

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NW/S of Whitestone Road, 625' SW		
centerline of Dogwood Road	*	DEPUTY ZONING COMMISSIONER
1st Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(6747 Whitestone Road)		
	*	CASE NO. 00-170-X
Lynn F. & James C. Beattie		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, James C. & Lynn F. Beattie, and the lessee of the site, ATI Performance Products, Inc. The special exception was filed for property located at 6747 Whitestone Road. The Petitioners are requesting approval for a special exception to allow used car sales on the property.

Appearing at the hearing on behalf of the request was Lynn Beattie, the property owner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 2.55 acres, more or less, zoned ML-IM. The subject property is improved with a 28,000 sq. ft. warehouse building wherein the Petitioners operate their automotive-manufacturing facility. The Beatties have been in business at this location for the past 18 years. They are in the business of manufacturing specialty high performance products for race cars. They routinely sell their products to General Motors, individual race car drivers on the Nascar Circuit and other similar entities. Occasionally, the Beatties find it necessary to purchase automobiles for the purpose of manufacturing and retrofitting specialty parts for that particular vehicle. Once the specialty part is manufactured the vehicle is no longer needed and the Beatties are requesting the ability to sell that vehicle on the retail market. Most of the vehicles that are used in this fashion will be sold as cars that would be driven on the racing circuit and not necessarily street cars. However, given that the

ORDER RECEIVED FOR FILING
 Date 12/9/99
 By R. J. Jenson

Beatties are licensed by the Motor Vehicle Administration, it is necessary for them to have the approval of the Zoning Office in order for them to be able to sell these vehicles in a retail fashion.

Mrs. Beattie testified that there will be no vehicles displayed for sale on the property, no signage and no customers will come to their property to look at or purchase these vehicles. She has no intentions of drawing any attention to her family's business, or bring any members of the public to this site. All sales will be conducted over the phone, over the Internet, or through a trade publication. She estimates that she will sell no more than 6-10 vehicles over a calendar year.

After considering the testimony and evidence offered by Mrs. Beattie, and the fact that the car sales business will comprise a very small aspect of the Petitioners' overall business, I find that a special exception is not needed. The sale of up to 10 vehicles per year, which is strictly incidental to the Petitioners' business of auto parts manufacturing, can be permitted by special hearing as being accessory to the current use of the property. It is not necessary to formally grant the Petitioners a special exception when this particular use can be allowed by special hearing.

Therefore, the hearing before me, which was properly advertised and posted, and which drew no opposition or interested parties, shall be treated as a special hearing to approve up to 10 used car sales per year, as an accessory use to the automotive parts manufacturing facility. The Zoning Office shall approve any Motor Vehicle Administration form which is required to permit the Petitioners to sell used cars from the property. Having approved this use by special hearing, the special exception request shall be dismissed as moot.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested for special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

ORDERED FOR HEARING
12/9/99
By: J. C. [Signature]

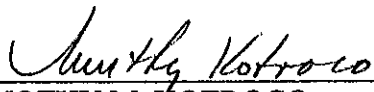
addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertising, posting of the property, and public hearing held, and for the reasons given above, the relief requested to allow up to 10 used car sales per year shall be granted.

THEREFORE, IT IS ORDERED this 9th day of December, 1999, by this Deputy Zoning Commissioner, that the Petitioners' Request to allow used car sales on the property, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their use permit upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The special hearing relief granted herein for the operation of a used car sales facility on the subject property is granted specifically to Mr. & Mrs. Beattie and ATI Performance Products, Inc. In the event the Petitioners cease operating their business from the subject property, then the relief granted herein shall cease and terminate. This relief shall not be transferable to any future purchaser or lessee of the subject property. The Petitioners shall be permitted to sell up to 10 vehicles per year from the subject property.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the special exception request be and is hereby dismissed as moot.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

December 8, 1999

Mr. & Mrs. James C. Beattie
6747 Whitestone Road
Baltimore, Maryland 21207

RE: Petition for Special Exception
Case No. 00-170-X
Property: 6747 Whitestone Road

Dear Mr. & Mrs. Beattie:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been dismissed as moot and a special hearing 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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6747 Whitestone Road

which is presently zoned ML-1M

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 USED CAR SALES.

