

IN RE: PETITION FOR VARIANCE
NE/S Reisterstown Road,
WSC Western Maryland RR
4th Election District
3rd Councilmanic District
(10515 Reisterstown Road)

Cloverland Farms Dairy/Enterprise
Car Rental
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-292-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, Cloverland Farm Dairy, Inc. and the lessee of the site, Enterprise Car Rental Agency. The special exception request is for a service garage in accordance with Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property is located at 10515 Reisterstown Road and is zoned BL.

Appearing at the hearing on behalf of the special exception request were Kevin Molitor, a representative of the Enterprise Car Rental Agency and William Monk, land planner and consultant. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of a gross area of 1.23 acres and is zoned BL. The subject property is the site of an old abandoned gasoline service station. Enterprise Car Rental Agency is interested in leasing the subject site and intends to operate a car rental business from the premises. They propose to make extensive improvements to the property which, as stated previously, had been abandoned and had deteriorated over time. The special exception request will bring a new business to the property and will be a benefit to the entire community.

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

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Date 2/28/00

By J.F. Gorman

the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners 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 Petitioners have 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 Petitioners' 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.

The Petitioners brought to the attention of the Deputy Zoning Commissioner a comment issued from the State Highway Administration (SHA) relative to the development of this site. Their comment dated January 31, 2000 indicated that the SHA is requesting sidewalks, in addition to other improvements to the property. Testimony and evidence presented at the hearing demonstrated that the installation of a sidewalk at this location is not warranted and, therefore, it is recommended by this Deputy Zoning Commissioner, that the Petitioners not install sidewalks at this location. There are no other sidewalks in this area of Reisterstown Road. Therefore, I shall recommend to the State Highway Administration that no sidewalk be installed, but that the additional requests

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2/28/00
J. J. JAMESON

made by the State Highway Administration in their comment be complied with by the Petitioners.

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 28th day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request for a service garage in accordance with Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their 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 Petitioners shall be required to comply with the letter dated January 31, 2000 issued by the State Highway Administration. However, as stated in the body of this Order, it is recommended that the Petitioner not install sidewalks at this location, given that there are no other sidewalks in the area and the Petitioners are already making extensive road improvements to the site.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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2/28/00
J.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 28, 2000

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 00-292-X
Property: 10515 Reisterstown Road

Dear Mr. Monk:

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,

A handwritten signature in black ink, reading "Timothy M. 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

Copies to:

Mr. Kevin Molitor
Enterprise Car Rental Agency
701 Wedeman Avenue
Linthicum, Maryland 21090

Mr. John M. Kemp
Cloverland Farms Dairy, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211-2408

Kenneth A. McDonald, Jr., Chief
Engineering Access Permits Division
State Highway Administration
P. O. Box 717
Baltimore, Maryland 21203-0717



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10515 Resisterstown Road

which is presently zoned BL

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 a service garage (Section 230.13 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:

ENTERPRISE CAR RENTAL AGENCY

Name - Type or Print

Kevin J. Holter VP

Signature Kevin Holter/General Manager

701 Wedeman Avenue (410) 412-4629

Address Telephone No.

Linthicum, Maryland 21090

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-292-X

REC 09/15/98

Legal Owner(s):

CLOVERLAND FARMS DAIRY, INC.

Name - Type or Print

John M. Kemp V.P.

Signature

John M. Kemp

Name - Type or Print

Signature

3611 Roland Avenue

Address

Telephone No.

Baltimore, Maryland 21211-2408

City

State

Zip Code

Representative to be Contacted:

William Monk, Inc.

Name

222 Bosley Ave., Suite B-6 (410) 494-8931

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By WCA Date 1-13-00

DROP OFF

No REVIEW

**ZONING DESCRIPTION
10515 REISTERSTOWN ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point 660.00 feet, more or less, north of the intersection formed by the northern right-of-way line of Reisterstown Road, and the western right-of-way line of Owings Mills Boulevard; thence leaving said right-of-way of Reisterstown Road and proceeding with the following bearings and distances, 1) North 02 degrees 50 minutes 00 seconds East 486 feet +/-, 2) South 50 degrees 53 minutes 42 seconds West 302 feet +/-, 3) South 35 degrees 27 minutes 40 seconds East 362.25 feet, to the point of beginning.

Containing 1.38 acres of land, more or less.



00-292-X

00-565-X

**NOTICE OF ZONING
HEARING**

The Zoning Commission 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: #00-292-X
10515 Reisterstown Road
NE/S Reisterstown Road
corner W/S Western
Maryland Railroad
4th Election District
3rd Councilmanic District
Legal Owner(s):
Cloverland Farms Dairy, Inc.

Lessee:
Enterprise Car Rental Agency
Special Exception for a
service garage.

Hearing: Wednesday, Feb-
ruary 16, 2000 at 2:00
p.m. in Room 407 County
Courts Building, 401 Bos-
ley 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 con-
cerning the File #104/or
Hearing Contact the Zoning
Review Office at (410) 887-
3381.

JT/2603 Feb. 1 3387 485

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/3, 2000

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 2/1, 2000.

