and domestic service. Arrangements for a fire flow test can be made by contacting the Manager of Pumping, Bureau of Water and Wastewater, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours,

  
AMAR SOKHEY, P.E., CHIEF

AS\DJH\NN\WSR\tr  
cc: Mr. J. Silhan  
Mr. S. Milio  
Mr. B. Keller  
Mr. W. Ruskin  
C: WP51\RUSKIN\BO2D.WP6

BALTIMORE "THE CITY THAT READS!"

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 04/30/96

TO: SUE WIMBLEY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD  
BALTIMORE COUNTY FIRE MARSHAL OFFICE  
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: CHASE AUTO CARE-11720 EASTERN AVE.-PUD

PROJECT NUMBER: 15-669

LOCATION: NW/S EASTERN AVE. NE OF EARLS RD.

DISTRICT: 5HT

COMMENTS:

1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.



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Baltimore County  
Department of Environmental Protection  
and Resource Management

Environmental Impact Review

Development Plan Comments

Project Name: Chase Auto Care, Inc.  
Project Location: NW/S Eastern Avenue, NE of Earls Road  
Date of Meeting: May 15, 1996  
Reviewer(s): Tami Imbierowicz, Rob Powell, Bruce Seeley *ins*

Environmental Impact Review

Correct labeling of the Forest Buffer Easement as shown on the marked-up plan.

Ground Water Management

Submit a revised plan showing changes to the septic reserve area and design of the sand mound system.

TI:RP:BS

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BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

May 14, 1996

TO: DAVID FLOWERS, Project Manager

FROM: Darryl D. Putty  
House Numbering and Street Naming Section

SUBJECT: CHASE AUTO CARE - PUD Development Plan Conference  
MAY 15, 1996  
PDM File No. 15-669

1. ADDRESS OF 11720 EASTERN AVENUE IS ACCEPTABLE

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BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENT  
FROM: PDM - ZONING REVIEW

DPC DATE: 5/15/96  
11:00 a.m., Room 123

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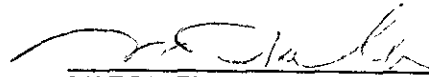
PROJECT NAME: **Chase Auto Care (PUD)**  
LOCATION: 11720 Eastern Avenue  
PROPOSAL: PUD-C with a Service Garage Use

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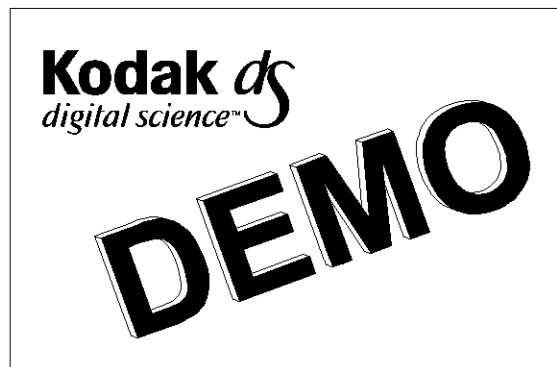
PLAN DATE: 4/11/96  
DISTRICT: 15c5

The plan has been reviewed for development plan approval. Only if necessary will this office up-date or supplement this comment during the review of the building permit plan.

In order for the PUD/HOH plan to be approved, the variances requested must be granted. Please note that no structures will be located within 100 feet of a residential zone and no parking is permitted within 25 feet of a residential zone.

  
MITCHELL J. KELLMAN  
Planner II  
Zoning Review

MJK:scj



15.15.1996 11:00 AM

MATR FOR CERTIFIED MAIL

Baltimore County Mobile &  
Manuf. HOA Association (Bengies Mobile)  
Attn: Ms. Sandra Dawson, Chairperson  
Post Office Box 5074  
Baltimore, Maryland 21220

Bird River Beach Community Assn.  
Attn: Mr. Elmer Yingling, President  
6533 Blackhead Road  
Baltimore, Maryland 21220

Bird River Civic Association  
Attn: Mr. Adam Paul, Sr., Secretary  
Post Office Box 274  
White Marsh, Maryland 21162

Earls Beach Improvement Association  
Attn: Mr. Bernard Robier, Sr., President  
6864 Leslie Road  
Baltimore, Maryland 21224

Eastern Baltimore Area  
Chamber of Commerce  
Attn: Ms. Patricia Winter, Ex. Dir.  
2200 Broening Highway, Suite 102  
Baltimore, Maryland 21224

Essex Middle River  
Chamber of Commerce  
Attn: Mr. Ed Ziegenfuss, Ex. Dir.  
439 Eastern Boulevard  
Essex, Maryland 21221

Essex Middle River  
Civic Council  
Attn: Mr. William Jones, President  
3 Riverton Road  
Baltimore, Maryland 21220

Harewood Park Community League  
Attn: Mr. John Kerner, Chairman  
Post Office Box 181  
Chase, Maryland 21027

National Railroad Passenger Corp.  
c/o Tax & Insurance Department  
400 North Capitol Street, N.W.  
Washington, DC 20001

Mr. Joseph Jackson  
Mrs. Joan M. Jackson  
11718 Eastern Avenue  
Baltimore, Maryland 21220

Mr. Howard S. Henninger  
c/o James C. Brennan, Esquire  
825 Eastern Boulevard  
Baltimore, Maryland 21221

Sharp Street United Methodist Church  
11814 Eastern Avenue  
Baltimore, Maryland 21220

Ms. Mary Francies Perkins  
Post Office Box 264  
Chase, Maryland 21027

Mr. John W. Barnes  
12303 Philadelphia Road  
Bradshaw, Maryland 21021

MICROFILMED

To: Arnold Jablon, Director  
Permits and Development Management  
attn: David Flowers

From: Eric Rockel *ER*

Subject: Review of Concept Plan for  
Chase Auto Care  
PDM # 15-669

A review of the concept plan prompts the following comments:

1. The owner/developer will be required to submit a title certificate to document the ownership and encumbrances for the site to be developed and for any off site right of ways, if necessary.

The attached example demonstrates a suggested format to be used. Please contact Dennis Maloney, Esquire, 887-3293, if you have any questions.

2. Access easements approved by DEPRM should be shown for any stormwater management facilities and/or forest buffer or forest conservation easements.

3. Site specific comments:

A. Will a highway widening be required for this site? If so, please delineate.

B. Show the proposed water meter and vault. If outside the existing right of way, please show a drainage and utility easement. The proposed sign should not encroach into the easement.

C. Is DEPRM satisfied with access to the forest buffer area from Eastern Avenue? If not, show access easement.

4. *If an off site ROW is required for SWM outfall, title certificate will be required and acquisition will be required to record Record Plat.*

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BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS  
FROM: PDM - ZONING REVIEW

CPC DATE: 1/2/96  
10:00 a.m., Room 123

PROJECT NAME: Chase Auto Care

PLAN DATE: 11/30/95

LOCATION: N/S Eastern Avenue Extended,  
300' NE of centerline Earls Road

REV.:

DISTRICT: 15c5

PROPOSAL: PUD-C with a  
Service Garage Use

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT  
PLAN APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR) for concept plan approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. Only if necessary, will this office up-date or supplement this comment during the review of the development plan.

The proposed use is permitted, if the site is approved as a PUD-C. The height, area, setback, parking, and sign requirements are subject to the M.L.R. zone. Please note that the site complies with Section 250.4 of the Baltimore County Zoning Regulations; therefore, no structures (buildings) will be located within 100 feet of a residential zone and per Section 250.6, no parking is permitted within 25 feet of a residential zone.

All parking must be paved (250.6) and all storage must be effectively screened from any adjacent residential zones. Parking and storage must comply with the screening requirements in the landscape manual.



MITCHELL J. KELLMAN  
Planner II

MJK:scj

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BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

December 26, 1995

TO: Dave Flowers, Project Manager

FROM: Thomas P. Ogle, Sr. *TPO*  
House Numbering and Street Naming Section

SUBJECT: Chase Auto Care Concept Plan Conference  
January 2, 1996  
PDM File No. 15-669

1. Address appears to be correct. No other comments.

MICROFILMED



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

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

December 29, 1995

Mr. Donald T. Rascoe  
Development Manager  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204  
Attn: Mr. David Flowers

RE: Baltimore County  
MD 150 (north side)  
Chase Auto Care, Inc.  
T.A. Ron's Auto and  
Transmission  
11720 Eastern Avenue  
Concept Plan  
PDM 15-669  
Mile Post 8.71

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

The location and design of the proposed entrance improvements along the property frontage on MD 150 is generally acceptable to the State Highway Administration (SHA). However, the proposed entrance needs to be a minimum of 25' wide.

In addition, a review of the SHA's current and long range planning documents reveals that the subject property is located within a roadway transition area from a four (4) lane future roadway section to a two (2) lane roadway sections, as part of the SHA's upcoming MD 43 extended roadway projected. An 80' future right-of-way will be required within the transition area.

We request the County require the developer (dedicate 40' from center of existing roadway) along the property frontage on MD 150 as a condition of plan approval.

My telephone number is 410-545-5600 (Fax# 333-1041)

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

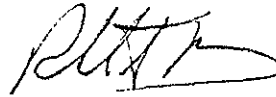
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

Mr. Donald Rascoe  
Page Two  
December 29, 1995

Should you have any questions, please contact Bob Small at 410-545-5581.  
Thank you for the opportunity to review this plan.

Very truly yours,



Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Ron Lewis w/att.  
Mr. Darrell Wiles w/att.

MICROFILMED

## **DEVELOPMENT PLAN CONFERENCE**

**CHASE AUOT CARE  
11720 EASTERN AVENUE**

**MAY 15, 1996 @ 11:00 AM**

### GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

#### 1. Grading Requirements & Sediment Control Guidelines

- A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- B. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
- C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at (410) 887-3226 for additional information

#### 2. General Engineering Requirements

- A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will be approved prior SCD signature on erosion and sediment control plans.
- B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain

**CHASE AUOT CARE  
11720 EASTERN AVENUE**

inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
- D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' project engineer.
- E. Grading plan must be in compliance with Development Plan.
- F. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
- G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
- H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.

3. Outlines for Development Plan Approval:

- A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

*[Handwritten signature]*

**CHASE AUOT CARE  
11720 EASTERN AVENUE**

- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet of septic reserve areas.
  - C. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable.
4. Site Specific Comments:
- A. There are no site specific comments, refer to the preceding pages for general requirements.

Ed Schmaus  
May 1, 1996

chase.grd

Baltimore County  
Department of Environmental Protection  
and Resource Management

Environmental Impact Review

Concept Plan Comments

Project Name: Chase Auto Care, Inc.  
Project Location: 11720 Eastern Avenue  
Date of Meeting: January 2, 1996  
Watershed: Gunpowder River  
Reviewer(s): Tami Imbierowicz, Rob Powell, Bruce Seeley *(AMS)*

The site constraints map has been field verified by EIR staff.

This project must conform to the requirements of Article IX, Section 14-331 through Section 14-350 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:

The wetland delineation boundaries must be revised per our December 6, 1995 letter to Peek/Smith, Inc. and the Forest Buffer area revised accordingly.

A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.

Add the standard Forest Buffer area Easement/Reservation notes to the plan.

A Forest Buffer Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".

A revised building setback of 25 feet must be applied from the Forest Buffer area.

Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easements.

In accordance with Article IX, Se Baltimore County Code, a variance proposal. An application and ins

In accordance with Article IX, Se Baltimore County Code, an alterna provided for any stormwater manag utilities and/or grading proposed

**Kodak** *ds*  
digital science™

**DEMO**



Concept Plan Comments

Project Name: Chase Auto Care, Inc.

Date of Meeting: January 2, 1996

\_\_\_\_\_ This site is subject to Baltimore County Forest Conservation Regulations. The following must be submitted to and be approved by EIR prior to Development Plan submittal.

\_\_\_\_\_ A Forest Stand Delineation report.

\_\_\_\_\_ A Forest Conservation Worksheet.

\_\_\_\_\_ A Preliminary Forest Conservation Plan.

\_\_\_\_\_ A Forest Retention/Afforestation Investigation Report.

\_\_\_\_\_ A Special Variance.

\_\_\_\_\_ This site is subject to the Chesapeake Bay Critical Area regulations. A Findings Plan must be submitted and approved prior to Development Plan submittal.

X The Forest Buffer area must be recorded as an Easement or a Reservation.

X An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.

*Don't*

X Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.

X Additional Comments:

In accordance with Baltimore County Code, Section 14-402 (b) (10), a single lot exemption of the Forest Conservation Regulations is applicable to this site. However, given that more than 1,000 square feet of forest is proposed to be cleared, a declaration of intent must be filed with this Department, a copy of which was forwarded to Peek/Smith, Inc. on December 15, 1995.

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Concept Plan Comments

Project Name: Chase Auto Care, Inc.

Date of Meeting: January 2, 1996

Ground Water Management

1. A justification for variance to the Baltimore County Master Water and Sewer Plan must be submitted to and be approved by the Department of Public Works. *Done*
2. Satisfactory soil evaluation tests must be conducted in the wet weather testing season (February 1 to April 30).

The above must be completed prior to submitting the Development Plan.

Revised 5/5/94  
CHASE.AUT/DEPRM/TXTSBP

RECEIVED

## CONCEPT PLAN CONFERENCE

CHASE AUTO CARE  
NW/S EASTERN AVENUE, NE OF EARLS ROAD

JANUARY 2, 1996 @ 10:00 AM

### GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

#### 1. Grading Requirements & Sediment Control Guidelines

- A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- B. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
- C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at (410) 887-3226 for additional information.

#### 2. General Engineering Requirements

- A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will be approved prior SCD signature on erosion and sediment control plans.
- B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain

## CHASE AUTO CARE

inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
  - D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' project engineer.
  - E. Grading plan must be in compliance with Development Plan.
  - F. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
  - G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
  - H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.
3. Outlines for Development Plan Approval:
- A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

CHASE AUTO CARE

- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet of septic reserve areas.
  - C. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable.
4. Site Specific Comments:
- A. There are no site specific comments, refer to the preceding pages for general requirements.

Robert F. Chalk  
January 2, 1996

chase.grd

B A L T I M O R E  
M A R Y L

Kodak *ds*  
digital science™

**DEMO**

Subject: Development Plan Comments

Date: May 15, 1996

From: Department of Recreation and Parks

---

Project Name: Chase Auto Care-11720 Eastern Ave.-PUD

Project Number: 15-669

Location: NW/S Eastern Ave., NE of Earls Road

Districts: Elec. 15 Counc. 5

---

Comments:

Local Open Space is not required in non-residential development.

Michael Grossman  
Local Open Space Coordinator  
887-3822

10/17/96

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

December 26, 1995

TO: Dave Flowers, Project Manager

FROM: Thomas P. Ogle, Sr. *TP*  
House Numbering and Street Naming Section

SUBJECT: Chase Auto Care Concept Plan Conference  
January 2, 1996  
PDM File No. 15-669

1. Address appears to be correct. No other comments.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN REVIEW COMMENTS                      DATE: December 28, 1995  
FOR JANUARY 2, 1996

FROM: *Sub* Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
Department of Permits & Development Management

---

PROJECT NAME: Chase Auto Care, Inc.

PROJECT NO:

LOCATION: Eastern Avenue

DISTRICT: 15C5

---

The Development Plans Review Division has reviewed the subject plan dated November 30, 1995 and has the following comments to make:

Access to Eastern Avenue extended is subject to State Highway Administration approval.

The storm water generated from the site shall be conveyed to a suitable outfall.

The private on-site septic system is subject to approval by Department of Environmental Protection and Resource Management. When sewer becomes available, the owner must agree to connect into and participate in the cost of extending the sewer.

LANDSCAPE COMMENTS

The planting units calculations on the plan are not accurate in regards to the screening requirements. Class "A" buffer plantings may be required in conjunction with fencing. An assured buffer is required where the fenced in storage yard is adjacent to or visible from a residential use or public road. The existing and proposed chain link fence may be required to be slatted with a P.D.S. slat or equal. Additional buffer planting will be required in conjunction with the fencing and slatting. The proposed "wooden screen fence" must be specified on the Development Plan and Schematic Landscape Plan.

The proposed streetscape plantings must approach closer to Eastern Boulevard. Contact this office for details.

The above issues will be resolved at the Development Plan/Schematic Landscape Plan Stage.

RWB/JRL/RJF/bb  
cc: File  
CHASEAUT.CPC

MICROFILMED



**To:** Planned Unit Development Applicant  
**From:** Pat Keller, Director  
**Subject:** Planned Unit Development Process and Submittal Requirements

Section 26-202 of the Baltimore County Development Code specifies the submittal requirements and review procedures for Planned Unit Developments (PUDs). In preparing the Concept Plan, the applicant should consult the PUD and Commercial Corridor guidelines within the Comprehensive Manual of Development Policies (CMDP). In addition to the submittal requirements listed on the attached chart, the applicant should be aware of the following review procedures for both residential (PUD-R1 and PUD-R2) and commercial (PUD-C) Plan Unit Developments.

#### **Preconcept Plan Conference**

All developers of a PUD must contact the Department of Management at 887-3321 to schedule a PUD preconcept conference. The purpose of the conference is to discuss the proposed PUD requirements which will apply to the proposal. The applicant should have representatives from the Office of Planning and the Departments of Permits and Development Management, Resource Management, Public Works, Recreation and Parks, and any other department or agency deemed appropriate to review the proposal.

**Kodak** *ds*  
digital science™

**DEMO**

#### **Concept Plan Submittal Requirements**

- Site Constraints Map
- Concept Plan (PUD Proposal)

Both the Concept Plan and Contrast Plan must be prepared according to the guidelines outlined in the Revised Concept Plan requirements memo dated September 27, 1994. The Concept Plan must contain a chart showing a comparison of what is proposed versus what is otherwise permitted in the underlying zoning classification(s). The developer may submit one or more proposals or alternative plans.

- Contrast Plan (for residential PUDs only)

The Contrast Plan should show the development that may occur on the site as a matter of right under the existing zoning. This plan should be realistic and meet all county requirements. The Contrast Plan will be reviewed by all county agencies as a valid project proposal. Thus, if the PUD plan is denied, the Developer would not have to completely start over and may at his/her option proceed to Hearing Officer's Hearing with a Development Plan based on the Contrast Plan Proposal.

#### **Architectural Drawings**

The PUD proposal should include building elevations, perspectives, cross sections, massing studies, statement of materials, and Signage and screening concepts.

MICROFILMED

### **Written Documentation**

The written documentation should 1) describe the advantages of the PUD-R versus the Contrast Plan especially in terms of design quality; 2) identify any adverse impacts and state how they will be mitigated; 3) describe how the eight compatibility objectives in the Development Regulations have been addressed as per the CMDP guidelines; and, 4) identify the public benefit for PUD-R2 (over 100 acres with density bonuses) and PUD-C proposals.

### **Concept Plan Conference**

At this conference, county agencies will provide written comments to the developer and his/her representatives on the PUD proposal as well as on the Contrast Plan. All agency comments that will affect the approval of the Concept Plan at the Planning Board must be identified at this meeting.

### **Community Input Meeting**

The purpose of the Community Input Meeting is to provide information. The developer will present both plans (PUD and Contrast) to the community for their information and input. All community issues should be identified at this meeting. The community should identify spokesperson(s) to present their concerns before the Planning Board. If there are opposing views within a community, representatives to address the different position should be chosen.

### **Planning Board Meetings**

The PUD proposal will be referred to the Planning Board following the conclusion of the Community Input Meeting(s). The PUDs will be presented to the Planning Board on the first and third Thursdays of the month. On the first Thursday, the representative from the Office of Planning and Community Conservation will present the PUD proposal to the Ad Hoc Committee on Development Plans and Issues and explain the Director's recommendation. On behalf of the reviewing agencies, the Director of Planning and Community Conservation will make recommendations to the Board. The Director may recommend changes to the PUD as they relate to:

- site layout
- types and intensity of use
- Signage
- landscaping
- or other design elements to meet the intent, purpose, condition and standards of the PUD regulations.

Following this, the Developer and Community representatives will each be given the opportunity to make a 10 minute presentation to the Ad Hoc Committee on the PUD. On the third Thursday, the Ad Hoc Committee will meet and discuss the PUD proposal and vote on its recommendations. The full Planning Board will convene after the Committee meeting with a public comment period followed by final action by the Board. The

Planning Board may approve or deny the Director's report and Concept Plan. The Board may also amend or modify the PUD proposal (Concept Plan). PUD Plans denied by the Board will not be forwarded for Development Plan review, although the Developer may proceed with the Contrast Plan Concept.

#### **Hearing Officer's Hearing**

Following approval of the Concept Plan by the Planning Board, the Developer has one year to submit a detailed Development/Authorization Plan, based upon the Concept Plan approved by the Planning Board. County agencies will provide written comments about the Development Plan at the Development Plan Conference. Following this, the Plan will be presented at the Hearing Officer's Hearing wherein the Hearing Officer will approve, deny, or approve with conditions the Plan after taking testimony from the developer, the county, and citizens.

ERVPU D

7/10/00 11:00 AM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: May 15, 1996

PROJECT NAME: Chase Auto Care (PUD-C)

PROJECT NUMBER: XIV-669

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: Heirs of Herman I. Altenburg & Augusta Altenburg

11723 Eastern Avenue

Baltimore MD 21220

Location: NW/S Eastern Avenue, NE of Earls Road

Councilmanic District: 15th

Growth Management Area: Employment Center

Zoning: MLR

Acres: 4.21 ± acres

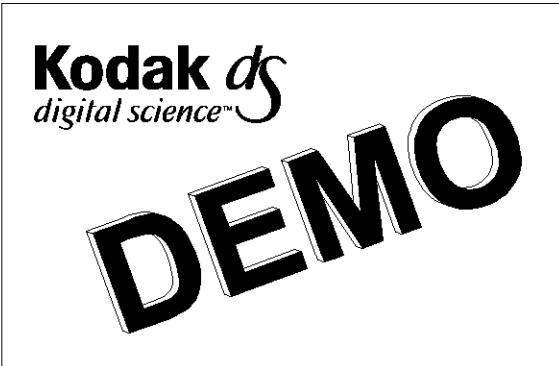
**Project Proposal:**

The applicant proposes to construct a 5,400 sq. ft. 6 (six) bay automotive service garage on 4.21 ± acres zoned MLR. The operation will service vehicles 6 days a week from 7 am to 7 pm. Parking will be provided for 20 vehicles, 18 spaces are required. Vehicles will be stored within the fenced "vehicle storage area". The eastern portion of the site is heavily wooded and contains wetlands while the western portion is in agricultural use. An application has been made for a waiver of stormwater management requirements. A variance will be requested to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent all-weather material per section 405A.2 BCZR.

