

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
N/S Edmondson Avenue, 165' E of the c/l	* ZONING COMMISSIONER
Harlem Lane	* OF BALTIMORE COUNTY
(6126 Edmondson Avenue)	* Case No. 01-291-SPH
1 st Election District	
1 st Council District	
Anthony C. Stilling	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Anthony C. Stilling. The Petitioner requests a special hearing to approve an amendment to the previously approved site plan in prior Case No. 99-216-X to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage. 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 Anthony C. Stilling, property owner, Michael S. Pappafotis, and David Billingsley. Appearing as interested persons in the matter were Allan Pilger and Kathleen O. Bankert, nearby property owners. No one appeared in opposition to the request.

Testimony and evidence offered revealed that the subject property consists of a gross area of .220 acres, more or less, zoned B.L.-A.S., and is located near the northeast corner of Edmondson Avenue and Harlem Lane in Catonsville. The property is improved with an automotive repair facility known as Urban's Auto, which has existed on the property since approximately 1987. Apparently, the prior owner obtained special exception relief in a prior zoning matter, Case No. 87-233-X, to convert an existing gasoline service station to an automotive repair shop. A one-story aluminum storage building was ultimately erected adjacent to the original

ORDER RECEIVED FOR FILING

Date 4/4/01

By [Signature]

structure and sometime thereafter, in Case No. 90-166-SPH, a special hearing was granted to amend the special exception area to provide for a proposed building addition to combine the two structures. Apparently, the prior owner allowed the property to deteriorate and become nothing more than a junkyard. The Petitioner, who also owns the adjoining property known as the Catonsville Car Care Center, acquired the subject property in 1992 and has spent the last several years cleaning up the site. The Petitioner subsequently constructed an accessory storage building, which was similar in style to a Quonset hut and was built without the necessary permits. As a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM), the Petitioner was cited with a zoning violation and advised to obtain the necessary permits and file a Petition for Special Exception to legitimize existing conditions on the property. Thus, in Case No. 99-216-X, the Petitioner applied for and was granted special exception relief for the existing building and a proposed addition thereto, subject to certain terms and conditions, including removal of the accessory storage building. In addition, the Petitioner was to provide landscaping along the frontage of his property adjoining Edmondson Avenue and Harlem Lane.

The Petitioner now comes before me seeking special hearing relief as set forth above. Specifically, the Petitioner seeks approval of an amendment to the site plan approved in Case No. 99-216-X to permit an increase in the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage. Mr. Stilling indicated that the services provided on this site include body and fender work, as well as mechanical repairs to foreign vehicles. As noted above, Mr. Stilling owns the adjacent Catonsville Car Care Center, which generally focuses on servicing American/domestic automobiles. As shown on the site plan, the Petitioner proposes certain upgrades to the subject site, which include the redevelopment of the automotive service building to provide four (4) service bays and a parts/office area therein. In addition, the Petitioner proposes erecting an 8-foot high screening fence adjacent to the existing building to provide an enclosed storage area for disabled vehicles. However, in order to proceed with the proposed improvements, the requested relief is necessary. Further testimony indicated

that the granting of the relief would provide additional areas for storage and permit the screening of disabled vehicles from neighboring properties.

Although Mr. Pilger and Ms. Bankert appeared at the hearing and signed as Protestants in the matter, they are not opposed to the request, per se, but are more concerned about development of a vacant parcel located immediately north of the subject site. That property, which is primarily zoned D.R.5.5, was previously owned by TMD Construction Company and was recently acquired by the Petitioner. The use of that property must be in accordance with the zoning regulations for residentially zoned land. Nevertheless, the purpose of the instant hearing is to determine only the merits of the Petitioner's request regarding the subject property. The D.R.5.5 zoned parcel to the north is unrelated to the instant Petition.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing relief. It is clear from the testimony that the Petitioner is attempting to improve conditions on the property and the proposed redevelopment of the site is appropriate. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency, and no one appeared in opposition to the request. It is to be noted that the Office of Planning supports the requested relief, provided that the terms and conditions imposed in prior Case No. 99-216-X are met and certain landscaping be provided on site. In addition, the Office of Planning recommended that the existing paving be resurfaced to eliminate all holes and other damaged macadam on the premises. I shall approve the special hearing relief, conditioned upon the Petitioner's compliance with these recommendations.