(ATI is an automotive manufacturing repair facility. We would like to be able to sell a minimal quantity of used cars from this location.)

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:

ATI Performance Products, Inc.,
Name - Type or Print
Lynn F. Beattie, V.P.
Signature
6747 Whitestone Road 410-298-4343
Address Telephone No.
Baltimore MD 21207
City State Zip Code

Legal Owner(s):

Lynn F. Beattie
Name - Type or Print
Lynn F. Beattie
Signature
James C. Beattie
Name - Type or Print
J. Beattie
Signature
6747 Whitestone Road 410-298-4343
Address Telephone No.
Baltimore MD 21207
City State Zip Code

Attorney For Petitioner:

~~ATI Performance Products, Inc.,~~
Name - Type or Print
Signature

Representative to be Contacted:

Lynn F. Beattie
Name
6747 Whitestone Road 410-298-4343
Address Telephone No.
Baltimore MD 21207
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 10.22.99

Case No. 00-170 X

R2V 09/15/98

ZONING DESCRIPTION

FOR

6747 WHITESTONE ROAD

Beginning at a point on the northwest side of Whitestone Road which is 60 feet wide at the distance of 625 feet, more or less, southwest of the centerline of the nearest improved intersecting street, Dogwood Road which is 60 feet wide.

Also known as 6747 Whitestone Road and located in the 1st Election District, 2nd Councilmanic District.

Being the same parcel of land as recorded in the Land Records of Baltimore County in Liber 4757, Folio 567. 1) South 41 degrees 11 minutes 19 seconds West 73.50 feet; 2) radius of 330.00 feet, length of 60.57 feet, chord South 35 degrees 55 minutes 49 seconds West 60.49 feet; 3) North 05 degrees 52 minutes 32 seconds West 17.95 feet; 4) South 78 degrees 14 minutes 05 seconds West 204.62 feet; 5) North 00 degrees 07 minutes 17 seconds East 567.65 feet; 6) South 86 degrees 25 minutes 06 seconds East 146.22 feet; 7) South 05 degrees 52 minutes 32 seconds East 252.00 feet; 8) South 82 degrees 28 minutes 40 seconds East 85.22 feet; 9) South 28 degrees 53 minutes 41 seconds East 104.67 feet; 10) South 41 degrees 11 minutes 19 seconds West 30.52 feet; 11) South 48 degrees 48 minutes 41 seconds East 20.00 feet to the place of beginning.

Containing 111,448 square feet or 2.56 acres of land, more or less.

00-170-4



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

170

No. 073232

DATE 10-21-99 ACCOUNT Pen-6157

AMOUNT \$ 300.00

RECEIVED FROM: Lynn Beattie 6747
WHITESIDE RD.

FOR: (CSL) SD-X.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS ACTUAL TIME
10/22/1999 10/22/1999 10:35:22
REG #302 CASHIER DML END OFANCE
Dept 5 628 ZONING VERIFICATION
Receipt # 11334
CR # 073232

Receipt Tot 300.00
300.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080722

DATE 5/23/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (-1000)

RECEIVED FROM: ATI

FOR: 00-1422
Zoning Case 00-170-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASH VERIFICATION
DATE RECEIVED
5/24/00 5/23/2000 15:09:08
CASHIER: LHM LHM DEANEF
Receipt \$ 124.00
END 080722
Receipt Tot 40.00
BALANCE 200.00
BALANCE 200.00

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: # 00-170-X
6747 Whitestone Road
NW/S of Whitestone Road,
625' +/- SW of c/l Dogwood
Rd.

1st Election District
2nd Councilmanic District
Legal Owner(s): Lynn F.
Beattie and James C. Beattie
Special Exception: For
used Car sales.

