



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

11761-11775 Belair Road
Kingsville, MD

which is presently zoned B.M.-C.R.

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a fuel service station and c-store adjacent to other retail uses in a "B.M.-C.R." zone.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Wash.Ave., Suite 600

Address

Phone No.

Towson, MD

21204

296-6820

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Kingsville Plaza Limited Partnership

(Type or Print Name)

Signature

Frank Goettner

(Type or Print Name)

Signature

7410 GOETTNER RD 296-6820

Address

Phone No.

KINGSVILLE, MD. 21087

City

State

Zipcode

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

Francis X. Borgerding, Jr.

Name

409 Wash.Ave., Ste. 600

296-6820

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 2/17/99

HEARING CASE # 99-320-SPH-XA





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11761-11775 Belair Road
Kingsville, MD

which is presently zoned B.M.-C.R.

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 parcel "A" ~~25.819 SF~~ for a fuel service station with a use in combination convenience store in a "B.M.-C.R." zone.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Wash. Ave., Ste. 600 296-6820

Address Phone No.

Towson, MD 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Kingsville Plaza Limited Partnership

(Type or Print Name)

Signature

Frank Goettner

(Type or Print Name)

Signature

7410 GOETTNER RD 2966820

Address Phone No.

KINGSVILLE MD 21087

City State Zipcode

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

Francis X. Borgerding, Jr.

Name

409 Wash. Ave., Ste. 600 296-6820

Towson, MD 21204

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 2/17/99

HEARING CASE # 99-320 SP4XA





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

11761-11775 Belair Road
Kingsville, MD

which is presently zoned B.M.-C.R.

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 Variance from Section(s) 405.4.A.2.b of the B.C.Z.R. to permit 0 landscape transition buffer in lieu of 6' along a shared parking area (a variance of 6 ft.).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Uniqueness of property;
2. Shape and configuration of property; and
3. Such other and further reasons to be presented at the hearing of this matter.

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

I, or we, agree to pay expenses of above Variance 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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Wash. Ave., Ste. 600 296-6820

Address

Phone No.

Towson,

MD

21204

City

State

Zipcode

Legal Owner(s):

Kingsville Plaza Limited Partnership
(Type or Print Name)

Signature

Frank Goettner
(Type or Print Name)

Signature

7410 GOETTNER RD 296-6820
Address Phone No.

KINGSVILLE, MD. 21087
City State Zipcode

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

Francis X. Borgerding, Jr.

Name

409 Wash. Ave., Ste. 600 296-6820

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 2/17/99

HEARING CASE # 99-320-SPHXA

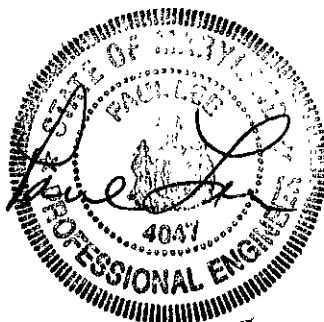


DESCRIPTION
PARCEL 'A' = 0.66 Ac.±
PART OF KINGSVILLE PLAZA PROPERTY
ELECTION DISTRICT 11C5

BEGINNING for the same at a point on the east side of Bel Air Road as proposed to be widened to 110 feet, said point also being located North 38° 19' 20" East – 115 feet ± and South 53° 18' 40" East 50.00 feet from the center of Goettner Road, thence running with and binding on a portion of said future east side of Bel Air Road,

- (1) North 38° 19' 20" East – 200 feet ±, thence leaving said future east side of Bel Air Road and running for lines of division as follows,
- (2) South 51° 40' 40" East – 80 feet ± to the front wall of an existing building and continuing on the same alignment along and beyond a partition wall located 60 feet ± from the south side of said existing building for a distance of 65 feet ± (Total Distance of 145 feet ±) and,
- (3) South 38° 19' 20" West – 196 feet ± to intersect the South or North 53° 18' 40" West – 200 ft. boundary line, thence running with and binding on a portion of said South boundary line,
- (4) North 53° 18' 40" West – 145 feet ± to the point of beginning.

BEING known as Parcel A and containing 28,720 square feet (0.66 Acres of land, more or less.)



320

99.320.SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063791

DATE 2-17-99 ACCOUNT 2-001-6150

AMOUNT \$ 650.00

RECEIVED FROM: Kingsville Plaza

070 - SPHXA combination Item# 320

FOR: 11761-11775 Belair Rd. Token by: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-320-SPHXA

PAID RECEIPT
DATE 2/17/99
AMOUNT \$650.00
RECEIVED BY JRF
5 MISCELLANEOUS RECEIPT
RECEIPT # 063791
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081311

DATE 2-17-99 ACCOUNT 2-001-6150

AMOUNT \$ 100.00

RECEIVED FROM: Kingsville Plaza, LP

FOR: REVISION FEE 99-320-SPHXA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE 2/17/99
AMOUNT \$100.00
RECEIVED BY JRF
5 MISCELLANEOUS RECEIPT
RECEIPT # 081311
BALTIMORE COUNTY, MARYLAND

**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: #99-320-SFHVA
14761-11775 Belair Road
ES Belair Road, 115 N of
Goettner Road
11th Election District
5th Councilmanic District
Legal Owner(s): Kingsville
Plaza Limited Partnership

Special Hearing: for a fuel service station and convenience store. **Special Exemption:** for Parcel "A" for a fuel service station with a use in combination convenience store. **Variance:** to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

Hearing: Thursday, April 1, 1999 at 2:00 p.m. in Room 106, County Office Bldg., 111 West Chesapeake 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) 887-4366.

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

3/20/99 March 11 C295552

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

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/1/, 2000

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 5/30/, 2000 weeks, the first publication appearing on 5/30/, 2000.

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 NUMBER: 99-320-SPHXA

11761-11775 Belair Road

E/S Belair Road, 115' N of Goettner Road

11th Election District - 5th Councilmatic District

Legal Owner(s): Kingsville Plaza Limited Partnership

Special Hearing: for a fuel service station and convenience store. Special Exception: for Parcel "A" for a fuel service station with a use in combination convenience store. Variance: to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

Hearing: Thursday, June 15, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bostley Avenue.

Interested parties should appear at the hearing.

