IN RE: PETITION FOR SPECIAL EXCEPTION SE/S Cockeysville Road, 600' NE c/l Beaver Dam Road 8th Election District 3rd Councilmanic District (233-237 Cockeysville Road)	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Charles E. & Pearl K. Beares Petitioners	*	CASE NO. 00-223-X

* * * * * * * * * * * * * * *

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, Charles E. & Pearl K. Beares and the contract purchasers, Bob Cat Properties, LLC. The special exception request is for an automotive service garage in accordance with Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special exception request were Dick Matz, professional engineer who prepared the site plan of the property, Mr. Babcock, contract purchaser of the site and Frank Borgerding, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 0.92 acres, more or less, and is zoned ML-IM. The subject property is currently improved with two single-family residential dwellings. The Petitioner operates an automotive service garage a short distance from this site, where he has operated his business for the past three years. Prior to that, his business was located elsewhere in Timonium. For the past twenty years that he has been in business, the Petitioner has always leased his property. He is now in a position to purchase the subject site, tear down the two old dwellings that are situated thereon and construct a new service garage facility in their place. The site plan of the property depicted the improvements to be constructed on site. Furthermore, the Petitioner is willing to submit to the

Office of Planning all building elevations, landscape plans and signage details to them for their review and approval prior to the issuance of building permits. The construction of this new automotive service garage facility will be a benefit to the community, given that the two old houses will be torn down. Testimony also revealed that approximately 70% to 80% of the Petitioner's business is derived from the surrounding industrial park.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in an ML-IM zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 12th day of January, 2000, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), for an automotive service garage, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his permit upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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. Prior to the issuance of any building permits, the Petitioner shall submit building elevations, landscape plan, signage and final site design details to the Office of Planning for their review and approval.

3. When applying for any permits, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Baltimore County
Zoning Commissioner

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

January 11, 2000

Frank Borgerding, Esquire
Mercantile Building
409 Washington Avenue, Suite 600
Towson, Maryland 21204-4974

RE: Petition for Special Exception
Case No. 00-223-X
Property: 233-237 Cockeysville Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copies to:

Mr. & Mrs. Charles E. Beares
233-237 Cockeysville Road
Cockeysville, Maryland 21030

Mr. Robert Babcock
c/o Bob Cat Properties, LLC
831 Chester Road
Baltimore, Maryland 21220

Mr. Dick Matz
Colbert, Matz & Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 233-237 Cockeysville Road

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

an automotive service garage in accordance with 253.2 B.3 of the BCZR.

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:

BOB CAT PROPERTIES, LLC
Name - Type or Print

Signature

831 CHESTER ROAD 410-335-8291
Address Telephone No.

BALTIMORE, MD 21220
City State Zip Code

Attorney For Petitioner:

MICHAEL E. MARINO
Name - Type or Print

Signature

LEVY & MARINO, P.A.
Company

609 BOSLEY AVENUE 410-821-6633
Address Telephone No

TOWSON, MD 21204
City State Zip Code

Legal Owner(s):

CHARLES E. BEARES
Name - Type or Print

Signature

PEARL K. BEARES
Name - Type or Print

Signature

233-237 COCKEYSVILLE ROAD
Address Telephone No

COCKEYSVILLE, MD 21030
City State Zip Code

Representative to be Contacted:

MICHAEL E. MARINO
Name

609 BOSLEY AVENUE 410-821-6633
Address Telephone No

TOWSON, MD 21204
City State Zip Code

Case No. 00-223-X

ORDER RECEIVED FOR FILING
Date 11/2/2000
By
REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

~~Reviewed~~ By UG Date 11-29-99

DROP OFF

No REVIEW

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
233-237 COCKEYSVILLE ROAD

Beginning at a point on the south side of Cockeysville Road, which is 60 feet wide, at the distance of 600 feet east of the centerline of the nearest improved intersecting street, Beaver Dam Road, which is of varying width, thence the following courses and distances:

N 57 degrees, 34 minutes, 39 seconds E 229.26 ft.;
S 32 degrees, 45 minutes E 173.69 ft.;
S 57 degrees, 15 minutes W 229.26 ft.; and thence
N 32 degrees 45 minutes W 175.00 ft. to the point of beginning.

As recorded in Deed Liber 3518, Folio 084, containing 0.91 acres. Also known as 233-237 Cockeysville Road and located in the 8th Election District.