Hearing: Monday, Decem-
ber 6, 1999 at 9:00 a.m. in
Room 407 County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

11/116 Nov 11 C352577

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/12, 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 11/11, 1999.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-170-X

Petitioner/Developer: _____

ATI Performance Products Inc

Date of Hearing/Closing: 12/6/99 @ 9 AM

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 6747 White Stone Rd.
Baltimore, MD 21207

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

Stacy Gardner 11/19/99
(Signature of Sign Poster and Date)

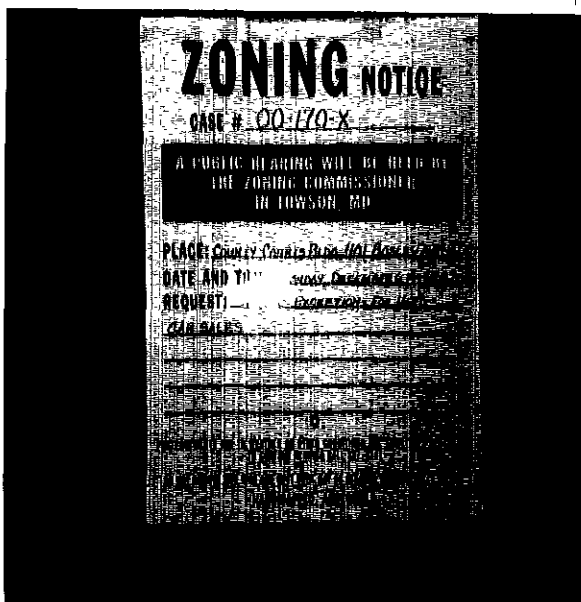
Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(Address)

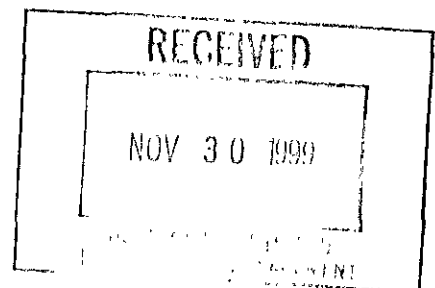
(City, State, Zip Code)

410-781-4000

(Telephone Number)



THE SIGNAGE MANUFACTURING
CORPORATION
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.SIGNAGE-MANUFACTURING.COM



RE: PETITION FOR SPECIAL EXCEPTION
6747 Whitestone Road, NW/S Whitestone Rd,
625' +/- SW of c/l Dogwood Rd
1st Election District, 2nd Councilmanic

Legal Owner: James C. & Lynn F. Beattie
Contract Purchaser: ATI Performance Products
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-170-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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to James C. & Lynn F. Beattie, 6747 Whitestone Road, Baltimore, MD 21207, Petitioners.



PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
November 11, 1999 Issue - Jeffersonian

Please forward billing to:

Lynn F. Beattie
6747 White Stone Road
Baltimore, MD 21207
410-298-4343

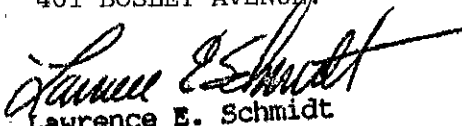
NOTICE OF ZONING HEARING

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: 00-170-X
6747 Whitestone Road
NW/S of Whitestone Road, 625'+/- SW of c/l Dogwood Road
1st Election District - 2nd Councilmanic District
Legal Owner(s): Lynn F. Beattie and James C. Beattie
Contract Purchaser(s): ATI Performance Products, Inc.

SPECIAL EXCEPTION: For used car sales.

HEARING: MONDAY, DECEMBER 6, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING,
401 BOSLEY AVENUE.


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE 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

November 4, 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: 00-170-X

6747 Whitestone Road

NW/S of Whitestone Road, 625'+/- SW of c/l Dogwood Road

1st Election District - 2nd Councilmanic District

Legal Owner(s): Lynn F. Beattie and James C. Beattie

Contract Purchaser(s): ATI Performance Products, Inc.

