IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
S/S Citation Road, 650 ft. NW
of c/l Kelso Drive * ZONING COMMISSIONER
8869 Citation Road
15th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Legal Owner: Gordon M. Roberts * Case No. 97-543-X
Jr. et ux
Lessee: Dirt First,Inc., Petitioners

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 8869 Citation Road in Essex. The Petition was filed by Gordon M. Roberts, Jr., and Mary A. Roberts, his wife, property owners, and Dirt First, Inc., by Andris Lagzdins, President, Lessee. The Petition for Special Exception requests approval for use of the subject site as a service garage and repair shop for motorcycles. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case were Gordon M. Roberts, Jr., property owner, and Andris Lagzdins, Lessee. The Petitioners were represented by Philip J. Kotchenreuther, Esquire. Also present were Joseph W. McGraw, Jr., the surveyor who prepared the site plan, and Henry Cornblatt, a commercial real estate agent, who represented Mr. Lagzdins in connection with the proposed lease. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 1.1532 acres in area, zoned M.L.-I.M. The site is an irregularly shaped lot located adjacent to Citation Road in the Pulaski Industrial Park in eastern Baltimore County. The property is improved with an existing building, which is approximately 11,100 sq. ft. in area. The

Date By

building is owned by Mr. and Mrs. Roberts and is occupied by his company, Eagle Engineering. Mr. Roberts indicated that his company is in the business of the distribution of power transmission products and has been operating from this site for approximately 10 years.

Mr. Roberts and his wife have entered into a lease with Mr. Lagzdins for the rental of a portion of the building for his business known as Dirt First, Inc. Slightly less than 50% of the building (approx. 5300 sq. ft.) will be leased. Certain internal and external modifications to the building and property will be made to accommodate the tenant and new use.

Mr. Lagzdins testified that he owns and operates the business known as Dirt First, Inc. This is a family business which was originally started in his home and has expanded. Presently, the business operates from a location in Baltimore City, however, additional space is needed. The business employs three persons, including Mr. Lagzdins, and specializes in the repair of motorcycles and motorcycle parts as well as the warehousing, distribution and sales of these vehicles and parts. Mr. Lagzdins described the operation of the business in some detail, including the procedures which were in place to dispose of petroleum products and other environmentally damaging materials. He indicated that the business primarily performs mechanical repairs of inoperable motorcycles and also stores and sells parts, primarily on a retail basis.

Date By

Additional testimony offered was that there are similar businesses in the area. In addition to Mr. Roberts power transmission products business in the building, an Alban Tractor business is located across the street as well as a Marex Fuel Oil Distribution Center nearby. Both of these relate to the sale, service, or repair of engines and/or motor vehicles. In fact, the Office of Planning within its Zoning Plans Advisory Committee comment

noted its support for the proposed special exception in that the site is located within an industrial park and is compatible with surrounding uses.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. I agree with the Office of Planning's assessment that the proposed use is appropriate for this site. Clearly, the proposed use will not cause any detrimental impact to the health safety or general welfare of the locale. I find that the Petitioners have satisfied the criteria set forth in Section 502.1 of the BCZR. Thus, the Petition for Special Exception shall be granted.

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 18th day of July 1997 that, pursuant to the Petition for Special Exception, approval for use of the subject site as a service garage and repair shop for motorcycles, be and is hereby GRANTED, subject, however, to the following restriction:

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

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 18, 1997

Philip J. Kotschenreuther, Esquire
102 W. Pennsylvania Avenue
Suite 302
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 97-543-X
Dirt First, Inc./Gordon M. Roberts, Jr.,, Petitioners

Dear Mr. Kotschenreuther:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the 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 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c: Mr. Andris Lagzdins, President, Dirt First, Inc., 6512 Landay Avenue Baltimore, Maryland 21237
c: Mr. and Mrs. Gordon M. Roberts, Jr., 8869 Citation Road, Baltimore, Maryland 21221

