IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE.
Cor. N/S Church Lane & W/S York Road, 10000 York Road
8th Election District
3rd Councilmanic District
10000 York Road, L.L.C.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-423-XA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 10000 York Road in the Cockeysville section of Baltimore County. The Petitions are filed by 10000 York Road, LLC, through J. Duncan Smith, Member, and Lindsay Dryden, Jr., Lessee. Special Exception relief is requested to permit a used motor vehicle outdoor sales area, separated from a sales agency building and the termination of the service station use. Variance relief is requested from Sections 238.1, 238.4 and 302.2 of the Baltimore County Zoning Regulations (BCZR) to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles. All of the requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case were Robert W. Brookman and Lindsay Dryden, Jr., co-Petitioners. Also present was Tony Corteal from STV, Inc., the consultants who prepared the site plan. The Petitioners were represented by John R. Wise, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject lot is a corner property, located at the intersection of Church Lane and York Road in Cockeysville. The property is approximately 6 acres in gross area zoned B.R.-I.M. The lot is located along the highly commercialized/retail/business corridor of York Road.

Formerly, the site was used as a service station and housed a Shell gasoline station. That station is no longer in operation and the use terminated. In fact, the Petitioners noted that the underground fuel tanks previously on site have been removed and that there is evidence of contamination and leakage from those tanks. The Petitioners have apparently gone to significant expense to clean up the property and are continuing to monitor the environmental impacts.

The property owners propose leasing the subject site to Mr. Dryden. He will operate a used BMW automobile dealership on site. Mr. Dryden described the venture as a start up business and that same would be an upscale used car dealership. He noted that there are other automobile dealerships in the vicinity, including the Frankel Cadillac Dealership, the Bill Kidd Toyota Dealership and the Valley Motors Company.

Presently, the property is improved with an existing one story building which originally housed the service station garage. This building will be refurbished and will be utilized for the automobile dealership. The two bay service area will be retained to provide an area for vehicle maintenance and service. The Petitioner also proposes a sales trailer facility (36 ft. x 12 ft.) to be added to the site. The Petitioner indicated that the sales trailer will be architecturally compatible with the existing building and will be an attractive building. The proposed trailer will contain the sales offices.

The proposed use is permitted by the BCZR only by special exception. Therefore, the Petitioner must adduce testimony and evidence that same complies with the provisions of Section 502.1 of the BCZR. Moreover, as is well settled, a special exception use is considered presumptively proper, absent a showing that the proposed use will cause unique detriment to the surrounding locale. (See Schultz v. Pritts, 291, Md. 1 (1981).

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the Petition for Special Exception should be granted. In my judgment, the proposed use is consistent with the surrounding neighborhood and will not detrimentally affect the health, safety or general welfare of the locale.

Zoning variance relief is requested to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles. In this regard, testimony and evidence was offered that storage of certain of the motor vehicles will be in the front portion of the lot, immediately adjacent to York Road. Testimony was also offered that if the 50 ft. setback was maintained, the lot would be unusable for the special exception use. Particularly, the lot does not contain a significant depth and there is insufficient area for vehicle storage and the structures if strict adherence to the regulations were required.

Based on these factors, I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR as construed by the case law. The uniqueness of this property is its narrow depth and practical difficulty would result if the Petition for Zoning Variance was denied.

Notwithstanding the grant of the relief requested, certain conditions will be imposed to safeguard the health, safety and general welfare of the locale. I impose these conditions pursuant to Section 502.2 of the BCZR. First, the Petitioner shall submit, for review and approval by the Office of Planning, a schematic rendering of the proposed trailer. Although the trailer may be utilized to house the proposed sales office, rather than a permanent building, same should be architecturally in character with the existing building. The Office of Planning shall be given the opportunity to review the proposed trailer and approve same.

Secondly, the Petitioner shall allow for a sufficient undisturbed strip on that portion of the lot with road frontage to allow appropriate landscaping and screening. In this regard, a schematic landscape plan shall be submitted to the County's Landscape Architect. The plan need provide for appropriate screening, consistent with the proposed use and surrounding locale.

Third, I shall prohibit excessive outdoor advertising. There has been no request made for a variance relief from the signage regulations of Baltimore County, thus, the Petitioner need comply with those regulations. Moreover, the Petitioner shall be prohibited from utilizing banners, streamers and inflatable animals and similar means of advertising. In this regard, the Petitioner shall be restricted to permanent and temporary signs only, as allowed by the BCZR.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June, 1996 that, pursuant to the Petition for Special Exception, approval for a used motor vehicle outdoor sales area, separated from a sales agency building and the termination of the service station use, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to Sections 238.1, 238.4 and 302.2 of the Baltimore County Zoning Regulations (BCZR) to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit, for review and approval by the Office of Planning, a schematic rendering of the proposed trailer so that same is architecturally in character with the existing building.

3. The Petitioner shall submit a schematic landscape plan to the County's Landscape Architect for his review and approval.

4. The Petitioner shall be prohibited from utilizing banners, streamers and inflatable animals and similar means of advertising on the subject site. The only means of onsite advertising permitted shall be permanent and temporary signs, as regulated by the BCZR and by law.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Monk

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 28, 1996

John R. Wise, Esquire
Thomas & Libowitz, P.A.
100 Light Street, Suite 1100
Baltimore, Maryland 21202

RE: Petitions for Special Exception and Variance
Case No. 96-423-XA
10000 York Road, LLC, Petitioner
Property: 10000 York Road

Dear Mr. Wise:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restrictions, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c: Messrs. Lindsay W. Dryden, Jr. & Robert W. Brookman
600 Fairmount Avenue, Baltimore, Maryland 21286

MICROFILMED

#422

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10000 York Road

96-423-XA

which is presently zoned BR-IM

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

USED MOTOR VEHICLE OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY BUILDING AND THE TERMINATION OF A SERVICE STATION USE.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

THOMAS & LIBOWITZ, P.A.
(Type or Print Name)

Signature

100 LIGHT STREET, 1100 752-2468
Address Phone No.

BALTIMORE, MARYLAND 21202
City State Zipcode

Legal Owner(s):

1000 YORK ROAD, L.L.C.
(Type or Print Name)

Signature

J. DUNCAN SMITH - MEMBER
(Type or Print Name)

Signature

2000 W. 41ST STREET 467-4545
Address Phone No.

BALTIMORE, MARYLAND 21211
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: ZJK DATE 4/26/96

Zoning Administration & Development Management

MICROFILMED

#422

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10000 YORK ROAD

96-423-XA

which is presently zoned BR-1M

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)

238.1, 238.4, and 303.2 to permit an 8' setback in lieu of 50' for the storage of used vehicles

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

HARDSHIP To Be Discussed at hearing

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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

THOMAS & LIBOWITZ, PA

(Type or Print Name)

Signature

100 LIGHT STREET, SUITE 1100 752-2468

Address Phone No.

BALTIMORE, MD 21202

City State Zipcode

Legal Owner(s):

10000 YORK ROAD, INC.

(Type or Print Name)

Signature

J. DUNCAN SMITH

(Type or Print Name)

Signature

2000 W. 41st STREET

Address Phone No.