THE JEFFERSONIAN,
S. Williams

LEGAL ADVERTISING

RECEIVED FEB 07 2000

CERTIFICATE OF POSTING

**RE: CASE #00-292-X
PETITIONER/DEVELOPER
(Enterprise Car Rental Agency)
DATE OF HEARING
(2-23-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

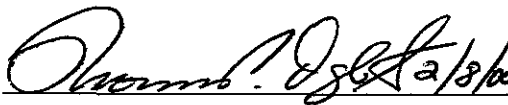
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

10515 Reisterstown Road Baltimore, Maryland 21117 _____

**THE SIGN(S) WERE POSTED ON _____ 2-8-00 _____
(MONTH, DAY, YEAR)**

SINCERELY,

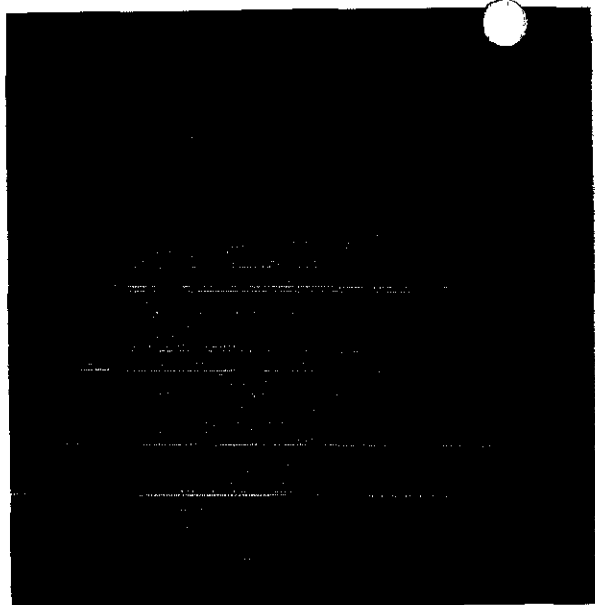

(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**





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 20, 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: 00-292-X

10515 Reisterstown Road

NE/S Reisterstown Road, corner W/S Western Maryland Railroad

4th Election District – 3rd Councilmanic District

Legal Owner: Cloverland Farms Dairy, Inc.

Lessee: Enterprise Car Rental Agency

Special Exception for a service garage.

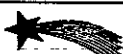
HEARING: Wednesday, February 16, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Cloverland Farms Dairy, 3611 Roland Avenue, Baltimore 21211-2408
Enterprise Car Rental Agency, 701 Wedeman Avenue, Linthicum 21090
William Monk, 222 Bosley Avenue, Suite B-6, Towson 21204

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

 Census 2000

 For You, For Baltimore County

 Census 2000



Printed with Soybean Ink
on Recycled Paper

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 1, 2000 Issue – Jeffersonian

Please forward billing to:
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

410-494-8931

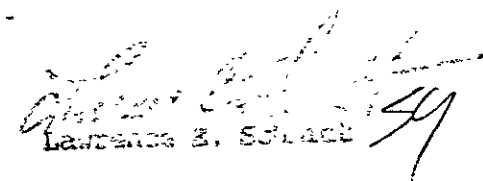
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CASE NUMBER: 00-292-X
10515 Reisterstown Road
NE/S Reisterstown Road, corner W/S Western Maryland Railroad
4th Election District – 3rd Councilmanic District
Legal Owner: Cloverland Farms Dairy, Inc.
Lessee: Enterprise Car Rental Agency

Special Exception for a service garage.

HEARING: Wednesday, February 16, 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

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 11, 2000 pdmlandacq@co.ba.md.us

Mr. William Monk
222 Bosley Avenue, #B6
Towson MD 21204

Dear Mr. Monk:

RE: Case Number 00-292-X., 10515 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2000.

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:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

DATE: February 3, 2000

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

RECEIVED FEB 08 2000

SUBJECT: Zoning Advisory Committee Meeting
 for January 31, 2000
 Item No. 292

The Bureau of Development Plans Review has reviewed the subject zoning item. Development shall not increase the extent of the flood plain on neighboring properties.

If the flood plain is shown on the F.I.R.M., any increase in the existing base flood elevation shall be limited to one foot maximum, except no encroachment in the floodway causing any increase in existing base flood elevation shall be permitted.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

January 28, 2000

RECEIVED FEB 04 2000

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: 292 - CLOVERLAND FARMS DAIRY, INC.

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000 Item No.: 292

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.
9. ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS IS NEEDED AT THE FOLLOWING PORTION(S) OF THE BUILDING FRONT. THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: February 4, 2000

SUBJECT: Zoning Item #292
10515 Reisterstown Road
Neighborhood Car Rental Agency/Service Garage

RECEIVED FEB 8 7 2000

Zoning Advisory Committee Meeting of January 24, 2000

- ☐ 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).
 - ☒ A variance to the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains must be requested and approved prior to Grading Plan and/or permit submittal.

Reviewer: Betty Kelley

Date: February 4, 2000

PP
Jepi
2/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2000

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

RECEIVED
FEB - 2

SUBJECT: 10515 Reisterstown Road

INFORMATION:

Item Number: 292

Petitioner: Enterprise Car Rental Agency

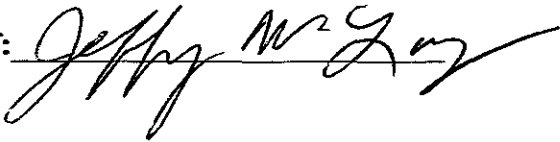
Zoning: BL

Requested Action: Special

SUMMARY OF RECOMMENDATIONS:

The Office of Planning requests that elevation drawings and a landscape plan be submitted to this office for review and approval should the applicant's request be granted.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: January 31, 2000

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

RE: Baltimore County
Item No. 292 (WCR)
10515 Reisterstown Road
MD 140
Mile Post 5.50

Dear Ms. Stephens:

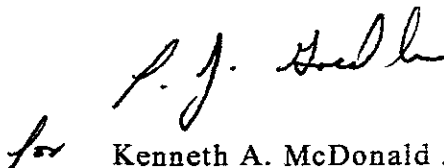
This office has reviewed the referenced item and we have no objection to approval.

However we will require the owner to obtain an access permit and as a minimum the following will be conditioned to the permit:

- New entrance paving.
- New curb, gutter and sidewalk.
- Hydraulics approval.