For more information, please contact the Zoning Commissioner for Baltimore County.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JUS/7/4 May 30

C395028

CERTIFICATE OF POSTING

RE: CASE # 99-320-SPHXA
PETITIONER/DEVELOPER:
(Kingsville Plaza Ltm. Ptr.)
DATE OF Hearing
(APR. 1, 1999)

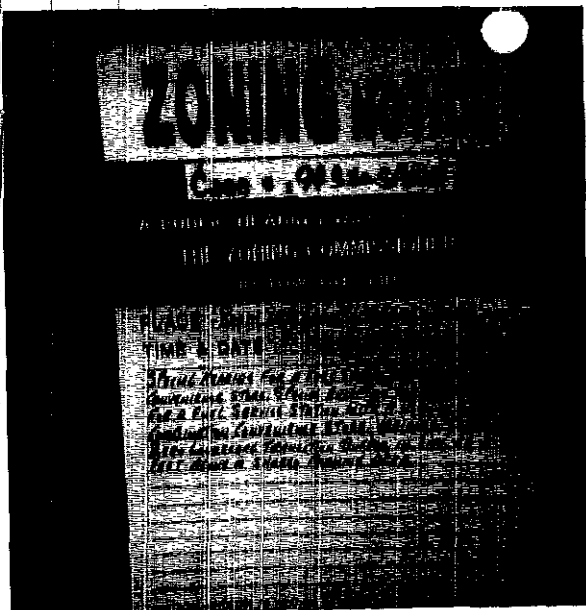
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
11761-11775 Belair Road Baltimore, Maryland 21087 _____

The sign(s) were posted on _____ 3-17-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

CERTIFICATE OF POSTING

**RE: CASE #99-320-SPHXA
PETITIONER/DEVELOPER
(Kingsville Plaza Lmt. Part.)
DATE OF Hearing
(6-15-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

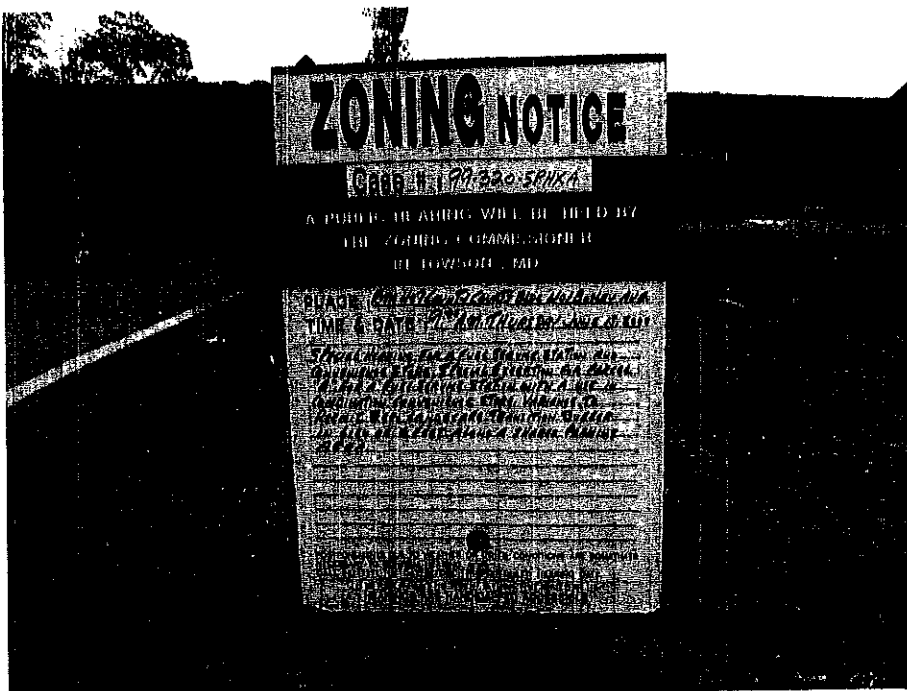
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

11761-11775 Belair Road Baltimore, Maryland 21087____

**THE SIGN(S) WERE POSTED ON _____ 5-31-00 _____
(MONTH, DAY, YEAR)**



[Signature]
I POSTER & DATE)

GLE SR. _____

IN ROAD _____

YLAND 21221 _____

**405 _____
VBER)**

Posted at 11761-11775 Belair Road

**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: 99-320 SPHXA

Petitioner: FRANK J. GOETTNER JR

Address or Location: 11775 BELAIR RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANCIS X. BORGERDING JR.

Address: 409 WASHINGTON AVE., SUITE 600
TOWSON, MD 21204

Telephone Number: 410-296-6820

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.: 99-320-SPHXA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION - For a fuel service station with a
use in combination convenience store in a BM-CR zone.

SPECIAL HEARING - To approve a fuel service station
and C-store adjacent to other retail uses in a BM-CR zone.

VARIANCE - To permit 0' landscape transition
buffer in lieu of 6' along a shared parking area.

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

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

Please forward billing to:

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue
Suite 600
Towson, MD 21204

410-296-6820

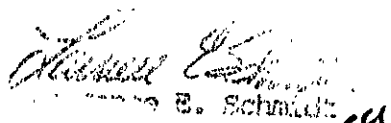
NOTICE OF ZONING HEARING

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: 99-320-SPHXA
11761-11775 Belair Road
E/S Belair Road, 115' N of Goettner Road
11th Election District – 5th Councilmanic District
Legal Owner: Kingsville Plaza Limited Partnership

Special Hearing for a fuel service station and convenience store. Special Exception for Parcel "A" for a fuel service station with a use in combination convenience store. Variance to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

HEARING: Thursday, April 1, 1999 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue


Lawrence E. Schmidt

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.



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

March 2, 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: 99-320-SPHXA
11761-11775 Belair Road
E/S Belair Road, 115' N of Goettner Road
11th Election District – 5th Councilmanic District
Legal Owner: Kingsville Plaza Limited Partnership

Special Hearing for a fuel service station and convenience store. Special Exception for Parcel "A" for a fuel service station with a use in combination convenience store. Variance to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

HEARING: Thursday, April 1, 1999 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Francis X. Borgerding, Jr.
Kingsville Plaza Limited Partnership

- NOTES: (1) **THE PETITIONER/ MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 17, 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
Tuesday, May 30, 2000 Issue – Jeffersonian

Please forward billing to:

Francis X. Borgerding, Jr.
409 Washington Avenue
Suite 600
Towson, MD 21204

410-296-6820

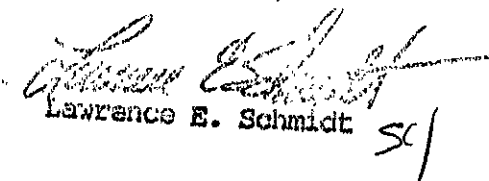
NOTICE OF ZONING HEARING

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: 99-320-SPHXA
11761-11775 Belair Road
E/S Belair Road, 115' N of Goettner Road
11th Election District – 5th Councilmanic District
Legal Owner: Kingsville Plaza Limited Partnership

Special Hearing for a fuel service station and convenience store. Special Exception for Parcel "A" for a fuel service station with a use in combination convenience store. Variance to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

HEARING: Thursday, June 15, 2000 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 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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 19, 2000

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: 99-320-SPHXA
11761-11775 Belair Road
E/S Belair Road, 115' N of Goettner Road
11th Election District – 5th Councilmanic District
Legal Owner: Kingsville Plaza Limited Partnership

Special Hearing for a fuel service station and convenience store. Special Exception for Parcel "A" for a fuel service station with a use in combination convenience store. Variance to permit zero landscape transition buffer in lieu of 6 feet along a shared parking area.

HEARING: Thursday, June 15, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with the initials "SJ" below it.

Arnold Jablon
Director

C: Francis Borgerding, Jr., Esquire, 409 Washington Avenue, Towson 21204
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson 21286
Kingsville Plaza Limited Partnership, 7410 Goettner Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 31, 2000.**
(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.





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

April 4, 2000

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue
Towson, MD 21204

Dear Mr. Borgerding:

RE: Zoning Case 99-320-SPHXA, 11761-11775 Belair Road

Please be advised that it has been 10 months since you were last contacted regarding this case. At that time, you stated that you were "revising plans" and not to reschedule until you called. Obviously there has been no progress to date.

