

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Powers La. 1000' +/- W c/l Nuwood
Dr. @ intersec. with Dlong Road * ZONING COMMISSIONER
(2219 Powers Lane)
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Russel Motor Cars, Inc. * Case No. 96-518-SPH
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located adjacent to the intersection of Powers Lane and Dlong Road in western Baltimore County. The Petition is filed by Russel Motor Cars, Inc., property owner. Special Hearing relief is requested to approve a use permit for parking in a residential zone. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Robert J. Branson and F. Steven Russel, on behalf of Russel Motor Cars, Inc., property owner. Also present was Edwin S. Howe III, a professional engineer from KCW Consultants, and Aaron Margolis. The Petitioner was represented by Julius W. Lichter, Esquire. Appearing in opposition to the request were several residents of the surrounding locale, including Rollins and Dolores Brown, Paul Grimm and Nikolaus H. Philipsen.

The subject property at issue is a rectangularly shaped parcel of approximately .67 acres in area, split zoned B.R. and D.R.16. The property is presently improved with an existing brick dwelling which is to be razed. The dwelling faces Powers Lane and the property sits immediately adjacent to the intersection of that road with Dlong Road. The rear and side of the property adjoin a large lot owned by Russel Motor Cars, Inc. and utilized as an automobile dealership. The dealer has acquired the

ORDER RECEIVED FOR FILING

Date

By

8/7/96
[Signature]

MICROFILMED

subject site with the intent of utilizing the area of the property to accommodate his business expansion. Specifically, the house will be razed and a macadam area will be added as a parking lot. As I observed during a site visit of the property taken after the hearing, the dealer's business fronts Baltimore National Pike (Route 40) and is part of a highly commercial corridor along that major arterial roadway. The property at issue in the instant case sits behind and to the side of the dealership, adjacent to a parking lot used by the dealer for storage of automobiles.

Mr. Howe testified that the site would be utilized for approximately 90 parking spaces which would be used by employees. He observed that a portion of the site, zoned B.R., could be used for parking by right, however, special hearing relief was requested for the D.R.16 portion of the tract. All or parts of 33 spaces are in the D.R.16 portion of the property. He also observed that the proposed lot would merely be an extension of the existing lot and that access to the new lot area would be from the existing lot (i.e., there would be no direct access to the lot from either Dlong Road or Powers Lane) and that the use of the property should not cause any increased traffic congestion on those small roadways. Mr. Howe also described, in some detail, the landscaping and fencing which would be constructed to buffer the proposed use from the residential uses on the other side of Powers Lane and along Dlong Road. He noted that evergreens would be installed as well as a fence similar to that presently on the adjoining property and visible to the Zoning Commissioner during his site inspection.

Mr. Branson, the General Manager of the dealership also testified. He confirmed the fact that vehicular access to the new lot would be by way of the existing dealership and not directly from Powers Lane or Dlong Road. He observed the existence of a gate from the dealership's property

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Date

By

to Powers Lane which is shown on the site plan. However, he testified that that gate is kept locked. He also discussed, an existing crusher run lot which is presently utilized by the dealership to store used cars. He testified that this lot would no longer be used if approval was obtained for the proposed lot. The Protestants present offered significant testimony about this crusher run lot and their objections to same.

Testimony offered by the Protestants concerned the dealership's operation and expressed concerns over additional commercialization of the area. Also, the Protestants voiced concerns about traffic generated by the dealership as well as the visual impact of the proposed use.

Based upon the totality of the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. I am convinced, based upon the testimony and evidence offered, as well as my site visit, that the proposed use is appropriate. Thus, the Petitioner may utilize the subject property for a parking lot as shown on the site plan. In my judgment, such use will not detrimentally affect the health, safety and general welfare of the locale. However, I will condition the relief granted with several restrictions, to reduce the impact on the surrounding uses.

As to these restrictions, first, I will require the Petitioner to discontinue the use of the crusher run lot to the rear of the property. This is a small lot which was occupied by approximately 15-20 cars during my site visit. In my judgment, this use is inappropriate at that location and should be discontinued. The Petitioner indicated that the lot would no longer be needed with the additional parking being made available on the subject property. Based on the Petitioner's representations, as well as the Protestants' concerns, discontinuance of the use of this lot shall be a condition of the approval granted herein.