Other Anticipated Actions and Additional Review Items:

- Special Exception       Referral to Planning Board       PUD
- Variance                       Compatibility                       Other
- Waiver                               Scenic Route
- RTA Modification               Design Review Panel

PAR  
ALL  
Bal  
Man  
Ms  
PO  
Bal



IDS TO BE NOTIFIED BY APPLICANT:

Eastern Baltimore Area  
 Chamber of Commerce  
 Ms Patricia Winter, Ex Dir  
 2200 Broening Hghwy STE 102  
 Baltimore MD 21224

Essex Middle Rvr Chambr/Commerce  
 Mr. Ed Ziegenfuss, Ex Director  
 439 Eastern Blvd  
 Essex MD 21221

Essex Middle Rvr Civic Council  
 Mr. William Jones, President  
 3 Riverton Road  
 Baltimore MD 21220

Harewood Park Community League  
 Mr. John Kerner, Chairman  
 PO Box 181  
 Chase MD 21027

Bird River Beach Community Assn  
 Mr. Elmer Yingling, President  
 6533 Blackhead Road  
 Baltimore MD 21220

Bird River Civic Assn  
 Mr. Adam Paul, Sr, Secretary  
 PO Box 274  
 White Marsh MD 21162

Earls Beach Imprvmt Assn  
 Mr. Bernard Robier, Sr., President  
 6864 Leslie Road  
 Baltimore MD 21224

MEETINGS:

- |                             |                   |                           |                   |
|-----------------------------|-------------------|---------------------------|-------------------|
| Concept Plan Conference     | <u>01 /02 /96</u> | Community Input Meeting   | <u>01 /30 /96</u> |
| Development Plan Conference | <u>05 /15 /96</u> | Hearing Officer's Hearing | <u>06/07 / 96</u> |
| Planning Board              | <u>02 /15 /96</u> |                           |                   |

RECOMMENDATION(S)

PLANNING BOARD

At its meeting on February 15, 1996, the Planning Board voted to **APPROVED** the PUD-C Concept Plan for "Chase Auto Care" subject to the conditions in the January 23, 1996 report of the Director of Planning.

**MICROFILMED**

PROJECT NAME: Chase Auto Care

PROJECT NUMBER: XIV-669 -

**AUTHORIZATION/DEVELOPMENT PLAN**

After reviewing the Authorization/Development Plan for the PUD-C "Chase Auto Care" for conformance with the Concept Plan comments and Planning Board's recommendations, the Office of Planning recommends the Plan be approved.

**VARIANCE**

The Office of Planning supports the requested variance.

**Division Chief:** Erwin McDaniel

CMcE:rdn

## DEVELOPMENT PLAN REVIEW

PROJECT NAME: Chase Auto Care

PROJECT NUMBER: XIV-669

The Concept Plan comments from the Planning Office report dated January 2, 1996 have been addressed as follows:

### COMMENTS

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

### COMMERCIAL PLANNED UNIT DEVELOPMENT - LEGISLATIVE INTENT

The proposed development, Chase Auto Care, is using the optional Planned Unit Development - Commercial (PUD-C) development process. The intent of this process is to "...facilitate better use of land which already has non-residential zoning classification." (Section 440.2(A) of the BCZR) In exchange for flexibility in the variety of uses allowed, "[T]hese regulations specifically require the highest quality of design for a site, with standards higher than those which would be applied by the conventional regulations..." (Sec. 440.2(C) BCZR). The PUD-C process is available only within mapped urban areas which were approved by the Planning Board and County Council.

#### ° Advisory.

A benefit to the public "beyond what would be obtained under conventional regulations" must be provided. This may include economic enhancements, better use of transit, redevelopment of revitalization areas, provision of community facilities, preservation of historic sites, affordable housing, etc. The use of the PUD-C process should also be consistent with and not undermine the the purposes of the Master Plan; Comprehensive Zoning Map Process; duly adopted Community, Area or Revitalization Plans; all duly adopted County Policies and manuals; the five year capital budget and program. Additionally, Commercial PUD projects must be compatible with surrounding and proposed land uses and are subject to the compatibility provisions of the development regulations (Sec.440.2(F) BCZR).

#### ° Advisory.

### PUD-C PROCESS

The initial review of a PUD-C proposal is a two phase process. The first phase is to determine whether the proposed land use is appropriate. If it is, the second phase is to determine whether it is designed to meet the standards in the PUD-C regulations.

The approval process is also a two-phase process, similar to the residential PUDs. The Office of Planning and Zoning must report to the Planning Board, outlining the County's position on how the Concept Plan meets the PUD regulations. The Planning Board may approve or deny the Director's report and Concept Plan. In approving a Concept Plan, the Planning Board may also amend or modify the Plan. If a Concept Plan is approved by the Planning Board, the Applicant may proceed through the process by preparing a detailed Authorization Plan for review by County agencies and final action by the Hearing Officer. Concept Plans denied by the Planning Board will not be forwarded for further review by the County.

#### ° Advisory.



PUD SUBMISSION

The PUD submission should include:

- Architectural drawings and written documentation which describes the effects of the proposed development on the environment, traffic flow and the provision of public services and how any adverse impact will be mitigated.
- Documentation of how the proposed use will achieve the intent of the PUD-C regulations and enhance the Master Plan designated Employment Center by demonstrating economic benefits such as increased tax revenue and creation of new jobs.
- Documentation of how the site and building design achieve a higher level of public amenity than required under standard regulations.

° Advisory.

The Applicant has submitted a PUD-C Report (received December 20, 1995 by the Office Of Planning) which satisfies the requirement for written documentation. The Concept Plan includes architectural building elevations. The Applicant should submit a photomontage showing the relationship of the proposed improvements to the adjacent properties and the street edge. Include the historic Sharp Street United Methodist Church.

° Advisory.

LAND USE

The site is located within the Master Plan Growth Management Area "Employment Center." In a meeting December 22, 1995, the Directors (or their representatives) of the Office of Planning and Zoning, and the Economic Development Commission concluded that the proposed land use is appropriate and does not undermine the purposes of the Master Plan.

° Advisory.

HISTORIC PRESERVATION

MHT Site BA 512, "Sharp Street United Methodist Church" is located approximately 800' east of the property line at 11814 Eastern Avenue. The Concept Plan will be presented to the Landmarks Preservation Commission for their information at their meeting scheduled for January 11, 1996.

° Advisory.

DESIGN

In exchange for providing flexibility in permitted uses, the PUD-C legislation requires that the project be of a higher design quality than would be normally accepted. The design objectives listed in Section 440.3 A. of the BCZR and the Commercial Guidelines of the Comprehensive Manual of Development Policies should be met. The Concept Plan should demonstrate a high quality of design and provide the extra amenities associated with a PUD.

The landscape quantities and qualities must exceed the minimum standards of the Landscape Manual in order to achieve the objectives of a PUD. The following items should be addressed:

MICROFILMED

1. A more extensive landscape design is required. The plan should provide the following:
  - a. The landscaping along Eastern Avenue is minimal. Additional plantings that make an effective design statement and contribute to the Eastern Avenue Streetscape are imperative. The equivalent of a double row of trees should be provided on Eastern Avenue.
  - b. A mixture of evergreen and shade trees should be provided along the side yards, wrapping the sides of the parking lot up to the security fence.
  - c. Extensive shrub and groundcover plantings should be used to make a bold design statement.
  - d. The Landscape Plan should show landscaping of any proposed SWM area.
    - ° All of the above are shown on the Landscape Plan.
2. The sign must be a ground mounted sign with the wall matching the brick on the building. A complete graphic design of the sign and wall and integrated landscape plan must be submitted for review.



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

May 14, 1996

Mr. Donald T. Rascoe  
Development Manager  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204  
Attn: Mr. Dave Flowers

RE: Baltimore County  
MD 150 (north side)  
Chase Auto Care, Inc.  
11720 Eastern Avenue  
Development Plan  
PDM #15-669  
Mile Post 8.71

Dear Mr. Rascoe:

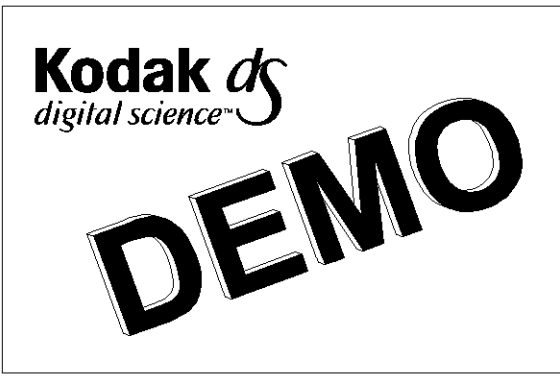
This letter is in response to your request for our review of the referenced plan.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 150 and the location and design of the proposed entrance improvements onto MD 150, are generally acceptable to the State Highway Administration (SHA).

We have no objection to approval of the plan as submitted.

Entrance construction shall be subject to the terms and conditions of an access permit issued by

- a. Eig
- b. Col
- c. Per  
nu  
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inci  
(Pl



required:  
  
e SHA requirements.  
  
ed check (include Federal ID  
**certified checks only**) in the  
struction cost (to include the  
in an even thousand dollar  
o the State of Maryland  
**certified check to be**

- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

My telephone number is 410-545-5600 (Fax# 333-1041)

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Mr. Donald Rasoce  
Page Two  
May 14, 1996

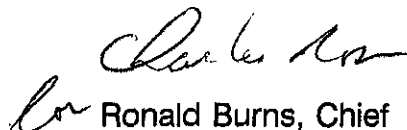
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

In addition, the developer needs to contact Mr. Joseph McMahon, Utilities Engineer at 410-321-3459 in order to obtain the permit necessary to install the proposed water service within MD 150.

Should you have any questions, or require additional information, please contact Bob Small at 410-545-5581.

Very truly yours,

  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Randy Brown w/att.  
Mr. Joe McMahon w/att.

MICROFILMED

# PETITION PROBLEMS

## #400 --- MJK

1. No undersized lot information.

## #401 --- MJK

1. No undersized lot information.

## #402 --- MJK

1. No undersized lot information.

## #403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

## #406 --- MJK

1. Notary section is incomplete/incorrect.

## #407 --- JJS

1. Notary section is incomplete/incorrect.

## #409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.



Baltimore County  
 Department of Permits and  
 Development Management

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

April 26, 1996

Chase Auto Care, Inc.  
 2000 Zed's Road  
 Baltimore, Maryland 21220

Re: Chase Auto Care  
 PDM Number XV-669

Our Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

Development Plan Conference:

Day and Date: Wednesday, May 15, 1996  
 Time: 11:00 a.m.  
 Place: PDM/Development Management Conference Room  
 County Office Building - Room 123  
 111 West Chesapeake Ave., Towson, MD 21204

Hearing Officer's Hearing

Day and Date: Friday, June 7, 1996  
 Time: 9:00 a.m.  
 Place: Room 106, County Office Bldg.  
 111 W. Chesapeake Ave., Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing.

Respectfully,

*David Flowers*

David Flowers  
 Project Manager

DP/...  
 Enc.  
 cc: Adams and Assoc., Inc., 1249 Engleberth Rd., Balto., MD 21221  
 CHAS/PAU/ZADM/TXTGGB

MICROFILMED

RE: DEVELOPMENT PLAN HEARING \* BEFORE THE  
 PETITION FOR VARIANCE \*  
 Project Name: CHASE AUTO CARE - 5400 \* ZONING COMMISSIONER  
 sq. ft. Community Auto Care Facility (PUD) \* OF BALTIMORE COUNTY  
 on 4.21 acres; 11720 Eastern Avenue, \*  
 NW/S Eastern Ave., NE of Earls Road, \*  
 15th Election District, 5th Councilmanic \* CASE NOS. XV-669 /  
 96-399-A

Developer: Chase Auto Care, Inc. \*  
 Legal Owner(s): Heirs of Herman & Augusta Altenburg  
 Contract Purchaser/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)

Petitioners \*

\* \* \* \* \*

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 17<sup>th</sup> day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Douglas L. Burgess, Esquire, Nolan, Plumhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED



TO: BAFITIS & ASSOCIATES, INC.

DATE: November 21, 1995

FROM: BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

~~SUBJECT: LIMITED EXEMPTION DEVELOPMENT PLAN CHECKPRINT~~ **PLD**

**PROJECT- CHASE AUTO CARE - 11720 EASTERN AVE.  
NW S EASTERN AVE. NE OF EARLS RD.**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following marked items to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

Certified or cashier's check in the amount of \$2,144.00 for development plan review made payable to Baltimore County.

<sup>15</sup> ~~22~~ copies of the plan for agency review (the red-line checkprint must also accompany the plans)\*

1 copy: Schematic landscape plan

Please include the PDM File # XV-669 on all subsequent plans

\*The plans must contain the following note: I, \_\_\_\_\_, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.

jvm  
ltdxchek

*CHK. RETURNED  
(SENT TOO SOON)  
NEED \$500 OR  
CONCEPT PLAN FEE  
\$180.00  
PLD REVIEW  
FEE.*

MICROFILMED





**Bafftis & Associates, Inc.**

Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

**LETTER OF TRANSMITTAL**

TO: Baltimore County  
PDM  
Mr. Susan M. Hickey  
DPZ  
1st from Blackford PDM?

DATE: November 7, 1995

REF: \_\_\_\_\_

1770 Eastern Avenue

Road Auto & Transmission

PUD-C

**WE ARE SENDING:**

**HEREWITH**

**UNDER SEPARATE COVER**

- ORIGINAL TRACING(S)
- SEPIA TRANSPARENCIES
- PHOTOSTAT(S)
- SKETCH(ES)

- BLACK LINE PRINT(S)
- BLUE LINE PRINT(S)
- SHOP DRAWING(S)
- SPECIFICATIONS

- PHOTOGRAPH(S)
- LETTER(S)
- SAMPLE(S)
- ESTIMATE(S)

- REPORT(S)
- MAP(S)
- AGREEMENT(S)
- AS NOTED BELOW

PREPARED BY: \_\_\_\_\_

APPROVED: \_\_\_\_\_

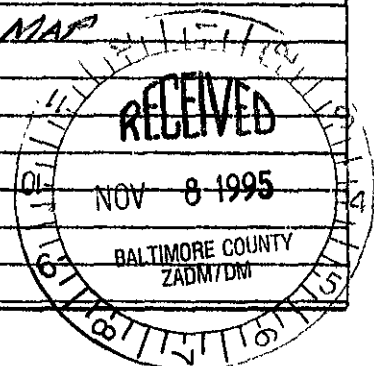
**THESE ARE FORWARDED:**

- AS REQUESTED
- FOR APPROVAL
- FOR COMMENT
- FOR PAYMENT

- FOR CORRECTIONS
- FOR CONSTRUCTION
- YOUR INFORMATION
- AS NOTED BELOW

- REVIEWED AND ACCEPTED
- REVIEWED AND ACCEPTED AS NOTED
- REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	2	11/6/95	SITE PROPOSAL MAP



**SENT VIA:**

- SPECIAL DELIVERY
- CERTIFIED MAIL
- FIRST CLASS MAIL

- AIR MAIL
- PARCEL POST
- BUS

- YOUR MESSENGER
- YOUR MESSENGER
- UNITED PARCEL

- EXPRESS
- INSURED
- AS NOTED BELOW

NOTES: CONCEPT PLAN CHECKPRINT

Attached to each plan are preliminary building elevations and  
sign detail, these details will be added to plan  
next submission.



Very truly yours,

NOV 9 1995

Copy To: Mr. Douglas Burgess w/o enc.  
Mr. Ronald Leonard " "

MICROFILMED

OFFICE OF  
**PLANNING**  
Alyde F. Winkler



Bafitis & Associates, Inc.

OK DDP 12/13/95

Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL

TO: Baltimore County  
Permits & Development Management  
111 W. Chesapeake Ave.  
Room 123  
Ms. Susan Wimbley

DATE: December 6, 1995  
REF: Chase Auto Care  
11720 Eastern Ave.  
Limited Exemption  
Pud - C

WE ARE SENDING:

HEREWITH

UNDER SEPARATE COVER

- ORIGINAL TRACING(S)
- SEPIA TRANSPARENCIES
- PHOTOSTAT(S)
- SKETCH(IES)

- BLACK LINE PRINT(S)
- BLUE LINE PRINT(S)
- SHOP DRAWING(S)
- SPECIFICATIONS

- PHOTOGRAPH(S)
- LETTER(S)
- SAMPLE(S)
- ESTIMATE(S)

- REPORT(S)
- MAP(S)
- AGREEMENT(S)
- AS NOTED BELOW

PREPARED BY: \_\_\_\_\_

APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:

- AS REQUESTED
- FOR APPROVAL
- FOR COMMENT
- FOR PAYMENT

- FOR CORRECTIONS
- FOR CONSTRUCTION
- YOUR INFORMATION
- AS NOTED BELOW

- REVIEWED AND ACCEPTED
- REVIEWED AND ACCEPTED AS NOTED
- REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	1		Check Print (11.20.95)
	1		Check Print Transmittal Letter
	1		Cashier's Check #1657372 \$2,149. <sup>00</sup>
	22	15	Prints - Site Proposal Map (2 SHEETS) *
	1		Schematic Landscape Plan
	22	15	Site Constraints Map (1 SHEET) *
	1		Hydrogeological Study, Environmental Effects Report
	1		Cont.

SENT VIA:

- SPECIAL DELIVERY
- CERTIFIED MAIL
- FIRST CLASS MAIL

- AIR MAIL
- PARCEL POST
- BUS

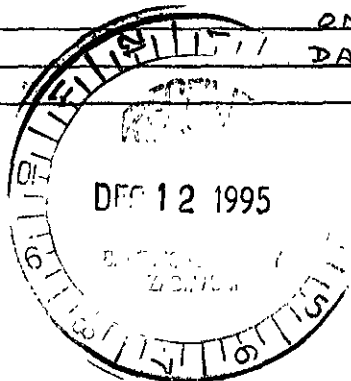
NOTES: TO BE FORWARDED TO OFFICE  
430.11.B.1, BCZR. OP IS TO RE  
ON OR BEFORE  
( ) DAYS

Kodak *ds*  
digital science™

**DEMO**

OW \_\_\_\_\_  
IS \_\_\_\_\_  
NG \_\_\_\_\_

Very truly yours,



Copy To:

Clyde  
Clyde F. Hinkle

Baltimore County, Maryland

Inter-Office Correspondence

11/30/95  
Y

XV-66-5

**TO:** Kurt Louderback, Supervisor  
Revenue Division  
Office of Finance - M.S. 2113

**DATE:** 11/22/95

**FROM:** Donald T. Rascoe, Manager  
Development Management Bureau  
Zoning Administration & Development Management

**SUBJECT:** Tax Clearance

**PROJECT:**

**Name:** CHASE AUTO CARE - 11720 EASTERN AVE.

**Location:** NW SIDE OF EASTERN AVE. NE OF EARLS RD.

**PROPERTY:**

**Owners Names:** HEIRS OF HERMAN L. ALTENBURG ; AUGUSTA ALTENBURG

**Address:** 11723 EASTERN AVE BALTO., MD. 21221

**Tax Account #'s** 15-01-351550

DELINQUENT

NOT DELINQUENT

**COMMENTS:**

J. Mc Donough 11/29/95

NOV 27 1995

This was a LTB EXE.  
and then went  
full process. These  
documents were LTB EXE.  
submittals.

MICROFILMED

1-10-96

When we hear from  
OPZ to proceed,  
get 21 additional  
copies & 1 additional  
landscape plan.

MICROFILMED

12/13/95

PER CONVERSATION  
w/ CHRIS. R.  
(DO CONCLUDE DOT-MODIFIED)

# Ron's AUTO & TRANSMISSIONS

Complete Automotive Service

Automatic & Standard

Transmission repairs

Clutch Installation

Free Road Test & Estimates



Computer Diagnostics

Tune-Ups

Brakes & Exhaust

Engine Replacement

Major To Minor Repairs

PO Box 24878 687-1219  
Baltimore, MD 21220 • Bowley's Quarters

NEWTON A WILLIAMS  
THOMAS J RENNER  
WILLIAM P ENGLEHART, JR  
STEPHEN J. NOLAN\*  
ROBERT L HANLEY, JR  
ROBERT S GLUSHAKOW  
STEPHEN M SCHENNING  
DOUGLAS L BURGESS  
ROBERT E CAHILL, JR  
C. WILLIAM CLARK  
E BRUCE JONES\*\*  
J. JOSEPH CURRAN, III  
STUART A SCHATZ

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
**CHARTERED**

SUITE 700, COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
(410) 823-7800  
TELEFAX (410) 296-2765

JAMES D NOLAN  
(RETIRED 1980)  
J EARLE PLUMHOFF  
(1940-1988)

RALPH E DEITZ  
(1918-1990)

WRITER'S DIRECT DIAL  
823-

\*ALSO ADMITTED IN D.C.  
\*\*ALSO ADMITTED IN NEW JERSEY

January 5, 1996

**DEVELOPER'S NOTIFICATION LETTER TO THE COMMUNITY**

CERTIFIED MAIL

Baltimore County Mobile &  
Manuf. HOA Association (Bengies Mobile)  
Attn: Ms. Sandra Dawson, Chairperson  
Post Office Box 5074  
Baltimore, Maryland 21220

Dear Ms. Dawson:

Baltimore County has enacted legislation that has substantially revised the County's Development Regulations. A Community Input Meeting (CIM) is one of the initial mandatory prerequisites to the development approval process. The Baltimore County Office of Planning and Zoning has identified you to be notified of a CIM scheduled as follows:

**Name of Development:** Chase Auto Care, Inc.  
**Location:** 11720 Eastern Avenue, Chase, Maryland 21220  
**Meeting Date/Time:** Tuesday, January 30, 1996 at 7:00 p.m.  
**Meeting Place:** Chase Elementary School  
11701 Eastern Avenue, Chase, Maryland 21220

The purpose of the CIM is to share our concept plan with you and provide a forum for the discussion and resolution of community concerns. The CIM will be conducted by a representative of the Department of Permits and Development Management, Baltimore County, who will record minutes and prepare a list of questions and comments discussed at the meeting.

