

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
NE/S Green Spring Drive, 1,050' S of	
Timonium Road	* ZONING COMMISSIONER
(2011 Green Spring Drive)	
8 th Election District	* OF BALTIMORE COUNTY
4 th Councilmanic District	
	* Case No. 00-201-X
Paddington, LLC	
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, Paddington, LLC, by Norman W. Wilder, Member, and the Contract Purchasers, Wiser, LLC, by Richard W. Wiser, through their attorney, Kenneth F. Davies, Esquire. The Petitioners request a special exception to permit use of the subject property as an automobile service establishment, 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 amended site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were Richard and Janet Wiser, principals of Wiser, LLC, Contract Purchasers, their attorney, Kenneth F. Davies, Esquire, and George R. Peck. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is roughly a rectangular shaped parcel, containing approximately 0.17 acres in area, zoned M.L.-I.M. The property is located on the east side of Green Spring Drive, across from its intersection with Timway Drive in Timonium, not far from the interchange of I-83 and Timonium Road. As the zoning classification of the subject parcel suggests, the property is located within an industrial/commercial area. The east side of the property abuts the right-of-way for the MTA Light

ORDER RECEIVED FOR FILING

Date 11/6/11

By [Signature]

Rail. On either side of the property (i.e., north and south) the site abuts warehouse type uses. Across Green Spring Drive to the west are similarly zoned and utilized properties.

Mr. & Mrs. Wiser presently operate a Sunoco gasoline service station near the subject site, located adjacent to the intersection of Timonium Road and Green Spring Drive. Presently, in addition to dispensing fuel, the service station provides an automobile repair facility. Testimony indicated that Sunoco is revising their operation at this location to eliminate the service garage component. Thus, the Petitioners wish to relocate that portion of the business to the subject site.

At the present time, the subject property is improved with a one-story frame building. The building is divided into a series of components including 2700 sq.ft. of warehouse space, 1400 sq.ft. of retail space (golf shop), and 2094 sq.ft. of office/storage space. A business known as Michael's occupies the balance of the building. That business is in the nature of providing repairs to lawnmowers, garden tractors, and the like. The Petitioners' business will replace the Michael's operation; however, instead of repairing lawnmowers, lawn tractors, and similar equipment, the new operation will be a traditional type service garage for automobiles and similar vehicles.

An amended plan was offered at the hearing which indicates that the service garage will occupy a slightly larger area than originally proposed. Nonetheless, a sufficient area for parking exists on the subject site. Notes on the plan also indicated that there will be no storage of damaged or disabled vehicles or parts outside the building, and that all paving on-site will be bituminous in nature and will be permanently striped.

Section 253.2 of the B.C.Z.R. regulates the uses permitted in the M.L. (Manufacturing, Light) zone. Section 253.1 sets out those uses which are permissible by right, and Section 253.2 designates special exception (i.e. conditional) uses. Section 253.2.B.2 provides that service garages are permitted by special exception. That Section further provides that the service garage use must be located in a planned industrial park of at least 25 acres in net area, or, in an I.M. District. The subject property is located in an I.M. District and thus, satisfies that requirement. Moreover, it must be shown that the use will serve primarily the industrial uses and related

activities in the surrounding industrial zone. I am satisfied, based upon the nature of the services offered and the customer base, that the proposed use meets that requirement.

All special exceptions must be considered in light of the requirements set forth in Section 502.1 of the B.C.Z.R. Pursuant to that standard, it must be shown that the use can be conducted without detrimental impact upon the health, safety or general welfare of the locale. Clearly, the nature of this neighborhood is conducive to the proposed special exception. There are no residences in the area which will be impacted and the nature of the uses on adjacent properties, the availability to arterial roads, and the general character of the neighborhood at large, supports a finding that the proposed use satisfies the requirements of Section 502.1. For these reasons, the Petition for Special Exception shall be granted. However, in granting the Petition, I shall impose a restriction upon the relief granted. This restriction is imposed pursuant to the requirements of Section 502.2 of the B.C.Z.R., which empowers the Zoning Commissioner to impose conditions and restrictions upon the grant of a special exception that are necessary or advisable for the protection of surrounding and neighboring properties. In this regard, the plan shows an area of the site which is presently occupied by a mulch pile and a temporary greenhouse. The plan indicates that the mulch pile and greenhouse will be removed. That is appropriate under the circumstances. However, I shall require that the Petitioners utilize that area to provide additional parking. Although the plan meets the required parking for the B.C.Z.R., it satisfies the mere minimum standards. In this case, I believe that an additional area of striped parking should be provided in the area where the greenhouse and mulch pile presently exist and the plan should be amended accordingly.