SPECIAL EXCEPTION: at For used car sales.

HEARING: MONDAY, DECEMBER 6, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING,
401 BOSLEY AVENUE.

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

Arnold Jablon
Director

cc: Lynn and James Beattie

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 21, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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.



**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: 170

Petitioner: LYNN F. BEATTIE

Address or Location: 6747 White Stone Rd Baltimore, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: ABOVE

Address: _____

Telephone Number: (410) 298-4343



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

December 3, 1999

Ms. Lynn Beattie
ATE Performance Products, Inc.
6747 Whitestone Road
Baltimore, Maryland 21207

Dear Ms. Beattie:

RE: 00-170-X , 6747 Whitestone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/22/99.

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.

Sincerely,

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

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159,
160, 161, 162, 163, 164, 165, 166,
167, 168, 169 & 170

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

RWB:HJO:cab

cc: File

ZAC11089.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MB*
DATE: November 15, 1999
SUBJECT: Zoning Item #170
6747 Whitestone Road

Zoning Advisory Committee Meeting of November 8, 1999

- ☐ 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Please be advised that the riparian buffers shown on the plan are not current design standards.

*Sign
12/6*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 23, 1999

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

SUBJECT: 6747 Whitestone Road

INFORMATION:

Item Number: 170

Petitioner: James C. and Lynn F. Beattie

Zoning: ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

David Green, Second District Community Planner, has spoken to the applicants regarding the proposed use of the property for used car sales. While the Office of Planning is generally opposed to used car sales on property zoned ML-IM, it would appear that the applicants simply desire to sell a limited number of vehicles at the above referenced property in connection with the existing "automotive manufacturing facility." Such a use of the property would not appear to be inconsistent with the purposes of the ML-IM zone provided that the intended use involves the sale of less than six vehicles a year.

Section Chief:



AFK/JL



Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

FAX

Quality Signs & Graphics Since 1950

Month: Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec Number of Pages: 2
(Including Cover Page)
Date: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
20 21 22 23 24 25 26 27 28 29 30 31 Time 2:40 AM PM

To: Baltimore Co. Zoning

From: Stacy

Attention: Carl Richards

Subject:

Fax # 410-887-5708

Fax No. 410-781-4673

Phone #

Verifying No. 410-781-4000

Note: If you did not receive all of the pages, or if you have a question, please call the verifying number above.

In front of road tool box in ART's AREA

PAGE: 1

ORDER NUMBER: 0043010

ORDER DATE: 11/18/99

CUSTOMER NO: 03-AT100

SALESPERSON: STACY

**** SALES ORDER ****

SOLD TO:
ATI PERFORMANCE PRODUCTS, INC.
6747 WHITE STONE RD.
BALTIMORE

MD 21207

SHIP TO:
ATI PERFORMANCE PRODUCTS, INC.
6747 WHITE STONE RD.
BALTIMORE MD 21207

CONFIRM TO: ANGIE

CUSTOMER P.O.

98-4343

DATE SHIPPED:

ITEM NO. DESCRIPTION

VIA ALLATION

F.O.B. HERE

TERMS DATE TO SHIP
C.O.D. 11/19/99

24X36CUSTOM

24"X36"XMM
BALTIMORE
EXHIBIT
CASE # WHITE SIGN N/R
COUNTY ZONING SIGN

UNIT QTY SHIP B/O PRICE AMOUNT

EA 1 1 35.00 35.00

72005GRN

5'1.12/F
INCLUDE CHANNEL POST, GREEN
1 ABOVE PRICE

EA 1 .00 .00

5/16HARD

5/16X2"H
INCLUDE
CORE SET (2)
1 ABOVE PRICE

EA 1 .00 .00

INSTALLATION

INSTALL
IN DIRT

EA 1 34.00 34.00

Need picture

\$69.00

1.75

\$70.75

11-19-99 ROGER

CHECKED BY: MATT

CUSTOMER PHONE# (410)

