

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
SE/S Crondall Lane, 255' E of the c/l	
Owings Mills Boulevard	* ZONING COMMISSIONER
(3727 Crondall Lane)	
4 th Election District	* OF BALTIMORE COUNTY
3 rd Councilmanic District	
	* Case No. 00-078-X
George G. Cowman, Jr., et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, George G. Cowman, Jr., and his wife, Ann Carol Cowman, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special exception for a service garage for auto detailing, with accessory cleaning, washing, drying, waxing and polishing, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite hearing on behalf of the Petition were George G. Cowman, Jr., property owner, Richard Truelove, the professional engineer who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel, containing a gross area of 2.12 acres, zoned M.L.-I.M., and is located on Crondall Lane, not far from its intersection with Owings Mills Boulevard in Reisterstown. The property is presently improved with two structures; a 20' x 20' building on the front portion of the site which was previously used as a grocery store, and a 30' x 30' building to the rear of the property which is occupied by Mr. Cowman's contracting business. Apparently, his office and workshop are located

ORDER RECEIVED FOR FILING
 Date 10/25/99
 By [Signature]

therein. The use of the smaller building to the front of the site as a grocery store has been discontinued and Mr. Cowman proposes renovating the building and leasing same to Eric Harris for use as a service garage. Specifically, Mr. Harris proposes to utilize the building to operate an automobile detailing business, which will include cleaning, washing and waxing privately-owned vehicles. It was indicated that approximately 80% of Mr. Harris' customers work in the adjacent Owings Mills Industrial Park. This large, industrial park contains a number of office buildings and manufacturing plants. Typically, Mr. Harris will go to the customer's place of employment in the morning, pick up a vehicle and transport same to the place of his auto detailing business where it will be washed, waxed, and thoroughly cleaned. The vehicle is then returned to the customer in a timely fashion so that he/she does not lose the use of the vehicle. Clearly, the business caters to the convenience of the workers in the office buildings and manufacturing plants in the adjacent industrial park. Those individuals can have their vehicles cleaned with minimal inconvenience. Based upon this description as presented at the hearing, it is clear that the proposed use constitutes an auxiliary use to the Owings Mills Industrial Park, as required by Section 253.2.B.3 of the B.C.Z.R.

Additional testimony revealed that the subject property contains public water and sewer facilities and that the building thereon will be renovated to contain two service bays. Mr. Harris also employs two individuals who are brought to the site by him.

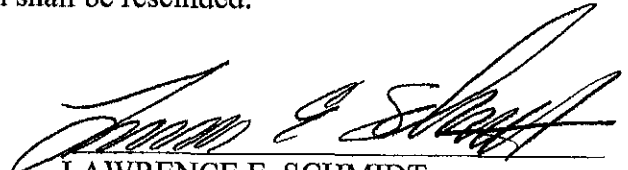
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. In my judgment, the Petitioner has satisfied the requirements for Special Exception relief to be granted, pursuant to Section 502.1 of the B.C.Z.R. Additionally, the Petitioner has presented sufficient testimony to satisfy the requirements for a service garage use as set out in Section 253 of the B.C.Z.R. As noted above, a number of manufacturing/industrial uses are located adjacent to the subject property, including a concrete batching plant. In sum, I am persuaded that the use is appropriate here and will not be detrimental to the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

ORDER RECORDED
10/25/99
Bp
Date

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October, 1999 that the Petition for Special Exception for a service garage for an auto detailing business, with accessory cleaning, washing, drying, waxing and polishing, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

FILED FOR FILING
Date 10/25/99
By [Signature]



Baltimore County
Zoning Commissioner

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

October 26, 1999

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

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Crondall Lane, 255' E of the c/l Owings Mills Boulevard
(3727 Crondall Lane)
4th Election District – 3rd Councilmanic District
George G. Cowman, Jr., et ux - Petitioners
Case No. 00-078-X

Dear Mr. Alderman:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. George G. Cowman, Jr.
1103 Nicodemus Road, Reisterstown, Md. 21136

People's Counsel; Case File

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on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3727 Crondall Lane

which is presently zoned ML-IM

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 ATTACHED

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Howard L. Alderman, Jr., Esquire

Company Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Address Towson, MD 21204

Telephone No.