The major features of the proposed development will be presented and used as the basis for discussion at the CIM. Your participation will assist us and Baltimore County in achieving a resolution to any development matters that may arise. Your concerns will become part of the planning process and included in the permanent county record for this project.

MAILED 11 1996

January 5, 1996  
Page Two

Please understand that no decision regarding the approval of the project will be made at this time. The CIM simply provides an opportunity for the community to share in the discussion well in advance of the preparation of a development plan. The filing of the development plan will require a public notice to be posted on the property in accordance with County law before any decision may be rendered by the Hearing Officer at a subsequent development plan hearing.

The meeting will begin promptly at the designated time; however, we will be available one-half hour before the CIM so that you may review the plan and county comments informally with our engineer and county staff. With your input, I am confident that we will be able to create a development project that will be an asset to the community.

Respectfully yours,

Douglas L. Burgess  
Attorney for Chase Auto Care, Inc.  
(Ronald Leonard, President)

DLB/caw

Enclosures: (1) Concept Plan  
(2) County agency comments

cc: ✓ Mr. David Flowers  
Baltimore County Department of Permits and Development Management

### **OFFICIAL SNOW POLICY 12/20/94**

During the winter season, it is possible that inclement weather could cause cancellation of a Community Input Meeting or Hearing Officer's Hearing. The official policy of the Baltimore County Department of Permits and Development Management regarding meeting cancellation due to inclement weather is as follows:

**The Community Input Meeting and/or Hearing Officer's Hearing  
will be cancelled and rescheduled--**

**If Baltimore County schools are closed due to inclement weather, or**

**If Phase 2 of the Baltimore County snow emergency plan is in effect at 6:00 p.m.  
on the day of the meeting.**

**If County offices are closed, the Hearing Officer's Hearing scheduled that day  
will be cancelled.**

**MICROFILMED**

96-2860

NEWTON A. WILLIAMS  
THOMAS J. RENNER  
WILLIAM P. ENGLEHART, JR.  
STEPHEN J. NOLAN\*  
ROBERT L. HANLEY, JR.  
ROBERT S. GLUSHAKOW  
STEPHEN M. SCHENNING  
DOUGLAS L. BURGESS  
ROBERT E. CAHILL, JR.  
C. WILLIAM CLARK  
E. BRUCE JONES\*\*  
STUART A. SCHAOT

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**

**CHARTERED**

SUITE 700, COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
(410) 823-7800  
TELEFAX: (410) 296-2765

5/14/96  
8

JAMES D. NOLAN  
(RETIRED 1980)  
J. EARLE PLUMHOFF  
(1940-1988)  
RALPH E. DEITZ  
(1918-1990)

WRITER'S DIRECT DIAL  
823-

\*ALSO ADMITTED IN D.C.  
\*\*ALSO ADMITTED IN NEW JERSEY

May 10, 1996

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

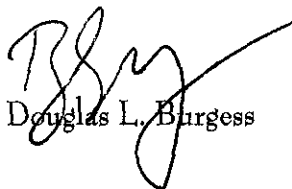
RE: Project No.: XV-669  
Project Name: Chase Auto Care  
Case No.: 96-399-A (Item 403)

Dear Sir or Madam:

This is to confirm that on this 10th day of May, 1996, a copy of the Development Plan Conference and Hearing Officer's Hearing Notification, along with a copy of the Development Plan and Hearing Notices, has been forwarded to all interested parties in reference to the above matter. (copies enclosed)

Thank you for your attention to this matter.

Very truly yours,

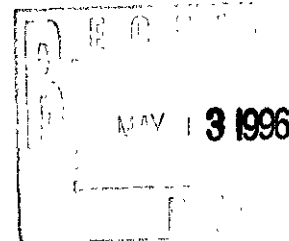
  
Douglas L. Burgess

DLB/caw

Enclosures

cc: Mr. Ronald R. Leonard  
(w/enclosures)

MACROFILMED





NEWTON A. WILLIAMS  
THOMAS J. RENNER  
WILLIAM P. ENGLEHART, JR.  
STEPHEN J. NOLAN\*  
ROBERT L. HANLEY, JR.  
ROBERT S. GLUSHAKOW  
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DOUGLAS L. BURGESS  
ROBERT E. CAHILL, JR.  
C. WILLIAM CLARK  
E. BRUCE JONES\*\*  
STUART A. SCHADT

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RALPH E. DEITZ  
(1918-1990)

WRITER'S DIRECT DIAL  
623-

\*ALSO ADMITTED IN D.C.  
\*\*ALSO ADMITTED IN NEW JERSEY

May 10, 1996

**DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING NOTIFICATION**

To: All Interested Parties

In anticipation of a public hearing on the above-referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing, if required), scheduled by the Department of Permits and Development Management of Baltimore County, is as follows:

**Hearing Date:** Friday, June 7, 1996  
**Time:** 9:00 a.m.  
**Hearing Location:** Room 106, County Office Building  
111 West Chesapeake Avenue, Towson, Maryland 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on Wednesday, May 15, 1996 at 11:00 a.m. in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, Maryland 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer; however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file in Room 123 of the COB, until five (5) days preceding the public hearing. At that time, the file will be forwarded to the Hearing Officer/Zoning Commissioner in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Department of Permits and Development Management at (410) 887-3335.

Respectfully,

  
Douglas L. Burgess

DLB/caw  
Enclosures (Development Plan & Hearing Notices)  
cc: Department of Permits and Development Management  
Mr. Ronald R. Leonard

**MICROFILMED**



**Bafitis & Associates, Inc.**

April 17, 1996

Baltimore County Government  
Permits and Development Management  
Zoning Office  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Sirs;

Ref: Chase Auto Care, Inc. #11720 Eastern Boulevard

This project is being processed as a PUD-C which requires a Hearing Officers Hearing; the project also requires a Zoning Variance which requires a Zoning Officers Hearing. We therefore request a combined Hearing for this project.

Sincerely,  
BAFITIS AND ASSOCIATES, INC.

  
Clyde F. Hinkle, Vice President

CFH/lkb

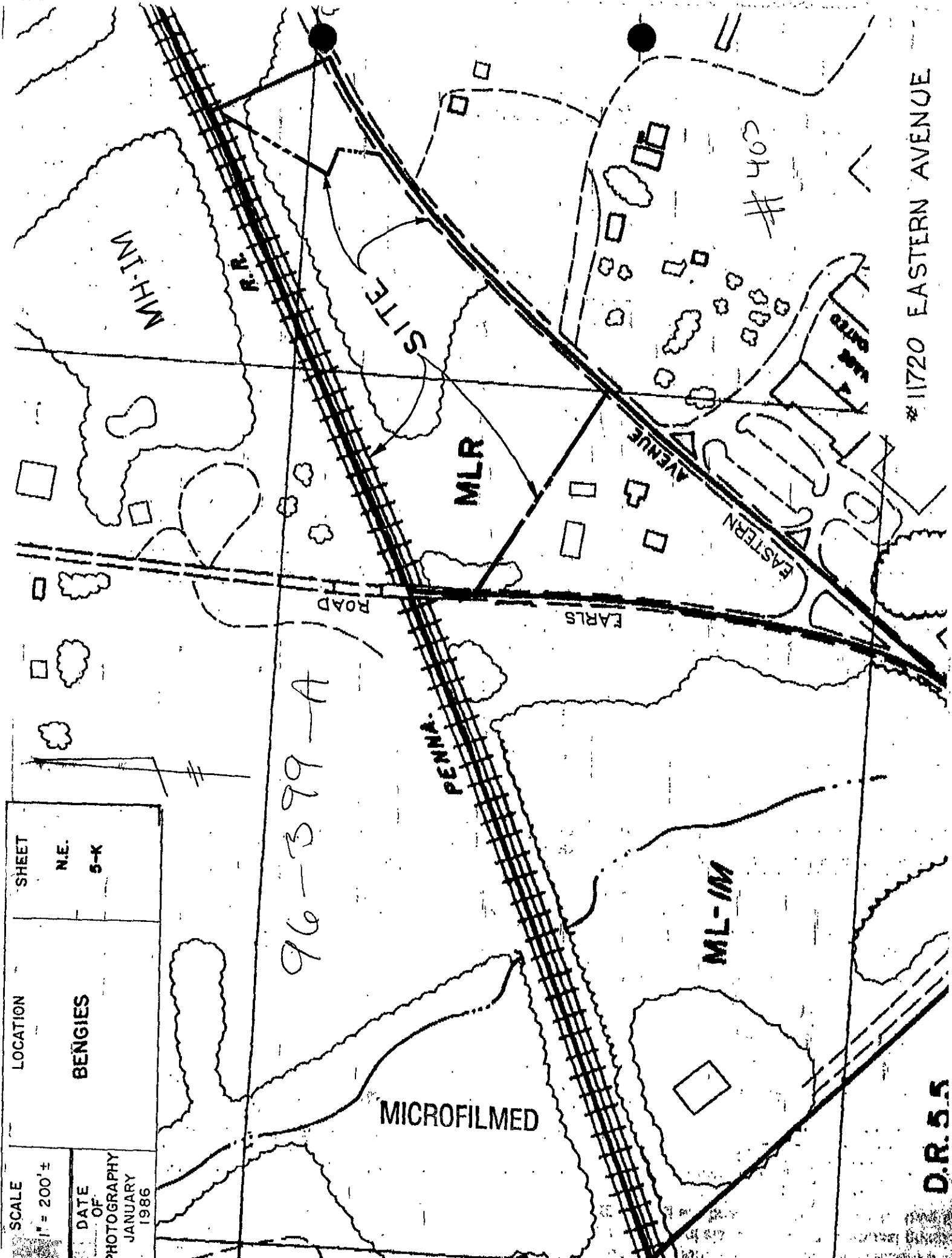
MICROFILMED

# 403

SCALE 1" = 200'	LOCATION <b>BENGIES</b>	SHEET N.E. 5-K
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DATE OF PHOTOGRAPHY  
JANUARY 1986

96-399-A

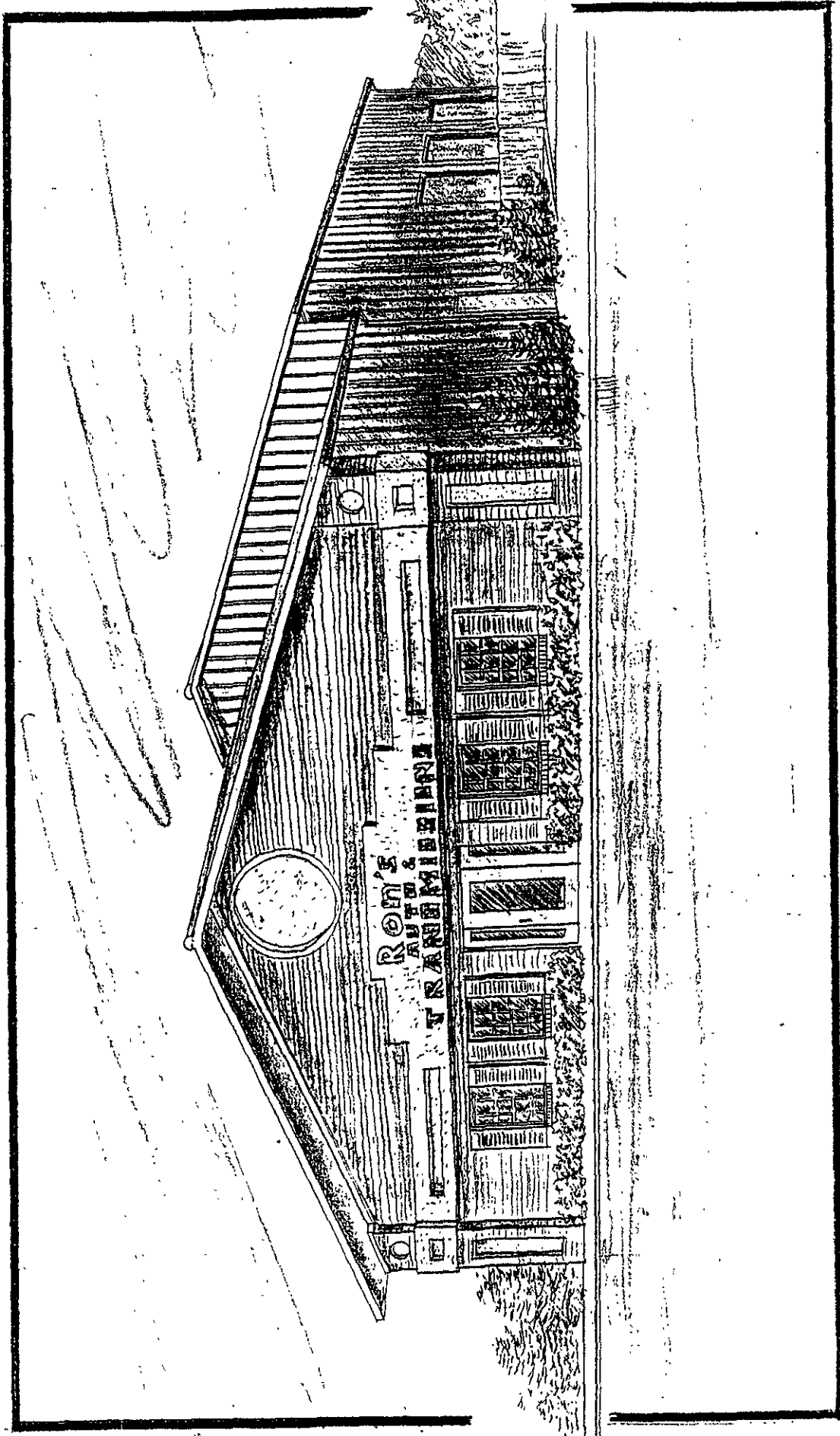


#11720 EASTERN AVENUE

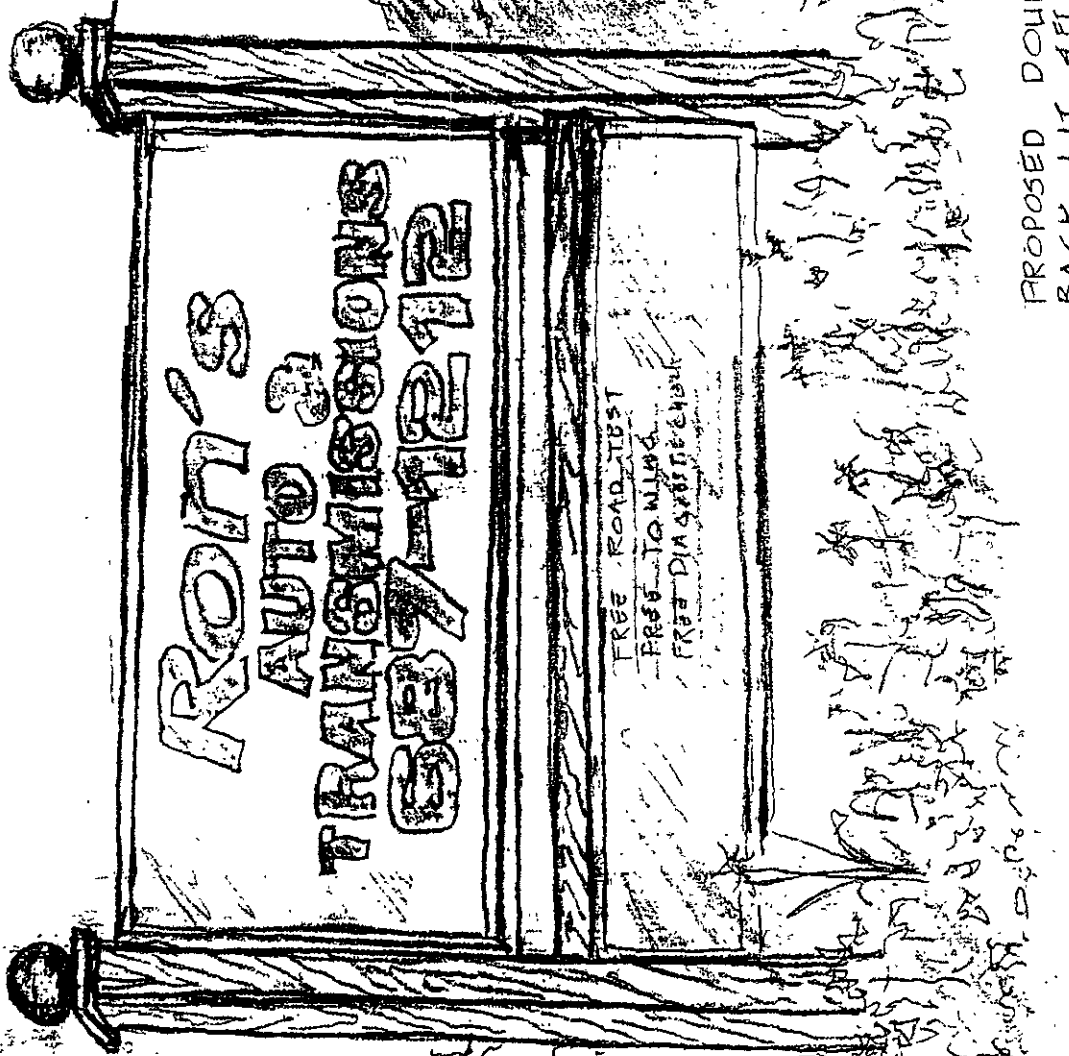
D.R. 5.5

CONCEPT PERFORMANCES  
NOVEMBER 7, 1995  
VIEW FROM EASTERN AVE.

BAFFINS & ASSOCIATES, INC.



MICROFILMED



PROPOSED DOUBLE FACED  
BACK LIT 48" x 84" SIGN  
WITH LOWER 24" x 84" MENU SIGN  
SUPPORTED BY 6" x 6" WOOD POSTS

IN RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE for Chase Auto Care, Inc. - A PUD NW/S Eastern Avenue, NE of Earls Road (11720 Eastern Avenue) 15th Election District 5th Councilmanic District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case Nos. XV-669 & 96-399-A

Heirs of Herman L. & Augusta Altenburg, Owners; Chase Auto Care, Inc., Developers/Contract Purchasers

**HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER**

This matter comes before this Hearing Officer for consideration of a development plan prepared by Bafitis and Associates, Inc., for the proposed development of the subject property by the Heirs of Herman L. and Augusta Altenburg, Owners, and Chase Auto Care, Inc., Developers, with a PUD-C, 5,400 sq.ft., six-bay, automotive service garage. In addition to development plan approval, the Applicants seek relief from Section 409.8.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Variance, to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the required durable and dustless surface. The subject property and relief sought are more particularly described on the development plan/site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Ronald Leonard, a principal of Chase Auto Care, Inc., Contract Purchasers and Developers of the subject site, Clyde Hinkle, a representative of Bafitis and Associates, Inc. who prepared the development plan and site plan for this project, and Douglas L. Burgess, Esquire, attorney for the Applicants. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including R. Bruce Sealey with the Department of Environmental Protection and Resource Management (DEPRM).

Robert W. Bowling, Chief of the Development Plans Review Division of the Department of Permits and Development Management (PDM), Chris Rorke of PDM, who appeared on behalf of David Flowers, Project Manager, Mitchell Kellman, also of PDM, and Peter Swanson with the Economic Development Commission. Also present at the hearing were Harold N. Myers, Sr. and Shirley Myers, who appeared on behalf of the Sharp Street United Methodist Church, which is located nearby, and Joseph Jackson, an adjacent property owner.

As to the history of this project, a concept plan for this development was prepared and a conference held thereon on January 2, 1996. As required, a community input meeting was held on January 30, 1996 at the Chase Elementary School. Subsequently, a development plan was submitted and a conference held thereon on May 15, 1996. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on June 7, 1996.

An examination of the site plan/development plan shows that the subject site consists of a gross area of 4.21 acres, zoned M.L.R., and is presently unimproved. The property is roughly triangular shaped and is located on the northwest corner of the intersection of Eastern Avenue extended (Maryland Route 150) and Earls Road, with frontage on Eastern Avenue extended. Nearby uses include the Chase Elementary School, the Sharp Street United Methodist Church, and assorted residential and manufacturing uses. The Contract Purchasers/Developers propose development of the site as a service garage use to be known as Ron's Auto and Transmission Service. The operation will service vehicles six days a week, from 7:00 AM to 7:00 PM. Parking for up to 20 vehicles will be provided. The

matter was submitted as a PUD-C, pursuant to Section 440 of the B.C.Z.R. The PUD process is designed to insure a higher quality of development.

As to the Hearing Officer's Hearing, Section 26-206 of the Baltimore County Code requires that the Hearing Officer identify any open issues or unresolved agency comments during the initial phase of the hearing process. In this regard, Messrs. Burgess and Hinkle on behalf of the Developer indicated that there were no outstanding issues and submitted into evidence as Developer's Exhibit 1 the red-lined development plan. Mr. Burgess indicated that the red-lined revisions to that plan had resolved all open agency comments and concerns. This proffer was corroborated by the County agency representatives who were present. Specifically, Mr. Kellman, Mr. Bowling and Mr. Sealey all indicated that their respective agency concerns had been addressed by the red-lined plan. Furthermore, Ms. Rorke, on behalf of Mr. Flowers, the Project Manager, advised that there were no open issues as far as she was aware.

The residents of the community voiced several concerns regarding the project. Mr. & Mrs. Myers expressed concerns as to traffic, both pedestrian and vehicular. It is to be noted that there is no sidewalk proposed for the frontage of the site along Eastern Avenue extended, pursuant to the Developer's Agreement with the Development Plans Review Division of PDM. Apparently, construction of a sidewalk is not necessary in this case, in view of the fact that a substantial portion of the site will be left in woods and undeveloped. Rather, the potential for construction on the other side of Eastern Avenue extended exists and sidewalks on that side of the street would be more appropriate, in view of the foot traffic which runs between the school and the residential communities to the northeast.

As to vehicular traffic, the site distance for the proposed entrance to the property appears appropriate and the comments submitted by the State Highway Administration (SHA) indicate that potential improvements to Eastern Avenue extended are under consideration. Mr. Jackson raised certain questions about the sewage disposal system located in the northwest corner of the site and other off-site concerns regarding maintenance of the State Highway Administration (SHA) right-of-way. As to the sewage disposal system, Mr. Hinkle indicated that the system had been fully evaluated and approved by DEPRM and will be constructed so as to cause no detriment to the surrounding properties. Moreover, the Developer has no control over off-site properties nor can the Hearing Officer direct the SHA to clear rights-of-way controlled by them.

