

IN THE MATTER OF  
THE APPLICATION OF  
WARRENER RENTALS, INC.  
FOR A ZONING RECLASSIFICATION  
FROM R.C.C. TO B.M. AND  
SPECIAL EXCEPTION ON PROPERTY  
LOCATED ON THE SEC OLD YORK  
ROAD AND OPENSHAW ROAD  
(19861 OLD YORK ROAD)  
7TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT

\* BEFORE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-97-466-X  
\* Cycle I, 1997  
\*

\* \* \* \* \*

ORDER OF DISMISSAL

Petition for Reclassification filed by Donald Warrener, President, Warrener Rentals, Inc., for a zoning reclassification from R.C.C. to B.M. for the property known as 19861 Old York Road, located on the southeast corner Old York Road and Openshaw Road in the Seventh Election District of Baltimore County; and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed September 29, 1997 (a copy of which is attached hereto and made a part hereof) from Donald Warrener, President, Warrener Rentals, Inc., Petitioner; and

WHEREAS, said Petitioner requests that the Petition for Reclassification filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 7th day of October, 1997, by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby **WITHDRAWN AND DISMISSED**.

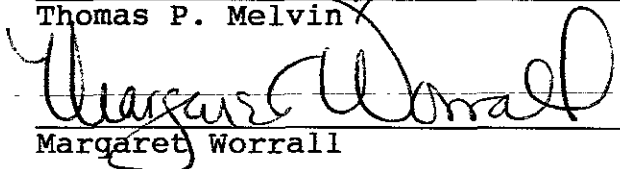
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY



Charles L. Marks



Thomas P. Melvin



Margaret Worrall

10: Cathy Bianco

From: Donald E. Warron's Sr.

Ref. to: Classification Hearing

I would like to withdraw  
my petition at this time. It was  
scheduled for Sept 30<sup>th</sup>, 1997 @ 10:00 AM.

Home # 410-343-2657  
19865 Old York Rd.  
White Hall, Md. 21161

Thank You  
Donald E. Warron's Sr.

97 SEP 29 AM 9:25  
RECEIVED  
COUNTY BOARD OF APPEALS



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180

October 7, 1997

Mr. Donald E. Warrener  
19865 Old York Road  
White Hall, MD 21161

Re: Case No. CR-97-466-X  
Warrener Rentals, Inc.

Dear Mr. Warrener:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

This case has been removed from the Board's docket and the file scheduled to be closed.

Sincerely,

*Charlotte E. Radcliffe for*  
Kathleen C. Bianco  
Administrator

encl.

c: M&H Development Engineers, Inc.  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
Pat Keller, Director /Planning  
Jeffrey Long /Planning  
Lawrence E. Schmidt  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney



RE: PETITION FOR ZONING RECLASSIFICATION *	BEFORE THE
PETITION FOR SPECIAL EXCEPTION	
19861 Old York Road, SEC Old York Road *	COUNTY BOARD OF
& Openshaw Road, 7th Election District, *	APPEALS OF
3rd Councilmanic	
Warrener Rentals, Inc. *	BALTIMORE COUNTY
Petitioner	
	Case No. CR-97-466-X
* * * * *	* * * * *

MOTION TO DISMISS

RECEIVED  
 COUNTY BOARD OF APPEALS  
 97 AUG 26 PM 12:34

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY moves to dismiss the petition for Zoning Reclassification, and for reasons states:

1. The existing zoning is R.C.C. (Resource Conservation - Commercial). BCZR 1A06.
2. The requested zoning is B.M. (Business-Major). BCZR 233.
3. There is no planned public water or sewerage service in the master water and sewer plan. (W-7, S-7). See OPZ Report, page 15.
4. Therefore, the petition is ineligible for piecemeal rezoning under BCZR 1A00.3, being from an R.C. to a non-R.C. zone in an area without planned public water or sewerage within 2 years.
5. Attached is the Court of Special Appeals' opinion in Security Management Corp. v. Baltimore County, Md., et al., No. 1787, Sept. Term 1996, affirming the Circuit Court on the same issue in another Baltimore County rezoning case.

WHEREFORE, People's Counsel requests:

- A. That the County Board of Appeals dismiss the petition because of the fundamental conflict with BCZR 1A00.3 based on the uncontradicted public record;
- B. That the County Board of Appeals preliminarily review this issue at the scheduled hearing.

*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 25<sup>th</sup> day of August, 1997, a copy of the foregoing Motion to Dismiss was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

UNREPORTED  
IN THE COURT OF SPECIAL APPEALS  
OF MARYLAND

No. 1787  
September Term, 1996

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SECURITY MANAGEMENT CORP.

v.

BALTIMORE COUNTY, MARYLAND  
ET AL.

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Murphy, C.J.  
Davis,  
Bloom, Theodore G.  
(Retired, specially  
assigned.)

JJ.

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PER CURIAM

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Filed: August 20, 1997

#95CV9688

In this appeal from the Circuit Court for Baltimore County, Security Management Corp. (SMC), appellant, presents the following questions for our review:

I. Must §§ 1A00.3.A.1.a and 1A03.2.1 of the BCZR yield to the exclusive jurisdiction provision in § 602(e) of the Baltimore County Charter?

II. Did the Board of Appeals and the Circuit Court erroneously interpret the term "parcel of land under petition" as used in BCZR § 1A03.2.1?

We answer "no" to the first question. Based on our resolution of that issue, we affirm the judgment of the circuit court.

#### **FACTUAL BACKGROUND**

Appellant claims that it is entitled to piecemeal rezoning of 156.16 acres of a 215 acre tract of land adjacent to the Loch Raven Reservoir from RC-4 (Rural Conservation -watershed protection) to DR-10.5 (Density Residential 10.5) and BL (Business Local). When appellant petitioned the County Board of Appeals of Baltimore County (the Board) for the entry of an order granting such relief, appellees<sup>1</sup> requested that the Board dismiss the petition based upon Sections 1A00.3.A.1.a and 1A03.2.1 of the Baltimore County Zoning Regulations (BCZR). Section 1A00.3.A.1.a prohibits reclassification of RC property that is located in a "no planned service" area for sewer and water, and Section 1A03.2.1 prohibits reclassification of RC property that is less than 200 feet from the property line of any public water

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<sup>1</sup>The appellees are the People's Counsel for Baltimore County, the Sparks-Glencoe Community Council, and the Broadmead Residents Association. Baltimore County itself is not a party to the instant appeal.

reservoir. The Board granted appellees' motion on the following grounds:

The area of concern to the Board in this particular Motion is that which appears in BCZR regulation 1A03.2, which reads:

"No petition for reclassification of property in an R.C. 4 zone may be granted unless a registered professional engineer, architect, landscape architect, or land surveyor first certifies:

1. that the parcel of land under petition lies at least 200 feet from the property line of any public reservoir;

\* \* \*

This particular section of the regulations impacts the Petitioner's ability to reclassify R.C. 4 property which lies adjacent to or near the public water reservoir. From Petitioner's Exhibit 1 and several other exhibits, coupled with the testimony of several of the witnesses, the Board finds as a fact that the entire lot of record for which a portion is the subject of the reclassification petition directly abuts the Loch Raven Reservoir property. Therefore, Item 1 of BCZR 1A03.2 dictates that the Board consider definitions for the word "parcel" as they may apply in this case, in light of the petition to reclassify only land more than 200 feet from the reservoir property line. The word "parcel" does not appear in BCZR Section 101. However, in the absence of a written definition in Section 101, the Board is required to go to the most recent edition of Webster's Third New International Dictionary of the English Language, Unabridged. In Webster's, numerous definitions for the word "parcel" exist; however, definitions 2a. and b. deal with possible definitions related to real property.

"2a: a continuous tract or plot of land in one possession no part of which is separated from the rest by intervening land in other possession b: a tract or plat of land whose boundaries are readily ascertainable by natural or artificial monuments or markers...."

\* \* \*



Black's [Law Dictionary, 6<sup>th</sup> Edition, 1990] further indicates that "parcel" may be synonymous with the term "lot." The closest definition to the word "lot" in the BCZR is the term-phrase "lot of record" which reads:

"A parcel of land with boundaries as recorded in the land records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision, or other condition thereof."

It is this very issue which gives the Board pause. The Board finds as a fact that the parcel under consideration includes the entire area of the site, as defined by its metes and bounds as the lot of record which existed on the date of the zoning regulation which governs its use, which, in this case, is the date of the last Comprehensive Zoning Map adoption date by the County Council, October 15, 1992. In finding this fact, the Board therefore finds that the zoning line proposed by the Petitioner to separate the proposed developable area as D.R. 10.5 and B.L. from existing and to remain R.C.-4 property on the instant site is an artificial line not recognized by the BCZR as definable in the context of the word "parcel" and/or "lot of record." For the above reasons and facts, the Board shall grant the Motion for Dismissal of the instant case.

Appellants sought reversal of that decision in the Circuit Court for Baltimore County, but the court affirmed the Board.

According to the circuit court:

even if the Board has jurisdiction over a zoning case, it may be without the authority to grant approval of a reclassification petition because the Petitioners have not met the statutory requirements necessary for a zoning reclassification. In other words, the Code sections setting forth the standards or guidelines by which the Board decides cases do not conflict with its exclusive jurisdiction to hear such cases. Therefore, in order to grant the reclassification petition the Appellant would have to satisfy the statutory provisions. It is clear to this Court that they have not done so. The uncontradicted testimony was that there is no planned public sewer or water service on the property. Accordingly, the provisions of 1A00.3A.a [sic] have not been met.

\* \* \*

Appellees as well as the Court agree with the Board's definition of "parcel." The site in question is a contiguous tract of property, all owned by the Appellant, therefore it is one parcel. This one parcel is undisputedly within two hundred feet of the reservoir property line. Accordingly, the provisions of 1A03.2 forbid the reclassification.