ORDER RECEIVED FOR FILING

Date

By

8/7/96
M. H. Hark

Second, I will require the Petitioner to fence and landscape the subject property, as shown on the site plan. Moreover, additional landscaping should be added across the rear of the existing parking lot. Although some landscaping is in place and was visible during my site visit, the Petitioner should make appropriate efforts to screen the entire lot, not just the subject property, from the uses across Powers Lane. As evident during my site visit, these uses are primarily residential in character, including the existing dwelling owned by Mr. and Mrs. Brown, the Westerlee apartment complex and what appeared to be a community pool. Thus, the Petitioner should make appropriate efforts to add additional vegetative screening behind the existing fence, as well as install a fence and add screening along the subject property. The Petitioner should also be advised that this landscaping must be maintained. In the event of the loss of any vegetation due to disease or other factors, such vegetation should be replaced within a reasonable timeframe. Failure to install and maintain the appropriate screening should be considered a violation of the terms and conditions of this Order.

Last, the Petitioner should continue to keep the rear gate closed, except in emergencies. Powers Lane, which is a small residential type street, cannot handle heavy truck traffic and deliveries. The Petitioner indicated that the deliveries were made from U.S. Route 40 and this should continue to be the practice. Thus, regular use of the rear access should be discouraged and the gate should continue to be kept locked.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of August 1996 that, pursuant to the Petition for Spe-

cial Hearing, approval for a use permit for parking in a residential zone,
be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall be required to discontinue the use of the crusher run lot to the rear of the property, as described hereinabove.

3. The Petitioner shall be required to fence and landscape the subject property, as shown on the site plan. The Petitioner shall make additional efforts to screen the entire lot and maintain such screening.

4. The Petitioner shall continue to keep the rear gate closed, except in emergencies. Regular use of the rear access is discouraged and the gate should continue to be kept locked.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/2/96
By Ch. York

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 7, 1996

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Russel Motor Cars, Inc., Petitioner
Case No. 96-518-SPH
Property: Powers Lane at intersection with Dlong Road

Dear Mr. Lichter:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Messrs. Robert J. Branson & F. Steven Russel, c/o Russel Motors, Inc.
6700 Baltimore National Pike, Balto. Md. 21228
- c: Mr. and Mrs. Rollins Brown, 725 Silver Creek Rd., Balto.Md. 21228
- c: Mr. Paul Grimm, 2104 Chantilla Road, Balto.Md. 21228
- c: Mr. Nikolaus H. Philipsen, 2018 Cedar Circle, Balto. Md. 21228

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

96-518-SRH

Powers Lane at intersection

with Dlong Road

which is presently zoned BR-DR16

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A use permit for parking in a residential zone.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Julius W. Lichter, Esquire

(Type or Print Name)

Signature

305 W. Chesapeake Ave., 321-0600

Address

Phone No.

Towson, MD

City

State

21204

Zipcode

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.

Legal Owner(s):

Russel Motor Cars, Inc.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6700 Baltimore National Pike

Address

Phone No.

Baltimore, MD 21228 788-8400

City

State

Zipcode

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

F. Steven Russel, A.P.

Name

6700 Baltimore National Pike 788-8400

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP OFF
NO REVIEW
6/26/96
WCR



MICROFILMED

523

VEHICLE'S STORAGE LOT FOR "RUSSEL MOTORS CARS, INC."

96-518-SPH

ZONING DESCRIPTION

OWNER / APPLICANT : RUSSEL MOTORS CARS, INC.
 F. STEVEN RUSSEL, V.P.
 6700 BALTIMORE NATIONAL PIKE
 BALTIMORE, MARYLAND 21228
 TELEPHONE: (410) 788-400

PROPERTY LOCATION: 2219 Powers Lane
 Baltimore, Maryland 21228

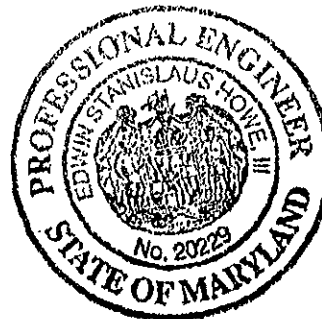
ELECTION DISTRICT: 1

Beginning for the same at a point in the center of Powers Lane, which is an existing 16' paved road at the distance of 1000' $\pm$ West of center of Nuwood Drive which is a 70' right - of - way, thence the following courses:

1.	S 62° 41'00" E	100.00'
2.	S 24° 30'00" W	319.03'
3.	N 65° 30'00" W	33.31'
4.	N 24° 30'00" E	31.00'
5.	N 49° 28'40" W	69.26'
6.	N 24° 30'00" E	273.83'

To the place of beginning, as recorded in Deed Liber 3571, Page 198.

Containing 0.7 $\pm$ Acres.



UNRECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-518-SPT
Towson, Maryland

District: 1st Date of Posting: 7/12/96
Posted for: Special Hearing
Petitioner: Russell Motor Cars, Inc
Location of property: 2219 Powerline
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by: M. J. Kelly Date of return: 7/19/96
Signature
Number of Signs: 1

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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 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-518-SPH
2219 Powers Lane
Powers Lane, 1000' +/- W of
of Nuywood Drive
Powers Lane at Intersection
with Dlong Road
1st Election District
1st Councilmanic
Legal Owner(s):
Russel Motor Cars, Inc.
Special Hearing to approve
a use permit for parking in a
residential zone.
Hearing: Tuesday, July 30,
1996 at 10:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE B. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

7/21 July 11 C65579

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/11, 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 7/11, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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

NC

96-518-SPH

DATE 6/25/96 ACCOUNT A-001-6150
ITEM 523
AMOUNT \$ 285.

CSPH
+ Sign

RECEIVED FROM: Levin & Garza PA

FOR: posting 35.00
Special Hearing 250.00
285.00

MICROFILMED

03A91.H0002M1CHRC 4285.00
BA 0010:22AM06-25-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 523

Petitioner: Russel Motor Cars, Inc.

Location: Powers Lane at Dlong Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Julius W. Lichter, Esquire

ADDRESS: 305 W. Chesapeake Avenue

Towson, Maryland 21204

PHONE NUMBER: (410) 321-0600

AJ:ggs



Printed on Recycled Paper

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(Revised 04/09/93)

ITEM 23

TO: PUTUXENT PUBLISHING COMPANY
July 11, 1996 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
814 Eastern Boulevard
Baltimore, Maryland 21221
686-8274

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: 96-518-SPH
2219 Powers Lane
Powers Lane, 1000'+/- W of c/l Nuwood Drive
Powers Lane at intersection with Dlong Road
1th Election District - 1st Councilmanic
Legal Owner(s): Russel Motor Cars, Inc.

Special Hearing to approve a use permit for parking in a residential zone.

HEARING: TUESDAY, JULY 30, 1996 at 10:00 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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

July 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: 96-518-SPH
2219 Powers Lane
Powers Lane, 1000' +/- W of c/l Nuwood Drive
Powers Lane at intersection with Dlong Road
1th Election District - 1st Councilmanic
Legal Owner(s): Russel Motor Cars, Inc.

Special Hearing to approve a use permit for parking in a residential zone.

HEARING: TUESDAY, JULY 30, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jahlon".

Arnold Jahlon
Director

cc:

A redacted signature, likely of the Zoning Commissioner, with the name obscured by a scribble.

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

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

July 25, 1996

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No.: 523
Case No.: 96-518-SPH
Petitioner: Russel Motor Cars, Inc

Dear Mr. Lichter:

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 June 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILM





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

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

INTEROFFICE CORRESPONDENCE

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

Date: July 15, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 For July 15, 1996
 Item No. 523

The Development Plans Review Division has reviewed the subject zoning item. The proposed parking dimensions do not meet the current standards.

If granted, this office recommends that the Hearing Officer require a Landscape Manual type streetscape/buffer along the entire site frontage with Powers Lane. The minimum Landscape Manual requirement is for a buffer treatment along the residential zone and use line and streetscape/buffer along the new paved portion of Powers Lane.

RWB:HJO:jrb

cc: File

ZONE17G

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/12/96

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

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.
(12619 HARFORD RD.)

