IN RE: PETITION FOR SPECIAL HEARING NW/S Harford Road at Intersection of SW/S Linden Avenue 9th Election District 6th Councilmanic District (7920 Harford Road) Soung O. & Fred O. Yoo Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 99-470-~~SPHA~~ SPHXA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing, special exception and variance filed for property located at 7920 Harford Road located in the Parkville area of Baltimore County. The request was filed by Fred & Soung Yoo, the legal owners of the subject property and the Lessee of the site, James P. Klink. The Petition was prepared and filed by Howard L. Alderman, attorney at law. The special hearing relief is being requested to modify my previous decision in Case No. 93-1360-XA wherein a special exception and variance were granted to the operator of a car wash known as "Shanahan's Car Care". My Order in that case specifically provided that in the event Mr. Shanahan were to discontinue operating from the subject site, then the special exception and variance granted therein would cease and terminate. Testimony at the hearing before me demonstrated that Mr. Shanahan has abandoned his business at this location and therefore my previous decision in Case No. 93-136-XA terminated by virtue of his abandonment. Accordingly, the special hearing relief to modify the previous approval given to Mr. Shanahan shall be dismissed as moot. In addition to the special hearing relief, the Petitioners are also requesting as special exception to approve the new use of the subject property as a service garage, specializing in vehicle detailing, cleaning, washing, drying, waxing and polishing of automobiles, all of which is to be performed indoors. In the alternative, the Petitioners have requested a special exception for a car wash facility.

Given the specialized nature of the business to be operated by Mr. Klink, the alternative special exception request for a car wash facility shall be dismissed as moot. The more appropriate special exception relief is for that of a service garage, given the auto detailing nature of Mr. Klink's business. Finally, the Petitioners are requesting variance relief for requirements that are associated with a car wash. Inasmuch as the special exception request for a car wash has been dismissed so too shall the variance relief requested for car wash use be dismissed. The only applicable variance necessary for Mr. Klink's operation is to allow an amenity open space ratio of 0.17 in lieu of the required 0.20. No other variances are necessary. Therefore, the requested relief before me is a special exception for a service garage specializing in vehicle detailing, cleaning, washing, drying, waxing and polishing, all of which is to be performed indoors and a variance from amenity open space requirements to allow an amenity open space of 0.17 in lieu of the required 0.20. All other requested relief shall be dismissed as moot.

Appearing at the hearing on behalf of the request were: Geoffrey Shultz, on behalf of McKee & Associates, the engineers who prepared the site plan of the property; James Klink, the new tenant of the subject site and Howard Alderman, attorney at Law, representing the Petitioner. Appearing as interested citizens in the matter were: Alice & John Baker, Chuck Schab and Ruth Baisden.

Testimony and evidence indicated that the property which is the subject of this request is located at the northwest corner of the intersection of Harford Road and Linden Avenue in the Parkville area of Baltimore County. The subject property was the previous site of Shanahan's Car Care which received zoning approval pursuant to Case No. 93-136-XA. As stated previously, Mr. Shanahan has relocated his business elsewhere and has abandoned the use of this property. Accordingly, as was stated in my previous decision in that case, the special exception

and variance relief terminated upon Mr. Shanahan's departure. Mr. Klink, the Petitioner herein, now wishes to utilize the same building and parking area facility to locate his auto detailing business. Mr. Klink's proposed business in much less intensive than Mr. Shanahan's previous operation. Mr. Klink proposes to operate an auto detailing business on site. He intends to detail approximately 4-6 automobiles on any given day. He estimates that the maximum number of cars to ever be detailed on a given day would be 10. He intends to run a small family operated business with 6 or 7 employees. The auto detailing to take place on the property will be by appointment only. Mr. Klink testified that the building and parking area is sufficient to allow him to operate without any adverse effect upon the surrounding community. He has reviewed the restrictions that were placed on the previous operator at this location and has agreed to comply with the restrictions I imposed on Mr. Shanahan in Case No. 93-136-XA. It should be noted, however, that Restriction No. 4 previously imposed within my Order in Case No. 93-136-XA does not apply to Mr. Klink's operation and should be eliminated. In addition, it was pointed out that Restriction No. 10 would not be applicable to Mr. Klink in that it specifically refers to Mr. Shanahan. However, a new restriction basically containing the same terms shall be imposed upon Mr. Klink should he ever cease operating from the subject site.

Testimony and evidence was also presented by several citizens who attended the hearing. Ms. Baker was specifically concerned over the traffic that would be generated by this new business. She testified that the traffic at this area of Harford Road concerns her very much. She testified that it is difficult to come in and out of the site given the heavy amount of traffic on Harford Road. In addition, she does not see the need for this type of business at this location. In addition to the testimony of Ms. Baker, Ms. Baisden testified that she would like to see some

additional landscaping provided along Harford Road consistent with the revitalization efforts made in this area of Parkville.

After considering the testimony and evidence of the Petitioners, as well as the citizens in attendance, I find that the special exception request to allow Mr. Klink to operate an auto detailing business at this location should be granted. In addition, the variance from the amenity open space requirements should also be granted.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-CCC zone by special exception. It is equally clear that the proposed use to allow a service garage, specifically an auto detailing business, 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 Petitioners 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 Petitioners have 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 Petitioners' 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.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance to allow amenity open space of 0.17 in lieu of 0.20 is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested, as modified by this decision, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of August, 1999 that the Petitioners Request for Special Exception from Section 502 and 230.13 to permit a service garage specializing in automobile detailing, cleaning, washing, drying, waxing and polishing, all of which is to be performed indoors, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance from Section 232.A.4 of the B.C.Z.R. to permit an amenity open space ratio of 0.17 in lieu of the required 0.20, be and is hereby approved.

