

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/S Race Road, 300' NE of *
Rossville Blvd. and 370' S of * DEPUTY ZONING COMMISSIONER
the c/l of Kelso Drive *
(1003 Race Road) * OF BALTIMORE COUNTY
15th Election District *
5th Councilmanic District * Case No. 98-145-X

Hoffman Bus Company, Owner; *
Rocky D. Wallace, Contract Purchaser
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the property, Hoffman Bus Company, by Wilbur R. Delano, Jr., Vice President, and the Contract Lessee, Rocky D. Wallace, through their attorney, John B. Gontrum, Esquire. The Petitioners request a special exception for a service garage on property zoned M.L.-I.M. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Rocky D. Wallace, Contract Lessee, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.40 acres, more or less, zoned M.L.-I.M. and is improved with a a one story building containing three service bays, office/storage space, and a fuel pump island. The property has been used for many years as a service garage/storage facility by the Hoffman Bus Company. However, the Petitioners are desirous of leasing the property to Mr. Wallace who wishes to establish his towing operation on the premises. Testimony indicated that no new buildings are proposed nor any physical changes to the property. However, in order to use the subject property as

ORDER RECEIVED FOR FILING
Date 2/12/98
By [Signature]

proposed and perform automotive service work as needed, the requested special exception is necessary.

It is clear that the B.C.Z.R. permits the use proposed in the M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

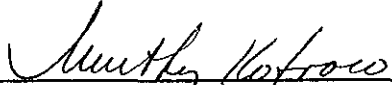
ORDER RECEIVED
Date 2/2/98
By [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of February, 1998 that the Petition for Special Exception for a service garage on the subject property, zoned M.L.-I.M., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/12/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

February 12, 1998

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Race Road, 300' NE of Rossville Boulevard, and
370' S of the c/l of Kelso Drive
(1003 Race Road)
15th Election District - 5th Councilmanic District
Hoffman Bus Company, Owner; Rocky D. Wallace, Contract Lessee
Case No. 98-145-X

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Wilbur R. Delano, Jr., Vice President
Hoffman Bus Company, 9725 Philadelphia Road, Baltimore, Md. 21237

Mr. Rocky D. Wallace, 1003 Race Road, Baltimore, Md. 21221

People's Counsel; Case/Files





98-145

Petition for Special Exception **x**

to the Zoning Commissioner of Baltimore County

for the property located at 1003 Race Road

which is presently zoned ML-1M

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

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

a service garage.

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.

Contract Purchaser/Lessee:

Rocky D. Wallace (410) 391-4434

(Type or Print Name)

X Rocky D. Wallace
Signature

1003 Race Road

Address

Baltimore, MD 21221

City State Zipcode

Attorney for Petitioner:

John B. Gontrum (410) 686-8274

(Type or Print Name)

JBH
Signature

814 Eastern Blvd

Address Phone No.

Baltimore, MD 21221

City State Zipcode

(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):

Hoffman Bus Co. (410) 391-6444

(Type or Print Name)

X Hoffman Bus Co Wilbur Delano, Jr. VP
Signature

Wilbur R. Delano, Jr. ? WILBUR R DELANO JR VP
(Type or Print Name)

Signature

9725 Philadelphia Road

Address Phone No.

Baltimore, MD 21237

City State Zipcode

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

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

By

**DROP-OFF
NO REVIEW
10/10/97
WCR**



Request for Zoning: Var Special Exception, or Special Hearing

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

Format for Sign Printing, Black Letters on White Background:

ITEM 145

ZONING NOTICE

Case No.: 98-145-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A SERVICE
GARAGE.

