

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S Cockeysville Road, 200' W of the c/l
Of York Road
(14-16 Cockeysville Road)
8th Election District
3rd Councilmanic District

Spartan Foods, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-301-X

*

* * * * *

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 owners of the subject property, Spartan Foods, Inc., by John Koutrakos, President, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special exception to permit an automobile service garage on the subject property, in accordance with the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John Koutrakos, President of Spartan Foods, Inc., owners of the subject property, Geoffrey Schultz, Professional Engineer with McKee & Associates, Inc., who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present

Testimony and evidence presented revealed that the subject property consists of a gross area of 9,160 sq.ft., zoned B.L.-A.S., and is currently improved with a two-story office building. The Petitioner is desirous of razing the existing building and replacing same with a new two-story structure, the first floor of which will house an automotive service garage, and the second floor will contain general office space. No variances are necessary in that the Petitioners have satisfied

ORDER RECEIVED FOR FILING

Date

By

all setback and parking requirements; however, a special exception is necessary to locate a service garage in the B.L.-A.S. zone.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-A.S. 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 surrounding locale, 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.

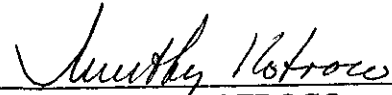
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

ORDER RECEIVED FOR FILING

Date

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of April, 1999 that the Petition for Special Exception to permit an automobile service garage on the subject property, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) The Petitioners shall submit building elevation drawings showing the design and appearance of the proposed building to the Office of Planning for review and approval prior to the issuance of any building permits.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/12/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

April 6, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Cockeysville Road, 200' W of the c/l York Road
(14-16 Cockeysville Road)
8th Election District -- 3rd Councilmanic District
Spartan Foods, Inc. - Petitioners
Case No. 99-301-X

Dear Mr. Alderman:

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. John Koutrakos, President, Spartan Foods, Inc.
10810 York Road, Cockeysville, Md. 21030
Mr. Geoffrey C. Schultz, McKee & Assoc., Inc.
5 Shawan Road, Suite 1, Hunt Valley, Md. 21030
People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14-16 Cockeysville Road
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and 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

Automobile Service Garage

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print _____

Signature _____

Levin & Gann, PA
Company _____

105 W. Chesapeake Avenue #113 (410) 321-0600

Address _____ Telephone No. _____

Towson, MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

Spartan Foods, Inc.

John Koutrakos, President

Name - Type or Print _____

Signature _____

Signature _____

Signature _____

Name - Type or Print _____

Signature _____

10810 York Road (410) 666-3838

Address _____ Telephone No. _____

Cockeysville MD 21030

City _____ State _____ Zip Code _____

Representative to be Contacted:

McKee & Associates, Inc., Geoffrey C. Schultz

Name _____

5 Shawan Road, Suite 1 (410) 527-1555

Address _____ Telephone No. _____

Hunt Valley MD 21030

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 2-5-99

Case No. 99-301-X

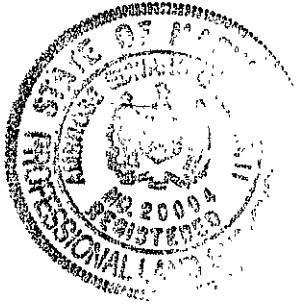
09/15/98

Date

By

By

ORDER RECEIVED FOR FILING



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

February 5, 1999

**ZONING DESCRIPTION
14-16 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the north side of Cockeysville Road (variable width right-of-way) at the distance of 200 feet west of the west side of York Road (variable width right-of-way), thence running North $67^{\circ} 59' 08''$ West, 72.64 feet, North $06^{\circ} 07' 58''$ East, 141.67 feet, North $80^{\circ} 45' 59''$ East, 48.33 feet, and South $01^{\circ} 28' 02''$ East, 175.90 feet to the place of beginning as recorded in Deeds Liber 7794, Folio 172 and Liber 7795, Folio 458.

Containing 9160 square feet of 0.210 acres of land.

ALSO KNOWN as 14-16 Cockeysville Road and located in the 8th Election District

301

99-301-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/11, 1999

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 3/11, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING 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: #99-301-X
14-18 Cockeysville Road
N/S Cockeysville Road, 200'
W of York Road
8th Election District
3rd Councilmanic District
Legal Owner(s):

Spartan Foods, Inc.
Special Exception: for an automobile service garage.
Hearing: Monday, March 29, 1999 at 11:00 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 Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/14/98 March 11 C296408

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

APR 301
No. 062355

DATE 2-5-99 ACCOUNT R-001-6150
AMOUNT \$ 300.00

RECEIVED FROM: Spartan Foods

FOR: Commercial ^{Special} ~~Vehicle~~ Exception filing fee.
#14-16 York Rd Cockeysville Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS: ACTUM: TIME:
2/05/1999 2/05/1999 10:23:13
REG 0003 CASHIER PMS PM DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 074206 (FLN)
CR NO. 062355
300.00 CHECK
Baltimore County, Maryland

49-301-X

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE. Case No : 99-301-X

Petitioner/Developer SPARTAN FOODS, ETAL
% H. ALDERMAN, ESQ

Date of Hearing/Closing: 3/29/99

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 #14-16 COCKEYSVILLE RD.