Should any additional information be required 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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-292-X

Date Completed/Initials

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)

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)

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)



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

February 7, 2000

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Case Number 00-292-X, 10515 Reisterstown Road

The above matter, previously scheduled for February 16, 2000, has been postponed at your request due to the property not being posted timely. The hearing has been **rescheduled for Wednesday, February 23, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

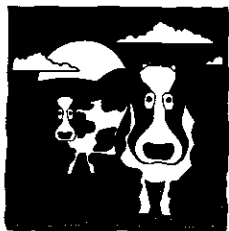
A handwritten signature in black ink, appearing to read "Arnold Jablon" followed by a stylized flourish or initials.

Arnold Jablon
Director

AJ:scj

C: Cloverland Farms Dairy, Inc., 3611 Roland Avenue, Baltimore 21211-2408
Enterprise Car Rental Agency, 701 Wedeman Avenue, Linthicum 21090





2701 Loch Raven Road
Baltimore, Maryland 21218 - 4731
Phone. 410-235-4477
Fax: 410-889-3690

February 10, 2000

Zoning Commissioner of Baltimore County
4th Floor, New Courts Building
401 Bosely Avenue
Towson, MD 21204

Dear Commissioner:

I authorize Kevin Molitor of Enterprise Rental Car Agency to represent Cloverland Farms Dairy, Inc. and myself at the Petition for Special Exception Hearing on February 23, 2000. Enterprise Rental Car Agency is the Lessee and applicant in this hearing.

The Petition for Special Exception is for the property located at 10515 Reisterstown Road, Owings Mills, MD 21117.

Sincerely

John M. Kemp
Vice President

JMK:je

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

January 7, 2000

PDM
1st Floor
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Zoning application drop-off
 10515 Reisterstown Road, Baltimore County, Maryland
 Enterprise Car Rental
 WMI Project No: 99-105

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. Joe Merry and I briefly went over the plan.

Cordially,

A handwritten signature in black ink that reads "W^M Monk". The "W" and "M" are stylized and connected, with a small superscript "M" above the "W". The name "Monk" is written in a cursive script.

William Monk.

Enclosures

00-292-X

WILLIAM MONK, INC.**ENGINEERS • PLANNERS**

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4302
410-494-8931 • FAX 410-494-9903

TO:

PDMBALTIMORE CO., MD**LETTER OF TRANSMITTAL**

Date <u>12/30/99</u>	Our Job No. <u>99-105</u>
Attention	
Re: <u>10515 REISTERSTOWN Rd.</u> <u>BALTIMORE CO, MD</u> <u>PLAT TO ACCOMPANY</u> <u>SPECIAL EXCEPTION APP.</u>	

WE ARE SENDING YOU:☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | |
|---------------------------------|---|---|--|
| ☐ Prints | ☐ Disk | ☐ Specifications | ☐ Shop drawings |
| ☐ Plans | ☐ Copy of letter | ☐ Change order | ☐ Other |

QTY.	DESCRIPTION	ACTION
12	SEALED SITE PLAN	
3	ZONING DESCRIPTION	
1	ZONING MAP	
.	APPLICATION FEE (\$300 ^{cc})	
3	APPLICATIONS	

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|--|---|---|
| ☒ For approval | ☐ As requested | ☐ Prints returned after loan to us |
| ☐ For your use | ☐ For review and comment | ☐ Per _____ |
| ☐ For bids due _____ | ☐ Other _____ | |

REMARKS:**00-292-X**

COPY TO: _____

SIGNED: W. M. P. Monk

If enclosures are not as noted, please notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bill Montic

