

IN RE: PETITION FOR SPECIAL EXCEPTION *
S/S Pulaski Highway, 335' W *
of centerline Hanzluk Avenue *
15th Election District *
5th Councilmanic District *
(8215 Pulaski Highway) *

Maryam, Inc. *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 00-266-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception for approval of a used vehicle sales operation on the subject property. The petition was filed by Maryam, Inc., by Ali Bakhshai, CEO.

Appearing at the hearing on behalf of the special exception request were Ali Bakhshai, owner of the property, Ronald Kearney, property line surveyor and Michael Limsky, 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 0.784 acres and is zoned BR. The subject property is improved with an 1800 sq. ft. one-story metal building and a macadam paved parking lot. The building is currently being used for an automobile repair business. The property owner is interested in expanding the use of the property to include used automobile sales. He has set aside an area on his site plan for paving, to accommodate the display of automobiles for sale. He intends to continue to operate the automobile repair business, along with the auto sales business. In order to proceed with his plans, the special exception request is necessary.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in a BR zone by special exception. It is equally clear that the proposed use would not be

DATE FILED FOR FILING
2/1/2000
By [Signature]

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 14 day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.), for approval of a used vehicle sales operation on the subject property, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

COPY FILED FOR FILING
FEB 11 2000
R. J. JAMESON

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. The Petitioner has recently installed a new chain link fence around the perimeter of his property. However, during road improvements which were made along Pulaski Highway, a portion of the fence had to be removed in order to accommodate large equipment. The fence was reinstalled in a haphazard fashion and is in need of fixing. Therefore, the Petitioner shall be required to reinstall the chain link fence along Pulaski Highway so that it is straight and uniform. This shall occur within ninety (90) days from the date of this Order.
3. The Petitioner has submitted a landscape plan which was approved by Mr. Avery Harden, landscape Architect for Baltimore County, on June 23, 1998. Therefore, it shall not be necessary to resubmit a landscape plan at this time.
4. The Petitioner shall be prohibited from displaying automobiles for sale within the landscaped areas of the subject property or within any street right-of-way.
5. The Petitioner shall be prohibited from displaying banners, streamers, balloons and other inflatable devices on the subject property.
6. The Petitioner shall be prohibited from displaying vehicles on any type of rack storage, jacks or lifts.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK.raj

COPIES RECEIVED FOR FILING
2/1/2000
R. Jameson



Baltimore County
Zoning Commissioner

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

February 1, 2000

Michael Limsky, Esquire
Summerfield, Willen, Silverberg & Limsky, P.A.
10019 Reisterstown Road
Owings Mills, Maryland 21117-3910

RE: Petition for Special Exception
Case No. 00-266-X
Property: 8215 Pulaski Highway

Dear Mr. Limsky:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted with restrictions 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,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copy to:

Ali Bakhshai, CEO
Maryam, Inc.
8215 Pulaski Highway
Baltimore, Maryland 21237

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 8215 Pulaski Hwy.

which is presently zoned BR

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 LOT

Existing Use: Auto Repair Service

Proposed Use: Auto Repair Service & Sales

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 _____

Legal Owner(s):

Maryam Inc., Ali Bakhshai, CEO
 Name - Type or Print _____
 Signature Ali Bakhshai
 Name - Type or Print _____
 Signature day & evening
8215 Pulaski Hwy. 410-340-1028
 Address Telephone No.
Baltimore, MD 21237
 City State Zip Code

Attorney For Petitioner:

Michael Limsky
 Name - Type or Print _____
 Signature _____
Summerfield, Willen, Silverberg & Limsky, P.A.
 Company _____
10019 Reisterstown Road 410-363-4444
 Address Telephone No.
Owings Mills, MD 21117-3910
 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 _____
 UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 12/21/99