This appeal followed.

I

According to appellant, the restrictions on reclassification contained in Sections 1A00.3.A.1.a and 1A03.2.1 of the BCZR impermissibly encroach upon the power granted to the Board of Appeals by the Baltimore County Charter. Appellant argues that Sections 1A00.3.A.1.a and 1A03.2.1 must yield to the exclusive jurisdiction provision in Section 602(e) of the County Charter which provides that "[t]he county board of appeals shall have original and exclusive jurisdiction over all petitions for reclassification." We disagree.

Appellant contends that in Hope v. Baltimore County, 288 Md. 656 (1980), the Court of Appeals held that where the County Charter and a provision of the Baltimore County Code conflict, the provision of the County Charter controls and the offending code section is a nullity. That case involved the question of whether a decision of the Baltimore County zoning board could be appealed directly to the circuit court. The appellant relied on a provision in the County Code that had been enacted prior to the adoption of the County Charter by the people, of Baltimore County. Under the provision at issue, "any person . . . aggrieved by the

action of the planning board on final plats of subdivisions ...' was entitled to file an appeal in the circuit court 'within thirty days after the date of action by the planning board.'" Id. at 658. The circuit court dismissed Hope's appeal and ruled, in pertinent part:

I have no alternative except to rule that as a matter of law Section 22-38 of the Baltimore County Code is a nullity. It is void because it is in direct conflict with the Baltimore County Charter. It cannot be used as a vehicle to obtain judicial review of Planning Board action, and, therefore, the appeal of the persons who are aggrieved by their decision must be dismissed.

\* \* \*

The Charter provision providing that exclusive right [for appeal from any planning or zoning administrative or adjudicatory order] conflicts with Section 22-38 of the Baltimore County Code, and the latter must yield to the Charter provisions, the Charter being our organic law.

Id., at 658-59.

The Court of Appeals affirmed the circuit court's dismissal, stating:

Here Baltimore County in its creation of the Board of Appeals has indicated an intent that the Board's powers are to be those set forth in Art. 25A, § 5 (U).... The concluding sentence of the section is, "The review proceedings provided by this subsection shall be exclusive." ... Accordingly, under Constitution Art. XI-A, § 1 providing that enactment of a charter would constitute repeal of all public local laws inconsistent with the charter provisions, the right of appeal provided in the preexisting county code was repealed. Thereafter, if Baltimore County had attempted to enact a statute concerning appeals inconsistent with the exclusive right of appeal provided in Art. 25A, § 5 (U) it would have been acting in a manner not permitted by its own charter.

Id., at 664.

Appellant argues that there is a conflict between the "original and exclusive" jurisdiction of the Board of Appeals over reclassification and the BCZR provisions prohibiting reclassification if (1) the subject property is located in a "no planned service" area for sewer and water or (2) the property is lies within 200 feet from the property line of any public water reservoir. According to appellant, Hope requires that the BCZR sections must be declared invalid. We are persuaded, however, that neither Hope nor any other case supports such an argument.

Halle Companies v. Crofton Civic Association, 339 Md. 131 (1995), presented the issue of whether the Anne Arundel County Board of Appeals had the authority to impose a condition on the grant of a special exception when that condition was not sought during earlier proceedings before the county administrative officer. The Court stated:

Under the Express Powers Act, Md. Code (1957, 1994 Repl. Vol.), Art. 25A, § 5(U), each county is authorized to create a board of appeals. Anne Arundel County, by its charter, created the Board of Appeals as an independent unit of county government and vested the Board with power to hear all *de novo* appeals authorized by the Express Powers Act.... *The Board is purely a statutory creature and may exercise only those powers expressly granted to it by law or those which can be fairly implied.* Bayliss v. Mayor & City Council of Baltimore, 219 Md. 164, 168, 148 A.2d 429, 432 (1959).

(Emphasis supplied, footnote omitted).<sup>2</sup>

<sup>2</sup>Md. Ann Code art 25A, § 5 (1996 Repl.Vol.) provides, in pertinent part:

(U) County Board of Appeals

To enact local laws providing (i) for the establishment of a county board of appeals whose

Halle makes clear that, despite the broad language of the Baltimore County charter granting the Board "original and exclusive jurisdiction over all petitions for reclassification," the authority of the Board to decide a petition for reclassification is limited by the substantive law that the Board must apply. Stated another way, the authority to hear all petitions for reclassification does not carry with it the right to ignore valid restrictions in the law that is applicable to a particular petition. Sections 1A00.3.A.1.a and 1A03.2.1 of the BCZR are two such valid restrictions that the Board has no power to ignore.

In Miller v. Pinto, 305 Md. 396 (1986), the Kent County Board of Appeals determined that use of the subject property as a trucking business was not permitted under its C-1 General Commercial zoning status. Rather, the Board found that the trucking operation was essentially a "truck and transfer

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members shall be appointed by the county council; (2) for the number, qualifications, terms, and compensation of the members; (3) for the adoption by the board of rules of practice governing its proceedings; and (4) for the decision by the board on petition by any interested person and after notice and opportunity for hearing and on the basis of the record before the board, of such of the following matters arising (either originally or on review of the action of an administrative office or agency) under any law, ordinance, or regulation of, or subject to amendment or repeal by, the county council, as shall be specified from time to time by such local laws enacted under this subsection: An application for a zoning variation or exception or amendment of a zoning ordinance map . . . . Provided, that upon any decision by a county board of appeals it shall file an opinion which shall include a statement of the facts found and the grounds for its decision. . . .

terminal," a use permitted only in an LI-2 Light Industrial District. The Court of Appeals affirmed the Board, explaining that the Board was required to apply the zoning law:

The Board based its determination regarding the legality of TRP's use of the property upon its finding that TRP's use was more analogous to a "truck and transfer terminal," as use specifically permitted in an LI-2 Light Industrial district, than to any of the use specifically permitted in a C-1 district. The substance of the Board's decision was that TRP's use should be classified as permitted only in an LI-2 district. We conclude, therefore, that the Board's issuance of its determination was authorized by paragraph 5 [Article 13, § 3 of the Kent County Zoning Ordinance], which permits the Board "[t]o make a determination, in cases of uncertainty, of the district classification of any use not specifically named" in the Zoning Ordinance.

Id. at 405-06.

There is no merit in the argument that a County Board of Appeals has the authority to ignore the standards set forth in the zoning ordinance. For example, in Umerly v. People's Counsel for Baltimore County, 108 Md. App 497 (1996), the Baltimore County Council passed regulations to minimize the impact of trucking facilities on environmentally sensitive and residential areas, and the owner of a trucking facility in such an area petitioned the Baltimore County Zoning Commissioner for a special exception and certain variances which would allow him to operate his business. The zoning commissioner denied the petition, but the County Board of appeals reversed after a *de novo* hearing. The circuit court, however, reversed the decision of the Board and we affirmed the circuit court. Because the proposed use of the property violated certain provisions of the BCZR, and the

property owner had failed to present substantial evidence to support the granting of his petition, the Board's decision was erroneous. Id., at 509-10. See also Cromwell v. Ward, 102 Md. App. 691 (1995) (landowner's self-created hardship arising from construction of accessory building violating fifteen foot height requirement before variance was sought was not grounds for the Board's grant of his subsequent petition for variance).

In United Parcel Service, Inc. v. People's Counsel for Baltimore County, 336 Md. 569 (1994), the Baltimore County Zoning Board entertained an appeal from a letter written by the zoning commissioner to a local citizen who opposed the issuance of a building permit to UPS. Despite the protesting citizens' reliance on Hope, the Court of Appeals held that the Board had no original jurisdiction to hear the case and explained:

The protestants argue that, if a charter county establishes a board of appeals, § 5(U) [of the Express Powers Act] and Hope v. Baltimore County, supra, require that such board of appeals have original jurisdiction over all of the matters delineated in § 5(U), including all zoning matters, all licensing, etc. The protestants maintain that to the extent that a county's charter or ordinances limit the board of appeals to appellate jurisdiction over any matters set forth in § 5(U), such charter provisions or ordinances are invalid.

\* \* \*

This Court's opinion in Hope v. Baltimore County, supra, furnishes no support for the protestants' original jurisdiction argument. The Hope opinion was concerned with and discussed only the appellate jurisdiction of the Baltimore County Board of Appeals. Id., at 589. As appellant's argument does not concern the appeal process from the Planning Board, Hope is simply inapplicable.

United Parcel Service, Inc., at 588-89.

In the case at hand, it is undisputed that the subject property is located in a "no planned service" area for sewer and water.<sup>3</sup> Section 1A00.3.A.1.a prohibits reclassification of the property. Contrary to appellant's argument, and based upon the foregoing cases, we hold that the regulations at issue do not violate the Baltimore County Charter.

## II

Because the Board was required to deny appellant's petition solely on the grounds that piecemeal rezoning of the property would violate Section 1A00.3.A.1.a, it is unnecessary to answer appellant's second question.

**JUDGMENT AFFIRMED; COSTS TO BE  
PAID BY APPELLANT.**

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<sup>3</sup>In Security Management Corp., v. Baltimore County, 104 Md. App. 234 (1995), this Court affirmed dismissal of SMC's constitutional challenges to the Baltimore County Council's 1992 comprehensive zoning ordinance which retained watershed protection for the subject property.





# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the Property at 19861 Old York Road

This Petition shall be filed with the **Department of Permits & Development Management**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law

of Baltimore County, from an R.C.C. zone to an BX (Business, ~~Roadside~~ <sup>MAJOR M.I.M.</sup>) zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

LIVING QUARTERS IN A COMMERCIAL ~~ZONE~~ <sup>BUILDING</sup> ~~FILE~~ <sup>M.I.M.</sup>

and (3) for the reasons given in the attached statement a variance from the following sections of the Zoning Regulations of Baltimore County:

See attached Reasons In Support

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

1, 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.

ok to file JEFF/LL 3/13/97

**Contract Purchaser/Lessee:**

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

**Legal Owner(s):**

Warrener Rentals, Inc.  
(Type or Print Name)

Donald Warrener, Pres  
Signature

DONALD WARRENER, PRES.  
(Type or Print Name)

\_\_\_\_\_  
Signature

19861 Old York Road 343-2657  
Address Phone No.

Whitehall MD 21161  
City State Zip Code

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

Newton A. Williams, Esquire  
Nolan, Plumhoff & Williams

700 Nottingham Centre  
502 Washington Avenue 823-7800  
Name Address Phone No.

Towson, MD 21204 823-7800  
Address Phone No.

**Attorney for Petitioner:**

Newton A. Williams, Esquire  
Nolan, Plumhoff & Williams

\_\_\_\_\_  
(Type or Print Name)

Newton A. Williams  
Signature

700 Nottingham Centre  
502 Washington Avenue 823-7800  
Address Phone No.

Towson MD 21204  
City State Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
 unavailable for Hearing the following dates \_\_\_\_\_  
 Next TWO Months \_\_\_\_\_  
 ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
 REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**REASONS IN SUPPORT**  
For BR Zoning for the  
Warrener Rental, Inc. Service Garage Property

1. A substantial part of this commercial corner was zoned BR in 1980, and on this basis Mr. Warrener purchased it in the early 1980's.
2. On the 1984 maps this corner was downshifted to BL.
3. In 1982 or so, Mr. Warrener applied for and received a building permit to build a 50 foot by 80 foot service garage, high bay, metal building on the property adjoining an existing 30 foot by 36 foot garage. The building was and is located well back on the site, with the north end of the new building flush with the north end of the existing garage.
4. In fact, the garage building was approved by Baltimore County and repeatedly inspected well into the then R.C.2 zoning.
5. That Mr. Warrener has used the property for years for service garage use, and it was built in reliance on the BR zoning then in place.
6. That the building is not readily useable for RCC uses, and the long established service garage use should be ratified and validated by restored BR zoning of the proper depth.
7. That it is clearly unfair and erroneous to take away the BR zoning in the first place, and it is clearly erroneous to place an existent service garage requiring BM or BR zoning in an RCC zone.
8. That this corner was historically zoned BR, used for BR purposes, taxed as BR, and the BR zone should be restored.

Respectfully submitted,

*Newton A. Williams*

Newton A. Williams

**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

February 27, 1997

Towson Office  
Malcolm E. Hudkins  
Registered Surveyor  
Phone 828-9060

RESTORATION OF BM ZONING  
OLD YORK AND GRAYSTONE ROADS  
ENVIRONMENTAL IMPACT STATEMENT (EIS)

Pursuant to applicable sections of the Baltimore County Zoning Regulations, the Petitioner, Warrener Rentals, Inc., by M & H Development Engineers, Inc. files this EIS, as in Section 101 of the BCZR:

DETAILED DESCRIPTION OF PROPOSED ACTION

1. Proper zoning, i.e. restoration of BM Zoning in lieu of earlier BR Zoning to permit an existing service garage is sought. See Site Plan as to existing house, lawns, sign, garage(s), parking areas and driveways.
2. No adverse impact on the environment has been sustained from this existing house and service garage. The well and septic tank are properly functioning, and there are no gas pumps, underground tanks or improper discharge or disposal of used oils, etc. There are no known direct or indirect adverse effects.
3. The impermeable areas of roofs and paving cannot be avoided as to run-off.
4. There are no appropriate alternatives available, abandonment of this dwelling and long existent service garage not being an option.
5. There are no adverse short term or long term trade-offs. This is an existent long established commercial corner with service garages.
6. There are no irretrievable or irreversible committment of resources involved.

M & H Development Engineering, Inc.  
Vincent J. Moskunas, President

  
Signature

**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

Towson Office  
Malcolm E. Hudkins  
Registered Surveyor  
Phone 828-9060

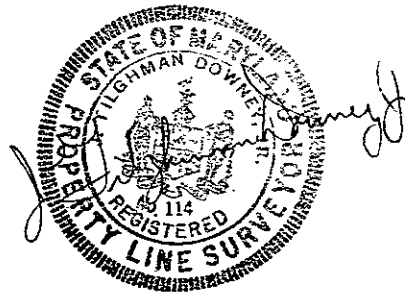
FEBRUARY 24, 1997

DESCRIPTION FOR RECLASSIFICATION  
FOR PROPERTY LOCATED  
#19861 OLD YORK ROAD

BEGINNING for the same at the intersection formed by the centerline of Openshaw Road and the centerline of Old York Road; thence N  $63\frac{1}{4}^{\circ}$  E, 303 feet; thence S  $30^{\circ}$  E, 158 feet; thence S  $60^{\circ}$  W, 290 feet; thence N  $30\frac{3}{4}^{\circ}$  W, 65 feet; thence N  $36\frac{3}{4}^{\circ}$  W, 117.15 feet to the Place of Beginning.

Containing 1.14 acres, more or less.

Being part of that tract or parcel of land described in a Deed dated February 6, 1981 and recorded among the Land Records of Baltimore County in Liber 6258, folio 727.



J. Tilghman Downey, Jr.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**SCCELLANEOUS RECEIPT**

No.

035929

DATE 8/18/97 ACCOUNT 001-6150

AMOUNT \$35.00 (WCR)

RECEIVED FROM: Newton A. Williams

FOR: #080 - SIGN POSTING  
#CR-97-466-X (19861 Old York Road)  
Cycle I Reclassification

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS	ACTUAL	TIME
8/19/1997	3/19/1997	09:28:44

REC #001 CASHIER CLUM CML DRAWER  
MISCELLANEOUS CASH RECEIPT  
Receipt # 019257  
CF NO. 035929

35.00 CHECK  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

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

No. 028532

CR-97-466-X

DATE March 3, 1997 ACCOUNT 001-6181

AMOUNT \$800.00

RECEIVED FROM: Newton Williams

050 -- spX -- \$300 -

076 -- Bedass.. \$500.

Taken by: JRF

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

19861 Old York Rd. \$800.00  
NO. 000403/016-03-97

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

Post on 9/5

RE: Case No.: CR-97-466-X

Petitioner/Developer: WARRENER  
RENTALS, INC

Date of Hearing/Closing: Sept 30, 1997

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at OPENSHAW & OLD YORK RD

The sign(s) were posted on 9-5-97  
(Month, Day, Year)

Sincerely,

Dennis Riviv 9-5-97  
(Signature of Sign Poster and Date)

DENNIS RIVIV  
(Printed Name)

111 W. CHESAPEAKE AVE  
(Address)

TOWSON MD. 21204  
(City, State, Zip Code)

887-3351  
(Telephone Number)



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

May 15, 1997

NOTICE OF HEARING

CASE NUMBER: CR-97-466-X  
19861 Old York Road  
SEC Old York Road and Openshaw Road  
7th Election District - 3rd Councilmanic  
Legal Owner(s): Warrener Rentals, Inc.

Reclassification petition to change the property's zoning from R.C.C. to  
B.M.  
Special Exception for living quarters in a commercial building.

HEARING: TUESDAY, SEPTEMBER 30, 1997 at 10:00 a.m., Room 48 Old Courthouse,  
400 Washington Avenue before the County Board of Appeals.

A handwritten signature in cursive script that reads "Robert O. Schuetz" followed by a stylized flourish.

ROBERT O. SCHUETZ, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Warrener Rentals, Inc.  
Newton A. Williams, Esq.





County Board of Appeals of Baltimore County

File

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180

December 15, 1997

NOTICE OF DELIBERATION

Having concluded the hearing in this matter on December 11, 1997, the Board has scheduled the following date and time for deliberation in the matter of :

DANIEL W. HUBERS, ET AL -Petitioners  
Case No. R-97-469

DATE AND TIME : Tuesday, February 17, 1998 at 9:30 a.m.

LOCATION : Room 48, Basement, Old Courthouse

NOTE: CLOSING BRIEFS AND PROPOSED FINDINGS OF FACT ARE DUE FROM COUNSEL ON WEDNESDAY, JANUARY 21, 1998 Original and 3 copies)

Kathleen C. Bianco  
Administrator

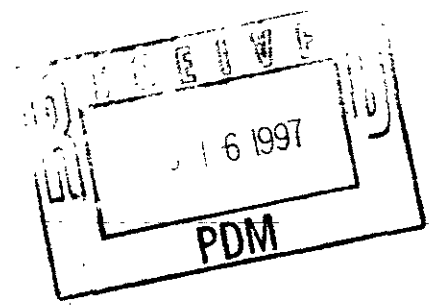
cc: Counsel for Petitioner : Edward C. Covahey, Jr.  
Petitioner : Daniel W. Hubers, et al  
Spellman, Larson & Associates, Inc.

Norman E. Gerber

David R. Cahlander /Stevens Road Improvement Assn.  
Tom Lehner /Bowleys Quarters Improvement Assn.

James Earl Kraft /Bd of Education

People's Counsel for Baltimore Co.  
Pat Keller  
Jeffrey Long /Planning  
Lawrence E. Schmidt  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, Co Atty



Copied: K.W.C.