The sign(s) were posted on

3/12/99

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 3/20/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

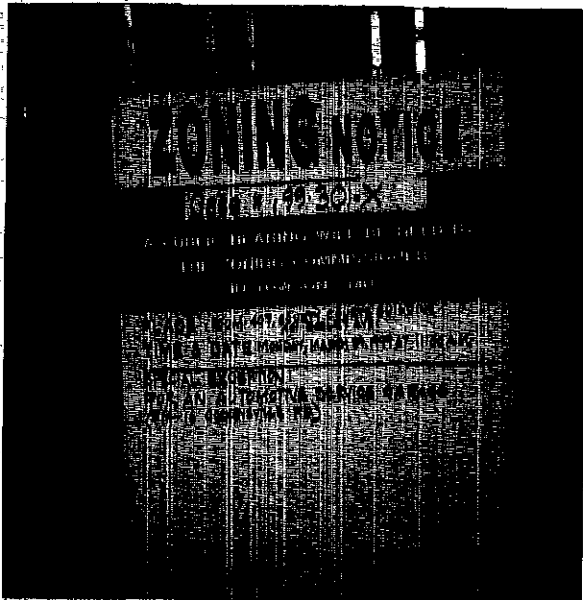
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-301-X
3/12 #14-16 Cockeysville Rd

SPARTAN FOODS, INC

H. ALDERMAN

MCKEE

H-3/29/99

RE: PETITION FOR SPECIAL EXCEPTION
14-16 Cockeysville Road, N/S Cockeysville Rd,
200' W of York Rd, 8th Election District,
3rd Councilmanic

Legal Owners: Spartan Foods, Inc.

Petitioner(s)

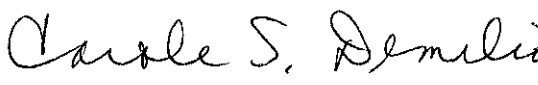
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-301-X

* * * * *

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 of other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 18, 1999

NOTICE OF ZONING 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: 99-301-X
14-16 Cockeysville Road
N/S Cockeysville Road, 200' W of York Road
8th Election District – 3rd Councilmanic District
Legal Owner: Spartan Foods, Inc.

Special Exception for an automobile service garage.

HEARING: Monday, March 29, 1999 at 11:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with "99" written below it.

Arnold Jablon
Director

c: Howard L. Alderman, Jr.
Spartan Foods, Inc.
McKee & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 11, 1999 Issue – Jeffersonian

Please forward billing to:

Geoffrey Schultz 410-527-1555
McKee & Associates
5 Shawan Road, Suite 1
Hunt Valley, MD 21030

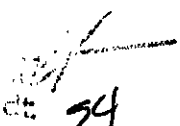
NOTICE OF ZONING HEARING

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: 99-301-X
14-16 Cockeysville Road
N/S Cockeysville Road, 200' W of York Road
8th Election District – 3rd Councilmanic District
Legal Owner: Spartan Foods, Inc.

Special Exception for an automobile service garage.

HEARING: Monday, March 29, 1999 at 11:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Lawrence E. Schmidt 34

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: #99-301-X
Petitioner: Spartan Foods
Address or Location: #14-16 Cockeysville Rd. (21030)

PLEASE FORWARD ADVERTISING BILL TO:

Name: McKee & Associates (Geoffrey Schvitz)
Address: #5 Shawan Rd., Suite #1
Hunt Valley, Md. 21030
Telephone Number: (410) 527-1555

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:

ZONING NOTICE

Case No.: 99-301-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A special Exception to allow an
automotive 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



Baltimore County
Department of Permits and
Development Management

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

March 25, 1999

Howard L. Alderman, Jr., Esq.
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No.: 99-301-X
Petitioner: Sparton Foods, Inc.
Location: 14-16 Cockeysville Road

Dear Mr. Alderman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 5, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

c: Geoffrey Schultz, McKee & Associates, 5 Shawan Rd, Hunt Valley 21030

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 1999

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

SUBJECT: 14-16 Cockeysville Road

INFORMATION:

Item Number: 301

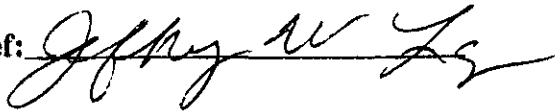
Petitioner: Spartan Foods, Inc.

Zoning: BL-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

This office has no objection to this request provided all other components of the development, including building materials, screening/landscaping and signage comply with the guidelines set forth in the Hunt Valley/Timonium Master Plan, adopted by County Council, November 1998. Building elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of permits.

Section Chief: 
AFK/JL:

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: February 23, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 22, 1999
 Items Nos. 291, 292, 293, 294, 295, 296,
 300, 301, 303 and Case No. 99-280-X

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

RWB:HJO:cab

cc: File

ZONE0222.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.16.99

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

RE: Baltimore County
Item No. 301 JJS

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein
Per Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

RE: Property Owner: SPARTAN FOODS, INC. - 301
4600 EAST WABSH AVENUE JOINT VENTURE 302

Location: DISTRIBUTION MEETING OF FEBRUARY 15, 1999

Item No.: 301 AND 302 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", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

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

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/25/99

FROM: R. Bruce Seeley, Project Manager RBS/JP
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/15/99

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

Item #'s:	290	300
	291	(301)
	292	302
	293	303
	294	
	(295)	
	296	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