STATE OF MARYLAND
RICHARD EARL MATZ
NO. 13293
REGISTERED
PROFESSIONAL ENGINEER

Nov 2, 1999

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074352

DATE 11/29/99 ACCOUNT R01-6150

AMOUNT $ 300.00 (WCR)

RECEIVED FROM: Levin & Marino

FOR: Dev. Off - Un Review
233-237 Fairmount Ave
00-123-X

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
11/30/1999 11/29/1999 15:37:49
REG M005 CASHIER PMES PEN DRAWER 5
Dept 5 528 ZONING VERIFICATION
Receipt # 107660 2401
CR NO. 074352
Recpt Tot 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-223-X
233-237 Cockeysville Road
SE/S Cockeysville Road, 600' NE of centerline Beaver Dam Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Pearl K. Beares & Charles E. Beares
Contract Purchaser: Bob Cat Properties, LLC
Special Exception: for an automotive service garage
Hearing: Monday, January 10, 2000 at 2:00 p.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.
12/229 Dec. 23 C360462

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12-28, 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 12-23, 1999

S. Williams

THE JEFFERSONIAN,

LEGAL ADVERTISING

P[redacted]

CERTIFICATE OF POSTING

RE: CASE #00-223-X
PETITIONER/DEVELOPER
(Bob Cat Properties, LLC)
DATE OF Hearing
(Jan 10, 2000)

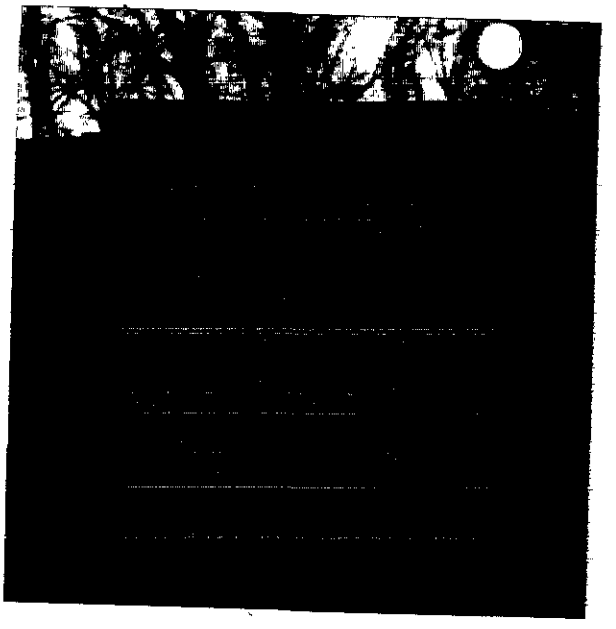
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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 233-237 Cockeysville Road Cockeysville, Maryland 21030—

The sign(s) were posted on_____ 12-23-99 _____
(Month, Day, Year)



Sincerely,

12/23/99
(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 233-237 Cockeysville Road, SE/S Cockeysville Rd, 600' NE of c/l Beaver Dam Rd 8th Election District, 3rd Councilmanic Legal Owner: Charles E. & Pearl K. Beares Contract Purchaser: Bob Cat Properties, LLC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 00-223-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Michael E. Marino, Esq., 609 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:
Michael E. Marino, Esquire 410-821-6633
Levy & Marino, P.A.
609 Bosley Avenue
Towson, MD 21204

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: 00-223-X
233-237 Cockeysville Road
SE/S Cockeysville Road, 600' NE of centerline Beaver Dam Road
8th Election District – 3rd Councilmanic District
Legal Owner: Pearl K. Beares & Charles E. Beares
Contract Purchaser: Bob Cat Properties, LLC

Special Exception for an automotive service garage.

HEARING: Monday, January 10, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

December 14, 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: 00-223-X
233-237 Cockeysville Road
SE/S Cockeysville Road, 600' NE of centerline Beaver Dam Road
8th Election District – 3rd Councilmanic District
Legal Owner: Pearl K. Beares & Charles E. Beares
Contract Purchaser: Bob Cat Properties, LLC

Special Exception for an automotive service garage.

HEARING: Monday, January 10, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Michael Marino, Esquire, 609 Bosley Avenue, Towson 21204
Pearl & Charles Beares, 233-237 Cockeysville Road, Cockeysville 21030
Bob Cat Properties, 831 Chester Road, Baltimore 21220

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 26, 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.