Based on the testimony and evidence offered, I am persuaded that the development plan complies with all appropriate County policies, rules and regulations and should be approved. In my judgment, the plan represents a permissible use of land and the proposed development is appropriate. Thus, the development plan shall be approved.

As to the Petition for Variance, the site plan shows that a portion of the site will contain a parking lot made of durable and dustless surface. However, an additional area for the storage of vehicles towards the rear of the property is shown with a surface of compacted stone. In this regard, the Applicants and their witnesses indicated that the compacted stone surface would promote better storm water runoff and is appropriate for the proposed use. I agree. In my judgment, the Applicants have satisfied the burdens set forth in Section 307.1 of the B.C.Z.R. as construed by the case law, and thus, the Petition for Variance should be approved.

ORDER RECEIVED FOR FILING  
Date 6/12/96  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 6/12/96  
By [Signature]

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the petition for variance granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County this 12th day of June, 1996 that the development plan for Chase Auto Care, Inc., identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.8.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Variance, to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the required durable and dustless surface, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjbs

ORDER RECEIVED FOR FILING  
Date 6/12/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204 (410) 887-4386

June 12, 1996

Douglas L. Burgess, Esquire  
Nolan, Plushoff & Williams  
210 West Pennsylvania Avenue, Suite 700  
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE  
NW/S Eastern Avenue, NE of Earls Road  
(11720 Eastern Avenue)  
15th Election District - 5th Councilmanic District  
Chase Auto Care, Inc. - Contract Purchasers/Developer  
Case Nos. XV-669 and 96-399-A

Dear Mr. Burgess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance 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,  
[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

cc: Mr. Clyde Hinkle, Bafitis & Associates, Inc.  
1249 Engleberth Road, Baltimore, Md. 21221  
Dave Flowers, Proj. Mgr., PDM; DEPRM; DPM; People's Counsel; Case File

**Petition for Variance**  
to the Zoning Commissioner of Baltimore County

for the property located at 11720 Eastern Avenue  
which is presently zoned MLR

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 Variance from Section 409.8.A.2 to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent durable and dustless surface. See the attached plan for location of a permanent durable and dustless surface.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or special circumstance):
1. The site is of a unique shape and location, and it is wedged between the main Anstrak Line and Eastern Avenue Extended.
  2. Increased water runoff and decreased water quality will result if this secluded screen fenced storage area is required to be paved.
  3. That the Petitioners will sustain practical difficulty and unreasonable hardship if this paving, unneeded and potentially harmful, is required.
- Property as so posted and advertised as prescribed by Zoning Regulations.
- I or we agree to pay expenses of above variance 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.

Signature of Petitioner: RONALD RAY LEONARD, Chase Auto Care, Inc. (Signature)

Signature of Opposer: Heirs of Herman L. Altenburg and Augusta Altenburg (Signature)

Address: 4900 Yale Road, Baltimore County, MD 21220

Signature of Developer: Douglas L. Burgess, Esquire, Nolan, Plushoff & Williams, Chd. (Signature)

Address: Suite 700, 210 West Pennsylvania Avenue, Towson, MD 21204

Address: 11720 Eastern Avenue, Baltimore County, MD 21220

Address: Suite 700, 210 West Pennsylvania Avenue, Towson, MD 21204

ORDER RECEIVED FOR FILING  
Date 6/12/96  
By [Signature]

ESTIMATED LENGTH OF HEARING: 104  
DATE: 6/12/96

Bafitis & Associates, Inc.

ZONING DESCRIPTION: 96-399-A  
#11720 EASTERN AVENUE  
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the North side of Eastern Avenue, 50 feet wide, at the distance of 675 feet, more or less, easterly from the center line of Earls Road, 50 feet wide. Thence leaving Eastern Avenue the following courses and distances:

North 52°-36'-40" West 359.49 feet, North 11°-19'-30" East 59.79 feet, thence by a curve to the right with a radius of 19,174.00', 879.29', South 38°-47'-12" West 49.56 feet, South 46°-30'-00" West 159.00 feet, South 67°-43'-00" East 40.49 feet, South 18°-04'-00" West 40.63 feet to the North side of Eastern Avenue, thence along said North side of Eastern Avenue by a curve to the left with a radius of 1,352.89 feet, 389.00 feet, and South 46°-14'-59" East 176.00 feet to the point of beginning.

BEING part of that parcel of land firstly described and recorded among the Land Records of Baltimore County, Maryland, in deed 4845 folio 48. Containing 3.94 Acres of land more or less

[Signature]  
William N. Bafitis, P.E. - Md. Reg #11641

[Signature]  
Date 6/12/96



CONCEPT PLAN CONFERENCE

CHASE AUTO CARE  
NW/S EASTERN AVENUE, NE OF EARLS ROAD

JANUARY 2, 1996 @ 10:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines
  - A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
  - B. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
  - C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
  - D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at (410) 887-3226 for additional information.
2. General Engineering Requirements
  - A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will be approved prior SCD signature on erosion and sediment control plans.
  - B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain

CHASE AUTO CARE

inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to existing systems must be shown on final grading plan. Sediment control devices should not be shown on final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
  - D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' project engineer.
  - E. Grading plan must be in compliance with Development Plan.
  - F. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
  - G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
  - H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.
3. Outlines for Development Plan Approval:
    - A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

2

CHASE AUTO CARE

- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet of septic reserve areas.
  - C. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable.
4. Site Specific Comments:
    - A. There are no site specific comments, refer to the preceding pages for general requirements.

Robert F. Chalk  
January 2, 1996

chrc:pd

3

BALTIMORE COUNTY,  
MARYLAND

Subject: Development Plan Comments Date: May 15, 1996

From: Department of Recreation and Parks

Project Name: Chase Auto Care-11720 Eastern Ave.-PUD

Project Number: 15-669

Location: NW/S Eastern Ave., NE of Earls Road

Districts: Elec. 15 Council 5

Comments:

Local Open Space is not required in non-residential development.

Michael Grossman  
Local Open Space Coordinator  
887-3822

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

December 26, 1995

TO: Dave Flowers, Project Manager  
FROM: Thomas P. Ogle, Sr. <sup>10</sup>  
House Numbering and Street Naming Section  
SUBJECT: Chase Auto Care Concept Plan Conference  
January 2, 1996  
PDM File No. 15-669

1. Address appears to be correct. No other comments.

To: Planned Unit Development Applicant  
From: Pat Keller, Director  
Subject: Planned Unit Development Process and Submittal Requirements

Section 26-202 of the Baltimore County Development Code specifies the submittal requirements and review procedures for Planned Unit Developments (PUDs). In preparing the Concept Plan, the applicant should consult the PUD and Commercial Corridor guidelines within the Comprehensive Manual of Development Policies (CMDP). In addition to the submittal requirements listed on the attached chart, the applicant should be aware of the following review procedures for both residential (PUD-R1 and PUD-R2) and commercial (PUD-C) Plan Unit Developments.

Preconcept Plan Conference

All developers of a PUD must contact the Department of Permits and Development Management at 887-3321 to schedule a PUD preconcept plan conference. The purpose of the conference is to discuss the proposed PUD and the county regulations and requirements which will apply to the proposal. This conference will be attended by representatives from the Office of Planning and Community Conservation and the Departments of Permits and Development Management, Environmental Protection and Resource Management, Public Works, Recreation and Parks, and any other department or agency deemed appropriate to review the proposal.

Concept Plan Submittal Requirements

- Site Constraints Map
- Concept Plan (PUD Proposal)

Both the Concept Plan and Contrast Plan must be prepared according to the guidelines outlined in the Revised Concept Plan requirements memo dated September 27, 1994. The Concept Plan must contain a chart showing a comparison of what is proposed versus what is otherwise permitted in the underlying zoning classification(s). The developer may submit one or more proposals or alternative plans.

- Contrast Plan (for residential PUDs only)

The Contrast Plan should show the development that may occur on the site as a matter of right under the existing zoning. This plan should be realistic and meet all county requirements. The Contrast Plan will be reviewed by all county agencies as a valid project proposal. Thus, if the PUD plan is denied, the Developer would not have to completely start over and may at his/her option proceed to Hearing Officer's Hearing with a Development Plan based on the Contrast Plan Proposal.

Architectural Drawings

The PUD proposal should include building elevations, perspectives, cross sections, massing studies, statement of materials, and Signage and screening concepts.

Written Documentation

The written documentation should 1) describe the advantages of the PUD-R versus the Contrast Plan especially in terms of design quality; 2) identify any adverse impacts and state how they will be mitigated; 3) describe how the eight compatibility objectives in the Development Regulations have been addressed as per the CMDP guidelines; and, 4) identify the public benefit for PUD-R2 (over 100 acres with density bonuses) and PUD-C proposals.

Concept Plan Conference

At this conference, county agencies will provide written comments to the developer and his/her representatives on the PUD proposal as well as on the Contrast Plan. All agency comments that will affect the approval of the Concept Plan at the Planning Board must be identified at this meeting.

Community Input Meeting

The purpose of the Community Input Meeting is to provide information. The developer will present both plans (PUD and Contrast) to the community for their information and input. All community issues should be identified at this meeting. The community should identify spokesperson(s) to present their concerns before the Planning Board. If there are opposing views within a community, representatives to address the different position should be chosen.

Planning Board Meetings

The PUD proposal will be referred to the Planning Board following the conclusion of the Community Input Meeting(s). The PUDs will be presented to the Planning Board on the first and third Thursdays of the month. On the first Thursday, the representative from the Office of Planning and Community Conservation will present the PUD proposal to the Ad Hoc Committee on Development Plans and Issues and explain the Director's recommendation. On behalf of the reviewing agencies, the Director of Planning and Community Conservation will make recommendations to the Board. The Director may recommend changes to the PUD as they relate to:

- site layout
- types and intensity of use
- Signage
- landscaping
- or other design elements to meet the intent, purpose, condition and standards of the PUD regulations.

Following this, the Developer and Community representatives will each be given the opportunity to make a 10 minute presentation to the Ad Hoc Committee on the PUD. On the third Thursday, the Ad Hoc Committee will meet and discuss the PUD proposal and vote on its recommendations. The full Planning Board will convene after the Committee meeting with a public comment period followed by final action by the Board. The

Planning Board may approve or deny the Director's report and Concept Plan. The Board may also amend or modify the PUD proposal (Concept Plan). PUD Plans denied by the Board will not be forwarded for Development Plan review, although the Developer may proceed with the Contrast Plan Concept.

Hearing Officer's Hearing

Following approval of the Concept Plan by the Planning Board, the Developer has one year to submit a detailed Development/Authorization Plan, based upon the Concept Plan approved by the Planning Board. County agencies will provide written comments about the Development Plan at the Development Plan Conference. Following this, the Plan will be presented at the Hearing Officer's Hearing wherein the Hearing Officer will approve, deny, or approve with conditions the Plan after taking testimony from the developer, the county, and citizens.

ERV:PUD

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND COMMUNITY CONSERVATION  
**COMMERCIAL PLANNED UNIT DEVELOPMENT**  
SUBMITTAL REQUIREMENTS

ITEM	DUE BY	REQUIRED BY	NOTES
Site Constraints Map	Concept Plan Submission	Sec. 26-202.c.2.1 BCC & Sec. 440.8 BCZR	Multiple proposals may be submitted
Site Proposal Map	Concept Plan Submission	Sec. 26-202.c.1 BCC & Sec. 440.8 BCZR	
Architectural Drawings: Sketch Building Elevations Perspectives Cross Sections Massing Studies Statement of Materials Signage Concept Screening Concepts	Concept Plan Submission	Sec. 26-202.c.2.II BCC & Sec. 440.8 BCZR	
Written Documentation: a) Project Description, Specific Uses or Range of Uses b) Conformance with PUD C Design Objectives c) Compatibility analysis d) Description of Public Benefit e) Effect on environment, traffic flow, provision of public facilities, and services f) Mitigation proposal g) Est. of number & types of commercial vehicles, access routes & hours of delivery	Concept Plan Submission	Sec. 440.5.A BCZR Sec. 440.3 BCZR Sec. 26-202.c.III.B BCC & Sec. 440.2.F.1 BCZR Sec. 26-202.c.III.C BCC & Sec. 440.2.F.2 BCZR Sec. 26-202.c.III.A BCC & Sec. 440.7 BCZR Sec. 26-202.c.III.A BCC & Sec. 440.7 BCZR Sec. 440.5.C BCZR	
Additional design information, architectural drawings, or written documentation may be required by the Director of Planning and Community Conservation	Three weeks prior to Planning Board Meeting	Sec. 26-203.c.21 BCC	Supplemental requirements may be identified in Concept Plan Comments

PUD-C 62395  
COMSC/PUDC.DOC

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BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management  
FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: May 15, 1996

PROJECT NAME: Chase Auto Care (PUD-C)

PROJECT NUMBER: XIV-669

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: Heirs of Herman I. Altenburg & Augusta Altenburg

11723 Eastern Avenue

Baltimore MD 21220

Location: NW/S Eastern Avenue, NE of Earls Road

Councilmanic District: 15th

Growth Management Area: Employment Center

Zoning: HLR

Acres: 4.21 ± acres

Project Proposal:

The applicant proposes to construct a 5,400 sq. ft. 6 (six) bay automotive service garage on 4.21 ± acres zoned HLR. The operation will service vehicles 6 days a week from 7 am to 7 pm. Parking will be provided for 20 vehicles, 18 spaces are required. Vehicles will be stored within the fenced "vehicle storage area". The eastern portion of the site is heavily wooded and contains wetlands while the western portion is in agricultural use. An application has been made for a waiver of stormwater management requirements. A variance will be requested to permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent all-weather material per section 405A.2 BCZR.

9614669.DEV/PZONE/CONCEPT

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Fig. 1

PROJECT NAME: Chase Auto Care (PUD-C) PROJECT NUMBER: XIV-669

Other Anticipated Actions and Additional Review Items:

Special Exception  Referral to Planning Board  PUD  
 Variance  Compatibility  Other  
 Waiver  Scenic Route  
 RTA Modification  Design Review Panel

PARTIES THE OFFICE OF PLANNING RECOMMENDS TO BE NOTIFIED BY APPLICANT:

**ALL ADJACENT PROPERTY OWNERS**

Eastern Baltimore Area Chamber of Commerce  
Ms Patricia Wlaster, Ex Dir  
2200 Broening Hwy STE 102  
Baltimore MD 21224

Essex Middle Rvr Chambr/Comerce  
Mr. Ed Ziegenfuss, Ex Director  
439 Eastern Blvd  
Essex MD 21221

Bird River Beach Community Assn  
Mr. Elmer Yingling, President  
6533 Blackhead Road  
Baltimore MD 21220

Bird River Civic Assn  
Mr. Adam Paul, Sr, Secretary  
PO Box 274  
White Marsh MD 21162

Earls Beach Imprvmt Assn  
Mr. Bernard Robier, Sr., President  
6864 Leslie Road  
Baltimore MD 21224

MEETINGS:

Concept Plan Conference 01/02/96 Community Input Meeting 01/20/96  
Development Plan Conference 05/15/96 Hearing Officer's Hearing 06/07/96  
Planning Board 02/15/96

RECOMMENDATION(S)

PLANNING BOARD

At its meeting on February 15, 1996, the Planning Board voted to APPROVE the PUD-C Concept Plan for "Chase Auto Care" subject to the conditions in the January 23, 1996 report of the Director of Planning.

9614669.DEV/PZONE/CONCEPT

Fig. 2

PROJECT NAME: Chase Auto Care PROJECT NUMBER: XIV-669

AUTHORIZATION/DEVELOPMENT PLAN

After reviewing the Authorization/Development Plan for the PUD-C "Chase Auto Care" for conformance with the Concept Plan comments and Planning Board's recommendations, the Office of Planning recommends the Plan be approved.

VARIANCE

The Office of Planning supports the requested variance.

Division Chief: Ervin McDaniel

Chc:E:rdn

9614669.DEV/PZONE/CONCEPT

Fig. 3

DEVELOPMENT PLAN REVIEW

PROJECT NAME: Chase Auto Care PROJECT NUMBER: XIV-669

The Concept Plan comments from the Planning Office report dated January 2, 1996 have been addressed as follows:

**COMMENTS**  
The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

**COMMERCIAL PLANNED UNIT DEVELOPMENT - LEGISLATIVE INTENT**  
The proposed development, Chase Auto Care, is using the optional Planned Unit Development - Commercial (PUD-C) development process. The intent of this process is to "... facilitate better use of land which already has non-residential zoning classification." (Section 440.2(A) of the BCZR). In residential zoning classification, " [T]hese regulations specifically require the highest quality of design for a site, with standards higher than those which would be applied by the conventional regulations." (Sec. 440.2(C) BCZR). The PUD-C process is available only with in sapped urban areas which were approved by the Planning Board and County Council.

\* Advisory.

A benefit to the public "beyond what would be obtained under conventional regulations" must be provided. This may include economic enhancements, better use of transit, redevelopment of revitalization areas, provision of community facilities, preservation of historic sites, affordable housing, etc. The use of the PUD-C process should also be consistent with and not undermine the purposes of the Master Plan; Comprehensive Zoning Map Process; duly adopted Community, Area or Revitalization Plans; all duly adopted County Policies and manuals; the five year capital budget and program. Additionally, Commercial PUD projects must be compatible with surrounding and proposed land uses and are subject to the compatibility provisions of the development regulations (Sec.440.2(F) BCZR).

\* Advisory.

**PUD-C PROCESS**  
The initial review of a PUD-C proposal is a two phase process. The first phase is to determine whether the proposed land use is appropriate. If it is, the second phase is to determine whether it is designed to meet the standards in the PUD-C regulations.

The approval process is also a two-phase process, similar to the residential PUDs. The Office of Planning and Zoning must report to the Planning Board, outlining the County's position on how the Concept Plan meets the PUD regulations. The Planning Board may approve or deny the Director's report and Concept Plan. In approving a Concept Plan, the Planning Board may also amend or modify the Plan. If a Concept Plan is approved by the Planning Board, the Applicant may proceed through the process by preparing a detailed Authorization Plan for review by County agencies and final action by the Hearing Officer. Concept Plans denied by the Planning Board will not be forwarded for further review by the County.

\* Advisory.

9614669.DEV/PZONE/CONCEPT

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Fig. 4

PROJECT NAME: Chase Auto Care (PUD-C) PROJECT NUMBER: XIV-669

PUD SUBMISSION

The PUD submission should include:  
- Architectural drawings and written documentation which describes the effects of the proposed development on the environment, traffic flow and the provision of public services and how any adverse impact will be mitigated.  
- Documentation of how the proposed use will achieve the intent of the PUD-C regulations and enhance the Master Plan designated Employment Center by demonstrating economic benefits such as increased tax revenue and creation of new jobs.  
- Documentation of how the site and building design achieve a higher level of public amenity than required under standard regulations.

\* Advisory.

The Applicant has submitted a PUD-C Report (received December 20, 1995 by the Office of Planning) which satisfies the requirement for written documentation. The Concept Plan includes architectural building elevations. The Applicant should submit a photomontage showing the relationship of the proposed improvements to the adjacent properties and the street edge. Include the historic Sharp Street United Methodist Church.

\* Advisory.

LAND USE

The site is located within the Master Plan Growth Management Area "Employment Center." In a meeting December 22, 1995, the Directors (or their representatives) of the Office of Planning and Zoning, and the Economic Development Commission concluded that the proposed land use is appropriate and does not undermine the purposes of the Master Plan.

\* Advisory.

HISTORIC PRESERVATION

MHT Site BA 512, "Sharp Street United Methodist Church" is located approximately 800' east of the property line at 11814 Eastern Avenue. The Concept Plan will be presented to the Landmarks Preservation Commission for their information at their meeting scheduled for January 11, 1996.

\* Advisory.

DESIGN

In exchange for providing flexibility in permitted uses, the PUD-C legislation requires that the project be of a higher design quality than would be normally accepted. The design objectives listed in Section 440.3 A. of the BCZR and the Commercial Guidelines of the Comprehensive Manual of Development Policies should be met. The Concept Plan should demonstrate a high quality of design and provide the extra amenities associated with a PUD.

The landscape quantities and qualities must exceed the minimum standards of the Landscape Manual in order to achieve the objectives of a PUD. The following items should be addressed:

9614669.DEV/PZONE/CONCEPT

Fig. 5

PROJECT NAME: Chase Auto Care (PUD-C) PROJECT NUMBER: XIV-669

1. A more extensive landscape design is required. The plan should provide the following:

- The landscaping along Eastern Avenue is minimal. Additional plantings that make an effective design statement and contribute to the Eastern Avenue Streetscape are imperative. The equivalent of a double row of trees should be provided on Eastern Avenue.
- A mixture of evergreen and shade trees should be provided along the side yards, wrapping the sides of the parking lot up to the security fence.
- Extensive shrub and groundcover plantings should be used to make a bold design statement.
- The Landscape Plan should show landscaping of any proposed SWI Area.

\* All of the above are shown on the Landscape Plan.

2. The sign must be a ground mounted sign with the wall matching the brick on the building. A complete graphic design of the sign and wall and integrated landscape plan must be submitted for review.

9614669.DEV/PZONE/CONCEPT

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Fig. 6



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

May 14, 1996

Mr. Donald T. Rascoe  
Development Manager  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204  
Attn: Mr. Dave Flowers

RE: Baltimore County  
MD 150 (north side)  
Chase Auto Care, Inc.  
11720 Eastern Avenue  
Development Plan  
PDM #15-669  
Mile Post 8.71

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 150 and the location and design of the proposed entrance improvements onto MD 150, are generally acceptable to the State Highway Administration (SHA).

We have no objection to approval of the plan as submitted.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

My telephone number is 410-545-5600 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2255 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Mr. Donald Rascoe  
Page Two  
May 14, 1996

- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

In addition, the developer needs to contact Mr. Joseph McMahon, Utilities Engineer at 410-321-3459 in order to obtain the permit necessary to install the proposed water service within MD 150.

Should you have any questions, or require additional information, please contact Bob Small at 410-545-5581.

Very truly yours,

*Ronald Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Randy Brown w/att.  
Mr. Joe McMahon w/att.