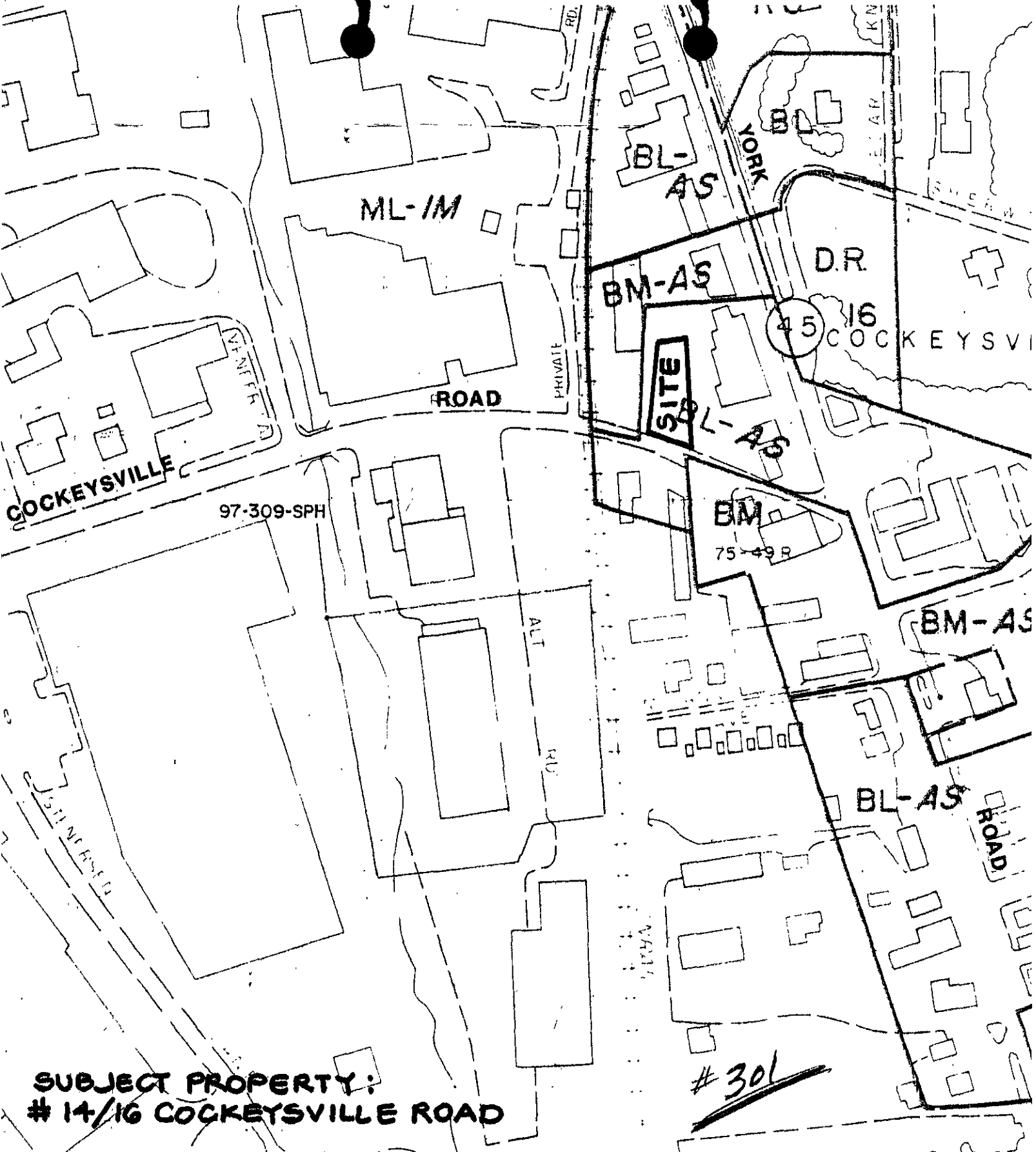
SPARTAN FOODS, INC. by John Koutarkos
Geoffrey Schultz

10810 York Road Cockeysville MD 21030
McKee & Assoc, Inc. 45 Five Sharon Road
Hunt Valley MD 21036

Howard L. Alderman Jr Esquire

Levin & Gann PA 305 West Chesapeake
Ave Towson MD 21204





SUBJECT PROPERTY:
14/16 COCKEYSVILLE ROAD

1"=200' ZONING MAP N.W. 17 - B

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE & SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

