

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCE -
SE/Cor. Frederick Road and Bishop's Lane * ZONING COMMISSIONER
(585 Frederick Road)
1st Election District * OF BALTIMORE COUNTY
1st Council District *
Case No. 00-542-SPHXA
Robert J. Holden, et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Robert J. (Jeff) and Jeanne M. Holden, through their attorney, Robert D. Sellers, Esquire. The Petitioners request a special hearing to approve an amendment to the site plan approved in prior Case No. 86-101-SPH to reflect the proposed service garage use and associated parking area. In addition to the special hearing, the Petitioners request a special exception to permit a service garage on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from the B.C.Z.R. as follows: From Section 409.8.A.4 to permit parking within 3.5 feet of a street line in lieu of the required setback of 10 feet, and from Section 232.A.4 to retain the existing Amenity Open Space in lieu of the required ratio of .2 and in widths of less than 7 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the request were Jeff and Jeanne Holden, property owners, Jane Willeboardse, Architect, who prepared the site plan for this property, and Robert D. Sellers, Esquire, attorney for the Petitioners. Appearing as an interested person/Protestant was Ron Sarwar, who appeared on behalf of his father, Ghulan Sarwar, the adjacent property owner. A letter was also received from the senior Mr. Sarwar which has been considered and placed in the case file as part of the record.

ORDER RECEIVED FOR FILING

Date 8/4/11

By [Signature]

Testimony and evidence presented revealed that the subject property is a corner lot, located at the intersection of Frederick Road and Bishop's Lane in downtown Catonsville. The property contains approximately .336 acres in area, zoned B.L.-C.C.C., and is improved with a one-story service garage operated by Mr. & Mrs. Holden. Apparently, a service garage operation has existed on the property for many years. In fact, special exception relief for the service garage use was originally granted in Case No. 3693 in December 1955. Indeed, testimony and evidence offered at the hearing indicated that the Petition for Special Exception filed in the instant case was unnecessary. Specifically, Mr. Sellers, on behalf of the Petitioners, produced records from County files showing that the entire property was granted special exception approval for a service garage use in Case No. 3693. In 1962, in Case No. 5710, approval was requested for a change in the zoning to permit use of a portion of the property for a used car sales operation. That Petition was ultimately withdrawn before any decision was rendered on the request. Apparently, there was some confusion about that Petition, which dealt with only a portion of the property. Nonetheless, testimony and evidence presented at the instant case is persuasive that the special exception relief granted in 1955 for the entire property remains in full force and effect at this time. Thus, the Petition for Special Exception filed in the instant case is unnecessary and shall therefore be dismissed. The site may be operated as a service garage without further special exception approval.

Turning to the Petitions for Special Hearing and Variance, relief is sought due to the proposed improvements to the property. Specifically, the site plan shows that the Petitioners propose to construct a one-story addition to the rear of the existing service garage building. The proposed addition will provide three (3) additional service bays. It is to be noted that access to the addition will be by way of two different side entrances. It was indicated that the building will be constructed in the manner proposed so as to reduce impacts of the use on adjacent properties.

In this regard, the Petitioners testified that their service garage business has outgrown the existing building. In fact, Mr. Holden indicated that much of the work is frequently performed outside due to the fact that the existing service bays are not large enough to accommodate the

ORDER RECEIVED FOR FILING

Date

By

volume of business. He indicated that when the addition is completed, all work will be done inside.

As to the variance request, relief is sought to legitimize the existing parking arrangement in front of the site, within 3.5 feet of the street line in lieu of the required 10 feet. Apparently, parking has been provided in front of the building in diagonally oriented spaces for many years. A second variance is requested to retain the existing amenity open space in lieu of the required ratio of .2 and in widths of less than 7 feet. Again, this request is sought to legitimize existing conditions on the property.

Additional testimony was offered by Mr. Holden regarding the nature of his business. He indicated that the shop performs general mechanical work. There is no body or fender work performed on site, nor any painting. The hours of operation of the business were described as being from 8:00 AM to 6:00 PM, Monday through Friday. The business is largely by appointment only. Besides Mr. Holden, there are three additional employees who work at the site.

Testimony was also received from Mr. Sarwar. He expressed general objections to the ongoing use. He described the adjacent property owned by his father as residential in character. The letter received from Ghulan Sarwar also expressed certain objections to the proposed use. Although I am appreciative of the present and potential impacts of the service garage, I believe that the proposed addition will actually protect the Sarwar's property in that it will buffer the use to a degree better than the current situation. Specifically, the Petitioner indicated that when the addition is completed, all mechanical repairs will be performed inside the building. Thus, there will be no noise, smoke, etc., generated outside the building. Additionally, the Petitioner proposes to install certain landscaping and retain mature trees in the rear of the site to further buffer the property.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. I find that the special hearing request is appropriate and that the proposed addition will not be detrimental to the health, safety or general welfare of the surrounding locale. The relief requested complies with the requirements of Sections 307 and 502.1 of the B.C.Z.R. for special hearing and variance relief to be granted. Moreover, there were no adverse comments from any

Baltimore County reviewing agency. In addition, the relief requested is supported by the Greater Catonsville Chamber of Commerce, as evidenced by a letter dated September 4, 2000 from Maureen Sweeney Smith, its Executive Director. In my view, with the restrictions set forth below, the relief requested will improve existing conditions on the site and lessen the impact of the use of the subject property as a service garage on the adjacent residential properties.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the Petition for Special Exception shall be dismissed, and the Petitions for Special Hearing and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October, 2000 that the Petition for Special Hearing to approve an amendment to the site plan approved in prior Case No. 86-101-SPH to reflect the proposed service garage use and associated parking area, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking within 3.5 feet of a street line in lieu of the required setback of 10 feet, and from Section 232.A.4 of the B.C.Z.R. to retain the existing Amenity Open Space in lieu of the required ratio of .2 and in widths of less than 7 feet, 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 hours of operation for the service garage shall be limited to 8:00 AM to 6:00 PM or dusk (whichever is later), Monday through Friday. Saturday hours shall be limited to 8:00 AM to 5:00 PM.