Item No.: 509

Zoning Agenda: VARIANCE

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: 510, 511, 512, 513, 514, 515,
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

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

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

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

RE: Baltimore County
Item No. 523 (WCR)

Dear Ms. Watson:

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

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

Very truly yours,

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

BS

RECEIVED

My telephone number is _____

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

Maryland Department of Transportation, P.O. Box 347, Baltimore, MD 21203-0347

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7-9-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-8-96

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

Item #'s:

510

521

511

522

513

(523)

514

524

515

525

516

517

519

RBS:sp

BRUCE2/DEPRM/TXTSBP

Bruce Seeley
7-9-96

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
2219 Powers Lane, 1000'+/- W of c/l		
Nuwood Drive, Powers Lane at intersection	*	ZONING COMMISSIONER
with Dlong Road, 1th Election District,		
1st Councilmanic	*	OF BALTIMORE COUNTY
Russel Motor Cars, Inc	*	CASE NO. 96-518-SPH
Petitioner		
* * * * *		

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 30th day of July, 1996, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

July 17, 1996

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113
Towson, MD 21204

RE: Preliminary Petition Review (Item #523)
Russel Motor Cars, Inc.
Powers Lane at intersection Dlong Road
1st Election District

Dear Mr. Lichter:

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

Petition form needs to have printed or typed name of person signing for Russel Motor Cars, Inc.

Petition form should specify commercial parking in a residential zone.

Parking spaces must be standard 8-1/2 feet by 18 feet on the plan.

There may be landscape requirements for setbacks from adjacent residential use areas.

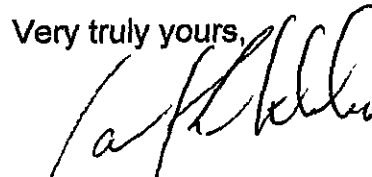
MICROFILMED



Julius W. Lichter, Esquire
July 17, 1996
Page 2

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'John R. Alexander', written over the typed name.

John R. Alexander
Planner II
Zoning Review

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

UTLIDING

ohn Reisinger 910
 ed Zaleski 911
 ew Mayer 912
 913
 unter Rowe 915
 ienn Berry 916
 irol Ecker 918
 im Shea 919
 ick Wisnom 923
 im Garland 924
 John Altmeyer 929
 932
 933
 934
 Grant Kidd 945
 Jake Kemp 946
 Niles Jones 947
 Dave Taylor 948
 Richard Rohls 950
 Bob Maddox 951
 Sam Reisinger 952
 Bob Moore 954
 955
 Paul Hohns 944
 WAYNE FLOKA 956
 Jeff Perlow

Cell Phone:

Tim Kidd

C. Petty Dist 1,13
 Ed Reisinger Dist 6,7,8
 Kay Hughes Dist 3,8
 Wayne Miller Dist 9, part 8
 Lee Jolley Dist 10,12,14
 Duncan Schmidt Dist 4,5
 Jeff Baker Dist 2
 Ron Blaney Dist 11
 Vince Metallo Dist 15

Cell Phone:

96-3593

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

6/25/96

Ag
to WCP

523

JULIUS W. LICHTER

June 21, 1996

HAND DELIVERED

Arnold Jablon, Director
Baltimore County Department of
Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 2219 Powers Lane
at Dlong Road

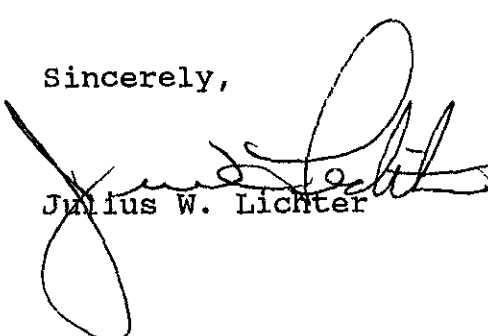
Dear Mr. Jablon:

Enclosed herewith you will find Petitions for Special Hearing with regard to the above captioned property together with all required exhibits and a check for \$285.00 to cover the filing and posting cost. Please expedite the setting of an early hearing date as my clients are seriously in need of the additional parking area to conduct their business and wish to take advantage of the good weather.