BALTIMORE MD 21211

City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [illegible] DATE 4/26/96

Zoning Administration & Development Management

Printed with Soybean Ink on Recycled Paper

MICROFILMED

STV Incorporated
21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax (410) 298-2794

#422

96-423-XA

ZONING DESCRIPTION FOR
SPECIAL EXCEPTION TO ALLOW AUTOMOBILE SALES
10000 YORK ROAD LLC
NORTHWEST CORNER YORK ROAD AND CHURCH LANE
ELECTION DISTRICT 8 C-3
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the west side of York Road, Maryland Route No. 45, which is 66 feet wide, at the distance of 215 feet northwest of the centerline of Church Lane, which is a variable width right-of-way, thence running along said west side of York Road,

1. South 18°39'40" East 146.21 feet, thence along a site flare or fillet,

2. South 31°32'16" West 29.61 feet to a point along the northerly side of said Church Lane, thence along same, the two following courses and distances;

3. By a curve to the right having a radius of 247.26 feet, an arc length of 87.60 feet, said curve being subtended by a chord bearing South 86°46'06" West 87.15 feet, and

4. North 83°04'55" West 13.79 feet, thence leaving Church Lane and running,

5. North 18°39'40" West 136.03 feet, thence

6. North 71°20'20" East 119.20 feet to the place of beginning, as recorded in Deed Liber E.H.K., Jr. 7029, Folio 369.

CONTAINING 18,398 square feet or 0.422 acre of land. Also known as No. 10000 York Road and located in the 8th Election District.

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

STATE OF MARYLAND
MARK ALAN RIDDLE
No. 10899
REGISTERED
PROFESSIONAL LAND SURVEYOR

April 18, 1996

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-423-XA

District 8th

Date of Posting 5/17/96

Posted for: Special Exception & Variance

Petitioner: 10000 York Rd, LLC

Location of property: 10000 York Rd., N/S Church Lane

Location of Signs: Facing Northway on property being zoned

Remarks:

Posted by M Hecker
Signature

Date of return: 5/24/96

Number of Signs: 1

MICROFILMED

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: #96-423-XA
(Item 422)
10000 York Road
corner N/S Church Lane
and W/S York Road
8th Election District
3rd Councilmanic
Legal Owner(s):
10000 York Road, LLC

Special Exception: for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance: to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

Hearing: Thursday, June 6, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

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.

5/117 May 9 C50548

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/9, 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 5/9, 1996.

THE JEFFERSONIAN,

A. Henrikson

LEGAL AD. - TOWSON

MICROFILMED

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

No. 19614

96-423-XA

DATE 4/26/96 ACCOUNT 01-615

By: 7450
Item: 422

AMOUNT $620.00

RECEIVED FROM: Bradmar Water Works Inc — 10000 York Rd

FOR: 050 - Sp. Exception — $300.00
020 - Comm. Var. — $250.00
050 - 2 signs 35.00 — $70.00
620.00

MICROFILMED

03A01R0260M1CHRG $620.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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.: 472 Petitioner: 10000 York Rd, L.L.C.

Location: 10000 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: 10000 York Rd. L.L.C.

ADDRESS: 2000 W. 41st Street

Balto. MD. 21211

PHONE NUMBER: 467-4545

TO: PUTUXENT PUBLISHING COMPANY
May 9, 1996 Issue - Jeffersonian

Please foward billing to:

10000 York Road, L.L.C.
2000 W. 41st Street
Baltimore, MD 21211
467-4545

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: 96-423-XA (Item 422)
10000 York Road
corner N/S Church Lane and W/S York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): 10000 York Road, LLC

Special Exception for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

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.

Thomas & Libowitz, P.A.

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 CONCERING 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 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-423-XA (Item 422)
10000 York Road
corner N/S Church Lane and W/S York Road
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Special Exception for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: 1000 York Road, L.L.C.
Thomas & Libowitz, P.A.

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 CONCERING 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

Thomas & Libowitz, PA
100 Light Street
Suite 1100
Baltimore, MD 21202

RE: Item No.: 422
Case No.: 96-423-XA
Petitioner: 10000 York Road, Inc.

Dear Gentlemen:

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 26, 1996.

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

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

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/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: 04/16/96

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 MAY 06, 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:410,411,413,414,415,416, 417,418,419,420,421 AND 422.

1996

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

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 6, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410, 411, 412, 413, 414, 415, 416, 417, 420, 421, 422

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: May 9, 1996

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

SUBJECT: 10000 York Road

INFORMATION:

Item Number: 422

Petitioner: 10000 York Road, Inc.

Property Size:

Zoning: BR-IM

Requested Action: Variance & Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

In the interests of maintaining/improving visual quality and protecting area property values, the special exception should be granted only if the proposed structure is a permanent building rather than a trailer, and that both the existing and proposed structures are architecturally attractive and mutually compatible.

The setback variance for display of vehicles may be appropriate, but only if an 8' wide landscaping strip along the r/w line is maintained.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Kerns

PK/JL:lw

MICROFILMED

PETITION PROBLEMS

#410 --- RT

1. Notary section is incomplete/incorrect.

#412 --- JJS

1. No title for person signing for legal owner.

#415 --- MJK

1. Is a violation - should not be filed as "administrative".

#416 --- JLL

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 --- MJK

1. No original signatures on petition form.

#419 --- MJK

1. No original signatures on petition form.

#420 --- JJS

1. No review information on bottom of petition form.

#422 --- MJK

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

April 30, 1996

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE	*	BEFORE THE
10000 York Road, Corner N/S Church Lane and W/S York Road, 8th Election District,	*	ZONING COMMISSIONER
3rd Councilmanic	*	OF BALTIMORE COUNTY
10000 York Road, LLC Petitioner	*	CASE NO. 96-423-XA

* * * * * * * * * * * * *

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 6th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas & Libowitz, PA, 100 Light Street, #1100, Baltimore, MD 21202, attorneys for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

96-243 - XA

Lindsey Prydan -

Bob Brookman -
Up scale Used Car
dealership

Shell Station - no longer
in operation
service station terminated
underground tanks removed

34 feet down - 27 feet wide -
periodic monitoring

Brookman Motor Works -
operate -

Used Car dealership
garage to service -

2 Bays -
proposed trailer - sales offices -

Exterior of bldg - exterior
of

§ 502.1 - attractively maintained

Compliance w/ 502.1
no additional
See -

236.4

MICROFILMED

Variance - would preclude

Start up business -

96-2284

5/9/96
CG
JO BS - if can move up, ok

May 3, 1996

Mr. Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 10000 York Road

Dear Mr. Jablon,

I recently filed a petition to operate a service garage and used car lot in a BL zone. Due to financial obligations as well as other commitments, I am seeking to have my hearing moved up earlier than June 6, 1996 at 2:00 P.M. if possible.

I would greatly appreciate any assistance you might offer.

Thank you.