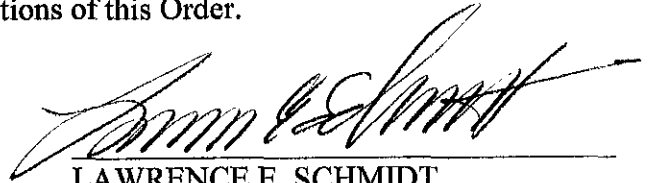
It is also to be noted that a Zoning Plans Advisory Committee (ZAC) comment was offered by the Developers' Plans Review Division of the Department of Permits and Development Management (DPDM) regarding the Petitioners' proposal. That comment indicates that the width of the driveway is insufficient. The comment does not detail that portion of the site where the insufficient driveway width exists. Quite possibly, in view of the unusual shape of the property, the area identified may be near the front of the existing building, where the property is at its

narrowest dimension. In view of the nature of the proposed use, and the angled parking arrangement, it appears that appropriate room exists for maneuvering. Thus, I shall approve the amended plan as submitted.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of January, 2000 that the Petition for Special Exception to permit use of the subject property as an automobile service establishment, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall utilize that area presently occupied by a mulch pile and greenhouse to provide an additional striped parking area and the plan shall be amended accordingly. Therefore, prior to the issuance of any use and occupancy permits, the Petitioners shall submit a revised site plan depicting the additional striped parking area.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 1/6/00

By [Signature]



Baltimore County
Zoning Commissioner

January 6, 2000

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

Kenneth F. Davies, Esquire
Wright, Constable & Skeen, LLP
100 N. Charles Street, 16th Floor
Baltimore, Maryland 21201-3812

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Green Spring Drive, 1,050' S of Timonium Road
(2011 Green Spring Drive)
8th Election District – 4th Councilmanic District
Paddington, LLC/Wiser, LLC - Petitioners
Case No. 00-201-X

Dear Mr. Davies:

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. Norman W. Wilder
2330 W. Joppa Road, Suite 210, Lutherville, Md. 21093
Mr. & Mrs. Richard W. Wiser
100 Timonium Road, Timonium, Md. 21093
People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2011 Greenspring Drive

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

Auxillary service use under §253.2B for use as a automobile service establishment.

This is a transfer of an existing business within the area and not the creation of a new business. The business is to serve primarily the industrial uses and related activities in the surrounding area.

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:

WISER, LLC by

RICHARD W. WISER

Name - Type or Print

Signature

100 Timonium Road (410) 252-7215
Address Telephone No.

Timonium, Maryland 21093
City State Zip Code

Attorney For Petitioner:

Kenneth F. Davies

Name - Type or Print

Signature

Wright, Constable & Skeen, LLP
Company

100 N. Charles Street, 16th Fl. (410) 659-1303
Address Telephone No.
Baltimore, Maryland 21201-3812
City State Zip Code

Legal Owner(s):

PADDINGTON, LLC

By: NORMAN W. WILSON

Name - Type or Print

Signature

Name - Type or Print

Signature

2330 W. Joppa Road, Suite 210 410-494-9200
Address Telephone No.

Lutherville, Maryland 21093
City State Zip Code

Representative to be Contacted:

Same as above
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 - 2 hr
UNAVAILABLE FOR HEARING

Reviewed By mtk/JLL Date 11/8/99

ORDER RECEIVED FOR FILING

Date Case No. 00-201-544X

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopler: (410) 817-4329
email: kjWellsInc@msn.com

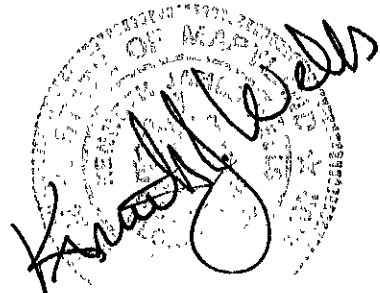
7403 New Cut Road
Kingsville, Md. 21087-1132

**DESCRIPTION OF
SPECIAL EXCEPTION AREA
2011 GREEN SPRING ROAD
BALTIMORE COUNTY
MARYLAND**

Beginning at a point on the northeast side of Green Spring Road which is 60 feet wide and 1,050 feet from the centerline of Timonium Road, thence North 71 degrees 15 minutes 08 seconds East 155.54 feet to the place of beginning; thence with the following courses and distances:

- 1) South 18 degrees 54 minutes 28 seconds East 70.90 feet
- 2) South 70 degrees 24 minutes 09 seconds West 50.50 feet
- 3) South 18 degrees 54 minutes 28 seconds East 41.25 feet
- 4) North 70 degrees 24 minutes 09 seconds East 50.00 feet
- 5) South 18 degrees 54 minutes 28 seconds East 20.10 feet
- 6) North 70 degrees 24 minutes 09 seconds East 42.30 feet
- 7) North 19 degrees 35 minutes 51 seconds West 60.10 feet
- 8) North 70 degrees 24 minutes 09 seconds East 24.00 feet
- 9) North 18 degrees 44 minutes 52 seconds West 71.35 feet
- 10) South 71 degrees 15 minutes 08 seconds West 65.77 feet

Containing 9,313 square feet or 0.214 acres of land more or less.



kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

**DESCRIPTION OF
SPECIAL EXCEPTION AREA
2011 GREEN SPRING ROAD
BALTIMORE COUNTY
MARYLAND**

Beginning at a point on the northeast side of Green Spring Road which is 60 feet wide and 1,050 feet from the centerline of Timonium Road, thence North 71 degrees 15 minutes 08 seconds East 155.54 feet to the place of beginning; thence with the following courses and distances:

- 1) South 18 degrees 54 minutes 28 seconds East 132.43 feet
- 2) North 70 degrees 24 minutes 09 seconds East 42.30 feet
- 3) North 19 degrees 35 minutes 51 seconds West 60.10 feet
- 4) North 70 degrees 24 minutes 09 seconds East 24.00 feet
- 5) North 18 degrees 44 minutes 52 seconds West 71.35 feet
- 6) South 71 degrees 15 minutes 08 seconds West 65.77 feet

Containing 7,238 square feet of land more or less.



201

P - TIMORE COUNTY, MARYLAND
CLERK OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 075703

DATE _____

ACCOUNT**AMOUNT**

RECEIVED
FROM: _____

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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 #00-201-X
2011 Greenspring Drive
E/S Greenspring Drive 1050'
S of 41 Timonium Road
8th Election District
4th Councilmanic District
Legal Owner(s)
Paddington, LLC

Special Exception: for use as an automotive service establishment

Hearing: Monday, December 20, 1999 at 10:00 a.m.
in Room 407 County Courts Building, 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) 887-3351

11/314 Nov 25 C355869

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11-26, 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 11-25, 1999.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-201-X
PETITIONER/DEVELOPER
(Paddington LLC)
DATE OF Hearing
(Dec. 20, 1999)

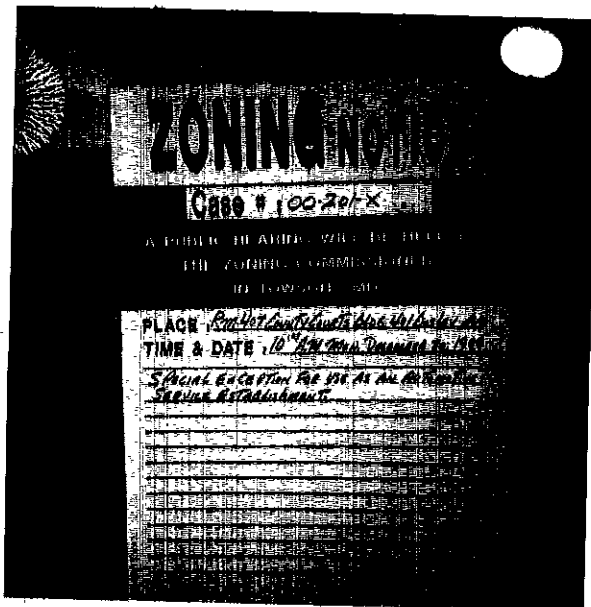
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
2011 Greenspring Drive Baltimore, Maryland 21093—

The sign(s) were posted on 12-3-99
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)

RE: PETITION FOR SPECIAL EXCEPTION
2011 Greenspring Drive, E/S Greenspring Dr,
1050' S of c/I Timonium Rd
8th Election District, 4th Councilmanic

Legal Owner: Paddington, LLC
Contract Purchaser: Wisner, LLC
Petitioner(s)

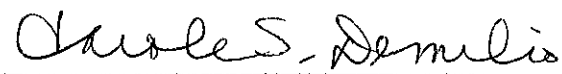
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-201-SPH

* * * * *

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 24th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Kenneth F. Davies, Esq., Wright, Constable & Skeen, 100 N. Charles Street, 16th Floor, Baltimore, MD 21201, attorney for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
November 25, 1999 Issue - Jeffersonian

Please forward billing to:

Richard Wiser
100 W. Timonium Road
Timonium MD 21093
410-252 7215

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: 00-201-X
2011 Greenspring Drive
E/S Greenspring Drive, 1050' S of c/l Timonium Road
8th Election District - 4th Councilmanic District
Legal Owner(s): Paddington, LLC

Special Exception for use as an automotive service establishment.

HEARING: MONDAY, DECEMBER 20, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 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.



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 19, 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: 00-201-X
2011 Greenspring Drive
E/S Greenspring Drive, 1050' S of c/l Timonium Road
8th Election District - 4th Councilmanic District
Legal Owner(s): Paddington, LLC

Special Exception for use as an automotive service establishment.

HEARING: MONDAY, DECEMBER 20, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE.

Arnold Jablon
Director

cc: Paddington, LLC
Wiser, LLC
Kenneth F. Davies

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 5, 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.

Post-It® Fax Note 7671		Date 11/24/99	# of pages 1
To JANET WISER		From SOPHIA	
Co./Dept.		Co. ZONING	
Phone #		Phone # 410-887-3391	
Fax # 410-252-8031		Fax #	



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: 00-201-SPX

Petitioner: RICHARD & JANET WISER

Address or Location: 2011 GREENSPRING DR. TIMONIUM MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD WISER

Address: 100 W TIMONIUM RD TIMONIUM MD 21093

Telephone Number: 410 252 7215



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 17, 1999

Mr. Kenneth Davies
Wright, Constable & Skeen, LLP
100 N. Charles Street, 16th Fl.
Baltimore, Maryland 21201-3812

Dear Mr. Davies:

RE: Case Number 00-201-X, 2011 Greenspring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/8/99.