Printed with Soybean Ink on Recycled Paper

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
8869 Citation Road, S/S Citation Rd,
650' NW of c/l Kelso Drive * ZONING COMMISSIONER
15th Election District, 6th Councilmanic
* OF BALTIMORE COUNTY
Legal Owner(s): Gordon & Mary Roberts, Jr.
Contract Purchaser(s): Dirt First, Inc. * CASE NO. 97-543-X
Petitioners
* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Philip J. Kotschenreuther, Esq., 102 W. Pennsylvania Avenue, Suite 302, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

#543

Petition for Special Exception

97-543-X

to the Zoning Commissioner of Baltimore County

for the property located at 8869 Citation Road
Baltimore, Maryland

which is presently zoned ML-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

garage, service [redacted] and repair shop for motorcycles

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:

Dirt First, Inc.
(Type or Print Name)
By: Andris Lagzdins, President
Andris K. Lagzdins, President
Signature

6512 Landay Avenue
Address

Baltimore, Maryland 21237
City State Zipcode

Attorney for Petitioner:

Philip J. Kotschenreuther, Esquire
(Type or Print Name)
Signature

102 W. Pennsylvania Ave. 410-823-7212
Address Suite 302 Phone No.
Towson, Maryland 21204
City State Zipcode

Legal Owner(s):

Gordon M. Roberts, Jr.
(Type or Print Name)
Gordon M. Roberts Jr.
Signature

Mary A. Roberts
(Type or Print Name)
Mary A. Roberts
Signature

8869 Citation Road 410-574-7960
Address Phone No.
Baltimore, Maryland 21221
City State Zipcode

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

Name

Address Phone No.

[redacted] OFFICE USE ONLY [redacted]

ESTIMATED LENGTH OF HEARING 2 hr

unavailable for Hearing

the following dates _____ Next Two Months

ALL / OTHER _____

REVIEWED BY: mtk DATE 6/2/97

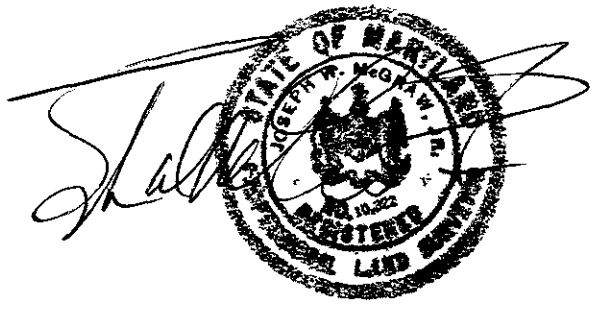
Special Exception Area #543

ZONING DESCRIPTION

97-543-X

Beginning at a point being the northwest corner of the building known as #8869 Citation Road which is S 22 15' W 24.19 ft. and easterly 90 ft. from a point on the south side of Citation Road, which is 60 ft. wide, which point is 60 ft. east of the centerline of an existing drainage and utility easement which is 100 ft. wide. Thence the following courses and distances: Easterly 10.1 ft., Southerly 1.7 ft., Easterly 52.35 ft., Southerly 12.1 ft., Westerly 8 ft., Southerly 9 ft., Westerly 4 ft., Southerly 8 ft., Easterly 4 ft., Southerly 71 ft., Westerly 52.75 ft., Northerly 91.7 ft., Westerly 1.7 ft., and Northerly 10.1 ft. to the place of beginning.

Being the western portion of the building on Lot 4-A in the subdivision of PULASKI INDUSTRIAL PARK as recorded in Baltimore County Plat Book #48, Folio #46, containing 4,926 square feet. Being part of #8869 Citation Road and located in the 15TH Election District.