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

145

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

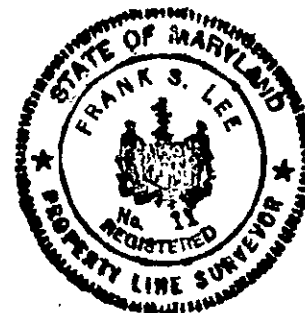
August 29, 1997

No. 1003 Race Road
15th District Baltimore County, Maryland

Beginning for the same at a point in or near the center of Race Road at the distance of the four following courses and distances from the center of Felso Drive, along the northeast side of Rossville Blvd, South 44 degrees 18 minutes 00 seconds East 370.46, on or near center line of Race Road North 46 degrees 51 minutes 55 seconds East 128.90 feet North 31 degrees 36 minutes 55 seconds East 100.65 feet and North 59 degrees 21 minutes 55 seconds East 75.78 feet, thence running on the boundaries as follows: North 59 degrees 21 minutes 55 seconds East 135.48 feet, North 66 degrees 96 minutes 55 seconds East 214.50 feet, South 67 degrees 08 minutes 05 seconds East 125.40 feet South 29 degrees 08 minutes 05 seconds East 88.55 feet South 43 degrees 56 minutes 47 seconds West, and North 31 degrees 34 minutes 13 seconds West 329.13 feet to the place of beginning.

Containing 2.40 acres of land more or less.

98-145-X



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

044502

DATE 10/10/97 ACCOUNT 001-6150

AMOUNT \$ 300.00 (WCR)

RECEIVED FROM: Rocky's Truck Service

FOR: #050 - SPECIAL EXCEPTION

1003 Race Road

DROP-OFF — NO REVIEW CASE #98-145-X

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/15/1997	10/15/1997	11:28:52
REG 0501	CASHIER CLERK CML	TRAWER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	026051	OFLN
DR NO.	044502	

300.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 19 97

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 Oct. 30, 19 97.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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 #98-145-X

1003 Race Road

SE/4 Race Road, approxi-
mately 300' NE of Rossville
Boulevard and 100' S of c/l
Kelso Drive

15th Election District

5th Councilmanic

Legal Owner(s):

Hoffman Bus Company

Contract Purchaser(s):

Rocky D. Wallace

Special Exception: for a
service garage.

Hearing: Friday, November

14, 1997 at 11:00 a.m. in

Room 106, County Office

Building, 111 W. Ches-

apeake 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 concern-

ing the File and/or Hearing,

Please Call (410) 887-3391

10/488, Oct 30

C185554

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 19 97

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 Nov. 27, 19 97.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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: #98-145-X
1003 Race Road
SES Race Road, approx-
imately 300' NE of Crossville
Blvd. and 370' S. of centerline

Also DC
15th Election District
5th Councilmanic District
Legal District(s)
Hoffman Bus Company
Contract Purchaser:
Rocky D. Wallace

Special Exception: for a
service garage.
Hearing: Tuesday, Decem-
ber 16, 1997 at 9:00 a.m. in
Room 407, County Courts
Bldg., 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

11/3/95 Nov 27 C192397

CERTIFICATE OF POSTING

RE: Case No.: 98-145-X
Petitioner/Developer:
(Rocky D. Wallace)
Date of Hearing/Closing:
(Dec. 16, 1997)

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

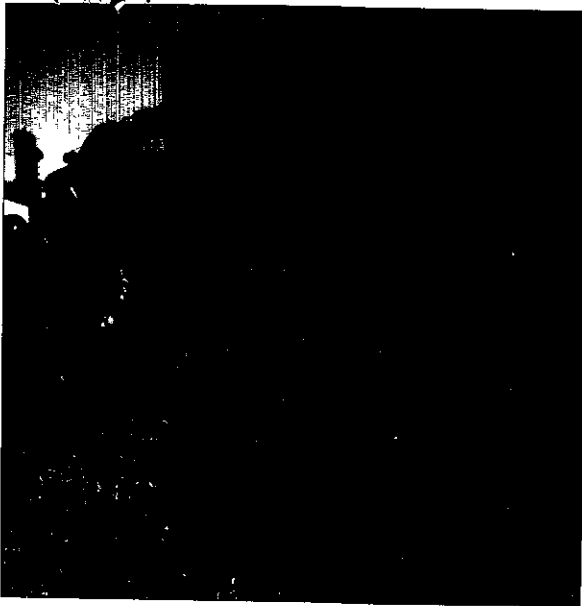
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

_____ 1003 Race Road Baltimore, Maryland 21221 _____

**The sign(s) were posted on _____ Dec. 1, 1997 _____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.

(Signature of Sign-Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

**(410)-687-8405
(Telephone Number)**

98-145-X



Baltimore County
Department of Permits and
Development Management

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

October 21, 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: 98-145-X

1003 Race Road

SE/S Race Road, approximately 300' NE of Rossville Boulevard and 370' S of c/l Kelso Drive

15th Election District - 5th Councilmanic

Legal Owner(s): Hoffman Bus Company

Contract Purchaser(s): Rocky D. Wallace

Special Exception for a service garage.