There are no present zoning violations on the site and the Department of Permits and Development Management has not reviewed the Petition or the exhibits.

Your cooperation will be very much appreciated.

Sincerely,


Julius W. Lichter

JWL/ch

Enclosures

cc: Aaron Margolis, Esquire
Mr. Edwin S. Howe

DROP-OFF
6/26/96
WCP

25 1996

ENCLOSURE

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

✓ J Rollins & Dolores Brown
✓ Paul Grimm
Nikolaus H. Philipsen

225 Silver Creek Rd PACTO 21208
2104 Chantilla Rd Balto. 21227
2018 CEDAR CIRCLE BALTO MD 21228



MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

EDWIN S. HOWE III P.E.

KCW CONSULTANTS
3104 TIMMONS LANE SUITE 101
BALT. MD 21244

Robert J. BRANSON

6700 BALDWIN PIKE
BALTIMORE MD. 21228

F. STEVEN RUSSEL

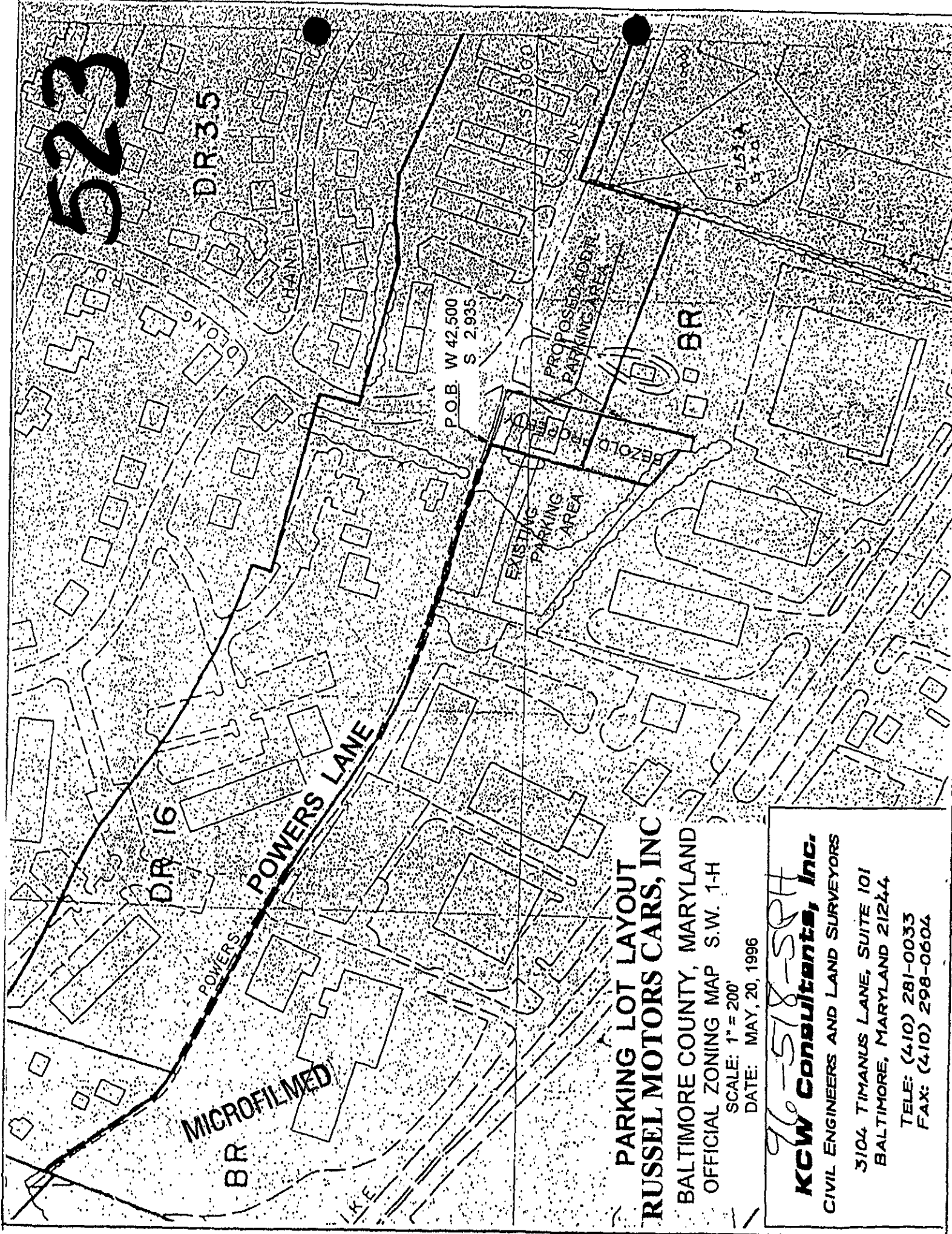
" " "