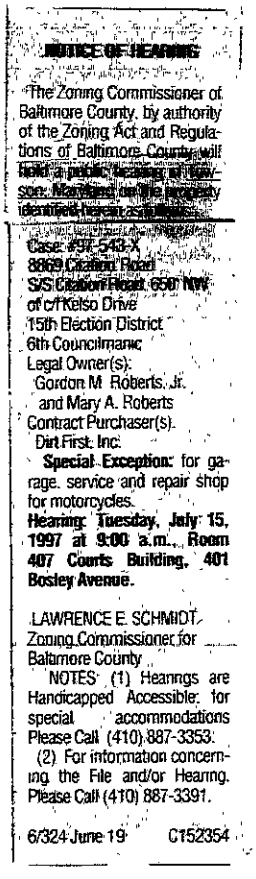


ZONING DESCRIPTION

97-543-X

Beginning at a point on the south side of Citation Road which is 60 feet wide at the distance of 60 feet east of the centerline of an existing Drainage and Utility Easement which is 100 feet wide. Thence the following courses and distances: N 76 40' 00" E 97.80', by a line curving to the right with a radius of 375.00 ft. for an arc length of 178.60 ft. with a chord of S 89 41' 21" E 176.92 ft., S 17 06' 37" W 167.21 ft., S 27 22' 00" W 18.61 ft., S 76 40' 00" W 223.91 ft., N 01 45' 00" W 184.08 ft., and N 22 15' 00 E 24.19 ft. to the place of beginning. Being Lot 4-A in the subdivision of PULASKI INDUSTRIAL PARK, as recorded in Baltimore County Plat Book #48, Folio #46, containing 1.1532+/- acres. Also known as #8869 Citation Road and located in the 15TH Election District.

543



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 at Towson, Maryland on the property identified herein as follows:

Case: #97-543-X
8869 Citation Road
S/S Citation Road, 650' NW of c/l Kelso Drive
15th Election District
6th Councilmanic
Legal Owner(s):
Gordon M. Roberts, Jr. and Mary A. Roberts
Contract Purchaser(s):
Dirt First, Inc.
Special Exception: for garage, service and repair shop for motorcycles.
Hearing: Tuesday, July 15, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/324 June 19 C152354

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/19, 1997

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 6/19, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 038040

DATE 6/2/97 ACCOUNT 01-615

Item: 543
By. mdk

AMOUNT $ 300.00

RECEIVED FROM: Kotsenmeuther P. - 8869 Citation Rd.

FOR: 050 - Sp. Exception - # 300.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
06/02/97 04 & Kmm R 6584
Dept 5 513 ZONING VERIFICATION
OR NO. 038040
$300.00 CK P-R-I-P
Baltimore County Maryland
Office Of Budget & Finance

CERTIFICATE OF POSTING

RE: Case # 97-543-X
Petitioner/Developer:
(Dirt First Inc.)
Date of Hearing/Closing:
(July 15, 1997)

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

8869 Citation Road Baltimore, Maryland 21221

The sign(s) were posted on Jun. 30, 1997
(Month, Day, Year)

Sincerely,

6/30/97

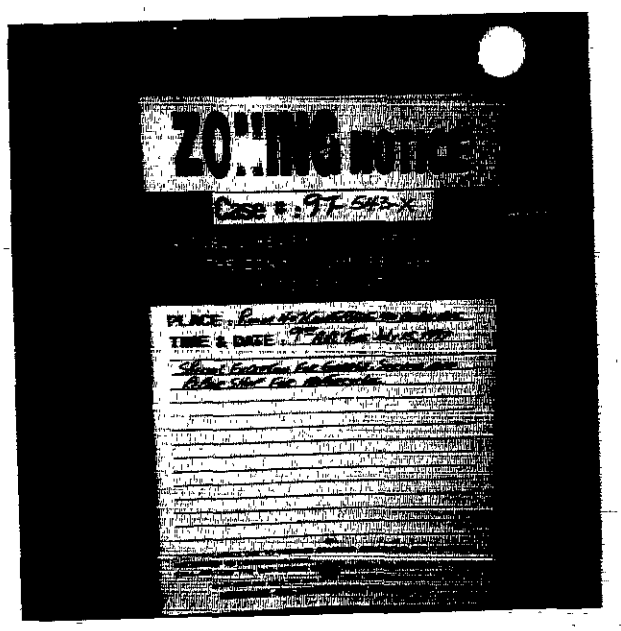
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-543-X

#543

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 543

Petitioner: Gordon M. Roberts, Jr.

Location: 8869 Citation Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Philip J. Kotschenreuther

ADDRESS: 102 W. Pennsylvania Ave

Towson, MD 21204

PHONE NUMBER: (410) 823-7212

AJ:ggs

(Revised 09/24/96)

Printed with Soybean Ink

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *_____.