Case No. 00-266-X

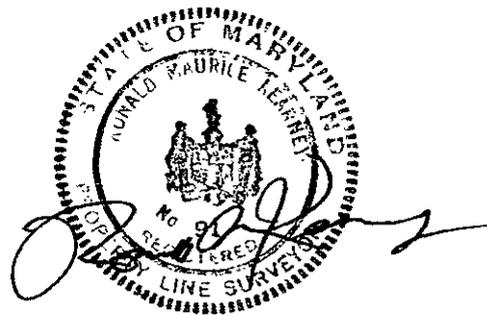
REU 09/15/98

CASE FILED IN 09/15/98

20-266-X

**ZONING DESCRIPTION
8215 PULASKI HIGHWAY**

Beginning at a point on the South side of Pulaski Highway, U.S. Route #40, which is 150 feet wide at the distance of 335 feet west of the centerline of Hanzlick Avenue, which is 30 feet wide, thence the following courses and distances, South 10 degrees 45 minutes East 172.05 feet, South 79 degrees 15 minutes West 224.70 feet, North 17 degrees 15 minutes West 122.13 feet, and North 67 degrees 14 minutes East 243.89 to the place of beginning as recorded in Deed Liber 13907 folio 195. Containing 0.784 acres more or less (34610 square feet).



#266

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076764**

DATE 10/11/90 ACCOUNT Receipts Sub 200

AMOUNT \$ 300.00

RECEIVED FROM: Baltimore County

FOR: Special Assesment

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
 PAYABLE TO: OFFICE OF BUDGET & FINANCE
 DATE: 10/11/90
 AMOUNT: 300.00
 CHECK NO.: 117480
 RECEIPT NO.: 076764
 BY: [Signature]
 TITLE: Baltimore County Treasurer

CERTIFICATE OF POSTING

00-266-X

RE. Case No.: ~~00-268-X~~

Petitioner/Developer: ALI/MARYAM, ETAL
C/O MICHAEL LIMSKY, ESQ

Date of Hearing/Closing: 1/28/00

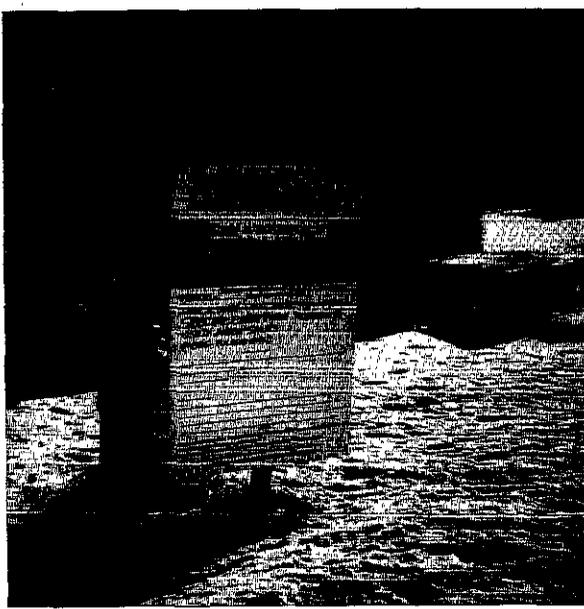
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 # 8215 PULASKI HWY.

The sign(s) were posted on 1/13/00
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 1/22/00
(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

It* Fax Note	7671	Date	# of pages
To	ROBIN	From	O'KEEFE
Co./Dept	ZONING COMMISSION	Co.	
Phone #	410-6386	Phone #	
Fax #	857-3468	Fax #	512-324-4100

RE: PETITION FOR SPECIAL EXCEPTION
8215 Pulaski Highway, S/S Pulaski Hwy,
335' W of c/I Hanzluk Ave
15th Election District, 5th Councilmanic

Legal Owner: Maryam, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-266-X

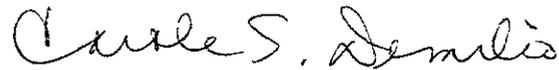
* * * * *

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 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Michael Linsky, Esq., Summerfield, Willen, Silverberg, 10019 Reisterstown Road, Owings Mills, MD 21117, 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

January 4, 2000

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: 00-266-X
8215 Pulaski Highway
S/S Pulaski Highway, 335' W of centerline Hanzluk Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Maryam Inc.

Special Exception to permit used auto sales.

HEARING: Friday, January 28, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon" with the number "301" written below it.