Baltimore County  
Department of Permits and  
Development Management

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

April 30, 1997

Newton A. Williams, Esquire  
Nolan, Plumhoff & Williams  
700 Nottingham Centre  
502 Washington Avenue  
Towson, MD 21204

RE: Reclassification Petition  
Cycle I, #CR-97-466-X  
19861 Old York Road

Dear Mr. Williams:

As you are aware, Baltimore County is no longer responsible for posting properties for routine zoning hearings. However, Baltimore County will post all properties that were filed as part of Cycle I zoning reclassification. To cover the cost of posting this property, you must remit a check for \$35.00 (payable to Baltimore County, Maryland). Please send this check, as soon as possible, to either myself or Sophia.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

c: Board of Appeals



RE: PETITION FOR ZONING RECLASSIFICATION \* BEFORE THE COUNTY  
 PETITION FOR SPECIAL EXCEPTION \*  
 19861 Old York Road, SEC Old York Road \* BOARD OF APPEALS OF  
 & Openshaw Road, 7th Election District, \* BALTIMORE COUNTY  
 3rd Councilmanic \*  
 Warrener Rentals, Inc. \* Case No. CR-97-466-X  
 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

RECEIVED  
 COUNTY BOARD OF APPEALS  
 97 AUG 19 PM 1:41

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19<sup>th</sup> day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN

**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

February 27, 1997

Towson Office  
Malcolm E. Hudkins  
Registered Surveyor  
Phone 828-9060

CR.97.466-X

RESTORATION OF BM ZONING  
OLD YORK AND GRAYSTONE ROADS  
ENVIRONMENTAL IMPACT STATEMENT (EIS)

Pursuant to applicable sections of the Baltimore County Zoning Regulations, the Petitioner, Warrener Rentals, Inc., by M & H Development Engineers, Inc. files this EIS, as in Section 101 of the BCZR:

DETAILED DESCRIPTION OF PROPOSED ACTION

1. Proper zoning, i.e. restoration of BM Zoning in lieu of earlier BR Zoning to permit an existing service garage is sought. See Site Plan as to existing house, lawns, sign, garage(s), parking areas and driveways.
2. No adverse impact on the environment has been sustained from this existing house and service garage. The well and septic tank are properly functioning, and there are no gas pumps, underground tanks or improper discharge or disposal of used oils, etc. There are no known direct or indirect adverse effects.
3. The impermeable areas of roofs and paving cannot be avoided as to run-off.
4. There are no appropriate alternatives available, abandonment of this dwelling and long existent service garage not being an option.
5. There are no adverse short term or long term trade-offs. This is an existent long established commercial corner with service garages.
6. There are no irretrievable or irreversible committment of resources involved.

M & H Development Engineering, Inc.  
Vincent J. Moskunas, President

  
Signature

CR-97-466-X /Warrener Rentals, Inc. /Petitioner

---

8/26/97 -Motion to Dismiss filed by People's Counsel for Baltimore County; request that this issue be preliminarily reviewed at the advertised hearing scheduled for Tuesday, September 30, 1997.

---

8/28/97 -Notice to Strike Appearance filed by Newton A. Williams, Esquire (also struck appearance in 97-225-SPH).

---

9/25/97 -T/C from Petitioner; does not intend to go forward with this reclassification; is withdrawing his Petition. Requested that he provide CBA with a letter of withdrawal. He will FAX same.

---

9/28/97 -Letter from Petitioner received by FAX 9/26/97; Order of Dismissal to be issued; case withdrawn from Board's schedule; Board notified of withdrawal.

CR 97-466.X

\*\*\* TRANSMISSION REPORT \*\*\*

PRINT TIME 02/27 '97 14:40 ID: NOLAN, PLUMHOFF, WILLIAMS

D- FILE START	MODE	LOCATION	STORE	TX	RX	TOTAL	CODE
No. No.	TIME		PAGE	PAGE	PAGE	TIME	
00 237	02/27 14:37 TX	8230115	6	6	0	03'04"	OK

REM. RELAY  
COPY GROUP No.

Sec. 101 (BC2R)

Durable and Dustless Surface: A surface adequately covered in accordance with good practice with bituminous surface treatment, concrete, bituminous concrete, or equivalent paving material approved by the zoning commissioner, and maintained in good condition at all times. The words "equivalent paving material" as used herein mean any alternative paving material that, in the judgement of the zoning commissioner, will, in the case of a particular property or use, allow for equal or better results in preventing dust, erosion, or other undesirable conditions. [Bill No. 76, 1988.]

Dwelling: A building or por facilities for one or more famil

Dwelling, Alternative Site lot line or zipper lot, patio ho prescribed in the Comprehensive l No. 2, 1992.)

Post-It™ brand fax transmittal memo 7671		# of pages > 5	
To	<i>Dick Benner</i>	From	<i>NAW</i>
Co.	<i>Ruston Design</i>	Co.	<i>NPDW</i>
Dept.	<i>823-5000</i>	Phone #	<i>823-7800</i>
Fax #	<i>823-0115</i>	Fax #	<i>296-2765</i>

["Dwelling, Duplex", "Dwelling, Group House", "Dwelling, One Family", "Dwelling, Semi-detached", and "Dwelling, Two-Family" and definitions deleted by Bill No. 100, 1970.]

Dwelling, Single-Family Detached: A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and not attached to any other dwelling by any means. Single-family detached dwellings to be developed as part of an alternative site design shall

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

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

SUITE 700, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4528  
(410) 823-7800  
TELEFAX: (410) 296-2765

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

WRITER'S DIRECT DIAL  
823-7856

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

August 22, 1997

Mrs. Kathleen C. Bianco  
Administrator  
County Board of Appeals  
Court House - Room 49  
400 Washington Avenue  
Towson, Maryland 21204

Re: Notice to Strike Appearance in Two Warrenner Cases  
Case No.: 97-225-SPH and  
Case No.: CR-97-466X ✓ *u*

Dear Mrs. Bianco:

As I told you earlier this summer, there have arisen certain circumstances which no longer permit us to represent Mr. and Mrs. Warrenner in these two matters.

Accordingly, please strike the appearance of Nolan, Plumhoff & Williams and Newton A. Williams in the above two matters.

It is our understanding that the reclassification case, Case No. CR-97-466X, is set for hearing before the Board of Appeals on Tuesday, September 30, 1997 at 10:00 a.m., and I am hereby advising the Warrenners to obtain new counsel or in the alternative, to dismiss this case. Of course, if a dismissal is filed, it should be filed without prejudice to their right to bring a case in the future or ask for a map request at some later date.

Thanking you and your staff for your kind attention to this matter, I am

Sincerely,

*Newton A. Williams*

Newton A. Williams

NAW:mao

cc: Mr. and Mrs. Donald Warrenner, Sr.  
Mr. Vincent J. Moskunas  
Peter J. Zimmerman, Esquire  
Carole S. Demilio, Esquire

RECEIVED  
COUNTY BOARD OF APPEALS  
97 AUG 28 PM 12:58

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

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

SUITE 700, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4528  
(410) 823-7800  
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JAMES D. NOLAN  
(RETIRED 1980)  
J. EARLE PLUMHOFF  
(1940-1988)  
RALPH E. DEITZ  
(1918-1990)

WRITER'S DIRECT DIAL  
823-7856

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

July 2, 1997

Mr. Phillip W. Worrall, Chairman  
and Members of the Baltimore  
County Planning Board  
County Courts Building  
Fourth Floor  
401 Bosley Avenue  
Towson, Maryland 21204

RECEIVED  
COUNTY BOARD OF APPEALS  
97 JUL 11 PM 12:43

RE: Requested BM Recommendation on July 10th to Board of Appeals in a Tragedy of Zoning Errors that Deserves Correction, i.e. The Warrener Property, Cycle I, Reclassification Case CR-97-466-X SEC Old York Road & Openshaw Road Requested Restoration of BM Zoning to Allow Continuance of Long Established, Service Garage Uses, Former BR Property

Dear Chairman Worrall and Members of the Planning Board:

BM REQUEST TO RESTORE EXISTING SERVICE GARAGE USE

1. On behalf of Mr. and Mrs. Donald Warrener, Sr., of 19865 Old York Road, White Hall, Maryland we are asking that the Planning Board recommend to the Board of Appeals that sufficient B.M. zoning to allow a service garage use be restored to this long established service garage property.

1982 - ZONED BR

2. When Mr. Warrener purchased the property in 1982, it was zoned B.R. at this corner. Mr. Warrener bought the property in reliance upon this BR Zoning for service garage usage for his refuse trucks, as well as service garage usage by other tenants.

SERVICE GARAGE BUILT WITH PERMITS DEEPER THAN BR

3. In the course of Zoning Case No. 97-225-SPH, filed to attempt to establish a non-conforming use, it was discovered that the service garage which was issued a building permit in the early 1980's has always protruded into the rear RC Zoning.

BALTIMORE COUNTY ISSUED PERMITS AND INSPECTED GARAGE

4. Baltimore County, the contractor and the owner all share responsibility for this error.

Phillip W. Worrall, Chairman  
and Members of the Planning Board  
July 2, 1997  
page two

≡

BM RESTORATION TO RESTOR IN USE SERVICE GARAGE

5. In the present request, we are asking for sufficient zoning of BM to allow the service garage to exist at this corner as it has since the early 1980's pursuant to a documented site plan.

NOT AWARE OF BL, 1984 DOWNSHIFT, NOR LATER R.C.C. DOWNSHIFT

6. Mr. Warrenner was not aware of the first downshift in 1984 from BR to BL, and a subsequent later downshift from BL to RCC, and he was unable to participate or oppose these downshifts due to his lack of knowledge.

HOME ON PROPERTY, ORDERLY LONG TIME  
SERVICE GARAGE USEAGE MISSED

7. The service garage usage on the corner is shared by Mr. Warrenner's home, and that is the reason that we have asked for living quarters in a commercial building as well as the requested BM Zoning. To a casual observer, including all but the most intrepid inspection or inspector, the building in the rear does not disclose its service garage entrance except by its size. It is neatly kept, there are no junked or damaged vehicles stored outside or a pile of auto parts, mufflers, etc.