222 Bascom Ave

TOWSON, MD 21204

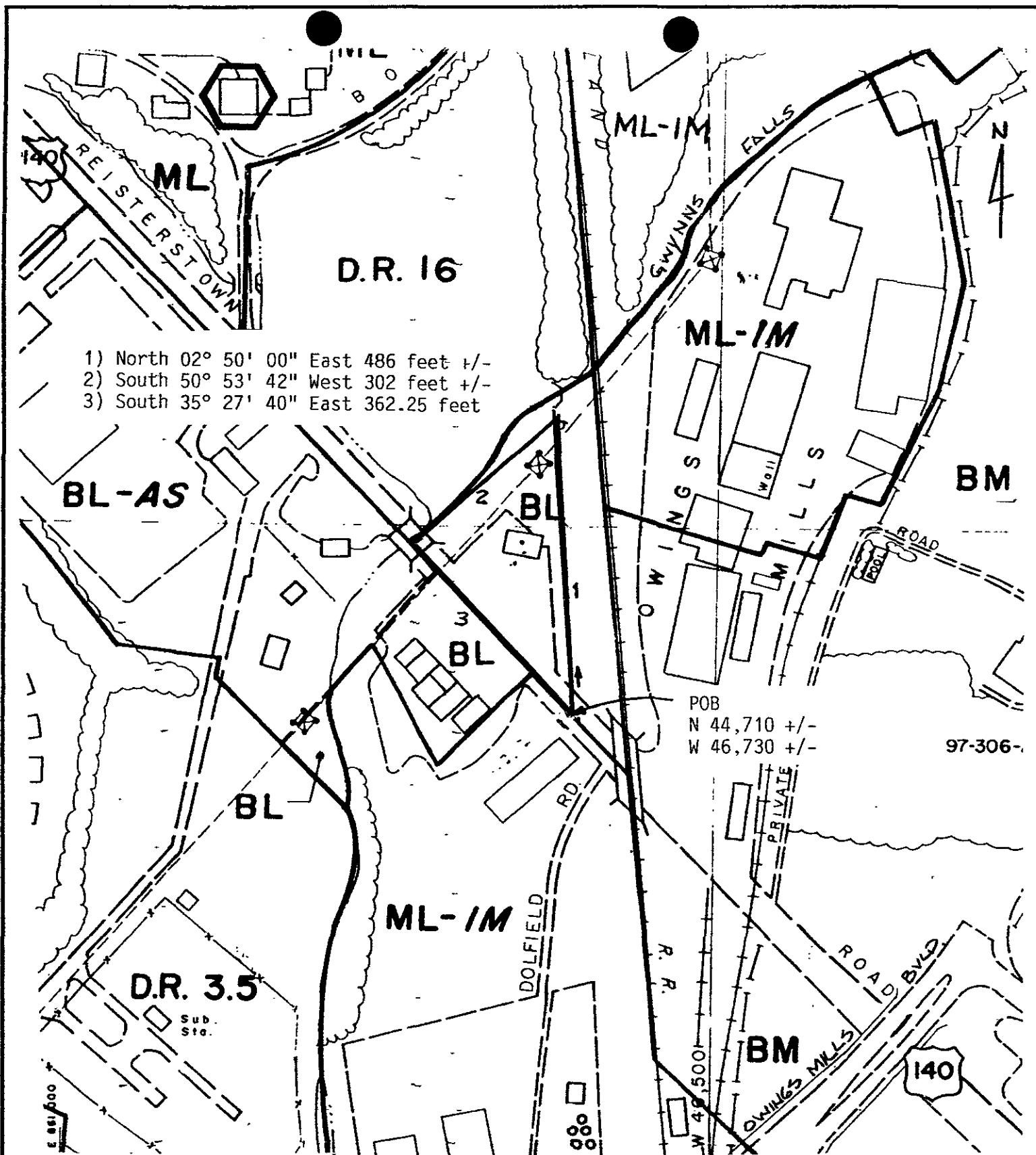
Kevin Molitor

701 Wodeman Ave.

Enterprise Rent-A-Car

Linthicum, MD 21090





00-292-X

ZONING MAP NO. NW 12-H

William Monk, Inc.

ENGINEERS - PLANNERS

Courthouse Commons

222 Bosley Avenue, Suite B-6

Towson, Maryland 21204

Phone: 410-494-8931 Fax: 410-494-9903

LOCATION:

ZONING MAP
 10515 REISTERSTOWN ROAD
 BALTIMORE COUNTY, MARYLAND

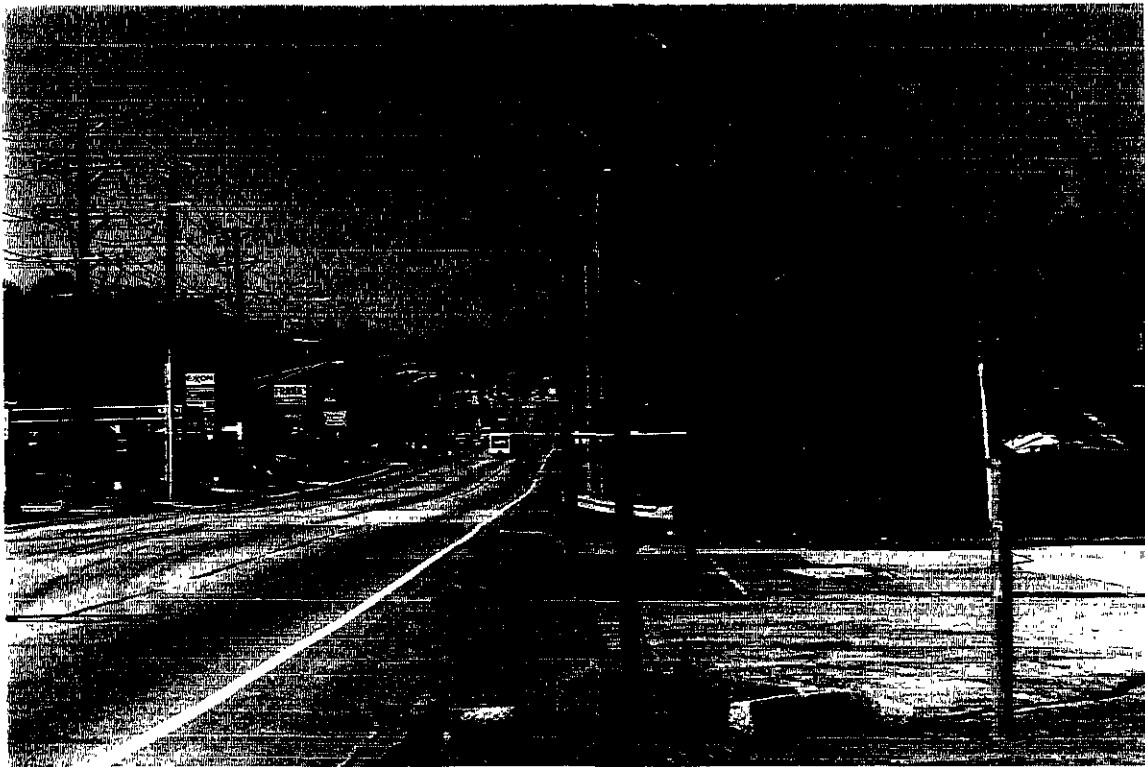
DATE: 12/10/99

JOB NO.: 99-105

SCALE: 1"=200'

WILLIAM MONK, INC.