Arnold Jablon
Director

c: Michael Limsky, Esquire, 10019 Reisterstown Road, Owings Mills 21117-3910
Maryam Inc., 8215 Pulaski Highway, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 13, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 13, 2000 Issue – Jeffersonian

Please forward billing to:

Ali Bakhshai 410-340-1028
Maryam Inc.
8215 Pulaski Highway
Baltimore, MD 21237

NOTICE OF ZONING HEARING

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HEARING: Friday, January 28, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 39

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/neighborhood 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: 00-266-X

Petitioner: Maryam Inc., Ali Bakhshai, CEO

Address or Location: 8215 Pulaski Hwy.
Baltimore, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ali Bakhshai / Maryam Inc.

Address: 8215 Pulaski Hwy
Baltimore, MD 21237

Telephone Number: 410-340-1028

Hearing 1/28/00

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 20, 2000

RECEIVED JAN 24 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 17, 2000
Item No. 266

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

Pulaski Highway, Maryland Route 40 is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:cab

cc: File

ZAC01170.266

Sign
1/28

BALTIMORE COUNTY, MARYLAND

JAN 20

INTER-OFFICE CORRESPONDENCE

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

DATE: January 14, 2000

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

SUBJECT: 8215 Pulaski Highway

INFORMATION:

Item Number: 266

Petitioner: Maryam Inc., Ali Bakhai, CEO

Zoning: BR

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The plan should be amended to show the location of the snowball stand in the event that it will remain on the site. In addition, a landscape plan should be submitted to the Office of Planning for review and approval. The plan should address proposed landscaping of the site and an upgrade of the existing chain link fence.

If there should be any questions, please contact Amy Trexler, 7th District Community Planner, at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.10.00

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

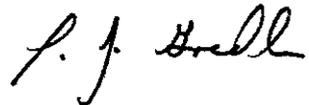
RE: Baltimore County
Item No. 266 BR

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to ~~MD~~/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


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



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

April 25, 2000

Mr. Sirous Salahuarzi
Maryam Inc.
8215 Pulaski Highway
Baltimore, Maryland 21237

Dear Mr. Salahuarzi:

RE: Spirit and Intent Zoning Case #00-266-X, Maryam Inc., 8215 Pulaski Highway,
15th Election District

Pursuant to your letter of April 13, 2000 you have requested an opinion from this office regarding the Special Exception granted in the above referenced case. You are requesting to amend the previously approved site plan to include a 30 x 60 foot area to be used for the storage of auto parts and disabled vehicles. The storage area will be paved with a hard surface and enclosed with an eight-foot high slatted fence.

It is the opinion of this office that your request meets the spirit and intent of the Special Exception granted in the subject case. The proposed fence screening and hard surface area will meet the requirements of Section 405A of the Baltimore County Zoning Regulations (B.C.Z.R.). A variance for the parts storage area will not be required even though the fence will be set within 12 feet of the rear property line, but building permit for the fence and paving must be obtained. The restrictions imposed by the Zoning Commissioner still apply and must be met.

I trust that the information set forth in this letter is sufficiently detailed responsive to your request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,

A handwritten signature in black ink that reads "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:kew



Arnold Jablon
Director of P.D.M.
111 West Chesapeake Ave.
Towson, MD 21204

4/17/00
WCP
Y

STF
Brens
4/19/00
Sec Me with

April 13, 2000

Rec'd 4/21

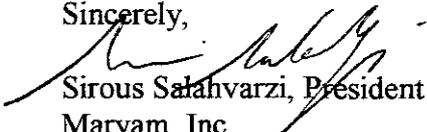
Dear Mr. Jablon:

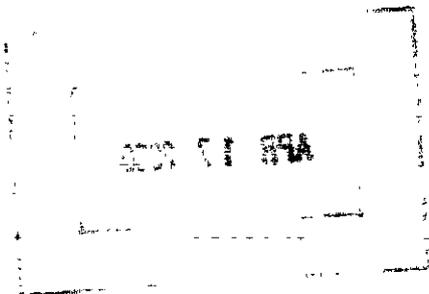
Attached please find a revised site plan for my property located at 8215 Pulaski Highway, Baltimore, MD 21237. This property is currently being used for Auto Repair Shop and Used Car Sales. This authorized usage was granted after the zoning hearing on January 28, 2000. A copy of the approval is attached. In the original site plan we forgot to indicate the designated area for the parts and the disabled vehicles. This attached revised site plan is indicating a 30' X 60' area behind the shop for this purpose which is highlighted in red. I am advised by the zoning officials at the Baltimore County office to submit my request to you accompanying \$40 fee for the permit.