### PETITION PROBLEMS

#### #400 --- MJK

1. No undersized lot information.

#### #401 --- MJK

1. No undersized lot information.

#### #402 --- MJK

1. No undersized lot information.

#### #403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#### #406 --- MJK

1. Notary section is incomplete/incorrect.

#### #407 --- JJS

1. Notary section is incomplete/incorrect.

#### #409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

4/29/96



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

April 26, 1996

Chase Auto Care, Inc.  
111 West Chesapeake Avenue  
Towson, Maryland 21284

RE: Chase Auto Care  
PDM Number XV-169

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

#### Development Plan Conference:

Day and Date: Wednesday, May 15, 1996  
Time: 11:00 a.m.  
Place: PDM/Development Management Conference Room  
County Office Building - Room 123  
111 West Chesapeake Ave., Towson, MD 21284

#### Hearing Officer's Hearing:

Day and Date: Friday, June 7, 1996  
Time: 9:00 a.m.  
Place: Room 106, County Office Bldg.  
111 W. Chesapeake Ave., Towson, MD 21284

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing.

Respectfully,

*David Flowers*  
David Flowers  
Project Manager

BAFIS & ASSOCIATES, INC., 1249 Englebarth Rd., Balto., MD 21221  
CIVIL ENGINEERS/LAND PLANNERS/SURVEYORS

20 11:41:11 AM '96 165-165-0170 TEL 583E5M 1319D

RE: DEVELOPMENT PLAN HEARING  
PETITION FOR VARIANCE  
Project Name: CHASE AUTO CARE - 5400  
Sq. Ft. Community Auto Care Facility (PUD)  
on 4.21 acres; 11720 Eastern Avenue,  
NW/S Eastern Ave., NE of Earls Road,  
15th Election District, 5th Councilmanic  
Developer: Chase Auto Care, Inc.  
Legal Owner(s): Heirs of Herman & Augusta Altenburg  
Contract Purchaser/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NOS. XV-669 &  
96-399-A

Petitioners

#### 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 21284  
(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Douglas L. Burgess, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



TO: BAFITIS & ASSOCIATES, INC. DATE: November 21, 1995

FROM: BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

SUBJECT: LIMITED EXEMPTION  
DEVELOPMENT PLAN CHECKPRINT

PROJECT - CHASE AUTO CARE - 11720 EASTERN AVE.  
NW S EASTERN AVE. NE OF EARLS RD.

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawings; and

Submit the following marked items to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

Certified or cashier's check in the amount of \$2,144.00 for development plan review made payable to Baltimore County.

22 copies of the plan for agency review (the red-line checkprint must also accompany the plans)\*

1 copy: Schematic landscape plan

Please include the PDM File # XV-669 on all subsequent plans

\*The plans must contain the following note: I, \_\_\_\_\_, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.

jym  
ltdxclck



Civil Engineers - Land Planners - Surveyors  
1249 Englebarth Rd. Baltimore, MD 21221  
410-391-2336

LETTER OF TRANSMITTAL  
TO: Baltimore County  
PDM  
111 West Chesapeake Ave.  
Room 123  
1st Floor, Baltimore, MD  
DATE: November 9, 1995  
REF: 11720 Eastern Avenue  
Chase Auto Care  
P.D.C.

WE ARE SENDING:  HEREWITH  UNDER SEPARATE COVER  
 ORIGINAL TRACINGS  BLACK LINE PRINTS  PHOTOGRAPHS  REPORTS  
 SEPIA TRANSPARENCIES  BLUE LINE PRINTS  LETTERS  MAPS  
 PHOTOSTATS  SHOP DRAWINGS  SAMPLES  AGREEMENTS  
 SKETCHES  SPECIFICATIONS  ESTIMATES  AS NOTED BELOW

PREPARED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:  AS REQUESTED  FOR CORRECTIONS  REVIEWED AND ACCEPTED  
 FOR APPROVAL  FOR CONSTRUCTION  REVIEWED AND ACCEPTED AS NOTED  
 FOR COMMENT  YOUR INFORMATION  REVIEWED AND RETURNED FOR REVISION  
 FOR PAYMENT  AS NOTED BELOW

DRAWINGS NO.	NO OF COPIES	LATEST DATE	DESCRIPTION
	2	11/6/95	SITE PROPOSAL MAP

SENT VIA:  SPECIAL DELIVERY  AIR MAIL  YOUR MESSENGER  EXPRESS  
 CERTIFIED MAIL  PARCEL POST  OUR MESSENGER  INSURED  
 FIRST CLASS MAIL  BUS  UNITED PARCEL  AS NOTED BELOW

NOTES: CONCEPT PLAN CHECKPRINT  
Attached to each plan are preliminary building elevations and site details. These details will be added to the final submission.

Very truly yours, NOV 9 1995

Copy To: Mr. Douglas Burgess, etc.  
Mr. Ronald Leonard, etc.  
*Clyde R. Hinkle*



Civil Engineers - Land Planners - Surveyors  
1249 Englebarth Rd. Baltimore, MD 21221  
410-391-2336

LETTER OF TRANSMITTAL  
TO: Baltimore County  
Permits & Development Management  
111 West Chesapeake Ave.  
Room 123  
1st Floor, Baltimore, MD  
DATE: December 6, 1995  
REF: Chase Auto Care  
11720 Eastern Ave.  
Limited Exemption  
P.D.C.

WE ARE SENDING:  HEREWITH  UNDER SEPARATE COVER  
 ORIGINAL TRACINGS  BLACK LINE PRINTS  PHOTOGRAPHS  REPORTS  
 SEPIA TRANSPARENCIES  BLUE LINE PRINTS  LETTERS  MAPS  
 PHOTOSTATS  SHOP DRAWINGS  SAMPLES  AGREEMENTS  
 SKETCHES  SPECIFICATIONS  ESTIMATES  AS NOTED BELOW

PREPARED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:  AS REQUESTED  FOR CORRECTIONS  REVIEWED AND ACCEPTED  
 FOR APPROVAL  FOR CONSTRUCTION  REVIEWED AND ACCEPTED AS NOTED  
 FOR COMMENT  YOUR INFORMATION  REVIEWED AND RETURNED FOR REVISION  
 FOR PAYMENT  AS NOTED BELOW

DRAWINGS NO.	NO OF COPIES	LATEST DATE	DESCRIPTION
1	1		Check Print (1/20/95)
1	1		Check Print Transmittal Letter
1	1		Cashier's Check #1657322 \$2,144.00
27	15		Final Site Plan (12 SHEETS)
1	1		Schematic Landscape Plan
1	15		Site Constraints Map (1 SHEET)
1	1		Hydrological Study, Engineering Report Concept Plan Checkprint w/Seal

SENT VIA:  SPECIAL DELIVERY  AIR MAIL  YOUR MESSENGER  EXPRESS  
 CERTIFIED MAIL  PARCEL POST  OUR MESSENGER  INSURED  
 FIRST CLASS MAIL  BUS  UNITED PARCEL  AS NOTED BELOW

NOTES: TO BE FORWARDED TO OFFICE OF PLANNING PER SET  
430.11.B.1 BCZR. OP IS TO RESPOND REGARDING COMPLETE VASS  
ON OR BEFORE DECEMBER 28, 1995. (10 WORKING  
DAYS)

Very truly yours, DEC 12 1995

Copy To: \_\_\_\_\_  
*Clyde R. Hinkle*

Baltimore County, Maryland  
Inter-Office Correspondence

TO: Kurt Louderback, Supervisor  
Revenue Division  
Office of Finance - M.S. 2113

FROM: Donald T. Rascoe, Manager  
Development Management Bureau  
Zoning Administration & Development Management

SUBJECT: Tax Clearance

PROJECT: Name: Chase Auto Care 11720 Eastern Ave

Location: 11720 Eastern Ave, NE of Earls Rd.

PROPERTY: Owners Names: Heirs of Herman & Augusta Altenburg

Address: 11720 Eastern Ave, Towson, MD 21284

Tax Account #'s: 12-011-051-000

DELINQUENT

NOT DELINQUENT

COMMENTS: *J. Mc Donnell 11/27/95*

This was a LTB EXE.  
and then went  
full process. These  
documents were LTB EXE.  
submittals.  
1-10-96

When we leave from  
OPZ to proceed,  
GET 21 ADDITIONAL  
COPIES of 1 ADDITIONAL  
LANDSCAPE PLAN.  
12/13/95  
PER CONSTRUCTION  
BY G.A.S. P.  
(DO CHECK TO MAKE SURE)

**Ron's**  
AUTO & TRANSMISSIONS  
Complete Automotive Service  
Computer Diagnostics Automatic & Standard  
Tune-Up Transmission repairs  
Belt & Exhaust Clutch Installation  
Engine Replacement Free Road Test & Estimate  
Major To Minor Repairs  
PO Box 7878 687-1212  
Baltimore, MD 21220 - Bowley's Quarters

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
SUITE 700, COURT TOWERS  
20 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
410) 823-7800  
TELEFAX 410) 298-2765

JAMES D. NOLAN  
RETIRED 1980  
J. CARL PLUMHOFF  
1940-1980  
RALPH E. DEITZ  
1918-1990  
WRITER'S DIRECT DIAL  
823

January 5, 1996

DEVELOPER'S NOTIFICATION LETTER TO THE COMMUNITY

CERTIFIED MAIL

Baltimore County Mobile &  
Manuf. HOA Association (Bengies Mobile)  
Attn: Ms. Sandra Dawson, Chairperson  
Post Office Box 5074  
Baltimore, Maryland 21220

Dear Ms. Dawson:

Baltimore County has enacted legislation that has substantially revised the County's Development Regulations. A Community Input Meeting (CIM) is one of the initial mandatory prerequisites to the development approval process. The Baltimore County Office of Planning and Zoning has identified you to be notified of a CIM scheduled as follows:

Name of Development: Chase Auto Care, Inc.  
Location: 11720 Eastern Avenue, Chase, Maryland 21220  
Meeting Date/Time: Tuesday, January 30, 1996 at 7:00 p.m.  
Meeting Place: Chase Elementary School  
11701 Eastern Avenue, Chase, Maryland 21220

The purpose of the CIM is to share our concept plan with you and provide a forum for the discussion and resolution of community concerns. The CIM will be conducted by a representative of the Department of Permits and Development Management, Baltimore County, who will record minutes and prepare a list of questions and comments discussed at the meeting.

The major features of the proposed development will be presented and used as the basis for discussion at the CIM. Your participation will assist us and Baltimore County in achieving a resolution to any development matters that may arise. Your concerns will become part of the planning process and included in the permanent county record for this project.

January 5, 1996  
Page Two

Please understand that no decision regarding the approval of the project will be made at this time. The CIM simply provides an opportunity for the community to share in the discussion well in advance of the preparation of a development plan. The filing of the development plan will require a public notice to be posted on the property in accordance with County law before any decision may be rendered by the Hearing Officer at a subsequent development plan hearing.

The meeting will begin promptly at the designated time; however, we will be available one-half hour before the CIM so that you may review the plan and county comments informally with our engineer and county staff. With your input, I am confident that we will be able to create a development project that will be an asset to the community.

Respectfully yours,

Douglas L. Burgess  
Attorney for Chase Auto Care, Inc.  
(Ronald Leonard, President)

DLB/caw

Enclosures: (1) Concept Plan  
(2) County agency comments

cc: Mr. David Flowers  
Baltimore County Department of Permits and Development Management

**OFFICIAL SNOW POLICY 12/20/94**

During the winter season, it is possible that inclement weather could cause cancellation of a Community Input Meeting or Hearing Officer's Hearing. The official policy of the Baltimore County Department of Permits and Development Management regarding meeting cancellation due to inclement weather is as follows:

The Community Input Meeting and/or Hearing Officer's Hearing will be cancelled and rescheduled--

If Baltimore County schools are closed due to inclement weather, or

If Phase 2 of the Baltimore County snow emergency plan is in effect at 6:00 p.m. on the day of the meeting.

If County offices are closed, the Hearing Officer's Hearing scheduled that day will be cancelled.

96-2860

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
SUITE 700, COURT TOWERS  
20 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
410) 823-7800  
TELEFAX 410) 298-2765

JAMES D. NOLAN  
RETIRED 1980  
J. CARL PLUMHOFF  
1940-1980  
RALPH E. DEITZ  
1918-1990  
WRITER'S DIRECT DIAL  
823

May 10, 1996

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

RE: Project No.: XV-609  
Project Name: Chase Auto Care  
Case No.: 90-300-A (Item 403)

Dear Sir or Madam:

This is to confirm that on this 10th day of May, 1996, a copy of the Development Plan Conference and Hearing Officer's Hearing Notification, along with a copy of the Development Plan and Hearing Notices, has been forwarded to all interested parties in reference to the above matter. (copies enclosed)

Thank you for your attention to this matter.

Very truly yours,  
Douglas L. Burgess

DLB/caw

Enclosures

cc: Mr. Ronald R. Leonard  
(w/enclosures)

3 B36

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
SUITE 700, COURT TOWERS  
20 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
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RETIRED 1980  
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1940-1980  
RALPH E. DEITZ  
1918-1990  
WRITER'S DIRECT DIAL  
823

May 10, 1996

DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING NOTIFICATION

To: All Interested Parties

In anticipation of a public hearing on the above-referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing, if required), scheduled by the Department of Permits and Development Management of Baltimore County, is as follows:

Hearing Date: Friday, June 7, 1996  
Time: 9:00 a.m.  
Hearing Location: Room 106, County Office Building  
111 West Chesapeake Avenue, Towson, Maryland 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on Wednesday, May 15, 1996 at 11:00 a.m. in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, Maryland 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer; however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file in Room 123 of the COB, until five (5) days preceding the public hearing. At that time, the file will be forwarded to the Hearing Officer/Zoning Commissioner in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Department of Permits and Development Management at (410) 887-3335.

Respectfully,  
Douglas L. Burgess

DLB/caw  
Enclosures (Development Plan & Hearing Notices)  
cc: Department of Permits and Development Management  
Mr. Ronald R. Leonard

Bafitis & Associates, Inc.

April 17, 1996

Baltimore County Government  
Permits and Development Management  
Zoning Office  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Sirs,

Ref. Chase Auto Care, Inc. #11720 Eastern Boulevard

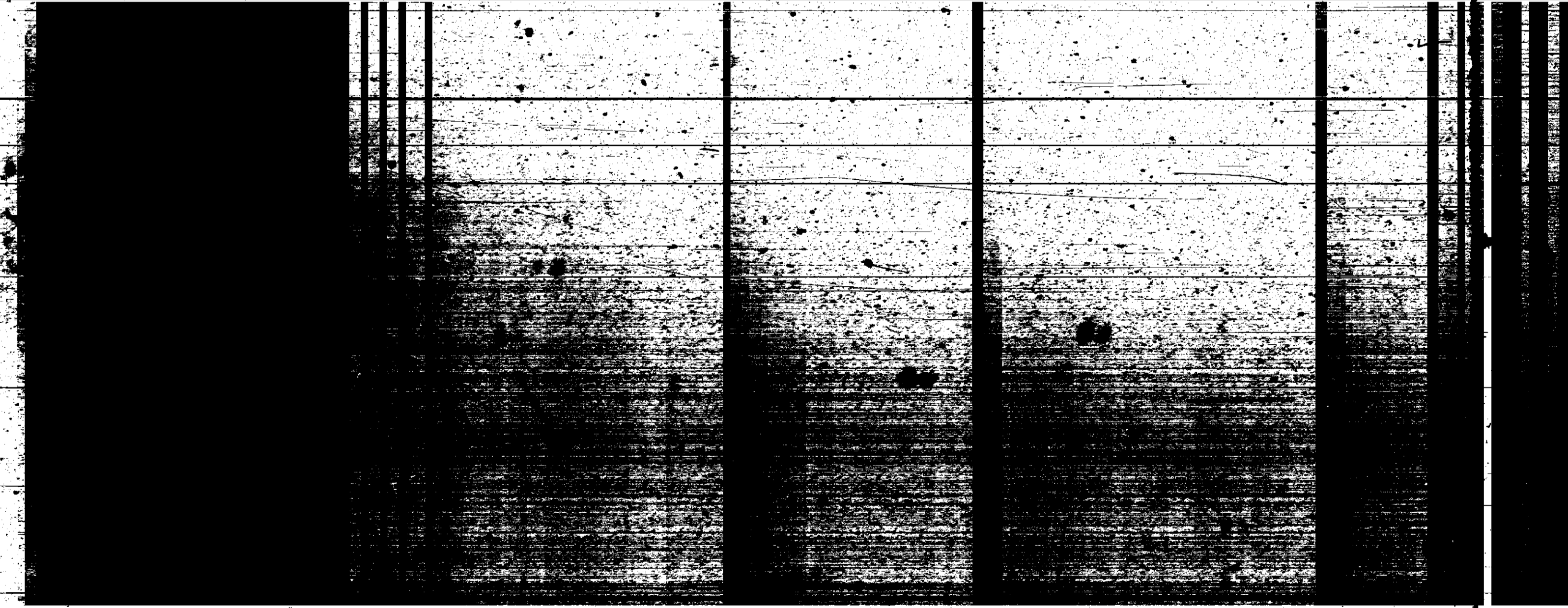
This project is being processed as a PUD-C which requires a Hearing Officers Hearing; the project also requires a Zoning Variance which requires a Zoning Officers Hearing. We therefore request a combined Hearing for this project.