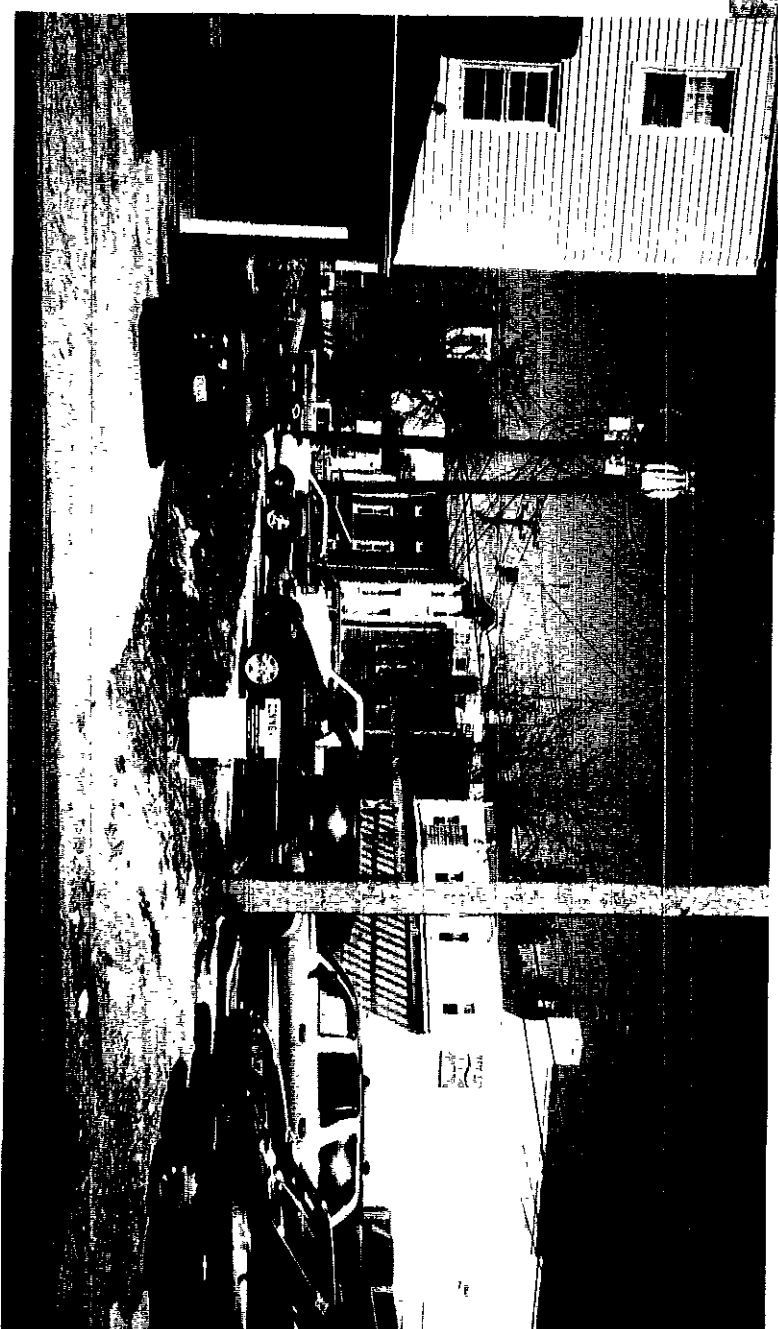
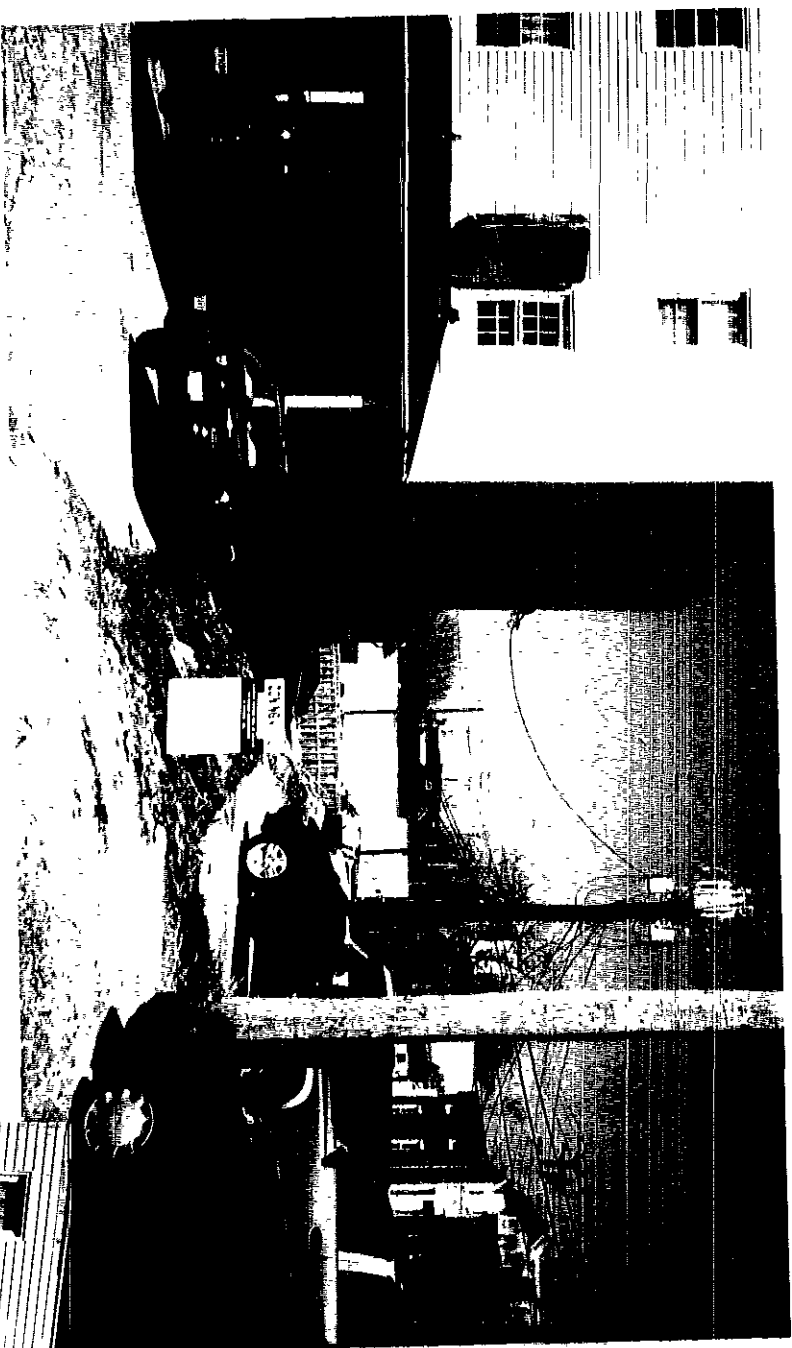
99-301-X