I am requesting a permit to set up 8' Salted fence on the three sides of this rectangular area and cover the surface area with proper pavement for the purpose of storage of parts and disabled vehicles as required by the zoning regulations of the Baltimore County. A check for the amount of forty dollars (\$40) is included.

Please notify me if you need any further information. I appreciate your time and consideration of this matter.

Sincerely,


Sirous Sahahvarzi, President
Maryam, Inc.
8215 Pulaski Hwy.
Baltimore, MD 21237
410-918-1300



00-927

RECEIVED
APR 17 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-266-X

Date Completed/Initials

1/2

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

1/9

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

1-14

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning Variance Revised Site Plan (Addition of Parts Storage Area)

PROPERTY ADDRESS: 8215 PULASKI HIGHWAY

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A
 plot book# sheet# section#

OWNER: MARYAM, INC. (13907/195)

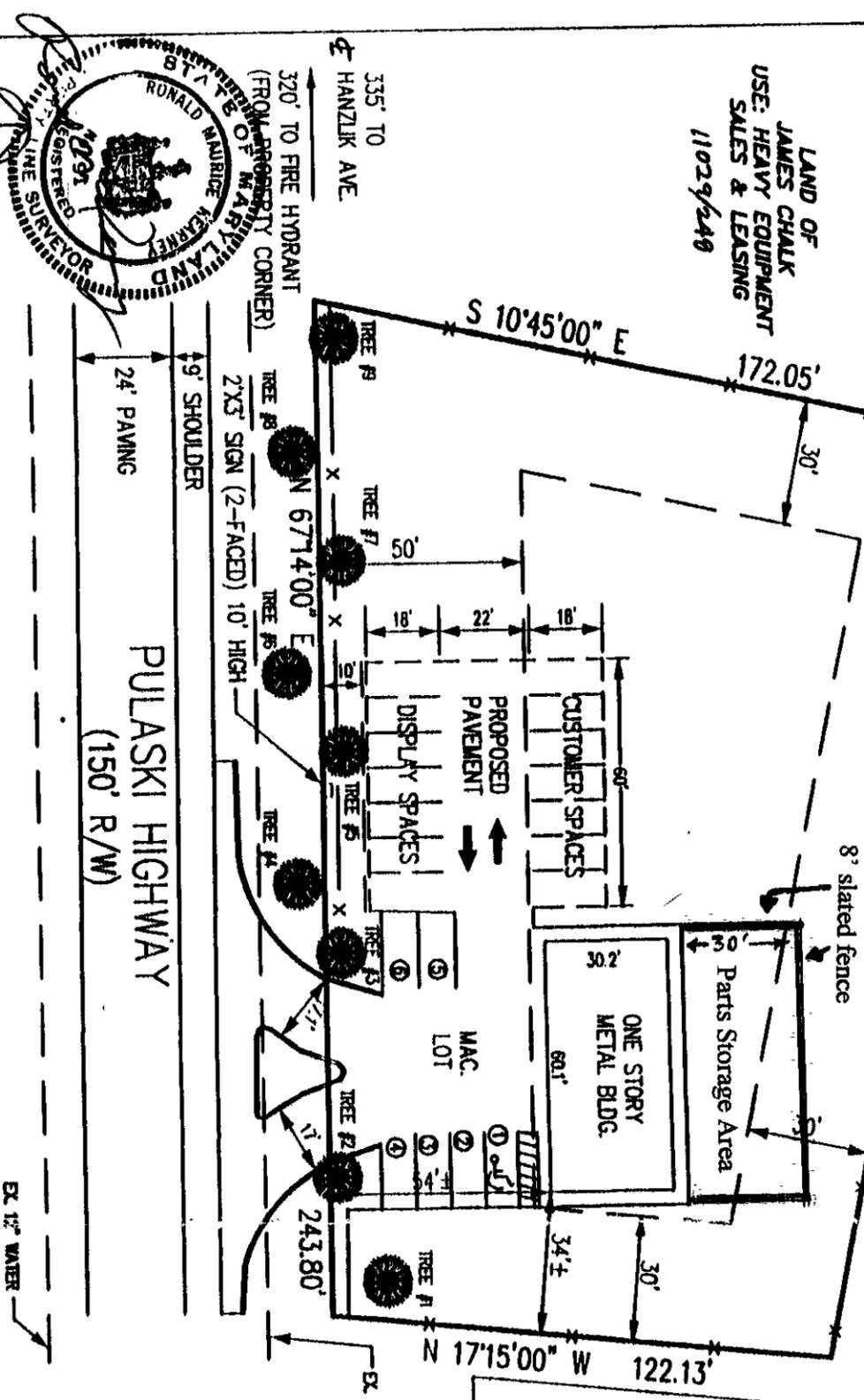
LAND OF HUDAK PROPERTIES, LLC
 D.R.# 11902/266
 USE: INDUSTRIAL