IT IS FURTHER ORDERED, that the relief granted herein is specifically conditioned upon 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall install the separator system in the wash bay to dispose of the wastewater generated by the car wash business.

3) No vehicles associated with the Petitioners' business, be they customers' or employees', shall be parked or stored along Harford Road or Linwood Avenue at any time.

4) The Petitioners shall be permitted to store one (1) vehicle in each service bays on the premises. In addition, the Petitioners may store no ore than three (3) additional vehicles on the macadam surface in front of the service bays.

5) The proposed addition to the existing structure shall be no taller than the existing building.

6) There shall be no exterior washing or cleaning of vehicles.

7) The Petitioners are required to improve the site consistent with the Revitalization Plan for the Parkville Business District. The Petitioners shall cooperate and perform such improvements as required pursuant to that revitalization program.

8) The Petitioners shall provide a landscape buffer between the subject property and the adjoining property at 2905 Linwood Avenue which is owned by Mrs. Minton. A landscape plan shall be submitted for review and approval by Avery Harden, Landscape Architect for Baltimore County, prior to the issuance of any building permits.

9) The special exception and variance granted pursuant to this request shall exist for so long as James P. Klink operates his business on the subject property. Should Mr. Klink relocate or discontinue the subject business, then the special exception and variance granted herein shall cease and terminate.

10) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/9/99
By

Baltimore County
Zoning Commissioner

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

August 9, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
113 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21286

Re: Petition for Special Exception
Case No. 99-470-SPHXA
Property: 7920 Harford Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Fred C. Yoo
3615 Stansbury Mill Road
Phoenix, Maryland 21131

Ann A. Lim, Esquire
200 Lexington Street, Lower Suite
Baltimore, Maryland 21202-3530

Mr. & Mrs. James P. Klink
5420 Hillburn Avenue
Baltimore, Maryland 21214

Mr. Geoffrey C. Shultz
C/o McKey & Associates
5 Shawan Road
Hunt Valley, Maryland 21030

Mr. Chuck Schab
7801 Oak Avenue
Baltimore, Maryland 21234

Ms. Ruth Baisden
7706 Oak Avenue
Baltimore, Maryland 21234

Mr. & Mrs. John Baker
2307 Ellen Avenue
Baltimore, Maryland 21234

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7920 Harford Road

which is presently zoned B.L. - CCC

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attachment.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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:

James P. Klink
Name - Type or Print

Signature

5420 Hillburn Avenue — 410-666-6360
Address — Telephone No.

Baltimore, — MD — 21214
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

1113 W. Chesapeake Ave. Ste. 113 — 410-321-0600
Address — Telephone No.

Towson, — MD — 21204-4421
City — State — Zip Code

Legal Owner(s):

Fred C. Yoo
Name - Type or Print

Signature

Soung O. Yoo
Name - Type or Print

Signature

3615 Stansbury Mill Road — 410-561-1616
Address — Telephone No.

Phoenix, — MD — 21131
City — State — Zip Code

Representative to be Contacted:

Ann A. Lim, Esquire
Name

200 Lexington St. Lower Suite — 410-385-2316
Address — Telephone No.

Baltimore, — MD — 21202-3530
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. 99-470 SPHXA

REV 9/15/98

CHECKED RECEIVED FOR FILING
Date 8/9/99
By

Attachment 1

PETITION FOR SPECIAL HEARING

[Requested in the Alternative to the Primary Zoning Relief Requested in the Petition for Special Exception Filed in Conjunction Herewith.]

Case No.: _____

Address: 7920 Hafford Road

Legal Owner: Fred C. Yoo & Soung O. Yoo

Contract Lessee: James P. Klink

Present Zoning: B.L. – C C C

SPECIAL HEARING RELIEF REQUESTED:

In the alternative to the primary zoning relief requested in the Petitioner's Petition for Special Exception filed in this same case and pursuant to Baltimore County Zoning Regulations Section 500.7, the Petitioner seeks a Special Hearing:

1. To modify the Special Exception approval purportedly granted to Mr. Daniel J. Shanahan, personally, in Zoning Commissioner Case No. 93-136-XA so that the Petitioner may continue the existing car wash use on the subject property;
2. To affirm and to modify certain of the conditions imposed upon the Special Exception approval granted in Zoning Commissioner Case No. 93-136-XA as the conditions apply to the Petitioner's proposed use;
3. To amend the approved plan in Zoning Commissioner Case No. 93-136-XA.
4. To eliminate any restrictions applicable to an individual person or entity relative to use of the subject property.

FOR ADDITIONAL INFORMATION CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7920 Harford Road

which is presently zoned B.L. - CCC

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

See Attachment.