Format for Sign Printing, Black Letters on White Background:

543

ZONING NOTICE

Case No.: 97-543

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: special exception for a service garage and repair shop for motorcycles

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN POSTER.

TO: PUTUXENT PUBLISHING COMPANY
June 19, 1997 Issue - Jeffersonian

Please foward billing to:

Philip J. Kotschenreuther, Esq.
102 W. Pennsylvania Avenue #302
Towson, MD 21204
410-823-7212

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-543-X
8869 Citation Road
S/S Citation Road, 650' NW of c/l Kelso Drive
15th Election District - 6th Councilmanic
Legal Owner(s): Gordon M. Roberts, Jr. and Mary A. Roberts
Contract Purchaser(s): Dirt First, Inc.

Special Excepiton for garage, service and repair shop for motorcycles.

HEARING: TUESDAY, JULY 15, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

June 13, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-543-X
8869 Citation Road
S/S Citation Road, 650' NW of c/l Kelso Drive
15th Election District - 6th Councilmanic
Legal Owner(s): Gordon M. Roberts, Jr. and Mary A. Roberts
Contract Purchaser(s): Dirt First, Inc.

Special Excepiton for garage, service and repair shop for motorcycles.

HEARING: TUESDAY, JULY 15, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: Dirt First, Inc.
Gordon M. Roberts, Jr.
Philip J. Kotschenreuther, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 30, 1997.
(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.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

July 14, 1997

Philip J. Kotschenreuther, Esquire
102 W. Pennsylvania Avenue, Suite 302
Towson, MD 21204

RE: Item No.: 543
Case No.: 97-543-X
Petitioner: Gordons Roberts, et ux

Dear Mr. Kotschenreuther:

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 2, 1997.

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 (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

June16.97 KL

DATE: 10/07/96

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

RE: Property Owner: Browning-Ferris, Inc.
Steven H. Goeller
Gordon M. Roberts, Jr. & Mary A. Roberts
Owings Mills Self Storage, Inc.
Timonium Land Corporation
10,000 York Road LLC

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: 536, 541, 543, 545, 547, and 548

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.

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

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

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

cc: File

Printed on Recycled Paper

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: June 23, 1997

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

SIGNED ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
for June 23, 1997
Item No. 543

The Development Plans Review Division has reviewed the subject zoning item. Proposal is subject to Landscape Manual due to change-of-use permit. A Schematic Landscape Plan must be submitted.

RWB:HJO:jrb

cc: File

ZONE623.543

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 1, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 8869 Citation Road

INFORMATION

Item Number: 543

Petitioner: Dirt First, Inc.

Zoning: ML-IM

Requested Action: Special Exception

Summary of Recommendations:

The Office of Planning supports the special exception for a service garage for motorcycles at the above referenced property. The site is located within an industrial park and is clearly appropriate for the proposed use.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

RECEIVED
JUL 3 1997

C:\MSOFFICE\WINWORD\ZAC\543.DOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6/19/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 16, 97

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

Item #'s: 536, 540, 542, 543, 544, 545, 546, 547, 548

RBS:sp

BRUCE2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 6.17.97
Item No. 593 MJK

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Gredlein

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 1, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 8869 Citation Road

INFORMATION

Item Number: 543

Petitioner: Dirt First, Inc.

Zoning: ML-IM

Requested Action: Special Exception

Summary of Recommendations:

The Office of Planning supports the special exception for a service garage for motorcycles at the above referenced property. The site is located within an industrial park and is clearly appropriate for the proposed use.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\543.DOC

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: June 4, 1997

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #543
8869 Citation Road

I advised the engineer to resubmit property descriptions that describe the tenant space for the proposed special exception use. I will also advise him to present a plan to that extent.