As to landscaping, it is to be noted that Mr. Stilling owns three contiguous commercial lots; the Catonsville Car Care Center at 6132 Edmondson Avenue, the subject automotive center at 6126 Edmondson Avenue, and the adjacent parcel known as 6124 Edmondson Avenue, which is improved with a liquor store. In my view, a comprehensive landscaping plan for all of these lots should be considered. Particular emphasis should be given to providing a screen from these commercial lots to the adjacent residential neighborhood. Thus, in conjunction with the County's

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Date: 4/1/01

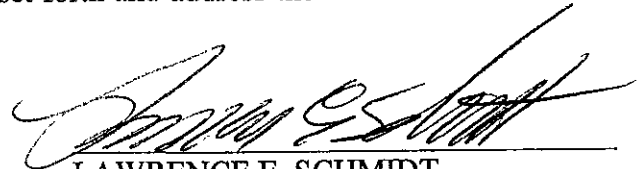
By: [Signature]

revitalization efforts in the area, the rear of the subject properties should be landscaped to buffer these commercial uses from the adjacent residential neighborhood to the north.

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 14th day of April, 2001 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 99-216-X to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his permits and be granted same upon receipt of this Order; however, Petitioner is 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) Compliance with the ZAC comments submitted by the Office of Planning, dated February 20, 2001, a copy of which is attached hereto and made a part hereof. Additionally, the Petitioner shall consult with the County's Landscape Architect, Mr. Avery Harden, to develop a reasonable and comprehensive landscape plan for the commercial properties under his ownership and/or control so as to buffer same from the adjacent residential neighborhood.
- 3) When applying for any permits, 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**

April 4, 2001

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

Mr. Anthony C. Stilling
6132 Edmondson Avenue
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL HEARING
N/S Edmondson Avenue, 165' E of the c/l Harlem Lane
(6126 Edmondson Avenue)
1st Election District – 1st Council District
Anthony C. Stilling - Petitioner
Case No. 01-291-SPH

Dear Mr. Stilling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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. Michael S. Pappafotis
P.O. Box 13, Glen Burnie, Md. 21060
Mr. David Billingsley, Central Drafting & Design
601 Charwood Court, Edgewood, Md. 21040
Mr. Allan Pilger, 6140 Regent Park Road, Academy Heights, Md. 21228
Ms. Kathleen O. Bankert, P.O. Box 9337, Catonsville, Md. 21228
Office of Planning; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6126 EDMONDSON AVENUE
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A revision to the approved site plan (case # 99-216-X) to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ANTHONY C. STILLING
Name - Type or Print _____
Signature Anthony C. Stilling _____
Name - Type or Print _____
Signature _____
6126 EDMONDSON AVENUE (410)788-1211
Address _____ Telephone No. _____
BALTIMORE MD. 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.
Name _____
601 CHARWOOD COURT (410)679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SM Date 01-22-01

ORDER RECEIVED FOR FILING

Date 2/15/98
By [Signature]

Case No. 01-291-SPA

ZONING DESCRIPTION

6126 EDMONDSON AVENUE

Beginning at a point on the north side of Edmondson Avenue (60 feet wide), said point being easterly 165 feet from the centerline of Harlem Lane (50 feet wide) thence:
(1) N 34°51' 40" W 103.63 feet, thence (2) N 70°13' 58" E 106.00 feet, thence
(3) S 24°19' 51" E 100.17 feet, thence (4) southwesterly on the north side of said Edmondson Avenue along a curve to the left having a radius of 1462.40 feet for an arc length of 86.96 feet to the place of beginning. Containing 0.220 acre of land more or less.

Being known as 6126 Edmondson Avenue and being located in the First Election District, First Councilmanic District of Baltimore County, Maryland



01-291-SPH

AND

No.

9066

AMOUNT \$ 220

RECEIVED
FROM: _____

FOR:

YELLOW - CUSTOMER

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them.

DATE	TIME	FILE
10/20/01	10:20 AM	100-100

RES NO. 6-CHIEF DISTRICT OFFICE
DATE: 5 APR 1968
REF ID: A10000
FILE NO. 20067

250.00 \$
Washington County, Maryland

01-291-SPH

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: #01-291-SPH

5126 Edmondson Avenue

N/S Edmondson Avenue, 165' E of centerline Harlem Lane,

1st Election District - 1st Councilmanic District

Legal Owner(s): Anthony C. Stilling

Special Hearing: to approve a revision to the approved site plan in case number 99-216-X to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage.

Hearing: Thursday, March 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/3/01 Feb. 22

C451719

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/22/, 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 2/22/, 2001.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

MITSUBISHI

ZONING NOTICE

CASE # 01-291-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS

PLACE: BLDG. 401 BOSLEY AVENUE

THURSDAY, MARCH 8, 2001

DATE AND TIME: AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE

A REVISION TO THE APPROVED SITE PLAN IN

CASE No. 99-216-X TO INCREASE THE NUMBER

OF OUTSIDE PARKING SPACES FROM 5 TO 10 AND TO

PROVIDE A SCREENED AREA FOR DISABLED

VEHICLE STORAGE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 01-291-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS

PLACE: BLDG. 401 BOSLEY AVENUE

THURSDAY, MARCH 8, 2001

DATE AND TIME: AT 10:00 A.M.