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:

James P. Klink
Name - Type or Print

James Peter Klink
Signature

5420 Hillburn Avenue — 410-666-6360
Address — Telephone No.

Baltimore, MD 21214
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman Jr., Esquire
Name - Type or Print

Howard L. Alderman Jr.
Signature

Levin & Gann, P.A.
Company

305 W. Chesapeake Ave. Ste. 113 — 410-321-0600
Address — Telephone No.

Towson MD 21204-4421
City — State — Zip Code

Legal Owner(s):

Fred C. Yoo
Name - Type or Print

Fred C. Yoo
Signature

Soung O. Yoo
Name - Type or Print

Soung O. Yoo
Signature

3615 Stansbury Mill Road — 410-561-1616
Address — Telephone No.

Phoenix MD 21131
City — State — Zip Code

Representative to be Contacted:

Ann A. Kim, Esquire
Name

200 Lexington St. Lower Suite — 410-385-2316
Address — Telephone No.

Baltimore, MD 21202-3530
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING

Reviewed By JC Date 5/21/99

Case No. 99-470-SPHXA

REV 09/15/98

Attachment 1

PETITION FOR SPECIAL EXCEPTION

Case No.: _____

Address: 7920 Harford Road

Legal Owner: Fred C. Yoo & Soung O. Yoo

Contract Lessee: James P. Klink

Present Zoning: B.L. – C C C

REQUESTED SPECIAL EXCEPTION RELIEF:

A Special Exception pursuant to Baltimore County Zoning Regulations Sections 502 and 230.13 to permit a service garage with services including but not limited to complete vehicle detailing, cleaning, washing, drying, waxing and polishing with all services to be performed indoors.

OR, IN THE ALTERNATIVE:

A Special Exception pursuant to Baltimore County Zoning Regulations Sections 502 and 230.13 to permit a car wash facility if the associated Special Hearing Relief filed herewith is denied.

FOR ADDITIONAL INFORMATION CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7920 Harford Road

which is presently zoned B.L. - CCC

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 Variance from Section(s)

See Attachment.

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

See Attachment

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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:

James P. Klink
Name - Type or Print

Signature

5420 Hillburn Avenue — 410-666-6360
Address — Telephone No.

Baltimore, MD 21214
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

113 W. Chesapeake Ave. Ste.113 — 410-321-0600
Address — Telephone No.

Towson, MD 21204-4421
City — State — Zip Code

Legal Owner(s):

Fred C. Yoo
Name - Type or Print

Signature

Soung O. Yoo
Name - Type or Print

Signature

3615 Stansbury Mill Road — 410-561-1616
Address — Telephone No

Phoenix, MD 21131
City — State — Zip Code

Representative to be Contacted:

Ann A. Lim, Esquire
Name

200 Lexington St. Lower Suite — 410-385-2316
Address — Telephone No

Baltimore, MD 21202-3530
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING
Reviewed By JL Date 5/21/99

Case No. 99-470-SPHXA

REV 9/15/98

Attachment 1

PETITION FOR VARIANCE

[Requested for the Alternative Zoning Relief Requested in the Petition for Special Exception Filed in Conjunction Herewith.]

Case No.: _____

Address: 7920 Hafford Road

Legal Owner: Fred C. Yoo & Soung O. Yoo

Contract Lessee: James P. Klink

Present Zoning: B.L. – C C C

VARIANCE RELIEF REQUESTED:

In the event that Petitioner's use is determined to be a car wash rather than the service garage prayed, pursuant to BCZR 307, the Petitioner seeks variances to allow:

1. Four on-site stacking spaces in lieu of the stacking spaces required pursuant to BCZR § 419.3A; and # to be determined by Zoning Commissioner GCS

2. ~~Three on-site parking spaces and ten off-site parking spaces in lieu of the parking spaces required pursuant to BCZR § 419.3B, and~~ GCS

3. An amenity open space ratio of 0.17 in lieu of the 0.20 required under BCZR § 232A.4; and

4. The existing landscape buffer provided in accordance with the decision of the Deputy Zoning Commissioner in Case No. 93-136-X in lieu of the landscaped transition area required pursuant to BCZR §§ 419.4B.3 and 419.4B.4, more particularly described as follows:

a) Variance to permit a zero foot landscape transition area adjacent to Harford Road and Linwood Avenue in-lieu of the required ten (10) feet.

b) Variance to permit a zero foot landscape transition area on the southwest side yard of the building in-lieu of the required six (6) feet.

c) Variance to permit a zero foot landscape transition area in the rear yard of the building in- lieu of the required six (6) feet.

JUSTIFICATION

- Irregularly shaped lot; and
- Pre-existing configuration of buildings on the subject property; and
- Existing, approved use and configuration of the lot.

FOR ADDITIONAL INFORMATION CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

470

May 6, 1999

ZONING DESCRIPTION
7920 HARFORD ROAD
NINETH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point situated a the intersection of the westernmost right-of-way line of Harford Road, being 60 feet wide, and the southernmost right-of-way line of Linwood Avenue, being 40 feet wide, thence leaving said point and running with and binding on the westernmost right-of-way of Harford Road, South 36^0 07' 35" West, 100.14 feet to a point, thence leaving said right-of-way line and running North 44^0 42' 10" West, 62.00 feet to a point, thence North 38^0 23' 56" East, 99.58 feet to a point being situated on the southernmost right-of-way line of Linwood Avenue, thence running with and binding on said right-of-way line South 44^0 42' 10" East 58.00 feet to the point of beginning.

CONTAINING 5,931 square feet or 0.1362 acres of land, more or less.

BEING known as 7920 Harford Road.