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

January 7, 2000

Esq. Michael E. Marino
609 Bosley Avenue
Towson MD 21204

Dear Esq. Marino:

RE: Case Number 00-223-X , 233-237 Cockeysville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 29, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Bob Cat Properties LLC

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: December 21, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for December 20, 1999
Item Nos. 181, 222, 223, 224, 225, 226, 227, 228, 229, 231, 232, 233, and 235

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

RWB:HJO:jrb

cc: File

ZAC12209.NOC

Baltimore County
Fire Department

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

December 30, 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: CHARLES E. BEARES AND PEARL K. BEARES

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: 223

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

Jeff
1/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 14, 1999

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

SUBJECT: 233 Cockeysville Road

INFORMATION:

Item Number: 223

Petitioner: Bob Cat Properties, LLC (Contract Purchaser)

Zoning: ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The site is in the Hunt Valley/Timonium Study area. Prior to the issuance of any building permits, building elevations, landscape plan, signage and final site design details should be submitted to the Baltimore County Office of Planning for review and approval.

Section Chief: Jeffrey W. Long

AFK/JL

C:\JEFF_L\223.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12-17-99

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

RE: Baltimore County
Item No. 223 WCR

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,

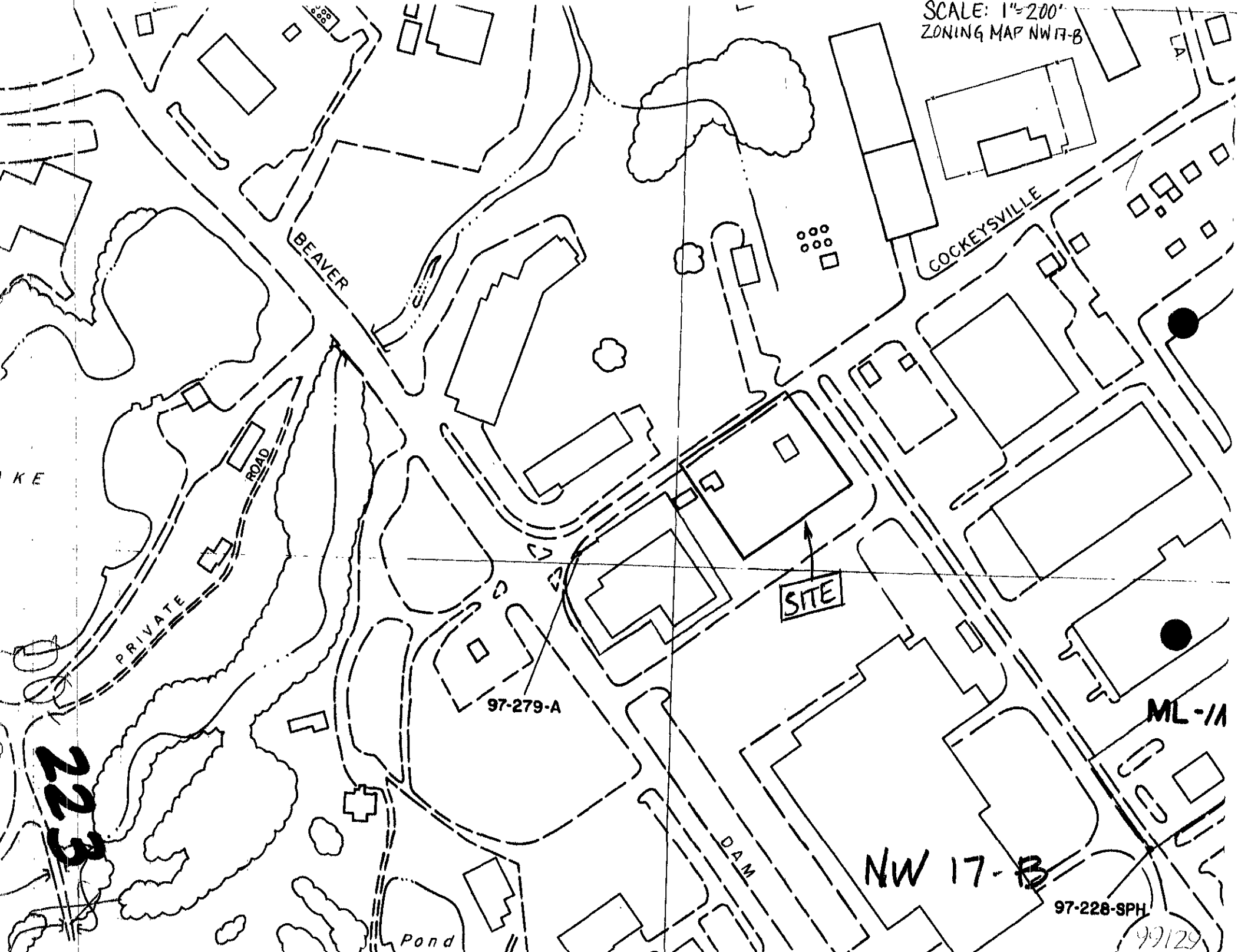
L. J. Gredlein

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


SCALE: 1"=200'
ZONING MAP NW17-B
BEAVER
COCKEYSVILLE
PRIVATE
ROAD
SITE
97-279-A
DAM
Pond
NW 17-B
97-228-SPH
ML-1
99129

Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#00-223-X

Mr. Robert Babcock
c/o Bob Cat Properties, LLC
831 Chester Road
Baltimore, Maryland 21220

00-223-X

233-237 Cockeysville Road

SE/S Cockeysville Road, 600' NE of centerline Beaver Dam Road

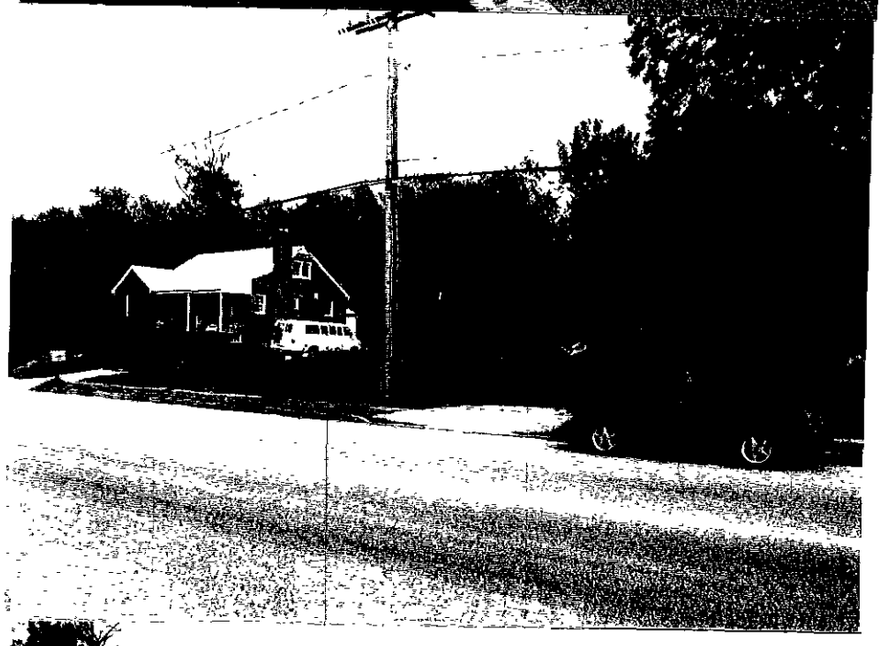
M.L.-I.M.