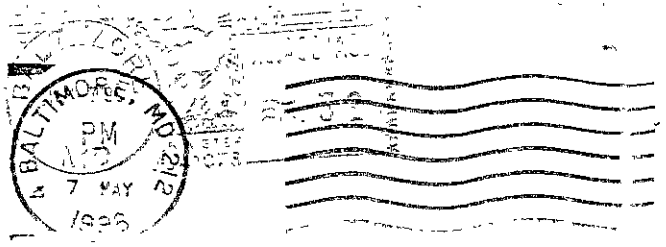
Sincerely,

J. Duncan Smith

J. Duncan Smith

3rd request

J. Duncan Smith
2000 W. 41st Street
Baltimore, MD 21211



Mr. Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

96-2240

5/7/96
J
To GS
if OK, then OK

May 3, 1996

Mr. Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 10000 York Road

Dear Mr. Jablon,

I recently filed a petition to operate a service garage and used car lot in a BL zone. Due to financial obligations as well as other commitments, I am seeking to have my hearing moved up earlier than June 6, 1996 at 2:00 P.M. if possible.

I would greatly appreciate any assistance you might offer

Thank you.

Sincerely,

J. Duncan Smith

J. Duncan Smith

422

THIS DEED, Made this 1st day of April, in the year one thousand nine hundred and ninety-six, by and between **SHELL OIL COMPANY**, Grantor, party of the first part and **10000 YORK ROAD, LLC, a Maryland limited liability company**, Grantee, party of the second part.

WITNESSETH, That for and in consideration of the sum of **FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS ($475,000.00)**, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and/or assigns, in fee simple, all that lot or parcel of ground situate, lying and being in the County of Baltimore, State of Maryland and more fully described as follows:

All that certain lot or parcel of land with the buildings and improvements thereon situate in the Eighth Election District of Baltimore County in the State of Maryland, being more particularly bounded and described in accordance with the survey made by Mann-Talley Engineers and Surveyors, Inc. of Wilmington, Delaware dated September 4, 1985, as follows, to wit:

BEGINNING at a point in the northerly side of Church Lane (formerly Texas Road), said point being the southwesterly end of a diagonal line joining the said northerly side of Church Lane and the westerly side of York Road (Maryland Route 45), at 66' wide; thence by said northerly side of Church Lane, by a 247.26 feet radius curve to the right, in a southwesterly direction, an arc distance of 87.60 feet to the point of tangency of said curve, the last described course also being by a chord South 86 degrees 46 minutes 06 seconds West 87.15 feet (set iron pipe); thence continuing along the northerly side of Church Lane, at 54 feet wide, North 83 degrees 04 minutes 55 seconds West 13.79 feet to a corner for lands now or formerly of John J. Germenko, et ux. (set iron pipe); thence thereby the two (2) following described courses and distances: (1) North 18 degrees 39 minutes 40 seconds West 136.03 feet to a point (set nail in roll curb) and (2) North 71 degrees 20 minutes 20 seconds East 119.20 feet to a point in the said westerly side of York Road (set iron pipe); thence thereby, South 18 degrees 39 minutes 40 seconds East 146.41 feet to the northeasterly end of the aforementioned diagonal line, joining the said northerly side of Church Lane and said Westerly side of York Road (set drill hole in concrete walkway); thence thereby, South 31 degrees 32 minutes 16 seconds West 29.61 feet (set drill hole in concrete walkway), the point and place of beginning.

CONTAINING within said described metes and bounds 0.423 acres of land, be the same more or less.

SUBJECT TO the rights of Baltimore Gas and Electric Company to construct, operate and maintain electric and telephone lines through property, by virtue of Agreement dated January 31, 1953, and recorded among the Land Records of Baltimore County in Liber 3354, folio 526.

GRANTOR and GRANTEE agree that the sale of gasoline on the premises is restricted for a period of twenty-five (25) years from the date hereof.

BEING the same property described in a Deed dated October 15, 1985 and recorded among the Land Records of Baltimore County in Liber 7029, folio 369 which was granted and conveyed by Atlantic Richfield Company unto the Grantor herein.

BY the execution of this Deed the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid including the amount of any Mortgage or Deed of Trust outstanding is as hereinbefore set forth.

The party of the first part hereby certifies that this transaction does not involve a sale, lease, exchange or other transfer of all or substantially all the property and assets of the corporation.

TOGETHER WITH the buildings thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described lot or parcel of ground unto the said Grantee, its successors and/or assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

SEE SEPARATE PAGE FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

WITNESS the hand and seal of the said Grantor the day and year first above written.

WITNESS:

R.F. Dunpay

R.F. Dunpay

SHELL OIL COMPANY

George W. Hadley (SEAL)

By: George W. Hadley
Manager, Corporate Real Estate
Shell Services Company
as agent for Shell Oil Company

STATE OF TEXAS, COUNTY OF HARRIS, TO WIT:

I HEREBY CERTIFY, That on this 1st day of April, in the year one thousand nine hundred and ninety-six, before me, the subscribed, a Notary Public of the State aforesaid, personally appear G. W. Hadley, who acknowledged himself to be the Manager, Corporate Real Estate, Shell Services Company, as agent of Shell Oil Company, and that he as such Manager being authorized so to do executed the within instrument for the purposes therein contained and in my presence signed and sealed the same by himself as such Manager.

WITNESS my hand and official seal.

MARTHA HICKMAN
Notary Public, State of Texas
My Commission Expires 10-08-98

Martha Hickman
Notary Public

My Commission Expires: October 8, 1998

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

J. PAUL RIEGER, JR., ESQUIRE

AFTER RECORDATION RETURN TO:

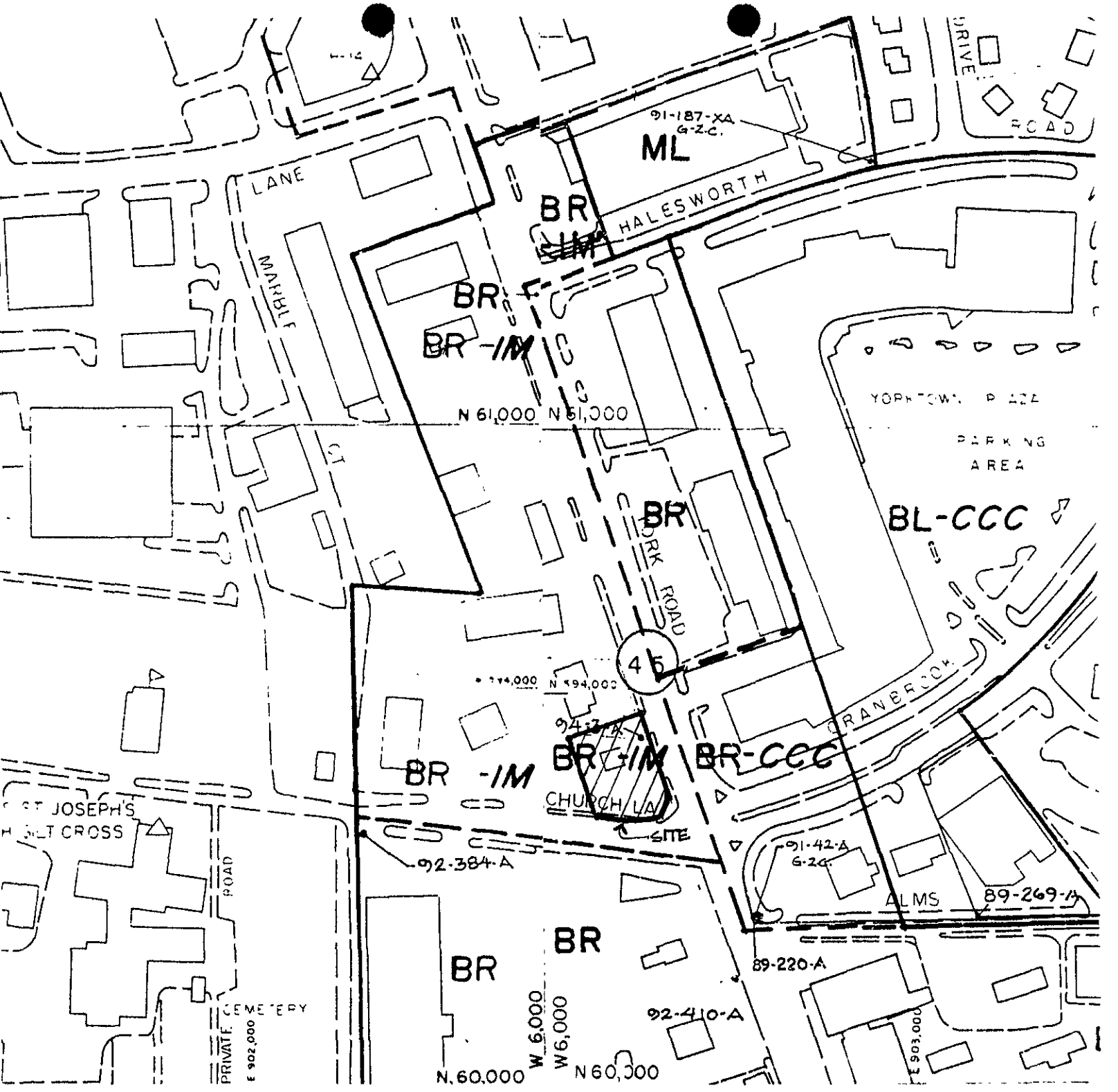
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
401 E. Pratt Street
Suite 1524
Baltimore, Maryland 21202

File No. 1951599

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
TONY CORTEAL STV INC	21 GOVERNORS CT.
John Wise	USF&G Bldg, Ste. 1100, Balt.
Lillian Q. Snyder	600 Fairmount Ave 21286
Hadit D. Brown	10000 York Rd Cockeysville



ZONING MAP

96-422-XA

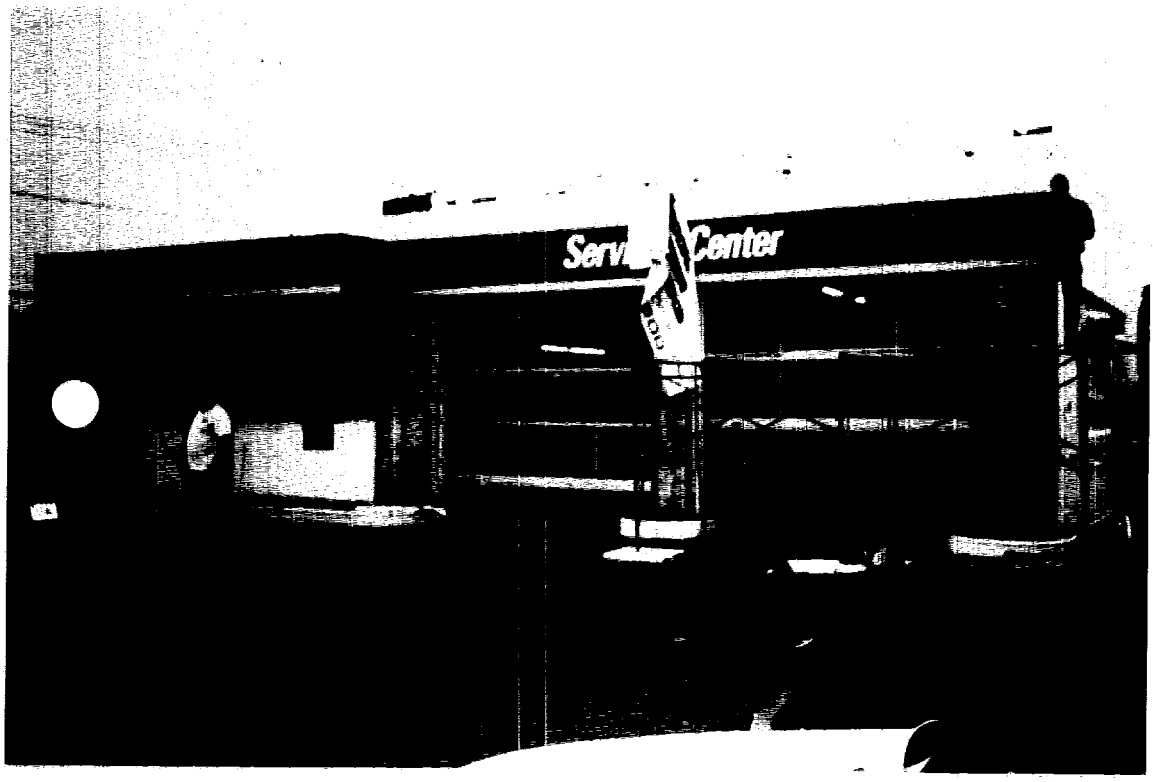
#422

10000 YORK ROAD LLC

MICROFILMED

BALTIMORE COUNTY ZONING MAPS N.W. 16-A AND 16-B

SCALE: 1"=200'-0"


Service Center

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE.
Cor. W/S Church Lane & W/S York Road, 10000 York Road
8th Election District
3rd Councilmanic District
10000 York Road, L.L.C.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-423-XA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 10000 York Road in the Cockeysville section of Baltimore County. The Petitions are filed by 10000 York Road, LLC, through J. Duncan Smith, Member, and Lindsay Dryden, Jr., Lessee. Special Exception relief is requested to permit a used motor vehicle outdoor sales area, separated from a sales agency building and the termination of the service station use. Variance relief is requested from Sections 238.1, 238.4 and 302.2 of the Baltimore County Zoning Regulations (BCZR) to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles. All of the requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case were Robert W. Brookman and Lindsay Dryden, Jr., co-Petitioners. Also present was Tony Corteal from STV, Inc., the consultants who prepared the site plan. The Petitioners were represented by John R. Wise, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject lot is a corner property, located at the intersection of Church Lane and York Road in Cockeysville. The property is approximately 6 acres in gross area zoned B.R.-I.M. The lot is located along the highly commercialized/retail/business corridor of York Road.