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TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 01-291-SPH

Petitioner/Developer: _____

ANTHONY C. STILLING

Date of Hearing/Closing: MAR. 8, 2001

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 _____

6126 EDMONDSON AVE.

The sign(s) were posted on FEB. 21, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
6216 Edmondson Avenue, N/S Edmondson Ave,
165' E of c/l Harlem Ln
1st Election District, 1st Councilmanic

Legal Owner: Anthony C. Stilling
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-291-SPH

* * * * *

ENTRY OF APPEARANCE

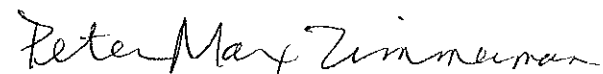
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to David W. Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040, representative for Petitioners.


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

February 7, 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: 01-291-SPH
5126 Edmondson Avenue
N/S Edmondson Avenue, 165' E of centerline Harlem Lane
1st Election District – 1st Councilmanic District
Legal Owner: Anthony C. Stilling

Special Hearing to approve a revision to the approved site plan in case number 99-216-X to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage.

HEARING: Thursday, March 8, 2001 at 10:00 a.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: Anthony C. Stilling, 6126 Edmondson Avenue, Baltimore 21228
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 21, 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
Thursday, February 22, 2001 Issue – Jeffersonian

Please forward billing to:

Anthony Stilling
6132 Edmondson Avenue
Baltimore MD 21228

410 788-1211

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: 01-291-SPH

5126 Edmondson Avenue

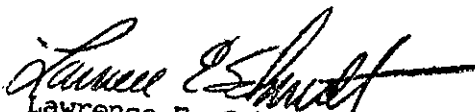
N/S Edmondson Avenue, 165' E of centerline Harlem Lane

1st Election District – 1st Councilmanic District

Legal Owner: Anthony C. Stilling

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HEARING: Thursday, March 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

G72

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.

CENTRAL DRAFTING AND DESIGN, INC.

601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 538-6160

FACSIMILE TRANSMISSION

DATE: 2/20/01FROM: DAVE BILLINGSLEY

TO:

NAME: GEORGECOMPANY: ZONING REVIEWFAX NO. CALLED: (410) 887-5708NO. OF PAGES INCLUDING THIS PAGE: 2RE: CASE # 01-291-SPHCOMMENTS: PLEASE NOTE ERROR IN ADDRESS
ON NOTICE OF ZONING HEARING

PLEASE CONTACT THIS OFFICE IF THIS TRANSMISSION IS NOT CLEAR
AND COMPLETE



Baltimore County
Department of Permits and
Development Management

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

February 7, 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:

10460
DE 6126 → CASE NUMBER: 01-291-SPH
5126 Edmondson Avenue
N/S Edmondson Avenue, 165' E of centerline Harlem Lane
1st Election District - 1st Councilmanic District
Legal Owner: Anthony C. Stilling

Special Hearing to approve a revision to the approved site plan in case number 99-216-X to increase the number of outside parking spaces from 5 to 10 and to provide a screened area for disabled vehicle storage.

HEARING: Thursday, March 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "GDZ" are written in a small, handwritten font.

Arnold Jablon
Director

C: Anthony C. Stilling, 6126 Edmondson Avenue, Baltimore 21228
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 21, 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.

**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: 01-291-SP11
Petitioner: ANTHONY STILLING
Address or Location: 6126 EDMONDSON AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTHONY STILLING
Address: 6132 EDMONDSON AVE
BALTO. MD. 21228
Telephone Number: (410) 788-1211



Baltimore County
Department of Permits and
Development Management

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

March 2, 2001

Anthony C Stilling
6126 Edmondson Avenue
Baltimore MD 21228

Dear Mr. Stilling:

RE: Case Number: 01-291-SPH, 6126 Edmondson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 22, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood
21040
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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

February 8, 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 February 5, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

REVIEWER: LIEUTENANT JIM MEZICK, 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 */ms*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 5, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
288	10260 York Road
289	10240 York Road
290	2522 Venetian Road
291	5126 Edmondson Avenue
293	998 Rohe Farm Lane
295	Gwynnbrook Property
296	1909 Halethorpe Avenue
297	2707-2709 Rolling Road
298	326 Stone Castle Avenue
299	2127 York Road
300	2127 York Road
301	3916 Old North Point Road
302	7605 Curving Lane
303	703 Main Street
308	104 McCormick Avenue

AP
3/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2001

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

SUBJECT: 6126 Edmonson Avenue

INFORMATION:

Item Number: 01-291

Petitioner: Anthony C. Stilling

Zoning: BL-AS

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the request provided the petitioner provide the following:

1. The site should be in compliance with the previously approved Site Plan (Case # 99-216-X)
2. The 10 foot wide strip on both sides of the entrance which lies between the sidewalk along Edmonson Avenue and the proposed parking area should be landscaped.
3. The proposed fence should be constructed of wood and pleasing to the sight.
4. The existing paving should be resurfaced to eliminate all holes and other damaged macadam.

Prepared by: Mark A. Amundson

Section Chief: Jeffrey W. Lutz
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 291 JRA

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,

/s/ 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

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID BILLINGSLEY,
CENTRAL DRAFTING & DESIGN

601 CHARWOOD COURT
EDGEWOOD, MD. 21040

ANTHONY C STILLING

6132 EDMONDSON AVE
BALTO., MD 21228

MICHAEL S PAPPAFOTIS

P.O. BOX 13
GLEN BLANIE, MD 21060



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

21228

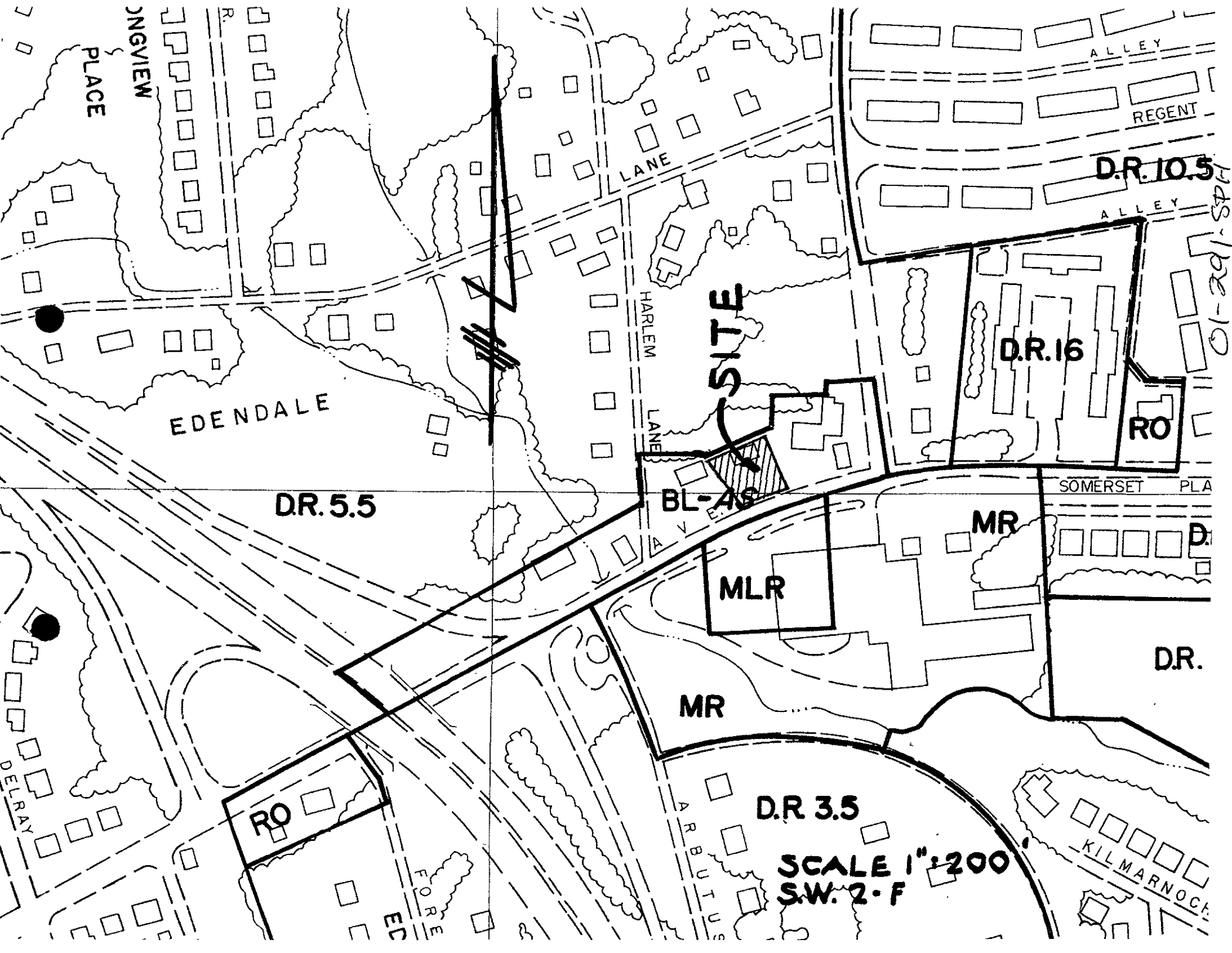
ALAN PILGER

6140 REGENT PARK Rd ARLINGTON

KATHLEEN D BANKS

PO BOX 9382 ARLINGTON VA 22209





PLACE

ONGVIEW

ALLEY

REGENT

D.R. 10.5

ALLEY

EDENDALE

DR. 5.5

SITE

HARLEM LANE

D.R. 16

RO

BL-48

SOMERSET PLACE

MR

MLR

DR.

MR

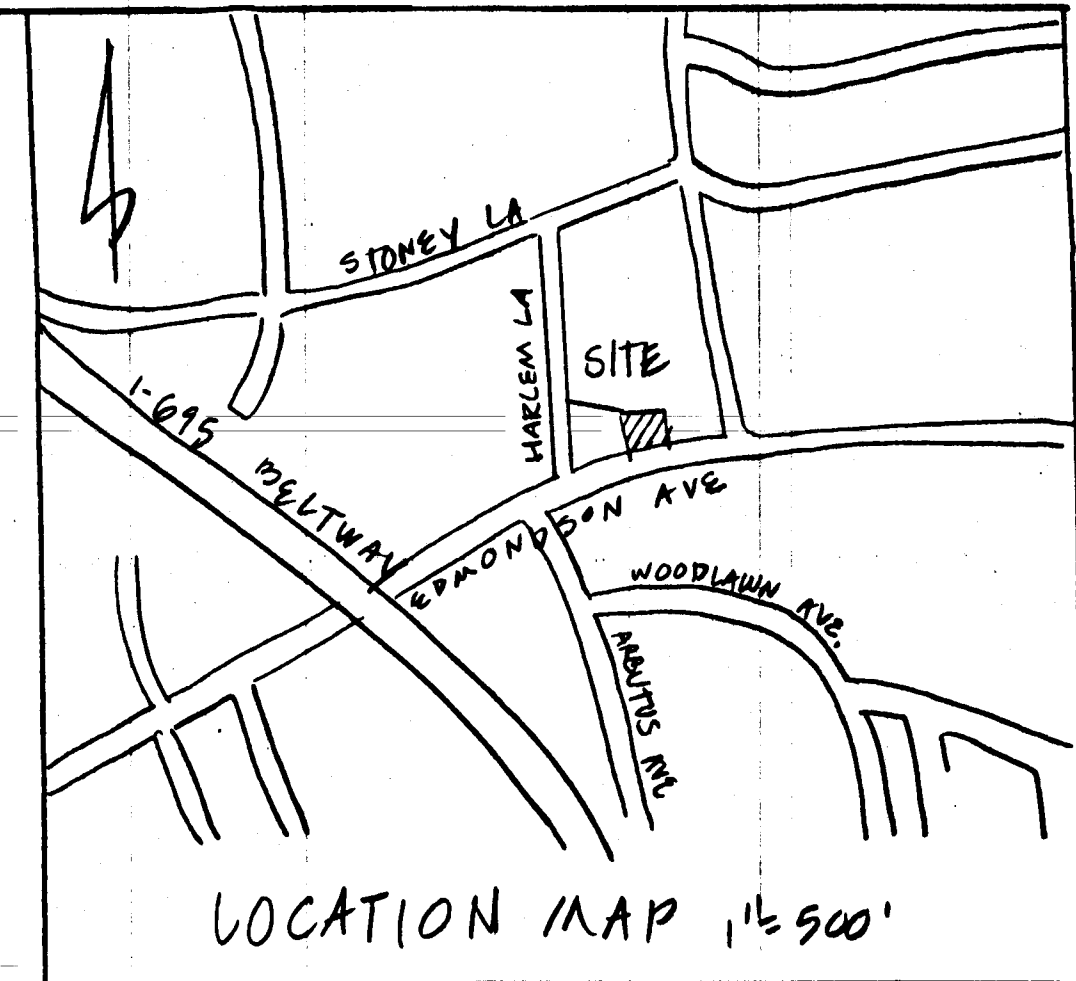
D.R. 3.5

SCALE 1" = 200'
S.W. 2-F

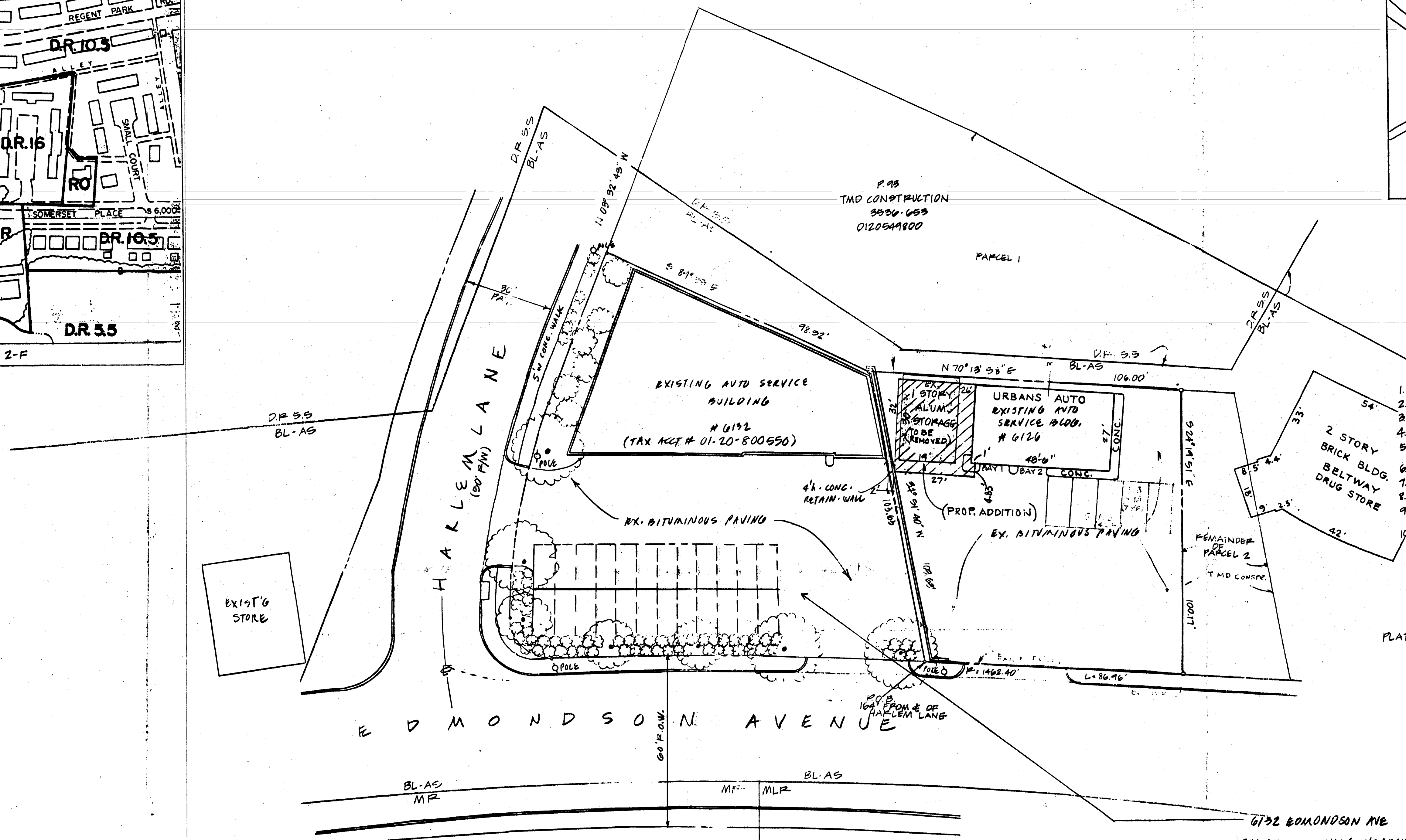
KILMARNOCK

RO

FORE



Pet Ex 1A



LOCATION INFORMATION

1. EXISTING ZONE: BL-AS
2. 1" = 200' SCALE MAP: S.W. 2-F
3. LOT SIZE: 229 AC. 1600 S.F.
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
5. FLOOD HAZARD MAP COMMUNITY PANEL NO 240010 0900C ZONE "C"
6. ELECTION DISTRICT NO 1
7. COUNCILMANIC DISTRICT NO 1
8. PUBLIC WATER & SEWER
9. CASE NO 98-4998 VIOLATION HEARING DATE DECEMBER 8, 1998.
10. PARKING REQUIREMENT:
93 SPACES PER 1000 S.F.
REQ'D: 1310 S.F. 4.3
897 S.F. 2.7

7 PARKING

PARKING PROVIDED BY EX
2 PROPOSED 30' (IN PROPOSED ADDITION) + 517 M
PARKING SPACES 43 SPACES

PLAT TO ACCOMPANY PETITION FOR A
SPECIAL EXCEPTION
TO PERMIT
USE FOR AUTO-SERVICE STORE
#6126 EDMONDSON AVENUE
PARCEL 2136
BALTIMORE CO, MD
SCALE: 1"= 20'
NOVEMBER 29, 1998
REV. APRIL 29, 1999
CASE NR 99-216-X

6732 EDMONDSON AVE
PREVIOUS ZONING HEARINGS
PETITION FOR SPECIAL EXCEPTION #87-233-X
CHANGE FROM GAS STATION TO REPAIR SHOP
AMENDMENT TO SPECIAL EXCEPTION #90-146 SPH
BLDG. ADDITION, PARKING CULCS, LANDSCAPING

OWNER: ANTHONY C. STILLING
6132 EDMONDSON AVE
BALTIMORE, MD 21228
TAX MAP: 101 GRID: 2 PARCEL: 2136
DEED REF: 1048-02A

TAX ACCT # 22-00-017424 ELECTION DISTRICT 01 98.8129

S I T E P L A N

SCALE: 1"=20'

ARCHITECTURAL DRAWINGS

SCALE: 1" = 20'

DATE: 9-30-98

REVISIONS

**M&H DEVELOPMENT
ENGINEERS, INC.**

200 East Joppa Road
Room 101, Shell Building
Ipswich, Maryland
828-9060

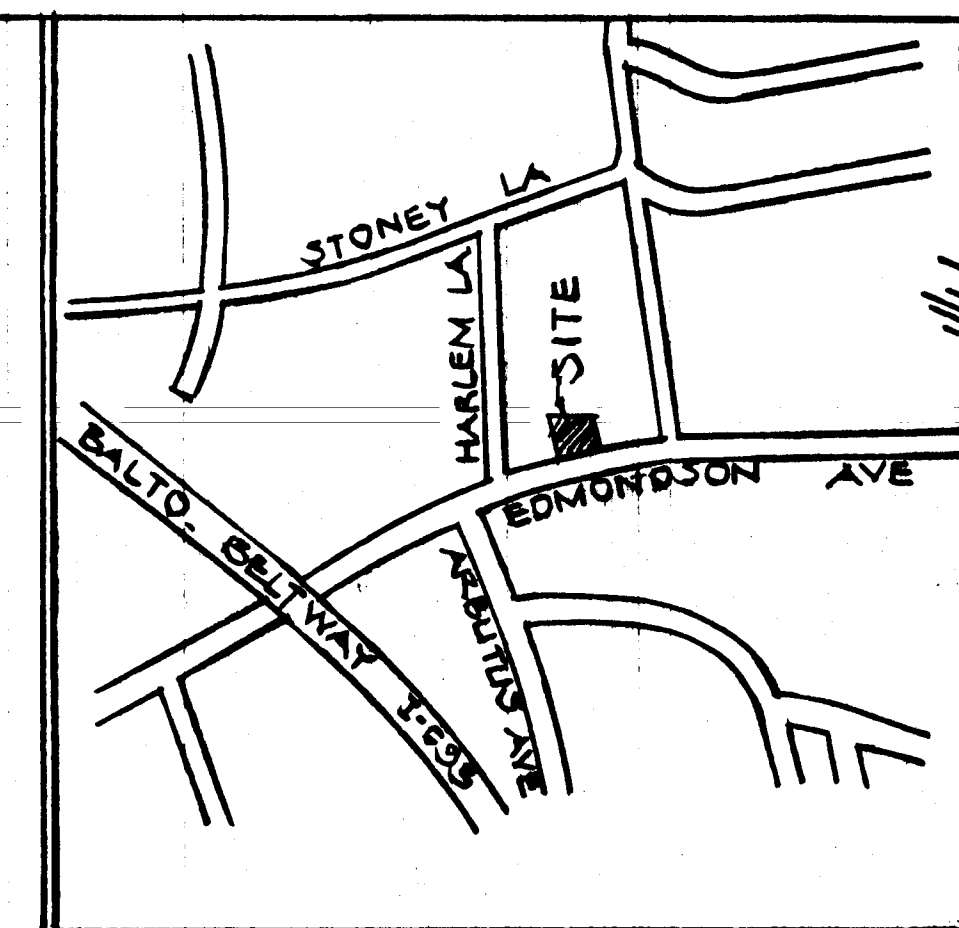
5704 BELLONA AVENUE
BALTIMORE, MARYLAND 21218
OPO: 410 435-8170
FAX: 410 435-8332

PAUL J. GORMAN, ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

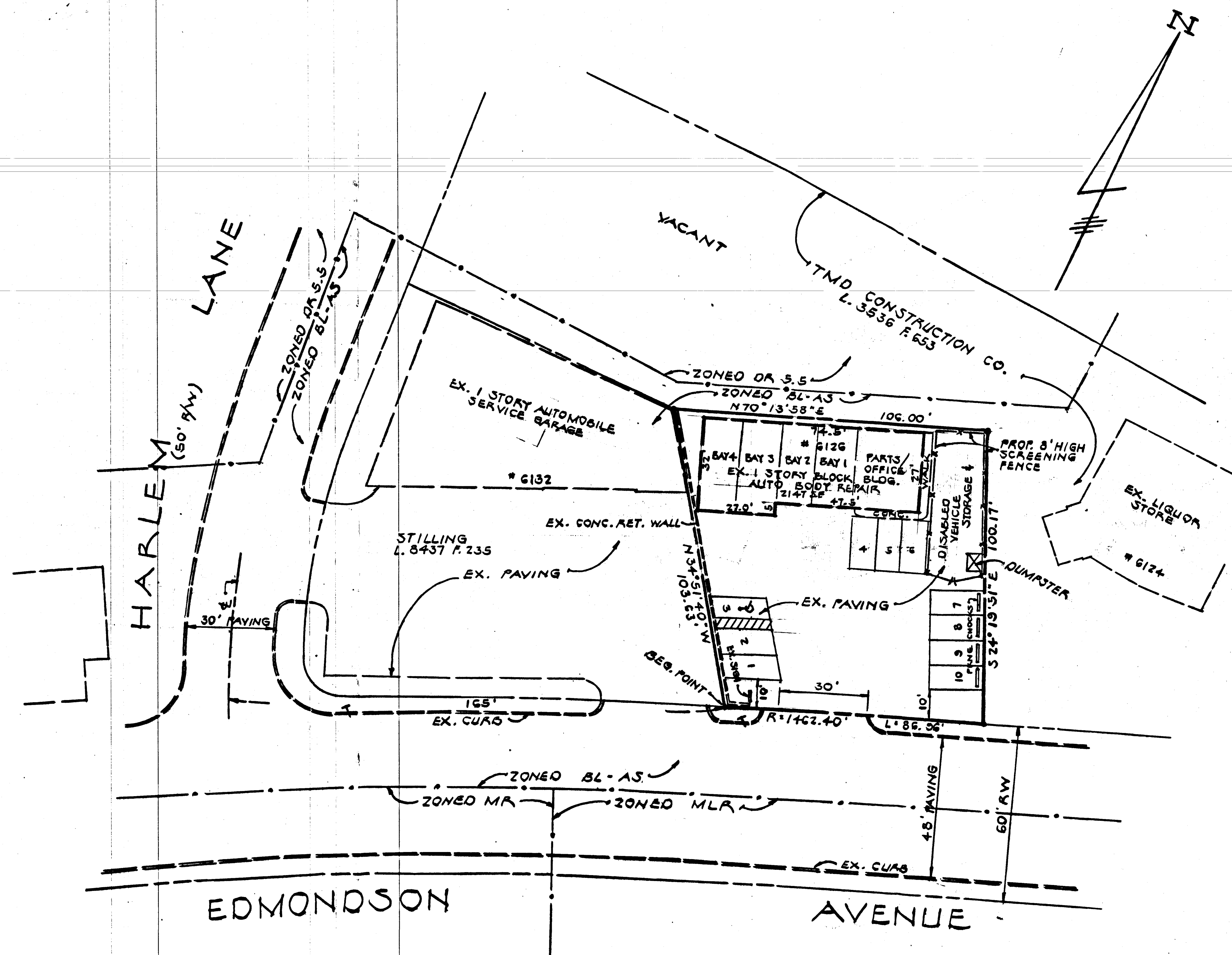
CATONSVILLE CAR CARE CENTER
6126 EDMONDSON AVENUE
BALTIMORE COUNTY, MD

ARCHITECT

A-1



VICINITY MAP
SCALE 1" = 500'



NOTES :

1. ZONING BL-AS (200 SCALE MAP S.W. 2-F)
2. AREA OF SITE = 0.220 AC. ±
3. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
4. PUBLIC WATER AND SEWER
5. EXISTING AND PROPOSED USE :
AUTOMOBILE BODY REPAIR
6. BUILDING AREA = 2147 S.F. FAR = 0.22
7. PARKING REQUIRED
2147 S.F. @ 3.3 SP./1000 S.F. = 8 SPACES
PARKING PROVIDED
10 SPACES PLUS 4 BAYS = 14 SPACES

NOTE :

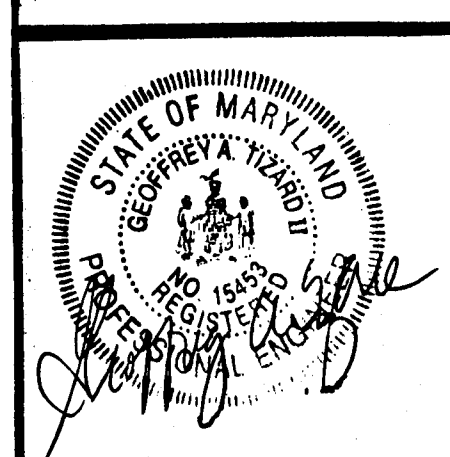
A SPECIAL HEARING IS REQUIRED TO PERMIT A REVISION TO THE APPROVED SITE PLAN (CASE #99-216-X) TO INCREASE THE NUMBER OF OUTSIDE PARKING SPACES FROM 5 TO 10 AND PROVIDE A SCREENED AREA FOR DISABLED VEHICLE STORAGE.

OWNER

ANTHONY C. STILLING
6126 EDMONDSON AVE
BALTIMORE, MD. 21228
L.10148 F.623
PROP. NO. 2200017424

PET. EX. 1

PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING
6126 EDMONDSON AVENUE
ELECTION DISTRICT 1, C1
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
JANUARY 13, 2001



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719