MANUF. BY:

4343

RECEIVED BY:



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

May 18, 2000

Mrs. Lynn F. Beattie
ATI Performance Products, Inc.
6747 Whitestone Road
Baltimore, Maryland 21207

Dear Mrs. Beattie:

RE: Zoning Hearing Case #00-170-X, 6747 Whitestone Rd., 1st Electric District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. There were no appeals filed to your zoning hearing at which Deputy Zoning Commissioner, Timothy M. Kotroco on December 9, 1999 granted limited used car sales. I have reviewed your request to allow a sales trailer on this site with Mr. Kotroco and it has been determined that this proposed would require a Special Hearing. Enclosed are the petition forms as well as a self explanatory sample procedural booklet.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew
Enclosures

cc: Zoning Case #00-170-X

NOTE TO FILE:

APPLICANT WAS ADVISED AT
FILING APPT. THAT "USES CARS"
IS AN INTERIM USE ONLY IN
THE ML-IM ZONE THAT HAS
SPECIFIC REQUIREMENTS. SEE §253.2.C.

JCM

170



4/28/00 of To: JTS Inform 5/1/00 No check need \$ JTS call for 640

April 26, 2000

Arnold Jablon
Director of PDM
111 W. Chesapeake Ave
Towson, MD 21204

Re: Case No. 00-170-X

Dear Mr. Jablon,

The above referenced petition was accepted and approved. We are trying to get a used vehicle dealers license and need in writing something that states there were no appeals during the 30-day waiting period. We received you name and address from the department of zoning who stated you could help us.

After talking with the MVA we also need a letter from you stating that the office trailer we put on our property meets with zoning approval. I have enclosed a site plan to let you know where the office trailer will be located.

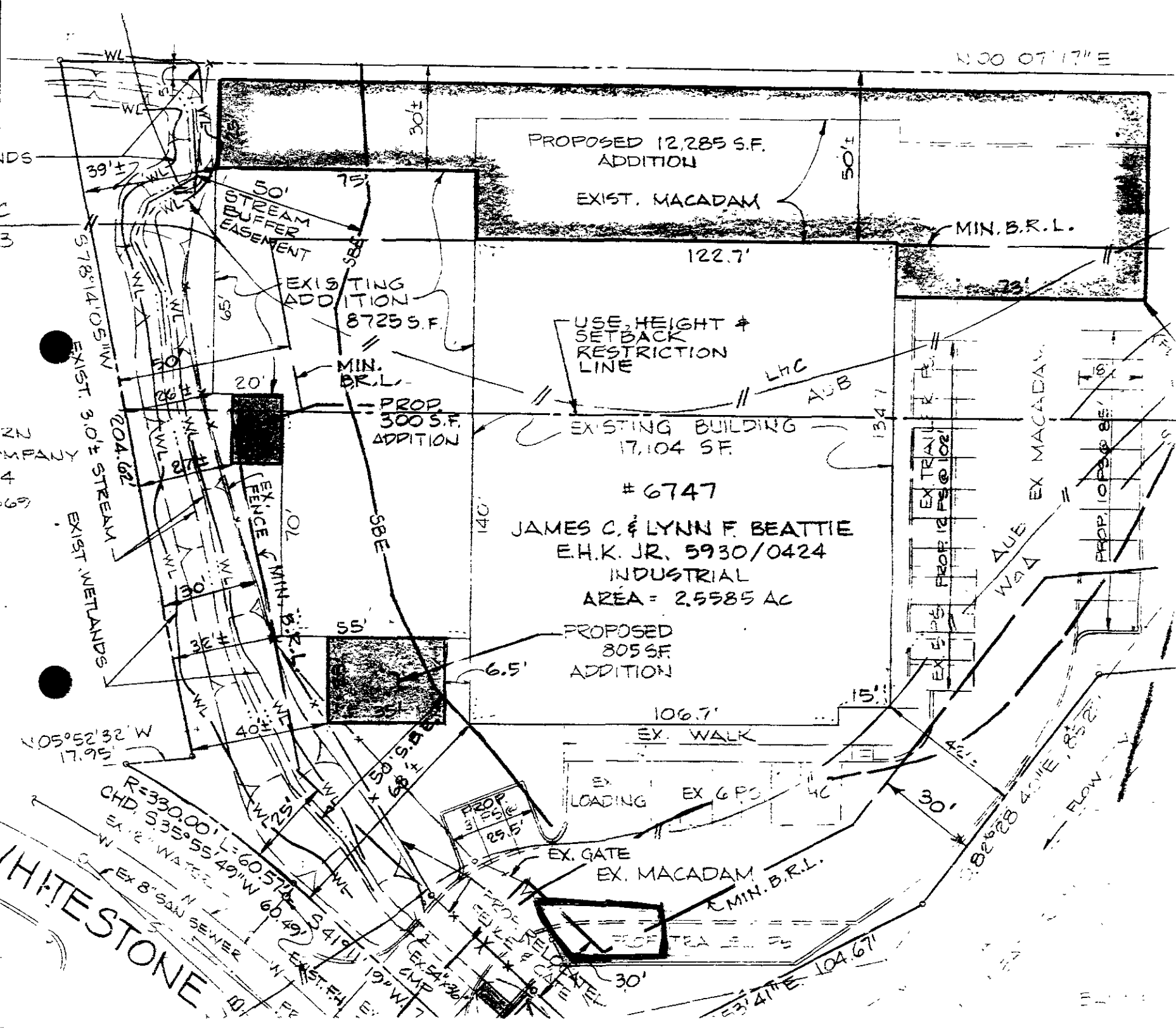
If you have any questions please call me at 410-298-4343. Our case is pending your approval, so if you could expedite this request it would be greatly appreciated.