HEARING: FRIDAY, NOVEMBER 14, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Hoffman Bus Company
Rocky D. Wallace
John B. Gontrum, Esq.

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



TO: PUTUXENT PUBLISHING COMPANY
October 30, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
814 Eastern Boulevard
Baltimore, MD 21221
410-686-8274

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

CASE NUMBER: 98-145-X

1003 Race Road

SE/S Race Road, approximately 300' NE of Rossville Boulevard and 370' S of c/l Kelso Drive
15th Election District - 5th Councilmanic

Legal Owner(s): Hoffman Bus Company

Contract Purchaser(s): Rocky D. Wallace

Special Exception for a service garage.

HEARING: FRIDAY, NOVEMBER 14, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

97-5219a

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL McCULLOUGH

* Also Admitted In the District of Columbia

11/10/97
To WCR
T3:50ph
Please Handle

November 3, 1997

Ms. Gwen Stephens
Dept. of Permits & Development Management
County Courts Building
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RE: RG&M File Name: Rocky D. Wallace
RG&M File No.: 97.3019
Case No.: 98-145-X
1003 Race Road
SE/S Race Road, approximately 300' NE of Rossville Bldg
and 370' of c/l Kelso Drive
15th Election District - 5th Councilmanic
Legal Owner(s): Hoffman Bus Company
Contract Purchases(s): Rocky D. Wallace
Special Exception for a service garage

Dear Gwen:

Please reschedule the Hearing that has been set for November 14, 1997 at 11:00 am regarding the above captioned matter for the following two reasons:

1. We received a Notice of Hearing dated October 21, 1997, however, property was to be posted by October 30, 1997 the day I received notice.
2. Also, I will be out of town from November 12, 1997 through November 16, 1997.

Dept. of Permits and Development Management
November 3, 1997
Page 2

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'J. B. Gontrum', written in a cursive style.

John B. Gontrum

JBG/jmc
cc: Rocky D. Wallace



Baltimore County
Department of Permits and
Development Management

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

November 13, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case Number 98-145-X
Petitioner: Hoffman Bus Co.
Location: 1003 Race Road

Dear Mr. Gontrum:

The above matter, previously assigned to be heard on November 14, 1997 at 11:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Wilbur R. Delano, Jr. - Hoffman Bus Co.
Rocky D. Wallace





Baltimore County
Department of Permits and
Development Management

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

November 19, 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: 98-145-X

1003 Race Road

SE/S Race Road, approximately 300' NE of Rossville Blvd. and 370' S of centerline Kelso Dr.

15th Election District - 5th Councilmanic District

Legal Owner: Hoffman Bus Company

Contract Purchaser: Rocky D. Wallace

Special Exception for a service garage.

HEARING: Tuesday, December 16, 1997 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "AJ" at the end.

Arnold Jablon
Director

c: Hoffman Bus Company
Rocky D. Wallace
John B. Gontrum, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 26, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire 410-686-8274
814 Eastern Boulevard
Baltimore, MD 21221

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: 98-145-X

1003 Race Road

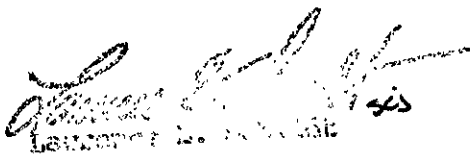
SE/S Race Road, approximately 300' NE of Rossville Blvd. and 370' S of centerline Kelso Dr.
15th Election District - 5th Councilmanic District

Legal Owner: Hoffman Bus Company

Contract Purchaser: Rocky D. Wallace

Special Exception for a service garage.

HEARING: Tuesday, December 16, 1997 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.



Lawrence E. Schmidt

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.