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

WCR:rsj

Enclosures

c: Richard Wiser
Norman Wilder





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 29, 1999

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

RECEIVED JAN 14 2000

ATTENTION: Gwen Stephens

RE: Property Owner: 200 - WESTERLEE APARTMENTS LMT. PTNP.
201 - PADDINGTON, LLC

Location: DISTRIBUTION MEETING OF November 22, 1999

Item No.: 200 AND (201)

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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



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: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 29, 1999
 Item No. 201

The Bureau of Development Plans Review has reviewed the subject zoning item.

The parking layout does not meet standards for width of driveways.

RWB:HJO:cab

cc: File

ZAC11299.201

hs
12/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

2

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

Date: December 1, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 201

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Wright, Constable & Skeen, L.L.P. | Attorneys at Law

One Charles Center, 16th Floor • 100 North Charles Street • Baltimore, Maryland 21201-3812 • 410-659-1300 • Fax 410-659-1350

11/10/99
8
W&S
File

November 9, 1999

John Brentnall Powell, Jr.
Douglas G. Worrall
Michael J. Abromaitis
Monte Fried
James W. Constable
David W. Skeen
James D. Skeen*
Kenneth F. Davies
Stephen F. White
Brian S. Goodman
Frederick L. Kobb
Paul F. Evchus
Lois Fenner McBride
Charles J. Morton, Jr.

Writer's Direct Dial/E-Mail Address
(410) 659-1303/kfdavies@wcsllp.com

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 00201 SPX
Petition for Special Exception - 2011 Greenspring Drive

Dear Mr. Jablon:

I represent the Petitioner with respect to the above referenced petition for Special Exception which was filed on November 8, 1999. My clients are the contract purchasers of the property and have until December 23, 1999 to satisfy all conditions required for the sale to close, including zoning conditions.

Accordingly, this is to request that this matter be set-in for hearing on the special exception request at the earliest possible date.

Very truly yours,

Kenneth F. Davies

KFD/mar

#79626/9050.1

cc: Richard and Janet Wiser

Associates

Mary Alice Smolarek*
Catherine H. Bellinger*
Carol J. Beyers
Tracey King Sertz*
Nicole E. Ames**
Eric R. Smith
Howard S. Stevens

Of Counsel

C. Gordon Haines*
Francis N. Iglehart
P. McEvoy Cromwell

Wm. P. Constable (1882-1976)
John D. Wright (1903-1976)