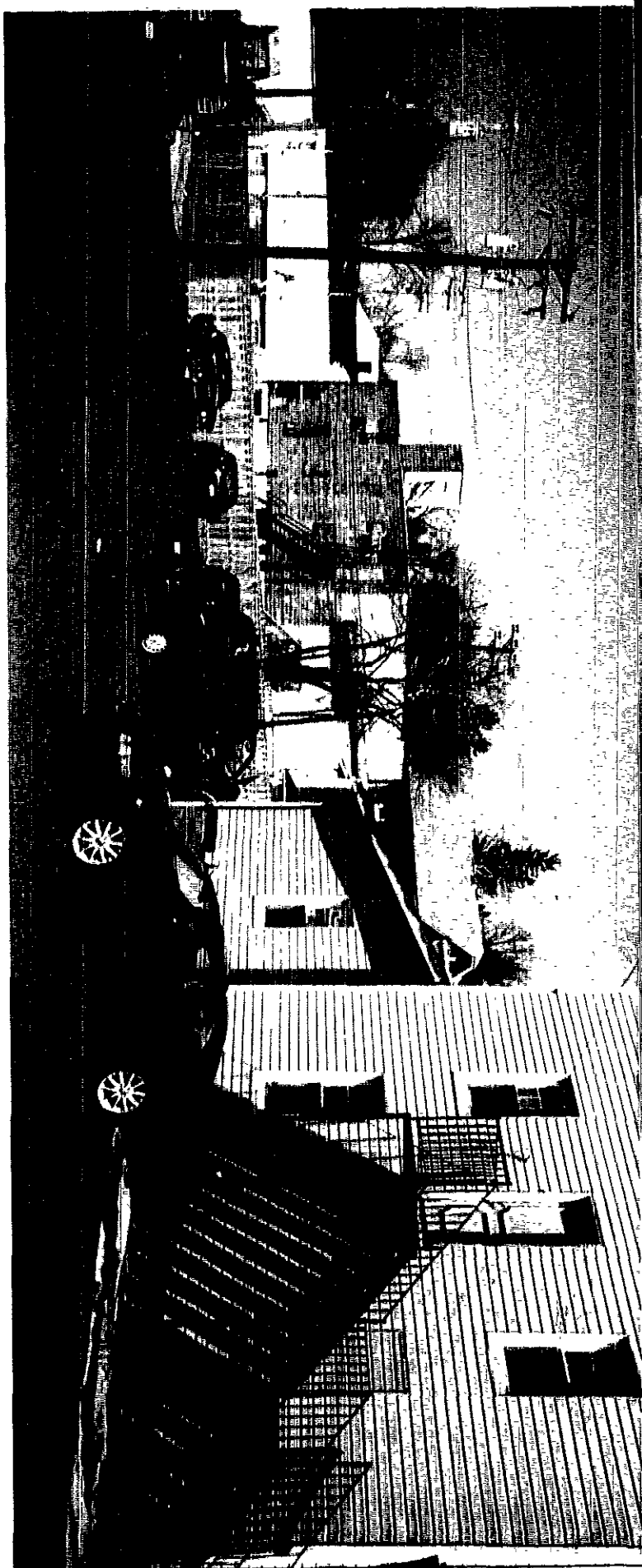
ML-IM

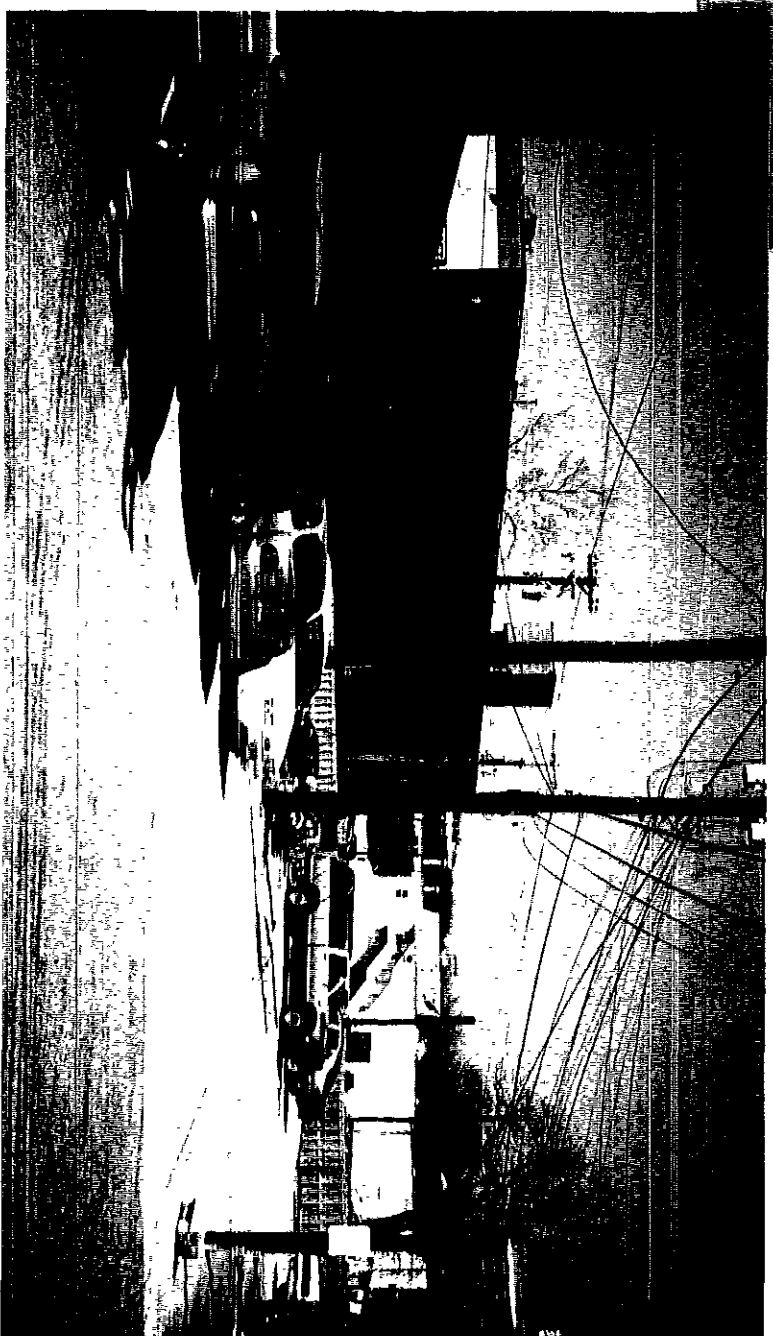