410-321-0600

City

State

Zip Code

Legal Owner(s):

George G. Cowman, Jr.

Name - Type or Print

Signature

Ann Carol Cowman

Name - Type or Print

Signature

1103 Nicodemus Road

410-833-1383

Address

Telephone No.

Reisterstown, Maryland

21136

State

Zip Code

Representative to be Contacted:

George G. Cowman, Jr.

Name

1103 Nicodemus Road

410-833-1383

Address

Telephone No.

Reisterstown, Maryland

21136

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

LTM

Date

8/20/99

ORDER RECEIVED FOR FILING

Case No. 00-78-X

Date

By

Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE NO: 00-78-X

Address: 3727 Crondall Lane

Legal Owners: George C. Cowman, Jr. and Ann Carol Cowman

Present Zoning: ML-IM

REQUESTED RELIEF:

Special Exception, pursuant to BCZR Section 253.2.B.3 to permit a Service Garage
for Auto Detailing with accessory cleaning, washing, drying, waxing & polishing

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
halderman@counsel.com

DATE RECORDED BY PLANS
Date 11/25/99
By [Signature]

00-78-X

RICHARD J. TRUELOVE, P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5328

ZONING DESCRIPTION

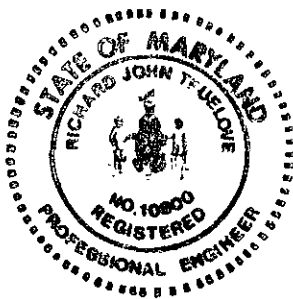
Beginning for the same at a point on the southeasternmost side Crondall Lane, as now widened, said point being 255 feet more or less easterly from the centerline of Owings Mills Boulevard measured along the center of Crondall Lane, running thence along the southeasternmost widening line of Crondall Lane North $74^{\circ} 34' 28''$ East 80.19 feet, thence leaving said widening line of Crondall Lane and running the five following courses and distances:

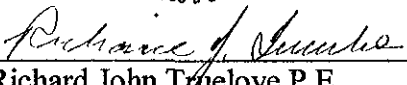
- (1) South $09^{\circ} 22' 12''$ East 535.10 feet thence,
- (2) South $56^{\circ} 04' 48''$ West 404.70 feet thence,
- (3) North $47^{\circ} 13' 36''$ West 120.76 feet thence,
- (4) North $54^{\circ} 16' 24''$ East 396.21 feet thence,
- (5) North $08^{\circ} 21' 36''$ West 423.60 feet, to the place of beginning.

Containing 89,934 square feet, or 2.06 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber 8187 at Folio 135. Located in the Fourth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 3727 Crondall Lane.

August 13, 1999
reports\zondesc\92009




Richard John Truelove P.E.

00-078-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069850

DATE 8/20/99 ACCOUNT 2001 - 6150
AMOUNT \$ 300.00

RECEIVED FROM: RICHARD TRUE LOVE

FOR: OSC SPECIAL EXCEPTION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
8/23/1999	8/20/1999	14:58:33
REG 1803	CASHIER PWES PEW DRAWER	3
Dept	5 528 ZONING VERIFICATION	
Receipt #	098925	UFLM
OR NO.	069850	

Receipt Tot 300.00
300.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

00-078-X

00-078-X

CERTIFICATE OF POSTING

RE Case No 00-078-X

Petitioner Developer G. COVAMAN

DAUGHTER, L. TAL

Date of Hearing Closing 10/18/99

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 #3727 CRONDALL LA.