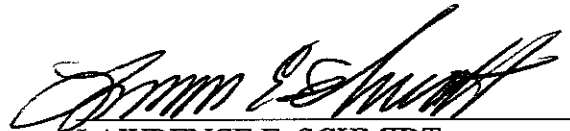
ORDER RECEIVED FOR FILING

Date

By

- 3) There shall be no painting or body and fender work performed on the premises. Moreover, all mechanical work shall be performed inside the building.
- 4) The Petitioners shall comply with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, dated July 10, 2000, (copy attached), except as modified hereinafter. Specifically, as to Item No. 4 therein, the Petitioner shall screen the dumpster in a manner sufficient to screen its view from adjacent properties, as more particularly shown on the site plan. Compliance with Item #7 is not required. As to Item #8, additional landscaping and screening along the rear of the wall shall include the retention of existing mature trees.
- 5) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage on the subject property, pursuant to Section 230.13 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/4/00
By [Signature]



Baltimore County
Zoning Commissioner

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

October 4, 2000

Robert D. Sellers, Esquire
401 Washington Avenue, Suite 303
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
SE/Corner Frederick Road and Bishop's Lane
(585 Frederick Road)
1st Election District – 1st Council District
Robert J. Holden, et ux - Petitioners
Case No. 00-542-SPHXA

Dear Mr. Sellers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been dismissed, and the Petitions for Special Hearing and Variance 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Robert J. Holden
303 Thackery Avenue, Catonsville, Md. 21228
Ms. Jane Willeboardse, 138 Newburg Avenue, Catonsville, Md. 21228
Mr. Ron Sarwar, One Bishop's Lane, Catonsville, Md. 21228
Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 585 Frederick Rd.

which is presently zoned BL-CCC

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to a previously approved site plan for a service garage and parking.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert D. Sellers

Name - Type or Print

Signature

Robert D. Sellers & Associates, P.A.

Company

Address

Telephone No.

Towson, Md.

State

21204

Zip Code

Legal Owner(s):

Robert J. Holden

Name - Type or Print

Signature

Jeanne M. Holden

Name - Type or Print

Signature

585 Frederick Rd.

410-744-4664

Address

Telephone No.

Catonsville, Md.

City

State

21228

Zip Code

Representative to be Contacted:

Robert D. Sellers

Name

401 Washington Ave., Ste. 303

410-583-1712

Address

Telephone No.

Towson, Md.

City

State

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By TAG

Date

6/16/00

ORDER RECEIVED FOR FILING

Case No. 00-542 SPHX1A

Date 6/15/98



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 585 Frederick Rd.

which is presently zoned BL-CCC

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 pursuant to Section 230.13 for the rear portion of the lot and all portions of the lot for which special exceptions were not granted in previous cases.

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert D. Sellers
Name - Type or Print
Robert D. Sellers
Signature
Robert D. Sellers & Associates, P.A.
Company
401 Washington Ave., Suite 303 410-583-1712
Address Telephone No.
Towson, Md. 21204
City State Zip Code

Legal Owner(s):

Robert J. Holden
Name - Type or Print
Robert J. Holden
Signature
Jeanne M. Holden
Name - Type or Print
Jeanne M. Holden
Signature
585 Frederick Rd. 410-744-4664
Address Telephone No.
Catonsville, Md. 21228
City State Zip Code

Representative to be Contacted:

Robert D. Sellers
Name
401 Washington Ave., Ste 303 410-583-1712
Address Telephone No.
Towson, Md. 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By TAG Date 6/16/00

Case No. 00-542 JPHYA

Date 09/15/98

By _____

ORDER RECEIVED FOR FILING
6/14/00



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 585 Frederick Rd.

which is presently zoned BL-CCC

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 Variance from Section(s)

409.8.A.4 to permit parking within ³⁵4 feet of a street line in lieu of 10 feet, and
232A.4. to retain existing Amenity Open Space in lieu of required ratio of .2 and in widths of less than 7 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Small lot and existing building create both unreasonable hardship and practical difficulty.

note: .13 AOS ratio calculated with existing bldg + addition (less than 7' width)
.19 AOS ratio calculated with new addition only

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert D. Sellers

Name - Type or Print

Signature

Robert D. Sellers & Associates, P.A.

Company

401 Washington Ave., Suite 303 410-583-1712

Address

Telephone No.

Towson, Md.

21204

State

Zip Code

Legal Owner(s):

Robert J. Holden

Name - Type or Print

Signature

Jeanne M. Holden

Name - Type or Print

Signature

585 Frederick Rd.

410-744-4664

Address

Telephone No.

Catonsville, Md.

City

State

21228

Zip Code

Representative to be Contacted:

Robert D. Sellers

Name

410-

401 Washington Ave., Suite 303

Address

Telephone No.

Towson, Md.

City

State

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By TAG

Date 6/16/00

Case No. 00-542 SP4XA

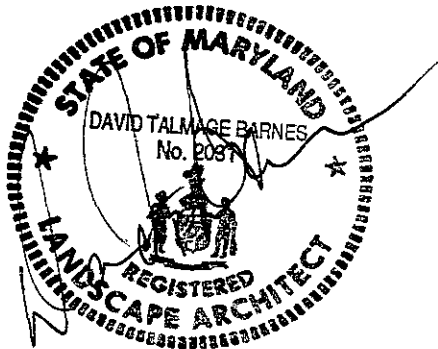
Date 220 9/15/98

ORDER RECEIVED FOR FILING
6/16/00
220 9/15/98
Ev

ZONING DESCRIPTION

BEGINNING for the same at a stone planted on the south side of Frederick Turnpike Road at the southeast corner of its intersection with Bishop's Lane; and running thence and binding on easterly side of Bishop's Lane with the use thereof south fifteen and one-half degrees east on hundred thirty-five feet, seven inches; thence running north seventy-three degrees, fifty-seven minutes east one hundred fifteen feet, six inches to easterly outline of whole lot of which the lot now being described forms a part; thence running north fifteen degrees, thirty minutes west, binding along said easterly outline one hundred thirty-two feet, nine inches to the south side of Frederick Turnpike Road; thence running south seventy-five degrees, twenty-three minutes west, and binding on the south side of said Frederick Turnpike Road one hundred fifteen feet, six inches to the place of Beginning.

Also known as 585 Frederick Road Catonsville MD 21228



00-542 SP4XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081488**

DATE 6-16-00 ACCOUNT E001 6150

AMOUNT \$ 650.00

RECEIVED FROM: Jeannie Holden

FOR: Special Hearing, Special Exemption, Variance
585 Frederick Rd. 542

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT TOTAL TAX
6/19/2000 6/19/2000 14:37:54
REG 4546 CHECKED 1875 HCS 06/16/00
Dept 5 620 ZONING VERIFICATION
Receipt 2 124999 650.00
CR NO. 081488
Acct Pay 650.00
650.00 CR .00 CR
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:

corner SE/S Frederick Road and NE/S Bishop's Lane
1st Election District - 1st Councilmanic District

Legal Owner(s): Jeanne M. & Robert J. Holden

Special Hearing: to approve an amendment to a previously approved site plan. **Special Exception:** for a service garage.

Variance: to permit parking within 3.5 feet of a street line in lieu of 10 feet and to retain existing Amenity Open Space in lieu of required ratio of .2 in widths of less than 7 feet.

Hearing: 7/20/2000 a.m. in Room 407, County Administration Center, 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.

7/14/2000 July 20

C405262

CERTIFICATE OF PUBLICATION

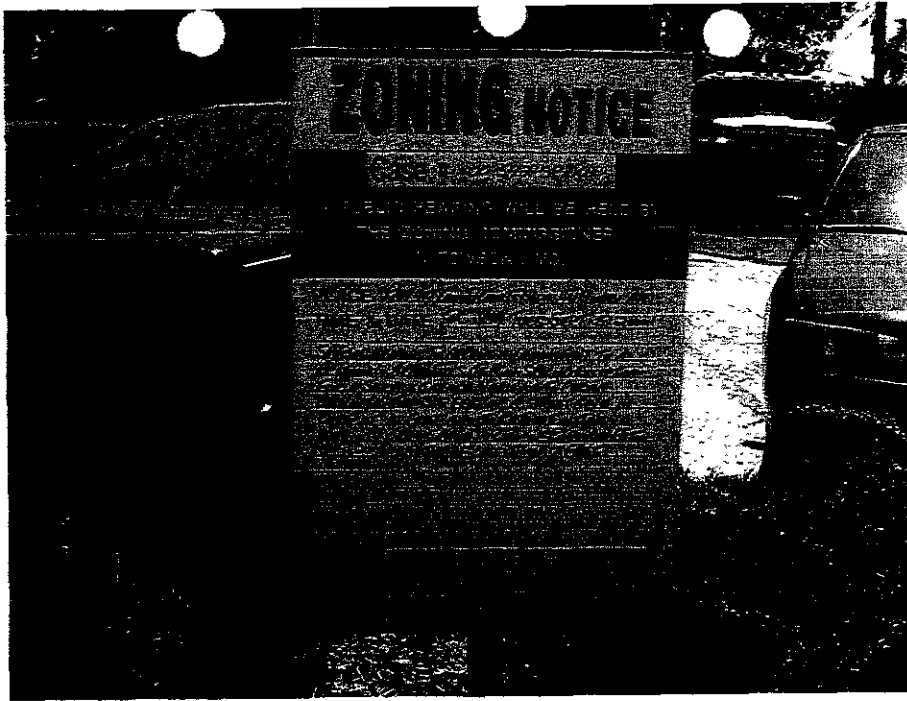
TOWSON, MD, 7/20, 2000

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 7/20, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING



585 Frederick Road

CERTIFICATE OF POSTING

**RE: CASE # 00-542-SPHXA
PETITIONER/DEVELOPER
(Robert J. Holden)
DATE OF Hearing
(9-5-00)**

**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**

585 Frederick Road Baltimore , Maryland 21228_____

THE SIGN(S) WERE POSTED ON_____ 8-21-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
585 Frederick Road, S/S Frederick Rd at Bishop's Ln
1st Election District, 1st Councilmanic

Legal Owner: Robert J. & Jeanne M. Holden
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-542-SPHXA

* * * * *

ENTRY OF APPEARANCE

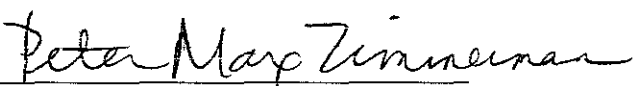
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert D. Sellers, Esq., 401 Washington Avenue, Suite 303, Towson, MD 21204, attorney for Petitioner(s).


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

July 13, 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: 00-542-SPHXA
585 Frederick Road
corner SE/S Frederick Road and NE/S Bishop's Lane
1st Election District – 1st Councilmanic District
Legal Owner: Jeanne M. & Robert J. Holden

Special Hearing to approve an amendment to a previously approved site plan. Special Exception for a service garage. Variance to permit parking within 3.5 feet of a street line in lieu of 10 feet and to retain existing Amenity Open Space in lieu of required ratio of .2 in widths of less than 7 feet.

HEARING: Monday, August 7, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Robert Sellers, Esquire, 401 Washington Avenue, Suite 303, Towson 21204
Jeanne & Robert Holden, 585 Frederick Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 20, 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, July 20, 2000 Issue – Jeffersonian

Please forward billing to:

Jeanne Holden/Ridgeway Automotive, Inc.
585 Frederick Road
Catonsville, MD 21228

410-744-4664

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: 00-542-SPHXA

585 Frederick Road

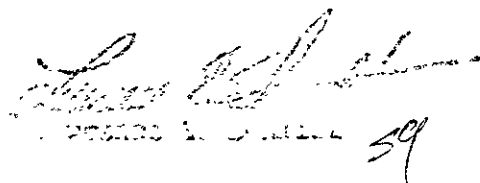
corner SE/S Frederick Road and NE/S Bishop's Lane

1st Election District – 1st Councilmanic District

Legal Owner: Jeanne M. & Robert J. Holden

Special Hearing to approve an amendment to a previously approved site plan. Special Exception for a service garage. Variance to permit parking within 3.5 feet of a street line in lieu of 10 feet and to retain existing Amenity Open Space in lieu of required ratio of .2 in widths of less than 7 feet.

HEARING: Monday, August 7, 2000 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 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/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: 00-542-3PHXA
Petitioner: Jeanne Holden / RIDGEWAY Automotive, Inc.
Address or Location: 585 Frederick Road Balto MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeanne Holden / RIDGEWAY AUTOMOTIVE, INC
Address: 585 Frederick Rd
Catonsville MD 21228
Telephone Number: 410-744-4664



Baltimore County
Department of Permits and
Development Management

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

August 29, 2000

Robert Sellers, Esquire
401 Washington Avenue, Suite 303
Towson, MD 21204

Dear Mr. Sellers:

RE: Case Number: 00-542-SPHXA, 585 Frederick Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Jeanne & Robert Holder, 585 Frederick Road, Catonsville 21228
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item No. 542'

The Bureau of Development Plans Review has reviewed the subject zoning item. Bishop's Lane is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

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

June 29, 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: HAMPTON-REISTERSTOWN, LLC - 520
HELEN G. WARENER - 521
RAYMOND G. BURTON, DONALD L. CHATMAN, BARBARA A. CHATMAN,
LLOYD G. EYLER AND NELLIE L. EYLER, - 523
TIMOTHY R. QUIGG - 532
GOODWILL INDUSTRIES OF THE CHESAPEAKE, INC. - 534*
ROBERT J. HOLDEN AND JEANNE M. HOLDEN - 542

Location: DISTRIBUTION MEETING OF June 26, 2000

Item No.: 520, 521, 523, 532, 534*, 542

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.

*** ADDITIONAL COMMENT FOR ITEM 534 ONLY ***

9. ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS IS NEEDED AT THE FOLLOWING PORTION(S) OF THE BUILDING AT BOTH ENTRANCE GATES . 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



RECEIVED

JUN 30 2000

DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: August 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
516	209 Church Road
518	6 Stanson Court
526	122 Allegheny Avenue
527	7931 Ellenham Avenue
529	3700 Green Oak Court
530	3 Lancashire Court
532	1026-1028 York Road
533	Burmout Avenue
534	4001 Southwestern Boulevard
535	615 Glenrock Road
536	9737 Matzon Road
537	203 Sandhill Road
540	9419 Oak White Road
541	2044 Putnam Road
~~542~~	585 Frederick Road
543	110 Woodholme Avenue

Complete 7-12-00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2000

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

SUBJECT: 585 Frederick Rd.

INFORMATION:

Item Number: 542

Petitioner: Robert J. Holden

Zoning: BL-CCC

Requested Action: Variance, Special Exception and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The property in question is located within the Catonsville Revitalization area, along Catonsville's Main Street, Frederick Road. The development proposal involves a 3 bay addition to the existing Art Deco style service garage, which has been in business at this location for approximately 75 years. Revitalization of this site is in keeping with the Catonsville Plan adopted as an amendment to the Baltimore County Master Plan by the Baltimore County Council on October 7, 1991.

The Baltimore County Design Review Panel met on June 28, 2000 and offered the following comments:

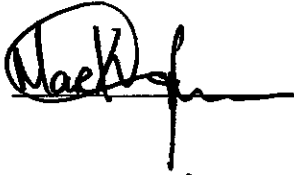
1. Replace front bay door with matching door if available.
2. Close corners at either end of the site as it parallels Bishops Lane to define edge:
3. Extend planter wall and planting area at the north end.
4. Screen dumpster with site wall constructed of similar materials to planters and add planting area between the wall and the Bishops Lane property line.
5. Use stucco as primary and more compatible material for the addition.
6. Move pilaster "B" on the west side of the building toward the north.

7. Provide a larger planting area near the billboard with the provision of a canopy type street tree where feasible.
8. Remove scrubby trees along rear and provide a uniform evergreen hedge for screening.
9. The existing planting in the planter that borders Frederick Road is satisfactory and should remain as is (revised 7/7/00 comment by Sally Malena, member of the Design Review Panel).
10. Provide a planting area in front of the building at the east corner.
11. Planting along Frederick Road should be more uniform

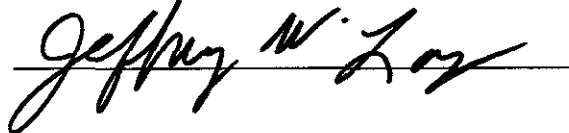
RECOMMENDATION:

The Office of Planning supports the request provided the above recommendations are met.

Prepared by:

A handwritten signature in black ink, appearing to read "Jack", written over a horizontal line.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey W. Lutz", written over a horizontal line.

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 6.26.00

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

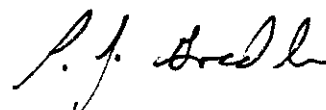
RE: Baltimore County
Item No. 542 TAG

Dear Ms. Jackson:

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 144 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,


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



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

July 24, 2000

Robert D. Sellers, Esquire
Robert D. Sellers & Associates, P.A.
410 Washington Avenue
Suite 303
Towson, MD 21204

Dear Mr. Sellers:

RE: Case Number 00-542-SPHXA, 585 Frederick Road

The above matter, previously scheduled for August 7, 2000, has been postponed at your request, as the property was not posted. Once the hearing has been rescheduled you will be notified by mail.

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. (A list of approved sign posters has been enclosed for your convenience.) 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).

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "sl" or similar mark below it.

Arnold Jablon
Director

AJ:scj

C: Jeanne & Robert Holden, 585 Frederick Road, Catonsville, MD 21228





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

August 4, 2000

Robert D. Sellers, Esquire
401 Washington Avenue
Suite 303
Towson, MD 21204

AUG - 4

Dear Mr. Sellers:

RE: Case Number 00-542-SPHXA, 585 Frederick Avenue

The above matter, previously assigned to be heard on August 7, 2000 has been rescheduled for **Tuesday, September 5, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible. 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 you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

Very truly yours,

Arnold Jablon
Director

AJ:scj

C: Jeanne & Robert Holden, 585 Frederick Road, Catonsville, MD 21228



TOLLHOUSE LIMITED PARTNERSHIP

802 INGLESIDE AVENUE
CATONSVILLE, MARYLAND 21228

(410) 788-7900

FAX (410) 788-4467

August 25, 2000

Mr. Arnold Jablon, Director
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 00542 SPHXA
585 Frederick Road

Dear Mr. Jablon:

Please be advised that the Tollhouse Limited Partnership owns the property at 583 Frederick Road adjacent to the above referenced property.

Robert and Jeanne Holden presented me with and explained their plans to increase the size of their present auto repair facility.

I have reviewed the plans with them, and feel that the addition planned will enhance the appearance of their property. I have no objection and furthermore urge that their plans be approved.

Sincerely,



Thomas B. McGee
General Partner
Tollhouse Limited Partnership

MORGANS AMOCO
607 Frederick Road
Catonsville, MD 21228
410-788-8656

September 1, 2000

Mr. Arnold Jablon, Director
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

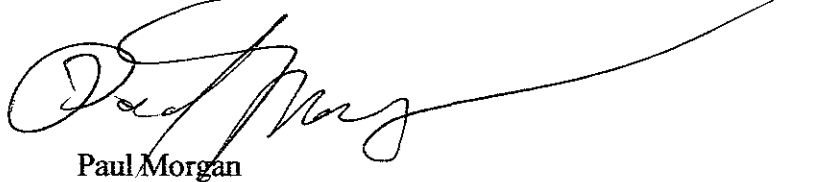
RE: 00542 SPHXA
585 Frederick Road

Dear Mr. Jablon,

Mr. and Mrs. Holden, owners of Ridgeway Automotive, Inc., have shown me the plans for their business expansion. As a business owner next door to them, I welcome their renovations. This will enable them to provide better service to their customers as well as make much needed renovations to an older facility.

I strongly urge you to give this plan careful consideration and grant their request for the proposed renovations.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Morgan", with a long horizontal flourish extending to the right.

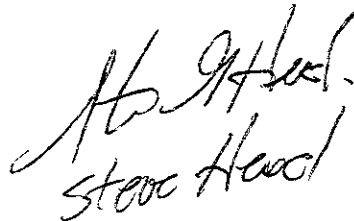
Paul Morgan

PM/jmh



As a fellow business owner in Catonsville I welcome the proposed changes to Ridgeway Automotive. Ridgeway's owner, Jeff Holden, is dedicated to Catonsville. He lives here. He raises his family here. He sends his children to the local schools. He goes to church here. Jeff needs the additions made to help his business prosper. Denying him the opportunity may force him to seek other locations outside our community. This would be a sad and unnecessary departure.

I urge the zoning board to give careful consideration to Ridgeway Automotive proposal and grant his request for additions to his property.



Steve Head

August 31, 2000

Mr. Robert Holden
585 Frederick Road
Catonsville, Maryland 21228

Dear Mr Holden,

RE: Case Number 05-542-SPHXA, 585 Frederick Road

We support your plans to expand the Ridgeway Automotive, Inc. building to meet the need of the clientele who depend on your services. Your business has always been mindful to be community oriented; by your support of Catonsville charities, keep of the building, cleanliness of the premises and the extensive landscaping which is maintained.

The property at 9 Bishops Lane has been our home since 1955, and we appreciate your family's continued efforts to make this a nice place to live. Congratulations for the improvement to our neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean & Paul Reincke".

Jean & Paul Reincke
9 Bishops Lane
Catonsville, Md. 21228

CC : Mr. Arnold Jablon, Director
Baltimore County ept. of Permits
and Development Management
111 West Chesapeake Ave.
Towson, Md. 21204



Greater Catonsville
Chamber of Commerce

September 4, 2000

Mr. Arnold Jablon
Department of Permits and Development Management
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Jablon,

For the past fifteen years, Ridgeway Automotive has been conducting business in Catonsville. They have contributed to the economic stability of our community and have been actively involved in many aspects of community life. They live and work in Catonsville.

Their building at 585 Frederick Road is a great example of a building that has been properly restored with the architectural characteristics preserved. They have invested a great deal of money into this Catonsville property over the years and their hard work shows. This is the kind of business we love to see in the revitalized Catonsville!

The Chamber endorses the Holden's efforts to expand their business and build an addition at the rear of the building. Their plan is in keeping with the Streetscape and Catonsville 2000 plan. If they would be unable to expand and forced to move out of Catonsville to find a larger location, it would be a real loss for the Village of Catonsville.

Please feel free to call me at 410-744-4169 if you have any questions about this matter.

Sincerely,

A handwritten signature in cursive script that reads "Maureen Sweeney Smith".

Maureen Sweeney Smith
Executive Director

Hillcrest Elementary School

1500 Frederick Road, Baltimore, MD 21228

8/23/00
J
will file

August 15, 2000

To whom it may concern:

Re: Case #00-542-5PHXA
585 Frederick Road

It is with pleasure I write this letter supporting the expansion of the Ridgeway Automotive repair shop.

I have had the pleasure of knowing the Holden Family for four years and have had two cars serviced at their shop for a year. Many employees in my school have also relied on Ridgeway for their automotive repair needs.

The Holden Family and the mechanics have always been cordial and go out of their way to assist the clients. I feel confident that my cars are repaired properly in a timely fashion at a fair and competitive price.

The shop is a good public relations representative of the Catonsville shopping area. By increasing their shop, hopefully they will be able to make even more people happy as they are able to benefit from this fine business.

For all of the above reasons, I support the zoning for their expansion project.

Sincerely,



Betsey A. Gibbs
Principal

August 29, 2000

To Whom It May Concern:

We are writing this letter in support of the renovations proposed by Ridgeway Automotive to their business located on Frederick Road in Catonsville. We are not only customers of Ridgeway, but also are residents of Catonsville and proponents of the Smart Growth policy in Maryland.

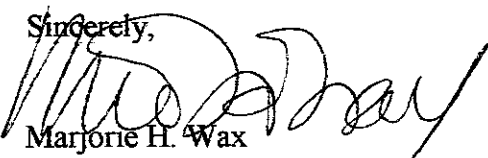
We did not grow up in Catonsville as many have, but when we were looking for a home ten years ago we were fortunate that our search brought us to this community. It is a place where people live and work, together. It is a village, where you can walk to the library and the post office and where you know the person who repairs your cars. Ridgeway Automotive is an important member of our village, one who sponsors local soccer and basketball teams, supports all requests for contributions by our many local causes and even donates a car to the high school for its after prom party celebrations. Not to mention their willingness to rescue a stranded motorist when necessary.

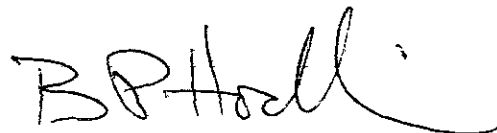
When the streetscape project was proposed in our community several years ago, Ridgeway was one of the first businesses to join in and improve their property. They landscaped the front of their property, painted the building and made some other repairs while maintaining the integrity of a very distinctive, perhaps historic building. Now they need to renovate their facility to continue to thrive as a local business. There is plenty of empty, available space nearby where it would be easier to just build a new garage and have all the advantages of a new facility. However, Ridgeway has shown its commitment to our community by instead, choosing to try and improve their existing location, despite all the different approvals that have been required.

One would venture to guess there is not currently a more attractive automotive facility in Baltimore County. The renovation is not a change in use on the property. The renovation will not effect the appearance of the property. The addition will not have any other impact on the community but to enhance a service which benefits many, many of us. If you took a poll among the community, you would discover how many of us consider ourselves fortunate to have such a trustworthy, local repair facility to which we can bring our cars. Any restrictions or burdens imposed on someone just trying to make a living, to maximize their potential, and expand a much needed, and well respected service to its community, makes no sense. Ridgeway is located on a very busy road in a clearly commercial district. To restrict the proposed improvements is an unreasonable and unfair burden imposed by the local government to the detriment of our community. It is not at all within the spirit of Maryland's Smart Growth policies.

Please support the proposed zoning variance request to facilitate an important part of our community, not to mention to keep our cars in good running condition.

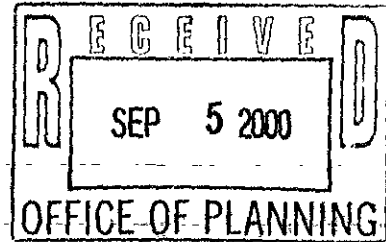
Sincerely,


Marjorie H. Wax


Brian P. Hochheimer

Catonsville
Sept 01, 2000

Baltimore County
Office of Planning & Zoning
County Courts Bldg
401 - Bosley Av Room 407
Towson MD - 21204.



SEP - 5

RE: - CASE # 00-542-SPHXA - SPECIAL HEARING
SEPT 5, 2000 - RIDGEWAY AUTOMOTIVE

Dear Sir,

In response to a notice for a Special hearing on the subject I as an immediate neighbour hereby submit my comments as follows.

I and my family have been living in our home at #1-Bishops Lane for the last 16 years. Our property will be the one most directly affected by the new design of Ridgeway Automotive. We already get a lot of noise from this auto repair operation, from their air drills and shop tools.

The new design will aggravate the situation and bring noise and smoke from automobile exhausts right next to us and as such make our residence a less desirable place to live.

I therefore request that the proposed addition be setback to create a buffer zone between a residence and an industrial operation. Also requested that Bldg/Lot ratio be adhered to strictly according to law.

Thanking you.

Yours Faithfully
Ghulam Sarwar

GHULAM SARWAR
ONE BISHOPS LANE
CATONSVILLE MD 21228

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JEANNE AND JEFF HOLDEN

303 THACKERY AVE 21228

Jane Willchance AIA

138 Newburg Ave 21228

Bob Sellers



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Ron Sauer

one Bishops lane, 21228



3613 P.V.
#1-A
B.R. X

PETITION FOR (1) ZONING RECLASSIFICATION ✓
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, J. Carroll Busick & Dorothy C. Busick

Legal Owner

All that parcel of land beginning Southeast corner of Frederick Road and Bishops Lane; thence Easterly and binding on the South side of Frederick Road 115.5' with an average rectangular depth Southerly of 135 feet and binding on the West side of Bishops Lane as shown on plot plan filed with the Zoning Department, being property of J. Carroll and Dorothy C. Busick.

of Baltimore County, to use the above described property,

NOT to continue as service station and garage and to add underground storage and dispensing facilities for heating oil in the rear.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

[Signature]
[Signature]

[Signature]
[Signature]
Legal Owner

[Signature]

516-5504

FILED	1
FILED	2
FILED	3
FILED	4
FILED	5
FILED	6
FILED	7
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FILED	9
FILED	10
FILED	11
FILED	12

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2

1

ORDERED BY the Zoning Commissioner of Baltimore County this 6th day of December, 1955, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 9th day of January, 1956, at 3 o'clock P. M.

MAP
H-1-A
B.R.
X

Zoning Commissioner
of Baltimore County

Upon hearing of petition for reclassification from a "B-1" Zone to a "B-2" Zone for a special exception to use the property described in said petition for a gasoline service station, repair garage and new-growth storage and dispensing facilities for fuel oil, the undersigned in this petition to amend the map as the existing use of said property. January, 1956, will be trucks and gasoline fuel oil from this location and the use of the property for a gasoline service station and repair garage and dispensing facilities for fuel oil.

It is this 27th day of January, 1956, ordered by the Zoning Commissioner of Baltimore County, that the reclassification and special exception be and the same is hereby granted, the first for reclassification from a "B-1" Zone to a "B-2" Zone and the second a special exception to use the property as aforesaid, subject, however, to the screening of the residential property on adjacent lots with copiers on the east side.

Zoning Commissioner
of Baltimore County

of Baltimore County

John H. Smith
Zoning Commissioner
January 14, 1956

DR 5.5

MDL 17TH
AAA-AW BN

THY
RCH

ST. TIMOTHYS

EAST
CATONSVILLE

LAVONIA

DELRAY

00573 M GLENWOOD

ARBUTUS

BALTIMORE

RO RD

BL-AS

ROA

BL-CCC

97-503-SPHA &
97-504-SPHA

RO

BISHOP

OR-1

HOLMEHURST

325

CATONSVILLE
ELEM. SCHOOL

D.R. 5.5

BISHOPS
BLOOM

HOLMEHURST

AVE.

ROSENE

LOOMINGDALE

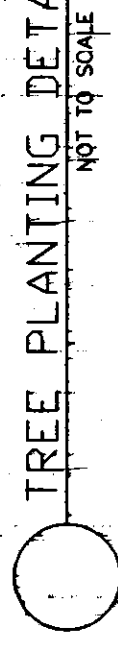
MAP

RIDGEWAY AUTOMOTIVE
1"=200'

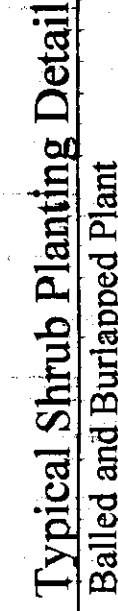
SW 3F
00-542 SPHXA

1. All work shall be in accordance with the National Arborist Association Book of Standards, most recent edition.

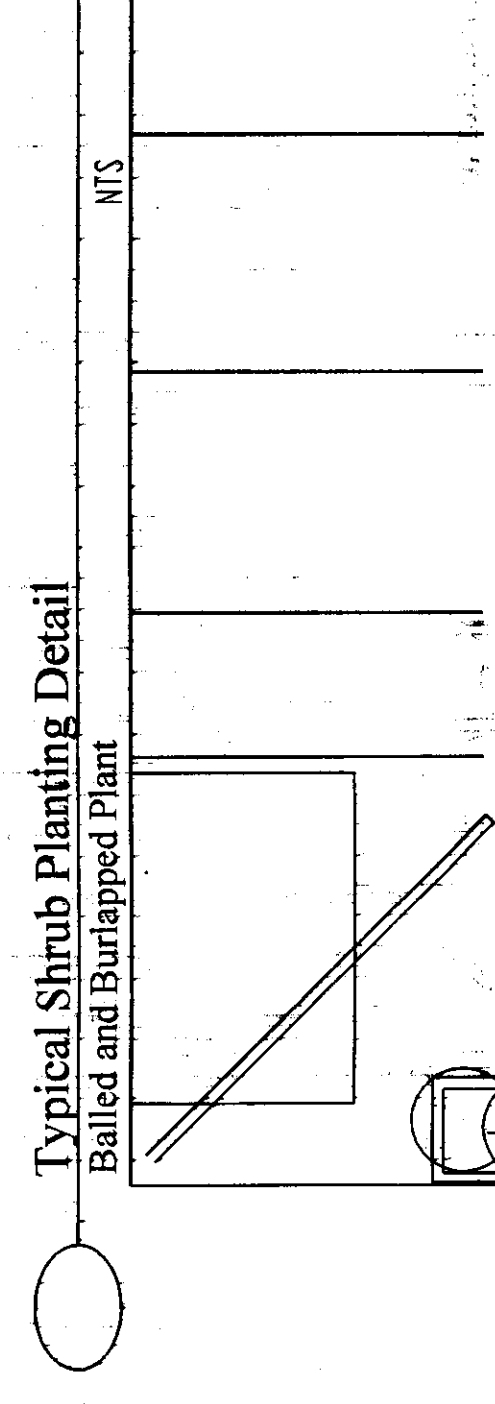
1. All work shall be in accordance with the National Arborist Association Book of Standards, most recent edition.
2. Protect all trees to be preserved with orange construction fencing. The fence shall remain upright and intact until all construction activity is complete. The Owner shall approve protective fencing installation prior to the start of any site work.
3. Grading within the Tree Preservation Areas is prohibited.
4. Prohibit all vehicular and foot traffic within the Tree Preservation Areas.
5. Prohibit parking, storage of equipment, building supplies or other materials from within the Tree Preservation Areas.
6. Unless otherwise shown on the plans, the ground surface within Tree Preservation Areas shall be left in place.
7. If necessary, returned to the pre-construction condition.
8. Construction shall be executed in a manner to protect Tree Preservation Areas. Prohibit concrete washout and other construction activities from within the Tree Preservation Areas.
9. Where disturbance to Tree Preservation Areas is unavoidable and concurred by the owner, remove all materials and return area to pre-construction condition within one week of the work.
10. At the end of construction, remove protective fencing and restore the ground surface within the Tree Preservation Area in a manner that will not damage the trees or their root systems. Restoration activity shall be limited to lawn maintenance, planting of new lawn and plants, or mulching the Tree Preservation Area.



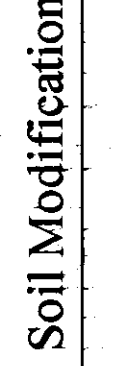
New planting area. Planter walls to meet and match existing planter. Remove wall section between new & existing planting beds.



Typical Shrub Planting
Balled and Burlapped Plant



Typical Shrub Planting Detail
Balled and Burlapped Plant



Soil Modification

Landscape buffer zone to be mulched annually and kept clean of litter and trash. Amend soil with organics and zeolitic material prior to planting cherry laurels.

Clean up and mulch area around existing lilacs and spruce tree.

- Approximate location of neighboring structure

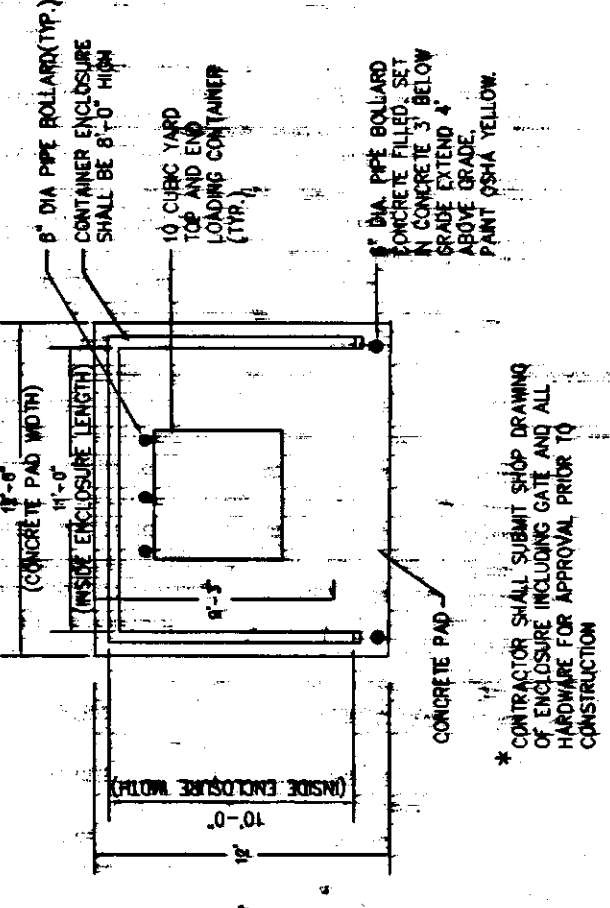
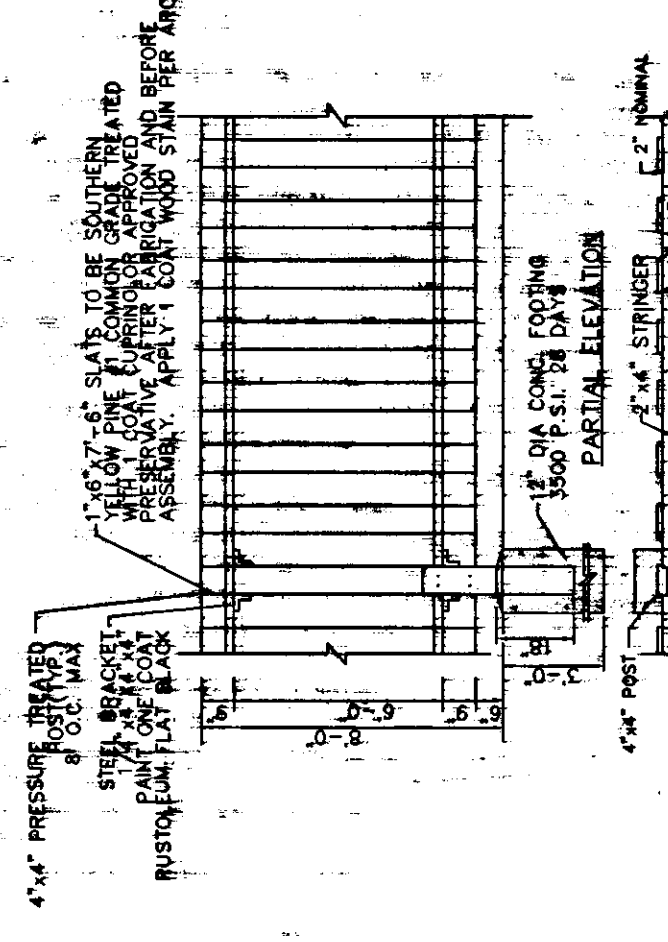
Office	RO	Zoning Line.	Project site zoned Office (O)

DRP Revision - 8-2000

Remove understorey vegetation and debris from beneath Preserved Trees. Clean & grub out future planting area. Modify soil for planting areas outside of Preserved Trees Critical Root Zone for new plantings. Protect planting areas from compaction during building and site construction

Three existing Box Elder maples to remain. Prune for better form and fertilize.

Cherry Laurel hedge. 15 *Prunus laurascus* at 48" o.g.

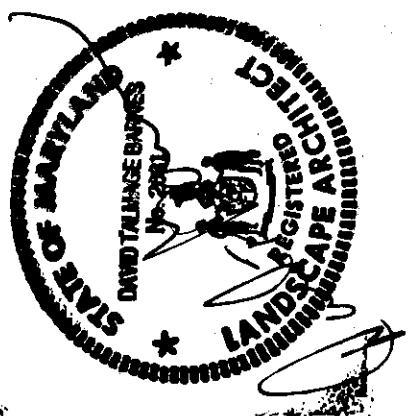


① SINGLE CONTAINER ENCLOSURE

FENCE DETAIL

SITE PLAN
SCALE: 1"=10'

NORT

ArchPlan Inc
Philipson Architects

Architecture
Urban Design
Planning

429 N. Eutam. St. #2S Baltimore, Maryland 212
Phone: (410) 685-2002 Fax: (410) 685-2002

Jeff Holden
Ridgeway Automotive
Phone: 410 744 4664

CONSULTANTS:

LANDSCAPE ARCHITECT

David Barnes, ASLA
110 Chesapeake Avenue
Annapolis, MD 21403
Ph: 410-410-268-9323
dbarnes@telcity.com

PROJECT NAME:

RIDGEWAY AUTOMOTIVE
ADDITION

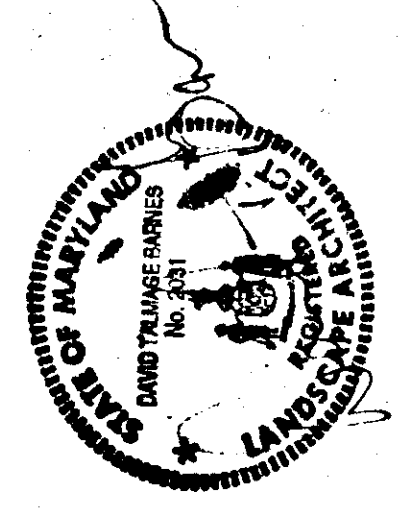
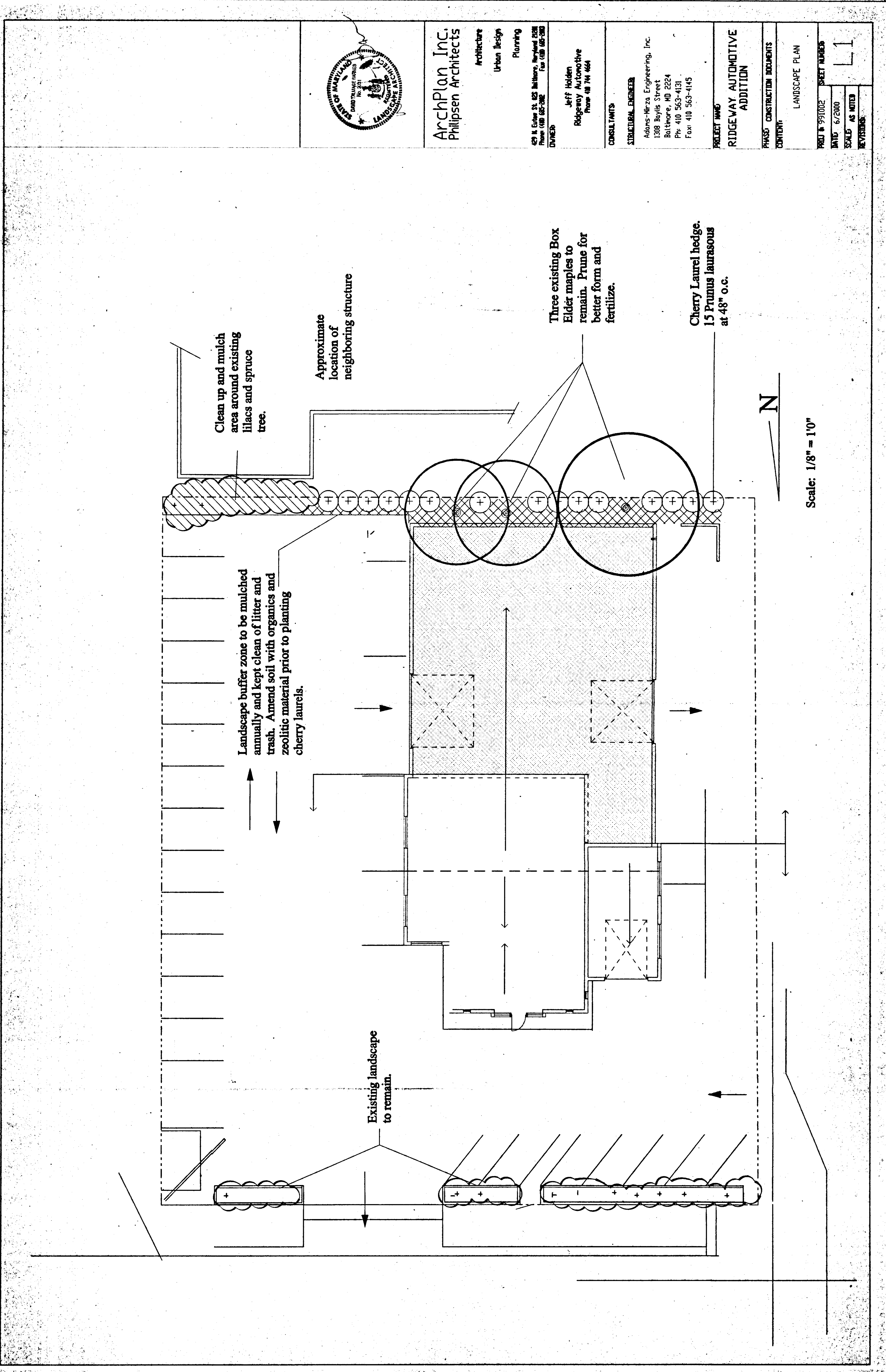
PHASE: CONSTRUCTION DOCUMENT

LANDSCAPE PLAN

DRG # 991002 SHEET NUMBER

DATE: 8/2000

SCALE: AS NOTED



ArchPlan Inc.
Phillipsen Architects

Architecture
Urban Design
Planning

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PROJECT NAME
RIDGEVAY AUTOMOTIVE
ADDITION

PHASE CONSTRUCTION DOCUMENTS
CONTENTS

LANDSCAPE PLAN

PROJECT NO.	991002	SHEET NUMBER	1
DATE	6/2000	SCALE	AS NOTED
REVISIONS			