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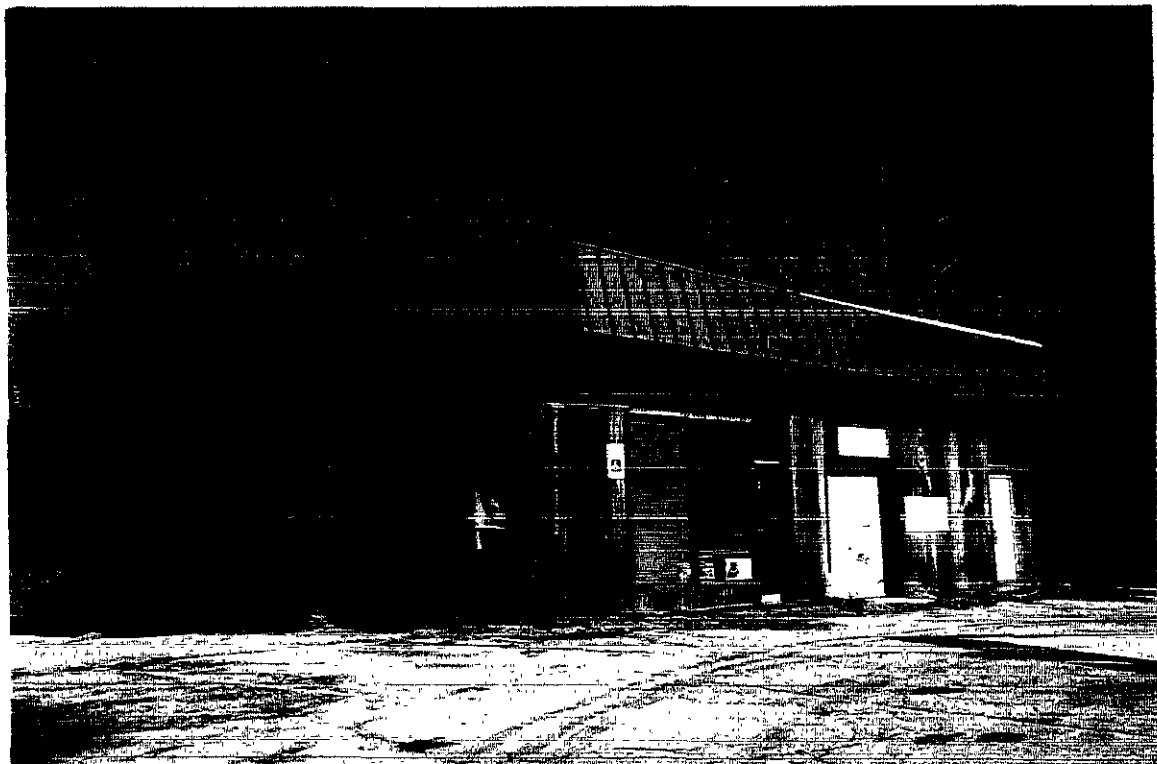


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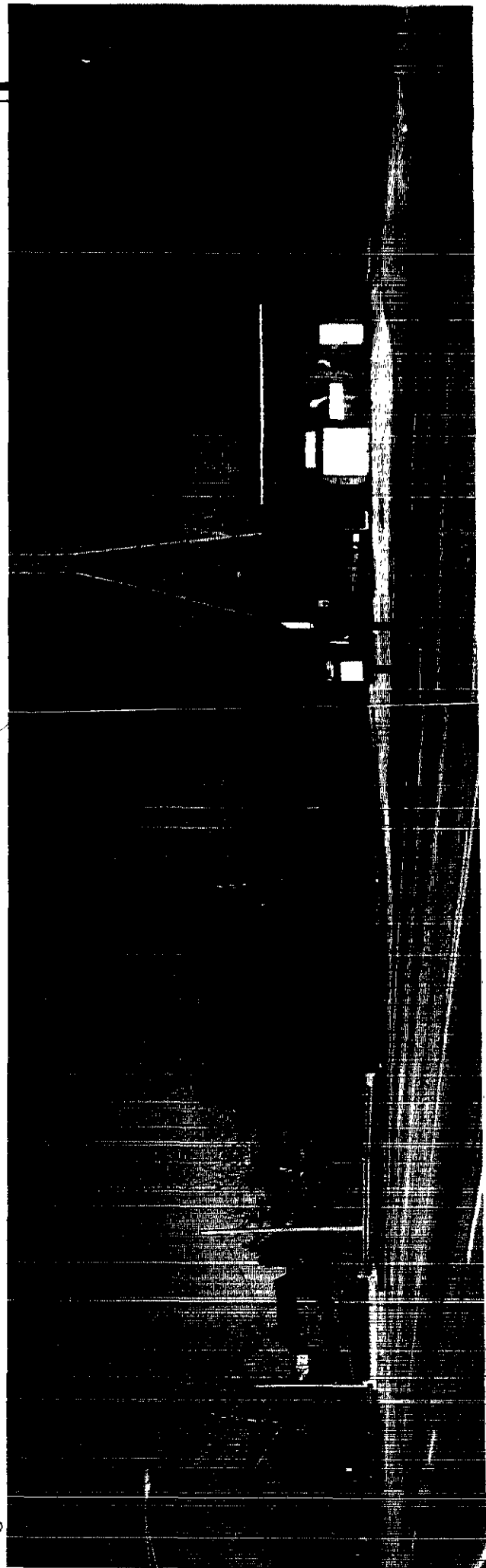
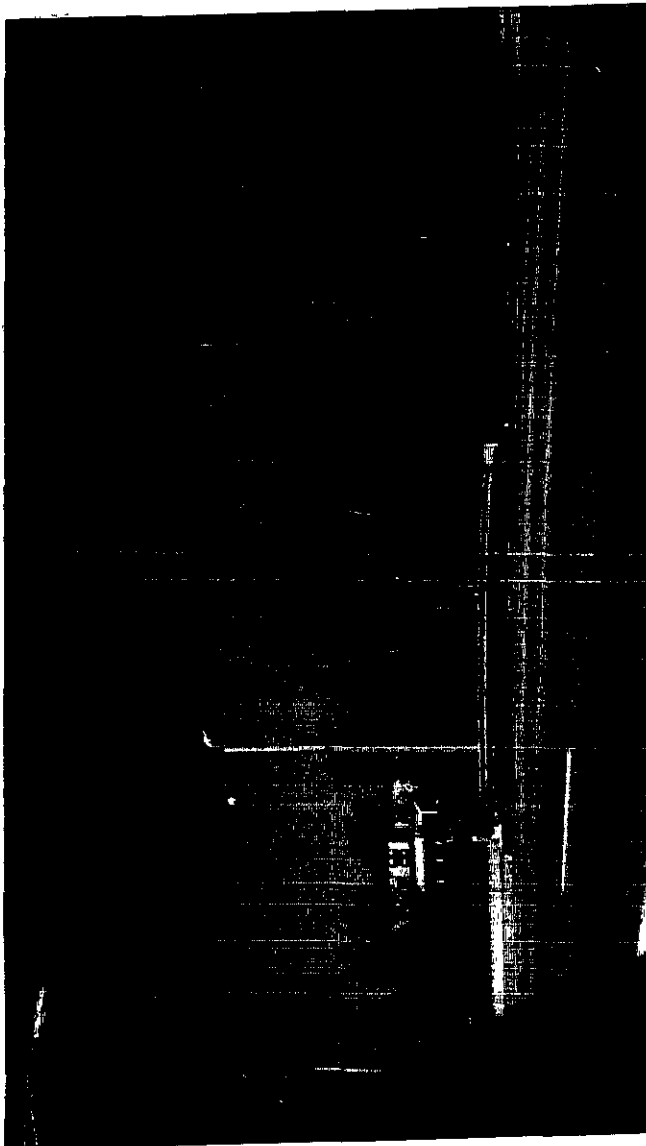
10515 REISTERSTOWN ROAD



COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4302 • (410) 494-8931 • FAX (410) 494-9903

WILLIAM MONK, INC.

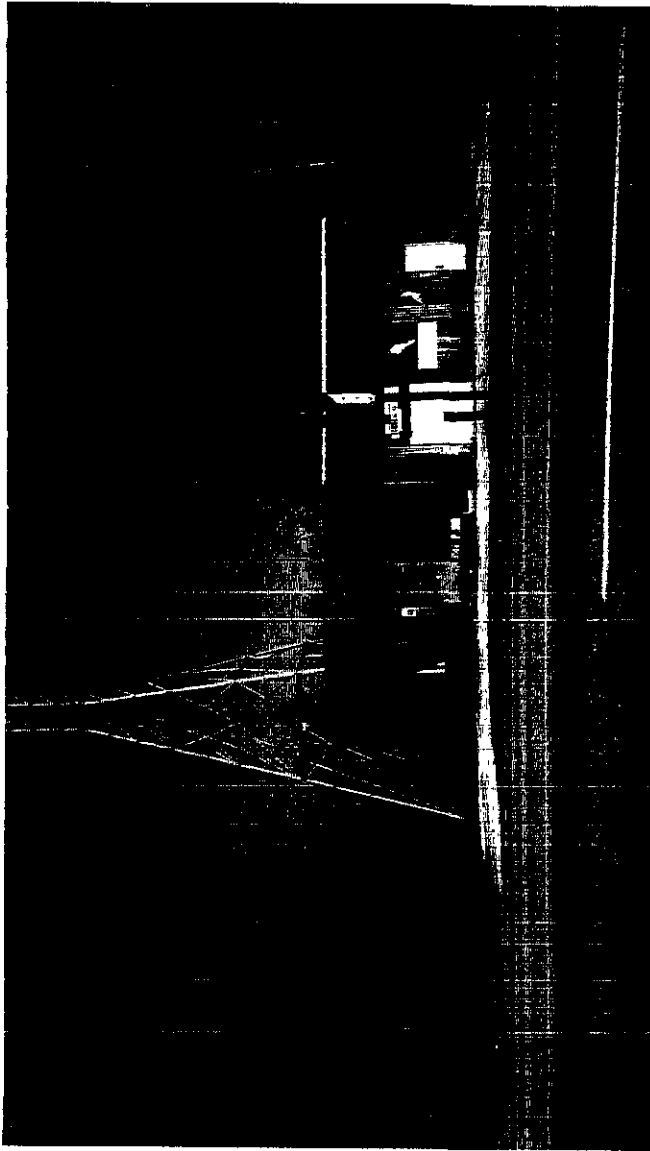
ENGINEERS • PLANNERS



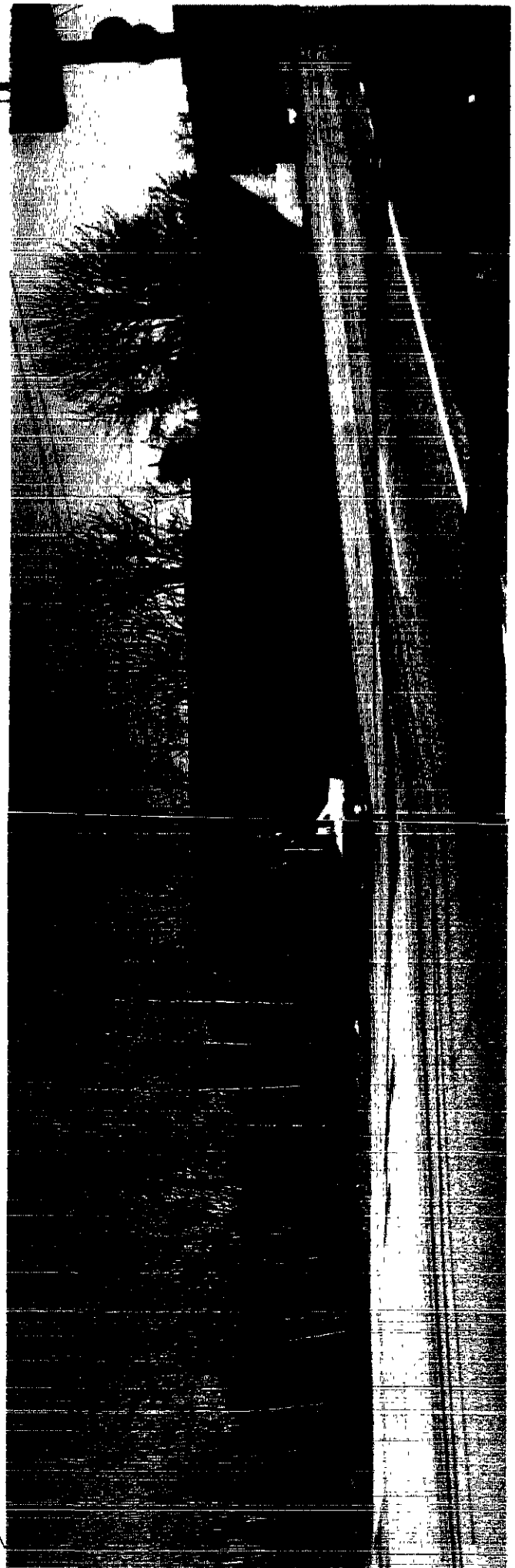
COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD

WILLIAM MONK, INC.

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10515 REISTERSTOWN ROAD

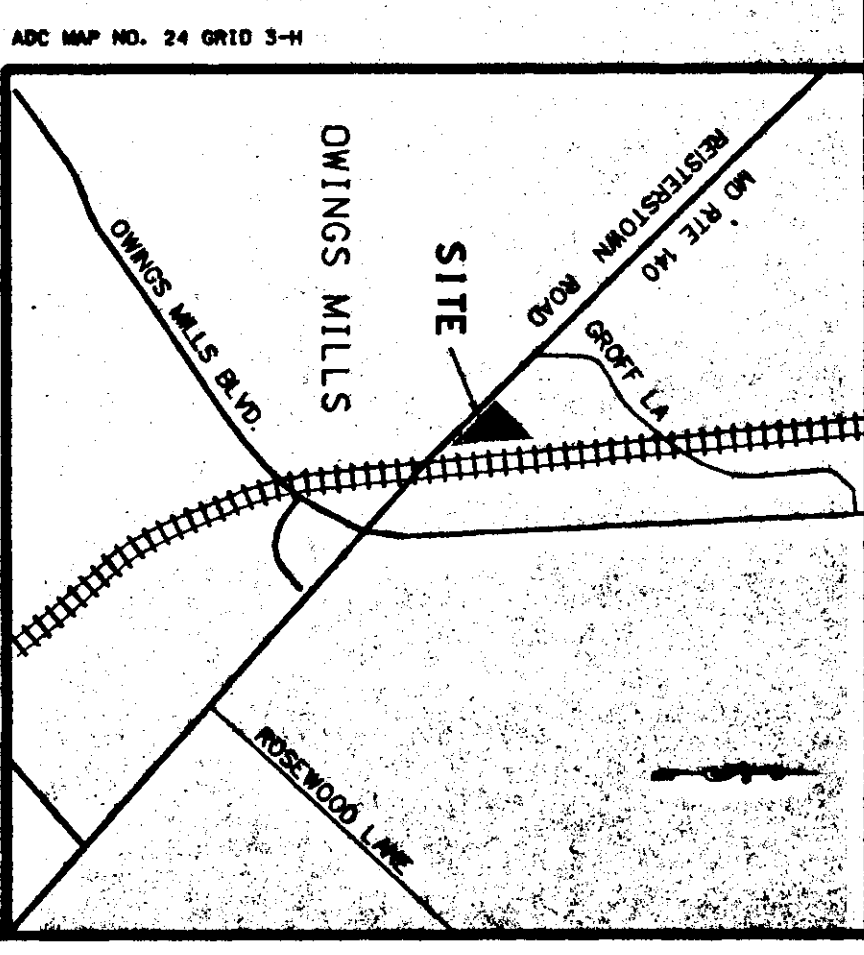
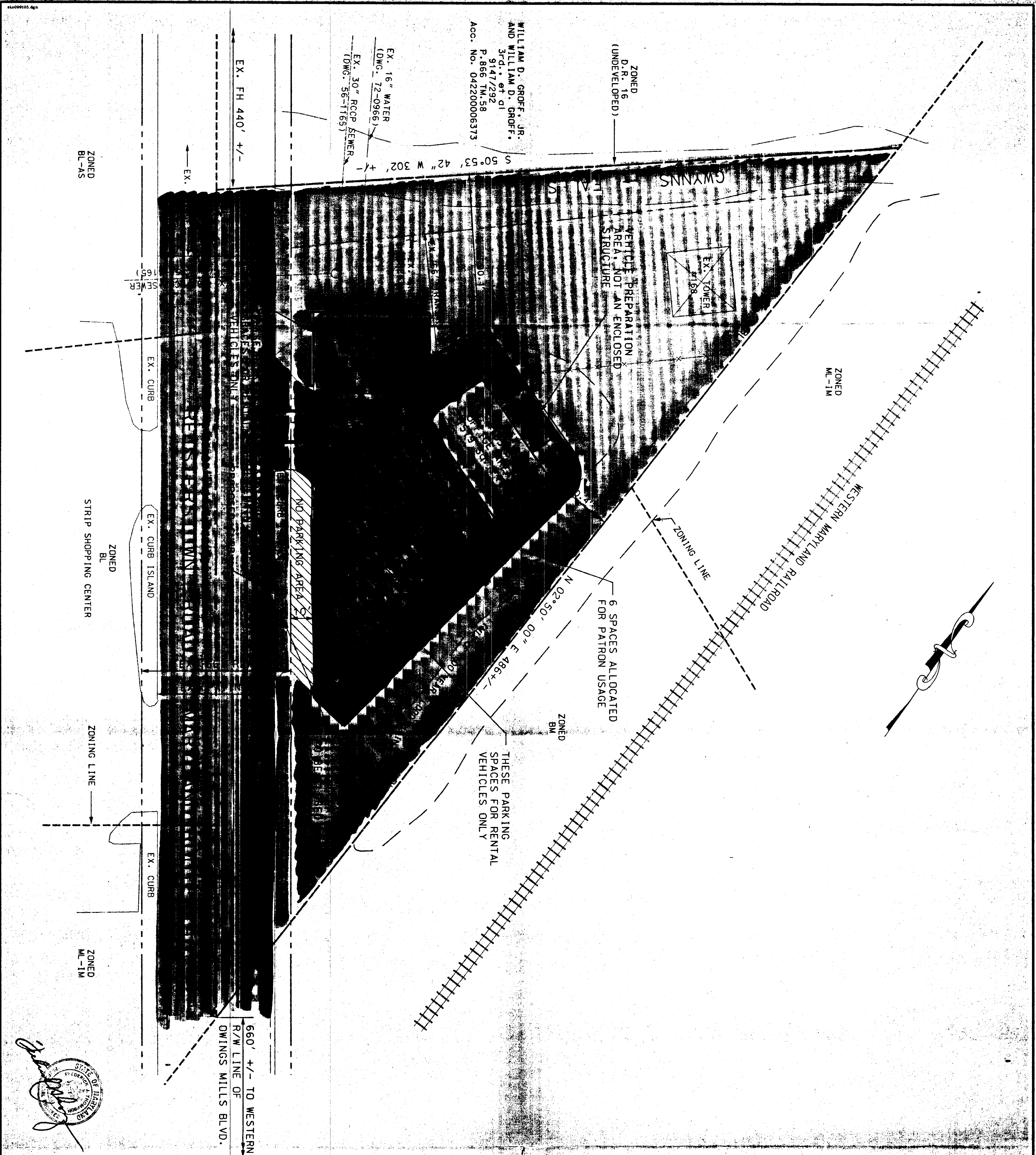