STATE OF MARYLAND
JAMES W. McKEE
No. 9012
REGISTERED
PROFESSIONAL LAND SURVEYOR

99-470 SPHXA

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410.527.1555 • Fax: 410.527.1563 • E-Mail: @mckeeinc.com

BALTIMORE COUNTY, MARYL/
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT A 70 JLC

No. 065410

DATE 5/21/99 ACCOUNT R0016150

AMOUNT $ 650.00

RECEIVED FROM: KLINK

FOR: SPHXA

99-470-SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
5/21/1999 5/21/1999 09:01:56
REG W905 CASHIER PWLS PEW DRAWER
Dep 5 538 ZONING VERIFICATION
Receipt # 086312 DRAWER
CR NO. 065410
Recpt Tot 650.00
650.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #99-470-SPHXA
7920 Harford Road
NW/S Harford Road at intersection of SW/S Linden Avenue
9th Election District - 6th Councilmanic District
Legal Owner(s): Soung O. & Fred O. Yoo
Contract Purchaser: James P. Klink

Special Exception for a service garage (vehicle detailing, cleaning, washing, drying, waxing and polishing with all services to be performed indoors) or in the alternative, special exception for a car wash facility **Special Hearing**, in the alternative, to modify the special exception case number 93-136-XA so that the petitioner may continue the existing car wash use on the subject property; to affirm and to modify certain of the conditions imposed as the conditions apply to the petitioner's proposed use; to amend the approved plan; and to eliminate restrictions applicable to an individual person or entity relative to use on the subject property. **Variance**: *in the event that petitioner's use is determined to be a* car wash, 4 on-site stacking spaces in lieu of the stacking spaces required pursuant to BCZR Section 419.3A; an amenity open space ratio of 0.17 in lieu of the 0.20 required; and the existing landscape buffer provided in accordance with the decision of the Deputy Zoning Commissioner in case number 93-136-X in lieu of the landscaped transition area required pursuant to BCZR Sections 419.4B.3 and 419.4B.4; to permit a zero foot landscape transition area adjacent to Harford Road in lieu of the required 10 feet; to permit a zero foot landscape transition area on the southwest side in lieu of the required 6 feet, and to permit a zero landscape transition area in the rear yard in lieu of the required 6 feet.

Hearing: Tuesday, July 13, 1999 at 2:00 p.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) 887-4386.

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

6/370 June 24 C321394

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/, 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 6/24/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

RE. Case No. 99-470-SPHXA

Petitioner/Developer J. KLINK, ETAL

J. SCHULTZ, ESQ

Date of Hearing/Closing: 7/13/99

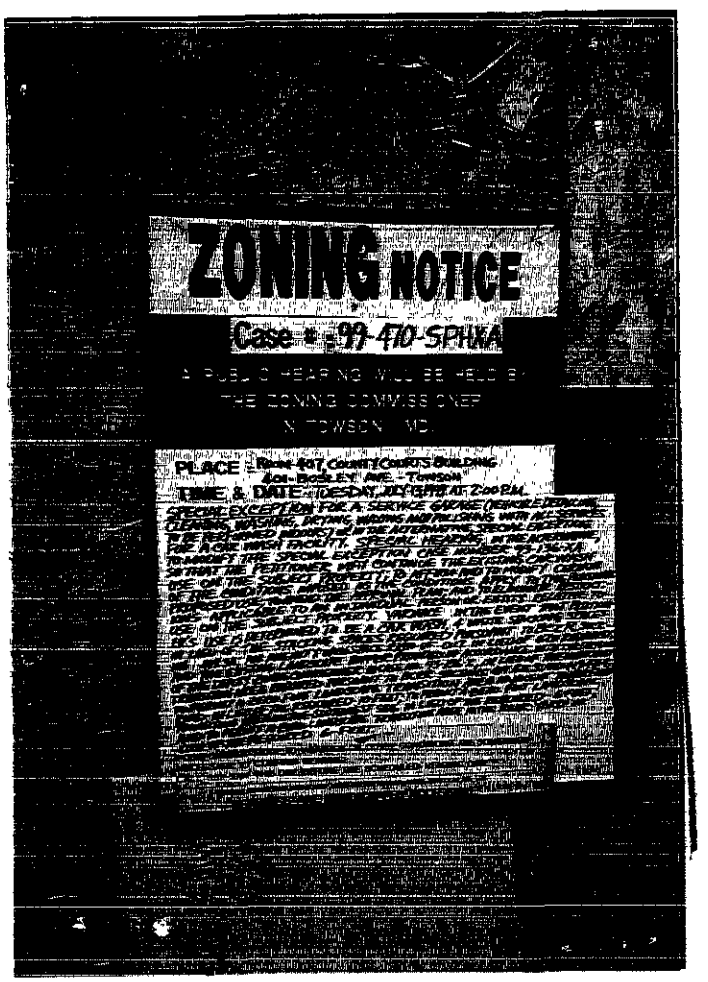
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 N/S HARFORD RD. (#7920) @ W/S LINDEN AVE.