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Brooks

Formerly, the site was used as a service station and housed a Shell gasoline station. That station is no longer in operation and the use terminated. In fact, the Petitioners noted that the underground fuel tanks previously on site have been removed and that there is evidence of contamination and leakage from those tanks. The Petitioners have apparently gone to significant expense to clean up the property and are continuing to monitor the environmental impacts.

The property owners propose leasing the subject site to Mr. Dryden. He will operate a used BMW automobile dealership on site. Mr. Dryden described the venture as a start up business and that same would be an upscale used car dealership. He noted that there are other automobile dealerships in the vicinity, including the Frankel Cadillac Dealership, the Bill Kidd Toyota Dealership and the Valley Motors Company.

Presently, the property is improved with an existing one story building which originally housed the service station garage. This building will be refurbished and will be utilized for the automobile dealership. The two bay service area will be retained to provide an area for vehicle maintenance and service. The Petitioner also proposes a sales trailer facility (36 ft. x 12 ft.) to be added to the site. The Petitioner indicated that the sales trailer will be architecturally compatible with the existing building and will be an attractive building. The proposed trailer will contain the sales offices.

The proposed use is permitted by the BCZR only by special exception. Therefore, the Petitioner must adduce testimony and evidence that same complies with the provisions of Section 502.1 of the BCZR. Moreover, as is well settled, a special exception use is considered presumptively proper, absent a showing that the proposed use will cause unique detriment to the surrounding locale. (See Schultz v. Pritts, 291, Md. 1 (1981).

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Brooks

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the Petition for Special Exception should be granted. In my judgment, the proposed use is consistent with the surrounding neighborhood and will not detrimentally affect the health, safety or general welfare of the locale.

Zoning variance relief is requested to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles. In this regard, testimony and evidence was offered that storage of certain of the motor vehicles will be in the front portion of the lot. immediately adjacent to York Road. Testimony was also offered that if the 50 ft. setback was maintained, the lot would be unusable for the special exception use. Particularly, the lot does not contain a significant depth and there is insufficient area for vehicle storage and the structures if strict adherence to the regulations were required.

Based on these factors, I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR as construed by the case law. The uniqueness of this property is its narrow depth and practical difficulty would result if the Petition for Zoning Variance was denied.

Notwithstanding the grant of the relief requested, certain conditions will be imposed to safeguard the health, safety and general welfare of the locale. I impose these conditions pursuant to Section 502.2 of the BCZR. First, the Petitioner shall submit, for review and approval by the Office of Planning, a schematic rendering of the proposed trailer. Although the trailer may be utilized to house the proposed sales office, rather than a permanent building, same should be architecturally in character with the existing building. The Office of Planning shall be given the opportunity to review the proposed trailer and approve same.

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Brooks

Secondly, the Petitioner shall allow for a sufficient undisturbed strip on that portion of the lot with road frontage to allow appropriate landscaping and screening. In this regard, a schematic landscape plan shall be submitted to the County's Landscape Architect. The plan need provide for appropriate screening, consistent with the proposed use and surrounding locale.

Third, I shall prohibit excessive outdoor advertising. There has been no request made for a variance relief from the signage regulations of Baltimore County, thus, the Petitioner need comply with those regulations. Moreover, the Petitioner shall be prohibited from utilizing banners, streamers and inflatable animals and similar means of advertising. In this regard, the Petitioner shall be restricted to permanent and temporary signs only, as allowed by the BCZR.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June, 1996 that, pursuant to the Petition for Special Exception, approval for a used motor vehicle outdoor sales area, separated from a sales agency building and the termination of the service station use, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to Sections 238.1, 238.4 and 302.2 of the Baltimore County Zoning Regulations (BCZR) to permit an 8 ft. setback in lieu of the required 50 ft. for the storage of used vehicles, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Brooks

this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit, for review and approval by the Office of Planning, a schematic rendering of the proposed trailer so that same is architecturally in character with the existing building.

3. The Petitioner shall submit a schematic landscape plan to the County's Landscape Architect for his review and approval.

4. The Petitioner shall be prohibited from utilizing banners, streamers and inflatable animals and similar means of advertising on the subject site. The only means of onsite advertising permitted shall be permanent and temporary signs, as regulated by the BCZR and by law.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/28/96
By Mr. Brooks

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 28, 1996

John R. Wise, Esquire
Thomas & Libowitz, P.A.
100 Light Street, Suite 1100
Baltimore, Maryland 21202

RE: Petitions for Special Exception and Variance
Case No. 96-423-XA
10000 York Road, LLC, Petitioner
Property: 10000 York Road

Dear Mr. Wise:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restrictions, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c: Messrs. Lindsay W. Dryden, Jr. & Robert W. Brookman
600 Fairmount Avenue, Baltimore, Maryland 21286

#422

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10000 York Road
96-423-XA **which is presently zoned** BR-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

USED MOTOR VEHICLE OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY BUILDING AND THE TERMINATION OF A SERVICE STATION USE.

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

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

Contract Purchaser/Lessee: (Type or Print Name) Signature Address City State Zipcode

Legal Owner(s): 10000 YORK ROAD, L.L.C. (Type or Print Name)
Signature: J. DUNCAN SMITH - MEMBER (Type or Print Name)
Signature
2000 W. 41ST STREET 467-4545 Address Phone No
BALTIMORE, MARYLAND 21211 City State Zipcode
Name, Address and phone number of representative to be contacted: Name Address Phone No

Attorney for Petitioner: THOMAS & LIBOWITZ, P.A. (Type or Print Name)
Signature
100 LIGHT STREET, 1100 752-2468 Address Phone No
BALTIMORE, MARYLAND 21202 City State Zipcode

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 2hr
unavailable for Hearing the following dates / Next Two Months
ALL OTHER
REVIEWED BY: mtk DATE 4/22/96

#422

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10000 YORK ROAD
96-423-XA **which is presently zoned** BR-IM

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)
238.1, 238.4, and 302.2 to permit an 8' setback in lieu of 50' for the storage of used vehicles

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
HARDSHIP To Be Discussed at hearing

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: (Type or Print Name) Signature Address City State Zipcode

Legal Owner(s): 10000 YORK ROAD, INC. (Type or Print Name)
Signature: J. DUNCAN SMITH (Type or Print Name)
Signature
2000 W. 41st STREET Address Phone No
BALTIMORE MD 21211 City State Zipcode
Name, Address and phone number of representative to be contacted: Name Address Phone No

Attorney for Petitioner: THOMAS & LIBOWITZ, PA (Type or Print Name)
Signature
100 LIGHT STREET, SUITE 1100 752-2468 Address Phone No
BALTIMORE, MD 21202 City State Zipcode

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 2 hr
unavailable for Hearing the following dates / Next Two Months
ALL OTHER
REVIEWED BY: mtk DATE 4/22/96

STV Incorporated

#422

96-423-XA

ZONING DESCRIPTION FOR
SPECIAL EXCEPTION TO ALLOW AUTOMOBILE SALES
10000 YORK ROAD LLC
NORTHWEST CORNER YORK ROAD AND CHURCH LANE
ELECTION DISTRICT 8 C-3
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the west side of York Road, Maryland Route No. 45, which is 66 feet wide, at the distance of 215 feet northwest of the centerline of Church Lane, which is a variable width right-of-way, thence running along said west side of York Road,

1. South 18°39'40" East 146.21 feet, thence along a site flare or fillet,
2. South 31°32'16" West 29.61 feet to a point along the northerly side of said Church Lane, thence along same, the two following courses and distances;
3. By a curve to the right having a radius of 247.26 feet, an arc length of 87.60 feet, said curve being subtended by a chord bearing South 86°46'06" West 87.15 feet, and
4. North 83°04'55" West 13.79 feet, thence leaving Church Lane and running,
5. North 18°39'40" West 136.03 feet, thence
6. North 71°20'20" East 119.20 feet to the place of beginning, as recorded in Deed Liber E.H.K., Jr. 7029, Folio 369.