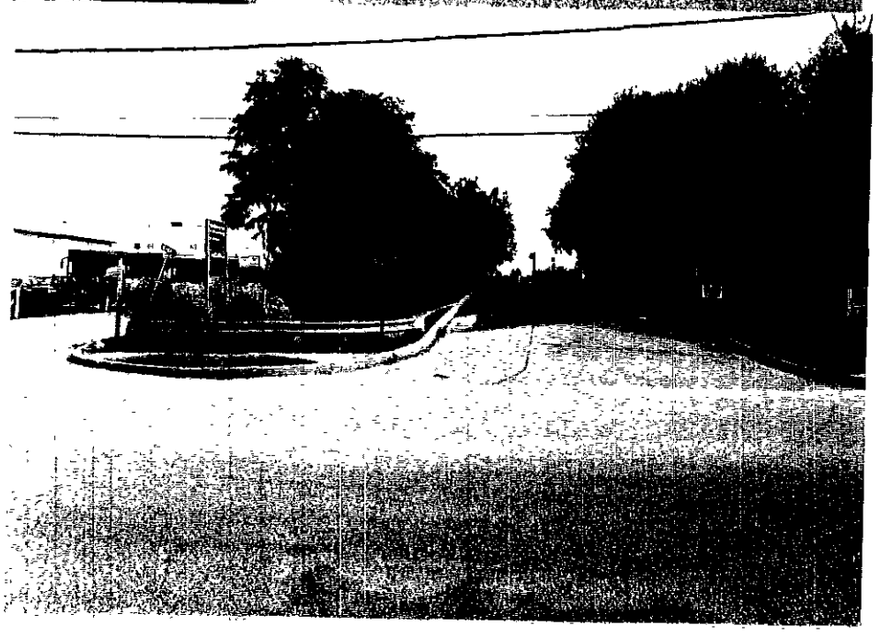
8c3

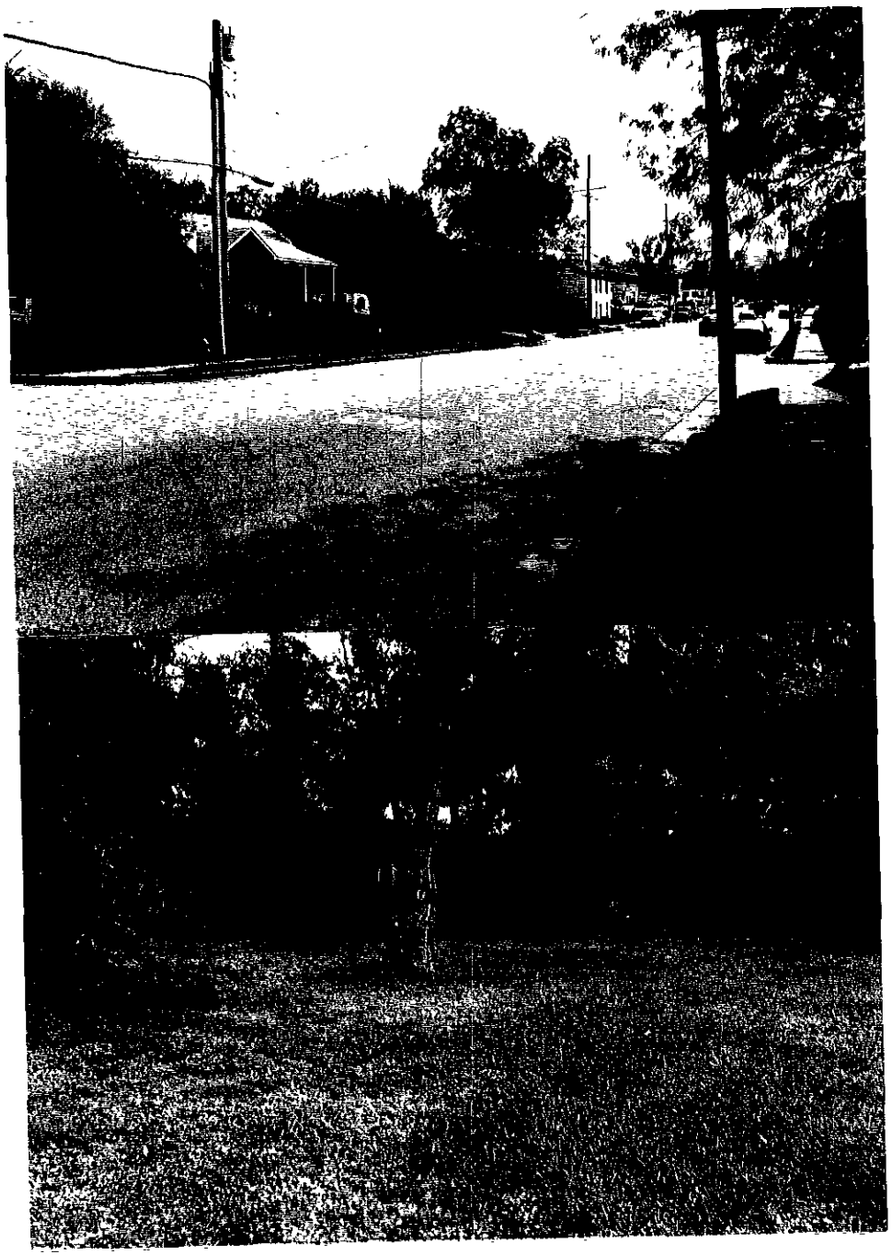
.92 ACRE

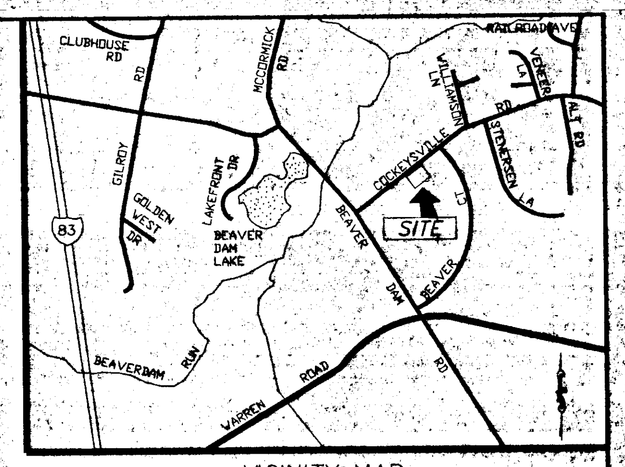

EYE-116


EVENTO









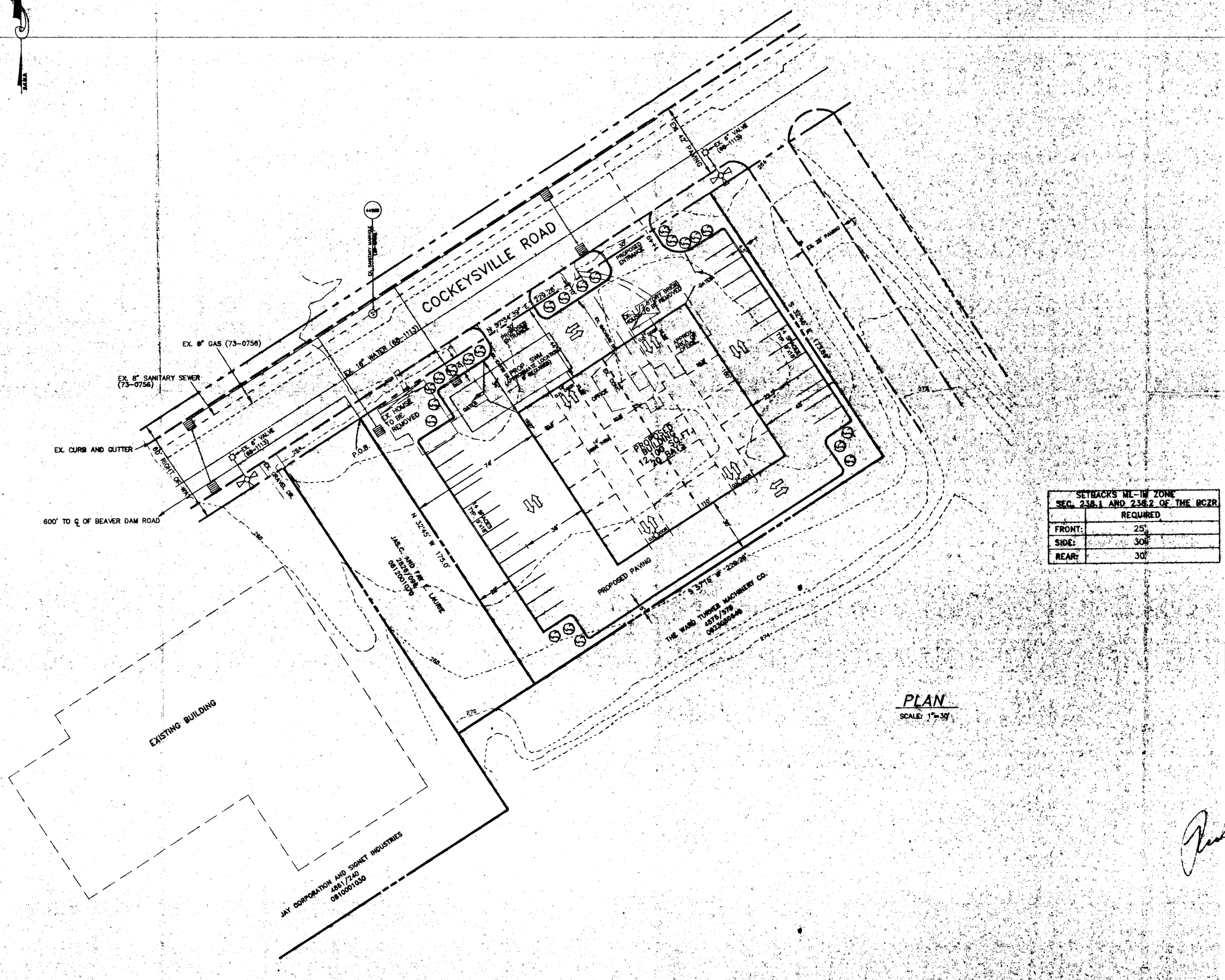
VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. OWNER:
   CHARLES E. BEARES AND PEARL K. BEARES
   233 COCKEYSVILLE ROAD
   COCKEYSVILLE, MD 21030
   410-584-2748
2. DEVELOPER/CONTRACT PURCHASER:
   BOB CAI PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY
   C/O ROBERT BABCOCK
   105 BEAVER CT.
   COCKEYSVILLE, MD 21030
   410-785-8730
3. DEED REFERENCE: 3018/084
   TAX ACCOUNT: 0802020025A, 0802020025
   TAX MAP 51, GRID 3, PARCEL 328
4. COUNCILMANIC DISTRICT: 3
   CENSUS TRACT: 4084
   WATERSHED 11, SUBWATERSHEDS 34
5. SITE AREA: 38,970.33 SQ.FT. (.89 Ac.)
   ZONED: ML-IM, ZONING MAP NW 17-4E
   PROPOSED USE: SERVICE GARAGE