Towson Office

307 West Allegheny Avenue
Towson, Maryland 21204-4258
Phone 410-825-0750
Fax 410-825-0715

* Admitted in the District of Columbia and Maryland

** Admitted in the District of Columbia, Maryland and Virginia

RECEIVED

99-2882

NOV 10 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Kenneth F. Davies

100 N. Charles St 10th fl.

Baltimore MD 21202

Richard Wiser

100 W Timonium Rd

Timonium Md 21093

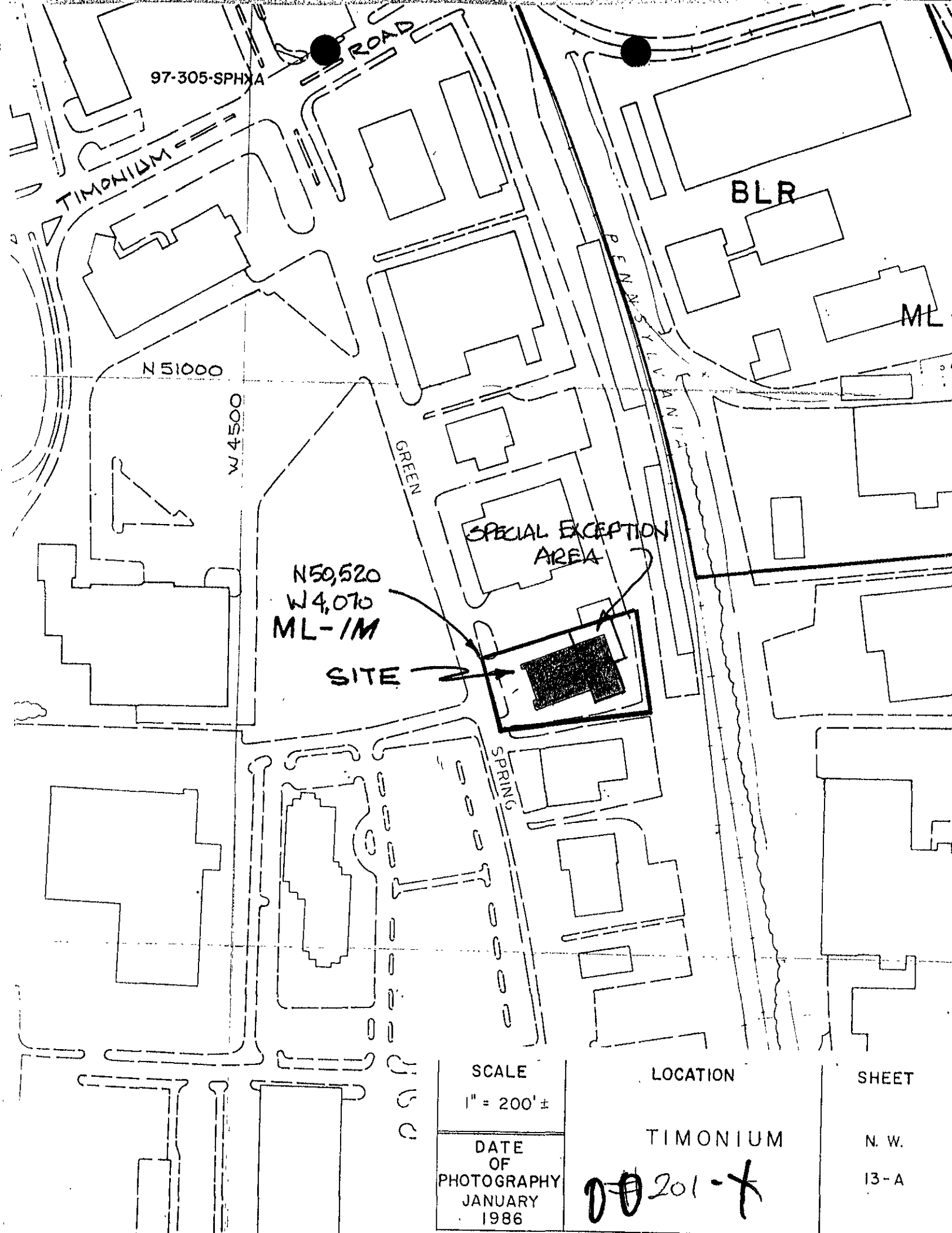
Janet Wiser

" SAME "