The sign(s) were posted on

10/3/99
(Month, Day, Year)

Sincerely,

Patrick O'Keefe 10/12/99
Patrick M. O'Keefe 10/12/99
(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

ZONING NOTICE

Case #: 00-078-X

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

PLACE: ROOM 407 - COURTS BUILDING
401 BOSLEY AVE TOWSON

TIME & DATE: MONDAY, OCTOBER 18, 1999 AT 2:00 PM

SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE
FOR AUTO DETAILING WITH ACCESSORY CLEANING, WASHING,
DRYING, WAXING AND POLISHING
#3727 CRONDALL LA (COVAMAN)

ZONING NOTICE

Case #: 00-078-X

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FOR AUTO DETAILING WITH ACCESSORY CLEANING, WASHING,
DRYING, WAXING AND POLISHING
#3727 CRONDALL LA (COVAMAN)

**NOTICE OF ZONING
HEARINGS**

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: #00-078-X
3727 Crondall Lane
S/S Crondall Lane, 255' E of
centerline Crondall and Ow-
ings Mills Boulevard
4th Election District
3rd Councilmanic District
Legal Owner(s): Ann Carol
Cowman & George G. Cow-
man, Jr.

Special Exception: to permit
a service garage for auto de-
tailing with accessory cleaning,
washing, drying, waxing and
polishing.

Hearing: Monday, October
18, 1999 at 2:00 p.m. in
Room 407, County Courts
Bldg., 401 Besley 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 concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

9/34/7 Sept. 30 C342712

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30/, 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 9/30/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 00-078-X
Petitioner Developer G. COWMAN &
DAUGHTER, ETAL
Date of Hearing/Closing 10/18/99

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 #3727 CRONDALL LA.

The sign(s) were posted on

10/3/99
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe, 10/12/99
(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

ZONING NOTICE

Case #: 00-078-X

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

ZONING NOTICE

Case #: 00-078-X

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

PLACE: ROOM 407 - COURTS BUILDING
401 BOSLEY AVE TOWSON
TIME & DATE: MONDAY, OCTOBER 18, 1999 AT 2:00 PM

SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE
FOR AUTO DETAILING WITH ACCESSORY CLEANING, WASHING,
DRYING, WAXING AND POLISHING
#3727 CRONDALL LA (COWMAN)

ZONING NOTICE

Case #: 00-078-X

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

PLACE: ROOM 407 - COURTS BUILDING
401 BOSLEY AVE TOWSON
TIME & DATE: MONDAY, OCTOBER 18, 1999 AT 2:00 PM

SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE
FOR AUTO DETAILING WITH ACCESSORY CLEANING, WASHING,
DRYING, WAXING AND POLISHING
#3727 CRONDALL LA (COWMAN)

RE: PETITION FOR SPECIAL EXCEPTION
3727 Crondall Lane, S/S Crondall Ln,
255' E of c/l Crondall and Owings Mills Blvd
4th Election District, 3rd Councilmanic

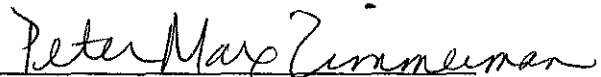
Legal Owner: George C. and Ann Carol Cowman, Jr.
Petitioner(s)

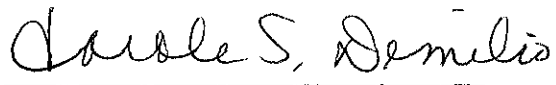
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-78-X

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



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

September 21, 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: 00-078-X

3727 Crondall Lane

S/S Crondall Lane, 255' E of centerline Crondall and Owings Mills Boulevard

4th Election District – 3rd Councilmanic District

Legal Owner: Ann Carol Cowman & George G. Cowman, Jr.

Special Exception to permit a service garage for auto detailing with accessory cleaning, washing, drying, waxing and polishing.