CONTAINING 18,398 square feet or 0.422 acre of land. Also known as No. 10000 York Road and located in the 8th Election District.

April 18, 1996

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

STATE OF MARYLAND · MARK ALAN RIDDLE · No. 10899 · REGISTERED PROFESSIONAL LAND SURVEYOR

Planners Construction Managers

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-423-XA

District 8th — Date of Posting 5/11/96
Posted for: Special Exception
Petitioner: 10000 York Rd, LLC
Location of property: 10000 York Rd, N/S Church Ln
Location of Sign: Facing roadway on property being posted
Remarks:
Posted by [signature] Signature — Date of return: 5/14/96
Number of Signs: 1

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 #96-423-XA
(Item 422)
10000 York Road
corner N/S Church Lane
and W/S York Road
8th Election District
3rd Councilmanic
Legal Owner(s):
10000 York Road, LLC

Special Exception: for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance: to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

Hearing: Thursday, June 6, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

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.

5/117 May 9 C50548

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/9, 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 5/9, 1996.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

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

No. 19814

96-423-XA

DATE 4/26/96 ACCOUNT 01-615
By MDL
Item 422 AMOUNT $620.00
RECEIVED FROM: 10000 York Rd
FOR: CSC Sign Posting - $300.00
CSC Sign Posting - $300.00
CSC Zoning Appeal - $20.00

CHECK $620.00
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

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

ZONING POSTING, 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.: 422 Petitioner: 10000 York Rd, L.L.C.
Location: 10000 York Rd
PLEASE FORWARD ADVERTISING BILL TO:
NAME: 10000 York Rd. L.L.C
ADDRESS: 2000 W. 41st Street
Balto. MD 21211
PHONE NUMBER: 467-4545

Printed with Soybean Ink on Recycled Paper

12

[illegible] COMPANY
May 9, 1996 issue — Jeffersonian

Please foward billing to:

10000 York Road, L.L.C.
2000 W. 41st Street
Baltimore, MD 21211
467-4545

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: 96-423-XA (Item 422)
10000 York Road
corner N/S Church Lane and W/S York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): 10000 York Road, LLC

Special Exception for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

May 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-423-XA (Item 422)
10000 York Road
corner N/S Church Lane and W/S York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): 10000 York Road, LLC

Special Exception for used motor vehicle outdoor sales area separated from sales agency building and the termination of a service station use.
Variance to permit an 8-foot setback in lieu of 50 feet for the storage of used vehicles.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: 1000 York Road, L.L.C.
Thomas & Libowitz, P.A.

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.

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Baltimore County
Department of Permits and
Development Management

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

May 31, 1996

Thomas & Libowitz, PA
100 Light Street
Suite 1100
Baltimore, MD 21202

RE: Item No.: 422
Case No.: 96-423-XA
Petitioner: 10000 York Road, Inc.

Dear Gentlemen:

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 26, 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)

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Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

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 MAY 06, 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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:410,411,413,414,415,416, 417,418,419,420,421 AND/422.

1996

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

cc: File

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 5/15/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410, 411, 412, 413, 414, 415, 416, 417, 420, 421, 422

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED

1996

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: May 9, 1996

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

SUBJECT: 10000 York Road

INFORMATION:

Item Number: 422

Petitioner: 10000 York Road, Inc.

Property Size:

Zoning: BR-IM

Requested Action: Variance & Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

In the interests of maintaining/improving visual quality and protecting area property values, the special exception should be granted only if the proposed structure is a permanent building rather than a trailer, and that both the existing and proposed structures are architecturally attractive and mutually compatible.

The setback variance for display of vehicles may be appropriate, but only if an 8' wide landscaping strip along the r/w line is maintained.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Kess

PK/JL:lw

PETITION PROBLEMS

#410 — RT
1. Notary section is incomplete/incorrect.

#412 — JJS
1. No title for person signing for legal owner.

#415 — MJK
1. Is a violation - should not be filed as "administrative".

#416 — JLL
1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 — MJK
1. No original signatures on petition form.

#419 — MJK
1. No original signatures on petition form.

#420 — JJS
1. No review information on bottom of petition form.

#422 — MJK
1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

April 30, 1996

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
10000 York Road, Corner N/S Church Lane and W.S York Road, 8th Election District, 3rd Councilmanic District
10000 York Road, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-423-XA

* * * * * * * * * * * *

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 6th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas & Libowitz, PA, 100 Light Street, #1100, Baltimore, MD 21202, attorneys for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

96-423-XA

Lindsay Ryden -

Bob Brookman -
Up scale Used Car dealership

Shell Station - no longer in operation
service station dismantled removed
underground tanks

34 feet down - 27 feet walk -
periodic monitoring

Brookman Motor Works -
operate -

Used Car dealership
garage to service -

2 Bay -
proposed trailer - sales offices -

Exterior of bldg - exterior of

§ 502.1 - attractively maintained

Compliance w/ 502.1
no additional
See -
2364

Variance would preclude

Start up business -

96-2284

5/9/96
cf
TO BS - if can work w/ sk

May 3, 1996

Mr. Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 10000 York Road

Dear Mr. Jablon,

I recently filed a petition to operate a service garage and used car lot in a BL zone. Due to financial obligations as well as other commitments, I am seeking to have my hearing moved up earlier than June 6, 1996 at 2:00 P.M. if possible.

I would greatly appreciate any assistance you might offer.

Thank you.

Sincerely,

J. Duncan Smith

J. Duncan Smith

96-2240

5/7/96
TO BS
if OK, then OK

May 3, 1996

Mr. Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 10000 York Road

Dear Mr. Jablon,

I recently filed a petition to operate a service garage and used car lot in a BL zone. Due to financial obligations as well as other commitments, I am seeking to have my hearing moved up earlier than June 6, 1996 at 2:00 P.M. if possible.

I would greatly appreciate any assistance you might offer.

Thank you.

Sincerely,

J. Duncan Smith

J. Duncan Smith

TOTAL P.02

#422

THIS DEED, Made this 1st day of April, in the year one thousand nine hundred and ninety-six, by and between **SHELL OIL COMPANY**, Grantor, party of the first part and **10000 YORK ROAD, LLC, a Maryland limited liability company**, Grantee, party of the second part.