Thank you,

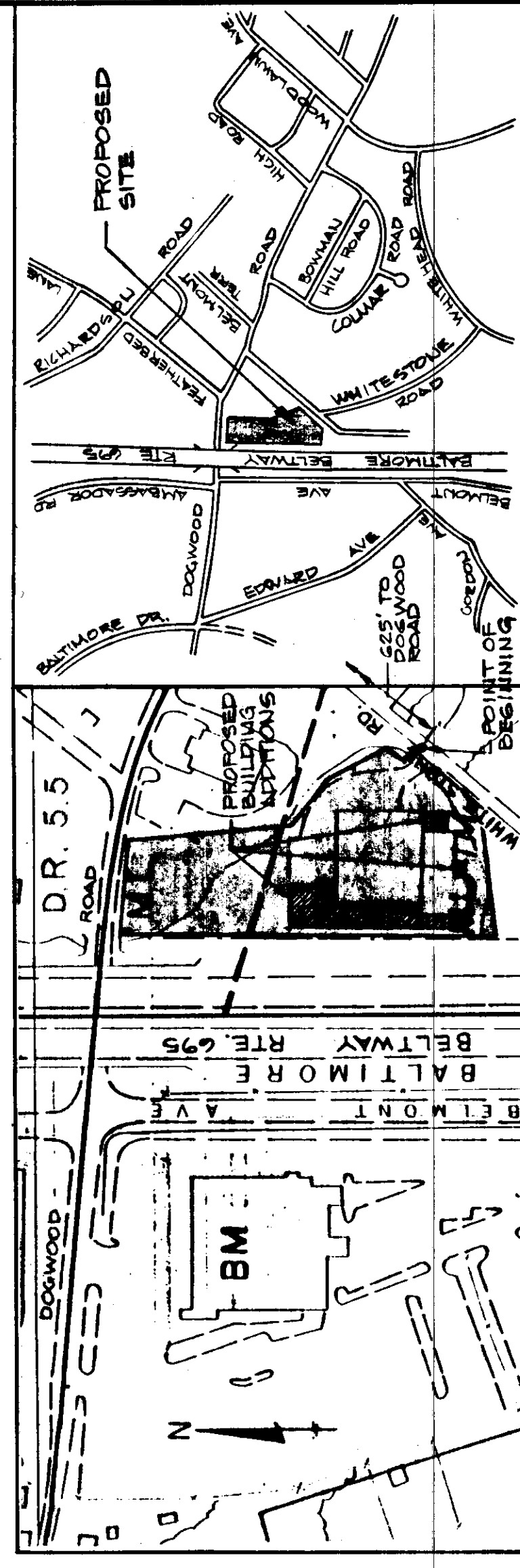
A handwritten signature in black ink that reads "Lynn F. Beattie". To the right of the signature is a circular stamp containing the letters "MC".
Lynn F. Beattie