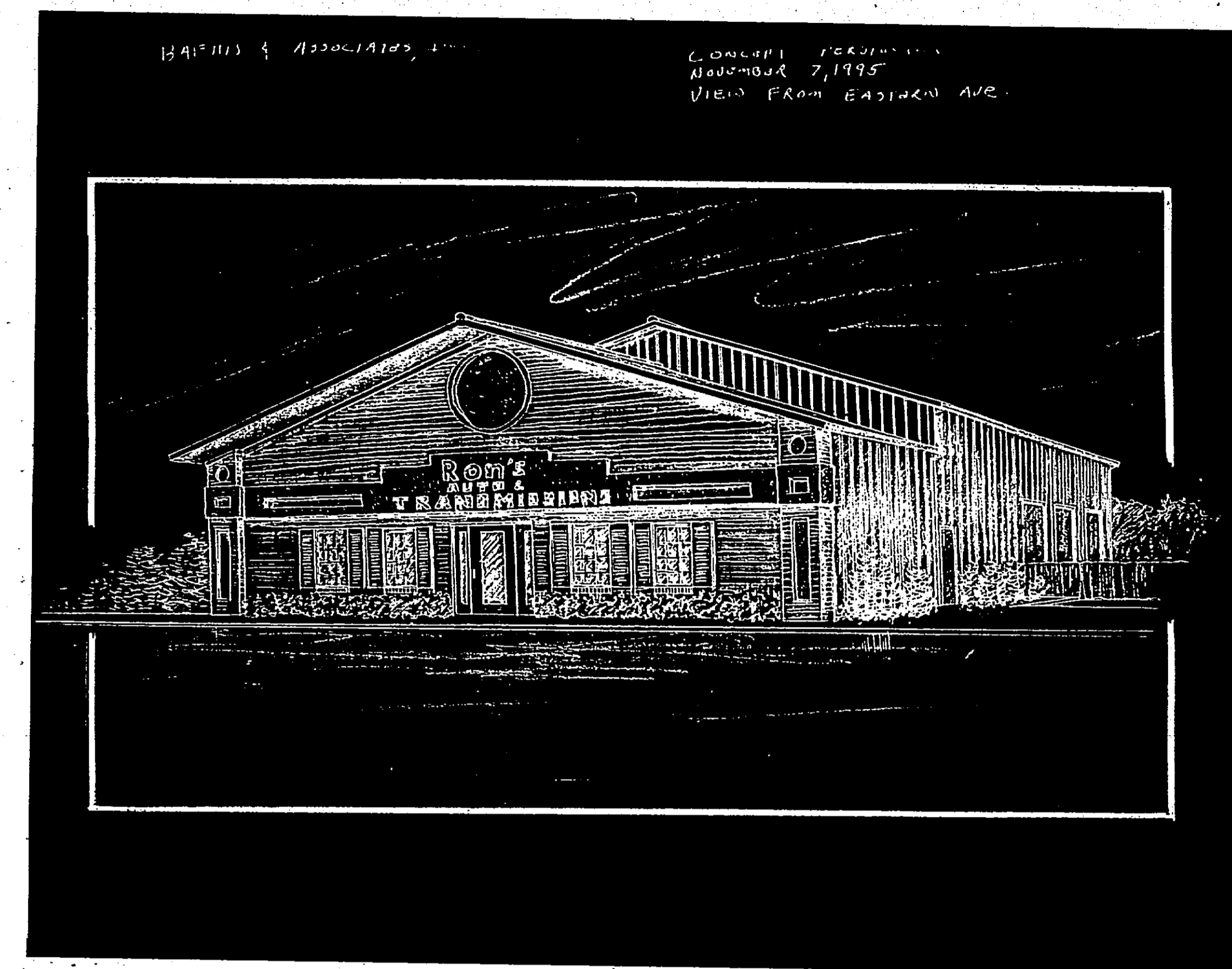
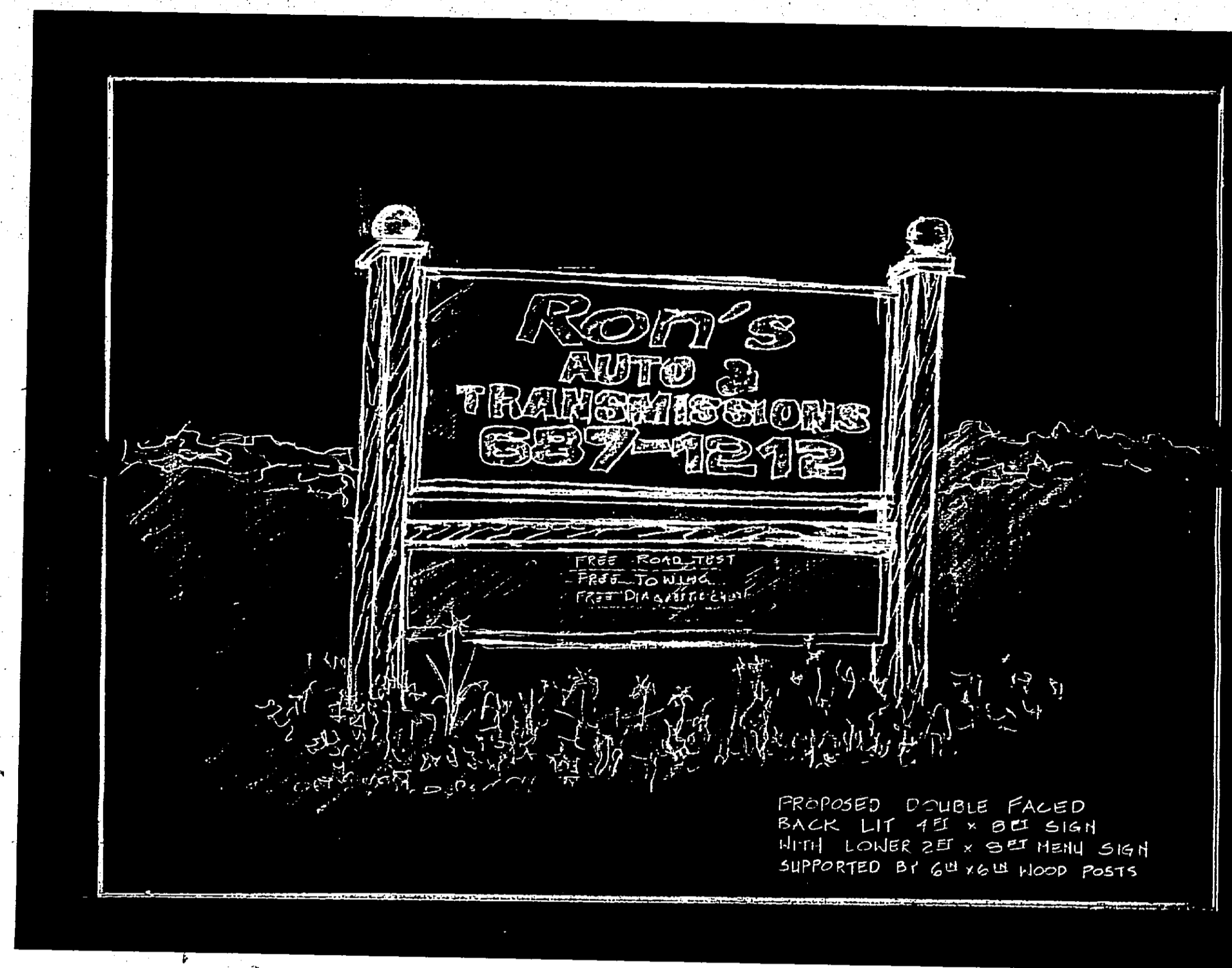
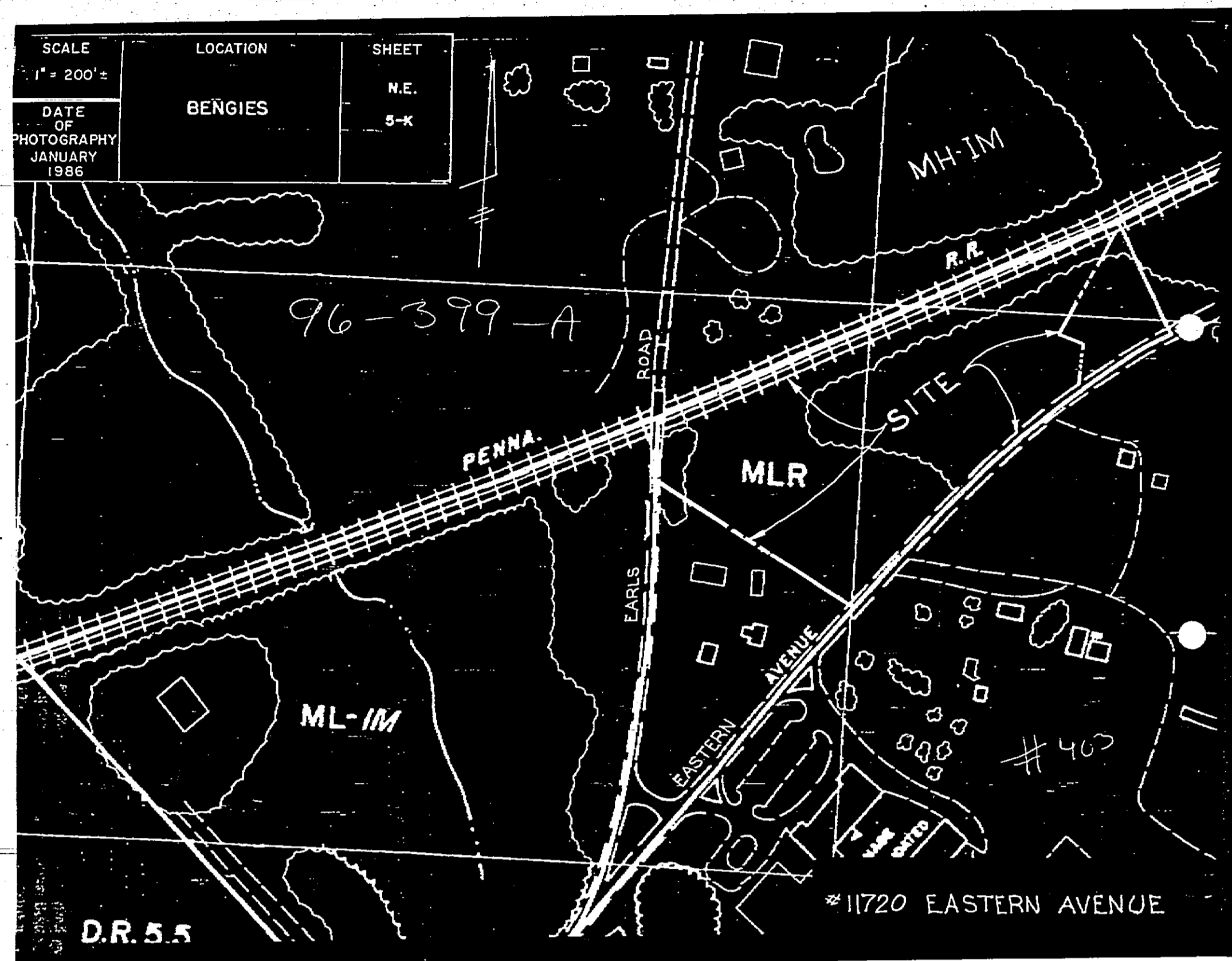
Sincerely,  
BAFITIS AND ASSOCIATES, INC.  
Clyde F. Hinkle, Vice President

CFH/ikb

# 403

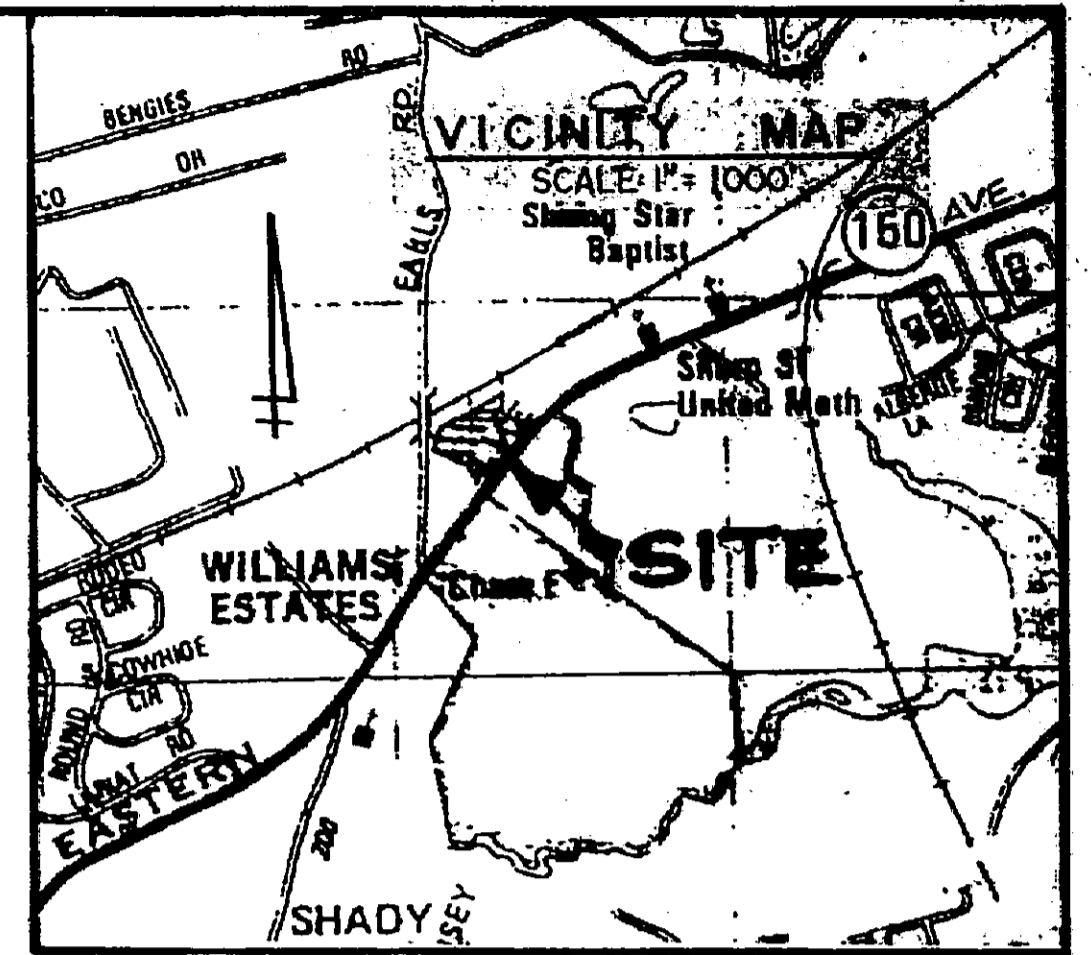
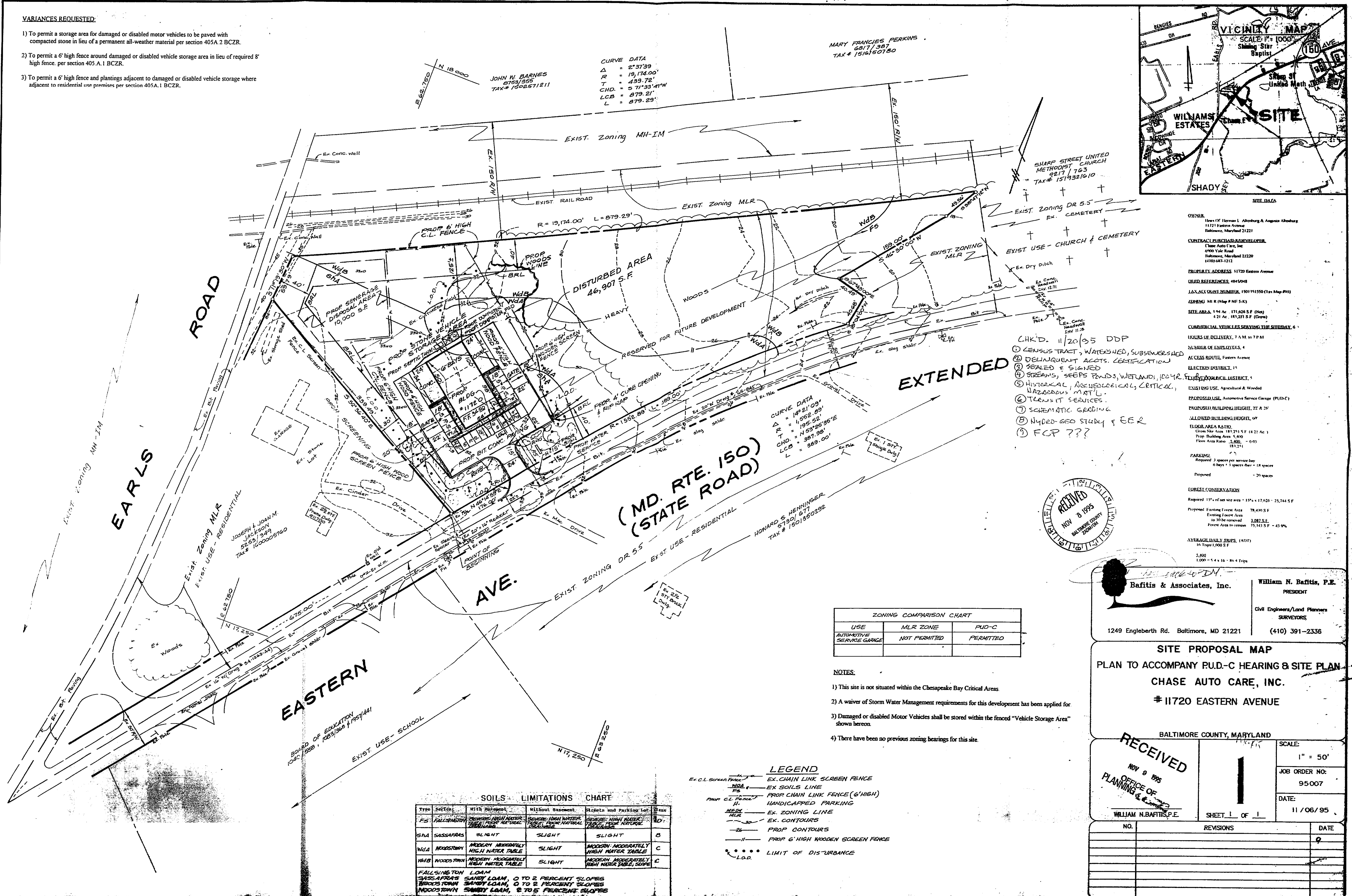
Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 410-391-2336





**VARIANCES REQUESTED:**

- 1) To permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent all-weather material per section 405A.2 BCZR.
- 2) To permit a 6' high fence around damaged or disabled vehicle storage area in lieu of required 8' high fence, per section 405 A.1 BCZR.
- 3) To permit a 6' high fence and plantings adjacent to damaged or disabled vehicle storage where adjacent to residential use premises per section 405A.1 BCZR.



**OWNER:**  
11721 Eastern Avenue  
Baltimore, Maryland 21221

**CONTRACT PURCHASER/DEVELOPER:**  
Chase Auto Care, Inc.  
6900 Yale Road  
Baltimore, Maryland 21220  
410/681-1212

**PROPERTY ADDRESS:** 11720 Eastern Avenue

**DEED REFERENCES:** 44-54048

**TAX MAPS:** 1991-1992 (1st Map 89)

**APPLICABLE CODES:** 405A.1 BCZR, 405A.2 BCZR, 405A.3 BCZR, 405A.4 BCZR, 405A.5 BCZR, 405A.6 BCZR, 405A.7 BCZR, 405A.8 BCZR, 405A.9 BCZR, 405A.10 BCZR, 405A.11 BCZR, 405A.12 BCZR, 405A.13 BCZR, 405A.14 BCZR, 405A.15 BCZR, 405A.16 BCZR, 405A.17 BCZR, 405A.18 BCZR, 405A.19 BCZR, 405A.20 BCZR, 405A.21 BCZR, 405A.22 BCZR, 405A.23 BCZR, 405A.24 BCZR, 405A.25 BCZR, 405A.26 BCZR, 405A.27 BCZR, 405A.28 BCZR, 405A.29 BCZR, 405A.30 BCZR, 405A.31 BCZR, 405A.32 BCZR, 405A.33 BCZR, 405A.34 BCZR, 405A.35 BCZR, 405A.36 BCZR, 405A.37 BCZR, 405A.38 BCZR, 405A.39 BCZR, 405A.40 BCZR, 405A.41 BCZR, 405A.42 BCZR, 405A.43 BCZR, 405A.44 BCZR, 405A.45 BCZR, 405A.46 BCZR, 405A.47 BCZR, 405A.48 BCZR, 405A.49 BCZR, 405A.50 BCZR, 405A.51 BCZR, 405A.52 BCZR, 405A.53 BCZR, 405A.54 BCZR, 405A.55 BCZR, 405A.56 BCZR, 405A.57 BCZR, 405A.58 BCZR, 405A.59 BCZR, 405A.60 BCZR, 405A.61 BCZR, 405A.62 BCZR, 405A.63 BCZR, 405A.64 BCZR, 405A.65 BCZR, 405A.66 BCZR, 405A.67 BCZR, 405A.68 BCZR, 405A.69 BCZR, 405A.70 BCZR, 405A.71 BCZR, 405A.72 BCZR, 405A.73 BCZR, 405A.74 BCZR, 405A.75 BCZR, 405A.76 BCZR, 405A.77 BCZR, 405A.78 BCZR, 405A.79 BCZR, 405A.80 BCZR, 405A.81 BCZR, 405A.82 BCZR, 405A.83 BCZR, 405A.84 BCZR, 405A.85 BCZR, 405A.86 BCZR, 405A.87 BCZR, 405A.88 BCZR, 405A.89 BCZR, 405A.90 BCZR, 405A.91 BCZR, 405A.92 BCZR, 405A.93 BCZR, 405A.94 BCZR, 405A.95 BCZR, 405A.96 BCZR, 405A.97 BCZR, 405A.98 BCZR, 405A.99 BCZR, 405A.100 BCZR

- CHK'D. 11/20/95 DDP
- 1) CENSUS TRACT, WATERSHED, SUBWERSHED
  - 2) DELINQUENT ACCTS. CERTIFICATION
  - 3) SEALED & SIGNED
  - 4) STREAMS, SEEPS POUNDS, WETLANDS, 100-YR. FLOOD HAZARD DISTRICT, 15'
  - 5) HISTORICAL, ARCHAEOLOGICAL, CRITICAL, HAZARDOUS MATERIAL
  - 6) TRAFFIC SERVICES
  - 7) SCHEMATIC GRADING
  - 8) HYDRO-GEO STUDY & EER
  - 9) FCP ???



**ZONING COMPARISON CHART**

USE	MLR ZONE	PUD-C
AUTOMOTIVE SERVICE GARAGE	NOT PERMITTED	PERMITTED

- NOTES:**
- 1) This site is not situated within the Chesapeake Bay Critical Areas.
  - 2) A waiver of Storm Water Management requirements for this development has been applied for.
  - 3) Damaged or disabled Motor Vehicles shall be stored within the fenced "Vehicle Storage Area" shown hereon.
  - 4) There have been no previous zoning hearings for this site.

**SOILS LIMITATIONS CHART**

Type	Series	With Basement	Without Basement	Signets and Parking Lot	Base
FS	FALLSINGTON	MODERATELY HIGH WATER TABLE	MODERATELY HIGH WATER TABLE	MODERATELY HIGH WATER TABLE	D
SHA	SASSAPARA	SLIGHT	SLIGHT	SLIGHT	B
WGA	WOODSTOWN	MODERATELY MODERATELY HIGH WATER TABLE	SLIGHT	MODERATELY MODERATELY HIGH WATER TABLE	C
WGB	WOODSTOWN	MODERATELY MODERATELY HIGH WATER TABLE	SLIGHT	MODERATELY MODERATELY HIGH WATER TABLE	C

FALLSINGTON LOAM  
SASSAPARA SANDY LOAM, 0 TO 2 PERCENT SLOPES  
WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES  
WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES

- LEGEND**
- EX. C.L. SCREEN FENCE
  - EX. CHAIN LINK SCREEN FENCE
  - EX. SOILS LINE
  - PROP. CHAIN LINK FENCE (6' HIGH)
  - HANDICAPPED PARKING
  - EX. ZONING LINE
  - EX. CONTOURS
  - PROP. CONTOURS
  - PROP. 6' HIGH WOODEN SCREEN FENCE
  - L.O.D. LIMIT OF DISTURBANCE

**Bafitis & Associates, Inc.**  
William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners SURVEYORS  
1249 Engleberth Rd., Baltimore, MD 21221 (410) 391-2336

**SITE PROPOSAL MAP**  
PLAN TO ACCOMPANY PUD-C HEARING & SITE PLAN  
CHASE AUTO CARE, INC.  
# 11720 EASTERN AVENUE

BALTIMORE COUNTY, MARYLAND

RECEIVED NOV 9 1995 OFFICE OF PLANNING & ZONING DEPARTMENT WILLIAM N. BAFITIS, P.E.