The sign(s) were posted on 6/27/99
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 7/2/99
(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)

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: 470

Petitioner: ~~James P. Klink~~ FRED AND SOUNG YOO

Address or Location: ~~5420 Hillburn Avenue~~ 7920 HARFORD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: James P. Klink

Address: 5420 Hillburn Avenue

Baltimore, Maryland 21214

Telephone Number: 410-666-6360

Revised 2/20/98 - SCJ

99-470-SPHXA

Request for Zoning: V[illegible]nce, Special Exception, or Special Hea[illegible]

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-470-SPHXA

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO AMEND CASE #93-136-XA PLAN ORDER AND RESTRICTIONS, SPECIAL EXCEPTION FOR A SERVICE GARAGE OR IN THE ALTERNATIVE A CAR WASH VARIANCES FROM STACKING-SPACE REQUIREMENTS AS DETERMINED BY THE ZONING COMMISSIONER, TO PERMIT A .17 AMENITY OPEN SPACE AREA IN LIEU .20 AND TO ALLOW 0 FT. LANDSCAPE TRANSITION ~~BUFFERS~~ AREAS IN LIEU OF 6 FT. AND 10 FT.

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

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

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

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

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

June 11, 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: 99-470-SPHXA
7920 Harford Road
NW/S Harford Road at intersection of SW/S Linden Avenue
9th Election District – 6th Councilmanic District
Legal Owner: Soung O. & Fred C. Yoo
Contract Purchaser: James P. Klink

Special Exception for a service garage (vehicle detailing, cleaning, washing, drying, waxing and polishing with all services to be performed indoors) or in the alternative, special exception for a car wash facility. Special Hearing, in the alternative, to modify the special exception case number 93-136-XA so that the petitioner may continue the existing car wash use on the subject property; to affirm and to modify certain of the conditions imposed as the conditions apply to the petitioner's proposed use; to amend the approved plan; and to eliminate restrictions applicable to an individual person or entity relative to use on the subject property. Variance, in the event that petitioner's use is determined to be a car wash, 4 on-site stacking spaces in lieu of the stacking spaces required pursuant to BCZR Section 419.3A; an amenity open space ratio of 0.17 in lieu of the 0.20 required; and the existing landscape buffer provided in accordance with the decision of the Deputy Zoning Commissioner in case number 93-136-X in lieu of the landscaped transition area required pursuant to BCZR Sections 419.4B.3 and 419.4B.4; to permit a zero foot landscape transition area adjacent to Harford Road in lieu of the required 10 feet, to permit a zero foot landscape transition area on the southwest side in lieu of the required 6 feet, and to permit a zero landscape transition area in the rear yard in lieu of the required 6 feet.

HEARING: Tuesday, July 13, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Howard L. Alderman, Jr., Esquire
Soung & Fred Yoo
James Klink
Ann A. Lim, Esquire

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 28, 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.

TO: PATUXENT PUBLISHING COMPANY
June 24, 1999 Issue – Jeffersonian

Please forward billing to:
James P. Klink 410-666-6360
5420 Hillburn Avenue
Baltimore, MD 21214

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: 99-470-SPHXA
7920 Harford Road
NW/S Harford Road at intersection of SW/S Linden Avenue
9th Election District – 6th Councilmanic District
Legal Owner: Soung O. & Fred C. Yoo
Contract Purchaser: James P. Klink

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HEARING: Tuesday, July 13, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt SCP
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

July 1, 1999

Ann A. Kim, Esq.
200 Lexington Street, Lower Suite
Baltimore, MD 21202-3530

Dear Ms. Kim:

RE: Case No.: 99-470-SPHXA, Petitioner: Fred Yoo, et ux & James Klink,
Location: 7920 Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 21, 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.
Zoning Supervisor
Zoning Review

c: Howard L. Alderman, Jr., Esq., 305 W. Chesapeake Avenue,
Suite 113, Towson, MD 21204-4421

WCR:ggs

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 1999

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

SUBJECT: 7920 Harford Road

INFORMATION:

Item Number: 470

Petitioner: Fred C. Yoo

Zoning: BL-CCC

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Based upon an analysis of the alternatives provided by the applicant, the Office of Planning supports a special exception to permit a car wash with the same or equivalent restrictions as imposed in Case No. 93-136-XA.

Section Chief: Jeffrey W. Long

AFK/JL

RECEIVED JUN 21 1999

C:\JEFF_L\470.doc

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

INTEROFFICE CORRESPONDENCE

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

Date: June 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item No. 470

The Bureau of Development Plans Review has reviewed the subject zoning item. This office recommends against granting variances to landscape areas.

RWB:HJO:jrb

cc: File

RECEIVED JUN 2 1 1999

ZAC06149.470

Baltimore County
Fire Department

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

June 16, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below 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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467, 468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479, 480, 483, 484, AND 485

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

RECEIVED JUN 2 1 199

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: SOUNG O. YOO & FRED C. YOO- 470
EVA MACRIS AND SARANDOS MACRIS - 473
305 NORTH ROLLING ROAD PARTNERSHIP - 481

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: 470, 473, AND 481 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

RECEIVED JUN 2 1 1999

Item 7/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 1999

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

SUBJECT: 7920 Harford Road

INFORMATION:

Item Number: 470

Petitioner: Fred C. Yoo

Zoning: BL-CCC

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Based upon an analysis of the alternatives provided by the applicant, the Office of Planning supports a special exception to permit a car wash with the same or equivalent restrictions as imposed in Case No. 93-136-XA.