Baltimore County
Department of Permits and
Development Management

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

November 5, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 145
Case No.: 98-145-X
Petitioner: Hoffman Bus Company

Dear Mr. Gontrum:

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 October 10, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Carl Richards

DATE: October 21, 1997

FROM: John Reisinger

SUBJECT: Zoning Advisory Committee Meeting October 20, 1997

In response to item 145 on the agenda, no new buildings or additions are allowed in a riverine floodplain per the building code (BOCA 510.2-1 in council bill 34-97).



21 1997

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

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: OCT 20, 1997

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

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

RBS:sp

BRUCE2/DEPRM/TXTSBP

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 27, 1997

FROM: *pub* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item Nos. 132, 133, 134, 136, 141,
 142, and 145

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1027.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 27, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 135, 137, 142, 145, 148, 153, 154, and 162

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL



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
Item No. 145

10/24/97
WCR

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,

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

RE: PETITION FOR SPECIAL EXCEPTION
1003 Race Road, SE/S Race Road, appx.
300' NE of Rossville Blvd. and 370' S
of c/l Kelso Drive, 15th Election
District, 5th Councilmanic

*
*
*
*
*

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Legal Owner(s): Hoffman Bus Company
Contract Purchaser(s): Rocky D. Wallace
Petitioners

CASE NO. 98-145-X

* * * * *

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 16th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: October 15, 1997

TO: Hearing Officer

FROM: W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review, PDM

SUBJECT: Item #145
1003 Race Road

John Gontrum, attorney for the petitioner, was notified by telephone today that there may be a special hearing necessary for this property. Part of the property is in the 100 year riverine floodplain. They are not building in the riverine floodplain; therefore, they do not need a special hearing for zoning purposes. However, they may need a waiver of the required setback to the floodplain.

scj

98-145-X



Baltimore County
Department of Permits and
Development Management

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

October 15, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #145)
1003 Race Road
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

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 "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure



ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL McCULLOUGH

* Also Admitted In the District of Columbia

October 6, 1997

RE: 1003 Race Road
Rocky's Truck Service

This Petition for Special Exception was reviewed by John Lewis with Frank Lee and amended per her review. There are no outstanding violations.

John Gontrum

DROP-DFF
No REVIEW
ok-wcr

#145
10/10/97



Baltimore County
Department of Permits and
Development Management

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

October 28, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition Review (Item #145)
1003 Race Road

Dear Mr. Gontrum:

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 no 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.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