SCALE: 1" = 50'  
JOB ORDER NO: 95007  
DATE: 11/06/95  
SHEET 1 OF 1

NO.	REVISIONS	DATE
		9

NV-669

**VARIANCES REQUESTED**

1) To permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent all-weather material per section 405.2. BCZR

404.3 A7 BCZR

LINE	BEARING	DISTANCE
1	CURVE #1	
2	S 19° 34' 47" E	72.89'
3	S 40° 49' 12" E	39.49'
4	S 64° 37' 29" E	49.97'
5	N 69° 11' 25" E	38.41'
6	S 49° 10' 53" W	41.64'
7	S 70° 41' 55" E	39.88'
8	S 60° 05' 52" E	64.20'
9	CURVE #9	

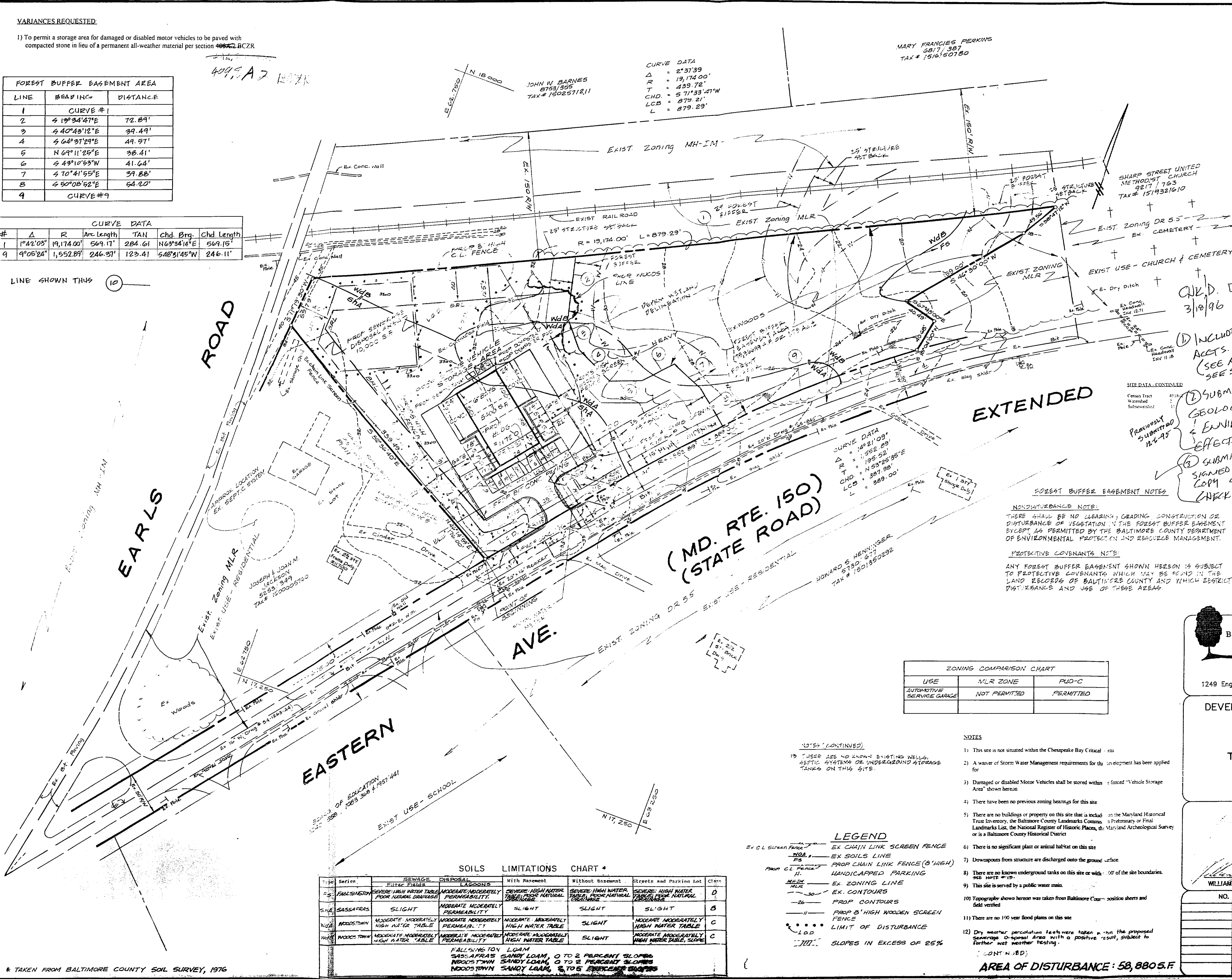
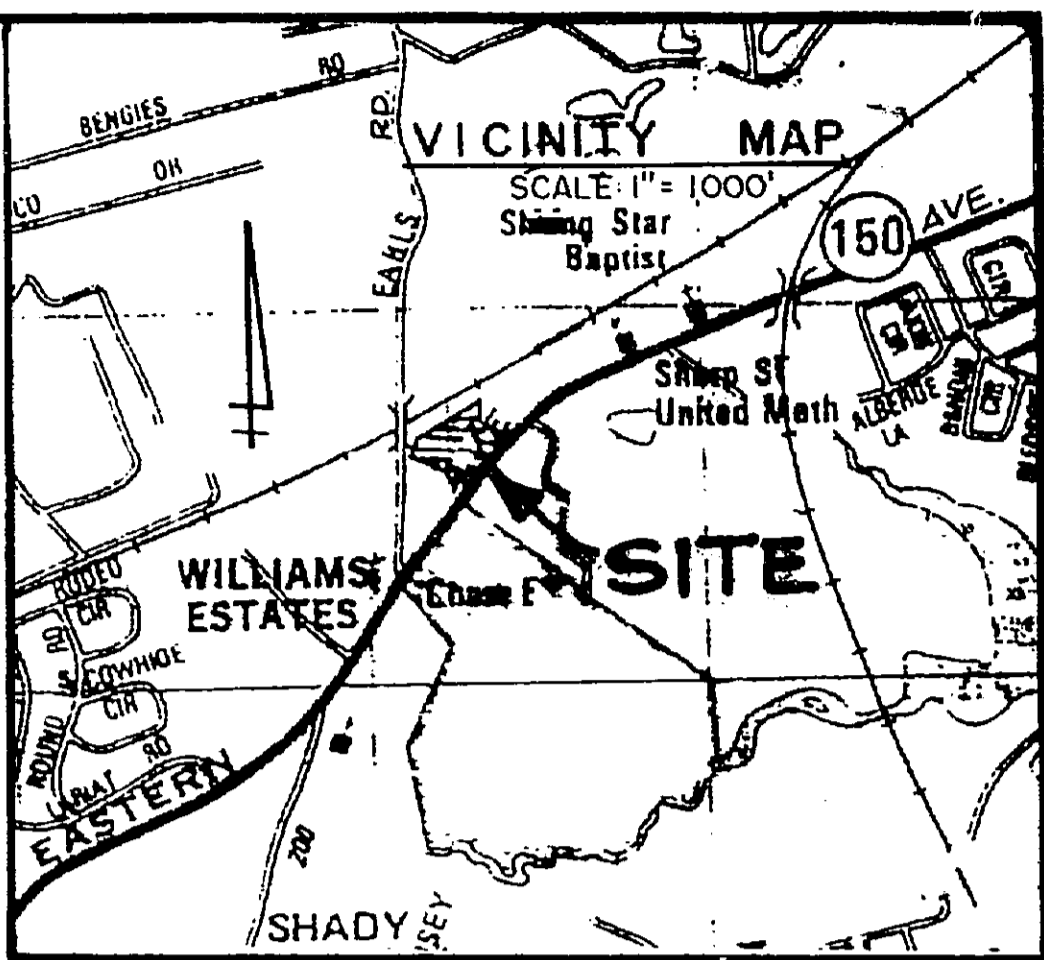
#	Δ	R	Arc Length	TAN	Chd. Brg.	Chd. Length
1	1° 42' 03"	19,174.00'	569.17'	284.61	N 69° 34' 14" E	569.15'
9	9° 05' 24"	1,552.89'	246.37'	123.41	S 48° 51' 45" W	246.11'

LINE SHOWN THUS

CURVE DATA  
 Δ = 2° 37' 39"  
 R = 19,174.00'  
 T = 439.72'  
 CHD. = 571° 33' 47" W  
 LCB = 879.21'  
 L = 879.23'

MARY FRANCES PERKINS  
 5817, 387  
 TAX # 1516150780

JOHN W. BARNES  
 8753/355  
 TAX # 1502571211



CHD. DDP  
 3/10/96

- INCLUDE DELINQUENT ACCTS. NOTE (SEE ATTACHED) (SEE SHEET 2)
- SUBMIT HYDRO GEOLOGIC STUDY & ENVIRONMENTAL EFFECTS REPORT.
- SUBMIT SCALED SIGNED & COMPLETED COPY of DEVL PART CHECKLIST.

EXTENDED

**FOREST BUFFER EASEMENT NOTES**

NON-DISTURBANCE NOTE  
 THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THIS FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

**PROTECTIVE COVENANTS NOTE**

ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

ZONING COMPARISON CHART

USE	MLR ZONE	PUD-C
AUTOMOTIVE SERVICE GARAGE	NOT PERMITTED	PERMITTED

**NOTES (CONTINUED)**

1) USER USE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS ON THIS SITE.

**NOTES**

- This site is not situated within the Chesapeake Bay Critical Area.
- A waiver of Storm Water Management requirements for this project has been applied for.
- Damaged or disabled Motor Vehicles shall be stored within a fenced "Vehicle Storage Area" shown herein.
- There have been no previous zoning hearings for this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission's Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey or a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- Downspouts from structures are discharged onto the ground surface.
- There are no known underground tanks on this site or within 100' of the site boundaries. SEE NOTE #11-19.
- This site is served by a public water main.
- Topography shown hereon was taken from Baltimore County position sheets and field verified.
- There are no 100 year flood plans on this site.
- Dry weather percolation tests were taken on the proposed Sewerage Disposal Area with a positive result, subject to further wet weather testing.

**LEGEND**

- EX CHAIN LINK SCREEN FENCE
- EX SOILS LINE
- PROP CHAIN LINK FENCE (8' HIGH)
- HANDICAPPED PARKING
- EX ZONING LINE
- EX CONTOURS
- PROP CONTOURS
- PROP 8' HIGH WOODEN SCREEN FENCE
- LIMIT OF DISTURBANCE
- SLOPES IN EXCESS OF 25%

**SOILS LIMITATIONS CHART \***

Series	SEWAGE DISPOSAL	DISPOSAL	With Basement	Without Basement	Signets and Parking Lot	Class
PAWINGTON	MODERATE TO HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO HIGH WATER TABLE	MODERATE TO HIGH WATER TABLE	MODERATE TO HIGH WATER TABLE	D
SASSAFRAS	SLIGHT	MODERATE TO MODERATELY PERMEABILITY	SLIGHT	SLIGHT	SLIGHT	B
WOODSTOWN	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE TO MODERATELY HIGH WATER TABLE	C
WOODTOWN	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE TO MODERATELY HIGH WATER TABLE, SLIGHT	C

FALLING TOY LOAM SANDY LOAM, 0 TO 2 PERCENT SLOPES  
 WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES  
 WOODTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES

\* TAKEN FROM BALTIMORE COUNTY SOIL SURVEY, 1976

**Bafitis & Associates, Inc.**  
 William N. Bafitis, P.E.  
 PRESIDENT  
 Civil Engineers/Land Planners  
 SURVEYORS  
 1249 Englebert Rd. Baltimore, MD 21221 (410) 391-2336

**DEVELOPMENT PLAN / AUTHORIZATION PLAN**  
 FOR  
**CHASE AUTO CARE, INC.**  
**T.A. RON'S AUTO & TRANSMISSION**  
**#11720 EASTERN AVENUE**  
 BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'  
 JOB ORDER NO: 95007  
 DATE: 3/7/96

WILLIAM N. BAFITIS, P.E. SHEET 1 OF 2

NO.	REVISIONS	DATE

AREA OF DISTURBANCE: 58,880 S.F.  
 PDM # XV-669

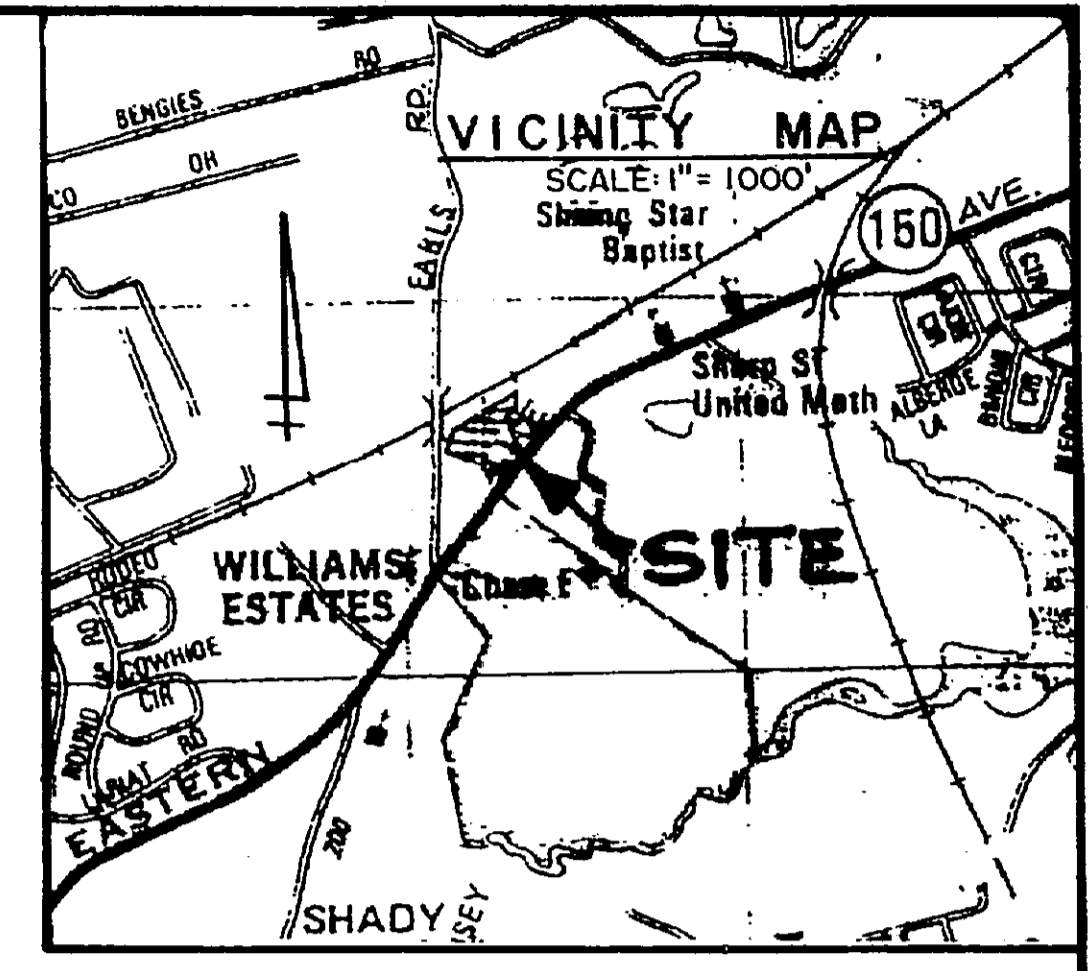
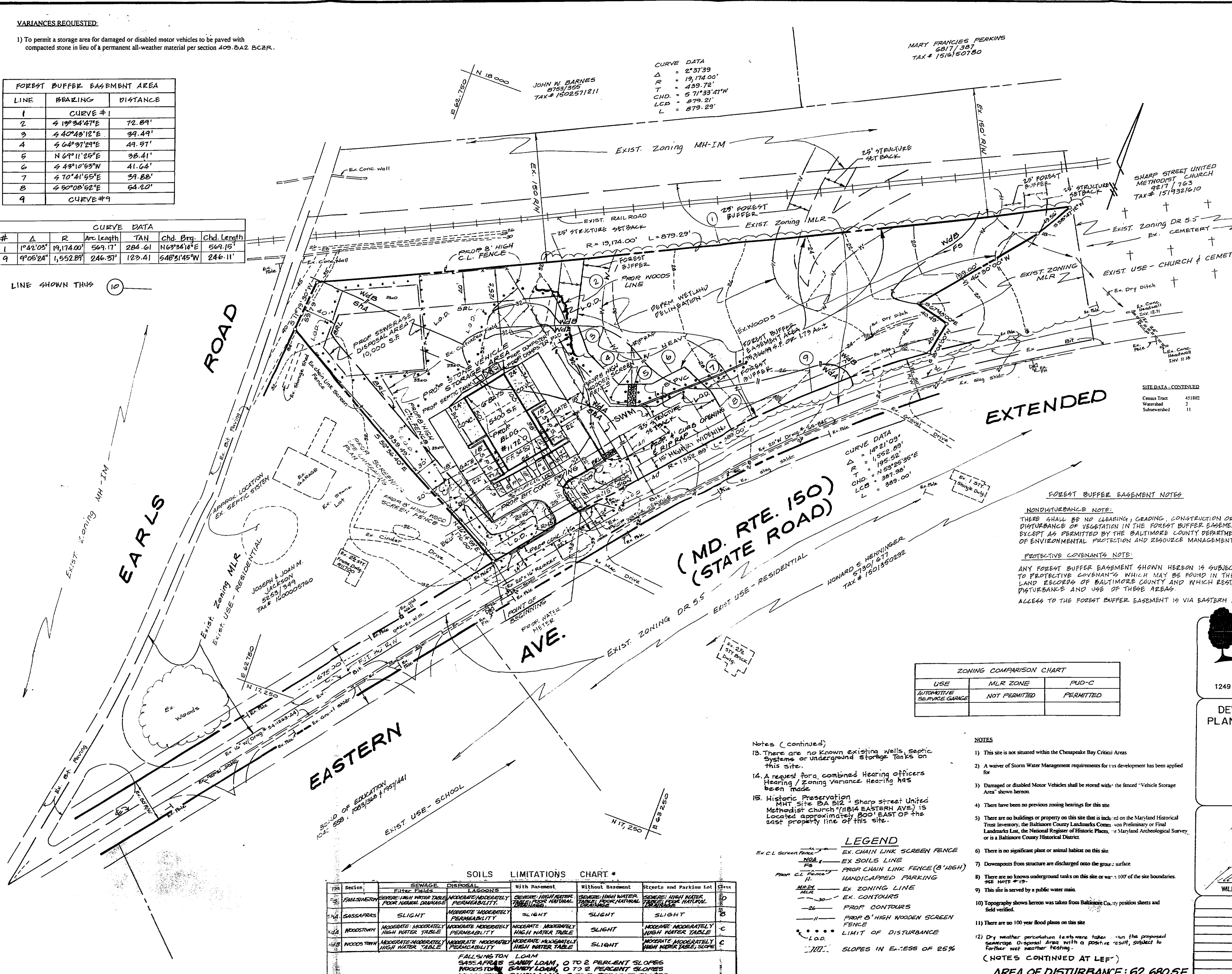
**VARIANCES REQUESTED:**

- 1) To permit a storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of a permanent all-weather material per section 409.8A2.8C2R.

LINE	BEARING	DISTANCE
1	CURVE #1	
2	S 12° 34' 47" E	72.89'
3	S 40° 45' 12" E	39.49'
4	S 64° 37' 29" E	49.97'
5	N 69° 11' 28" E	38.41'
6	S 49° 10' 59" W	41.64'
7	S 70° 41' 55" E	39.88'
8	S 50° 08' 52" E	54.20'
9	CURVE #9	

#	A	R	Arc Length	TAN	Chd. Brq.	Chd. Length
1	1° 42' 05"	19,174.00'	569.17'	284.61	N 67° 34' 14" E	569.15'
9	9° 05' 24"	1,552.89'	246.31'	129.41	S 48° 51' 45" W	246.11'

LINE SHOWN THUS



**OWNER:**  
Here of Thomas F. Althoff & Augusta Althoff  
11224 Eastern Avenue  
Baltimore, Maryland 21221

**LEGAL DESCRIPTION:**  
1.301 AC. LOTS 15 & 16, BLOCK 10, CHASE AUTO CARE TRUST, BALTIMORE, MARYLAND

**DEED REFERENCES:** 4845048  
TAX ACQUISITION NUMBER: 1501351550 (Tax Map #11)

**ZONING:** MH-IM (Map # MF-4-6)

**SITE AREA:** 1.94 AC. 171,626 S.F. (Net)  
4.21 AC. 181,254 S.F. (Gross)

**COMMERCIAL VEHICLES SERVING THE SITE:** 6  
**HOURS OF DELIVERY:** 7 A.M. to 7 P.M.  
**NUMBER OF EMPLOYEES:** 4  
**ACCESS ROUTE:** Eastern Avenue  
**ELECTION DISTRICT:** 1<sup>st</sup>  
**COUNTY COUNCIL DISTRICT:** 5  
**EXISTING USE:** Agricultural & Wooded  
**PROPOSED USE:** Automotive Service Garage (PUD-C)  
**PROPOSED BUILDING HEIGHT:** 22' ± 2"  
**ALLOWED BUILDING HEIGHT:** 40'  
**FLOOR AREA RATIO:**  
Gross Site Area: 181,254 S.F. (4.21 AC.)  
Prop. Building Area: 7,400 S.F.  
Floor Area Ratio: 4.08% (4.08%)  
**ALLOWED F.A.R. (50% Max. Bldg. Coverage):** 9.06%  
**PARKING:**  
Required: 1 space per service bay  
4 bays = 4 spaces/day = 16 spaces  
Proposed: 20 spaces

**LARGEST COSSER/VAJIAN:**  
Required: 15% of net site area = 15% x 171,626 = 25,744 S.F.  
Proposed: Existing Lot Area: 78,430 S.F.  
Footing Lot Area: 10,100 S.F.  
To 10' height: 2,087 S.F.  
Forest Area to remain: 75,161 S.F. = 43.6%

**AVERAGE DAILY TRIP:** (ADFT)  
16 Trips/1,000 S.F.  
5,800  
1,000' x 5.8 = 5,800 Trips

**EXTENDED**

**FOREST BUFFER EASEMENT NOTES:**

**NONDISTURBANCE NOTE:**  
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

**PROTECTIVE COVENANTS NOTE:**  
ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.  
ACCESS TO THE FOREST BUFFER EASEMENT IS VIA EASTERN AVENUE.

USE	MLR ZONE	PUD-C
AUTOMOTIVE SERVICE GARAGE	NOT PERMITTED	PERMITTED

**Notes (continued)**

- There are no known existing wells, septic systems or underground storage tanks on this site.
- A request for a combined Hearing officers Hearing / Zoning Variance Hearing has been made.
- Historic Preservation: MHT Site BA 512 - Sharp Street United Methodist Church (11814 Eastern Ave.) is located approximately 800' EAST of the east property line of this site.

**LEGEND**

- EX. CHAIN LINK SCREEN FENCE
- EX. SOILS LINE
- PROP. CHAIN LINK FENCE (6' HIGH)
- HANDICAPPED PARKING
- EX. ZONING LINE
- EX. CONTOURS
- PROP. CONTOURS
- PROP. B' HIGH WOODEN SCREEN FENCE
- L.O.D. LIMIT OF DISTURBANCE
- SLOPES IN EXCESS OF 25%

**Notes**

- This site is not situated within the Chesapeake Bay Critical Areas.
- A waiver of Storm Water Management requirements for this development has been applied for.
- Damaged or disabled Motor Vehicles shall be stored within the fenced "Vehicle Storage Area" shown hereon.
- There have been no previous zoning hearings for this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, or the Maryland Archeological Survey, or is a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- Downspouts from structure are discharged onto the grade surface.
- There are no known underground tanks on this site or within 100' of the site boundaries.
- This site is served by a public water main.
- Topography shown hereon was taken from Baltimore County position sheets and field verified.
- There are no 100 year flood plains on this site.
- Dry weather precipitation tests were taken on the proposed sewerage disposal area with a positive result, subject to further wet weather testing.

(NOTES CONTINUED AT LEFT)

**AREA OF DISTURBANCE: 62,680 S.F.**

Section	SEWERAGE DISCHARGE	DISPOSAL	With Basement	Without Basement	Streets and Parking lot	Class
12A	PERMITS HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY HIGH WATER TABLE	D
12B	SLIGHT	MODERATE TO MODERATELY PERMEABILITY	SLIGHT	SLIGHT	SLIGHT	B
12C	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE TO MODERATELY HIGH WATER TABLE	C
12D	MODERATE TO MODERATELY HIGH WATER TABLE	MODERATE TO MODERATELY PERMEABILITY	MODERATE TO MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE TO MODERATELY HIGH WATER TABLE	C

\* TAKEN FROM BALTIMORE COUNTY SOIL SURVEY, 1976

FALLSINGTON LOAM SANDY LOAM, 0 TO 2 PERCENT SLOPES  
WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES  
WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES

**Baftis & Associates, Inc.**  
1249 Engleberth Rd. Baltimore, MD 21221

**William N. Baftis, P.E.**  
PRESIDENT  
Civil Engineers/Land Planners SURVEYORS  
(410) 391-2336

**DEVELOPMENT PLAN / AUTHORIZATION PLAN  
PLAN TO ACCOMPANY ZONING VARIANCE HEARING  
FOR  
CHASE AUTO CARE, INC.  
T.A. RON'S AUTO & TRANSMISSION  
#11720 EASTERN AVENUE  
BALTIMORE COUNTY, MARYLAND**

SCALE: 1" = 50'  
JOB ORDER NO: 95007  
DATE: 4 / 11 / 96  
SHEET 1 OF 2

NO.	REVISIONS	DATE

PDM # XV-669

96-399-A  
X1-604

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 137 Date of Posting: 6/25/96

Posted for: Veronica

Petitioner: Chase Auto Care, Inc.