AARON MARBOLIS

401 E. TOPPA RD TOWSON 21286

MICROFILMED

523



PARKING LOT LAYOUT
RUSSEL MOTORS CARS, INC.
BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP S.W. 1-H

SCALE: 1" = 200'
DATE: MAY, 20, 1996

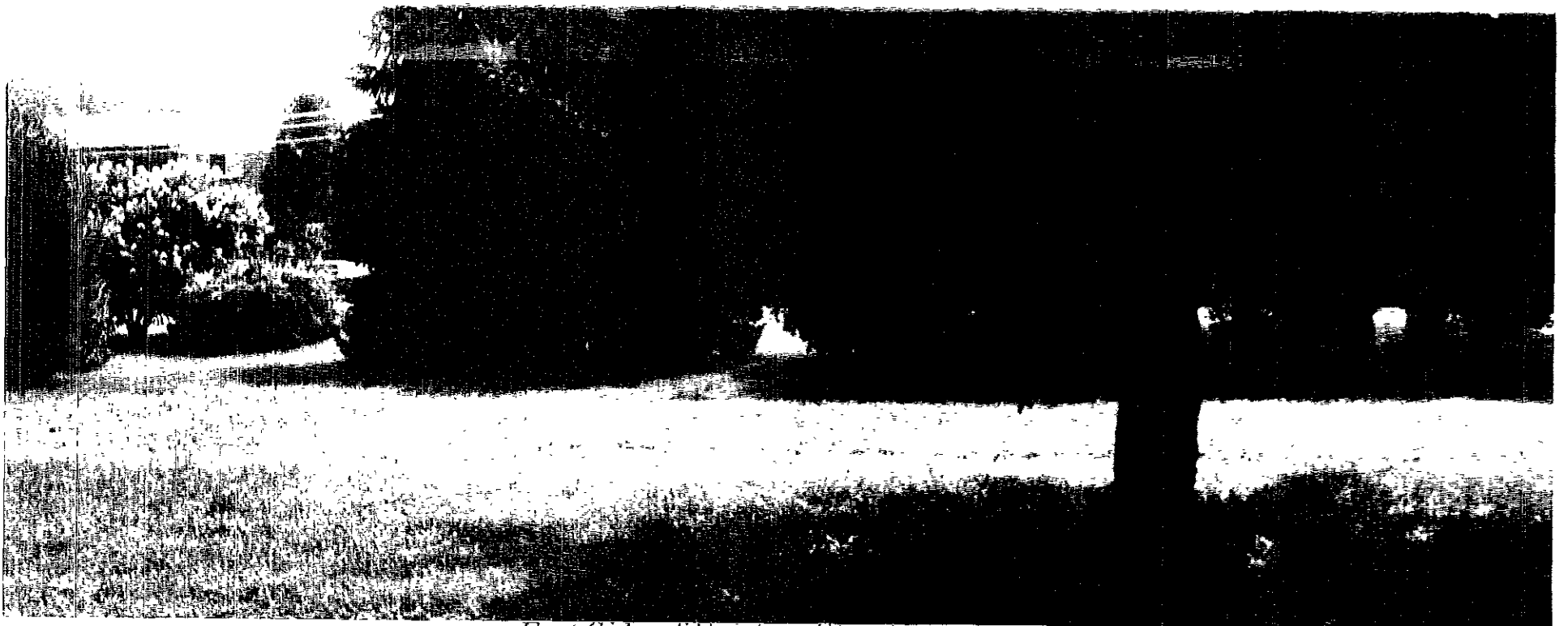
96-578-SPH
KCW Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3104 TIMANUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244
TELE: (410) 281-0033
FAX: (410) 298-0604