GEORGE R. PECK

ME1 2330 W. TOPPA RD - STE 210
LUTHERVILLE, MD 21093





SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

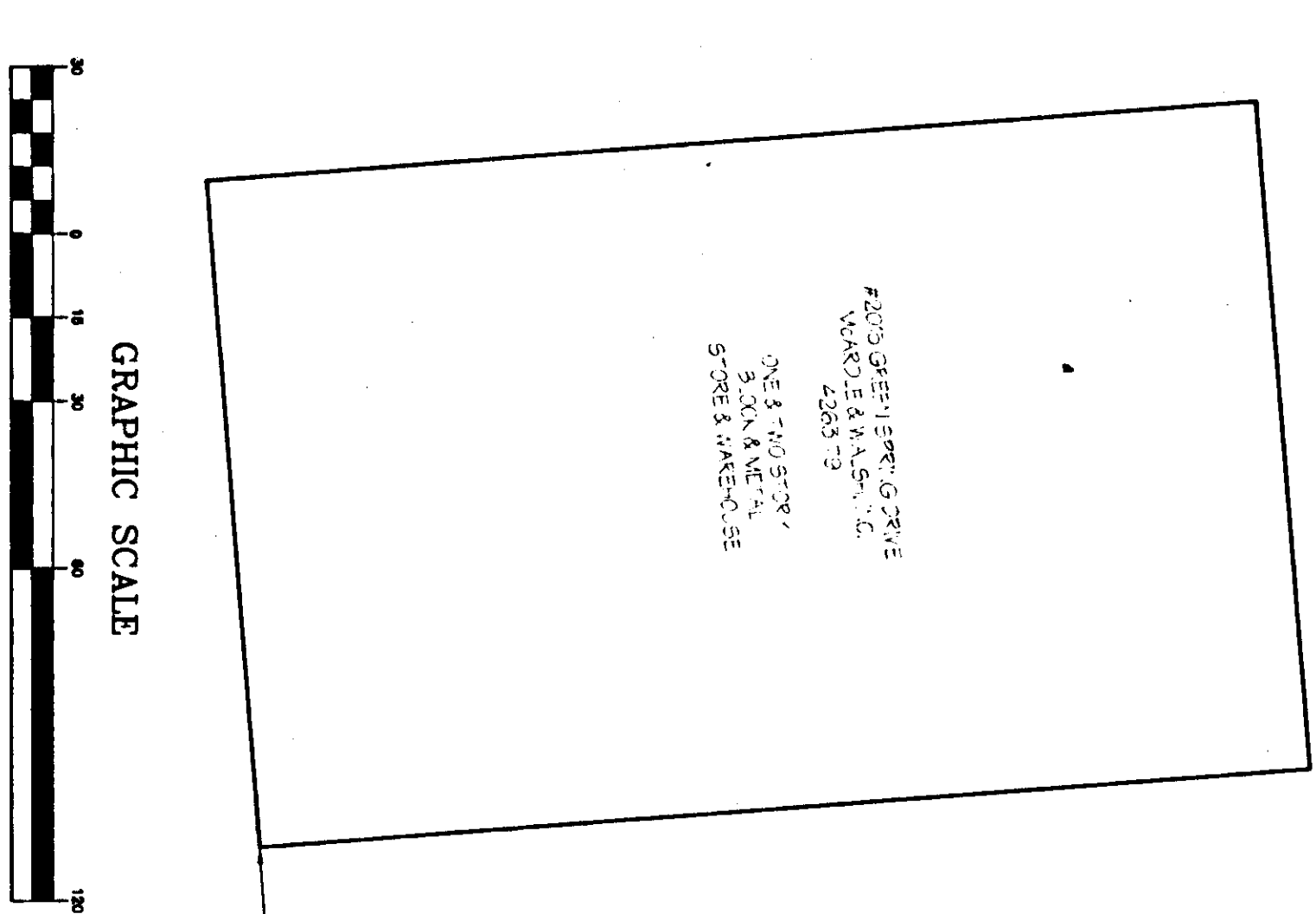
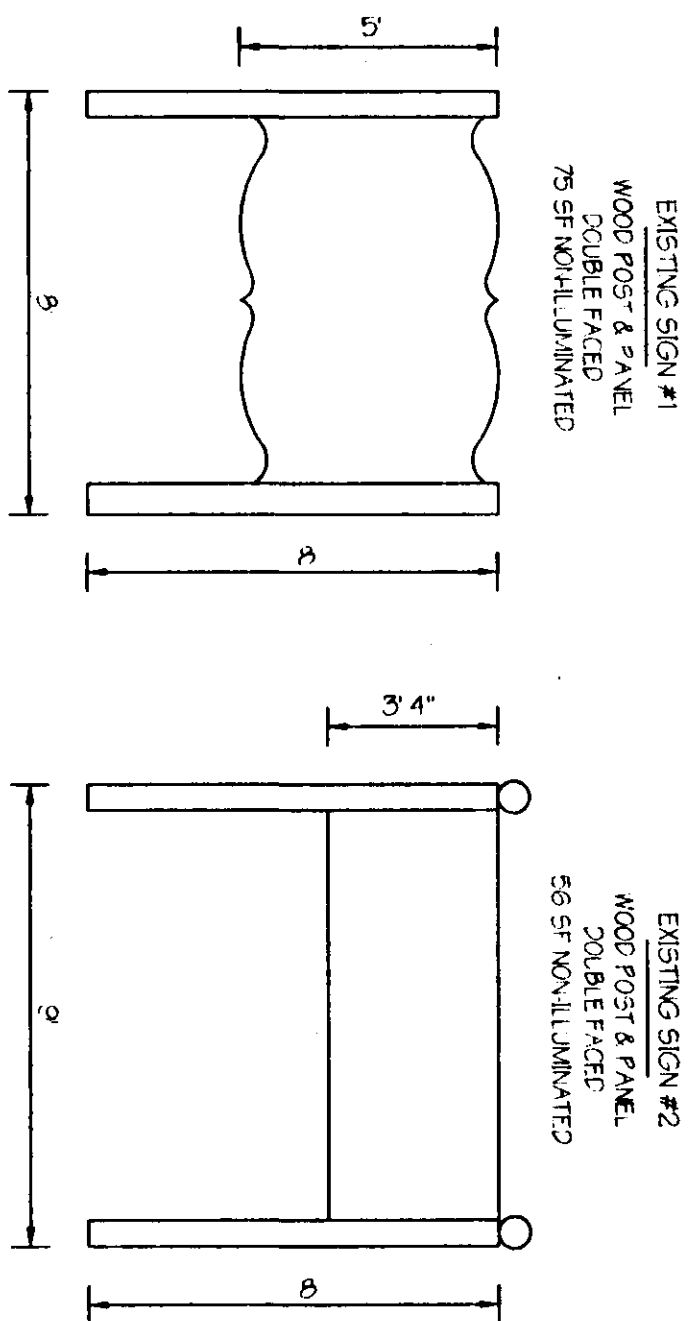
TIMONIUM