   PROPOSED FLOOR AREA: 12,108 SQ.FT.
   PROPOSED F.A.R.: .30
   MAXIMUM F.A.R. PERMITTED: 2.0
6. REQUIRED PARKING: 12,100 SQ.FT. @ 3.3 SPACES/1,000 SQ. FT.=40 SPACES
   PROPOSED PARKING: 28 SURFACE SPACES
   20 BAYS
   TOTAL PROP. PARKING: 48 SPACES
7. THERE ARE NO HISTORIC BUILDINGS, HISTORIC SITES, ARCHEOLOGICAL SITES OR AREAS OF CRITICAL STATE CONCERN ON THIS PROPERTY.
8. THERE ARE NO WOODED AREAS, STREAMS, WETLANDS OR FLOODPLAINS ON THIS PROPERTY.
9. THERE ARE NO HAZARDOUS MATERIALS OR UNDERGROUND STORAGE TANKS ON THIS SITE, TO THE BEST OF OUR KNOWLEDGE.
10. THERE ARE NO EXISTING WELLS OR SEPTIC TANKS ON THIS SITE.
11. THE PROPOSED GARAGE IS FOR REPAIR AND SERVICING VEHICLES ONLY. SPECIAL USE REQUIREMENTS FOR FUEL SERVICE STATIONS DO NOT APPLY.
12. THE PROPOSED USE IS BY SPECIAL EXCEPTION IN AN ML-IM ZONE, IN ACCORDANCE WITH SEC. 253.2.B.3 OF THE BCZR.
13. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A BALTIMORE COUNTY GIS MAP (051N1).
14. THERE IS NO ZONING HISTORY FOR THIS SITE.

SETBACKS ML-IM ZONE SEC. 238.1 AND 238.2 OF THE BCZR	
	REQUIRED
FRONT:	25'
SIDE:	30'
REAR:	30'



PLAN

SCALE: 1"=30'

Pet 64 #1

LEGEND:

- EXIST. STORM DRAIN
- EXIST. STORM DRAIN INLET
- EXIST. WATER MAIN
- EXIST. GAS MAIN
- EXIST. SANITARY SEWER
- EXIST. FIRE HYDRANT

PLAN TO ACCOMPANY SPECIAL EXCEPTION
BABCOCK GARAGE
233-237 COCKEYSVILLE ROAD

ELECTION DISTRICT 8, C3 — BALTIMORE COUNTY, MD.

SCALE: 1"= 30' — DATE: OCTOBER 28, 1999

Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*

2836 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

10/27/99

NO.	DATE	REVISIONS:	BY

SCALE: 1"= 30'
DATE: OCTOBER 28, 1999
JOB NO.: 99129
DESIGNED: DRT
DRAWN: DRT
CHECKED: RGM
FILE: 99129SITEPLAN4.dwg
DRAWING NUMBER:
SHEET 1 OF 1

00223