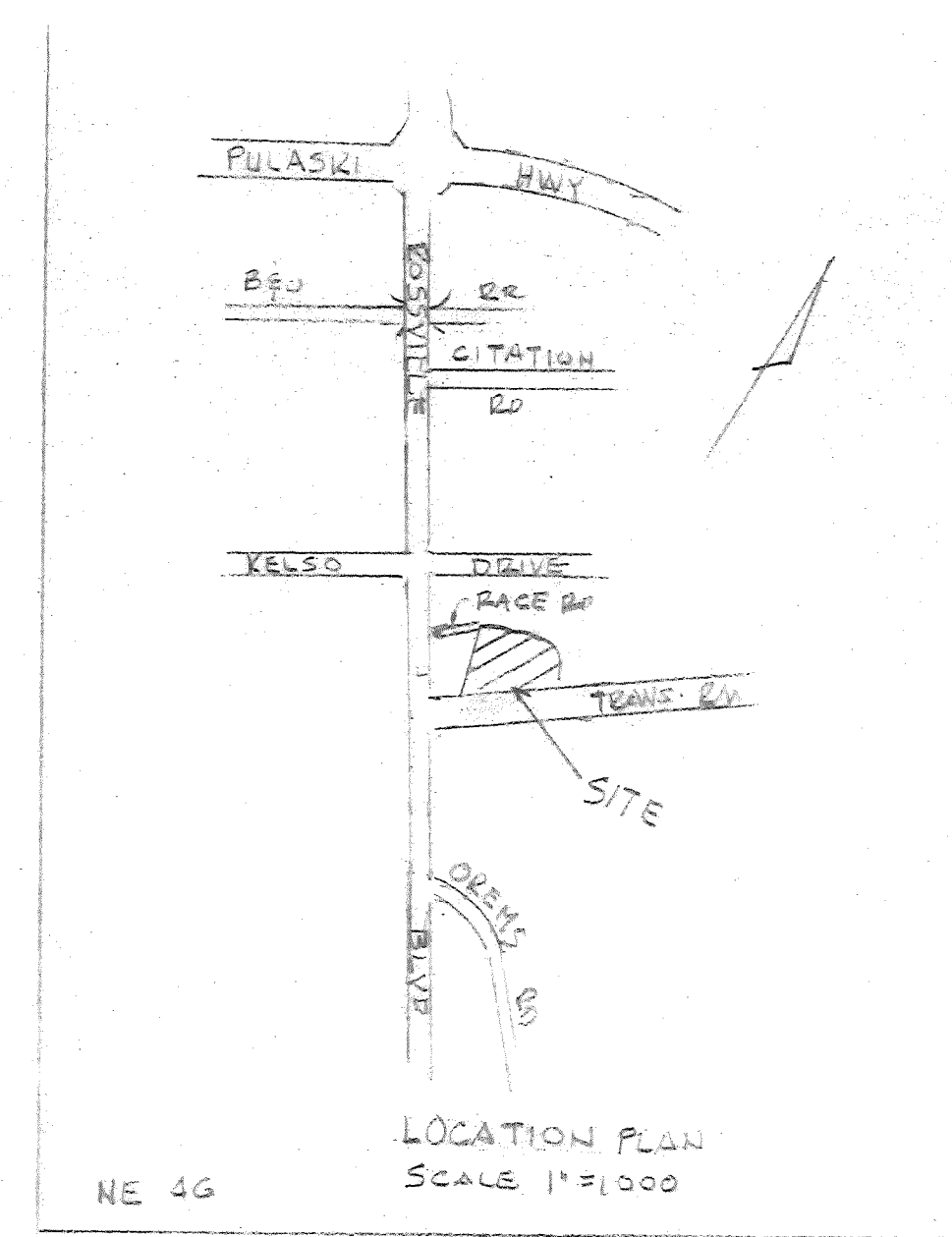
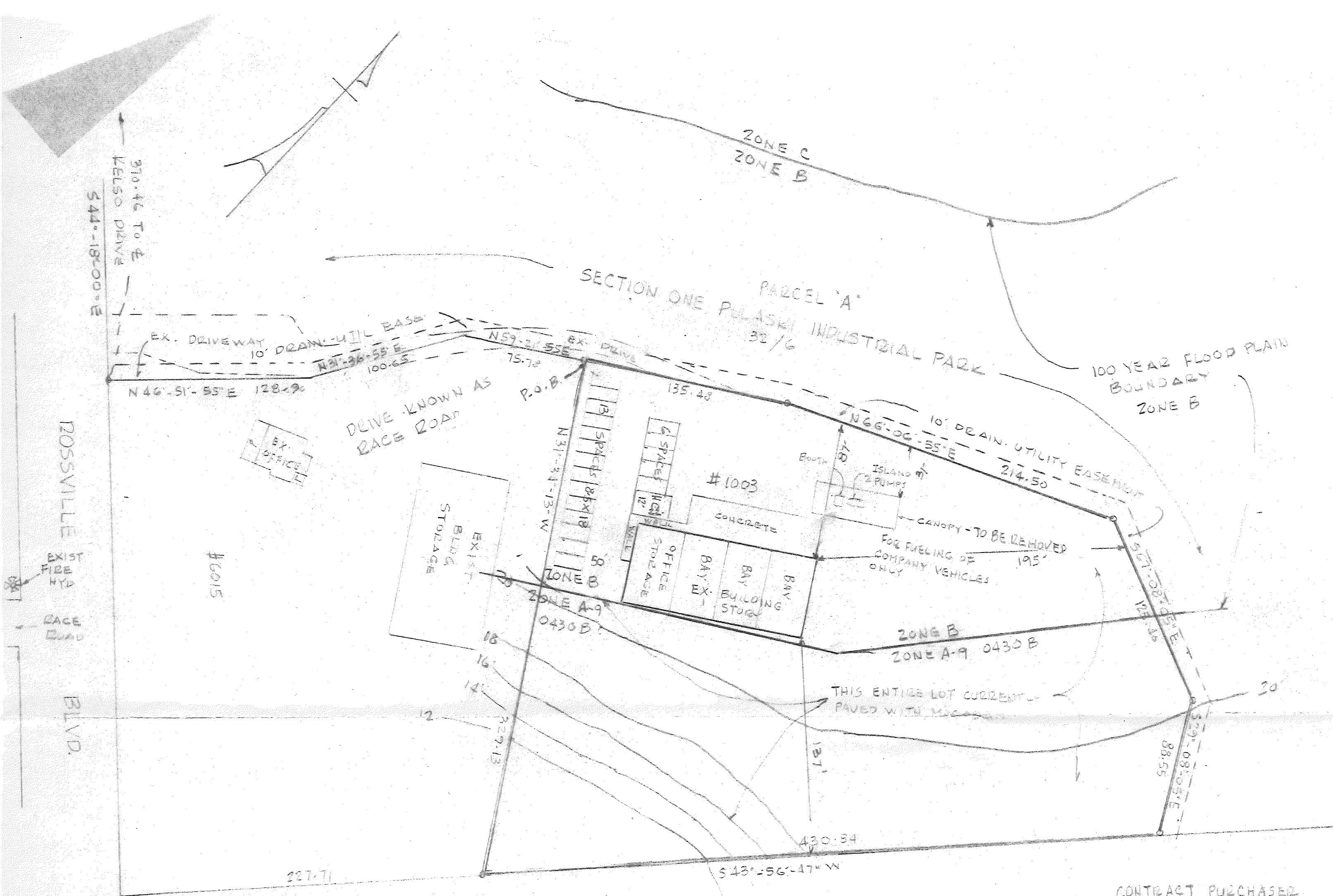
John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner





PARKING DATA

FAR ALLOWED = 2.0 FAR EXISTING = .05

GROSS FLOOR AREA = 5750 SQ. FT. SERVICE GARAGE/OFFICE

MAX. BLDG. SIZE ALLOWED 2x104,544 SQ. FT. = 209,088 SQ. FT.

PARKING REQ. 3.3 SPS. PER EACH 1000 SQ. FT. G.F.A. OR 19 SPACES

PARKING PROVIDED OUTSIDE = 19 SPACES INCLUDING 1 HANDICAP

ALL PAVING IS INCONCRETE (THE ENTIRE LOT)

ALL PARKING SPACES WILL BE PERMANENTLY STRIPED

TYPICAL SPACE 8 1/2 X 18

NO PREVIOUS COMMERCIAL PERMITS FOUND

ALL SIGNS WILL COMPLY WITH SECT. 413.6 BC22

CONTRACT PURCHASER

ROCK D. WALLACE

1008 RACE ROAD

BALTO, MD. 21221

(410) 391-4434

OWNER

HOFFMAN BUS CO.

9729 PHILA. RD.

BALTO, MD. 21237

(410) 391-6444

EXIST. ZONING - ML-IM

EXIST. USE - SERVICE GARAGE

AREA OF LOT - 2.40 AC.