MR. AND MRS. WARRENER RESIDE AT THIS CORNER

8. The property is Mr. Warrenner's longtime home, ie: some fifteen years, and he intends to remain there.

TENANT READY TO USE SERVICE GARAGE WHEN BM ZONING IN PLACE

9. Mr. Warrenner simply simply requests the restoration of sufficient BM Zoning to allow a service garage as a matter of right, to restore to him what he believed he always has had. He has a tenant, ready to move in, who is being ousted from the service garage bays of a nearby major oil company station being converted from full service to gas and go.

REASONS IN SUPPORT AND PHOTOS

10. In support we are attaching our reasons of support, as well as photographs of the property and we will be glad to answer any questions that the Board and its members may have. We trust that the Board will vote to restore BM Zoning to this subject property at its regular meeting scheduled for July 10th, 1997.

Thanking the Board and its staff for its attention to these materials, and asking that the Property; No; 2, CR-97-466-X, be recommended for BM zoning, I am

Respectfully,

Newton A. Williams

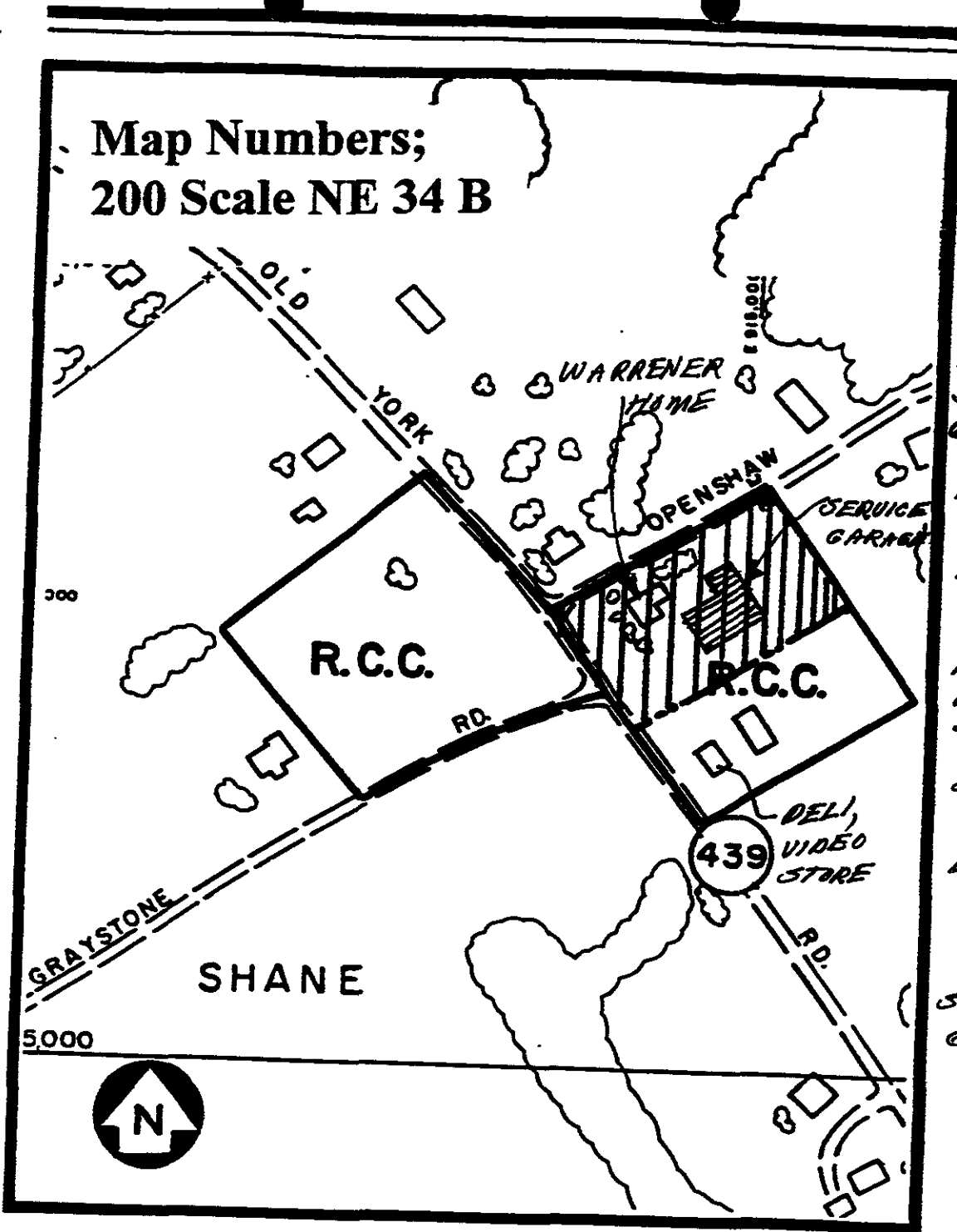
NAW/mks

Enclosures



Phillip W. Worrall, Chairman  
and Members of the Planning Board  
July 2, 1997  
page three

cc: All Planning Board Members  
Mr. and Mrs. Donald Warrenner  
Mr. Pat Keller, Director  
Mr. Timothy Dugan, Cycle Zoning Planner  
Honorable Lawrence E. Schmidt, Esquire, Zoning Commissioner  
Baltimore County Board of Appeals  
Peter M. Zimmerman, Esquire, People's Counsel  
Carol DeMilio, Esquire, Deputy People's Counsel



WARRENER SERVICE GARAGE SITE  
 1982 PURCHASE BR.  
 1983 - GARAGE BUILT  
 1984 - BL DOWNSHIFT - ALL UNITS OF SERVICE GARAGE  
 LATER RCC - DOES NOT ALLOW SERVICE GARAGE USE.

### ITEM NUMBER 2

### Location of Property Under Petition

REQUESTED BM ZONING - WARRENER PROPERTY.  
 Scale 1" = 200' TO LEGITIMATE LONG USED SERVICE GARAGE

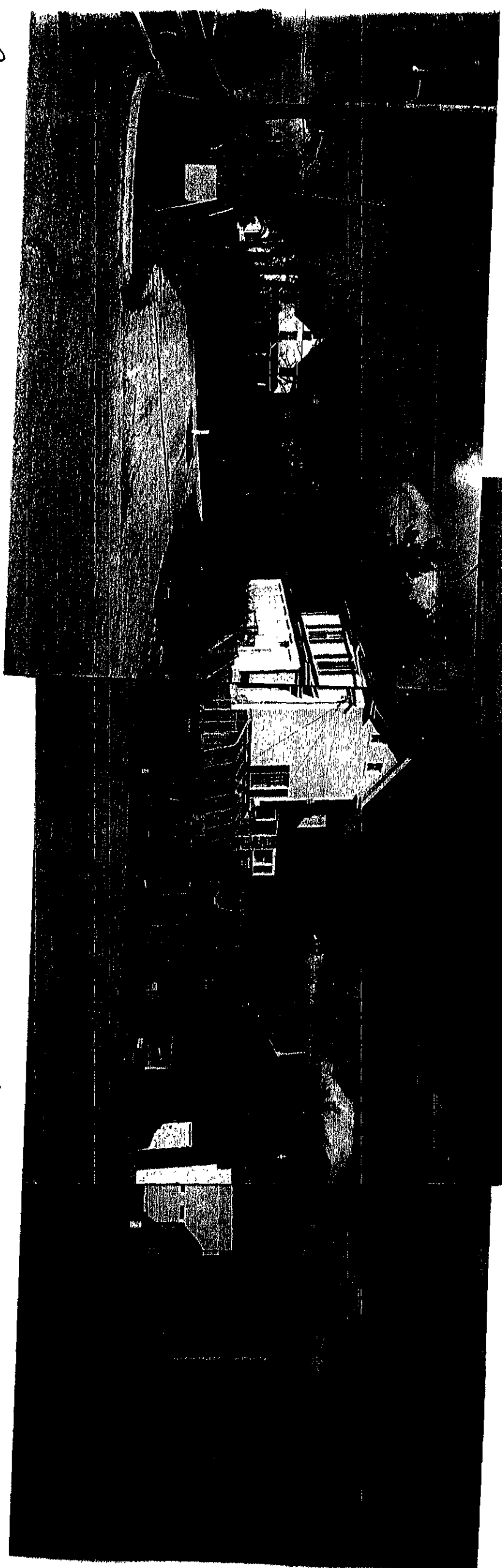
BL & RCC DO NOT PERMIT SERVICE GARAGE USE.

B. Manner home on left, Service Manager Building  
Call No. 97-225-5841 on right  
Manner Property  
19861 Old York Rd.

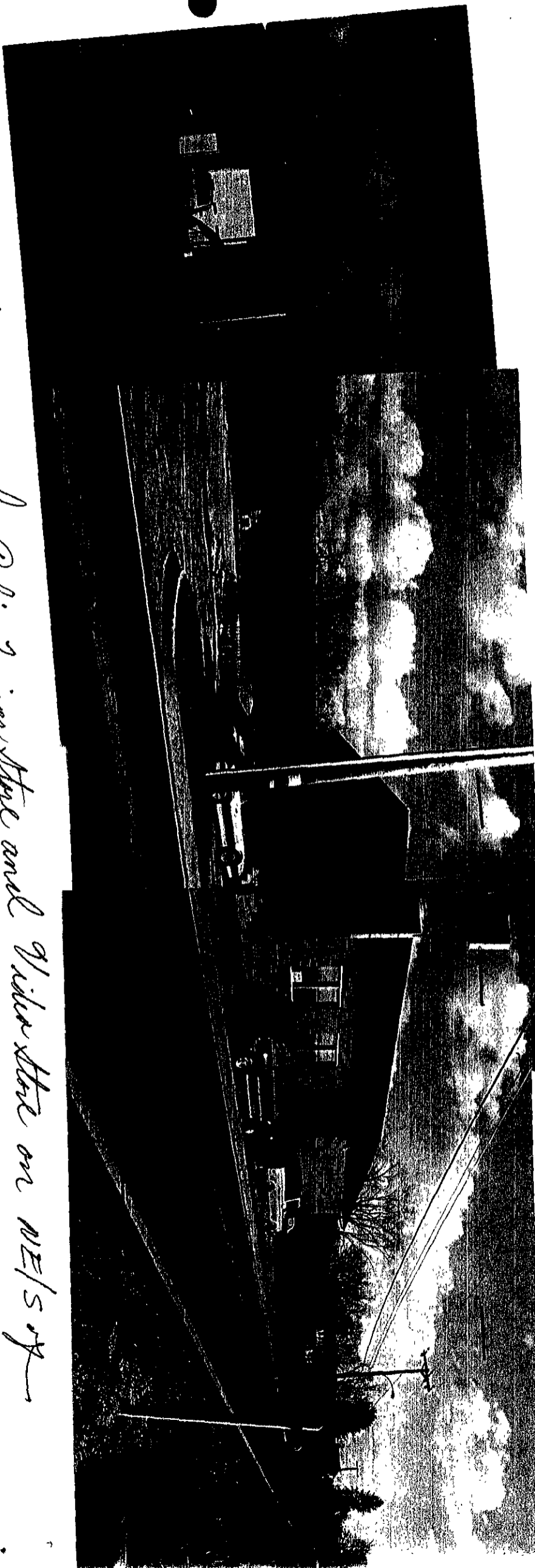


Site 2

C. Looking N on Old York Rd. from corner of Penobscot Rd. between houses.  
Service Stages on right



0, Service Manager and Deli; Supermarket and Alder store on NE/S of  
Old York Rd., looking SE





E, N end of Rili, Superior State and  
 91st St



F, Service Manager looking SE from  
 Openhouse Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director                      **DATE:** April 2, 1998  
Permits & Development Management

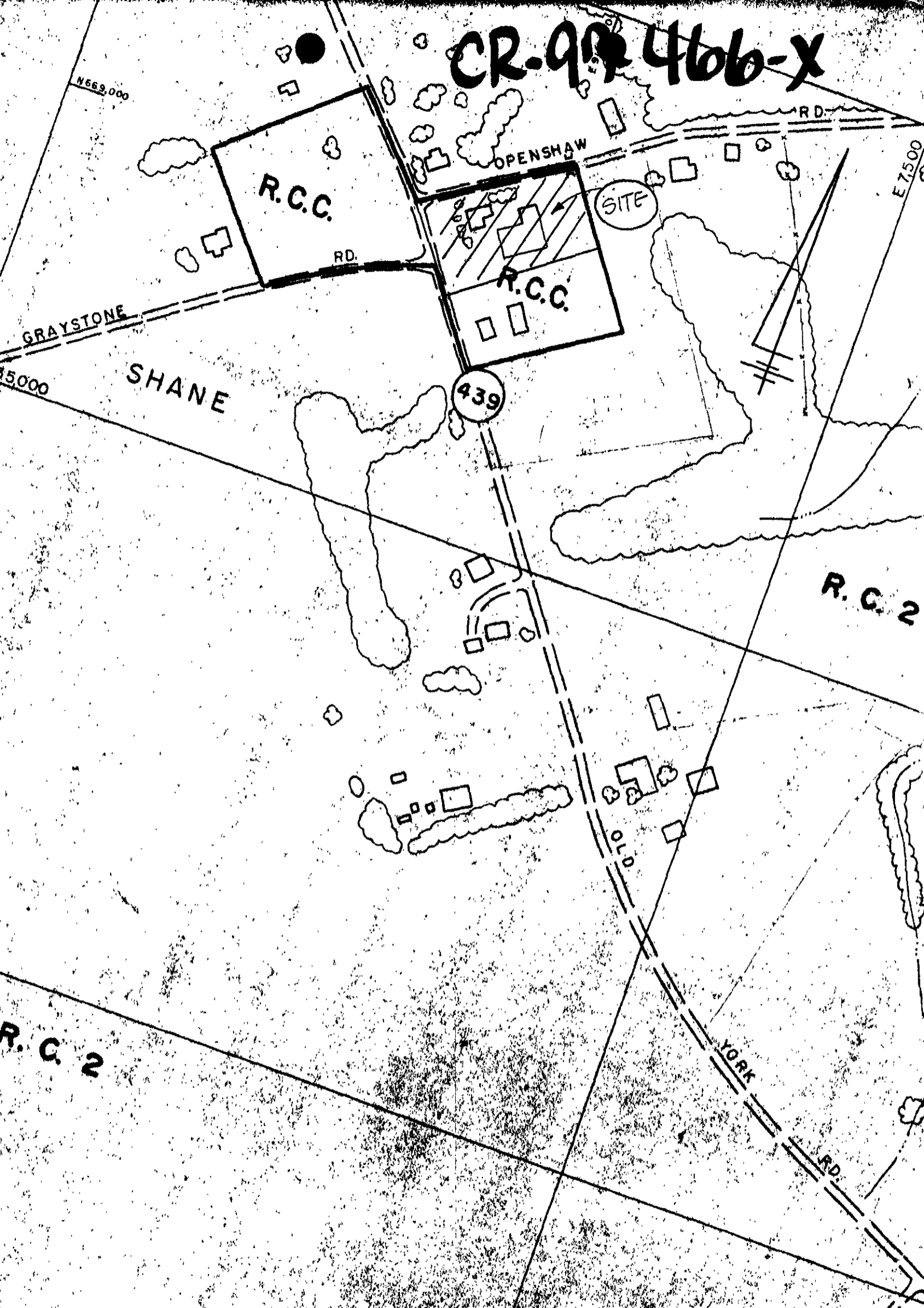
**FROM:** Charlotte E. Radcliffe *CR*  
County Board of Appeals

**SUBJECT:** Closed File: Case No. CR-97-466-X  
Warrener Rentals, Inc.  
7th E; 3rd C

As no further appeals have been taken in the above captioned case, which was dismissed by Order dated 10/7/97, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. CR-97-466-X)

CR-90 466-X



<p>SCALE 1" = 200' ±</p>	<p>LOCATION SHANE</p>	<p>SHEET NE.</p>
<p>DATE OF PHOTOGRAPHY JANUARY</p>		<p>34-B</p>



CR. 97-466-X

PLUMTREE

RC 2

RC 2

RCC

SITE

RCC

WALNUT SPRINGS

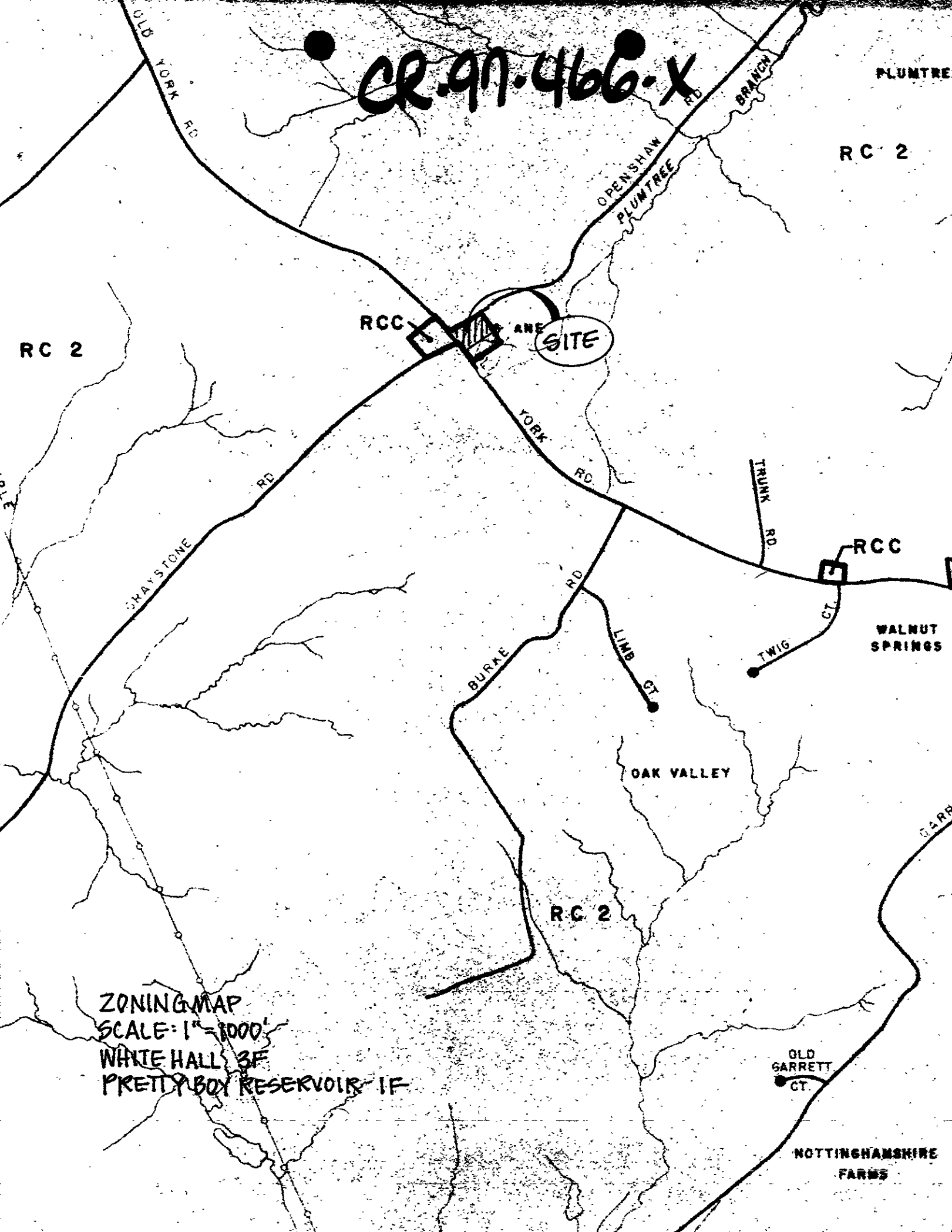
OAK VALLEY

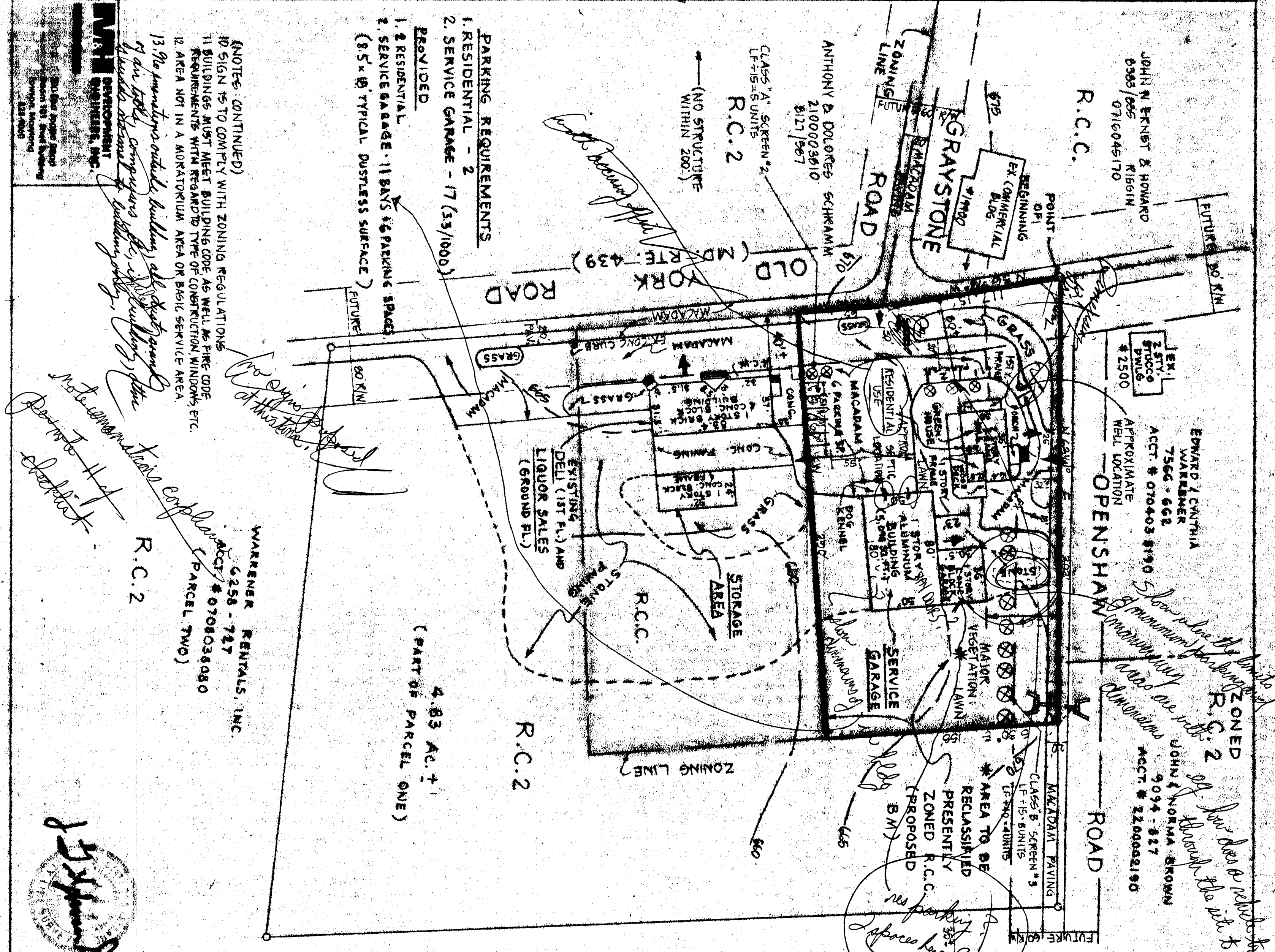
RC 2

ZONING MAP  
SCALE: 1" = 1000'  
WHITE HALL 3F  
PRETTY BOY RESERVOIR 1F

OLD GARRETT CT.

NOTTINGHAMSHIRE FARMS





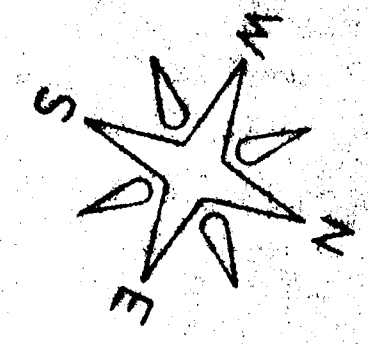
- PARKING REQUIREMENTS**
1. RESIDENTIAL - 2 PROVIDED
  2. SERVICE GARAGE - 17 (33/1000)
- PROVIDED**
1. 2 RESIDENTIAL
  2. SERVICE GARAGE - 11 BAYS & PARKING SPACE (8.5' x 10' TYPICAL DUSTLESS SURFACE)

- NOTES: (CONTINUED)**
10. SIGN 15' TO COMPLY WITH ZONING REGULATIONS
  11. BUILDINGS MUST MEET BUILDING CODE AS WELL AS FIRE CODE REQUIREMENTS WITH REGARD TO TYPE OF CONSTRUCTION, WINDOWS, ETC.
  12. AREA NOT IN A MOKATORIUM AREA OR BARGE SERVICE AREA
  13. No new buildings, sheds, buildings, etc. to be constructed on this site.

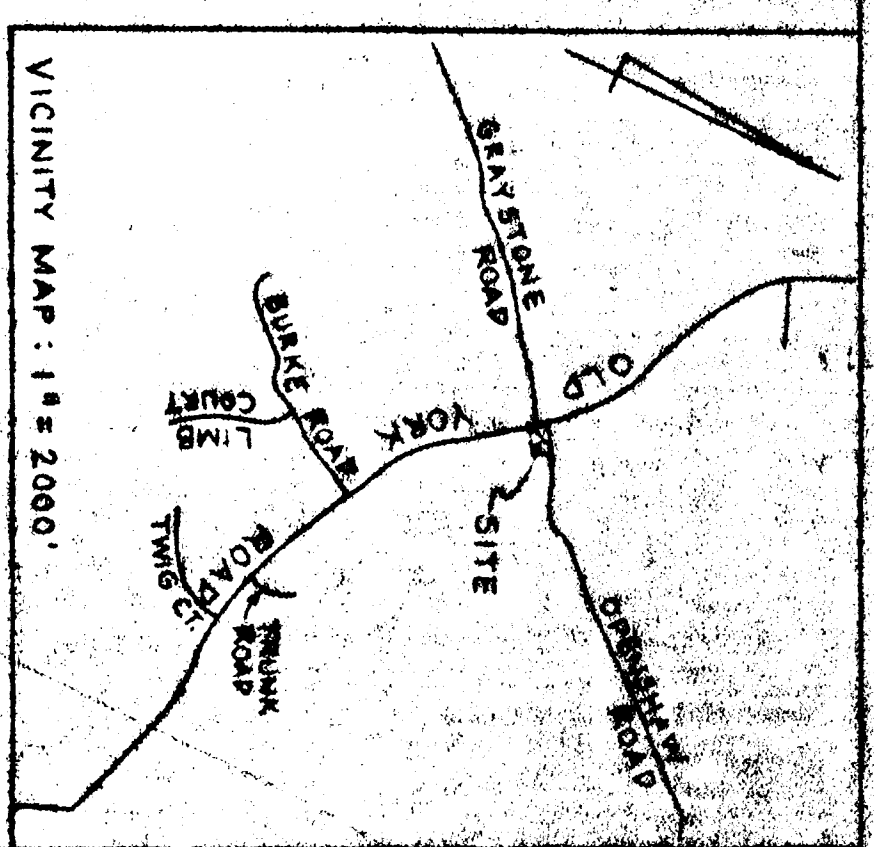
**WARRENER RENTALS, INC.**  
 19861 OLD YORK ROAD  
 BALTIMORE COUNTY, MD  
 21286

*Warner Rentals, Inc. is the owner of the property shown on this plan. The plan is a true and correct copy of the original plan on file with the zoning office.*

*Warner Rentals, Inc.*



*with all packing and maneuvering are in place and permanently settled.*



- LOCATION INFORMATION**
1. COUNCILMANIC DISTRICT : 3
  2. 1" = 200' SCALE MAP # : NE 34-B
  3. ZONING : R.C.C. 144 Act 42/01054 BM
  4. LOT SIZE : 114 49,810 SQUARE FEET
  5. CHESAPEAKE BAY CRITICAL AREA : NO
  6. PRIOR ZONING HEARINGS : YES (Case # 97-225-504-H)
  7. OWNER : WARRENER RENTALS, INC. #19861 OLD YORK ROAD BALTIMORE COUNTY, MD 21161
  8. TAX ACCOUNT # 0708030200
  9. DEED : 6258 - 727
  10. CENSUS TRACT : 4071

- GENERAL NOTES**
1. ALL EXISTING STRUCTURES TO REMAIN.
  2. PRIVATE SEPTIC SYSTEM AND WELL SERVICE THE PROPERTY.
  3. MAJOR VEGETATION : LAWN
  4. NO CHANGE TO EXISTING TOPOGRAPHY OR GRADE.
  5. HOURS OF OPERATION : 6AM TO 5PM.
  6. MAXIMUM NO. OF EMPLOYEES : 4
  7. NO RAILROADS, EXISTING PONDS OR OTHER BODIES OF WATER EXIST ON THIS PROPERTY.
  8. COVERAGE : 1/8" FAR SERVICE GARAGE + 5% FAR SINGLE FAMILY DWLG.
  9. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.

**PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION TO BM**

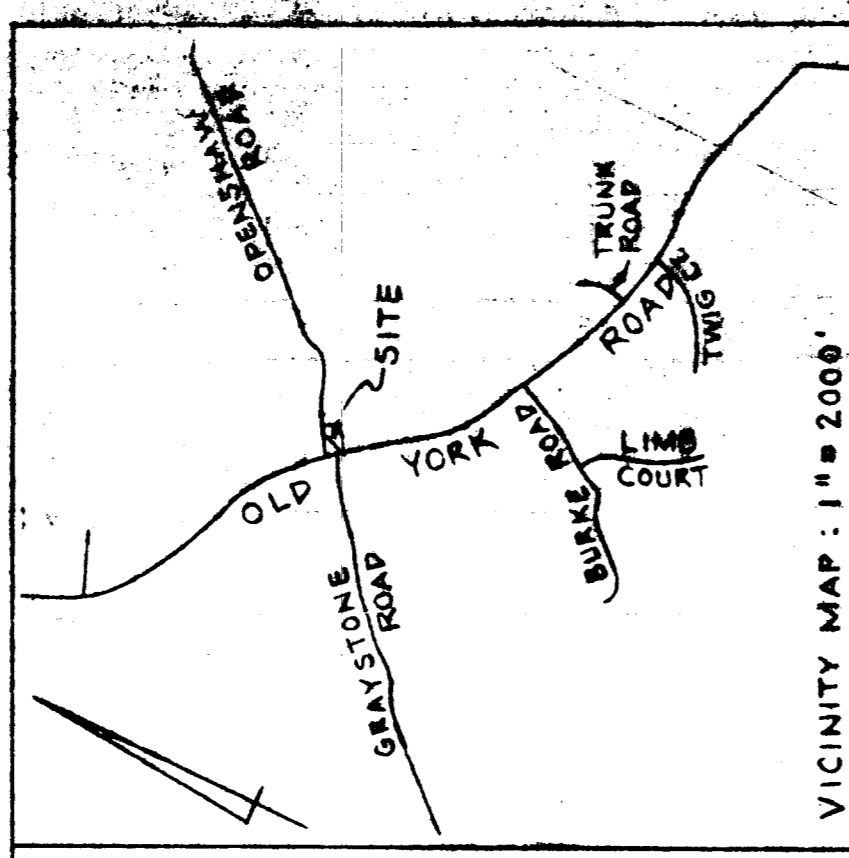
**SPECIAL EXCEPTION AND FOR LIVING QUARTERS**

**COMMERCIAL ZONE R.C.C.**

NE 19861 OLD YORK ROAD  
 ELECTION DISTRICT No 7  
 BALTIMORE COUNTY, MD  
 SCALE: 1" = 50'  
 FEBRUARY 27, 1997

**CE 97-466-X**

ZONING OFFICE USE ONLY!  
 REVIEWED BY: ITEM #1 CASE #



LOCATION INFORMATION

- COUNCILMANIC DISTRICT: 3
- 1" = 200' SCALE MAP #: NE 34-6
- ZONING: R.C.C. 14A.1 49,6954 BM
- LOT SIZE: 49,658 SQUARE FEET
- CHESAPEAKE BAY CRITICAL AREA: NO
- PRIOR ZONING HEARINGS: YES (CASE # 97-236-504)
- OWNER: WARRENER RENTALS, INC.
- TAX ACCOUNT # 0708030200
- DEED: 6258 - 727
- CENSUS TRACT: 4071

GENERAL NOTES

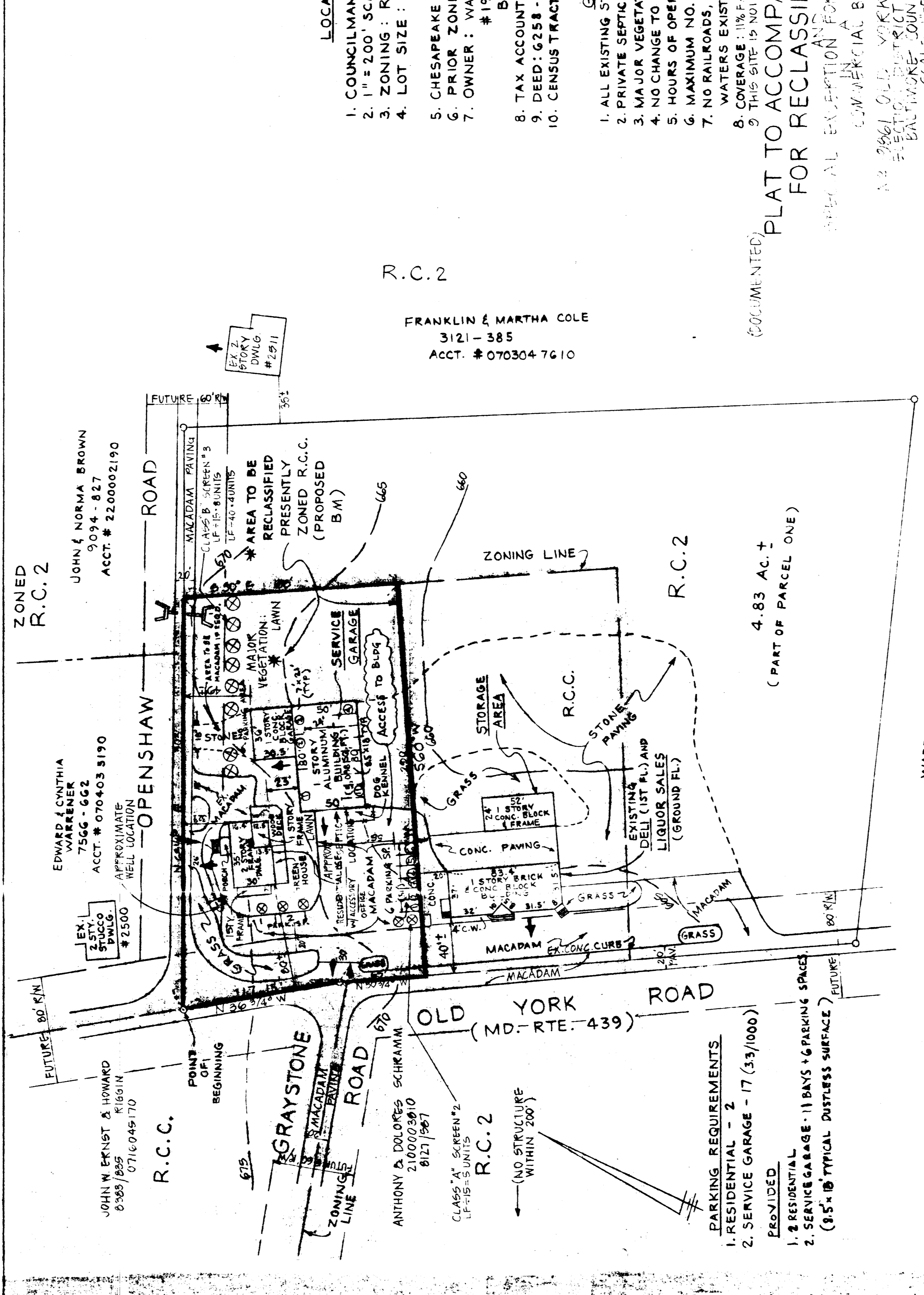
- ALL EXISTING STRUCTURES TO REMAIN.
- PRIVATE SEPTIC SYSTEM AND WELL SERVE THE PROPERTY.
- MAJOR VEGETATION: LAWN
- NO CHANGE TO EXISTING TOPOGRAPHY OR GRADE.
- HOURS OF OPERATION: 6AM TO 5PM.
- MAXIMUM NO. OF EMPLOYEES: 4
- NO RAILROADS, EXISTING PONDS OR OTHER BODIES OF WATERS EXIST ON THIS PROPERTY.
- COVERAGE: 10% F.A.R. (GARAGE + 10% RESIDENTIAL) SINGLE FAMILY HOME TRAILER PERMITTED.
- THIS SITE IS NOT IN A 100 YEAR FLOODPLAIN.

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION TO BM

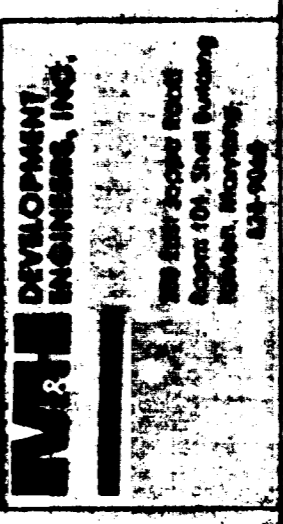
WARRENER RENTALS, INC.  
 12296 OLD YORK ROAD  
 EIGHTH DISTRICT 147  
 BALTIMORE COUNTY, MD  
 SCALE: 1" = 50'  
 FEBRUARY 27, 1997  
 REVISED APRIL 24, 1997

ZONING OFFICE USE ONLY!  
 REVIEWED BY: ITEM #1 CASE #

96-7805



WARRENER RENTALS, INC.  
 6258 - 727  
 (PART OF PARCEL ONE)  
 (PARCEL TWO)



*J. J. [Signature]*