HEARING: Monday, October 18, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Howard L. Alderman, Jr., Esquire, Levin & Gann, 305 West Chesapeake Avenue,
Towson 21204

Ann & George Cowman, Jr., 1103 Nicodemus Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 3, 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.



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on Recycled Paper



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

October 15, 1999

Mr. Howard Alderman, Jr., Esq.
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Ste 113
Towson MD 21204

Dear Mr. Alderman, Jr.:

RE: 00-078-X , 3727 Crondall Lane

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: Ann Carol & George G. Cowman - 078
Reisterstown United Methodist Church, Inc.
-099
Whalen Properties Limited Partnership - 100

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: (078), 099, and 100

Dear Ms. Stephens:

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: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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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: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for September 20, 1999
 Item No. 078

The Bureau of Development Plans Review has reviewed the subject zoning item. Developer will be responsible for rebuilding the entrance to his site per Department of Public Works' Std. Plate R-32 Single Commercial Entrance with a minimum of 24-foot width at property line.

RWB:HJO:jrb

cc: File

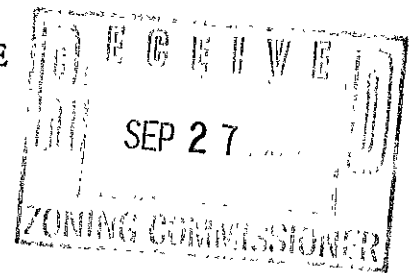
ZAC09209.078

FYI- THIS CASE HAS GONE TO THE ZONING COMMISSIONERS OFFICE

file
10/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



DATE: September 9, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - KW
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 078
PETITIONER: Ann Carol Cowman and George G. Cowan, Jr.

VIOLATION CASE NO.: 98-1009

LOCATION OF VIOLATION: S/S Crondall Lane, 255' E of centerline Crondall
and Owings Mills Boulevard (3727 Crondall Lane)

DEFENDANT(S): Ann Carol Cowman and George G. Cowan, Jr.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/kw/lmh

9-24-99

To: Larry E. Schmidt
From: Jim Thompson

Per Kim Wood of my staff, there
are no active cases against this property.

10/18

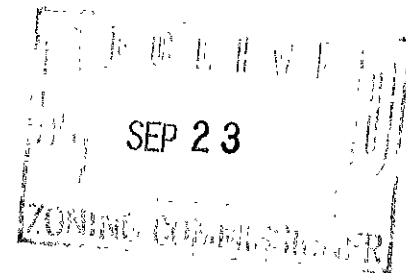
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 23, 1999

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



SUBJECT: 3727 Crondall Lane

INFORMATION:

Item Number: 78

Petitioner: George G. Cowman, Jr.

Zoning: ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, the Office of Planning does not believe that the proposed use will serve primarily as an auxiliary use to the Owings Mills Business Park, as required under Section 253.2.B.3 of the Baltimore County Zoning Regulations. Due to the site's proximity to Owings Mills Boulevard, it is anticipated that the customer base would be from the nearby residential community. Therefore, the Office of Planning recommends that the applicant's request be denied unless the applicant can demonstrate an acceptable derivation of the customer base.

Section Chief:

A handwritten signature in cursive script, appearing to read 'Jeffrey W. Long'.

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 9.13.99

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

RE: Baltimore County
Item No. 078 LTM

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 Kenneth A. McDonald Jr.
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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

George R. Courman Jr.