As a result, this office will purge and close the file in 30 days unless you contact us in writing to withdraw the zoning request or proceed with a hearing date.

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Frank Goettner, Kingsville Plaza Limited Partnership, 7410 Goettner Road,
Kingsville, MD 21087
J. Carroll Holzer, Esquire, Holzer and Lee, The 508 Building, 508 Fairmount
Avenue, Towson, MD 21286





Baltimore County
Department of Permits and
Development Management

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

March 25, 1999

Francis X. Borgerding, Jr., Esq.
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Case No.: 99-320-SPHXA
Petitioner: Kingsville Plaza Ltd
Location: 11761-11775 Belair Road

Dear Mr. Borgerding:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 17, 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,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



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: March 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item No. 320

The Bureau of Development Plans Review has reviewed the subject zoning item. Belair Road, Maryland Route 1, is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

A schematic landscape plan that conforms with the Landscape Manual must be submitted. The existing landscaping does not fully conform.

Due to potential on-site traffic operational problems, it is recommended that the request be denied.

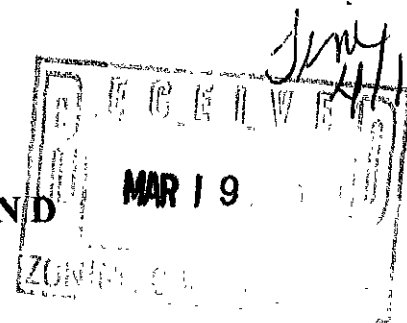
RWB:HJO:jrb

cc: File

ZONE0301.320

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: March 18, 1999

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

SUBJECT: 11761-11775 Belair Road

INFORMATION:

Item Number: 320

Petitioner: Kingsville Plaza Limited Partnership

Zoning: BM-CR

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

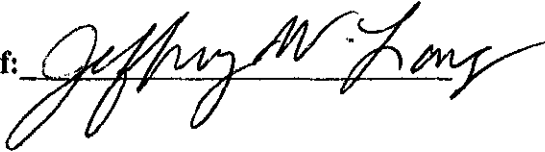
The Office of Planning does not support the special exception request for a service station in combination with a convenience store because the site appears to be too small to accommodate the proposed use. Reasons for opposition to the request are as follows:

- 1) The plat accompanying the petition shows a front yard setback of 10 feet. The required front yard setback for CR districts is 15 feet from the public street right-of-way;
- 2) The CR regulations also require "the entire required front, side and rear setbacks shall be landscaped and a minimum of 7% of the parking lot shall be pervious surface with a minimum of one tree per eight parking spaces provided." The plan does not comport with these landscaping requirements;
- 3) Internal circulation seems awkward and an apparent conflict exists between the required stacking spaces and parking spaces 45 through 48; and

4) Special exception requests in a CR district require that the petitioner document the need for the development at the proposed site. The applicant did not provide a "needs assessment."

Should the applicant's request be granted, sign details and a lighting plan must be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", written over a horizontal line.

AFK/JL:

4) Special exception requests in a CR district require that the petitioner document the need for the development at the proposed site. The applicant did not provide a "needs assessment."

Should the applicant's request be granted, sign details and a lighting plan must be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

Section Chief:

Jeffrey W. Long

AFK/JL:

Frank,

*Please contact Kerri Brown,
Fifth District Community Planner,
at 887-3480. Of course, I'm
still available for further
discussion, if necessary.*

Jeff



**Baltimore County
Fire Department**

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

March 11, 1999

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

RE: Property Owner: G.D. & R., LTD. - 324
KATHY STUMPF FARACE - 323
CRAIG FETTER'S AUTO & TRUCK CENTER, INC. - 322
KINGSVILLE PLAZA LIMITED PARTNERSHIP - 320
RODICK REALTY PARTNERSHIP 1 - 318

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: 324, 323, 322, (320) 318 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 887-4881, MS-1102F

cc: File

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



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

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

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

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/1/77

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

Item #'s: 315
319
(320)
322
323
324



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.99 JRF

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

RE: Baltimore County
Item No. 320 JRF

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,

for 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



**Maryland Department of Transportation
State Highway Administration**

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

Date: 5.15.00

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

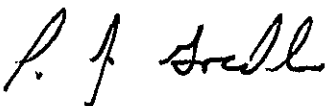
RE: Baltimore County
Item No. 99-320-SPHXA

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,


1st Kenneth A. McDonald Jr., 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

Jim
6/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2000

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

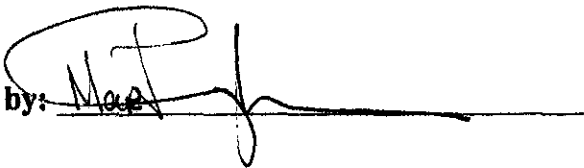
MAY 17

SUBJECT: Zoning Advisory Petition(s): Case 320, 451 and 456

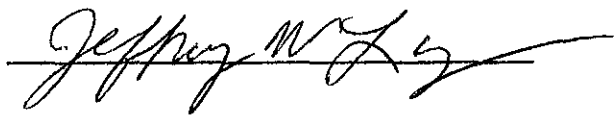
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: May 19, 2000
SUBJECT: Zoning Item #99-320
11761 - 11775 Belair Road

Zoning Advisory Committee Meeting of May 15, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Groundwater Management: Potential sources of contamination (i.e., gasoline tanks and conveyance piping) may not be located within 100 feet of a water well. Therefore, water well BA 92-1051, located along the southwest property line must be abandoned and sealed with bentonite grout by a licensed well driller prior to installation of the service station. In addition, the location of the underground fuel tanks must be shown on the plan and must be greater than 100 feet from the other well serving the property, BA 88-2057.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 6, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RMS*
SUBJECT: Zoning Item #99-320 SPHXA

4/11/99
(P.P.)
Rec'd
APR 6
5:25
P.P.

11761 - 11775 Belair Road

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Ground Water Management: Potential sources of contamination (i.e., gasoline tanks and conveyance piping) may not be located within 100' of a water well. Therefore, water well BA 92-1051, located along the southwest property line must be abandoned and sealed with bentonite grout by a licensed well driller prior to installation of the service station. In addition, the location of the underground fuel tanks must be shown on the plan and must be greater than 100' from the other well serving the property, BA 88-2057.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2000
Item Nos. 446, 447, 448, 449, 450, 451,
452, 453, 456, 457, 459, 460, 461

and

Case #99-320-SPHXA

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
11761-11775 Belair Rd, E/S of Belair Rd, 115' N of
Goettner Rd, 11th Election District, 5th Councilmanic

Legal Owners: Kingsville Plaza L.P.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-320-SPHXA

* * * * *

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 15th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esq., DiNenna & Breschi, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IN THE MATTER OF

Kingsville Plaza
11761-11775 Bel Air Road

115 ft. North of Goettner Road

* * * * *

BEFORE THE ZONING

COMMISSIONER OF

BALTIMORE COUNTY

Case No. 99-320-SPHXA

* * * * *

SUBPOENA

Please process in accordance with Zoning Commission Rule IV (c).