Section Chief: Jeffry W. Long

AFK/JL

C:\JEFF_L\470.doc

RE: PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 7920 Harford Road, NW/S Harford Rd at intersection of SW/S Linden Ave 9th Election District, 6th Councilmanic Legal Owner: Fred C. and Soung O. Yoo Contract Purchaser: James B. Klink Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 99-470-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 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Esq., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.4.99

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

RE: Baltimore County
Item No. 470 JLL

Dear Ms. Stephens:

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~~ 147 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,

L. J. Gredlein

for Michael M. Lenhart, 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

7920 Harford Road

ZONING RELIEF FLOW-CHART
Petitioners: M/M Fred Yoo & James Klink, Petitioners
Case No. 99-470-SPHXA

Special Exception for Service Garage - Auto Detailing w/indoor, accessory cleaning, washing, drying, waxing & polishing

If Special Exception for Service Garage - Auto Detailing is denied:

Alternative Relief for Special Hearing to:

1) Modify Special Exception in Case No. 93-136-XA to permit continuation of prior approved car wash on subject property;

2) Amend and modify certain of the conditions imposed in the prior Special Exception Case as they relate to current Lessee/Petitioner's proposed use;

3) Amend the approved plan in Case No. 93-136-XA; and

4) Eliminate any restrictions applicable to an individual or entity regarding the use of the property

If Alternative Special Hearing Relief is denied:
A. seek Special Exception pursuant to BCZR §§502 & 230.13 to permit a car wash on the subject property; ***AND***

B. Seek the following Variance Relief:

i) to provide on-site stacking spaces, as determined by the Zoning Commissioner in lieu of the requirements of BCZR §419.3A;

ii) to provide amenity open space ratio of 0.17 in lieu of the 0.2 required under BCZR §232.A.4; and

iii) to maintain the existing landscape buffer as required in Case No. 93-136-X, in lieu of the landscaped transition area required pursuant to BCZR §419.4B.3 and 419.4B.4

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 1993 that the Petition for Special Exception to permit a car wash use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) and variance relief from Section 419.2 of the B.C.Z.R. to permit 4 stacking/parking spaces to be located within service bays in lieu of the required 40 storage/stacking spaces, and from Section 232.A.4 of the B.C.Z.R. to permit an amenity open space ratio of 0.17 in lieu of the minimum required 0.20, in accordance with Petitioner's Exhibit 5, 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall install the separator system in the wash bay to dispose of the wastewater generated by the car wash business.

3) No vehicles associated with the Petitioners' business, be they customers' or employees', shall be parked or stored along Harford Road or Linwood Avenue at any time.

4) The Petitioners shall provide off-site parking for the storage of those automobiles being serviced at the car wash and shall provide to the Zoning Enforcement Division of the Zoning Administration and Development Management (ZADM) office a copy of that parking agreement demonstrating that sufficient parking is available for the needs of this business.

5) The Petitioners shall be permitted to store one (1) vehicle in each service bay on the premises. In addition, the Petitioner may store no more than three (3) additional vehicles on the macadam surface in front of the service bays.

6) The proposed addition to the existing structure shall be no taller than the existing building.

7) There shall be no exterior washing or cleaning of vehicles.

8) The Petitioners are required to improve the site consistent with the Revitalization Plan for the Parkville Business District. The Petitioners shall cooperate and perform such improvements as required pursuant to that revitalization program.

9) The Petitioners shall provide a landscape buffer between the subject property and the adjoining property at 2905 Linwood Avenue which is owned by Mrs. Minton. A landscape plan shall be submitted for review and approval by Avery Harden, Landscape Architect for Baltimore County, prior to the issuance of any building permits.

10) The special exception and variance granted pursuant to this request shall exist for so long as Daniel J. Shanahan operates his business known as "Shanahan's Car Care" on the subject property. Should Mr. Shanahan relocate or discontinue the subject business, then the special exception and variance granted herein shall cease and terminate.

11) When applying for a building permit, the site plan and landscaping 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

PLEASE PRINT CLEARLY

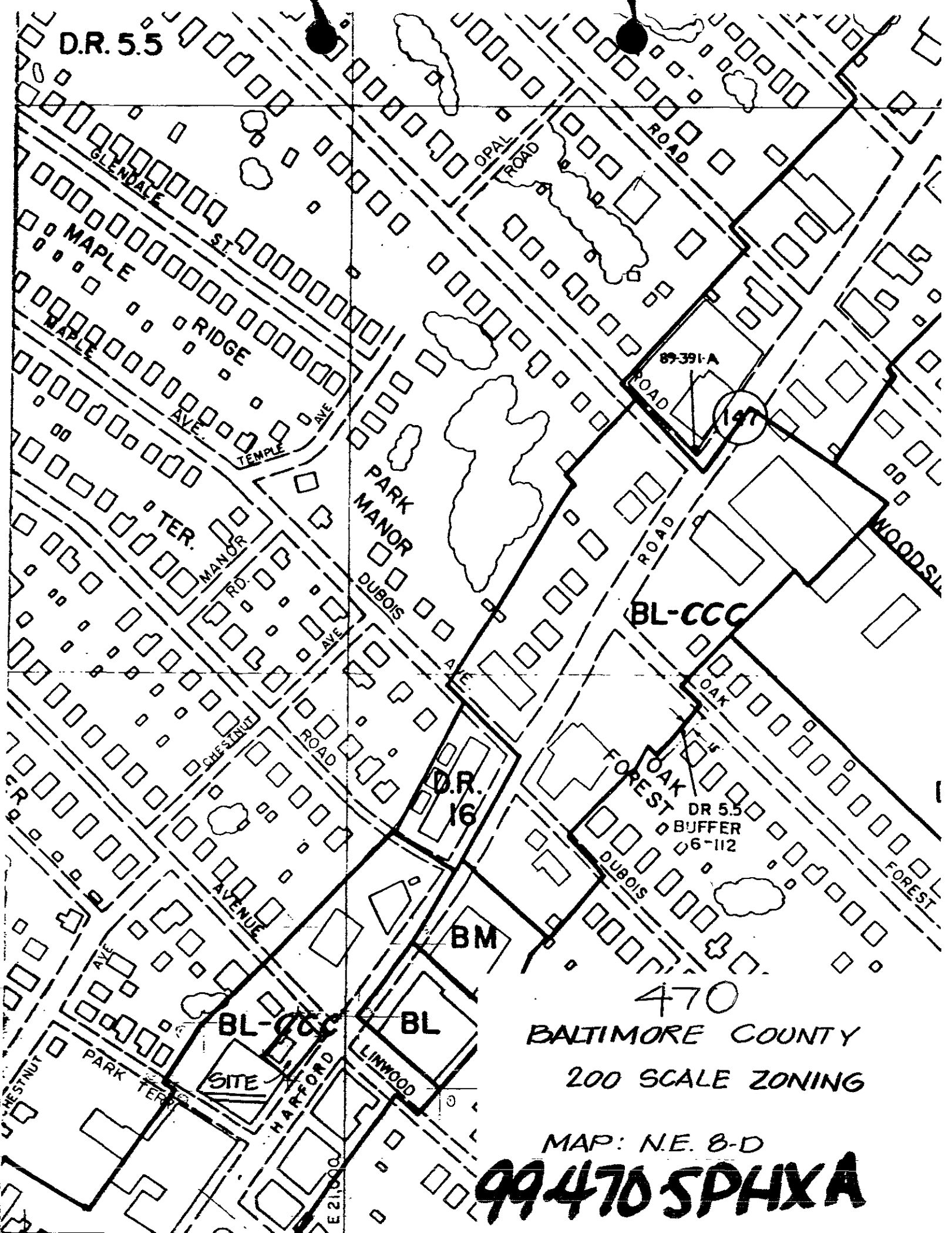
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
GEOFFREY C. SCHULTE	5 SHAWAN RD - HUNT VALLEY 21030
James P. Klink	5420 Hillborn Ave 21214
DAVID L. BONAR	8811 Fearne Ave 21234
CAROLYN KLINK	5420 HILLBURN AVE 21214
Howard L. Alderman Jr Esq	Levin & Gann PA Suite 113
	305 W. Chesapeake Ave Towson 21204

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Chuck Schu	7861 Oak Ave
Ruth Baisden	7706 Oak Ave.
Alice M. Baker	2307 Ellen Ave
John B. Baker	" "

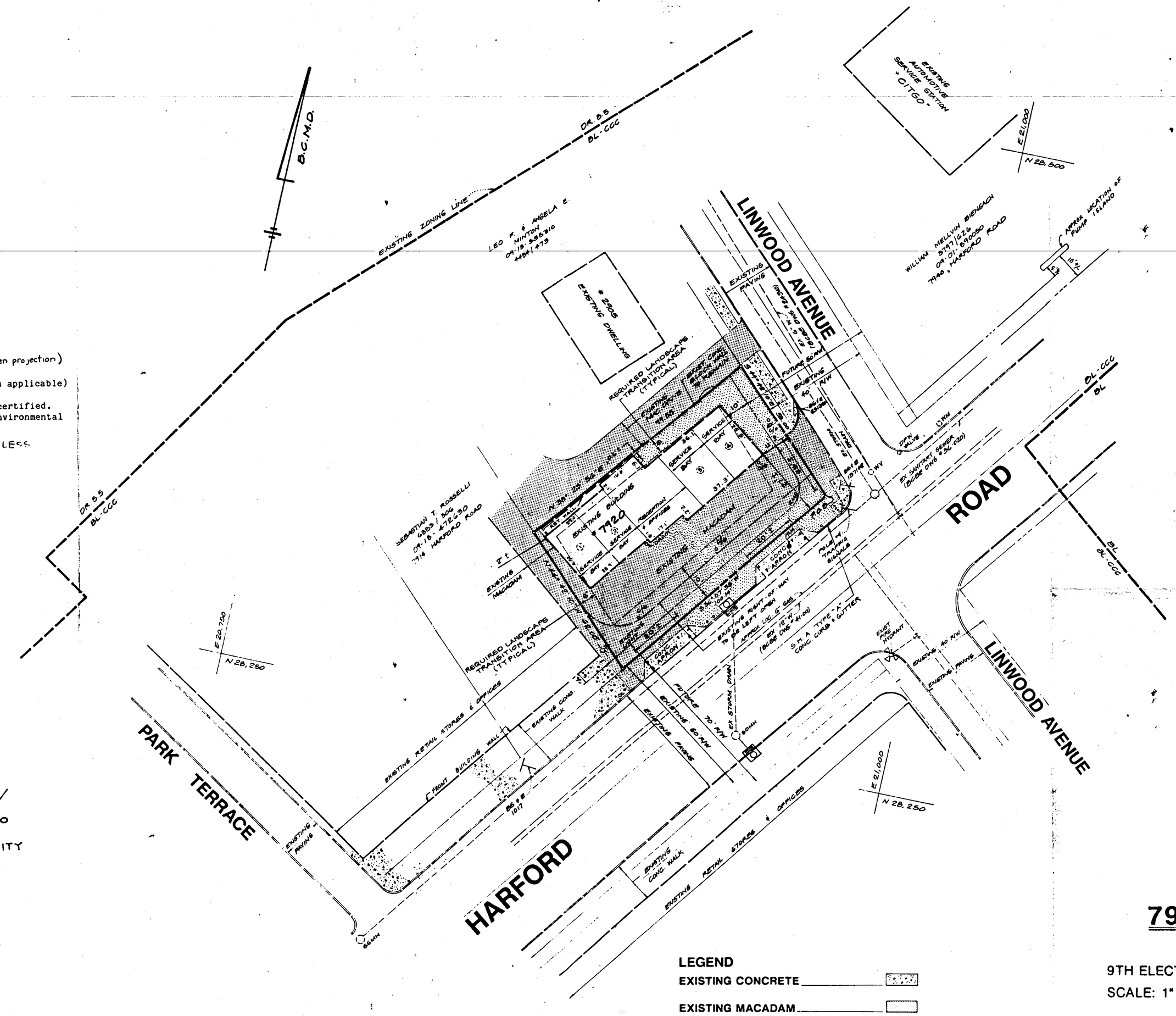

D.R. 5.5
GLENDALE ST.
MAPLE RIDGE
MAPLE AVE.
TEMPLE AVE
OPAL ROAD
ROAD
89-391-A
PARK MANOR TER.
MANOR RD.
DUBOIS AVE
CHESTNUT ROAD
D.R. 16
BL-CCC
OAK FOREST
DR 5.5 BUFFER
6-112
WOODSI
FOREST
BM
BL-CCC
BL
SITE
HARFORD
LINWOOD
PARK TERR
CHESTNUT
AVENUE
470
BALTIMORE COUNTY
200 SCALE ZONING
MAP: N.E. 8-D
99-470 SPHXA

GENERAL NOTES:

1. Councilmanic District: 6
2. Owners: Fred Changhee Yoo and Soung O. Yoo
3. Deed Reference: S. M. 8560/651
4. Property Account No.: 09-07-411630
5. Existing Zoning of Site: BL-CCC
6. Area Calculations:
   Site Area: 5931 SF = 0.1362 Ac. ±
   Highway Widening Area = 767 SF = 0.02 Ac. ±
   Net Area of Site = 5164 SF = 0.11 Ac. ±
7. Floor Area Ratio (F.A.R.):
   Maximum F.A.R. permitted = 4.0
   F.A.R. proposed $\frac{2172.43 \text{ SF}}{5931 \text{ SF}}$ = 0.37
8. Amenity open space (A.O.S.):
   Minimum A.O.S. ratio required = 0.2
   A.O.S. ratio provided $\frac{362.5 \text{ SF}}{2172.43 \text{ SF}}$ = 0.17
9. Parking Tabulation:
   Minimum parking spaces required = 3.3/1000 SF
   Minimum parking spaces = $\frac{1.272}{3.3}$ = 4 spaces
   Number of parking spaces proposed = 5 spaces
   (*Note: 4 spaces are included within the service bays & the open projection)
10. Signs shall be in accordance with Section 450 BCZR (413.5 as applicable)
11. The existing underground fuel tanks have been backfilled and certified. See reports on file with the Baltimore County Department of Environmental Protection and Resource Management.
12. ALL PARKING SHALL BE PAVED WITH A DURABLE & DUSTLESS SURFACE, AND BE PERMANENTLY STRIPED

PREVIOUS ZONING HEARING
CASE NO. 93-136-XA

RELIEF GRANTED:
1. SPECIAL EXCEPTION GRANTED TO PERMIT A CAR WASH.
2. VARIANCE GRANTED TO PERMIT 4 STACKING/PARKING SPACES TO BE LOCATED WITHIN SERVICE BAYS IN LIEU OF THE REQUIRED 40 STORAGE/STACKING SPACES.
3. VARIANCE GRANTED TO PERMIT AN AMENITY OPEN SPACE RATIO OF 0.17 IN LIEU OF THE MINIMUM REQUIRED 0.20.



VICINITY MAP
(SCALE: 1" = 1000')

PLAT TO ACCOMPANY
PETITION FOR

SPECIAL EXCEPTION

AT

7920 HARFORD ROAD

9TH ELECTION DISTRICT
SCALE: 1" = 20'

BALTIMORE CO., MD.
DATE : 3 / 9 / 99

LEGEND
EXISTING CONCRETE
EXISTING MACADAM
PARKING SPACE

470

Pet Ex #1

99-470-SPHXA

McKEE & ASSOCIATES, INC.
Engineering · Surveying · Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by MR
Drawn by JSK, JDG, WDG
Checked by GCS
Job Number 99-17

5/7/99
James W McKee Date
(Maryland Registered No. 9012)

STATE OF MARYLAND — JAMES W. MCKEE — No. 9012 — REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION
REVISED : 5 / 19 / 99 PER ZONING COMMENTS