RICHARD TRUEBLOVE

Howard L Alderman Jr

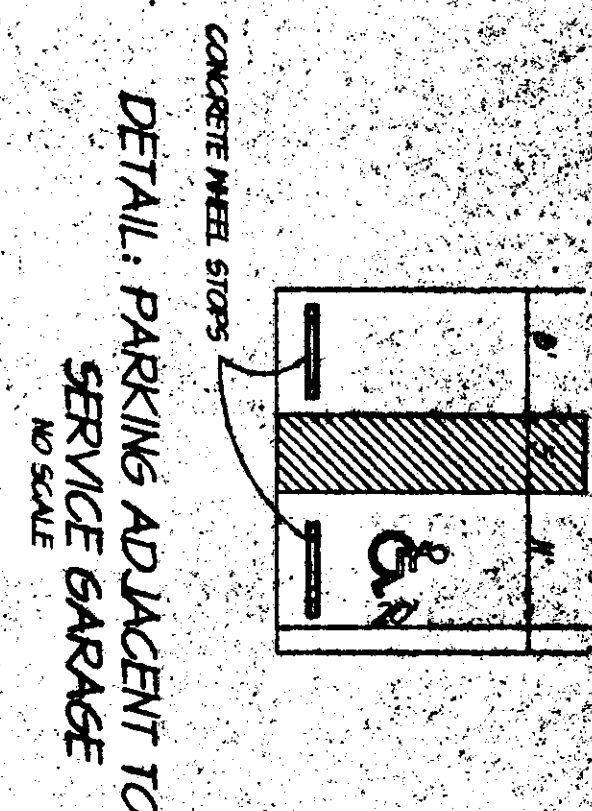
ADDRESS

1103 Nicodemus Rd. 21136

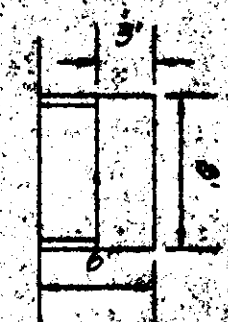
406 W. Pennsylvania Ave 21204

305 W. Chesapeake Ave #113 21204

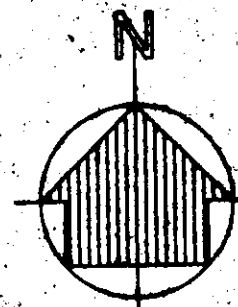




DETAIL: PARKING ADJACENT TO
SERVICE GARAGE
NO SCALE



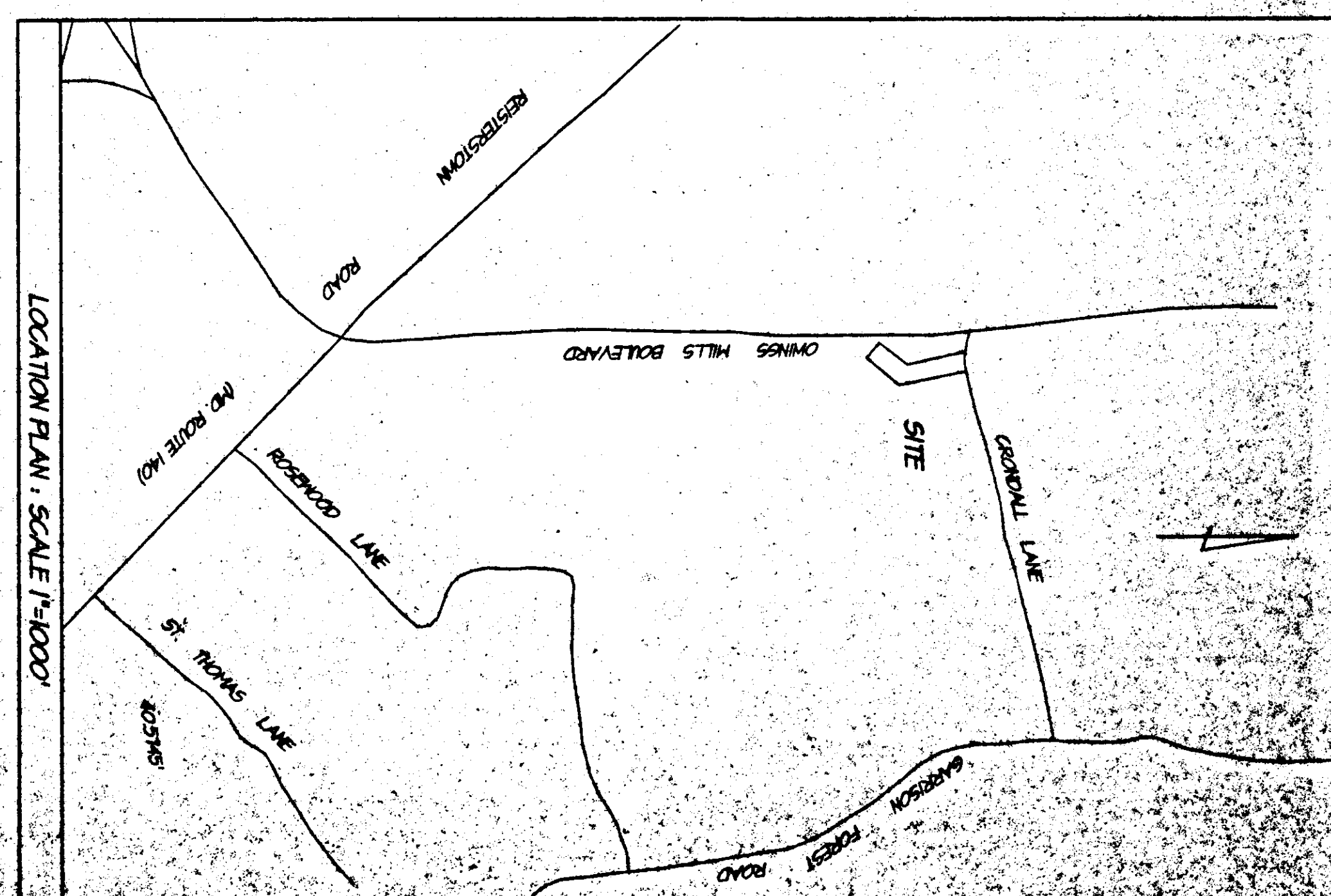
DETAIL: EXISTING PRESTANDING SIGN
NO SCALE