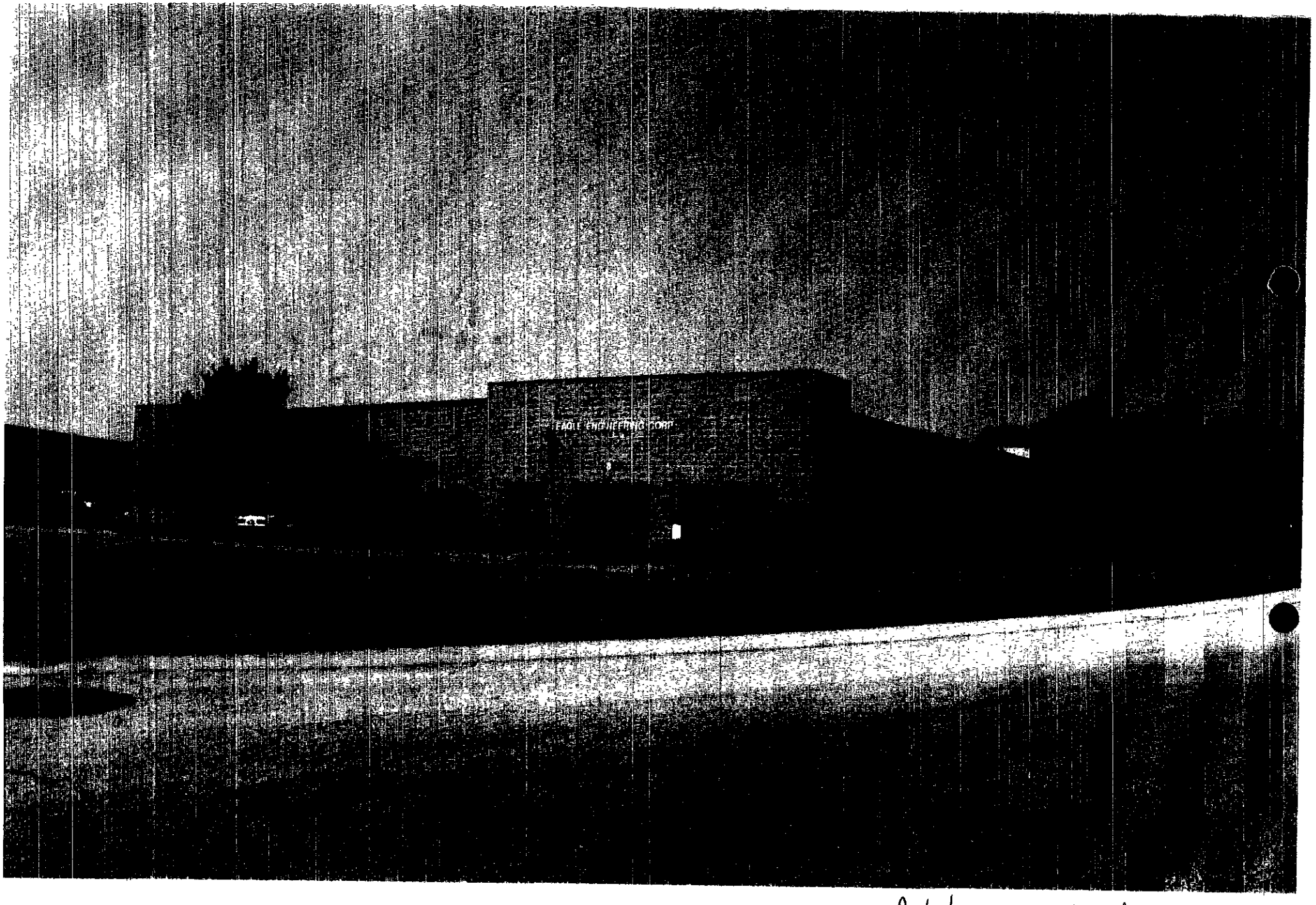
MJK:scj

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Joseph W. McGraw Jr	3812 Mary Ave. Balto. MD 21206
Andris R Lagzdins	6338 Penn Ave. Balto. MD 21221
Garden Roberts	8869 Citation Road. Balt. Md.
Henry Kowalski	10220 S Dolfield Rd 21117
Philip J. Kotschenreuther	102W. Pennsylvania Ave, Ste 302, Towson, MD 21204