00201-7

SHEET

N. W.

13-A

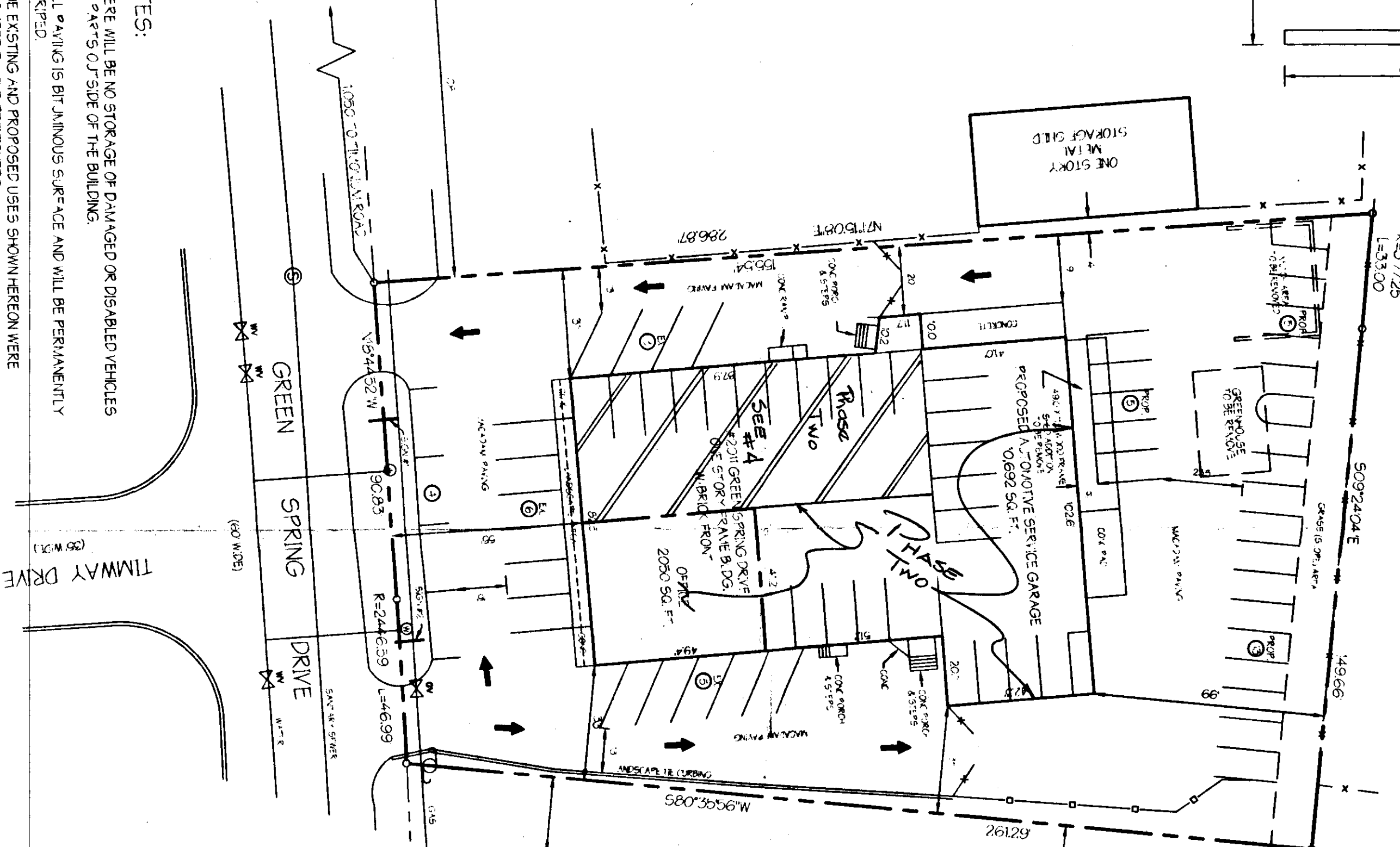


- SITE DATA:**
- 1) OWNER: WISER, LLC
 - 2) OWNER'S ADDRESS: 2011 GREEN SPRING DRIVE LUTHERVILLE, MARYLAND 21093
 - 3) DEED REFERENCE: SIM 4367373
 - 4) SITE AREA: .007 AC
 - 5) ZONED: M-LIN
 - 6) ELECTION DISTRICT: 8th
 - 7) CONJUNCTION: 25-101-1-4th
 - 8) TAX MAP: MAP 60 GRID 11 PRCT: 541
 - 9) TAX ACCOUNT NO.: 0820031950
 - 10) PARKING SPACES REQUIRED: EXISTING OFFICE: 2050 SF / 1000 X 3.3 = 7 PROPOSED SERVICE GARAGE: 10692 SF / 1000 X 3.3 = 36 TOTAL REQUIRED SPACES: 43
 - 11) EXISTING & PROPOSED PARKING SPACES: 65 (24 BAYS BUILDING)