WILLIAM MONK, INC.

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**SURROUNDING LAND USE
NORTHEAST OF SUBJECT PROPERTY**





- NOTES:
1. ZONING: EXISTING - BL
 2. LAND AREA:
NET - 0.99 AC +/-
GROSS - (43,262 SQ. FT. +/-)
1.23 AC +/-
(53,480 SQ. FT. +/-)
 3. EXISTING USE: COMMERCIAL BUILDING (VACANT)
 4. PROPOSED USE: NEIGHBORHOOD CAR RENTAL AGENCY/SERVICE GARAGE
 5. BUILDING AREA: 1519 SQ. FT.
 6. PARKING:
REQUIRED - 3.3 SPACES/1000 SQ. FT. = 5.1 = 6
PROVIDED - 6 SPACES PLUS ONE BEYOND THE PLAM
RENTAL VEHICLES AS DEPICTED ON THE PLAM
 7. UTILITIES:
WATER - PUBLIC
SEWER - PUBLIC
 8. VARIANCE: NONE
 9. SPECIAL EXCEPTION: SECTION 230.13 TO PERMIT A SERVICE GARAGE IN A BL ZONING DISTRICT.
 10. FEMA MAP NO.: 240010 0220 C
 11. ELECTION DISTRICT: 4th
 12. CONGRESSIONAL DISTRICT: 3rd
 13. CENSUS TRACT: 4041
 14. WATERSHED: 27
 15. SUBWATERSHED: 67
 16. DEED REFERENCE: 6560/642
 17. PROPERTY ACCOUNT NO.: 0400020125
 18. TAX MAP 58, GRID 21, PARCEL 298
 19. HEIGHT OF BUILDING: 1-5 STORY (15')
 20. FLOOR AREA RATIO:
MAXIMUM PERMITTED: 3.0
PROPOSED: 30.03
 21. MASS TRANSIT ADJUSTMENT: N/A
 22. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO CRITICAL AREAS ON-SITE.
 23. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
 24. AGENCY OPEN SPACE: N/A
 25. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
 26. HANDICAP RAMPS: TO BE PROVIDED AS REQUIRED.
 27. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
 28. PREVIOUS COMMERCIAL PERMIT: N/A
 29. ZONING HEARINGS: NONE
 30. ZONING MAP NO.: NW 12-44
 31. PROPERTY OWNER: CLOVERLAND FARMS DAIRY, INC.
3611 ROLLAND AVENUE
BALTIMORE, MARYLAND 21211-2408
 32. APPLICANT: ENTERPRISE CAR RENTAL AGENCY
101 WEBERMAN AVENUE
LIMBICUM, MARYLAND 21090
301-421-1000
TELEPHONE: 410-412-1620

William Monk, Inc.
ENGINEERS - PLANNERS
200 South Baltimore Avenue, Suite 200
Baltimore, Maryland 21202
Phone: 410-444-0801 Fax: 410-444-9805

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION
APPLICATION**

FOR
**NEIGHBORHOOD CAR RENTAL
AGENCY/SERVICE GARAGE**

**10615 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND**

REVISIONS			
DATE	BY	REASON	SCALE
12/23/09	RAY	200 NO. 90-100	1" = 50'