LAND OF BALTIMORE ENNIS LAND COMPANY
 D.R.# 6776/551
 USE: WAREHOUSING

LAND OF HUDAK, INC.
 USE: MOTEL
 11560/453

STORAGE OF DAMAGED OR DISABLED VEHICLES
SCREENING: All such vehicles shall be screened from off-site view by walls (including building walls) or fences of least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight foot wall of fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commission, non-covered or otherwise improved by the use of planting.
PARKING: The storage area shall be paved with permanent all-weather materials over a utility compartmented and compacted base subgrade, and shall be properly drained.

NOTE: Any feature used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites, and public streets.



DRIVE: 4000th, June 1, 1998, A-7 exemption granted

FLOOR AREA RATIO: 2.0

PREVIOUS PERMITS: EXISTING, issued 4/2/97 for chain link fence surrounding the lot
 EXISTING, building permit, issued 7/30/98, for one story repair garage/offices building
 Existing Use is AUTO REPAIR SERVICE
 Proposed Use is AUTO REPAIR SERVICE & SALES

STREET SETBACKS: 50' front, min. of 30' from the other 3 sides, 4' further back than next door neighbor (20' Back Setback)
 One proposed, 10' high, 2x3' two-faced lighted sign
 Six off-street parking spaces based on calculation of 3.3/1000 sq.ft. (1000 sq.ft./ 3000p 3.3- 5.94
 Flood lights installed on the sides of the building.

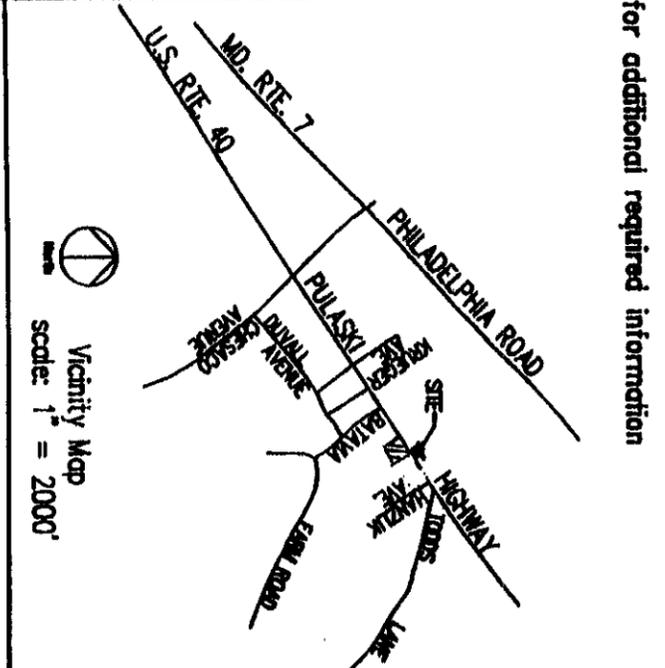
USERS:

SCENE:

PARKING:

USING:

date: 11/3/99
 prepared by: J. CAMPBELL Scale of Drawing: 1" = 40'



LOCATION INFORMATION

Councilmanic District: 5
 Election District: 15
 1" = 200' scale map#: NE 3-F
 Zoning: BR
 Lot size: 0.784± 34160.32±
 acreage square feet

SEWER:
 WATER:
 Cheapeake Bay Critical Area:
 Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM # _____ CASE# _____

Plat to accompany Petition for Zoning Variance Special Exception

PROPERTY ADDRESS: 8215 PULASKI HIGHWAY

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A
 plot book# folio# section#

OWNER: MARYAM, INC. (13907/195)

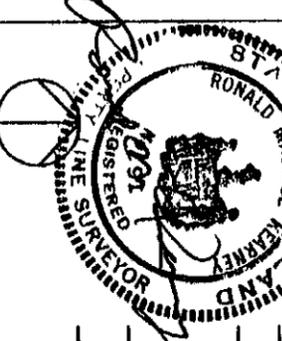
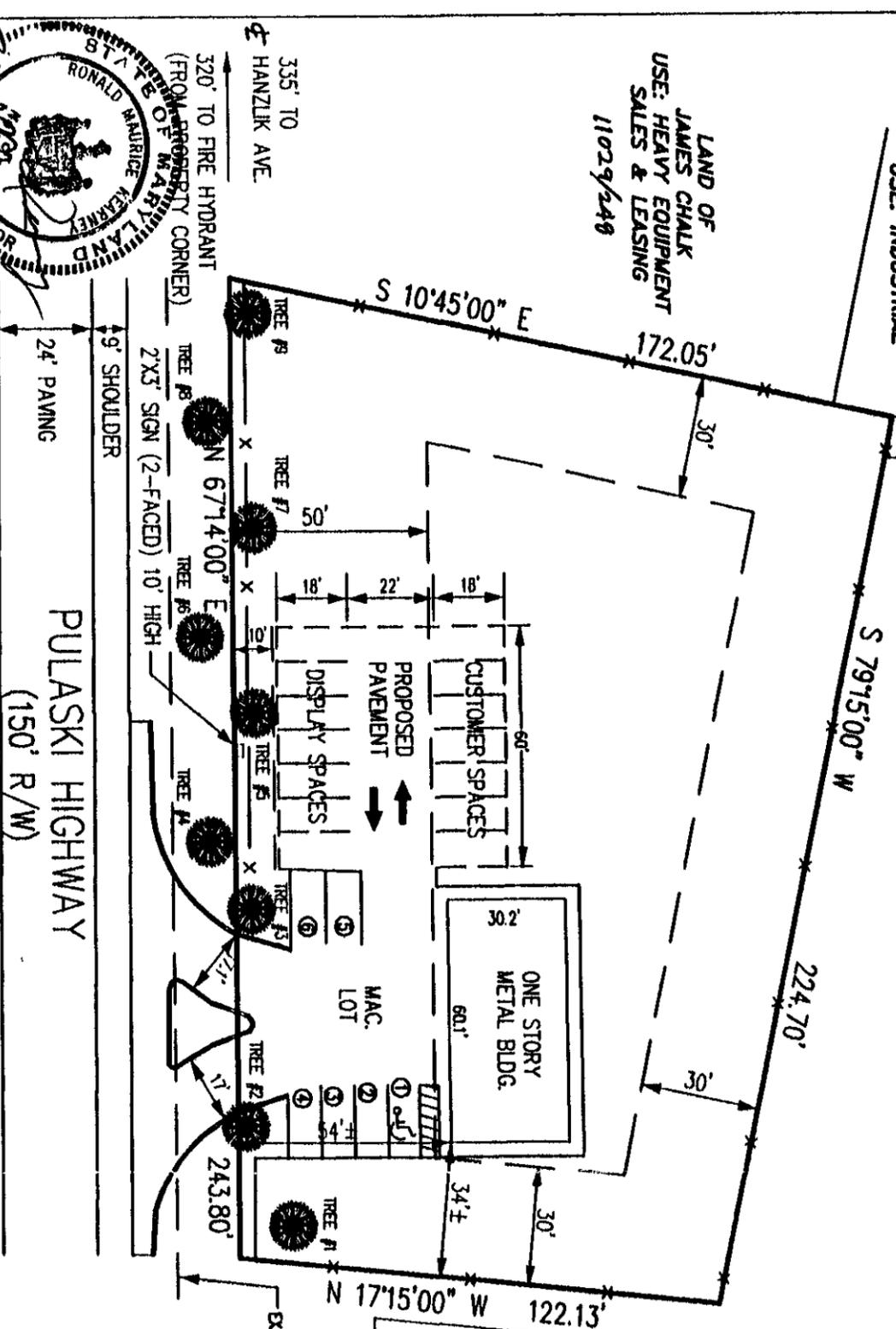
LAND OF HUDAK PROPERTIES, LLC
 D.R.# 11902/266
 USE: INDUSTRIAL