Location of property: 11720 Eastern Ave. NW

Location of Sign: Sign on property

Remarks:

Posted by: [Signature] Date of return: 6/25/96

Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/2, 1996

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 5/2, 1996.

THE JEFFERSONIAN,  
A. Henneman  
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 West Chesapeake Avenue in Towson, Maryland 21204 on Friday, June 7, 1996 at 9:00 a.m. in Room 106, County Office Building, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
Case #6-399-A  
11720 Eastern Avenue  
NW/SE Eastern Avenue, NE of Earle Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Heirs of Herman I. Altenburg and Augusta Altenburg  
Contract Purchase/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)  
Variance to permit storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the durable and dustless material.  
HEARING: FRIDAY, JUNE 7, 1996 at 9:00 a.m. in Room 106, County Office Building.  
NOTE: (1) Hearings are handicapped accessible. For special accommodations please call 887-3351.  
(2) For information concerning the hearing, please call 887-3391.  
1996 May 04/22

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.: 403 Petitioner: Chase Auto Care, Inc.  
Location: 11720 Eastern Avenue  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Ronald Ray Leonard  
ADDRESS: 11720 Eastern Ave. P.O. Box 24978  
Baltimore MD 21220  
PHONE NUMBER: 687-1212

### 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 West Chesapeake Avenue in Towson, Maryland 21204 on Friday, June 7, 1996 at 9:00 a.m. in Room 106, County Office Building, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 96-399-A (Item 403)  
11720 Eastern Avenue  
NW/SE Eastern Avenue, NE of Earle Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Heirs of Herman I. Altenburg and Augusta Altenburg  
Contract Purchase/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)  
Variance to permit storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the durable and dustless material.  
HEARING: FRIDAY, JUNE 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SOMMIT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTE: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3351.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 137 Date of Posting: 5/14/96

Posted for: Veronica

Petitioner: Chase Auto Care, Inc.

Location of property: 11720 Eastern Ave. NW

Location of Sign: Sign on property

Remarks:

Posted by: [Signature] Date of return: 5/18/96

Number of Signs: 1

### BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

JOB ORDER NO. 2-1-8120  
PWA NO. none  
DATE 4-22-96

Description of Job: installation of 5/8" water meter and 3/4" water service

receipt to: Chase Auto Care  
t/a Rons Auto & Transmission  
3025 S Eastern Blvd  
PO Box 24978  
Baltimore, MD 21220

Subdivision: Chase Auto Care Locality: Chase District: 13 c 3

Charge To: Metropolitan District Job Assigned To: Ronald Leonard

Requested By: Karen Henler By: David Flowers, Manager  
Department of Permits and Development Management

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

DATE: 4/17/96 ACCOUNT: 21-0-0

RECEIVED FROM: [Signature] AMOUNT: \$ 500.00

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER  
DATE: 4/17/96 PWA AGENCY: YELLOW YELLOW: 000000

Baltimore County  
Department of Permits and  
Development Management

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

April 25, 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 West Chesapeake Avenue in Towson, Maryland 21204 on Friday, June 7, 1996 at 9:00 a.m. in Room 106, County Office Building, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING  
Project Number: XV-669  
Project Name: Chase Auto Care  
Location: 11720 Eastern Avenue, NW/SE Eastern Avenue, NE of Earle Road  
Acre: 4.21  
Developer: Chase Auto Care, Inc.  
Proposal: Community Auto Care Facility (FUD) 5,400 sq. ft.

and

CASE NUMBER: 96-399-A (Item 403)  
11720 Eastern Avenue  
NW/SE Eastern Avenue, NE of Earle Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Heirs of Herman I. Altenburg and Augusta Altenburg  
Contract Purchase/Lessee: Ronald Ray Leonard (Chase Auto Care, Inc.)  
Variance to permit storage area for damaged or disabled motor vehicles to be paved with compacted stone in lieu of the durable and dustless material.  
HEARING: FRIDAY, JUNE 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Ronald Leonard/Chase Auto Care, Inc.  
Heirs Herman I. Altenburg and Augusta Altenburg  
Douglas L. Burgess, 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 887-3351.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Baltimore County  
Department of Permits and  
Development Management

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

May 31, 1996

Douglas L. Burgess, Esquire  
Noian, Plumbhoff & Williams, Chtd.  
Suite 700  
Court Towers  
210 West Pennsylvania Avenue

RE: Item No.: 403  
Case No.: 96-399-A  
Petitioner: Heirs of Herman I

Dear Mr. Burgess:

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 April 17, 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.  
Zoning Supervisor

WCR/re  
Attachment(s)

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4881

DATE: JUNE 6, 1996

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1109

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF APRIL 20, 1996.

Item No.: SEE BELOW Zoning Agenda:

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.

E. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.

- 1 1996

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

cc: File

### BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

To: Arnold Jablon, Director Date: May 6, 1996  
Department of Permits & Development Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 6, 1996  
Item No. 404

The Development Plans Review Division has reviewed the subject zoning item. This development is subject to the previously approved Final Landscape Plan.

RWB:rlr

cc: File

CONE9B

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

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management April 26, 1996

FROM: Robert A. Wirth (RAW)/JMS  
DEPRM

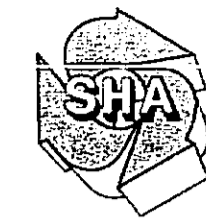
SUBJECT: Zoning Item #403 - Chase Auto Care, Inc.  
11723 Eastern Avenue  
Zoning Advisory Committee Meeting of April 29, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

RAW:TI:sp

CHASEAUT/DEPRM/TXTSBP



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

May 22, 1996

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

Re: Baltimore County  
MD 150 (North Side)  
Chase Auto Care, Inc.  
11720 Eastern Avenue  
Variance Request  
Item #403 (MJK)  
Mile Post 8.71

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 150 and the location and design of the proposed entrance improvements onto MD 150, are generally acceptable to the State Highway Administration (SHA).

We have no objection to approval of the subject variance request.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection)
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

410-545-5600 (Fax# 333-1041)

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 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson  
Page Two  
May 22, 1996

- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small of this office at (410) 545-5581.

Very truly yours,

David A. Ramsey  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/maw

BALTIMORE COUNTY, MARYLAND  
SUBJECT: DEVELOPMENT PLAN REVIEW COMMENTS DATE: May 14, 1996  
FOR MAY 15, 1996

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
Department of Permits & Development Management

PROJECT NAME: Chase Auto Care  
PROJECT NO: XV-669  
LOCATION: Eastern Avenue Extended  
DISTRICT: 1505

The Development Plans Review Division has reviewed the subject plan dated April 11, 1996 and has the following comments to make:

GENERAL COMMENTS:

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

In accordance with Bill No. 28-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Eastern Avenue (Md. Ste. 150) is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for full costs of

Chase Auto Care-Devel. Plan Comments  
May 14, 1996  
Page 2

Installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site including state roads where applicable. The walks shall be five feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Chase Auto Care-Devel. Plan Comments  
May 14, 1996  
Page 3

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Baltimore City comments are attached.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The Developer shall contact the Zoning Administration and Development Management Office on 897-3321 for information on obtaining water service where the meter required is 3" or less, or the Development Plans Review Section on 897-3751 for water service requiring meters 4" and larger.

The private onsite septic system is subject to approval by the Department of Environmental Protection and Resource Management. When sewer becomes available, the owner must agree to connect into and participate in the cost of extending the sewer.

RWB:RUF/jrb

Attachment

cc: file

CHASEAUT.DPC

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN REVIEW COMMENTS DATE: December 28, 1995  
FOR JANUARY 2, 1996

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
Department of Permits & Development Management

PROJECT NAME: Chase Auto Care, Inc.  
PROJECT NO:  
LOCATION: Eastern Avenue  
DISTRICT: 1505

The Development Plans Review Division has reviewed the subject plan dated November 30, 1995 and has the following comments to make:

Access to Eastern Avenue extended is subject to State Highway Administration approval.

The storm water generated from the site shall be conveyed to a suitable outfall.

The private on-site septic system is subject to approval by Department of Environmental Protection and Resource Management. When sewer becomes available, the owner must agree to connect into and participate in the cost of extending the sewer.

LANDSCAPE COMMENTS:

The planting units calculations on the plan are not accurate in regards to the screening requirements. Class "A" buffer plantings may be required in conjunction with fencing. An assured buffer is required where the fenced in storage yard is adjacent to or visible from a residential use or public road. The existing and proposed chain link fence may be required to be slatted with a P.D.S. slat or equal. Additional buffer planting will be required in conjunction with the fencing and slatting. The proposed "wooden screen fence" must be specified on the Development Plan and Schematic Landscape Plan.

The proposed streetscape plantings must approach closer to Eastern Boulevard. Contact this office for details.

The above issues will be resolved at the Development Plan/Schematic Landscape Plan Stage.

RWB/JRL/RUF/jrb  
cc: File  
CHASEAUT.CPC

CITY OF BALTIMORE

METRO: NHBWAL: May 14



DEPARTMENT OF PUBLIC WORKS

BUREAU OF WATER AND WASTEWATER  
WATER & WASTEWATER ENGINEERING DIVISION  
600 And Veterans Memorial Building  
200 N. Holiday Street, Baltimore, Maryland 21202

January 5, 1996

Mr. Robert Bowling, P.E., Chief  
Development Plans Review Division  
Baltimore County Department of Permits & Development Management  
County Office Building  
Towson, Maryland 21204

Dear Mr. Bowling:

In reply to your letter of December 20, 1995 concerning Chase Auto Care, service may be obtained from the First Zone.

The proposed development may be served from the existing 20-inch mains in Eastern Avenue.

To receive water service, all lots must have fee simple frontage on the public roads. Additionally, pressure will exceed 80 psi below elevation 28-feet and we suggest that pressure reducing valves be installed to provide service to all lots below that elevation.

It is recommended that the developer arrange to have a fire flow test made to determine if the water available is adequate for fire protection and domestic service. Arrangements for a fire flow test can be made by contacting the Manager of Pumping, Bureau of Water and Wastewater, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours,

Amor Sokhey, P.E., CHIEF

ASVDJH\NWSR\tr  
cc: Mr. J. Silhan  
Mr. S. Milio  
Mr. B. Keller  
Mr. W. Ruskin  
C: WPS1\RUSKIN\B02D.WP6

BALTIMORE "THE CITY THAT READS!"



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880  
DATE: 04/30/96

TO: SUE WIMBLEY, ZADM. MAIL STOP-1301  
FROM: LT. ROBERT P. SAUERHALD  
BALTIMORE COUNTY FIRE MARSHAL OFFICE  
MAIL STOP-1102F, PHONE 887-4881  
SUBJECT: SUBDIVISION REVIEW COMMENTS  
PROJECT NAME: CHASE AUTO CARE-11720 EASTERN AVE.-PUD  
PROJECT NUMBER: 15-669  
LOCATION: NW/S EASTERN AV. NE OF EARLS RD.  
DISTRICT: 5HT  
COMMENTS:  
1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.

Baltimore County  
Department of Environmental Protection  
and Resource Management

Environmental Impact Review

Development Plan Comments

Project Name: Chase Auto Care, Inc.  
Project Location: NW/S Eastern Avenue, NE of Earls Road  
Date of Meeting: May 15, 1996  
Reviewer(s): Tamí Imbierowicz, Rob Powell, Bruce Seeley, et al.

Environmental Impact Review

Correct labeling of the Forest Buffer Easement as shown on the marked-up plan.

Ground Water Management

Submit a revised plan showing changes to the septic reserve area and design of the sand mound system.

TI:RP:BS

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: DAVID FLOWERS, Project Manager May 14, 1996  
FROM: Darryl D. Putty  
House Numbering and Street Naming Section  
SUBJECT: CHASE AUTO CARE - PUD Development Plan Conference  
MAY 15, 1996  
PDM File No. 15-669  
1. ADDRESS OF 11720 EASTERN AVENUE IS ACCEPTABLE

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENT DPC DATE: 5/15/96  
FROM: PDM - ZONING REVIEW 11:00 a.m., Room 123  
PROJECT NAME: Chase Auto Care (PUD) PLAN DATE: 4/11/96  
LOCATION: 11720 Eastern Avenue DISTRICT: 15c5  
PROPOSAL: PUD-C with a Service Garage Use

The plan has been reviewed for development plan approval. Only if necessary will this office up-date or supplement this comment during the review of the building permit plan.

In order for the PUD/HOH plan to be approved, the variances requested must be granted. Please note that no structures will be located within 100 feet of a residential zone and no parking is permitted within 25 feet of a residential zone.

MITCHELL J. KELLMAN  
Planner II  
Zoning Review

MJK:scj

MAY 15 1996  
MAIL

Baltimore County Mobile &  
Manuf. HOA Association (Bengies Mobile)  
Attn: Ms. Sandra Dawson, Chairperson  
Post Office Box 5074  
Baltimore, Maryland 21220

Bird River Beach Community Assn.  
Attn: Mr. Elmer Yingling, President  
6533 Blackhead Road  
Baltimore, Maryland 21220

Bird River Civic Association  
Attn: Mr. Adam Paul, Sr., Secretary  
Post Office Box 274  
White Marsh, Maryland 21162

Earls Beach Improvement Association  
Attn: Mr. Bernard Robier, Sr., President  
6864 Leslie Road  
Baltimore, Maryland 21224

Eastern Baltimore Area  
Chamber of Commerce  
Attn: Ms. Patricia Winter, Ex. Dir.  
2200 Broening Highway, Suite 102  
Baltimore, Maryland 21224

Essex Middle River  
Chamber of Commerce  
Attn: Mr. Ed Ziegenfuss, Ex. Dir.  
439 Eastern Boulevard  
Essex, Maryland 21221

Essex Middle River  
Civic Council  
Attn: Mr. William Jones, President  
3 Riverton Road  
Baltimore, Maryland 21220

Harewood Park Community League  
Attn: Mr. John Kerner, Chairman  
Post Office Box 181  
Chase, Maryland 21027

National Railroad Passenger Corp.  
c/o Tax & Insurance Department  
400 North Capitol Street, N.W.  
Washington, DC 20001

Mr. Joseph Jackson  
Mrs. Joan M. Jackson  
11718 Eastern Avenue  
Baltimore, Maryland 21220

Mr. Howard S. Henninger  
c/o James C. Brennan, Esquire  
825 Eastern Boulevard  
Baltimore, Maryland 21221

Sharp Street United Methodist Church  
11814 Eastern Avenue  
Baltimore, Maryland 21220

Ms. Mary Frances Perkins  
Post Office Box 264  
Chase, Maryland 21027

Mr. John W. Barnes  
12303 Philadelphia Road  
Brdspw, Maryland 21021

To: Arnold Jablon, Director  
Permits and Development Management  
attn: David Flowers

From: Eric Rockett  
Subject: Review of Concept Plan for  
Chase Auto Care  
PDM # 15-669

A review of the concept plan prompts the following comments:

- The owner/developer will be required to submit a title certificate to document the ownership and encumbrances for the site to be developed and for any off site right of ways, if necessary. The attached example demonstrates a suggested format to be used. Please contact Dennis Maloney, Esquire, 887-3293, if you have any questions.
- Access easements approved by DEPRM should be shown for any stormwater management facilities and/or forest buffer or forest conservation easements.
- Site specific comments:  
A. Will a highway widening be required for this site? If so, please delineate.  
B. Show the proposed water meter and vault. If outside the existing right of way, please show a drainage and utility easement. The proposed sign should not encroach into the easement.  
C. Is DEPRM satisfied with access to the forest buffer area from Eastern Avenue? If not, show access easement.

4. If an off-site ROW is required for SWH outfall, title certificate will be required and acquisition will be required to record flood plat.

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS CPC DATE: 1/2/96  
FROM: PDM - ZONING REVIEW 10:00 a.m., Room 123  
PROJECT NAME: Chase Auto Care PLAN DATE: 11/30/95  
LOCATION: N/S Eastern Avenue Extended, 300' NE of centerline Earls Road REV.:  
DISTRICT: 15c5 REVISÉD PLAN KEY:  
PROPOSAL: PUD-C with a (X) COMPLIANCE WITH COMMENT CHECKED  
Service Garage Use (O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR) for concept plan approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. Only if necessary, will this office up-date or supplement this comment during the review of the development plan.

The proposed use is permitted, if the site is approved as a PUD-C. The height, area, setback, parking, and sign requirements are subject to the M.L.R. zone. Please note that the site complies with Section 250.4 of the Baltimore County Zoning Regulations; therefore, no structures (buildings) will be located within 100 feet of a residential zone and per Section 250.6, no parking is permitted within 25 feet of a residential zone.

All parking must be paved (250.6) and all storage must be effectively screened from any adjacent residential zones. Parking and storage must comply with the screening requirements in the landscape manual.

MITCHELL J. KELLMAN  
Planner II

MJK:scj

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

December 26, 1995

TO: Dave Flowers, Project Manager  
FROM: Thomas P. Ogle, Sr.  
House Numbering and Street Naming Section  
SUBJECT: Chase Auto Care Concept Plan Conference  
January 2, 1996  
PDM File No. 15-669

- Address appears to be correct. No other comments.



December 29, 1995

Mr. Donald T. Rascoe  
Development Manager  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204  
Attn: Mr. David Flowers

RE: Baltimore County  
MD 150 (north side)  
Chase Auto Care, Inc.  
T.A. Ron's Auto and  
Transmission  
11720 Eastern Avenue  
Concept Plan  
PDM 15-669  
Mile Post 8.71

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

The location and design of the proposed entrance improvements along the property frontage on MD 150 is generally acceptable to the State Highway Administration (SHA). However, the proposed entrance needs to be a minimum of 25' wide.

In addition, a review of the SHA's current and long range planning documents reveals that the subject property is located within a roadway transition area from a four (4) lane future roadway section to a two (2) lane roadway sections, as part of the SHA's upcoming MD 43 extended roadway project. An 80' future right-of-way will be required within the transition area.

We request the County require the developer (dedicate 40' from center of existing roadway) along the property frontage on MD 150 as a condition of plan approval.

My telephone number is 410-545-5600 (Fax# 333-1041)

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Donald Rascoe  
Page Two  
December 29, 1995

Should you have any questions, please contact Bob Small at 410-545-5581.  
Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Ron Lewis w/att.  
Mr. Darrell Wiles w/att.

DEVELOPMENT PLAN CONFERENCE

CHASE AUOT CARE  
11720 EASTERN AVENUE

MAY 15, 1996 @ 11:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project.  
More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines
  - A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
  - B. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
  - C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
  - D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at (410) 887-3226 for additional information.
2. General Engineering Requirements
  - A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will be approved prior SCD signature on erosion and sediment control plans.
  - B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain

CHASE AUOT CARE  
11720 EASTERN AVENUE

inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
  - D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' project engineer.
  - E. Grading plan must be in compliance with Development Plan.
  - F. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
  - G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
  - H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.
3. Outlines for Development Plan Approval:
- A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

CHASE AUOT CARE  
11720 EASTERN AVENUE

- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet of septic reserve areas.
- C. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable.

4. Site Specific Comments:

- A. There are no site specific comments, refer to the preceding pages for general requirements.

Ed Schmaus  
May 1, 1996

chase.gpd

Baltimore County  
Department of Environmental Protection  
and Resource Management

Environmental Impact Review  
Concept Plan Comments

Project Name: Chase Auto Care, Inc.  
Project Location: 11720 Eastern Avenue  
Date of Meeting: January 2, 1996  
Watershed: Gunpowder River  
Reviewer(s): Tami Imbierowicz, Rob Powell, Bruce Seeley

- The site constraints map has been field verified by EIR staff.
- This project must conform to the requirements of Article IX, Section 14-331 through Section 14-350 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
  - The wetland delineation boundaries must be revised per our December 6, 1995 letter to Peek/Smith, Inc. and the Forest Buffer area revised accordingly.
  - A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.
  - Add the standard Forest Buffer area Easement/Reservation notes to the plan.
  - A Forest Buffer Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".
  - A revised building setback of 25 feet must be applied from the Forest Buffer area.
  - Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easements.
  - In accordance with Article IX, Section 14-334 of the Baltimore County Code, a variance is required for this proposal. An application and instructions are attached.
  - In accordance with Article IX, Section 14-342(b)(1) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.

- 2 -

Concept Plan Comments

Project Name: Chase Auto Care, Inc.  
Date of Meeting: January 2, 1996

- This site is subject to Baltimore County Forest Conservation Regulations. The following must be submitted to and be approved by EIR prior to Development Plan submittal.
  - A Forest Stand Delineation report.
  - A Forest Conservation Worksheet.
  - A Preliminary Forest Conservation Plan.
  - A Forest Retention/Afforestation Investigation Report.
  - A Special Variance.
- This site is subject to the Chesapeake Bay Critical Area regulations. A Findings Plan must be submitted and approved prior to Development Plan submittal.
- The Forest Buffer area must be recorded as an Easement or a Reservation.
- An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.
- Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.
- Additional Comments:
 

In accordance with Baltimore County Code, Section 14-402 (b) (10), a single lot exception of the Forest Conservation Regulations is applicable to this site. However, given that more than 1,000 square feet of forest is proposed to be cleared, a declaration of intent must be filed with this Department, a copy of which was forwarded to Peek/Smith, Inc. on December 15, 1995.

- 3 -

Concept Plan Comments

Project Name: Chase Auto Care, Inc.  
Date of Meeting: January 2, 1996

Ground Water Management

1. A justification for variance to the Baltimore County Master Water and Sewer Plan must be submitted to and be approved by the Department of Public Works.
  2. Satisfactory soil evaluation tests must be conducted in the wet weather testing season (February 1 to April 30).
- The above must be completed prior to submitting the Development Plan.

Revised 5/5/94  
CHASE.AUT/DEPRM/TXTSBP