N49000

N46750

GWYNNS FALLS



LOCATION PLAN : SCALE 1"=1000'

- [illegible]

John A. Paul

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
3727 CRONDALL LANE

ELECTION DAY
SCALE: 1"=50'

BALTIMORE COUNTY, MARYLAND

11728

44728, 19



GEORGE BRASLOW COMPANY JR. & ANN CAROL
809 MCCORDS ROAD
WESTBOSTON, MD 21156
DEED REFERENCE 001/145
ACCT # 04-46-03340
TELEPHONE: (410) 435-1389

RICHARD TRULOVE P.E., Inc.
registered civil engineer
406 West Pennsylvania Avenue
Towson, Maryland 21204
(410)461-1414 fax (410)500-6223

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 1999 Issue – Jeffersonian

Please forward billing to:

George Cowman, Jr.
1103 Nicodemus Road
Reisterstown, MD 21136

410-833-1383

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: 00-078-X

3727 Crondall Lane

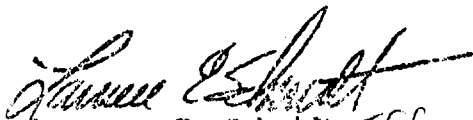
S/S Crondall Lane, 255' E of centerline Crondall and Owings Mills Boulevard

4th Election District – 3rd Councilmanic District

Legal Owner: Ann Carol Cowman & George G. Cowman, Jr.

Special Exception to permit a service garage for auto detailing with accessory cleaning, washing, drying, waxing and polishing.

HEARING: Monday, October 18, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt *SES*

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-78-X

Petitioner: GEORGE COWMAN JR ET UX

Address or Location: 3727 CROWDALL LAKE
REISTERSTOWN MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. GEORGE COWMAN JR.

Address: 1103 NICOREMUS ROAD
REISTERSTOWN, MD. 21136

Telephone Number: 410-833-1383

Revised 2/20/98 - SCJ

00-078-X