LAND OF BALTIMORE ENNIS LAND COMPANY
 D.R.# 6776/551
 USE: WAREHOUSING

STORAGE OF DAMAGED OR DISABLED VEHICLES:
SCREENING: All such vehicles shall be screened from off-site view by walls (including building walls) or fences of least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight foot wall of fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioners, wire-covered or otherwise improved by the use of planting.
PARKING: The storage area shall be paved with permanent all-weather materials over suitably compacted and constricted base materials, and shall be properly drained.

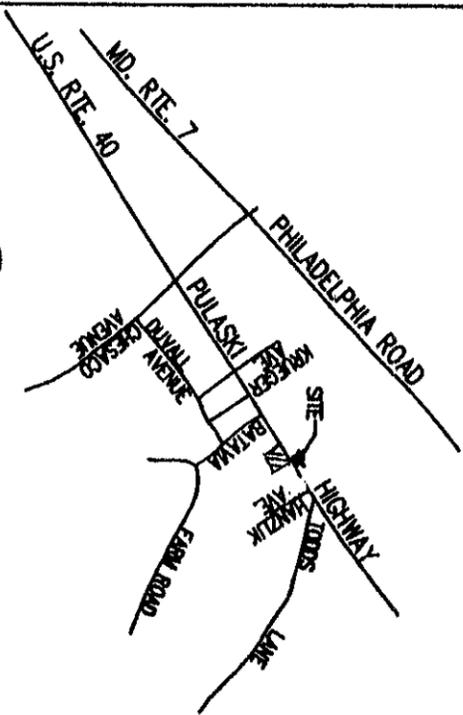
LAND OF JAMES CHALK
 USE: HEAVY EQUIPMENT SALES & LEASING
 11029/248

LAND OF HUK, INC.
 USE: MOTEL
 11560/453



date: 11/3/99
 prepared by: J. CAMPBELL Scale of Drawing: 1" = 40'

- NOTE:** Any future used to barricade an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites, and public streets.
- DRG: #080784, June 1, 1998, A-7 exemption granted
 - FLOOR AREA RATIO: 2.0
 - PREVIOUS PERMITS: EROSION, issued 4/2/97 for chain link fence surrounding the lot; E345334, building permit, issued 7/30/98, for one story repair garage/office building
 - USES: Existing use is AUTO REPAIR SERVICE. Proposed use is AUTO REPAIR SERVICE & SALES.
 - STREET SETBACKS: 50' front, min. of 30' from the other 3 sides, & further back than next door neighbor (E3 Rich Metals)
 - SIGNS: One proposed, 10' high, 7'x3' two-faced lighted sign
 - PARKING: Six off-street parking spaces based on calculation of 1.5/1000 sq.ft. (1800 sq.ft./1000sq ft. = 1.8)
 - LIGHTING: Road lights installed on the sides of the building.



LOCATION INFORMATION

Councilmanic District: 5
 Election District: 15
 1" = 200' scale map#: NE 3-F
 Zoning: BR
 Lot size: 0.784± acreage 34160.32± square feet

- SEWER: public private
- WATER:
- Cheapeake Bay Critical Area:
- Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____









