

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/S Green Spring Drive, 1050' SE		
centerline of Timonium Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(2011 Green Spring Avenue)		
	*	CASE NO. 01-163-X
Wiser, LLC		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Wiser, LLC. The special exception request is for property located at 2011 Green Spring Drive. The Petitioners are requesting permission to utilize the entire parcel of property as a service garage. The subject property is zoned ML-IM.

Appearing at the hearing on behalf of the special exception request were Richard and Janet Wiser, appearing on behalf of Wiser, LLC. There were no protestants or other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of a 1.001 acres, more or less, zoned ML-IM. The subject property is improved with a 12,742 sq. ft. building. The Petitioners propose to utilize the subject building and surrounding property for the purpose of operating a service garage. Mr. Wiser testified that he and his wife currently own and operate the Sunoco Gasoline & Service Station at the intersection of Timonium Road and Green Spring Drive. They have owned and operated that facility for the past 12 years. Sunoco is in the process of converting the service garage operation at that location into a convenience store. Therefore, the Wisers intend to utilize this subject property as their automotive service operation, once the convenience store is operating at their

CLERK RECEIVED FOR FILING
 Date 12/1/00
 By R. J. Gannon

Sunoco station. In order to proceed with the conversion of this building and property into a service garage, the special exception is necessary.

The Wisers indicated that the matter came in for a hearing before Commissioner Schmidt in Case No. 00-201-X. However, the special exception granted by Commissioner Schmidt in that case only covered a portion of the building and not the entire building itself. The Wisers intend to utilize the entire 12,742 sq. ft. of building for their service garage operation. Therefore, the request herein is to apply the special exception to the entire property and to amend Commissioner Schmidt's previous decision. After considering the testimony and evidence offered at the hearing, I find that the special exception should be granted.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at this particular location would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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

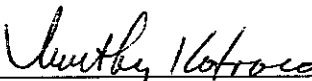
After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

DATE 12/1/00
BY [Signature]

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

THEREFORE, IT IS ORDERED this 1st day of December, 2000, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request for permission to utilize the entire parcel of property as a service garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Any and all restrictions previously imposed by Commissioner Schmidt in Case No. 00-201-X shall continue in full force and effect.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 12/1/00
BY R. J. Janssen



Baltimore County
Zoning Commissioner

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

December 1, 2000

Mr. & Mrs. Richard W. Wiser
Wiser, LLC
2011 Green Spring Drive
Timonium, Maryland 21093

RE: Petition for Special Exception
Case No. 01-163-X
Property: 2011 Green Spring Drive

Dear Mr. Wiser:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at ~~14~~ 2011 GREENSPRING DR

which is presently zoned ~~x~~ ML-1M

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 IN AN ML-1M ZONE AND TO AMEND PRIOR ZONING CASE 00-201-X.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

TO: BE DETERMINED

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

~~x~~ WISER, LLC

Name - Type or Print

~~x~~ Signature

~~x~~ RICHARD W. WISER PRES.

Name - Type or Print

~~x~~ Signature

~~x~~ 2011 GREENSPRING DR ⁴¹⁰ 2527215

Address

Telephone No.

~~x~~ TIMONIUM

City

~~x~~ MD

State

21093

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By JLL

Date 10/11/00

Case No. 01-163-~~517~~

REC'D 09/15/98

RECEIVED FOR FILING

163

kjWellsInc
Land Surveying and Site Planning

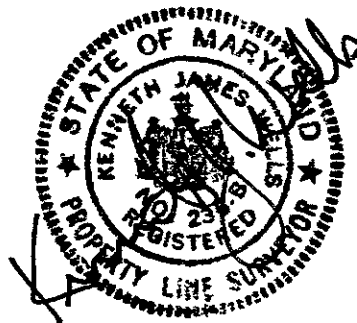
Telephone: (410) 592-8800
Telecopier: (410) 817-4055
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Description of Revised Special Exception Area
2011 Green Spring Drive
Baltimore County
Maryland

Beginning for the same at a point located on the northeast side of Green Spring Avenue (60 feet wide) approximately 1,050 feet southeast of the centerline of Timonium Road; thence with the three following courses and distances 1) North 71 degrees 15 minutes 08 seconds East 286.87 feet; 2) South 9 degrees 24 minutes 04 seconds East 149.66 feet; 3) South 80 degrees 35 minutes 56 seconds West 261.29 feet to the northeast side of said Green Spring Drive; thence binding on said drive the two following courses and distances; 4) with a line curving to the left having a radius of 2,446.59 feet and an arc length of 46.99 feet; 5) North 18 degrees 44 minutes 52 seconds West 90.83 feet to the place of beginning. Containing 1.001 acres of land more or less.