WITNESSETH, That for and in consideration of the sum of **FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS ($475,000.00)**, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and/or assigns, in fee simple, all that lot or parcel of ground situate, lying and being in the County of Baltimore, State of Maryland and more fully described as follows:

All that certain lot or parcel of land with the buildings and improvements thereon situate in the Eighth Election District of Baltimore County in the State of Maryland, being more particularly bounded and described in accordance with the survey made by Mann-Talley Engineers and Surveyors, Inc. of Wilmington, Delaware dated September 4, 1985, as follows, to wit:

BEGINNING at a point in the northerly side of Church Lane (formerly Texas Road), said point being the southwesterly end of a diagonal line joining the said northerly side of Church Lane and the westerly side of York Road (Maryland Route 45), at 66' wide; thence by said northerly side of Church Lane, by a 247.26 feet radius curve to the right, in a southwesterly direction, an arc distance of 87.60 feet to the point of tangency of said curve, the last described course also being by a chord South 86 degrees 46 minutes 06 seconds West 87.15 feet (set iron pipe); thence continuing along the northerly side of Church Lane, at 54 feet wide, North 83 degrees 04 minutes 55 seconds West 13.79 feet to a corner for lands now or formerly of John J. Germenko, et ux. (set iron pipe); thence thereby the two (2) following described courses and distances: (1) North 18 degrees 39 minutes 40 seconds West 136.03 feet to a point (set nail in roll curb) and (2) North 71 degrees 20 minutes 20 seconds East 119.20 feet to a point in the said westerly side of York Road (set iron pipe); thence thereby, South 18 degrees 39 minutes 40 seconds East 146.41 feet to the northeasterly end of the aforementioned diagonal line, joining the said northerly side of Church Lane and said Westerly side of York Road (set drill hole in concrete walkway); thence thereby, South 31 degrees 32 minutes 16 seconds West 29.61 feet (set drill hole in concrete walkway), the point and place of beginning.

CONTAINING within said described metes and bounds 0.423 acres of land, be the same more or less.

SUBJECT TO the rights of Baltimore Gas and Electric Company to construct, operate and maintain electric and telephone lines through property, by virtue of Agreement dated January 31, 1953, and recorded among the Land Records of Baltimore County in Liber 3354, folio 526.

GRANTOR and GRANTEE agree that the sale of gasoline on the premises is restricted for a period of twenty-five (25) years from the date hereof.

BEING the same property described in a Deed dated October 15, 1985 and recorded among the Land Records of Baltimore County in Liber 7029, folio 369 which was granted and conveyed by Atlantic Richfield Company unto the Grantor herein.

BY the execution of this Deed the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid including the amount of any Mortgage or Deed of Trust outstanding is as hereinbefore set forth.

The party of the first part hereby certifies that this transaction does not involve a sale, lease, exchange or other transfer of all or substantially all the property and assets of the corporation.

TOGETHER WITH the buildings thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described lot or parcel of ground unto the said Grantee, its successors and/or assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

SEE SEPARATE PAGE FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

WITNESS the hand and seal of the said Grantor the day and year first above written.

WITNESS:

R.F. Dunphy

SHELL OIL COMPANY

(SEAL)
By: George W. Hadley
Manager, Corporate Real Estate
Shell Services Company
as agent for Shell Oil Company

STATE OF TEXAS, COUNTY OF HARRIS, TO WIT:

I HEREBY CERTIFY, That on this 1st day of April, in the year one thousand nine hundred and ninety-six, before me, the subscribed, a Notary Public of the State aforesaid, personally appear G. W. Hadley, who acknowledged himself to be the Manager, Corporate Real Estate, Shell Services Company, as agent of Shell Oil Company, and that he as such Manager being authorized so to do executed the within instrument for the purposes therein contained and in my presence signed and sealed the same by himself as such Manager.

WITNESS my hand and official seal.

MARTHA HICKMAN
Notary Public, State of Texas
My Commission Expires 10-3-98

Notary Public

My Commission Expires: October 3, 1998

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

J. PAUL RIEGER, JR., ESQUIRE

AFTER RECORDATION RETURN TO:

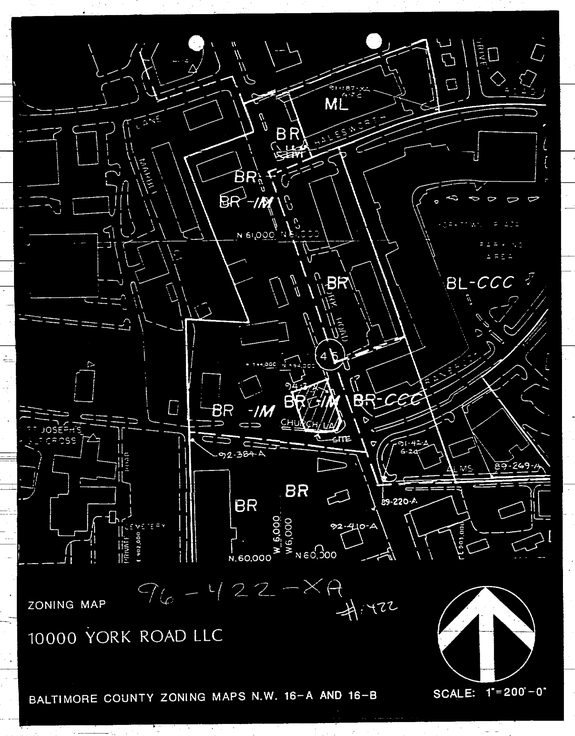
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
401 E. Pratt Street
Suite 1524
Baltimore, Maryland 21202