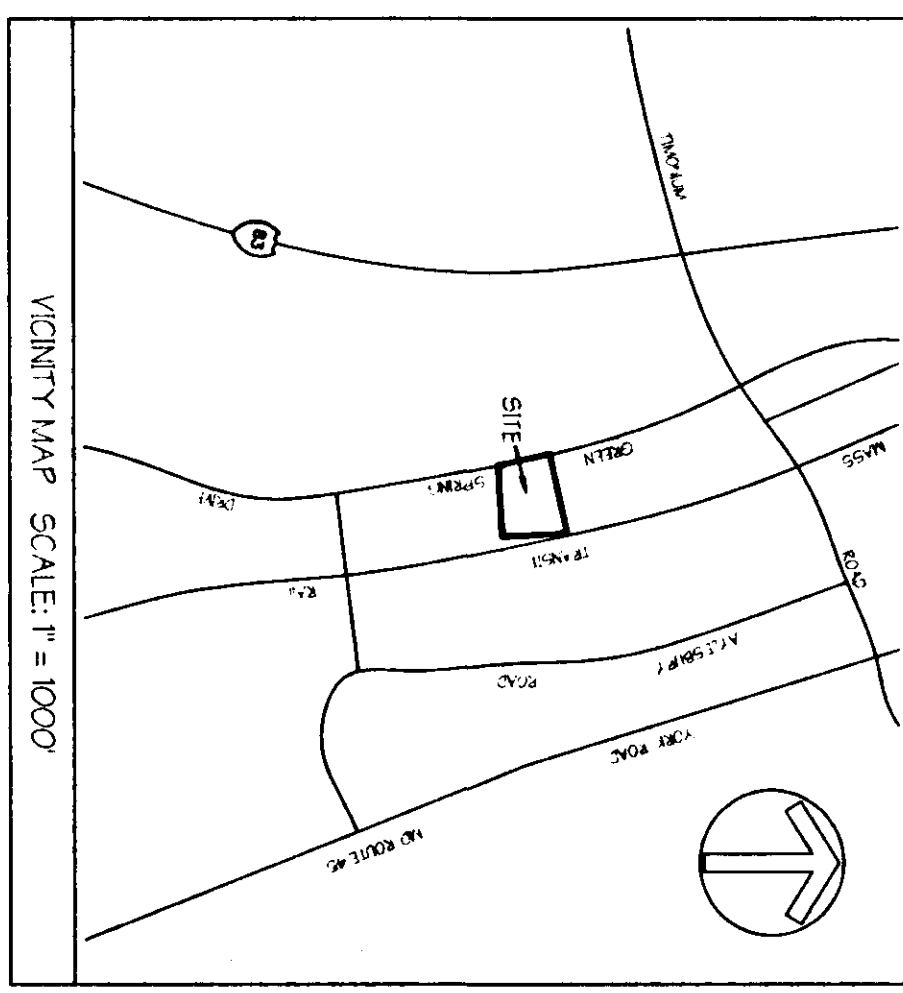
NOTES:

- 1) THERE WILL BE NO STORAGE OF DAMAGED OR DISABLED VEHICLES OR PARTS OUTSIDE OF THE BUILDING.
- 2) ALL PAVING IS BITUMINOUS SURFACE AND WILL BE PERMANENTLY STRIPPED.
- 3) THE EXISTING AND PROPOSED USES SHOWN HEREON WERE PROVIDED BY THE PETITIONERS.

4) **PHASE TWO - FUTURE EXPANSION OF SPECIAL EXCEPTION THROUGH LETTER OF SPIRIT INTENT - THIS TOWN FOR BLDG PERMIT EX - WAREHOUSE & OFFICE AREZ APPROVED THE CURRENT ZONING CASE - PHASE 2 PENDING 511 LETTER.**



- LEGEND**
- WOOD PRIVACY FENCE
 - CHAIN LINK FENCE
 - WATER METER
 - SEWER MANHOLE
 - WATER VALVE
 - NUMBER OF PARKING SPACES
 - GAS VALVE
 - UTILITY POLE

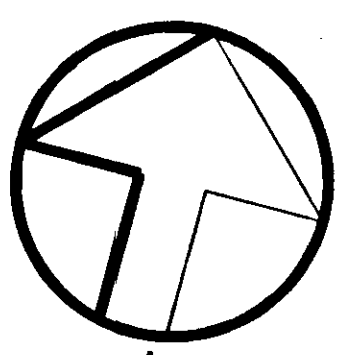


ZONING COMMISSIONER'S ORDER
CASE NUMBER 20-207-X

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of January, 2020 that the Petition for Special Exception to permit use of the subject property as an automobile service establishment, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

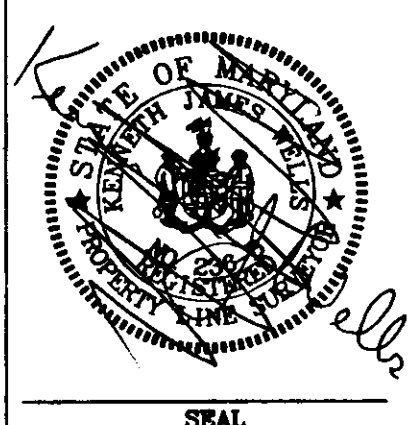
- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall utilize the area presently occupied by a multi pile and greenhouse to provide an additional striped parking area and the plan shall be amended accordingly. Therefore, prior to the issuance of any use and occupancy permits, the Petitioner shall submit a revised site plan depicting the additional striped parking area.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schindt
LAWRENCE E. SCHINDT
Zoning Commissioner
for Baltimore County



SITE PLAN TO ACCOMPANY
AN APPLICATION FOR A PERMIT

2011 GREEN SPRING DRIVE
BALTIMORE COUNTY
MARYLAND



kjWellsInc.
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning

DRAWN BY: JMW
CHECKED BY: JMW
DATE: 1/28/99
PROJECT NO.: 99066
SHEET 1 OF 1