TO: Bruce Seeley, DEPRM
County Courts Building

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents and or objects only; (x) Personally appear and produce documents or objects;

at Room 407, County Courts Building
(Place where attendance is required)

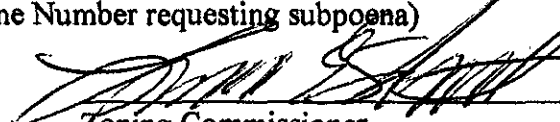
on Thursday the 15th day of June, 2000 at 9 a.m.
for such witness' testimony and continuing thereafter as determined by the Zoning Commissioner.

YOU ARE COMMANDED TO produce the following documents or objects:

Any and all files, reports, comments, memos, notes, etc. in reference to the above captioned matter.

J. Carroll Holzer, 508 Fairmount Avenue, Towson, Maryland 21286, 410-825-6961
(Name of Party or Attorney, Address and Phone Number requesting subpoena)

Date _____


Zoning Commissioner

SHERIFF'S RETURN

() - Served and copy delivered on date indicated below.

() - Unserved, by reason of _____

Date: _____

Fee: \$ _____

SHERIFF

IN RE: PETITION FOR
11761-11775 Belair Road
E/S Belair Road, 115' N of
Goettner Road 11th Election
District-5th Councilmanic District
Legal Owner: Kingsville Plaza
Limited Partnership * * * * *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-320-SPHXA

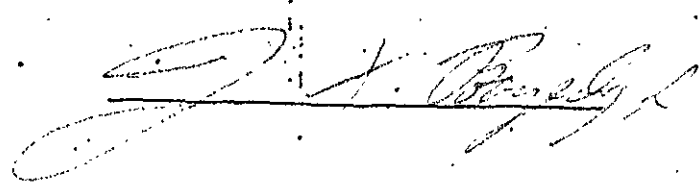
SUBPOENA

TO: John Lewis
Baltimore County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

You are hereby summoned and commanded to be and appear personally
before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore
County in Room 407 County Courts Building, 401 Bosley Avenue, Towson,
MD 21204

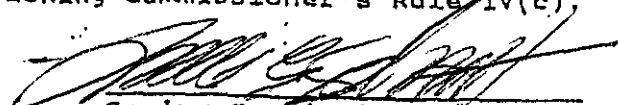
and to bring himself

on the 15th day of June, 2000 at 9:00 a.m.
regarding the above captioned
case, for the purpose of testifying at the request of
Francis X. Borgerding, Jr.



Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).



Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: _____

IN THE MATTER OF

Kingsville Plaza
11761-11775 Bel Air Road

115 ft. North of Goettner Road

* * * * *

*

*

*

*

*

BEFORE THE ZONING

COMMISSIONER OF

BALTIMORE COUNTY

Case No. 99-320-SPHXA

* * * * *

SUBPOENA

Please process in accordance with Zoning Commission Rule IV (c).

TO: Karen Brown, Planning
County Courts Building

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents
and or objects only; (x) Personally appear and produce documents or objects;

at Room 407, County Courts Building
(Place where attendance is required)

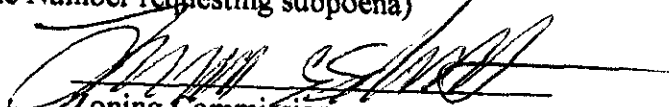
on Thursday the 15th day of June, 2000 at 9 a.m.
for such witness' testimony and continuing thereafter as determined by the Zoning
Commissioner.

YOU ARE COMMANDED TO produce the following documents or objects:

Any and all files, reports, comments, memos, notes, etc. in reference to the above
captioned matter.

J. Carroll Holzer, 508 Fairmount Avenue, Towson, Maryland 21286, 410-825-6961
(Name of Party or Attorney, Address and Phone Number requesting subpoena)

Date _____


Zoning Commissioner

SHERIFF'S RETURN

() - Served and copy delivered on date indicated below.

() - Unserved, by reason of _____

Date: _____

Fee: \$ _____

SHERIFF



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

April 13, 1999

J. Carroll Holzer, Esquire
Holzer and Lee
The 508 Building
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Case Number 99-320-SPHXA, 11761-11775 Belair Road

The above matter, previously assigned to be heard on April 1, 1999 has been **rescheduled for Tuesday, May 25, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish and the initials "scj" below it.

Arnold Jablon
Director

AJ:scj

C: Francis X. Borgerding, Jr., Esquire
Kingsville Plaza Limited Partnership

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





Baltimore County
Zoning Commissioner

June 15, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
Kingsville Plaza Limited Partnership – Petitioners
Case No. 99-320-SPHXA

Dear Messrs. Borgerding & Holzer:

Pursuant to our conversations on Wednesday, June 14, 2000, this letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on June 15, 2000, was postponed, at your request. As we discussed, this matter was originally scheduled for a hearing before Deputy Commissioner Timothy Kotroco. Mr. Kotroco was called out of town this week and I was asked to hear the case on short notice. Meanwhile, I had a prior commitment for this afternoon and would only be available during the morning. Inasmuch as you both agreed that a full day was necessary to hear the case, it was agreed that the matter should be postponed.

Moreover, due to the fact that this matter was postponed the day before it was scheduled to be heard, many residents from the Kingsville area appeared this morning to participate in the proceedings. Therefore, please be sure to notify your respective clients/witnesses when you have rescheduled the matter. In addition, by copy of this letter to the Department of Permits and Development Management (PDM), it is being requested that all those residents who appeared this morning and signed the attached Sign-In Sheet, be notified, in writing, of the new hearing date, time and location.

Thank you for your consideration in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs
Attachment
cc: ✓ Mr. Carl Richards, PDM; Case File



Soph,

Call Carroll -

find out someone from Greater
Kingsville Assn. - if those people on list
can be notified -

Cal

* per Frank B.,
Carroll is
representing
Gr. Kingsville Assoc

8/3/00

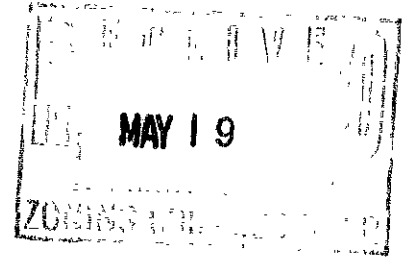
HOLD → Frank Borgerding to me
will get back to me
with general agreeable dates for
everyone (including Holzer & his
witnesses) for some time in
October. Can be scheduled for
either LES or TMR - hearing
has never been really
started - only preliminary
stuff (dates) was
done. Sophia

FRANCIS X. BORGERDING, JR.

Attorney at Law

MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

*Member of Maryland and
District of Columbia Bar*



May 19, 1999

Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No.: 99-320-SPHXA
Property: 11761-11775 Belair Road
Petitioner: Kingsville Plaza Limited Partnership

*Request for P.P.
Granted by
Smk
5/19/99
(response faxed)*

Gentlemen/Ladies:

I am writing on behalf of my client, Kingsville Plaza Limited Partnership to request a postponement of the hearing of the above-referenced matter now scheduled for May 25, 1999. The reasons for the requested postponement are that changes are required in the plan submitted by my client in support of the relief requested pursuant to this matter. The changes required are not minor and are being requested by the potential user of the fuel service station and convenience store at issue. A postponement of this matter will allow for the revision of the petitioner's plans, as well as allow time for the protestants in this matter to review same prior to the hearing of this matter. In addition, my client informs me that the hearing notice signed has not been properly posted pursuant to the requirements of the correspondence from Baltimore County Department of Permits and Development Management dated April 13, 1999 attached hereto for your reference.

I apologize for any inconvenience caused by this postponement request. Thank you very much for your cooperation with regard to this matter.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: J. Carroll Holzer, Esquire

FRANCIS X. BORGERDING, JR.

Attorney at Law

MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

*Member of Maryland and
District of Columbia Bar*

4/28/00
WCF
8
to JRF
5/1/00

April 26, 2000

W. Carl Richards, Jr.
Supervisor
Zoning Review
Baltimore County Department of
Permits & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Case No.: 99-320-SPHXA, 11761-11775
Belair Road

Dear Mr. Richards:

Pursuant to your request enclosed please find a check in the amount of \$100.00 made payable to Baltimore County, Maryland, for the revision fee with regard to the above-referenced matter. It is my understanding that Paul Lee has delivered to you copies of the Petitioner's revised plans with regard to this matter which have been changed to improve the utilization and travel flow of the proposed use on the site.

If you need any further information with regard to this matter, please do not hesitate to contact me.

Very truly yours,



FRANCIS X. BORGERDING, JR.

FXBJr:bjk
Enclosure

REVISED
5/2/00



3/30/99
8
S.J.

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL JCHOLZER@JCHPL.NET

March 26, 1999

7135

Recd 3/31/99
scj

Arnold Jablon,
Director of Baltimore County
Department of Permits and Development Management
County Office Building
Towson, Maryland 21204

**Re: 99-320-SPHX
Kingsville Plaza Limited Partnership**

Dear Mr. Jablon:

I have recently been retained by the Greater Kingsville Civic Association in the above captioned matter which I understand are Petitions for Special Hearing, Special Exception and Variance. The hearing is scheduled for April 1, 1999. I herewith enter my appearance on behalf of the Greater Kingsville Civic Association and respectfully request that the hearing be postponed until a date convenient to the parties. My clients just received notice of the hearing. In addition, I have three cases scheduled for March 29, 30 and 31 which will prevent me from properly preparing for the hearing on April 1.

If Sophie from your office will give me a call, I can clear with her dates that I have available. I appreciate your attention in this matter.

Very truly yours,

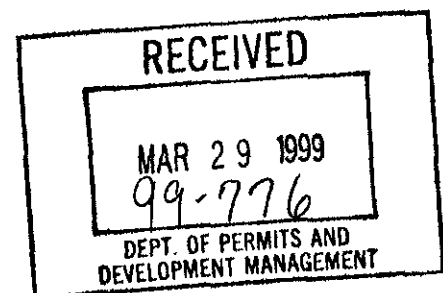
J. Carroll Holzer

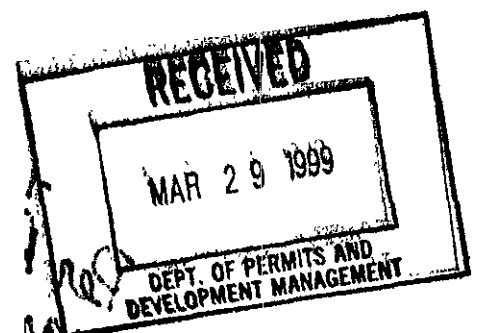
JCH:clh

cc: Lawrence Schmidt, Zoning Commissioner
Greater Kingsville Civic Assn.

e:letters@jablon.kingsville

4-1-99
Per Bette, Tim
granted PP
on 3-29-99





MR. CHAIRMAN & MEMBERS OF THE ZONING BOARD
& ZONING COMMISSIONER
CASE # 99-320 S P H X A

LOTTIE HACK
7507 BRADSHAW Rd.
KINGSVILLE Md 21087
6-15-2000

My name is Lottie Hack, I live at 7507 Bradshaw Rd, Kingsville, Md.
I own the property 1.5 acres Land and 4 Apartment House
located at 11801 Belair Rd. Kingsville, Md 21087 which joins the
Property where the gas station is to go.

One of my concerns is my house is 4 ft. from the line &
my well is 14 ft. from the line where this station is to be put.

What will happen to my well & property if the chemicals that
is put into unleaded gas today leaks? For instant, like out West
and other towns in the country, where they just aired on T.V.
having to close Business's & neighborhoods, leaving people with
water they could not use. Even the new tank's, some were found
to have cracked & were leaking.

Can you imagine what this will do to my property if
something like that were to happen. Who will be responsible?

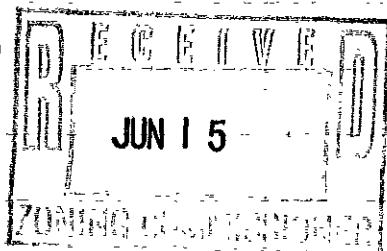
Another concern is the smell of fumes in the
apartments and listening to cars & diesel trucks coming & going at
all hours. I don't think my tenants would stay but would
be moving. Therefore I oppose the Gas Station at High's 11775
Belair Rd.

I thank you for listening, & your time &
consideration would be greatly appreciated.

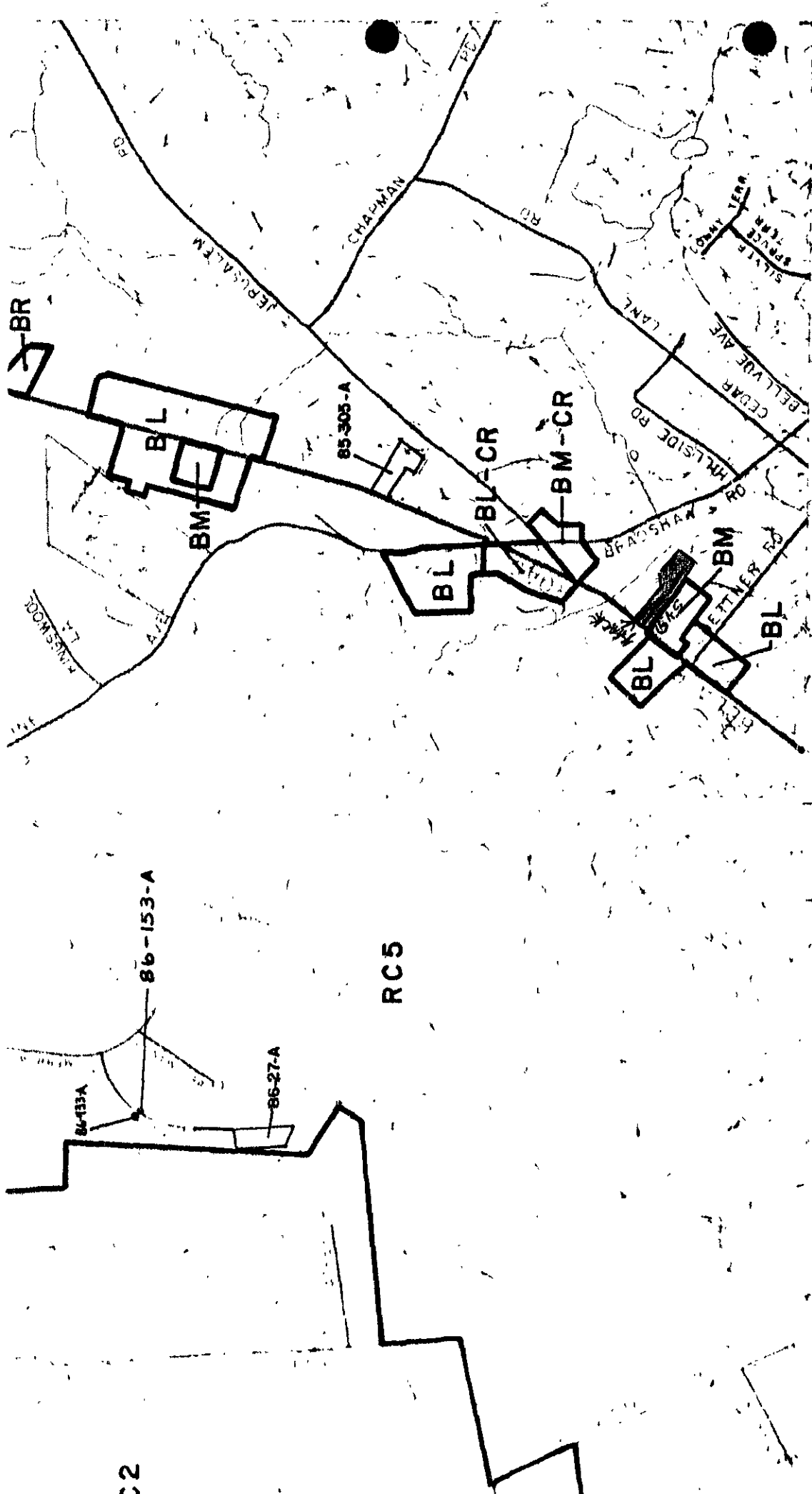
Thank all of You Very Much,
Lottie Hack

H. 410-592-7214

W. 410-256-9500



#99-320-S P H X A



APR
FEB
SEP
MA
MA
FEB
SEP

KINGSVILLE

BALTIMORE COUNTY BASE MAP SERIES —

Scale 1" = 100' 4-D



CONCRETE
BUILDING
SYSTEMS, INC.

P.O. Box 141, Bel Air, Md. 21014
(302) 266-2645

JOB _____

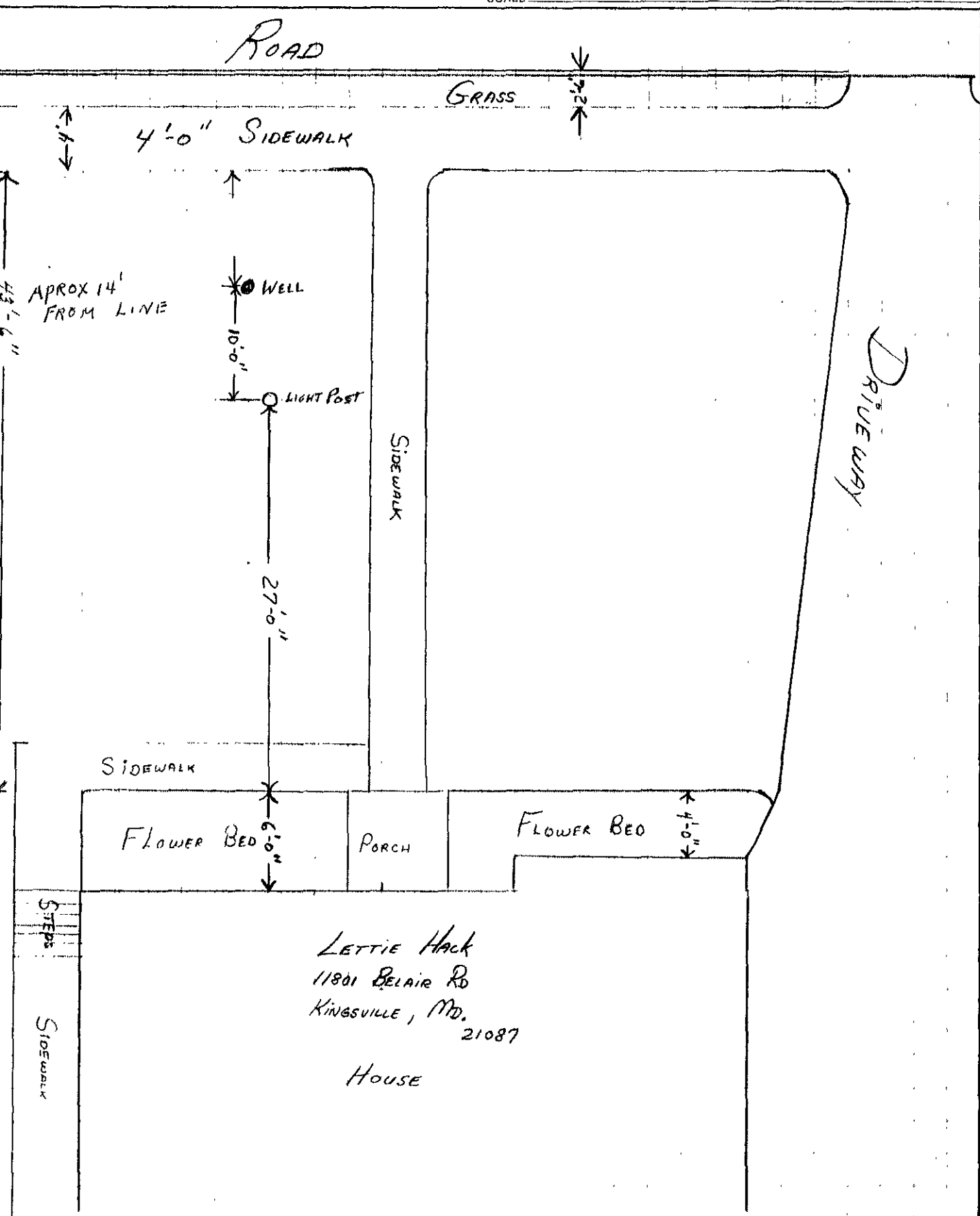
SHEET NO _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

LETTIE HACK



R.C. 5

PRIVATE RD

POST OFFICE

BL-CR

RC 2

BM-CR

R.C. 5

BL-CR

PARKING AREA

G & E SO. SUB ST. TRANS.

GAS

R.C.C.'S

1.5 ACRES

BM-CR

POOL

BR-CR

BM-CR

R.C. 5

GOETTER

BL-CR

BELAIR

200' NE-145

6-15-00

Kingsville Plaza

99-320SPHXA

Zoning Hearing

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

R. Bruce Seeley

Balto. Co. DEPRM

L. SAFCHUCK

7320 CHERYL AVE. 21087

DORIS SMITH

7427 BRADSHAW Rd. 21087

CAROLE MAIER

11927 BELAIR RD KINGSVILLE 21087

ROBIN BEERS

12442 JERUSALEM RD. KINGSVILLE 21087

DOUG BEXR

7451 BRADSHAW RD. KINGSVILLE 21087

Michael A. Truch

7004 Connexion Road Kingsville

John C. La Fforn

11715 HILLSIDE RD KINGSVILLE

Kelly Clavell

11707 Hillside Rd. Kingsville 21087

Barbara Krack

5 Lower Field Ct. Kingsville 21087



R.C. 5

PRIVATE RD.

POST OFFICE

BL-CR

RC2

BM-CR

KIN

R.C. 5

BL-CR

PARKING AREA

88 E. 50 SUB ST. TRANS

PARCEL A

SUBJECT SITE

BM-CR

R.C.C.

POOL

BR-CR

BM-CR

R.C. 5

GOETTNER

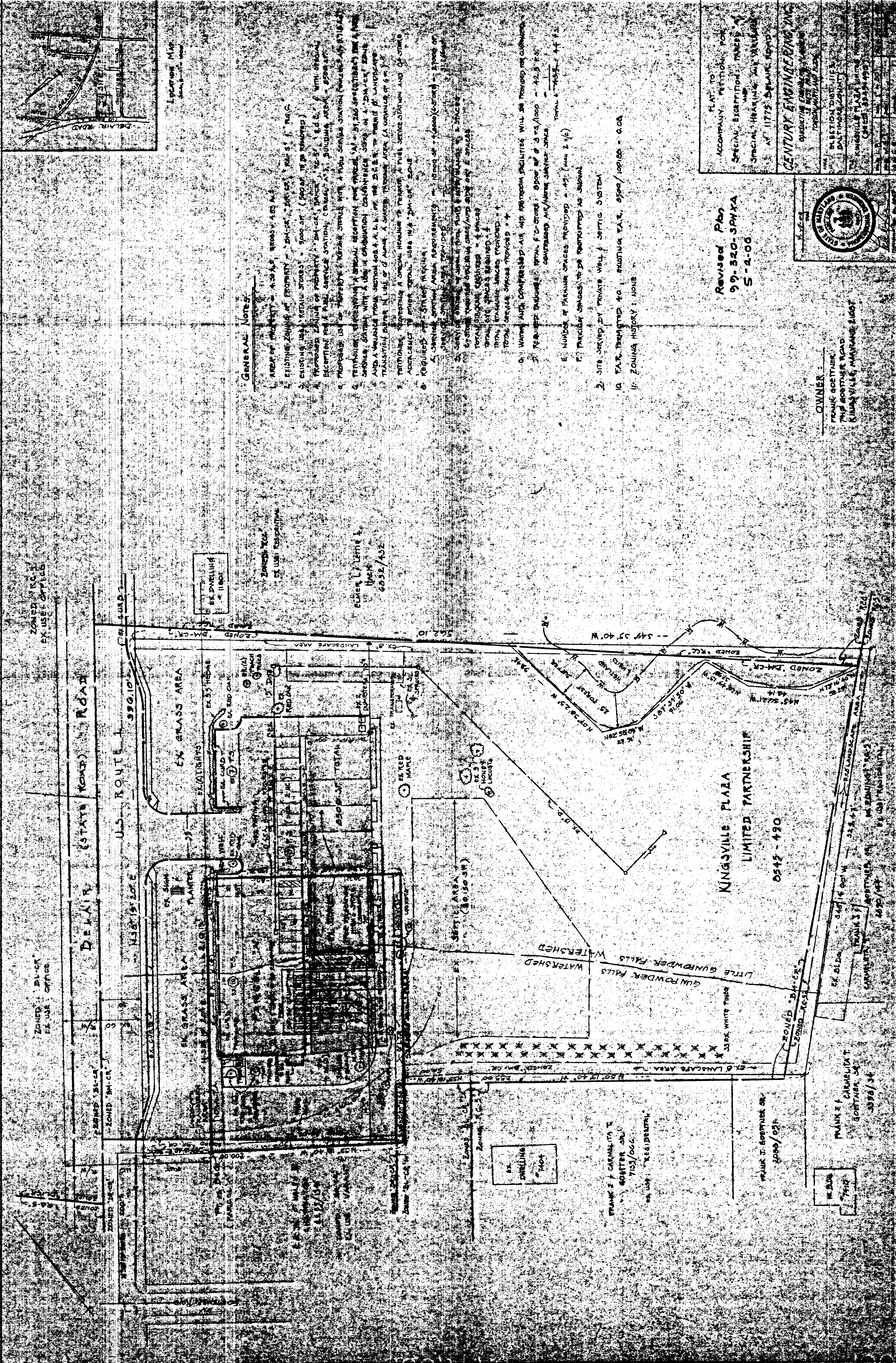
BL-CR

ROAD

#320

99.320-SPHXA

SCALE: 1"=200'

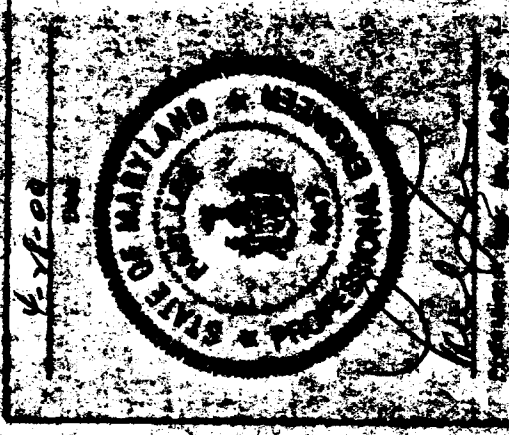


General Note:

1. AREA OF PROPERTY = 4.50 AC. REELS = 150 AC.
 2. EXISTING ZONING OF PROPERTY = 24-1-C, 24-2-C, 24-3-C, 24-4-C, 24-5-C, 24-6-C.
 3. EXISTING MAPS, EASEMENT STRIPS = 2000 AC. (5000 AC. TO BE REMOVED)
 4. PROPOSED ZONING OF PROPERTY = 24-1-C, 24-2-C, 24-3-C, 24-4-C, 24-5-C, 24-6-C. WITH OFFICIAL RECORDS AND A MAP SERVICE STATION, CHURCH, A 1/2 MILE JUNCTION AREA = 2000 AC.
 5. PROPOSED USE OF PROPERTY = RESIDENTIAL, SERVICE STATION WITH A FULL SERVICE STATION, PARKING LOT, 24-1-C, 24-2-C, 24-3-C, 24-4-C, 24-5-C, 24-6-C.
 6. PERMITS, APPROVING A SPECIAL ACCEPTANCE AND SPECIAL MAP, 24-1-C, 24-2-C, 24-3-C, 24-4-C, 24-5-C, 24-6-C, 24-7-C, 24-8-C, 24-9-C, 24-10-C, 24-11-C, 24-12-C, 24-13-C, 24-14-C, 24-15-C, 24-16-C, 24-17-C, 24-18-C, 24-19-C, 24-20-C, 24-21-C, 24-22-C, 24-23-C, 24-24-C, 24-25-C, 24-26-C, 24-27-C, 24-28-C, 24-29-C, 24-30-C, 24-31-C, 24-32-C, 24-33-C, 24-34-C, 24-35-C, 24-36-C, 24-37-C, 24-38-C, 24-39-C, 24-40-C, 24-41-C, 24-42-C, 24-43-C, 24-44-C, 24-45-C, 24-46-C, 24-47-C, 24-48-C, 24-49-C, 24-50-C, 24-51-C, 24-52-C, 24-53-C, 24-54-C, 24-55-C, 24-56-C, 24-57-C, 24-58-C, 24-59-C, 24-60-C, 24-61-C, 24-62-C, 24-63-C, 24-64-C, 24-65-C, 24-66-C, 24-67-C, 24-68-C, 24-69-C, 24-70-C, 24-71-C, 24-72-C, 24-73-C, 24-74-C, 24-75-C, 24-76-C, 24-77-C, 24-78-C, 24-79-C, 24-80-C, 24-81-C, 24-82-C, 24-83-C, 24-84-C, 24-85-C, 24-86-C, 24-87-C, 24-88-C, 24-89-C, 24-90-C, 24-91-C, 24-92-C, 24-93-C, 24-94-C, 24-95-C, 24-96-C, 24-97-C, 24-98-C, 24-99-C, 24-100-C, 24-101-C, 24-102-C, 24-103-C, 24-104-C, 24-105-C, 24-106-C, 24-107-C, 24-108-C, 24-109-C, 24-110-C, 24-111-C, 24-112-C, 24-113-C, 24-114-C, 24-115-C, 24-116-C, 24-117-C, 24-118-C, 24-119-C, 24-120-C, 24-121-C, 24-122-C, 24-123-C, 24-124-C, 24-125-C, 24-126-C, 24-127-C, 24-128-C, 24-129-C, 24-130-C, 24-131-C, 24-132-C, 24-133-C, 24-134-C, 24-135-C, 24-136-C, 24-137-C, 24-138-C, 24-139-C, 24-140-C, 24-141-C, 24-142-C, 24-143-C, 24-144-C, 24-145-C, 24-146-C, 24-147-C, 24-148-C, 24-149-C, 24-150-C, 24-151-C, 24-152-C, 24-153-C, 24-154-C, 24-155-C, 24-156-C, 24-157-C, 24-158-C, 24-159-C, 24-160-C, 24-161-C, 24-162-C, 24-163-C, 24-164-C, 24-165-C, 24-166-C, 24-167-C, 24-168-C, 24-169-C, 24-170-C, 24-171-C, 24-172-C, 24-173-C, 24-174-C, 24-175-C, 24-176-C, 24-177-C, 24-178-C, 24-179-C, 24-180-C, 24-181-C, 24-182-C, 24-183-C, 24-184-C, 24-185-C, 24-186-C, 24-187-C, 24-188-C, 24-189-C, 24-190-C, 24-191-C, 24-192-C, 24-193-C, 24-194-C, 24-195-C, 24-196-C, 24-197-C, 24-198-C, 24-199-C, 24-200-C, 24-201-C, 24-202-C, 24-203-C, 24-204-C, 24-205-C, 24-206-C, 24-207-C, 24-208-C, 24-209-C, 24-210-C, 24-211-C, 24-212-C, 24-213-C, 24-214-C, 24-215-C, 24-216-C, 24-217-C, 24-218-C, 24-219-C, 24-220-C, 24-221-C, 24-222-C, 24-223-C, 24-224-C, 24-225-C, 24-226-C, 24-227-C, 24-228-C, 24-229-C, 24-230-C, 24-231-C, 24-232-C, 24-233-C, 24-234-C, 24-235-C, 24-236-C, 24-237-C, 24-238-C, 24-239-C, 24-240-C, 24-241-C, 24-242-C, 24-243-C, 24-244-C, 24-245-C, 24-246-C, 24-247-C, 24-248-C, 24-249-C, 24-250-C, 24-251-C, 24-252-C, 24-253-C, 24-254-C, 24-255-C, 24-256-C, 24-257-C, 24-258-C, 24-259-C, 24-260-C, 24-261-C, 24-262-C, 24-263-C, 24-264-C, 24-265-C, 24-266-C, 24-267-C, 24-268-C, 24-269-C, 24-270-C, 24-271-C, 24-272-C, 24-273-C, 24-274-C, 24-275-C, 24-276-C, 24-277-C, 24-278-C, 24-279-C, 24-280-C, 24-281-C, 24-282-C, 24-283-C, 24-284-C, 24-285-C, 24-286-C, 24-287-C, 24-288-C, 24-289-C, 24-290-C, 24-291-C, 24-292-C, 24-293-C, 24-294-C, 24-295-C, 24-296-C, 24-297-C, 24-298-C, 24-299-C, 24-300-C, 24-301-C, 24-302-C, 24-303-C, 24-304-C, 24-305-C, 24-306-C, 24-307-C, 24-308-C, 24-309-C, 24-310-C, 24-311-C, 24-312-C, 24-313-C, 24-314-C, 24-315-C, 24-316-C, 24-317-C, 24-318-C, 24-319-C, 24-320-C, 24-321-C, 24-322-C, 24-323-C, 24-324-C, 24-325-C, 24-326-C, 24-327-C, 24-328-C, 24-329-C, 24-330-C, 24-331-C, 24-332-C, 24-333-C, 24-334-C, 24-335-C, 24-336-C, 24-337-C, 24-338-C, 24-339-C, 24-340-C, 24-341-C, 24-342-C, 24-343-C, 24-344-C, 24-345-C, 24-346-C, 24-347-C, 24-348-C, 24-349-C, 24-350-C, 24-351-C, 24-352-C, 24-353-C, 24-354-C, 24-355-C, 24-356-C, 24-357-C, 24-358-C, 24-359-C, 24-360-C, 24-361-C, 24-362-C, 24-363-C, 24-364-C, 24-365-C, 24-366-C, 24-367-C, 24-368-C, 24-369-C, 24-370-C, 24-371-C, 24-372-C, 24-373-C, 24-374-C, 24-375-C, 24-376-C, 24-377-C, 24-378-C, 24-379-C, 24-380-C, 24-381-C, 24-382-C, 24-383-C, 24-384-C, 24-385-C, 24-386-C, 24-387-C, 24-388-C, 24-389-C, 24-390-C, 24-391-C, 24-392-C, 24-393-C, 24-394-C, 24-395-C, 24-396-C, 24-397-C, 24-398-C, 24-399-C, 24-400-C, 24-401-C, 24-402-C, 24-403-C, 24-404-C, 24-405-C, 24-406-C, 24-407-C, 24-408-C, 24-409-C, 24-410-C, 24-411-C, 24-412-C, 24-413-C, 24-414-C, 24-415-C, 24-416-C, 24-417-C, 24-418-C, 24-419-C, 24-420-C, 24-421-C, 24-422-C, 24-423-C, 24-424-C, 24-425-C, 24-426-C, 24-427-C, 24-428-C, 24-429-C, 24-430-C, 24-431-C, 24-432-C, 24-

Revised Plan
99-320-SPHXA
5-2-00

OWNER:
FRANK GOETTER
7410 GOETTER ROAD
KINGSVILLE, MARYLAND 21087



CENTURY ENGINEERING, INC.	
CORPORATE ENGINEERING SERVICES 1000 N. BOSTON BLVD. TOWSON, MARYLAND 21204	
1982	
BOSTON DIST. OFF. BALTIMORE COUNTY	
1983	
KNOXVILLE PLANT, BIRMINGHAM, ALABAMA CREDIT: 334-4479	
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1990	1991
1992	1993
1994	1995
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