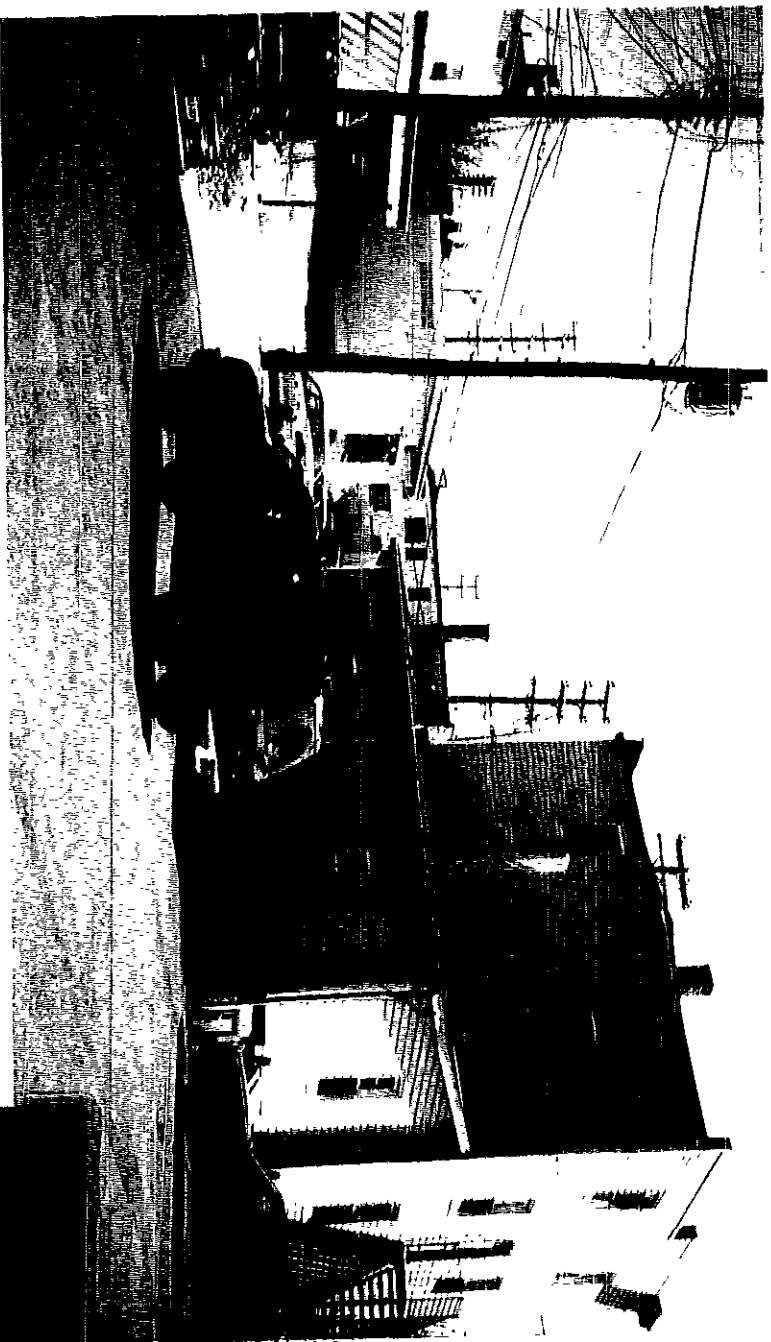
Petitioner's
exhibits
3A-3K

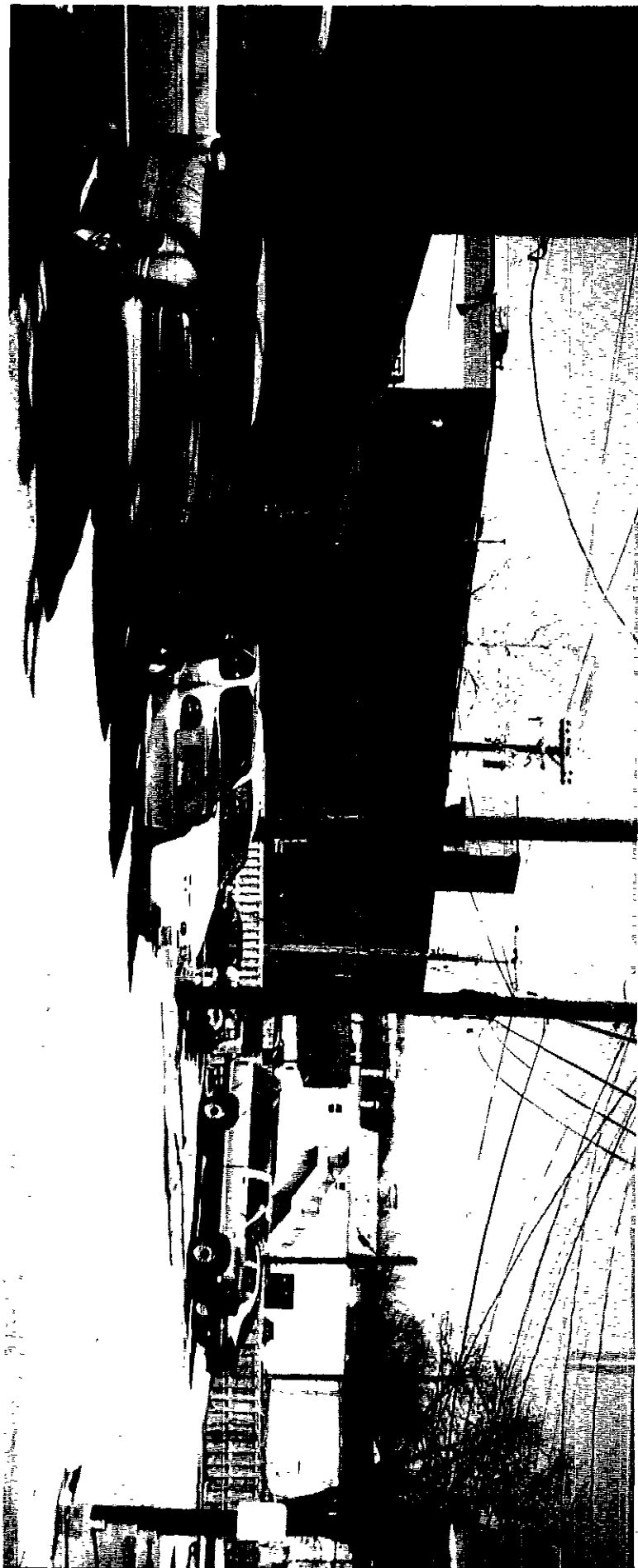
99-301-X

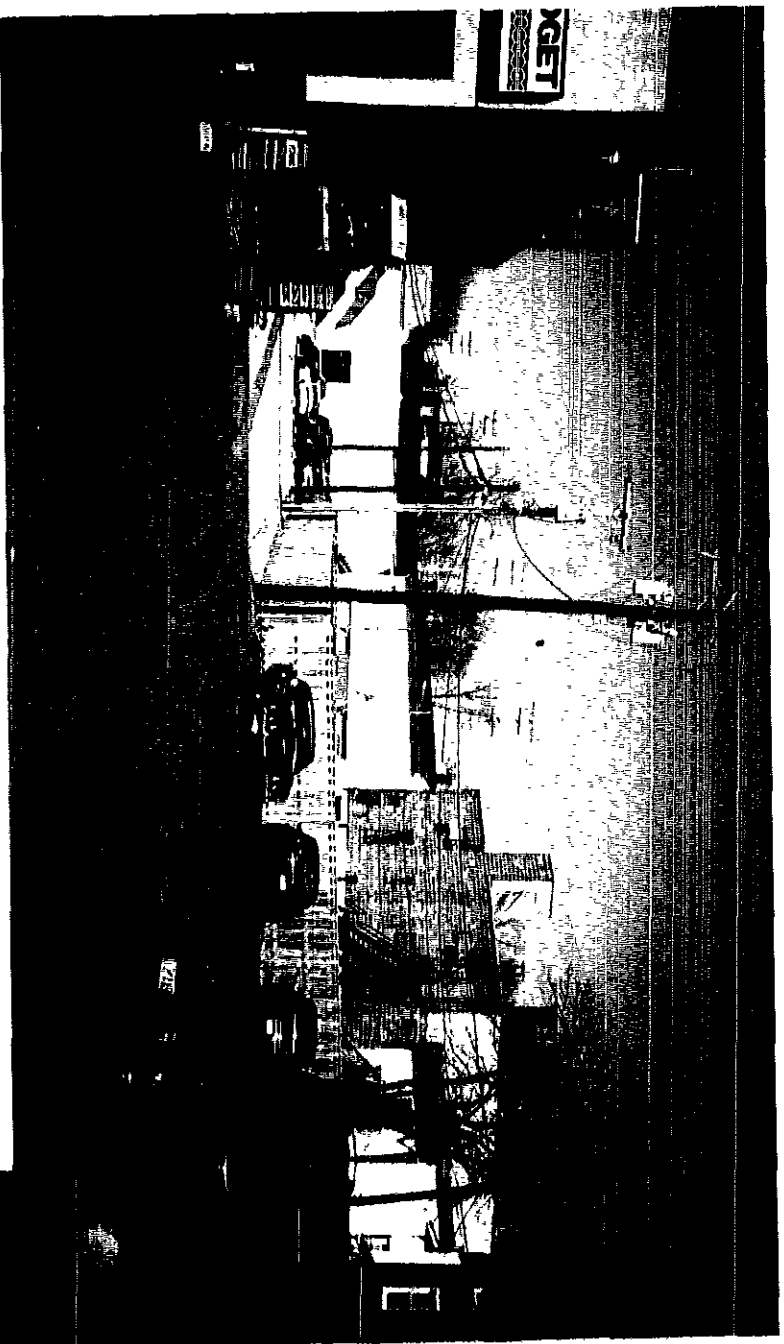






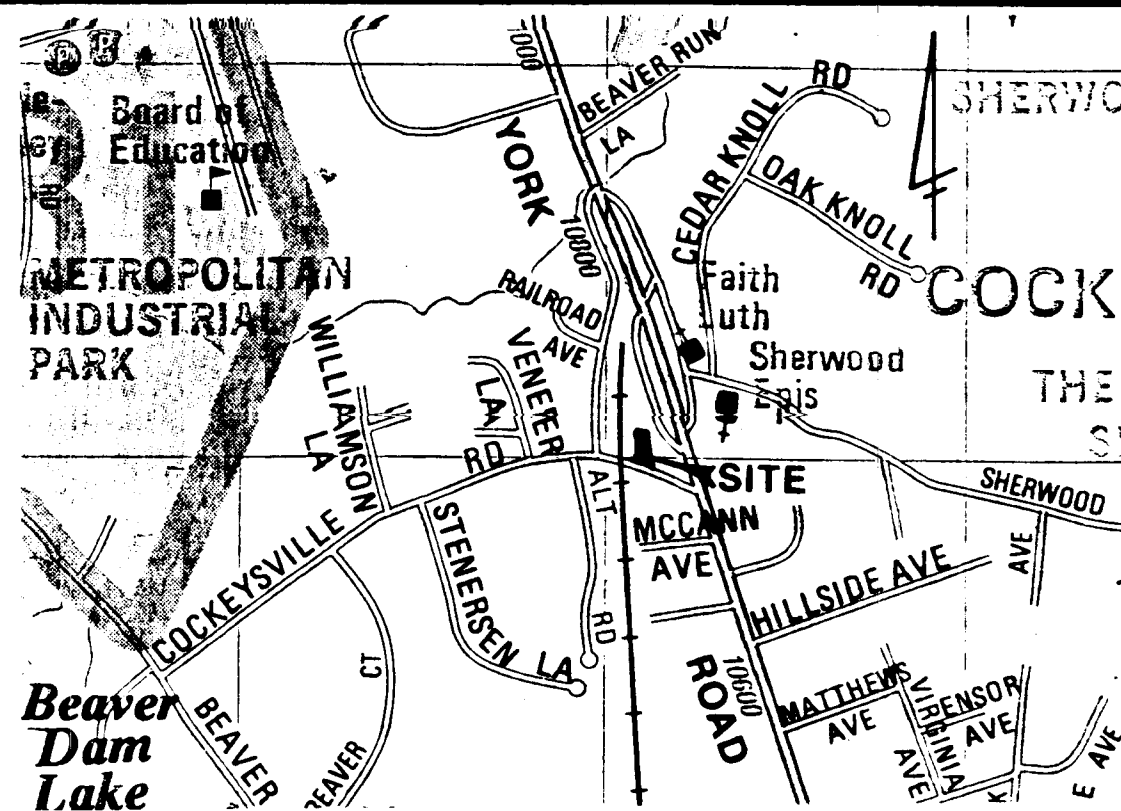






GENERAL NOTES

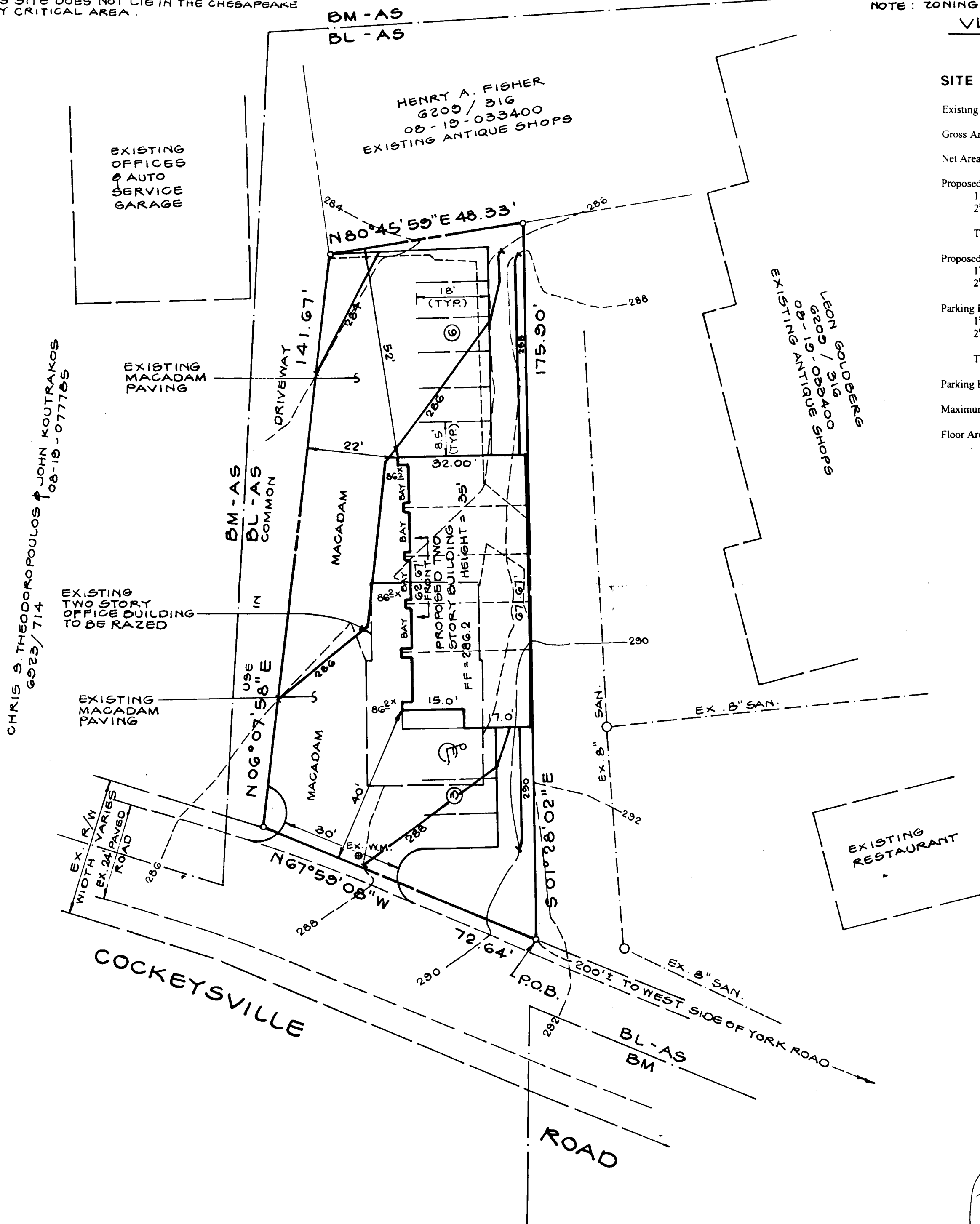
1. This site lies within Councilmanic District No. 3.
2. This site lies within Election District No. 8.
3. There are no streams, wetlands, Stormwater Management systems, or 100-year floodplains within 100 feet of this site.
4. All proposed signs shall comply with applicable zoning regulations.
5. This property is served by public water and sewer.
6. There have been no previous zoning hearings for this site.
7. Owner - Spartan Foods, Inc.
John Koutrakos, President
10810 York Road
Cockeysville, MD 21030
8. Tax Map 42 - Parcels 214 & 215
9. Deed References - 7794/172 and 7795/458
10. Tax Account Nos. - 08-20-030325 & 08-20-030726
11. THIS SITE DOES NOT LIE IN THE CHESAPEAKE BAY CRITICAL AREA.



NOTE: ZONING MAP NO. N.W. 17-B
VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

Existing Zoning - BL-AS
Gross Area - 10,431 SF = 0.239 Ac +-
Net Area - 9160 SF = 0.210 Ac +-
Proposed Floor Areas
1st Floor - 1949 SF
2nd Floor - 1242 SF
Total 3898 SF
Proposed Uses
1st Floor - Automobile Service Garage
2nd Floor - General Office
Parking Required
1st Floor - (1949 SF/1000 x 3.3) = 6.43
2nd Floor - (1242 SF/1000 x 3.3) = 4.13
Total 13 Spaces
Parking Proposed - 13 Spaces (includes 4 Bays)
Maximum Floor Area Ratio Allowed - 3.0
Floor Area Ratio Proposed (3898/10,431 = 0.37)



McKee & Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

14-16 COCKEYSVILLE ROAD

8TH ELECTION DISTRICT BALTO. CO., MD
SCALE: 1" = 20' JAN. 29, 1999

99-301-X