PUBLIC WATER

PUBLIC SEWER

MAP 90 PARCEL 1155

COUNCILMATIC DIST. - 5

1\"/>

PLAN TO ACCOMPANY SPECIAL EXCEPTION

15TH DISTRICT BALTIMORE CO. MARYLAND

SCALE 1\"/>

98-145-X

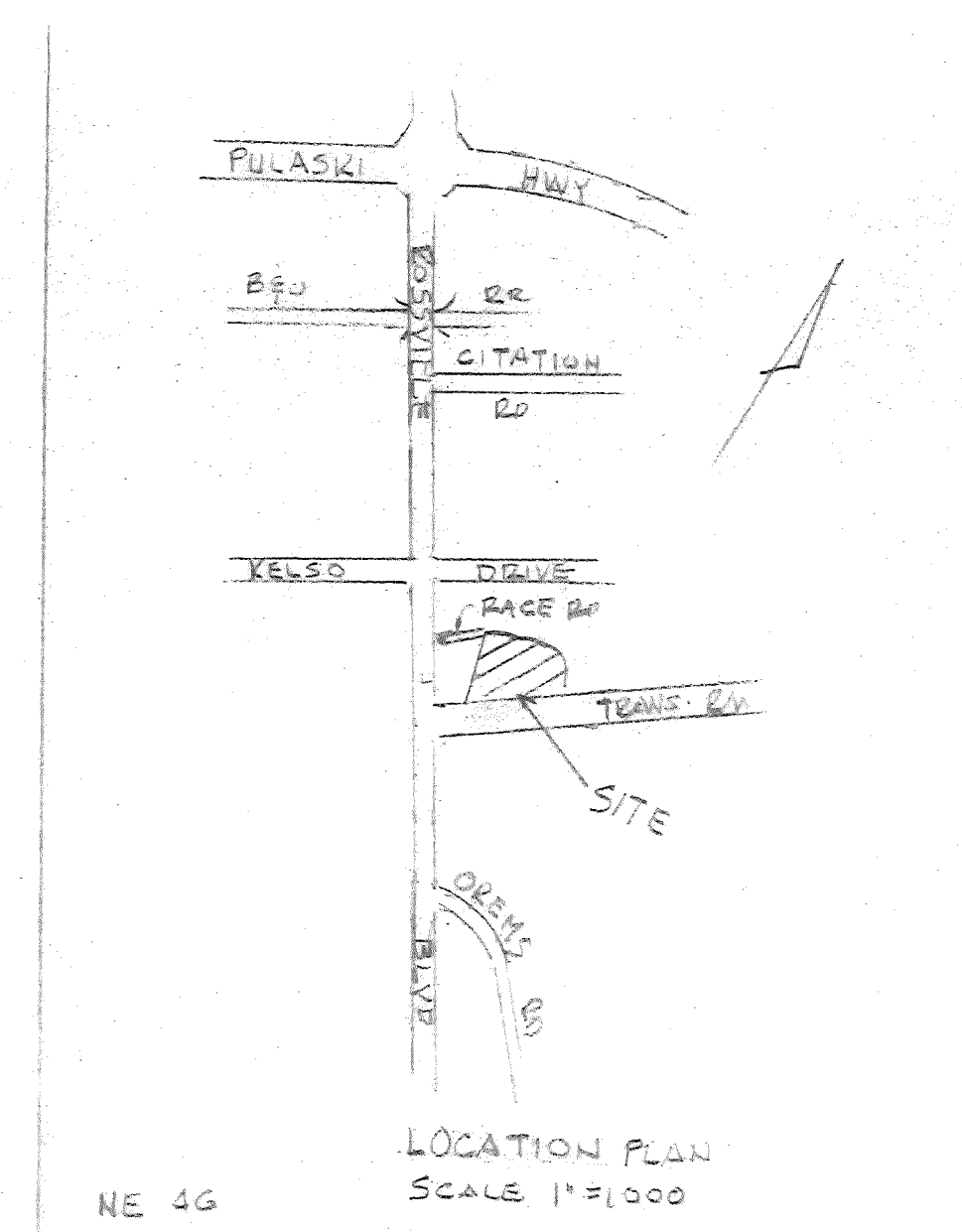


FRANK B. YOUNG

1977 NICHOLS AVE.

BALTIMORE MD. 21207

(410) 687-6922



PARKING PROVIDED OUTSIDE = 19 SPACES INCLUDING 1 HANDICAP
ALL PARKING IS PAVED (THE ENTIRE LOT)
ALL PARKING SPACES WILL BE PERMANENTLY STRIPED
TYPICAL SPACE 8 1/2 X 18
NO PREVIOUS COMMERCIAL PERMITS FOUND
ALL SIGNS WILL COMPLY WITH SECT. 413.6 BCZB

OWNER
HOFFMAN BUS CO
9729 PHILA RD
BALTO, MD 21237
(410) 391-6444

FRANK S. YOUNG
1877 NICHOLSON AVE.
BALTIMORE, MD. 21217
(410) 687-6922