Being the same land described a deed dated January 13, 1995 and recorded among the Land Records of Baltimore County in Liber 10910 folio 724.



01-163-X

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

ND #163 No. 8688

DATE 10/11/00 ACCOUNT 80016150

AMOUNT \$ 300.00

RECEIVED FROM: Timothy Suarez

FOR: SPX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER #17882

PAID RECEIPT

PAYMENT AC/CHK TIME
07/12/2000 07/11/2000 15:23:56
REF: 4803 CASHIER [LNL LHM] DRAWER 3
Date 5 528 ZONTAG VERIFICATION
Receipt # 1460000
CR/NL 086888

Receipt Tot 300.00
300.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

01-163-X

CERTIFICATE OF POSTING

RE. Case No.

01-163-X

Petitioner/Developer

WISER, LLC

Date of Hearing/Closing

11/30/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 2011- GREENSPRING
DRIVE

The sign(s) were posted on

FIXED

11/14/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/18/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

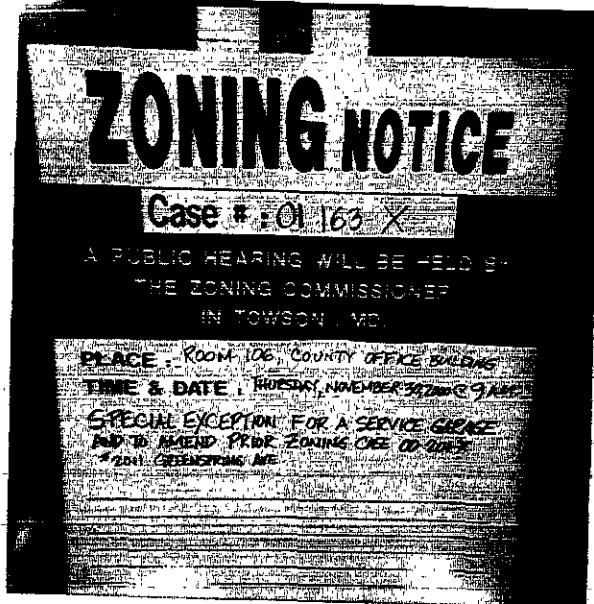
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



WISER, LLC - 01-163-X
2011 GREENSPRING DR. 11/30/00

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: #01-169-X
2011 Greenspring Drive
NES Greenspring Drive, 1050
feet SE of Timonium Road
8th Election District
4th Councilmanic District
Legal Owner(s): Wisner, LLC
Special Exception: for a
service garage and to
amend prior zoning case
00-201-X.
Hearing: Thursday, No-
vember 30, 2000 at 9:00
a.m. in Room 106, Bal-
timore County Office Build-
ing, 111 W. Chesapeake
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) 867-4386.
(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at: (410) 867-
3391.
JT/1/861 Nov. 14 C434087

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/2000

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 11/14/2000.

S. Jeffersonian
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL EXCEPTION
2011 Greenspring Drive, NE/S Greenspring Dr,
1050' SE of Timonium Rd
8th Election District, 4th Councilmanic

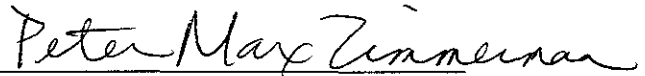
Legal Owner: Wiser, LLC
Petitioner(s)

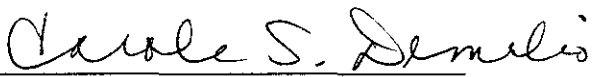
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-163-X

* * * * *

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 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Richard W. Wiser, Pres., Wiser, LLC, 2011 Greenspring Drive, Timonium, MD 21093, Petitioner.


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

October 19, 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: 01-163-X
2011 Greenspring Drive
NE/S Greenspring Drive, 1050 feet SE of Timonium Road
8th Election District – 4th Councilmanic District
Legal Owner: Wiser, LLC

Special Exception for a service garage and to amend prior zoning case 00-201-X.

HEARING: Thursday, November 30, 2000 at 9:00 a.m. in Room 106, Baltimore
County Office Building

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "GDZ" are printed.

GDZ

Arnold Jablon
Director

C: Richard W. Wiser, Wiser, LLC, 2011 Greenspring Drive, Timonium 21093

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 14, 2000 Issue – Jeffersonian

Please forward billing to:
Timonium Sonoco
100 W. Timonium Road
Timonium, MD 21093

410 252-7215

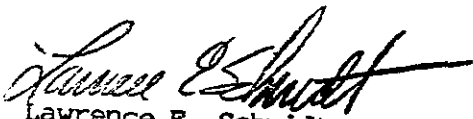
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HEARING: Thursday, November 30, 2000 at 9:00 a.m. in Room 106, Baltimore County Office Building


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: 01 163 SPX

Petitioner: WIGER LLC

Address or Location: 2011 GREENSPRING DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timonium Sonoco

Address: 100 W Timonium Rd
Timonium MD 2093

Telephone Number: 410-252-7215

Revised 2/20/98 - SCJ

01-163-X



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 27, 2000

Richard W. Wiser
Wiser, LLC
2011 Greenspring Drive
Timonium, MD 21093

Dear Mr. Wiser:

RE: Case Number: 01-163-X, 2011 Greenspring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 1000.

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. *GDZ*
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2000
Item No. 163

The Bureau of Development Plans Review has reviewed the subject zoning item. Green Spring Drive is an existing road which shall ultimately be improved as a 44-foot street cross section on a 60-foot right-of-way.

The developer will be responsible for the road improvements along his frontage with the public road, including the road paving, concrete curb and gutter and 5-foot-wide sidewalks.

Also, the improved entrances will be constructed per the Department of Public Works' *Standard Plate R-32* commercial entrance.

Any water services to be abandoned must be abandoned at the mains and all meters returned to Baltimore City.

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

October 26, 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: WISER, LLC

Location: DISTRIBUTION MEETING OF October 23, 2000

Item No.: 163

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



Printed with Soybean Ink
on Recycled Paper

RECEIVED

OCT 30 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-161, 01-163, 01-164.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 10-23-00

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

RE: Baltimore County
Item No. 163 JLL

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

16 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, MARYLAND
Interoffice Memorandum

DATE: October 16, 2000

TO: Hearing Officer

FROM: W. Carl Richards, Jr. *wcr*
Zoning Review Supervisor

SUBJECT: Case Number 01-163-X
2011 Greenspring Drive

This office would like to request that it be made clear in your order, and also on the approved plan, that this site will comply with Section 405A of the Baltimore County Zoning Regulations.

WCR:scj

01-163-X

PROVISIONAL APPROVAL

PERMIT NUMBER: NA



Date: 10-11-00

Location: 2011 Greenspring Dr Timonium 21093

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

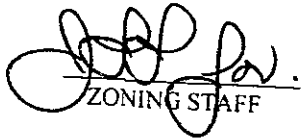
The issuance of this permit is subject to the following **Conditions**:

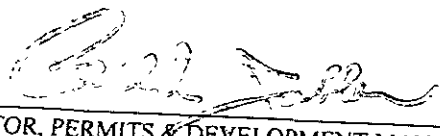
- ☒ Owner has filed for a public hearing, Item # 163
- ☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.


ZONING STAFF

 10/11/00
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner <u>WISER LLC</u>	Signed - Contract Purchaser _____
Printed Name <u>Richard Wiser</u>	Printed Name _____
Address <u>2011 Greenspring Dr</u>	Address _____
<u>Timonium MD 21093</u>	_____
Work Phone # <u>410-252-7215</u>	Work Phone # _____
Home Phone # <u>410-343-1449</u>	Home Phone # _____

X
01-163-10

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

7-27-00

OEA: JB

HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
CONTROL #: C-
XREF #:

PROJ: 2011 GREENSPRING DR
SUITE/SPACE/FLOOR: 0820031850
SUBDIV: WISER, LLC
DOES THIS BLDG. HAVE SPRINKLERS
YES ☐ NO ☒

OWNER'S INFORMATION (LAST, FIRST)

WISER, LLC

2011 GREENSPRING DR

APPLICANT INFORMATION

JANET WISER

WISER LLC

2011 GREENSPRING DR

TIMONIUM MD 21093

4102527215 MHIC LICENSE #:

PLANS: CONST

PLOT

PLAT

DATA

EL

PL

TENANT

Charles Engineering

ENGR:

SELLR:

DESCRIBE PROPOSED WORK:

INT RLTS TO DEMO EX RESTROOM, CUT OPENINGS IN EX
MASONRY WALLS & ENLARGE 1 OPENING, INSTALL INTERIOR
CONC RAMP & OVERHEAD DOORS.

OK TO WAIVER SLU
Plans

900SF.

NON-RESIDENTIAL

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM
2. PRIVATE SYSTEM

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
SEPTIC
PRIVY

CENTRAL AIR: 1. 50,000
2. 50,000
OF MATERIALS AND LABOR

PROPOSED USE: Auto Repair
EXISTING USE: WAREHOUSE/OFFICE

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

WRITE PLANS - CHANGE OF OCCUPANCY?
 2. Lewis Final for Public services 10/11/00
 2. Lewis CONDITIONAL APPROVAL FOR ZONING 10/11/00

#163

Sofa.

Larry Schmitt (Z.C.)

Advised Me that he will
accept this SPX without a
SPH to amend prior smaller
SPX within the new area of Hearing

(00-201-X)

01-163-X

10/13/00

JL
8

10/6/00

RECEIVED
00-3322
OCT 10 2000
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Dear Mr. Arnold Jablon,

Unfortunately, due to some misguidance we have been put in a position of hardship. I've spoken to Mr. Lawrence Schmidt and Mr. John Lewis concerning our predicament and they agreed that we should write you this letter. (Concerning Case # 00-201-X)

We have contractors waiting for permits to get working and we would like conditional approval so that we can get the permits issued immediately on filing the new special exception/hearing.

Both Larry & John have indicated their support for ~~proceed~~ proceeding in this manner.

We understand that we take the risk that if we don't get the special exception the zoning stands as is.

Thank you again for your time and understanding

NO RESPONSE NECESSARY
HAVE FILED FOR HEARING
AND CONDITIONAL APPROVAL
HAS BEEN ISSUED.

JOHN L.

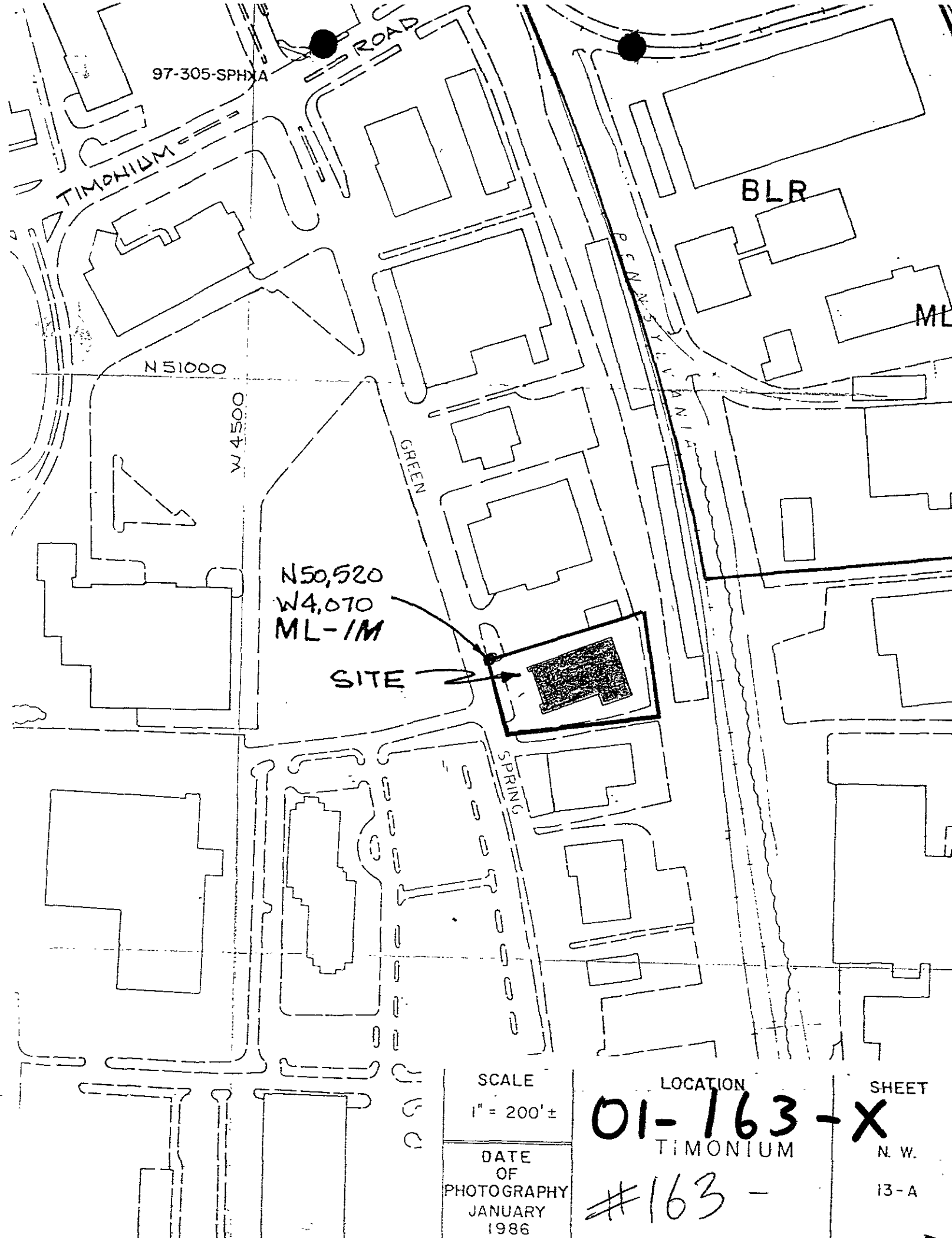
Sincerely

John Wiser

Wiser, LLC

410 252 7215

01-163-X



97-305-SPHXA

TIMONIUM

BLR

ML

N 51000

W 4500

GREEN

N 50,520
W 4,070
ML-1M

SITE

SPRINGS

PENNSYLVANIA

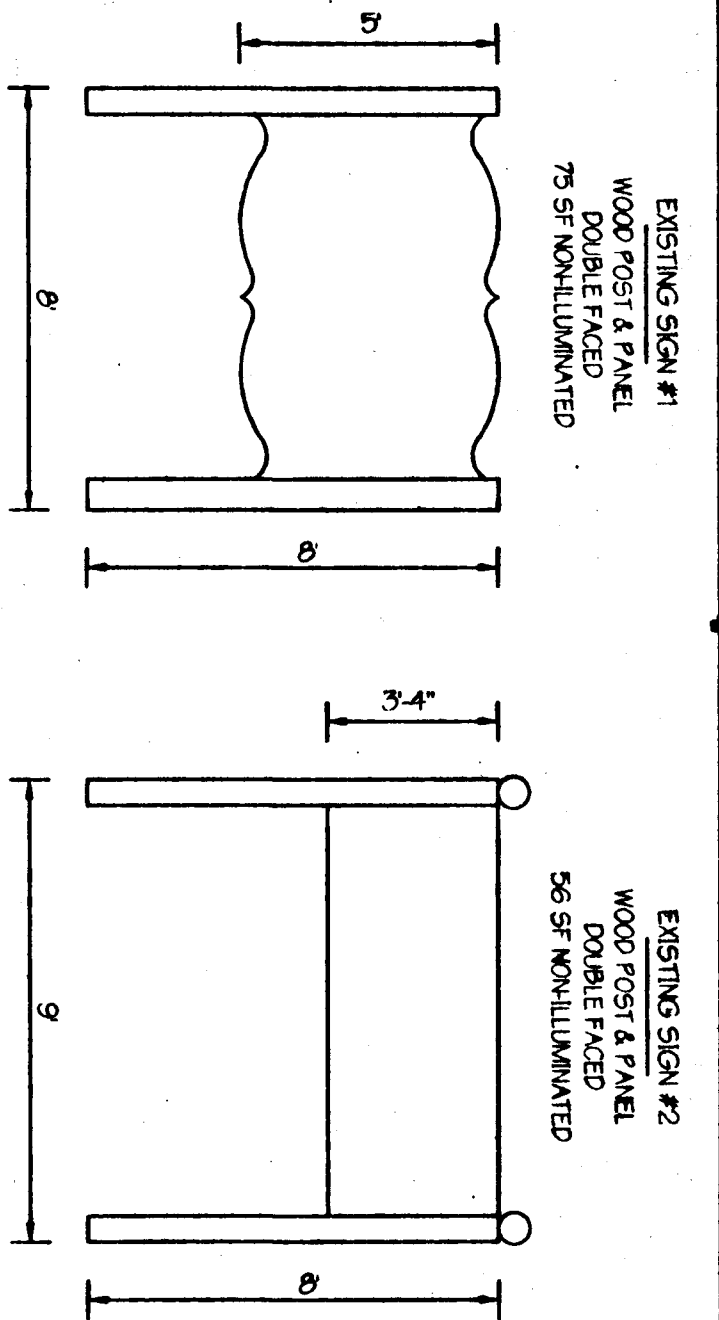
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

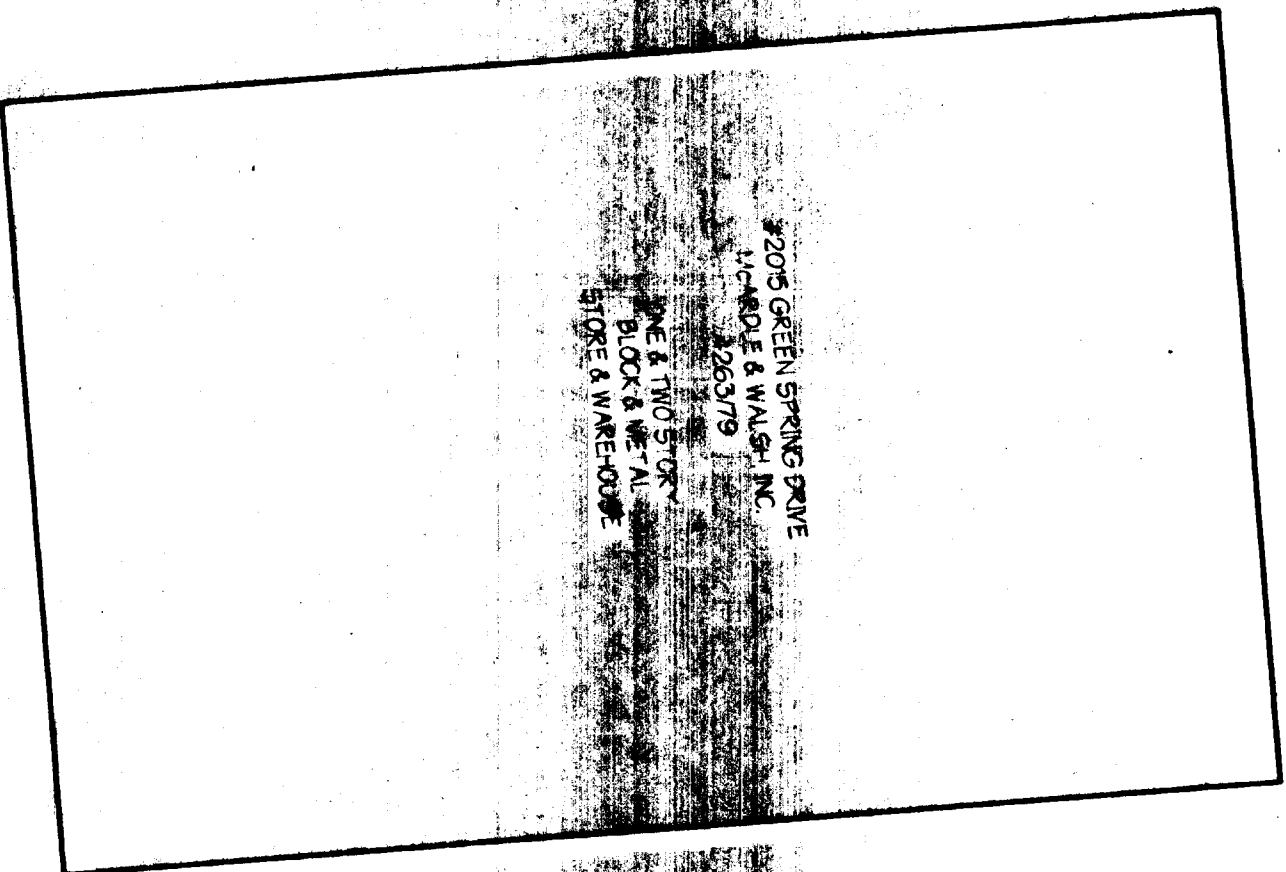
LOCATION
01-163-X
TIMONIUM

#163 -

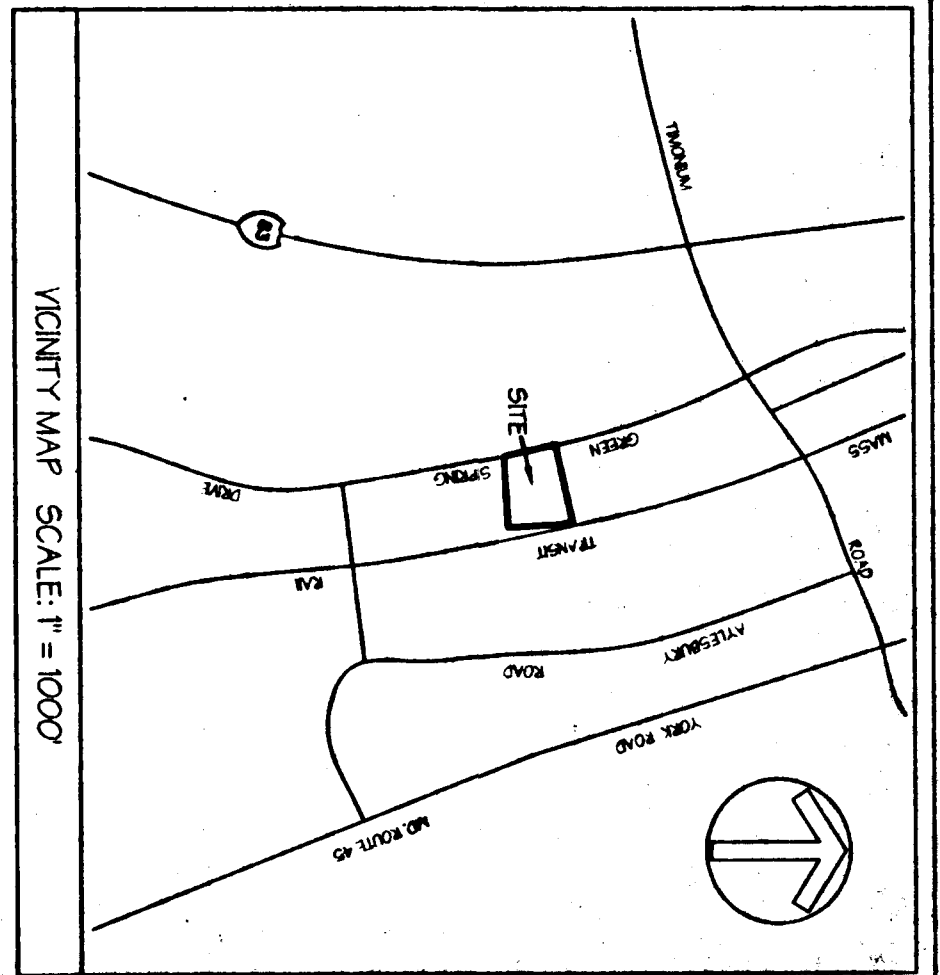
SHEET
N. W.
13-A



ALL FUTURE SIGNS WILL COMPLY WITH
BALTIMORE COUNTY ZONING REGULATIONS

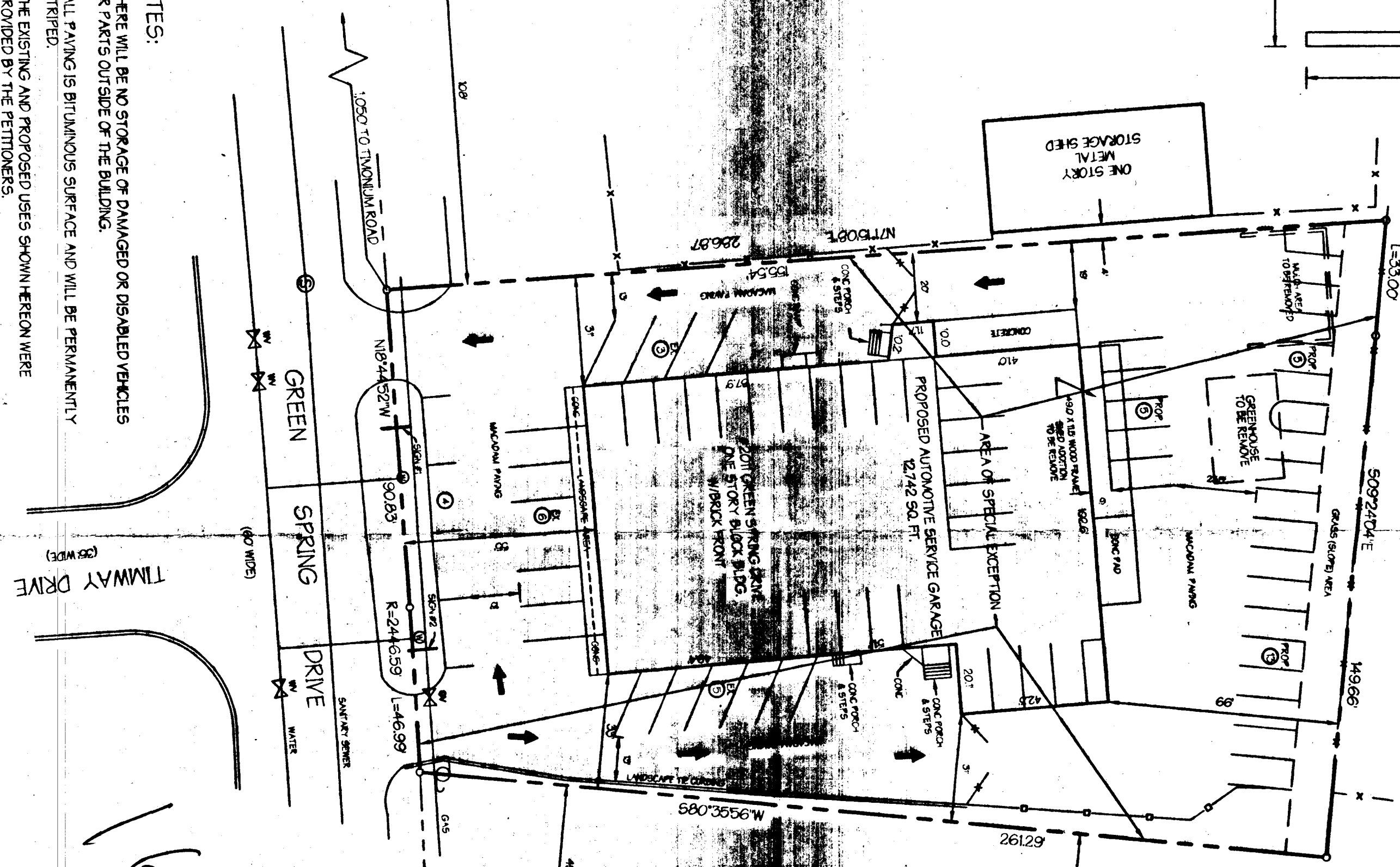


MASS TRANSIT ADMINISTRATION
0606/007

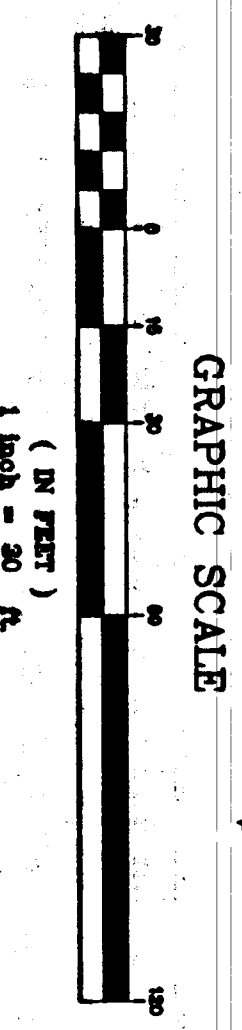


- NOTES:**
- 1) THERE WILL BE NO STORAGE OF DAMAGED OR DISABLED VEHICLES OR PARTS OUTSIDE OF THE BUILDING.
 - 2) ALL PAVING IS BITUMINOUS SURFACE AND WILL BE PERMANENTLY STRIPED.
 - 3) THE EXISTING AND PROPOSED USES SHOWN HEREON WERE PROVIDED BY THE PETITIONERS.

- SITE DATA:**
- 1) OWNER: WISER, LLC
 - 2) OWNER'S ADDRESS: 2011 GREEN SPRING DRIVE LUTHERVILLE-TIMONUM, MD 21093
 - 3) DEED REFERENCE: S.M. 14367/378
 - 4) SITE AREA: 1.001 AC
 - 5) ZONED: M1-M
 - 6) ELECTION DISTRICT: 8th
 - 7) COUNCILMANIC DISTRICT: 4th
 - 8) TAX MAP: MAP 60 GRID 11 PARCEL 541
 - 9) TAX ACCOUNT NO.: 0820031830
 - 10) PARKING SPACES REQUIRED:
 - 11) PROPOSED SERVICE GARAGE: 12,742 SF / 1,000 x 3.5 = 43
 - 12) EXISTING & PROPOSED PARKING SPACES: 65 (24 BAYS IN BUILDING)
 - 13) PRIOR ZONING HEARINGS: 000-201-X 1/6/2000



- LEGEND**
- WOOD PRIVACY FENCE
 - WOOD LINK FENCE
 - WATER METER
 - SEWER MANHOLE
 - WATER MANHOLE
 - NUMBER OF PARKING SPACES
 - GAS VALVE
 - UTILITY POLE

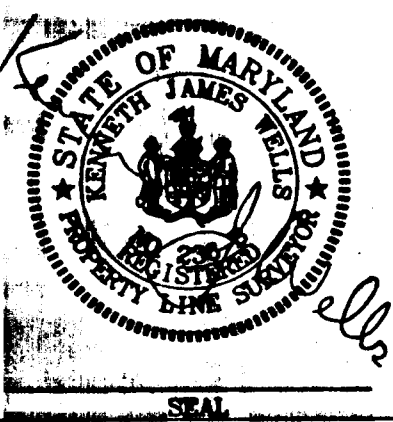


164

164

PLAT TO ACCOMPANY
A PETITION FOR A
SPECIAL EXCEPTION/HEARING

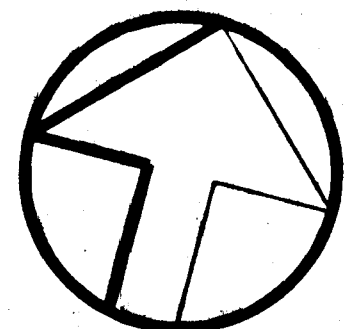
2011 GREEN SPRING DRIVE
BALTIMORE COUNTY
MARYLAND



kjWellsInc.
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning

DRAWN BY: JGW
CHECKED BY: KJW
DATE: 1/28/99
PROJECT NO.: 99065
SHEET 1 OF 1



01-163-X