LFB/alc

Encl. Site Plan



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL EXCEPTION



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 2
1"=200' SCALE MAP # NW 3-G
ZONING: ML/ML-M
LOT SIZE: 111,448.26 SF ± 25,829 SF ±

SEWER: ☒ PUBLIC PRIVATE
WATER: ☒ YES NO
CHESAPEAKE BAY CRITICAL AREA: ☐ YES NO
PRIOR ZONING HEARINGS: ☐ YES NO
CASE NO. 87-68A GRANTED AUG. 29, 1986
VARIANCE TO ALLOW LESS SETBACK OF 40' YARD
AND REAR YARD NO TRAILER STORAGE SEE NOTE BELOW.

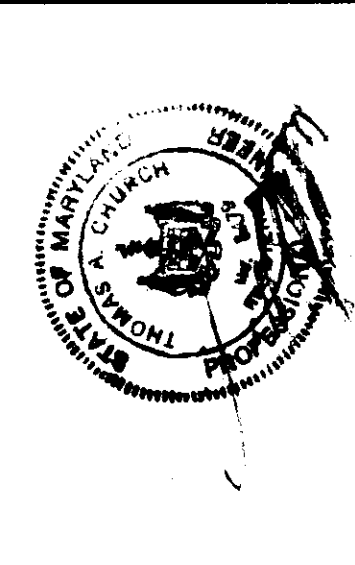
ZONING OFFICE USE ONLY

REVIEWED BY: DM ITEM # 170 CASE # 00-170-X

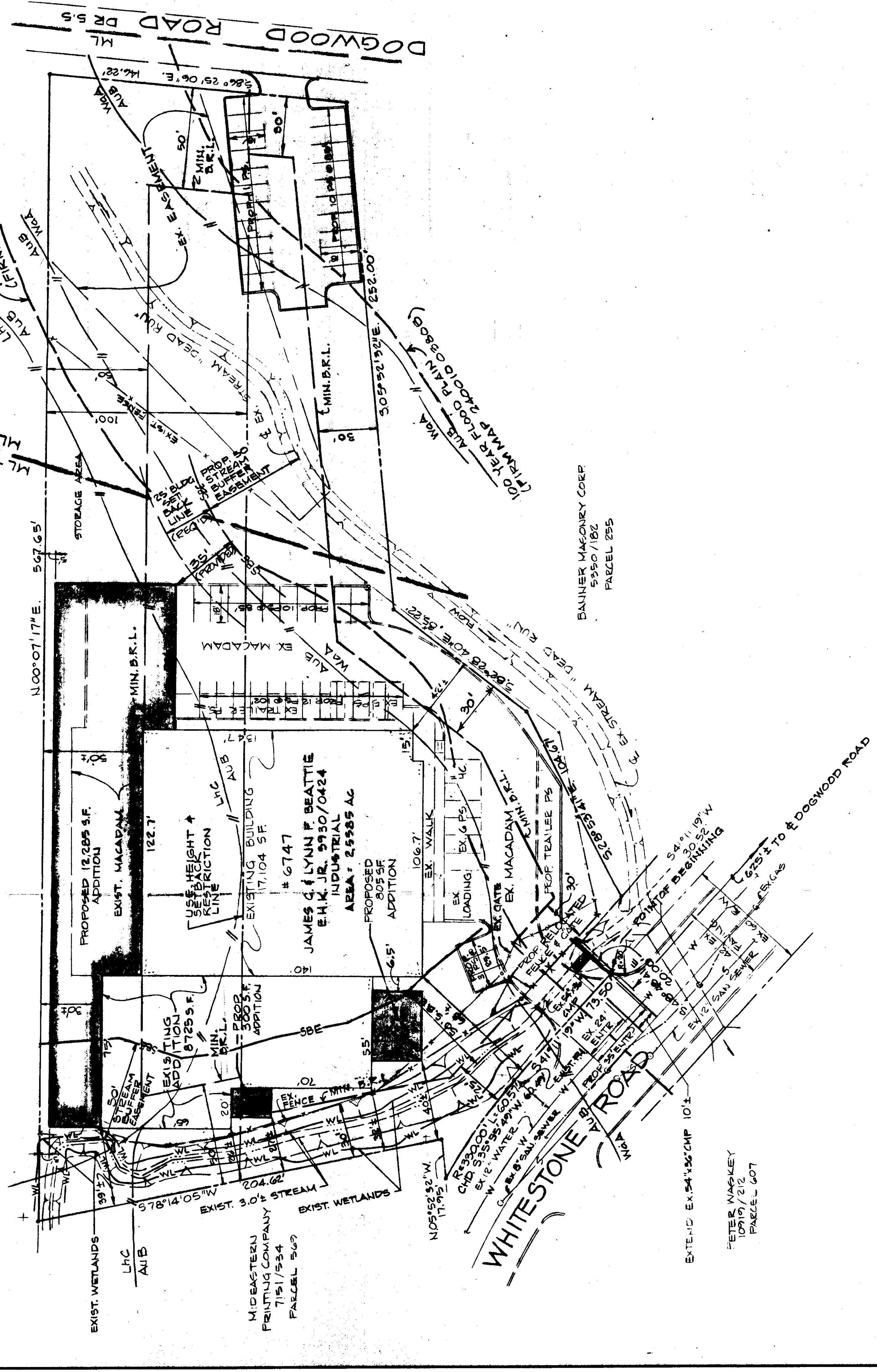
PROPERTY INFORMATION
JAMES C. & LYNN F. BEATTIE
6747 WHITESTONE ROAD
E.H.K. JR. 5930/0424
0113 753882

NOTE:
1. ZONING CASE # 87-68A GRANTED AUG. 29, 1986 -
VARIANCE TO PERMIT REAR SETBACK OF 40' FEET
AND REAR YARD NO TRAILER STORAGE OF THE