Printed with Soybean Ink on Recycled Paper

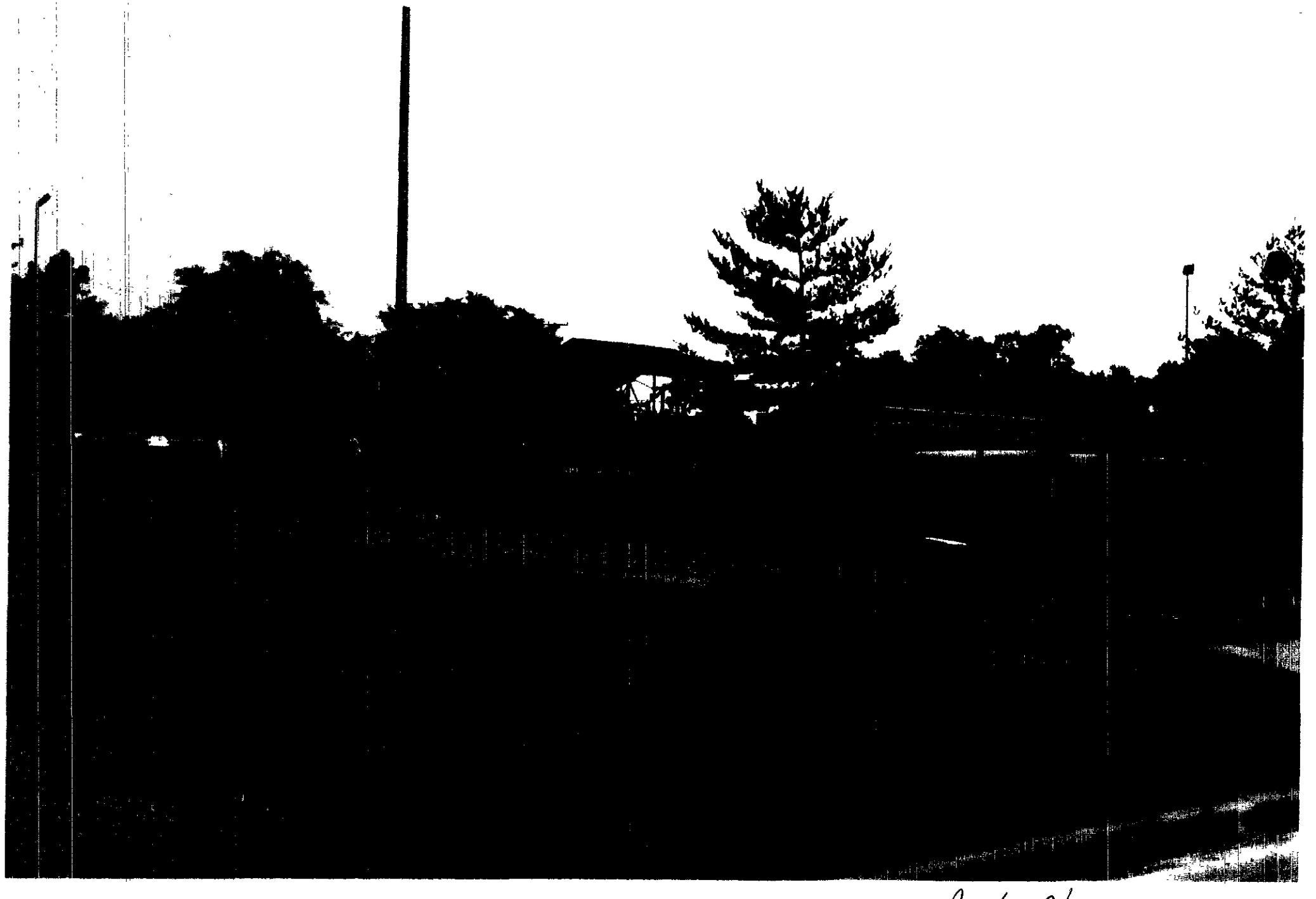


- Petitioner Ex No 3 -

Patterson's No 4

Photograph No 5

Petitioner's 206



Ref. No 7

Petitioner No 8