

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/S Belair Road, 520' NE of Chapel Road
(9633 Belair Road, Perry Hall Marketplace) * ZONING COMMISSIONER
11th Election District
5th Council District * OF BALTIMORE COUNTY

Gustine Perry Hall Assoc., Ltd., Owners; * Case No. 01-119-X
Bridgestone/Firestone, Inc., Contract Purc.
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Gustine Perry Hall Association, Ltd., and the Contract Purchasers, Bridgestone/Firestone, Inc., through their attorneys, Julie A. DiGrigoli, Esquire, and G. Scott Barhight, Esquire. The Petitioners request a special exception for a service garage to be located on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Patrick A. Desimone, on behalf of The Gustine Company, a member of the partnership which owns the subject property; Karen Watsic and Rick Chadsey, representatives of G. W. Stephens, Jr. & Associates, Inc., the engineering firm which prepared the site plan for this property; Mickey Cornelius, a representative of The Traffic Group, traffic engineering consultants; and, Julie DiGrigoli, Esquire and G. Scott Barhight, Esquire, attorneys for the Petitioners. Also appearing and participating in the proceedings was Dennis Eckard, on behalf of the Perry Hall Improvement Association, Inc., and Joseph Glorioso, a nearby resident. In addition, Sue Thompson and Marion Glorioso appeared on behalf of Baltimore County Councilman Vincent Gardina, in whose district the subject property is located, and Karin Brown appeared on behalf of the Office of Planning.

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Date 11/22/01

By [Signature]

Testimony and evidence offered revealed that the subject property is a "T" shaped parcel, the major portion of which encompasses the cross stroke of the "T." This rectangularly shaped portion of the property encompasses two tracts, namely, Lot 1, which contains 9.1894 acres, and, Parcel A, which contains 12.7167 acres. The narrow stem of the property encompasses a small strip of land which will ultimately be improved with a public road known as Dietz Place. That road will lead from Chapel Road to the cross stroke portion of the "T" shaped tract containing Lot 1 and Parcel A. Lot 1 is proposed for future development with a shopping center to be known as Perry Hall Marketplace. Lot 1 is zoned B.L. and has direct frontage on Belair Road, U.S. Route 1. Parcel A, to the rear of Lot 1, is zoned D.R.3.5H and is shown as an area for future residential development. The precise area under consideration in the instant case encompasses only a fraction of Lot 1. Specifically, the proposed special exception area is a rectangularly shaped parcel, located in the southwest corner of Lot 1, containing .76 acres in area.

As noted above, Lot 1 is proposed for development with a retail shopping center to be known as the Perry Hall Marketplace. The site plan submitted as Petitioner's Exhibit 1 schematically shows that the shopping center will be constructed with a large parking field in the front portion of the lot, immediately adjacent to Belair Road. To the rear of the lot, there will be a large retail building which will apparently contain a grocery store and other retail uses. The area of the proposed special exception use is a "pad" site which will contain a freestanding building, not connected to the grocery store/retail structure. Within this pad site, which is zoned B.L., the Petitioners propose to construct a service garage, to be operated by the Bridgestone/Firestone Company. The area of the special exception and schematics of the building are more particularly shown on the site plan submitted into evidence as Petitioner's Exhibit 2.

Mr. Chadsey testified, presented the plan, and explained the details of the project. He described the proposed Firestone building, which will be 7,555 sq.ft. in area and contain ten (10) service bays. He indicated that Firestone will own and operate the store and will employ 7 to 15 persons. The store will specialize in the sale of tires, but will also perform regularly scheduled maintenance, oil changes, lubrications, etc. for passenger vehicles. It is anticipated that 25 to 35

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By [Signature]

cars per day will be serviced on the site. Mr. Chadsey noted that there will be no heavy engine repairs done on the premises, no painting or body and fender work performed, nor transmission services provided. The nature of the business is geared to the motoring public and cars, sport utility vehicles, light trucks and vans will be serviced. As to the hours of operation, it is anticipated that they will be from 7:00 AM to 9:00/10:00 PM, Monday through Friday, 7:00 AM to 5:00/6:00 PM Saturdays, and from 10:00 AM to 4:00/5:00 PM Sundays. Generally, services will be offered on an appointment or drive-in basis, however, Firestone does not prefer to keep vehicles overnight. There will be no outside public address or loudspeaker system, nor will there be any underground fuel tanks.

Mr. Chadsey further described the environmental safeguards designed in every Firestone building. These safeguards are designed to capture and recycle used fluids, and discarded tires. The building will be attractively designed so as to be compatible with the area. Additionally, a sophisticated landscape plan has been offered in order to insure an aesthetically pleasing site. The area of the special exception will provide 29 parking spaces, in excess of the 25 required under the B.C.Z.R. Moreover, Mr. Chadsey indicated that there will be no freestanding signs. In summary, Mr. Chadsey discussed the impacts of the proposed special exception use in accordance with Section 502.1 of the B.C.Z.R. He opined that the proposed service garage will not adversely impact the health, safety or general welfare of the locale, and satisfies each and every standard imposed by that Section on every special exception application.

Testimony was also offered by Mickey Cornelius, a traffic engineering expert. Mr. Cornelius offered a copy of his traffic analysis for the Perry Hall Marketplace project, marked as Petitioner's Exhibit 6. He noted that a traffic signal will be installed to control access to the center from Belair Road. Mr. Cornelius indicated that when he undertook his analysis in May, 1999, the decision to request special exception relief for a service garage had not been made. Thus, he considered the impacts of the proposed development as if all leasable area would be retail space. Specifically, he considered that the subject pad site/special exception area would generate 450 average daily trips as either a restaurant or retail use. However, in his opinion, the proposed Firestone operation will actually generate much less traffic. That is, he believes that the proposed service garage

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By JCP

use would generate less traffic per square foot than the retail buildings proposed for the balance of the property.

Testimony was also offered from Sue Thompson, an aide to Councilman Vincent Gardina. Councilman Gardina represents the Perry Hall area and the subject property is within the confines of his district. It is to be noted that the Petitioners objected to the testimony offered by Ms. Thompson as violative of Section 310 of the Charter of Baltimore County. That Section provides, in essence, that members of the Council shall not, "...directly or indirectly, give orders to any officer, agent, or employee of the executive branch of the County government, nor shall they in any manner attempt to influence or coerce any such officer, agent or employee in the performance of his duties." This Section of the Charter does contain an exemption for communications by members of the legislative branch for purposes of inquiry or information and I am satisfied that Ms. Thompson's testimony falls within that exemption.

The gist of Ms. Thompson's testimony primarily concerns the history of the proposed development of this site. The property is zoned B.L. and is not overlaid with the H District designation. Ms. Thompson indicated that there had been substantial discussions between the Councilman and the Petitioners regarding proposed uses and design standards for development of the subject property. Apparently, the Councilman believes that the developer had agreed/promised that the subject pad site would be used to support a family-type restaurant establishment. Based upon this understanding, the H District was not overlaid on this site.

Similar testimony was offered by Dennis Eckard, Vice President of the Perry Hall Improvement Association. Mr. Eckard testified at the hearing and indicated that he believed an "upscale restaurant" would be proposed for the pad site. He expressed concerns about commitments that he believes were allegedly made by the developer that were not followed through on this plan.

In rebuttal, the Petitioners argued strenuously that no such commitment had been made. In fact, the Petitioners stated that the development plan that had been submitted for this project contained a notation thereon that no "fast food restaurant" would be placed on the pad site. The Petitioner argued that although a commitment for no fast food restaurants had been guaranteed by the insertion of that

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DMS
11/27/10
JSP

note on the plan, no further commitment had been made. The Petitioners also stated that attempts had been made to secure a family-type upscale restaurant on the site, but without success. According to the Petitioners, a lease for such a restaurant could not be secured due to competitive concerns (i.e., the Avenue at White Marsh) and the particular constraints associated with this site. As a bottom line, although the Petitioners admitted that it, too, would prefer a family restaurant, it strenuously argued that no such guarantee had been promised, that only a commitment for no fast food restaurants had been guaranteed, and that good faith efforts had been made without success.

This testimony, although interesting, is of no value as to the application of the legal standards which must be applied in this case. I first note that the concept of "contract zoning" has been held to be violative of Maryland Law. The Court of Appeals has stated, "Contract zoning between the zoning authority and a property owner is not permitted since it violates the principle of uniformity in zoning and amounts to the granting of a special privilege." See Wakefield v. Kraft, 202 Md. 136 (1953). Moreover, in discussing the illegality of contract zoning, the Court of Appeals in Baylis v. Mayor and City Council of Baltimore, 219 Md. 164 (1959) stated, "...there seem to be three chief reasons for the rules stated in these cases: that rezoning based on offers or agreements with the owners disrupts the basic plan and thus is subversive of the public policy reflected in the overall legislation, that the resulting "contract" is nugatory because a municipality is not able to make agreements which inhibit its police powers, and that restrictions in a particular zone should not be left to extrinsic evidence."

It is also vital to note that the H District does not regulate uses, at least to the extent of altering the enumerated uses permitted by special exception in the B.L. zone. Section 259.4 of the B.C.Z.R. establishes and provides regulations for the H District. Section 259.9A establishes certain use regulations to the H District; however, those provisions are not applicable here. Additionally, Section 259.9G.2 provides, "Where the provisions of this Section are silent, the provisions of these regulations governing the underlying zone shall apply." Although the requirements of the H District are to be considered as "...additions to, modifications of, and exceptions from the requirements of the underlying zoning classification on the land", the H District designation here would not alter the legal

test which must be applied in this case. That is, the service garage use here is permitted by special exception in the B.L. zone, pursuant to Section 230.13 of the B.C.Z.R. Irrespective of whether the H District overlay was extended to encompass the property, that result would not be different. Thus, it is incumbent upon the Zoning Commissioner to consider this matter in accordance with the provisions of Section 502.1 of the B.C.Z.R. Even had Councilman Gardina extended the H overlay district to this site, the instant Petition could be properly considered.

The testimony and evidence offered in this case was overwhelming to support the conclusion that the proposed use will not be detrimental to the health, safety or general welfare of the locale in accordance with the enunciated standards in Section 502.1 of the B.C.Z.R. Mr. Chadsey's conclusions in this regard were uncontradicted. Mr. Cornelius' testimony was persuasive that the proposed use will not adversely impact traffic. As has repeatedly emphasized by the Courts of this State in Schultz v. Pritts, 291 Md. 1 (1981), and Mossberg v. Montgomery County, 107 Md. App. 1 (1995), the test to be applied is not whether the subject service garage will have adverse impacts. Surely, any special exception use will impact the neighborhood in which it is located. By designating the service garage as a special exception use, as opposed to a use permitted by right, the zoning regulations recognize that such inherent impacts will result. The question is rather whether the impacts here are greater than they would be elsewhere in the zone. The answer to this question, based on the record of this case, is in the negative. This use will not result in any greater impacts here than elsewhere in the B.L. zone.

Although persuaded to grant the Petition for Special Exception as set forth above, I will impose certain conditions and limitations upon the grant of the relief. The building should be designed and constructed in a manner to be consistent with the high quality objectives of the adjacent H District. To insure such compatibility, I will require that the building be constructed in compliance with those standards. Additionally, there shall be restrictions on the use to insure that the impacts of the use are minimized.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 2000 that the Petition for Special Exception for a service garage on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 2, 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 special exception relief granted herein is limited to Bridgestone/Firestone, Inc. In the event any other business wishes to operate a service garage on the subject property, the Owner/Petitioner must file a Petition for Special Hearing to amend this Order/restriction.
- 3) The proposed building shall be designed and constructed in compliance with the design guidelines for the H District. Therefore, prior to the issuance of any permits, the Petitioners shall submit building design plans and a landscape plan to the Office of Planning for review and approval.
- 4) There shall be no heavy engine repair or transmission work, no body and fender work or painting performed on the premises, and all service work shall be performed inside the building. There will be no outside storage of vehicles overnight and there shall be no loud speakers or noise amplification outside the building.
- 5) The hours of operation for the service garage shall be limited to 7:00 AM to 9:00 PM weekdays, 7:00 AM to 6:00 PM Saturdays, and 10:00 AM to 5:00 PM Sundays.
- 6) 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,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

November 22, 2000

G. Scott Barhight, Esquire
Julie A. DiGrigoli, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Belair Road, 520' NE of Chapel Road
(9633 Belair Road/Perry Hall Marketplace)
11th Election District - 5th Council District
Gustine Perry Hall Assoc., Ltd., Owners; Bridgestone/Firestone, Inc., Cont. Pur. - Petitioners
Case No. 01-119-X

Dear Mr. Barhight & Ms. DiGrigoli:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the 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. Patrick A. Desimone, The Gustine Company
2100 Wharton Street, Suite 700, Pittsburgh, PA 15203
Mr. Chad Adams, Bridgestone/Firestone, Inc., 180 Sheree Blvd., #2000, Exton, PA 19341
Ms. Karen Watsic & Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq. Dr., #H, Baltimore, Md. 21236
Mr. Dennis Eckard, 39 Bangert Avenue, Perry Hall, Md. 21128
Ms. Sue Thompson & Ms. Marion Glorioso, County Council
Office of Planning; People's Counsel; Case File

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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Belair Road

which is presently zoned B.L.

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 BCZR
Section 230.13.

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:

Bridgestone/Firestone, Inc.
Name - Type or Print CHAD ADAMS REGIONAL ENGINEER FOR BRIDGESTONE/FIRESTONE, INC.
Signature
180 Sheree Blvd. (Contact attorney)
Address Suite 2000 Telephone No.
Exton PA 19341
City State Zip Code

Attorney For Petitioner:

G. Scott Barhight, Julie A. DiGrigoli
Name - Type or Print

Julie A. DiGrigoli
Signature
Whiteford, Taylor & Preston, LLP
Company
210 W. Pennsylvania Ave. 410/832-2000
Address Suite 400 Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Gustine Perry Hall Assoc., Ltd.

Name - Type or Print
Signature BU. GUSTINE PERRY HALL, INC.
its general partner

Name - Type or Print
Signature [Signature] President
2100 Wharton Street (Contact attny)
Address Suite 700 Telephone No.
Pittsburgh PA 15203
City State Zip Code

Representative to be Contacted:

Julie A. DiGrigoli
Name
210 W. Pennsylvania Avenue 410-832-2000
Address Suite 400 Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 hrs
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 9-11-00

Case No. 01-119-X

2001/09/15/98

ORDER RECEIVED FOR FILING

Date 11/22/00

By

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Firestone

At Perry Hall Marketplace
9633 Belair Road

Description to Accompany Zoning Petition for Special Exception to Permit a Service
Garage (Item No. 1)

September 11, 2000

DESCRIPTION OF PROPERTY ON BELAIR ROAD TO ACCOMPANY REQUEST FOR ZONING
SPECIAL EXCEPTION:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BELAIR ROAD, AS
SHOWN HEREON; SAID POINT OF BEGINNING BEING DISTANT THE FOLLOWING COURSE
AND DISTANCE FROM THE NORTHEAST INTERSECTION OF BELAIR ROAD AND CHAPEL
ROAD:

1. N 41° 43' 52" E 520' TO THE POINT OF BEGINNING, AS SHOWN
HEREON.

. THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

1. N 41° 43' 52" E	134.24'
2. S 48° 16' 07" E	240.76'
3. S 41° 43' 53" W	106.23'
4. S 48° 16' 07" E	47.26'
5. S 41° 43' 53" W	23.43'
6. N 49° 10' 45" W	288.06' TO THE POINT OF BEGINNING.

Area = 0.76 ACRES, MORE OR LESS.

**NOTE: The above description is for zoning purposes only and is not to be used
for any conveyances or agreements.**

E:\data\towson\8853\docs\071200desczoning.doc



119

01-119-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-119-X
Cat No 6844

DATE 9-11-00 ACCOUNT R-001-6150
AMOUNT \$ 300

RECEIVED FROM: W. H. Ford Taylor Preston

FOR: Commercial Special Exception Filing Fee ES Belair Rd, 520 N x Chapel Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
10/16 RECEIPT
BUDGET ACTUAL
9/12/2000 9/11/2000 15:19:37
RECEIVED CREDIT UNIT FEE FINDER
F 520 BELAIR VERIFICATION
RECEIPT N 170035
PR NO. 100044
Receipt tot 300.00
BALTIMORE COUNTY - MARYLAND
01-119-X
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-119-X
PETITIONER/DEVELOPER
(Bridgestone-Firestone, Inc.)
DATE OF Hearing
(10-23-00)**

**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**

9633 Belair Road Baltimore, Maryland 21128_____

THE SIGN(S) WERE POSTED ON_____ **10-6-00** _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

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

_____ **325 NICHOLSON ROAD** _____

_____ **BALTIMORE, MARYLAND 21221** _____

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

**RESCHEDULE
NOTICE OF ZONING HEARINGS**

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: #01-119-X
9633 Belair Road
E/S Belair Road, 520 feet NE
of Chapel Road (Perry Hall
Marketplace)
11th Election District
5th Councilmanic District
Legal Owner(s): Gustine
Perry Hall Association, Ltd.
Contract Purchaser:
Bridgestone/Firestone, Inc.

Special Exception: for a
service garage.
Hearing: Monday, October
23, 2000 at 1:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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 and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391

10/24 Oct 5 C424069

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/5/, 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 10/5/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL EXCEPTION
9633 Belair Road - Perry Hall Marketplace,
E/S Belair Rd, 520' NE of Chapel Rd
11th Election District, 5th Councilmanic

Legal Owner: Gustine Perry Hall Assoc., Ltd.
Contract Purchaser: Bridgestone/Firestone, Inc.
Petitioner(s)

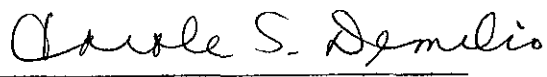
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-119-X

* * * * *

ENTRY OF APPEARANCE

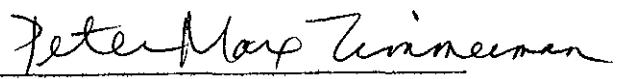
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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

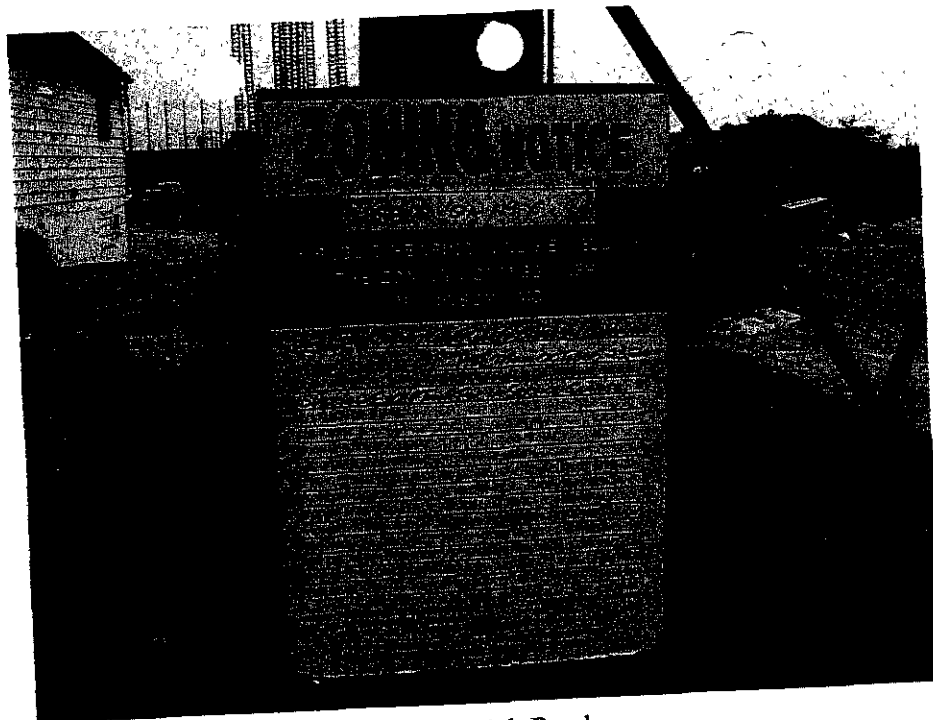

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 29th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



9633 Belair Road



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

September 28, 2000

RESCHEDULE 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: 01-119-X

9633 Belair Road

E/S Belair Road, 520 feet NE of Chapel Road (Perry Hall Marketplace)

11th Election District – 5th Councilmanic District

Legal Owner: Gustine Perry Hall Association, Ltd.

Contract Purchaser: Bridgestone/Firestone, Inc.

Special Exception for a service garage

HEARING: Monday, October 23, 2000, at 1:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


G.D.Z.

Arnold Jablon
Director

C: G. Scott Barhight, & Julie A. DiGrigoli, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Towson 21204
Bridgestone/Firestone, Inc., Chad Adams, Regional Engineer, 180 Sheree Blvd, Suite 2000, Exton, PA 19341

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: OCTOBER 6, 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, October 5, 2000 Issue – Jeffersonian

Please forward billing to:

Julie A. DiGrigoli Esquire
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue
Towson, MD 21204

410-832-2000

RESCHEDULE 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: 01-119-X

9633 Belair Road

E/S Belair Road, 520 feet NE of Chapel Road (Perry Hall Marketplace)

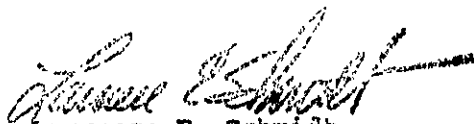
11th Election District – 5th Councilmanic District

Legal Owner: Gustine Perry Hall Association, Ltd.

Contract Purchaser: Bridgestone/Firestone, Inc.

Special Exception for a service garage

HEARING: Monday, October 23, 2000, at 1:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
(7 D) 2.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

September 22, 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: 01-119-X
9633 Belair Road
E/S Belair Road, 520 feet NE of Chapel Road (Perry Hall Marketplace)
11th Election District – 5th Councilmanic District
Legal Owner: Gustine Perry Hall Association, Ltd.
Contract Purchaser: Bridgestone/Firestone, Inc.

Special Exception for a service garage

HEARING: Wednesday, October 18, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: G. Scott Barhight, & Julie A. DiGrigoli, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Towson 21204
Bridgestone/Firestone, Inc., Chad Adams, Regional Engineer, 180 Sheree Blvd, Suite 2000, Exton, PA 19341

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: OCTOBER 2, 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
Tuesday, October 3, 2000 Issue – Jeffersonian

Please forward billing to:

Julie A. DiGrigoli Esquire
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue
Towson, MD 21204

410-832-2000

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: 01-119-X

9633 Belair Road

E/S Belair Road, 520 feet NE of Chapel Road (Perry Hall Marketplace)

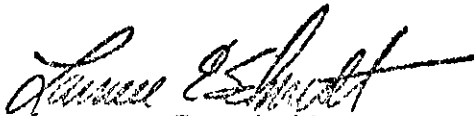
11th Election District – 5th Councilmanic District

Legal Owner: Gustine Perry Hall Association, Ltd.

Contract Purchaser: Bridgestone/Firestone, Inc.

Special Exception for a service garage

HEARING: Wednesday, October 18, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
GDZ

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: 01-119-X
Petitioner: BRIDGESTONE/FIRESTONE, INC.
Address or Location: 9633 BELAIR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JULIE A. DIGRIGOLI, ESQ.
Address: WHITEFORD, TAYLOR & PRESTON L.L.P.
210 W. PENNSYLVANIA AVE., TOWSON, MD 21204
Telephone Number: 410-832-2000

Revised 2/20/98 - SCJ

01-119-X

The Traffic Group

Traffic Impact Analysis

for

Perry Hall Marketplace

Baltimore County, Maryland

Red No 6

Prepared for

The Gustine Company

May 10, 1999



Baltimore County
Department of Permits and
Development Management

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

October 20, 2000

G. Scott Barhight
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, Suite 400
Towson, MD 21204

Dear Mr. Barhight:

RE: Case Number: 01-119-X, 9633 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 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. *CRJ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Julie A. DiGrigoli, 210 W. Pennsylvania Ave., Ste 400, Towson 21204
Bridgestone/Firestone, Inc., Chad Adams, Regional Engineer
180 Sheree Blvd, Ste 2000, Exton, PA 19341
Gustine Perry Hall Associates, LTD., W. Baldwin, President,
2100 Wharton Street, Ste 700, Pittsburgh, PA 15203
People's Counsel



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

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 2, 2000
 Item Nos. 105, 116, 117, 119, 120,
 122, 124, and 125

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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:
JUNE E. CARAVELLO & THOMAS L. CARAVELLO - 117
GUSTINE PERRY HALL ASSOC., LTD. - 119

Location: DISTRIBUTION MEETING OF September 25, 2000

Item No.: 117 & 119

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 25, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
105	1618 Gray Haven Court
116	7660 Old Battle Grove Road
117	10 North Point Terrace
119	9633 Belair Road
120	7851 St. Bridget Lane
121	White Marsh Business Park
122	2626 Luiss Deane Drive
123	139 Newberg Avenue
124	10602 Topsfield Drive
125	11 Helicopter Drive

JK
10/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2000

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

SUBJECT: 9633 Belair Road

INFORMATION:

Item Number: 01-119

Petitioner: Gustine Perry Hall Association, Ltd.

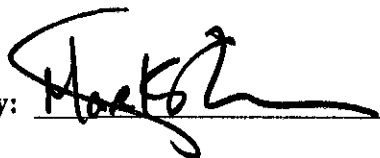
Zoning: BL

Requested Action: Special Hearing

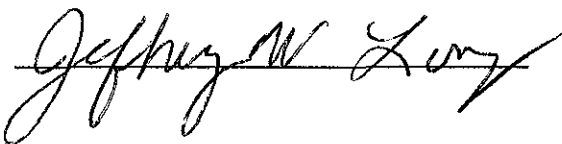
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request to permit a service garage in the Honeygo area of Belair Road. This office has determined that the use is incompatible with the high quality image of the area and is contrary to the spirit and intent of the Honeygo Design Guidelines for commercial properties along Belair Road. Additionally, the proposed garage use is inconsistent with commitments made during earlier negotiations. At that time, the petitioner promised the construction of a family restaurant in exchange for not placing the H Overlay District designation on the property in question.

Prepared by:



Section Chief:



AFK:MAC:

SEP 29



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.25.00

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

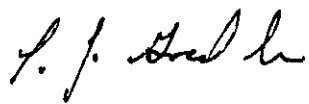
RE: Baltimore County
Item No. 119 JJK

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 1 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,


14 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

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

Sue Thompson

Marion Glorioso

JOE GLORIOSO

~~DEAN E. E. E.~~

Marin Brown

Councilman Gardina

Councilman Gardina

9662 DUNDRAWN RD 21236

~~39 BANGS AVE~~ 21128

Office of Planning



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Firestone

01-118-X

NAME

ADDRESS

PATRICK A. DESIMONE

THE GUSTINE CO.

2100 WILMINGTON ST., SUITE 700

PGH, PA 15203

Karen Watsie

G.W. Stephens

1020 Cromwell Bridge Road

TOWSON MD 21286

PICK CHADSEY

1020 Cromwell Bridge Rd BAL MD 21286

MICKEY CORNELIUS

9900 FRANKLIN SQ DR SUITE H
BALTIMORE MD 21236

Julie DiGrisoli

White Rd, Taylor + Preston
210 W. Pennsylvania Ave

G. Scott Baugh

11



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Dennis EDWARD

ADDRESS

39 BANGERT AVE 21128



TO JULIE A. DIGRIGOLI
410 832 2015
FROM GEORGE

9/28

HERE IS COPY OF LETTER
WITH NEW HEARING DATE.

I WILL MAIL OUT COPIES
TO EVERYONE.

THANKS

410 832 2015
410 825 4278

TO KAREN

10/19

410 832 2085

FROM GEORGE

410 887 3391

10 PAGES + COVER



COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

VINCE GARDINA
COUNCILMAN, FIFTH DISTRICT

COUNCIL OFFICE:
887-3384

October 23, 2000

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Rec'd No 1

Re: Perry Hall Market Place

Dear Mr. Schmidt:

I am deeply concerned about the proposal for a Firestone/Bridgestone Tire Center in the new Perry Hall Market Place shopping center in Perry Hall. I think it is of importance for you to understand that I tried to work with the Gustine Corporation and their attorney, Scott Barhight, on this project over a period of several months so that we could ensure suitable design and uses to enhance the Perry Hall area. After extensive discussions, the developer agreed to design standards and uses that I, and community leaders felt would provide the best quality and acceptability.

I met with the developer and/or his attorney on September 28, 1999, November 15, 1999 and August 14, 2000. At the culmination of these meetings, Mr. Doug Kyle of the Gustine Corporation agreed that the architectural features discussed would be met and that the pad site at the front of this shopping center would include a family-type restaurant. It was my understanding that restaurant chains like Applebees, T.G. I. Fridays or similar types would be interested in this site. I also made it very clear several times that automotive service uses would not be acceptable. An automotive use is contrary to the Belair Road Corridor Study and the Honeygo Plan. I requested that this development comply with the Honeygo overlay (voluntarily) and Mr. Kyle agreed. In exchange for this agreement, the Gustine Corporation requested that I not extend the H overlay.

I have worked hard over the past six years to ensure that the Perry Hall and Honeygo areas be developed with quality and sensitivity to the requests of community residents who live in the area. Automotive service and restaurant uses like "Hooters" (Gustine's alternate to Firestone) are not appropriate for this site.

Sincerely,

Vince Gardina /ST.
Vince Gardina
Councilman, Fifth District





IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63 Perry Hall, Maryland 21128

<http://www.bcpl.net/~phla>

phla@mail.bcpl.net

*Prot
2*

RULE 8 CERTIFICATION AND AFFIDAVIT

This will certify that Dennis Eckard was elected as Vice President at the Annual Meeting of the membership of the Perry Hall Improvement Association, Inc., in November of 1999.

In accordance with the by-laws of the Association, he is authorized to speak and present the views of the Association.

Additionally, the by-laws provide that the responsibility for review and action on all zoning matters has been placed in the Board of Directors, who also constitute the Association's Zoning Committee.

At the Board of Directors meeting in September 2000, the Directors unanimously voted to request the Zoning Commissioner to reject the application by the Gustine Corporation and/or Bridgestone/Firestone for approval to build a service center at the Perry Hall Marketplace shopping center.

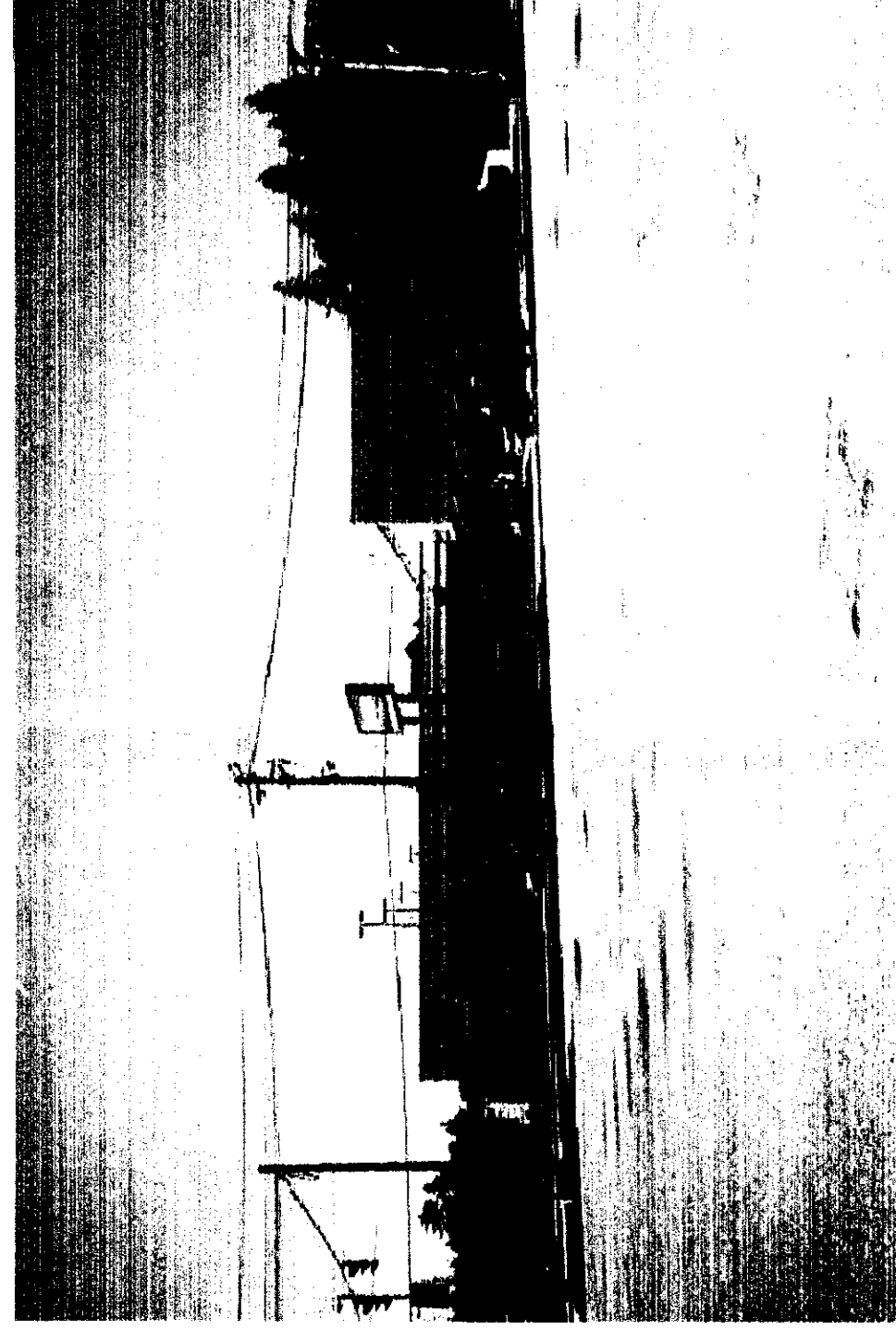
Approved by the Officers and Board of Directors.

Attested this 22nd day of October, 2000.

David Marks, President



PERRY HALL MARKETPLACE UNDER CONSTRUCTION



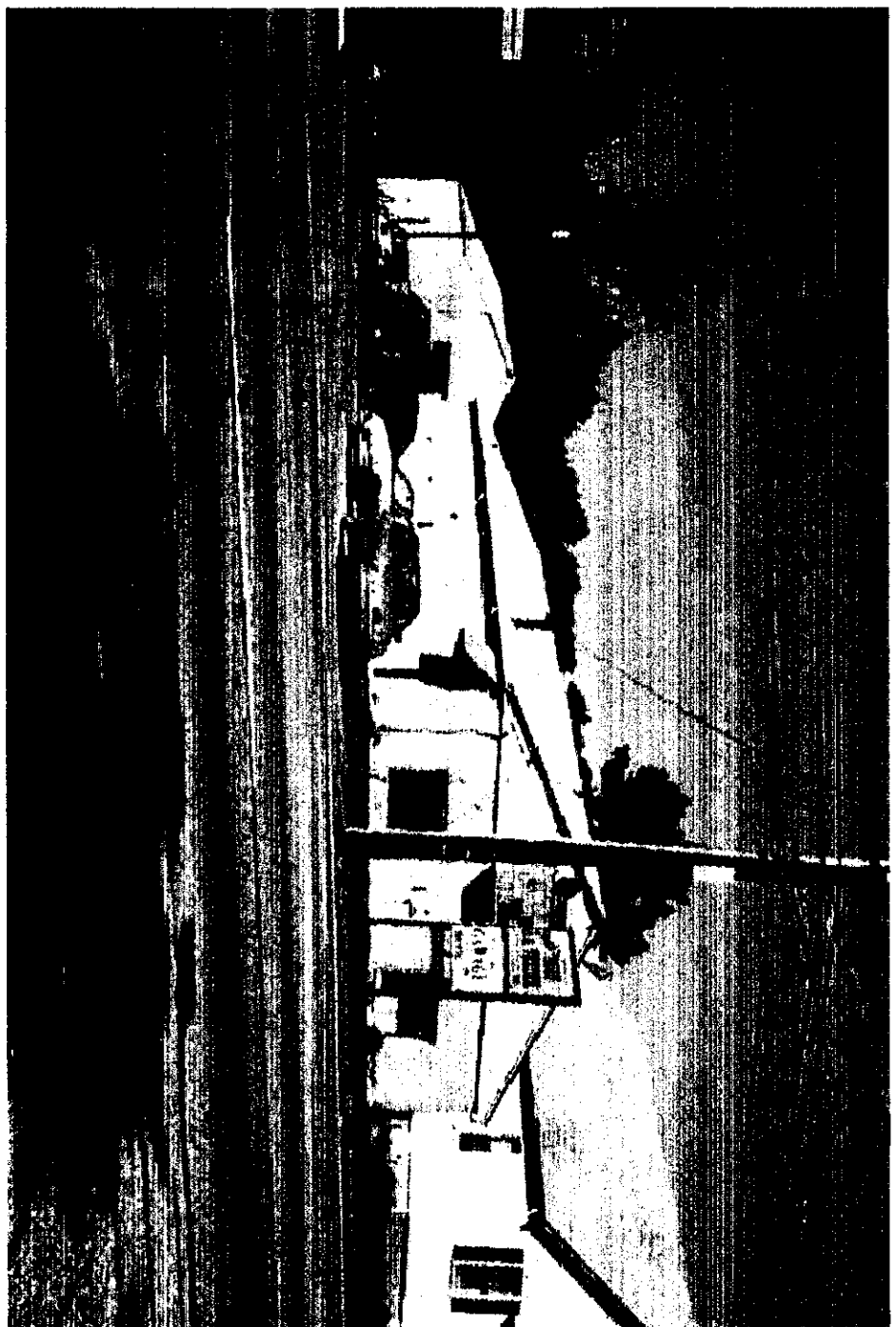
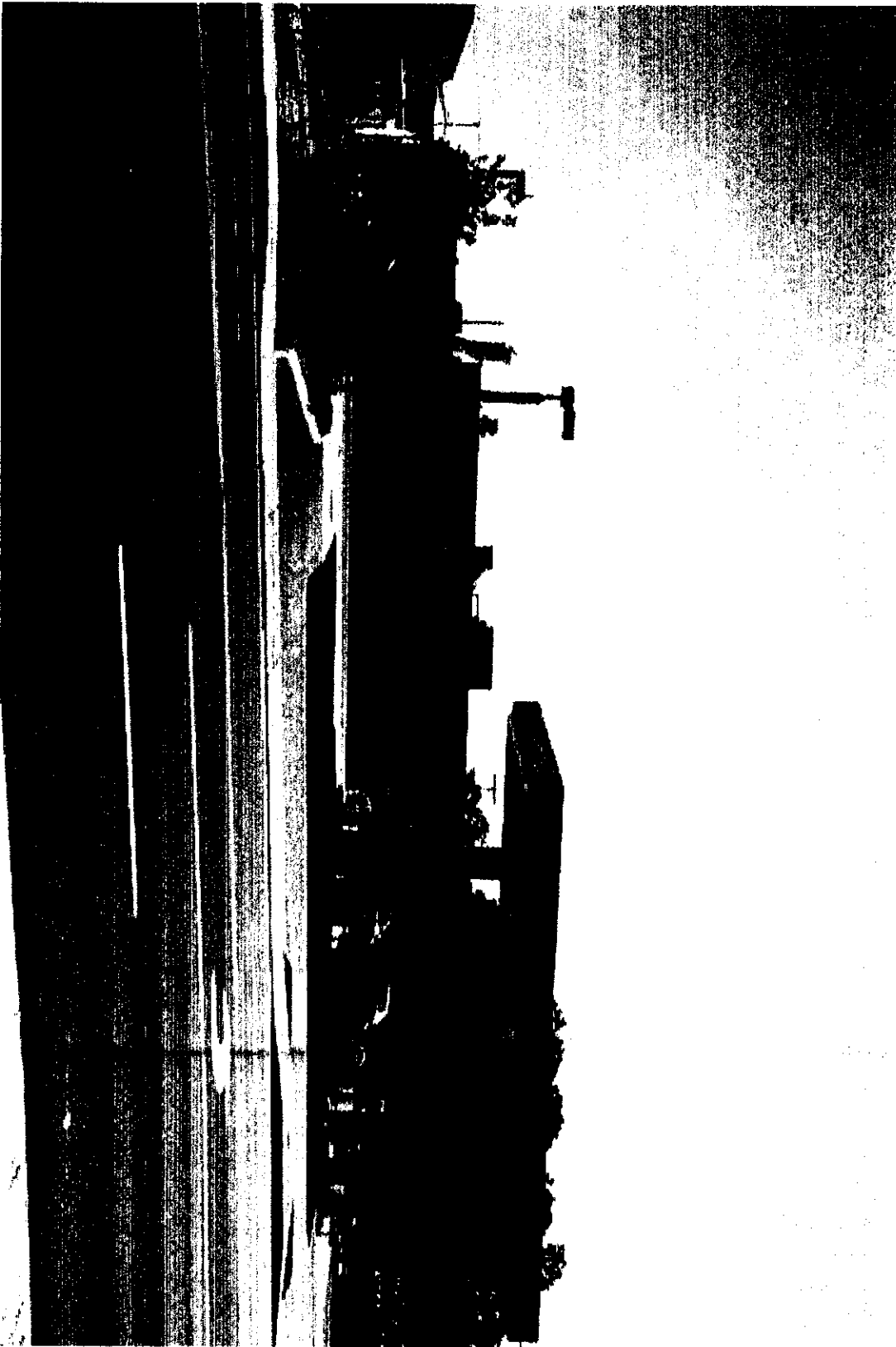
EXISTING FIRESTONE SERVICE GARAGES

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120



Set 5A



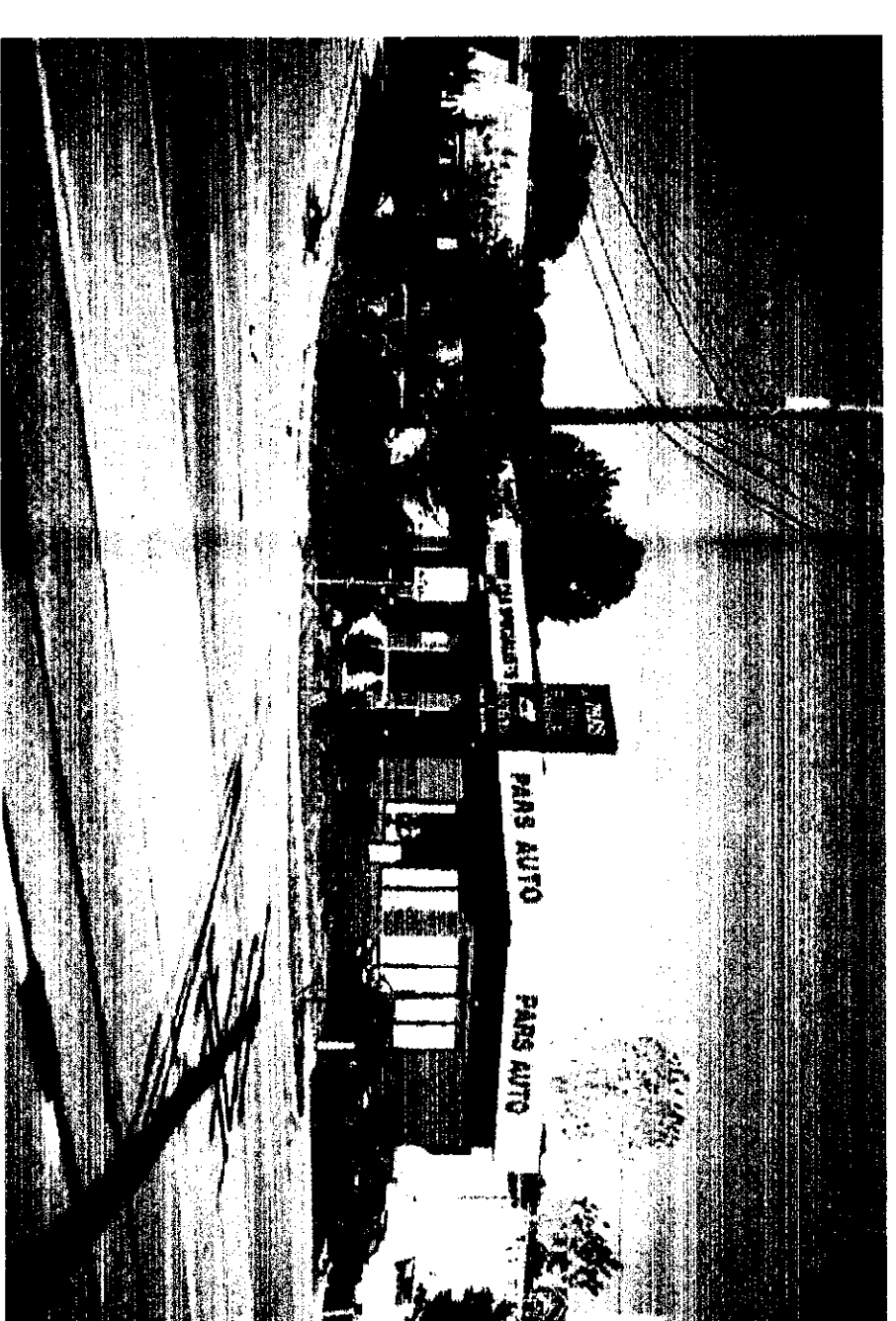
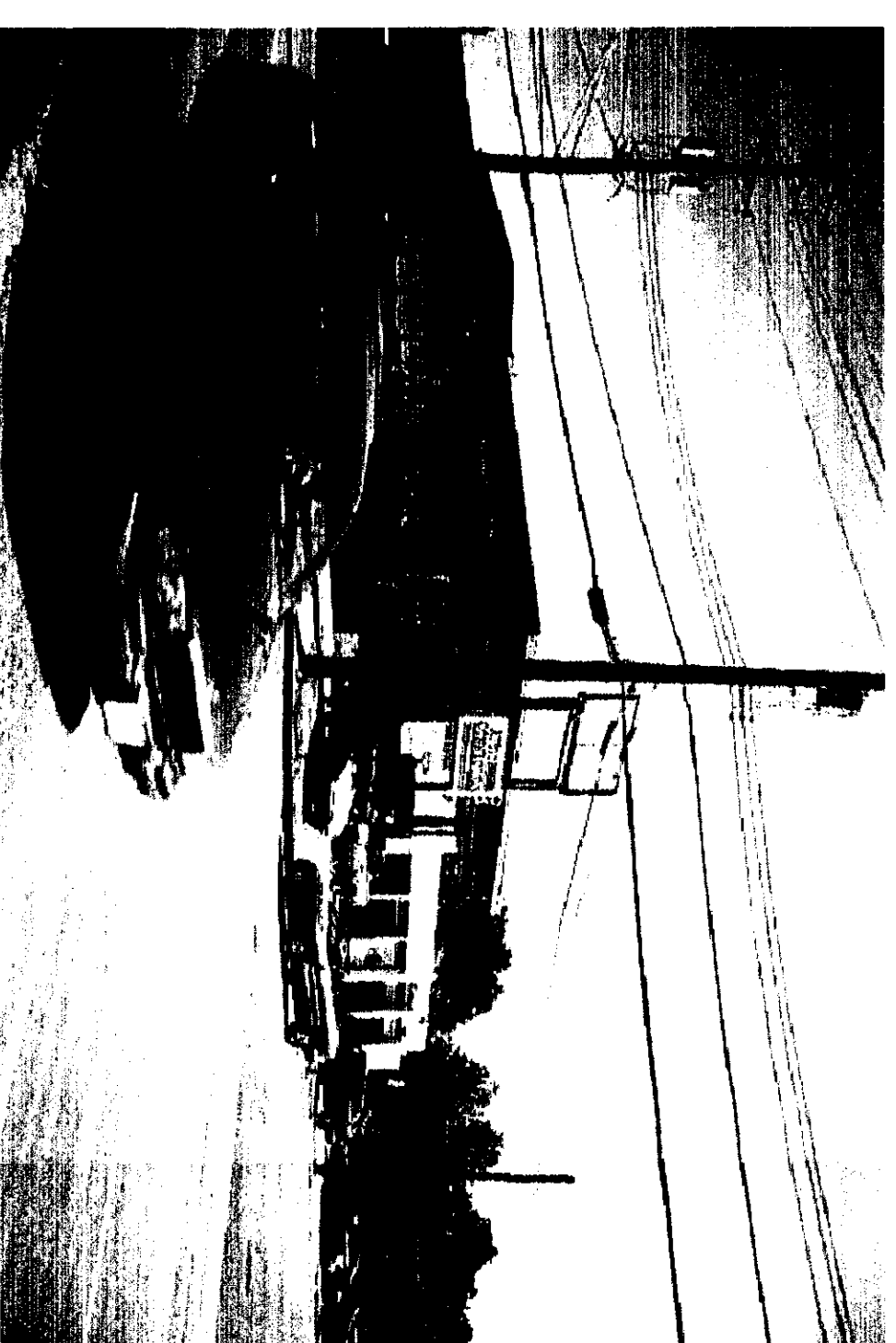
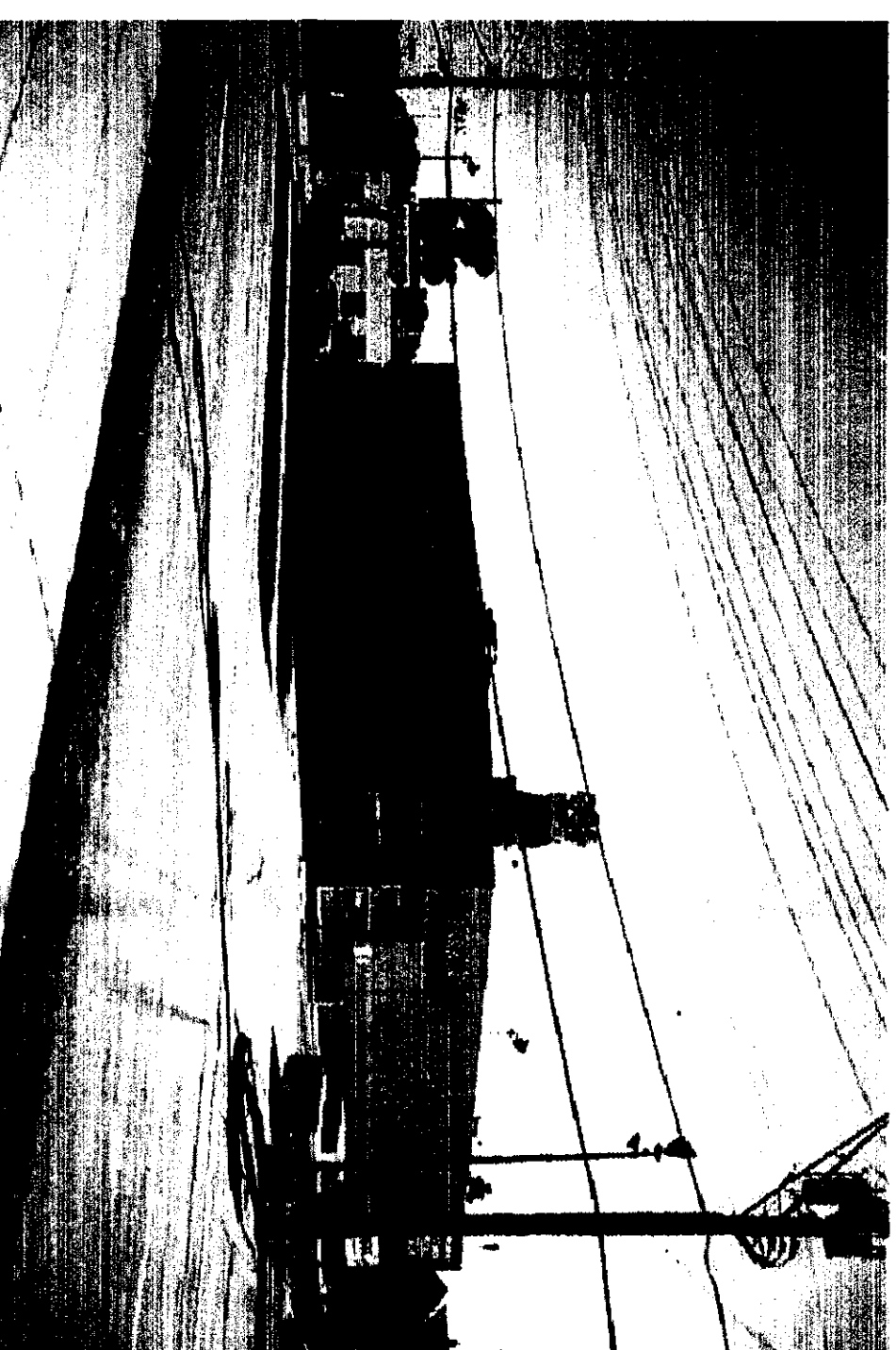
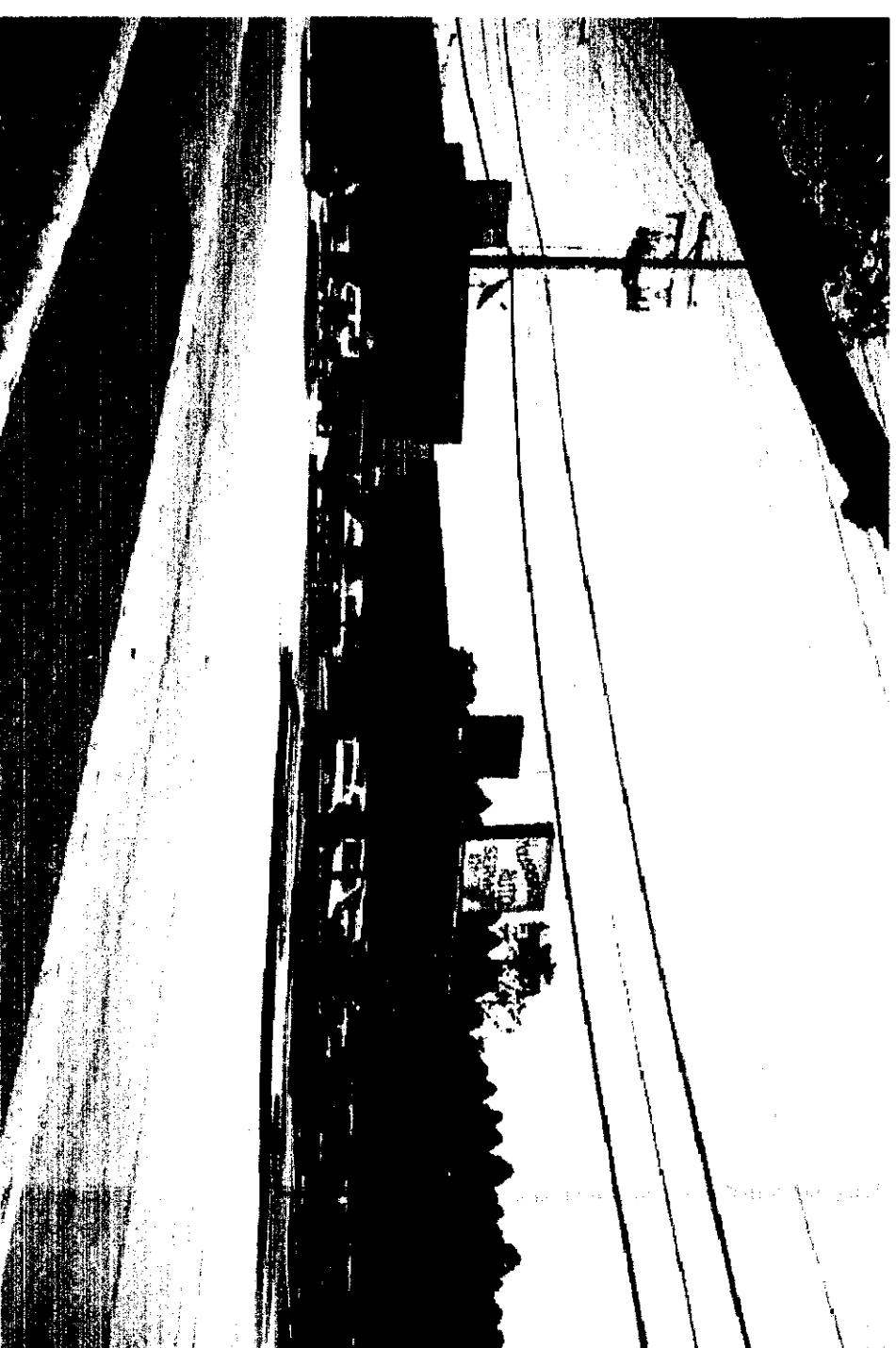
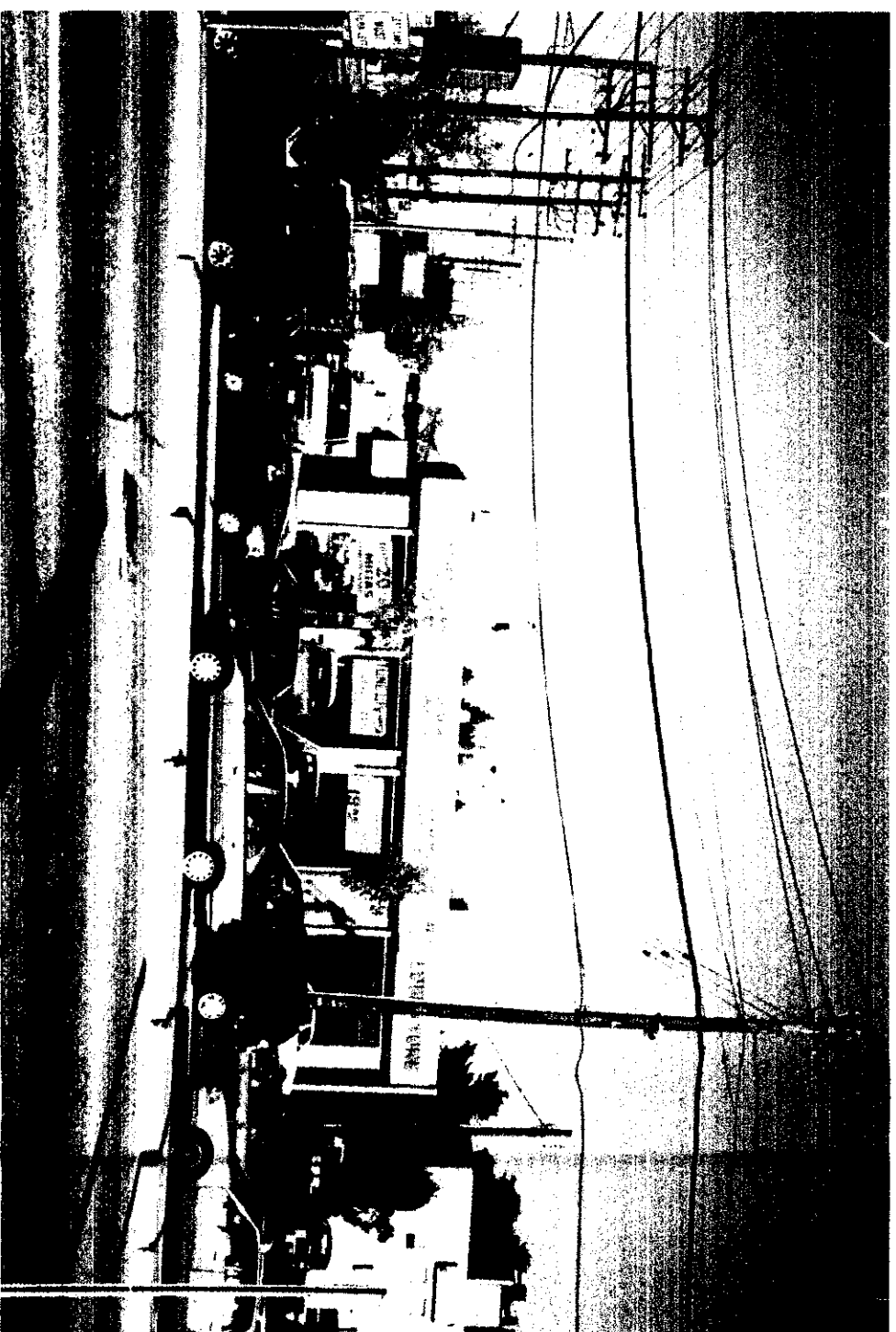
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

BELAIR ROAD SERVICE GARAGES

Plot 27B



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

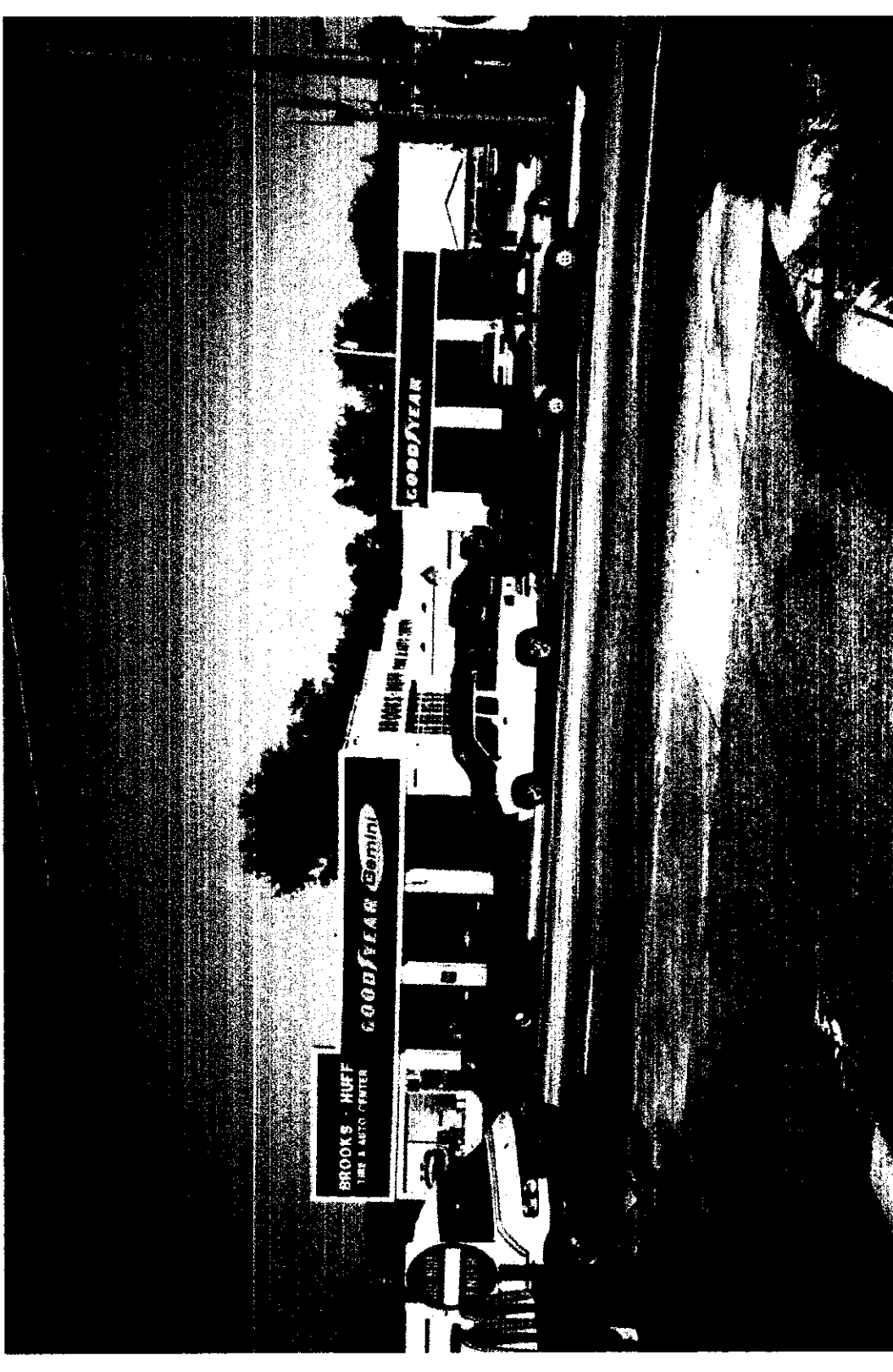
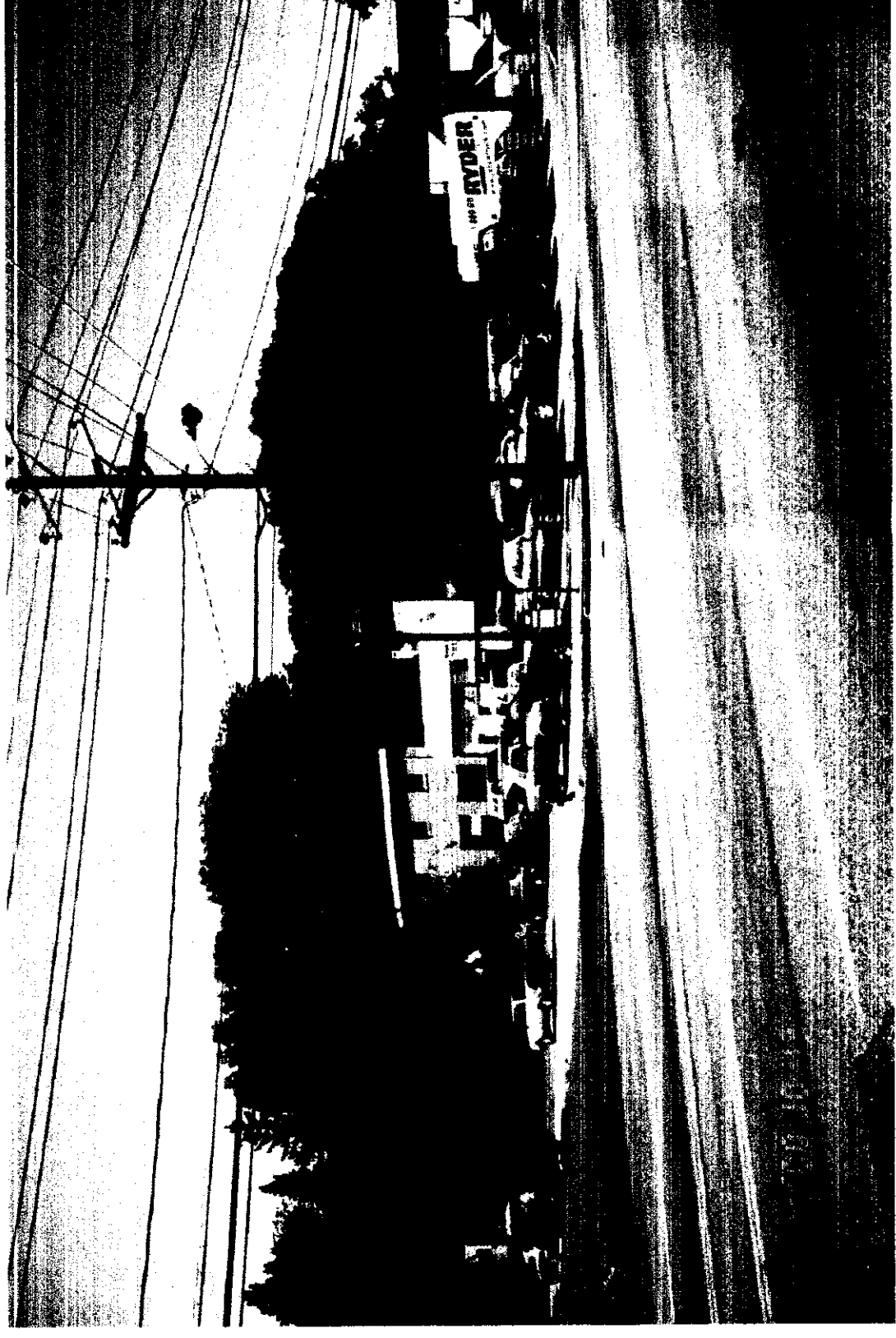


1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396

(410) 825-8120

JOPPA ROAD SERVICE GARAGES

2250



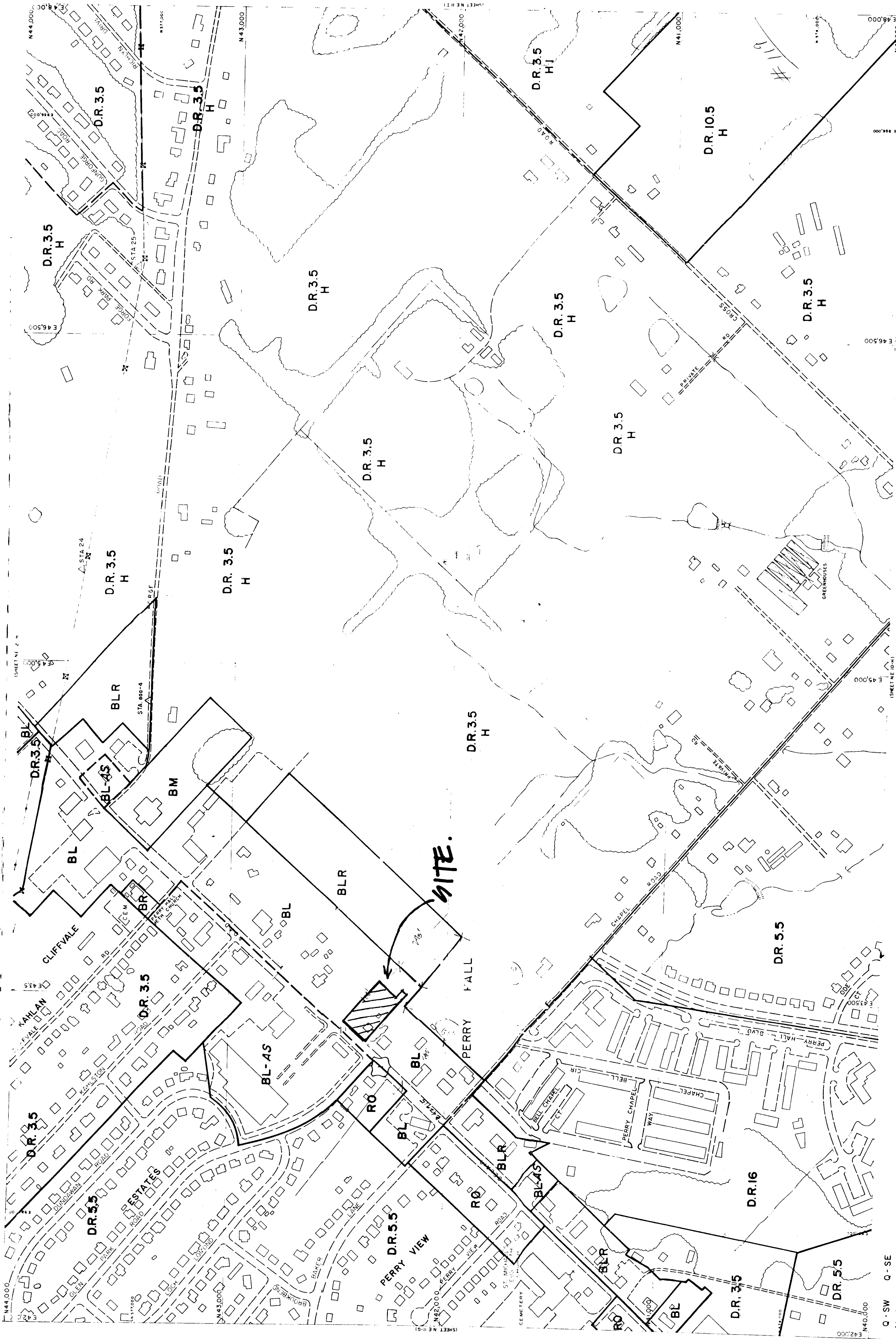
Ref 57

YORK ROAD SERVICE GARAGES

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.



CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 625-8120



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Q - SW Q - SE
M - NW M - NE

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	NE
DATE OF PHOTOGRAPHY	VICINITY	II-H
JANUARY 1986		

01-119-X



SCALE: 1/4" = 1'-0"

NOTE:

NOTE:

④ AIR OUTLET _____

⑤ WATER OUTLET - 3'-6" ABOVE FLOOR _____

⑥ DUPLEX CONVENIENCE OUTLET DEDICATED CIRCUIT
WITH INSULATED, ISOLATED GROUND _____

ITEM	DESCRIPTION	QTY
(1)	TIRE DISPLAY(POWER WALL)	30
(2)	SWALL INFORMATION DISPLAY (WALL-MOUNTED, 3 UNITS)	1
(3)	TIRE INFORMATION DISPLAY (WALL-MOUNTED, 3 UNITS)	1
(4)	"FIRESTONE" LOGO ON WALL (IDENTITY WALL -- 6' WIDE)	1
(5)	"INDY" WALL (8' WIDE)	1
(6)	CUSTOMER LOUNGE	1
(7)	"REASSURANCE" WALL (6'-0" RAIL)	1
(8)	FLOOR TIRE DISPLAY	6

IS NOT TO BE USED IN ANY WAY DELETTERIOUS TO THE PROJECT.	SEAL	SYMBOL	DESCRIPTION	LEGEND
IS NOT TO BE USED IN ANY WAY DELETTERIOUS TO THE PROJECT. TANCE OF THIS DRAWING IN THE ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADOPTED BY THE ENGINEERING DEPARTMENT. OWNERSHIP IN THE PROJECT DRAWING BY THE BRIDGE ENGINEER/ENGINEERING DEPARTMENT. ENGINEER/ENGINEERING DEPARTMENT.			SECTION A-1	
			SHEET NO. A-8	
			DETAIL NO. 1	
			SHEET NO. A-7	
			REVISION DESIGNATION	
SAVE NAME SZL10A4A DWG				

TOTALS		TAG		EQUIPMENT DESCRIPTION	
1	1	48-04-014-4	CONTS 40-40SS TIRE CHANGER		
5	5	48-09-222-5F	O/H. CORDELL LIGHT		
5	5	48-10-530-0F	O/H. AIR HOSE REEL		
1	1	48-09-566-B	LUBRIGUN		
1	1	48-09-609-3	SERVICE BENCH		
2	2	48-09-612-3F	BRAKE TOOL STAND		
-	-	(VERIFY)	-		
1	1	48-26-230-9	BATTERY CHARGER		
4	4	TE 48-08-385-5	TIRE RIG (AIR OUTLET REQUIRED)		
1	1	48-34-029-B	AMCO BRAKE SHOP		
1	1	48-34-112-8F	BRAKE BLEEDER		
1	1	48-34-054-7F	BRAKE ASSEMBLY WASHER		
1	1	48-36-258-2F	CONTS 1050 ELECTRONIC WHEEL BALANCER		
1	1	(VERIFY)	ALIGNMENT MACHINE		
1	1	48-09-531-3	WORK BENCH TANK(WASTE OIL)		
2	2	BY (UNION 76)	OIL STORAGE TANK(BULK OIL)		
1	1	48-29-461-6-F	O/H. HYV. DUTY CORD REEL		
1	1	48-04-028-4	GP/CONTS 50GGE(IWM CLAMP) TIRE CHANGER (ELECTRIC OPERATED)		
1	1	(VERIFY)	FLAT REPAIR STATION		
1	1	(BY KENDALL)	OIL REELS		
1	1	TE 48-09-386-3	MAINFRAME RIG		
1	1	48-14-607-4F	BATTERY PACK		
1	1	48-26-429-8	EYE WASH		
1	1	48-22-600-0	USED ANTI-FREEZE TANK		
1	1	(VERIFY)	USED ANTI-FREEZE TANK		
1	1	48-09-568-2	WASTE OIL RECEPTOR		
-	-	(VERIFY)	USED TIRE CART		
1	1	(VERIFY)	(2) 7 1/2 HP COMPRESSORS		
1	1	(VERIFY)	MOBILE AUTO DIAGNOSTIC MACHINE		
1	1	(VERIFY)	MAINTENANCE PARTS BAY(2-6" X 5'-0")		
1	1	48-29-178-3	BEAR A/B,S,T ELECTRICAL SYSTEM TESTER		
1	1	(VERIFY)	VPI CABINET		
1	1	(VERIFY)	TICKET HOLDER		
5	5	(VERIFY)	MECHANICS TOOL CABINETS (SIZES VARY)		
1	1	(VERIFY)	FOUR 1000 WATT POWER SUPPLY POWER TOOL WORKSTATION BACK		

Art No 2