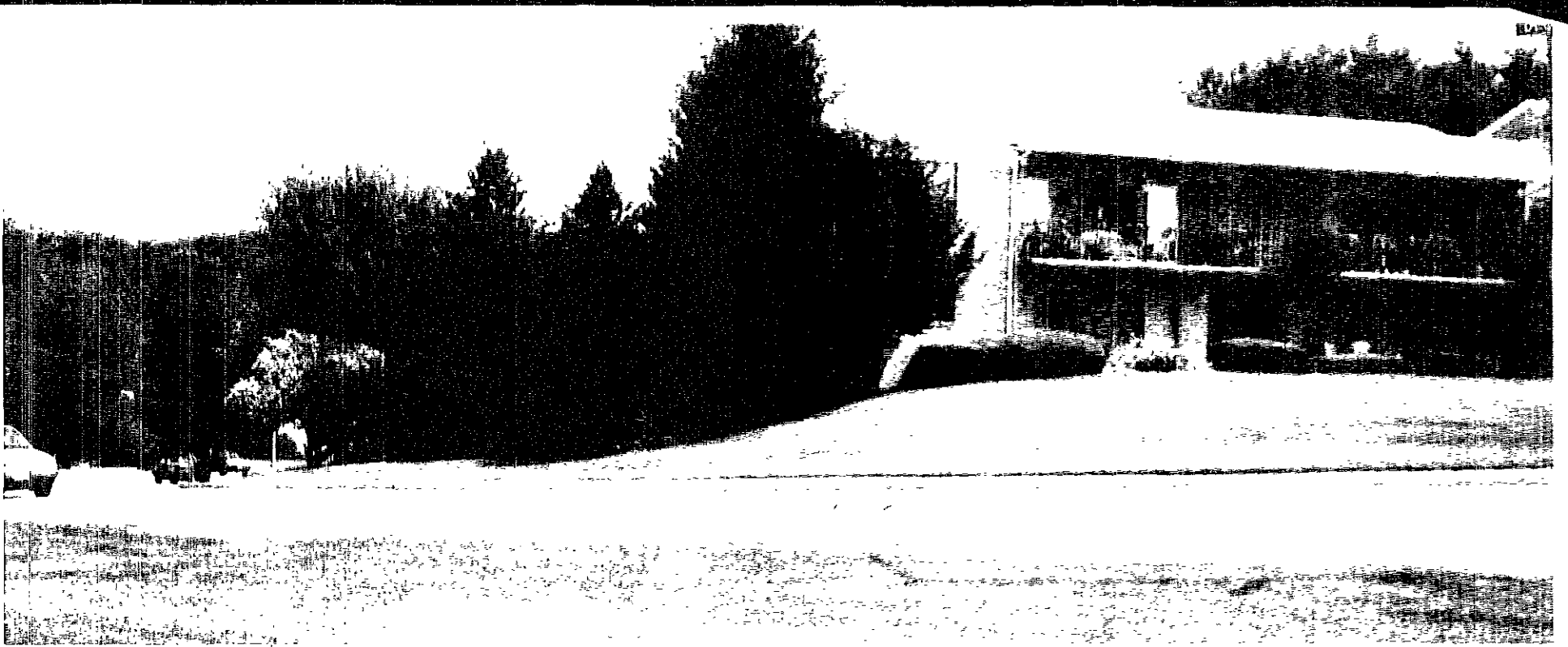
East Side of Existing Structure
Facing 2217 Powers Lane



Approximate Property Line
Between Subject Property and 2217
From Powers Lane



East Side of Existing Structure
Facing 2217 Powers Lane



Westerlee Apartments
Powers Lane at Dlong Road
In Front of Subject Site



Powers Lane East
In Front of Westerlee Apartments
Across from Subject Site



Powers Lane West
In Front of Subject Site

Adjoining Subject Site

2217 Powers Lane

Neighboring Lot



Adjoining Existing Russel Motors Parking

Proposed Parking Area

Rear of Subject Property

1082A



Adjoining Russel Parking Area

Proposed Parking Area

Front of Subject Site



2004

96-518-5PH

Photographs