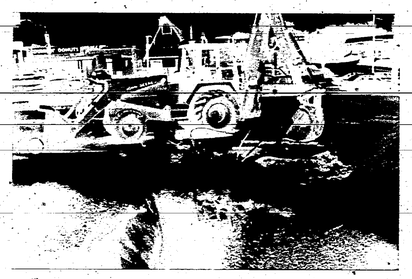
File No. 1951599

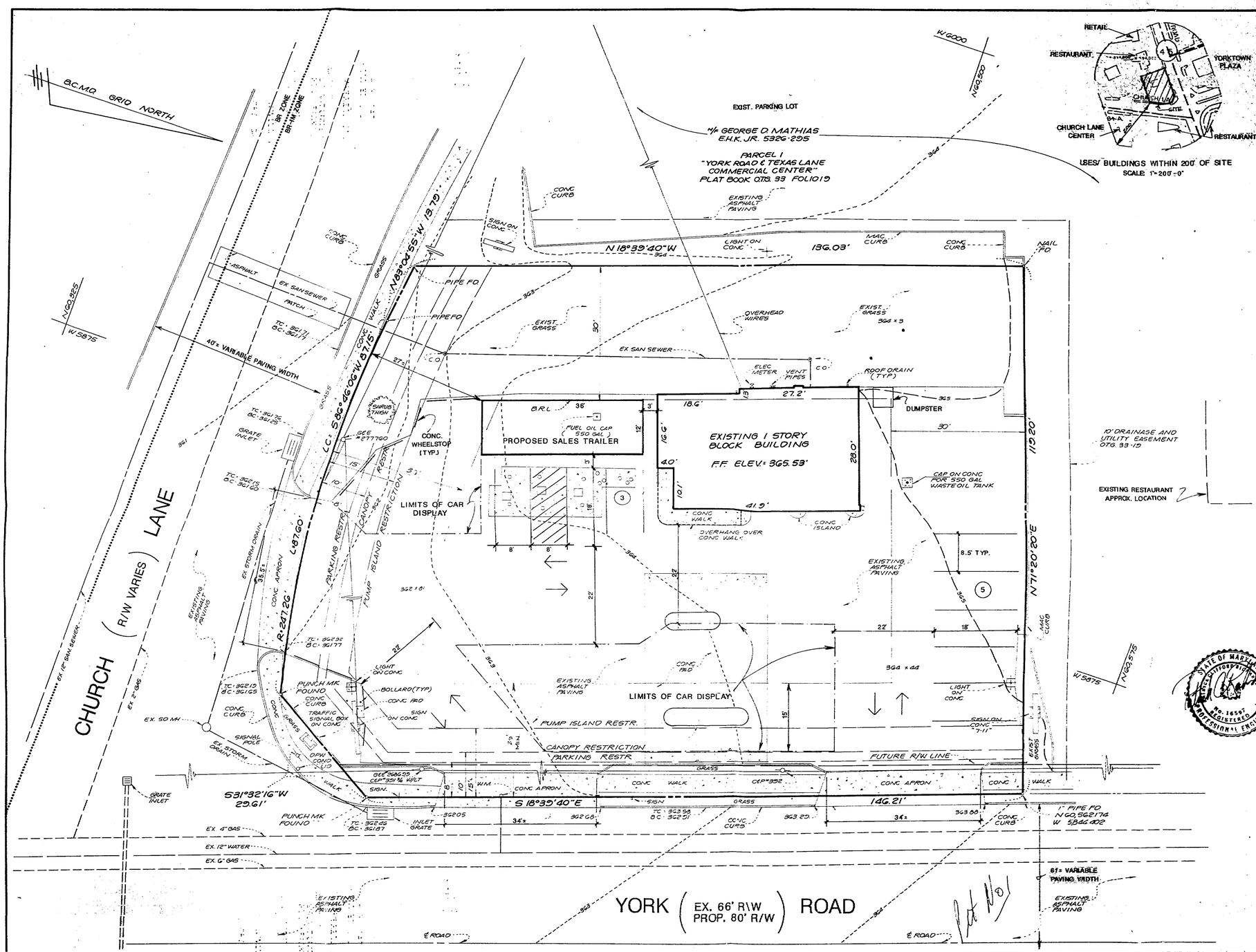
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	600 Fairmount Ave 21286
[illegible]	10000 York Rd 21093







NOTES:

1. BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON EXISTING DEEDS OF RECORD AND A SURVEY BY WARD-VALLET, ENGINEERS AND SURVEYORS, INC., WILMINGTON, DELAWARE, DATED SEPTEMBER 4, 1985.
2. COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT GRID MERIDIAN, AS REFERENCED FROM TRAVERSE STATIONS:

   15B14: NORTH 60,367.36 WEST 6,145.83
   15B15: NORTH 60,453.50 WEST 6,812.72

3. ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION NO. 15B14, WHICH IS A BOLT IN SEAM IN CENTERLINE OF CONCRETE SIDEWALK ALONG SOUTH SIDE OF CHURCH LANE AND WEST SIDE EXTRANCE TO W. BELL AND COMPANY. ELEVATION = 360.383 FEET.
4. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
5. LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SERVICE CONNECTIONS AS SHOWN HEREON ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS HAS BEEN FIELD LOCATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN CONSTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

GENERAL NOTES:

1. OWNER: 10000 YORK ROAD, LLC
   800 FAIRMOUNT AVENUE
   TOWSON, MARYLAND 21204
2. ELECTION DISTRICT: 8
   COUNCILMANIC DISTRICT: 3
3. PROPERTY ADDRESS: 10000 YORK ROAD
4. SITE AREA: 4.0 ACRES ~ (NET)
   4.40 ACRES ~ (GROSS) INCL. 30' YORK RD. AND CHURCH LA.
5. ZONE: BR-IM
6. ZONING MAPS N.W. 16-3 & 4
7. EXISTING USE: VACANT SERVICE STATION
   PROPOSED USE: AUTOMOTIVE REPAIR & USED CARS SALES
8. PARKING REQUIRED:

   AUTOMOTIVE REPAIR: 1,221 S.F. ÷ @ 2.5 SP./ 1,000 S.F. = 3 SP.
   USED CARS SALES: 422 S.F. ÷ @ 3 SP./ 1,000 S.F. = 2 SP.
   TOTAL PARKING REQUIRED = 5 SP.

   PARKING PROVIDED: 5 SPACES

   ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
9. ALL SIGNS SHALL COMPLY WITH BALTIMORE COUNTY ZONING REGULATIONS.
10. A SPECIAL EXCEPTION WILL BE REQUESTED TO PERMIT AN AUTOMOTIVE RELATED USE.
11. DEED REFERENCE: THE PROPERTY HAS RECENTLY BEEN PURCHASED, NO DEED REFERENCE HAS BEEN ASSIGNED.
12. TAX ACCOUNT NUMBER: 08-00-072050
13. ZONING HISTORY

    CASE NO. 91-416

    THE FOLLOWING WAS GRANTED BY THE BALTIMORE COUNTY ZONING COMMISSIONER ON APRIL 5, 1990

    A. RECLASSIFICATION OF THE PARCEL FROM A B-2D ZONE TO A BR-IM ZONE
    B. SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION

    PERMISSION TO EXTEND THE SPECIAL EXCEPTION FOR ONE YEAR WAS APPROVED BY THE BALTIMORE COUNTY ZONING COMMISSIONER ON APRIL 3, 1992
14. NO PREVIOUS COMMERCIAL PERMITS WERE ON FILE AT THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND LICENSES.
15. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS LOCATED ON THE SITE.
16. THERE ARE NO KNOWN STREAMS, WETLANDS OR FLOODPLAINS ON THE SITE.
17. FLOOR AREA RATIO ALLOWED: 2.0 MAXIMUM
    FLOOR AREA RATIO PROVIDED: 0.06 ±
18. THE NEAREST FIRE HYDRANT IS LOCATED ON THE EAST SIDE OF YORK ROAD ACROSS FROM THE SITE.

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY SJV	DATE [illegible]
DESIGNED BY	SCALE [illegible]
CHECKED BY AVL	

PLAT TO ACCOMPANY SPECIAL EXCEPTION
10000 YORK ROAD LLC
BALTIMORE COUNTY, MARYLAND

DRAWING NO.

SHEET NO: 1 OF 1