REQUIRED 50 FEET RESPECTIVELY.
2. NO TRAILER MAY BE STORED OR UTILIZED ON SITE
EXCEPT AS A DEMONSTRATION TRAILER AS SHOWN
ON JOB ORDER # 85009, DATED 5-22-86. THIS TRAILER
IS ACCESSORY TO THE MANUFACTURE OF SPECIFIC
PARTS USED BY RACE CARS.

3. LANDSCAPING TO BE ADDRESSED
AT TIME OF BUILDING PERMIT APPLICATION.
4. FLOOD PLAIN AND STORM WATER
MANAGEMENT ISSUES WILL BE
PREPARED AT TIME OF SITE PLAN



DATE: 6/1/99
SCALE: 1"=50'
SHEET: 1 OF 1
CONTRACT NUMBER: 99-107



00-170-X
p87.2X#1

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
6747 WHITESTONE ROAD
ELECTION DISTRICT #1 BALTIMORE COUNTY, MARYLAND

OWNER/DEVELOPER
JAMES C. & LYNN F. BEATTIE
6747 WHITESTONE ROAD
BALTIMORE, MARYLAND 21207

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-317-2600 BALTIMORE, MARYLAND 21212

Checked: J.T.	DATE: 6/1/99
Design: J.T.	REV. PER ZONING REVIEW COMMENTS:
Drawn: J.T.	REVISIONS: