

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
W/S Southwestern Boulevard, 270' N		
of Tom Day Boulevard	*	DEPUTY ZONING COMMISSIONER
13th Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(5620 Southwestern Boulevard)		
	*	CASE NO. 01-280-X
James W. & Virginia L. Buckingham		
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 owners of the subject property, James and Virginia Buckingham. The Petitioners are requesting a special exception from Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval for a service garage located at 5620 Southwestern Boulevard in the Halethorpe area of Baltimore County.

Appearing at the hearing on behalf of the special exception request were James Buckingham, owner of the property, John Mellema, the property line surveyor who prepared the site plan of the property, and Michael Tanczyn, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that Mr. Buckingham purchased the subject property in 1991. He has operated a service garage from the subject property from the time of his purchase in 1991 up until the present date. Recently, he realized that his business needed the special exception approval in order to be legitimate. There are no violations or complaints pending against this property. Mr. Buckingham simply wishes to bring his property into compliance with current Zoning Regulations. Prior to moving to this property, Mr. Buckingham operated his service garage at another location within the community. However, he saw an opportunity to own the property where his business is located and purchased the subject site for that reason.

01-280-X-001
 Date 3/5/01
 By: R. Cameron

Photographs taken of the property clearly depict that the Petitioner operates a neat and orderly business which fits in well with the surrounding businesses along Southwestern Boulevard. Therefore, I have no concerns granting the special exception to allow him to continue his business from the subject property, which he has done for the past decade.

It is clear the Baltimore County Zoning Regulations permits the Petitioners' use in a BL zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has 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).

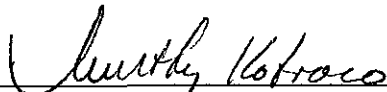
The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of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

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.

10/5/01
K. J. G. J. G. J. G.

THEREFORE, IT IS ORDERED this 5th day of March, 2001, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval for a service garage, be and is hereby APPROVED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/15/01
H. J. Jenson



Baltimore County
Zoning Commissioner

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

March 5, 2001

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn, P.A.
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 01-280-X
Property: 5620 Southwestern Boulevard

Dear Mr. Tanczyn:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Mr. & Mrs. James W. Buckingham
5620 Southwestern Boulevard
Baltimore, MD 21227

John C. Mellema & Sons
5409 East Drive
Baltimore, MD 21227



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

5620 Southwestern Blvd.

for the property located at Baltimore, MD 21227

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

To approve a Special Exception for a service garage under Baltimore County Zoning Regulations Section 230.13 Service Garage.

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:

Michael P. Tanczyn, Esq.

Name - Type or Print

Signature

Law Offices of Michael P. Tanczyn, P.A.

Company

Ste. 106, 606 Baltimore Ave. 410-296-

Address

Telephone No.

Towson, MD

21204

8823

City

State

Zip Code

Legal Owner(s):

James W. Buckingham

Name - Type or Print

Signature

Virginia L. Buckingham

Name - Type or Print

Virginia Buckingham

Signature

5620 Southwestern Blvd. 410-242-8282

Address

Telephone No.

Baltimore

MD

21227

City

State

Zip Code

Representative to be Contacted:

John C. Mellema & Sons
Property Line Surveyors

Name

5409 East Drive

410-247-7488

Address

Telephone No.

Baltimore,

MD

21227

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 1-16-01

ORIGINAL FILED FOR FILING

Case No. 01-280-X

REV 01/15/98

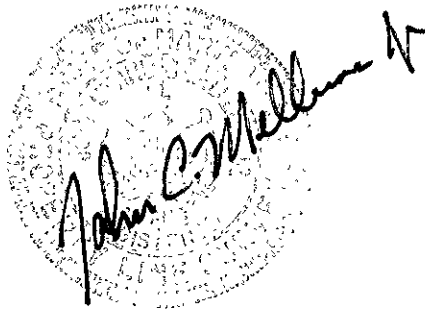
Date

By

John C. Mellema, Sr. Inc.
5409 East Drive
Baltimore, Maryland 21227
January 2, 2001
410-247-7488 fax 410-247-2507

ZONING DESCRIPTION FOR # 5620 SOUTHWESTERN BLVD.

Beginning for the same at a point on the Western right-of-way line of Southwestern Blvd. 122.23 feet from the place where the Northern right-of-way line of Tom Day Blvd. intersects the Western right-of-way line of Southwestern Blvd., thence leaving Southwestern Blvd. and running the following four courses North 88 degrees 45 minutes 00 seconds West for a distance of 133.95 feet, thence North 01 degrees 10 minutes 50 seconds East for a distance of 60.01 feet, thence North 00 degrees 11 minutes 06 seconds West for a distance of 65.01 feet, thence South 88 degrees 45 minutes 00 seconds East for a distance of 138.33 feet to intersect the Western right-of-way line of Southwestern Blvd., thence binding on said right-of-way by a curve to the right having a radius of 3223.47 feet for an arc length of 125.06 feet to the place of beginning containing 0.39 acres of land more or less.



280

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 1-16-01 ACCOUNT R-001-6150
AMOUNT \$ 300.00

RECEIVED FROM: Michael P. Toczynski, Esq.

FOR: Commercial Special Exception Fee
@ 5620 Southwestern Blvd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

01-280-X
20620
No.

PAID RECEIPT

PAYMENT ACTUAL TIME
1/17/2001 1/17/2001 15:35:57

REG 0002 CASHIER DDOL DMD PRAMPT
Dev 5 528 ZONING VERIFICATION
Receipt # 167963 OFLN
CR 001 090620

Receipt Tot 300.00
300.00 CR 300.00
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:

Case: #01-280-X
5620 Southwestern Boulevard
W/S Southwestern Boulevard,
270' N of Tom Day Boulevard
13th Election District
1st Councilmanic District
Legal Owner(s): Virginia L. &
James W. Buckingham
Special Exception: for a
service garage.
**Hearing: Thursday, March
1, 2001 at 10:00 a.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.

JT/2/644 Feb. 13 C450093

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/15/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/13/, 2001.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No 01-280-X

Petitioner/Developer BUCKINGHAM, ETAL

M. TANCZYN, ESP.

Date of Hearing/Closing 3/1/01

F-296-8827

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 #562 SOUTHWESTERN BLVD

The sign(s) were posted on _____

2/11/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/14/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

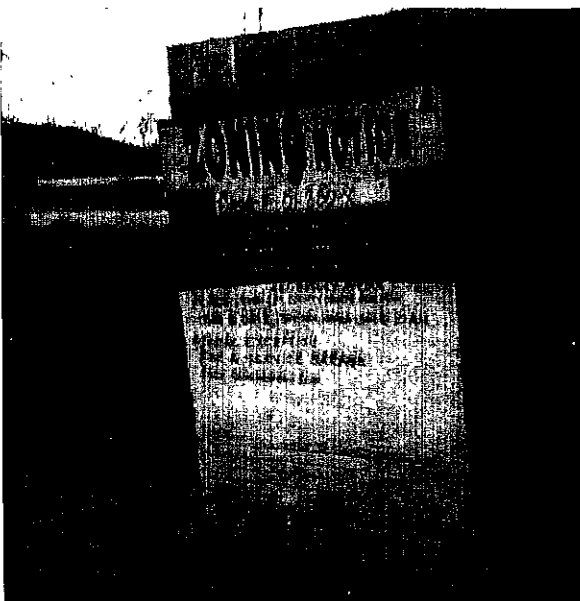
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



RE: PETITION FOR SPECIAL EXCEPTION
5620 Southwestern Blvd, W/S Southwestern Blvd,
270' N of Tom Day Blvd
13th Election District, 1st Councilmanic

Legal Owner: James W. & Virginia L. Buckingham
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-280-X

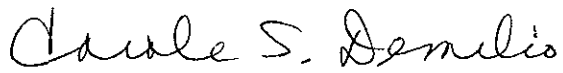
* * * * *

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.



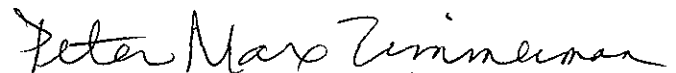
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 31st day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, 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

January 31, 2001

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: 01-280-X
5620 Southwestern Boulevard
W/S Southwestern Boulevard, 270' N of Tom Day Boulevard
13th Election District – 1st Councilmanic District
Legal Owners: Virginia L & James W Buckingham

Special Exception for a service garage.

HEARING: Thursday, March 1, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".
602

Arnold Jablon
Director

C: Michael P Tanczyn Esquire, 606 Baltimore Avenue, Suite 106, Towson 21204
Virginia L & James W Buckingham, 5620 Southwestern Blvd, Baltimore 21227
John C Mellema & Sons, Property Line Surveyors, 5409 East Drive, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 14, 2001**
(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, February 13, 2001 Issue – Jeffersonian

Please forward billing to:

Michael P Tanczyn Esquire
606 Baltimore Avenue Suite 106
Towson MD 21204

410 296-8823

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: 01-280-X

5620 Southwestern Boulevard

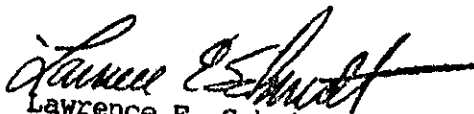
W/S Southwestern Boulevard, 270' N of Tom Day Boulevard

13th Election District – 1st Councilmanic District

Legal Owners: Virginia L & James W Buckingham

Special Exception for a service garage.

HEARING: Thursday, March 1, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

602

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

February 23, 2001

Michael P Tanczyn Esquire
Law Offices of Michael P Tanczyn PA
606 Baltimore Avenue Suite 106
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 01-280-X, 5620 Southwestern Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 2001.

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. C D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Virginia L & James W Buckingham, 5620 Southwestern Blvd, Baltimore 21227
John C Mellema & Sons, Property Line Surveyors, 5409 East Drive, Baltimore 21227
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 5, 2001
Item Nos. 279, 280, 281, 283, 285,
286, and 287

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

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

January 31, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF January 29, 2001

Item No.: See Below

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.

279, 280, 283, AND 284

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 *m/rbs*

DATE: February 13, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 29, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
280	5620 Southwestern Boulevard
286	10335 Reisterstown Road
287	1 Sheepfold Lane

Done
3/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-280**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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 M. Lutz

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 1.31.01

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

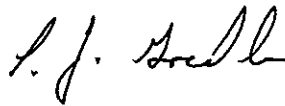
RE: Baltimore County
Item No. 280 JJS

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,


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

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

January 12, 2001

Hand Delivered

Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Drop Off Petition for Special Exception for Service Garage-- 5620 Southwestern Boulevard

Dear Mr. Commissioner:

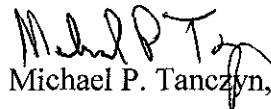
I enclose the following which we are submitting to you with this letter:

1. Three signed Petitions for Special Exception for a service garage in a BL zone.
2. Three copies of a sealed surveyor's description.
3. One copy of a 200 scale zone map for Southwest 6-D showing the subject site outlined and colored in yellow.
4. Twelve copies of the sealed plat to accompany Petition for Special Exception.
5. Our check in the amount of \$300.00 for filing costs.

This property, 5620 Southwestern Boulevard which is the subject of this Petition, is not the subject of any zoning violation case to the best of my knowledge and there are no other cases pending concerning this property. Please forward us the receipt for this drop-off Petition and advise us of any hearing dates when set.

Thank you very much for your cooperation in this regard. If you have any questions concerning this, please do not hesitate to call me.

Very truly yours,


Michael P. Tanczyn, Esquire

MPT/gr
Enclosures

cc: Buckingham Automotive
John C. Mellema, Jr.

01-280-X

TJS

Intake Planner

1/12/01

Date Assigned

DROP-OFF PETITIONS PROCESSING CHECK-OFF

**Two Questions Answered on Cover Sheet:**

Any previous reviews in the zoning office?

Any current building or zoning violations on site?

**Petition Form Matches Plat in these areas:**

Address

Zoning

Legal Owner(s)

Contract Purchaser(s)

Request (if listed on plat)

**Petition Form (must be current PDM form) is Complete:**

Request:

Section Numbers

Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.

Hardship/Practical Difficulty Reasons

Legal Owner/Contract Purchaser:

Signatures (originals)

Printed/Typed Name and Title (if company)

Attorney (if incorporated)

Signature/Address/Telephone Number of Attorney

**Correct Number of Petition Forms, Descriptions and Plats****200 Scale Zoning Map****Check: Amount Correct? Signed?****ZAC Plat Information:**Location (by Carl) w/s Southwestern Blvd, 270' E. N ^{ok per u/c}
of Tom Day Blvd. 5620 SW Blvd.Zoning: BLAcreage: 0.391

Previous Hearing Listed With Decision

Election District 13thCouncilmanic District 1stCase # ~~11-11-11-11~~

Check to See if the Subject Site or Request is:

CBCA

Floodplain

Elderly

Historical

Pawn Shop

Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

NO

#

280

Item Number Assigned

1-16-01

Date Accepted for Filing



March 1, 2001

Plot Ex 2

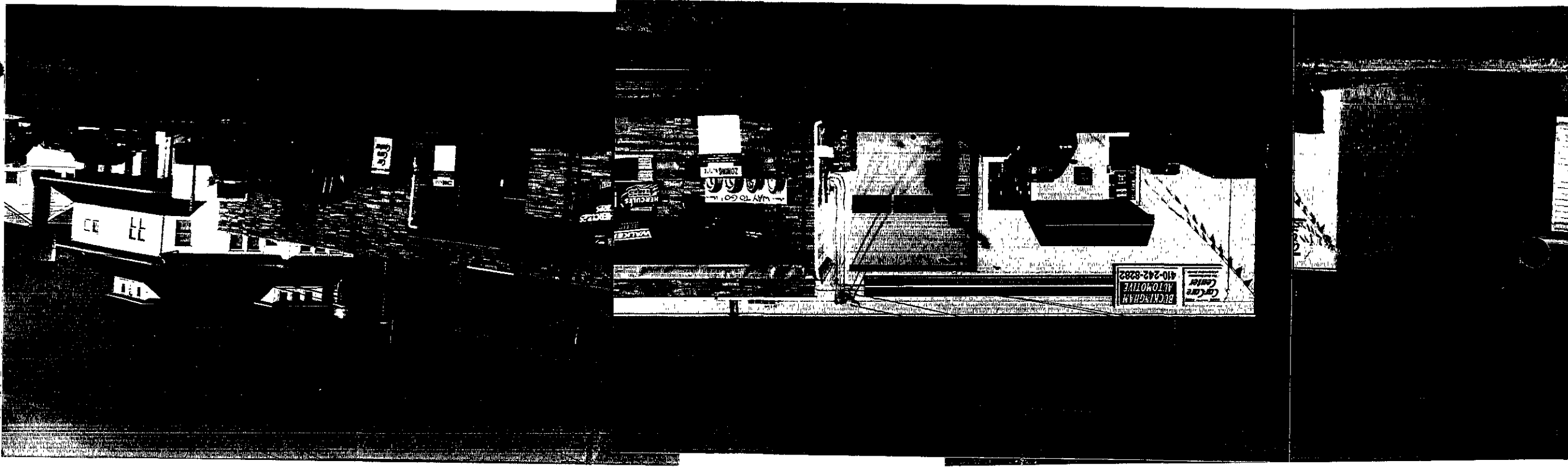




March 1, 2001

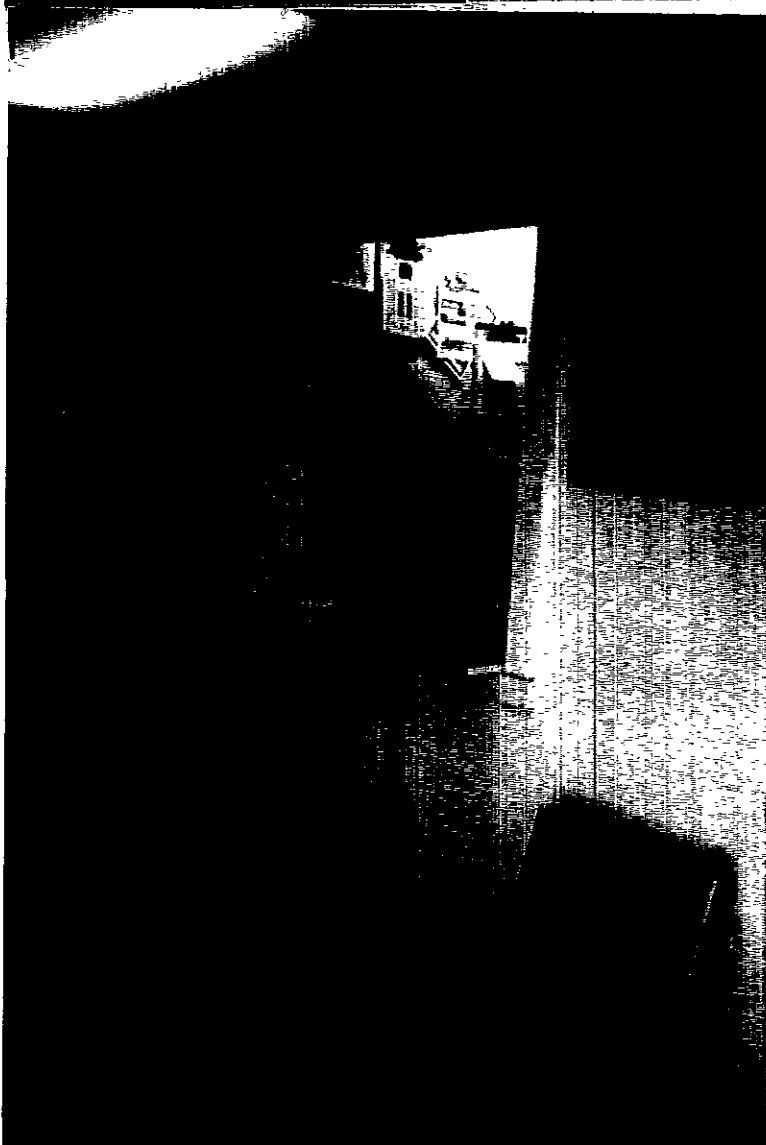
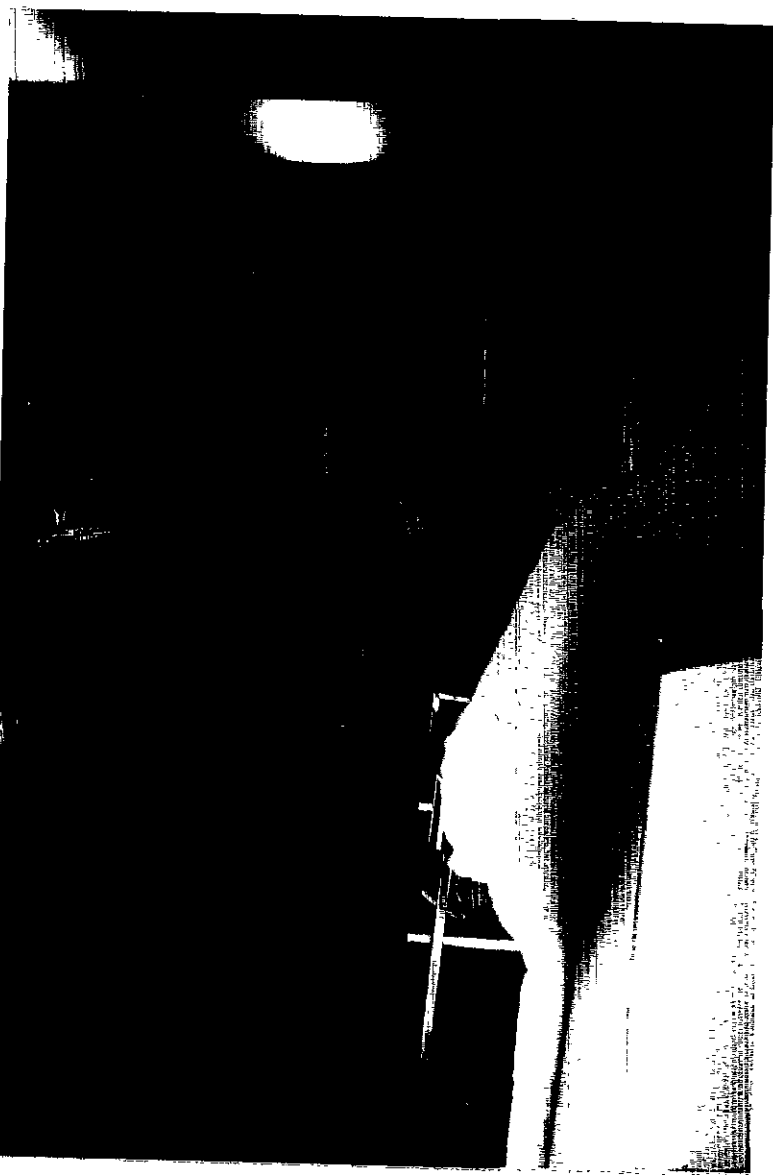
Pet Ex 3

March 1, 2001
Pat 3x 4





March 1, 2007
Pet Ex 5

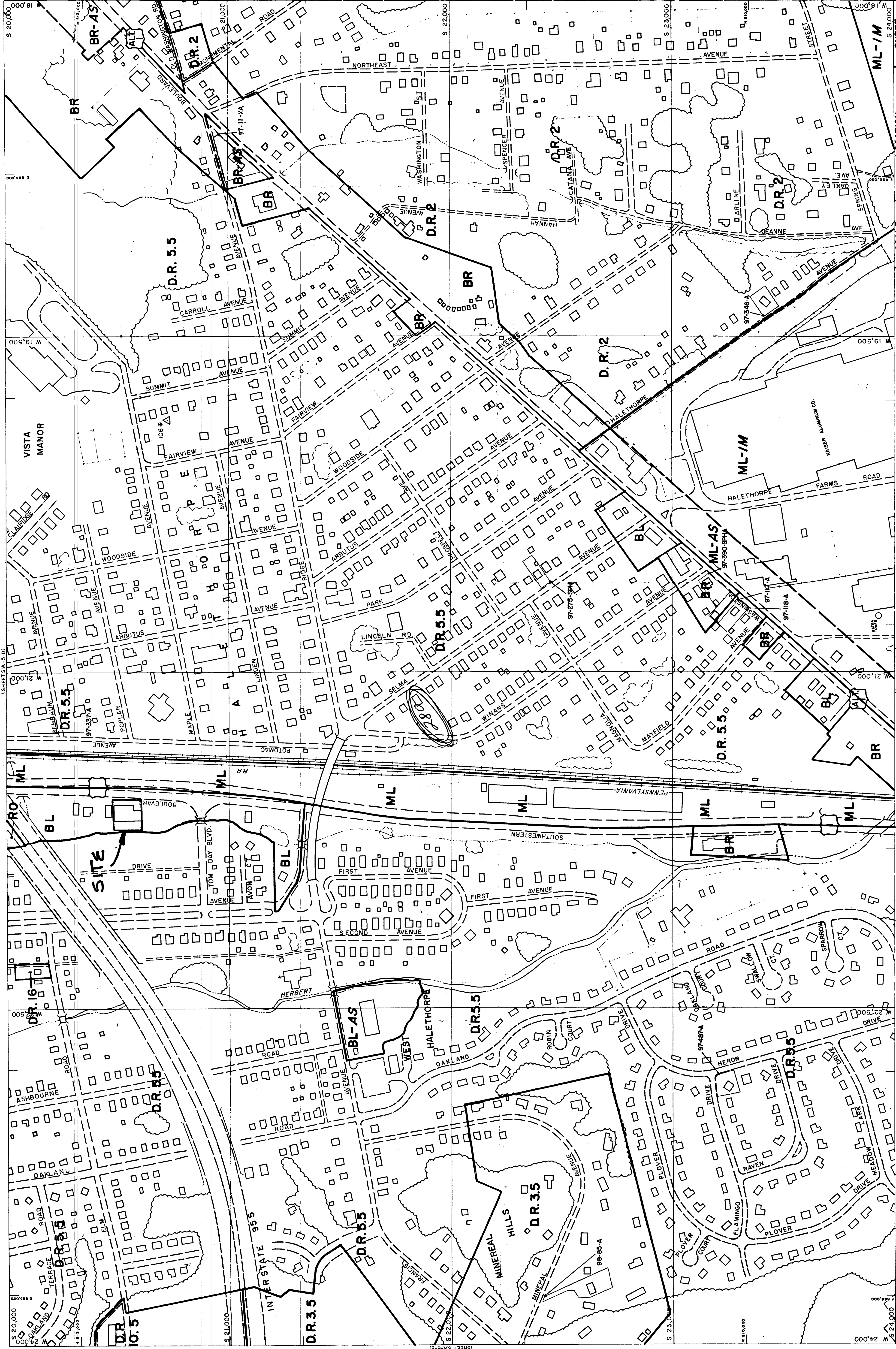




March 1, 2001
Pet Ex 6

SW 6-D

01-280-X



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
Chairman, County Council

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

G-SW
C-NW

DATE OF PHOTOGRAPHY JANUARY 1966	HALETHORPE	S. W. 6-D	SHEET
1" = 200' ±	LOCATION		

PLAT TO ACCOMPANY SPECIAL EXCEPTION
FOR SERVICE GARAGE

23012 All the above use in Section 230 are subject to the following conditions:

A. They shall be considered, except for signs, restaurants, swimming pools, outdoor sales or display areas, parking lots, ballparks or picnic grounds, within completely enclosed buildings. (Bill No. 85-1987)

B. Not more than five persons shall be engaged in the repair or fabrication of goods on the premises.

C. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines.

D. Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than five feet in front of the required front building line.

E. In case any property line of a commercially zoned center lot shows a residential use on a lot which is adjacent to the lot which shows a commercial use, the owner of the lot which shows a residential use shall have the lot plan for the entire corner lot as a commercial use shall have been approved by the Baltimore County Office of Planning and the Baltimore County Bureau of Engineering, Department of Public Works. Any division of ownership of such lot shall be a subdivision and require approval of the Office of Planning. (Resolution, November 21, 1956)

F. When the requirements in Section 23012.A, B or C would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and public hearing.

STATE OF MARYLAND
S.R.C.

LOT 71

STATE OF MARYLAND
S.R.C.

LOT 70
NAPIER
10010/171
1ST PARCEL
TX. NO. 1306820050

LOT 69

GRAMS
10830/12
1ST PARCEL
TX. NO. 2200022877

LOT 68

QUIN
11597/172
1ST PARCEL
TX. NO. 1318350360

LOT 67

MUNSON
12708/043
1ST PARCEL
TX. NO. 1311151130

LOT 66

ROUDEBUSH
6095/373
1ST PARCEL
LOT 65

MCCORMICK
10625/455
1ST PARCEL

LOT 64

STATE OF MARYLAND
S.R.C.

STATE OF MARYLAND
S.R.C.

NAPIER
10010/171
2ND PARCEL
TX. NO. 1306820050

GRAMS
10830/12
2ND PARCEL
TX. NO. 2200022877

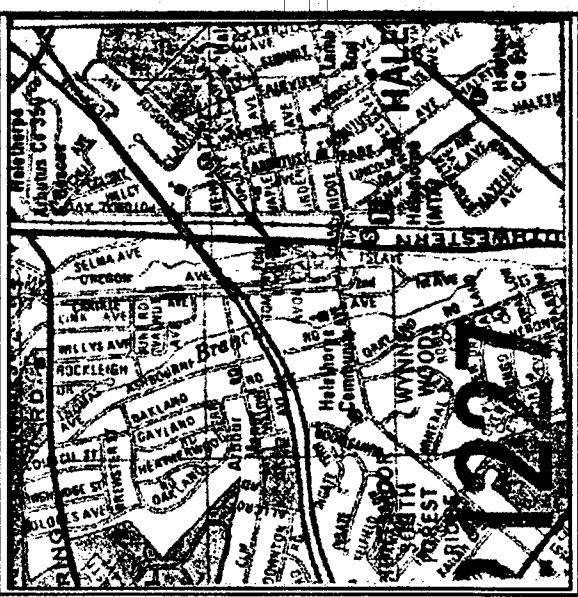
QUIN
11597/172
2ND PARCEL
TX. NO. 1318350361

MUNSON
12708/043
2ND PARCEL
TX. NO. 1311151140

ROUDEBUSH
6095/373
2ND PARCEL

MCCORMICK
10625/455
2ND PARCEL

NOTE: CUSTOMER VEHICLES ARE
STORED INSIDE EXISTING BUILDING
NOTE: REQUIREMENTS OF SECTION 405A
ARE MET BY INSIDE STORAGE OF
CUSTOMER VEHICLES



VICINITY MAP
SCALE: 1" = 2000'

March 1, 2001
Pet Ex 1

BL ML

FARRELL
12840/223
TX. NO. 1310451250

D.R.5.5

BL

2 STORY FRAME
CARRYOUT SEAFOOD
#5618

1 STORY FRAME
#5616

1 STORY STUCCO
FORMSTONE & BLOCK
#5620
7756 SQ. FT. ±

2 STORY FRAME
TX. NO. 1316001070

1 STORY FRAME
#5616

2 STORY FRAME
#5626

1 STORY FRAME
#5616

1 STORY FRAME
#5616

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#5616

1 STORY FRAME
#5616

1 STORY FRAME
#5616

LOCATION INFORMATION		
COUNCILMANIC DIST. 1		
ELECTION DIST. 13		
ZONING: BL		
1" = 200' SCALE MAP: S.W. 6-D		
LOT SIZE: 0.391 ACRES		
SEWER: YES ☒ NO ☐		
WATER: YES ☒ NO ☐		
CHESAPEAKE BAY CRITICAL AREA: YES ☐ NO ☒		
SUBDIVISION NAME: N/A		
PRIOR ZONING HEARING: N/A		
DEED REFERENCE: 8711/654		
OWNER: JAMES BUCKINGHAM & VIRGINIA BUCKINGHAM		
TAX NO.: 1312400390		
DATE: DECEMBER, 2000		
SCALE: 1" = 30'		
ZONING OFFICE USE		
REVIEWED BY:	ITEM #	CASE:

LEGEND

○ DENOTES ZONING BOUNDARY

○ DENOTES SANITARY SEWER

○ DENOTES SEWER CLEANOUT

○ DENOTES TRAFFIC SIGN

○ DENOTES UTILITY POLE

○ DENOTES GAS VALVE

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