

IN RE: PETITION FOR SPECIAL HEARING
NE/S 50' wide private road, 805'
SE centerline of Cockeysville Road,
NES Beaver Court
8th Election District
3rd Councilmanic District
(105 Beaver Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-445-SPH

Frankel Cadillac Land Rover,
By: Richard L. Giroux
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Frankel Cadillac Land Rover. The Petitioner is requesting a special hearing to amend the previously approved site plan in Case No. 97-228-SPH.

Appearing at the hearing on behalf of the special hearing request were Richard Giroux, appearing on behalf of Frankel Cadillac Land Rover, Dean Hoover, professional engineer with Morris & Ritchie Associates and David Karceski, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 2.31 acres, more or less, zoned ML-IM. The subject property is currently improved with an automobile paint and body shop facility. Currently, there are two buildings on the property wherein automobile repair occurs. The Petitioner is proposing to add an additional 6,300 sq. ft. building on the east side of the existing 3,920 sq. ft. building. The proposed addition will provide the Petitioner with much needed additional space whereupon to work on vehicles. In order to proceed with the construction of this addition, the special hearing is necessary to amend the previously approved plan.

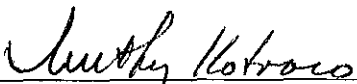
01/16/01
R. Giroux

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of July, 2001, that the Special Hearing Petition to amend the previously approved site plan in Case No. 97-228-SPH, be and is hereby APPROVED.

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

7/6/01
R. Johnson



Baltimore County
Zoning Commissioner

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

July 6, 2001

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No.: 01-445-SPH
Property: 105 Beaver Court

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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 Department 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

c: Richard L. Giroux, Exec. Vice-President
Frankel Automotive Group
201 Reisterstown Road
Baltimore, MD 21208

Dean Hoover, P.E.
Morris & Ritchie Associates
110 West Road
Towson, MD 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 105 Beaver Court
which is presently zoned M.L.-I.M.

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

An amendment to the site plan previously approved in Case No. 97-228-SPH.

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:

Robert A. Hoffman
Name - Type or Print _____
Signature _____
Company Venable, Baetjer and Howard, LLP
210 Allegheny Avenue 410-494-6200
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

FRANKEL CADILLAC LAND ROVER
Name - Type or Print _____
By: [Signature]
Signature Richard L. Giroux, Executive VP
Frankel Automotive Group
Name - Type or Print _____
Signature _____
201 Reisterstown Road 410-484-8800
Address _____ Telephone No. _____
Baltimore, MD 21208
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman
Name _____
210 Allegheny Avenue 410-494-6200
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.5 hr

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 4-23-01

Case No. 01-445-SPH

RE 9/15/98

CASE NO. 01-445-SPH FILING

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

Commencing at a point distant 805 feet more or less measured southeasterly along the northeasterly side of a 50-foot wide private right-of-way for ingress, egress & utilities from the intersection of said right-of-way with the centerline of Cockeysville Road (24' paving width). Thence the following courses and distances, viz:

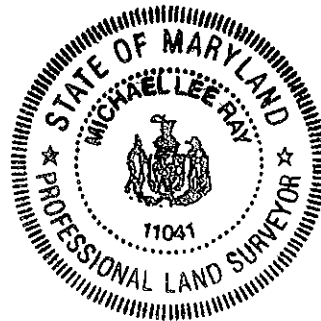
North 53° 16' 40" East, 479.42 feet, South 36° 43' 20" East, 210.00 feet; South 53° 16' 40" West, 480.22 feet; North 36° 30' 20" West, 210.00 feet; to the point and place of beginning.

Containing 2.31 acres of land, more or less, gross and 2.07 acres of land, more or less, net to the existing 50-foot right-of-way aforesaid.

Being located in the Eighth Election District of Baltimore County, Maryland and also being known as #105 Beaver Court and being recorded in Liber S M. 11172, folio 116 in the Land Records of Baltimore County, Maryland.

This description is for Zoning Purposes only.

Michael L. Ray 4/24/01
Michael L. Ray, Professional Land Surveyor
MD Reg. No. 11041



445

MR:sdm\s\9600.07\zoningdescrip\042401

- 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- 110 WEST ROAD, SUITE 245, TOWSON, MARYLAND 21204
- 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-879-1690 ■ FAX 410-879-1820
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **92817**
01-445-SPH

DATE 4-23-01 ACCOUNT R-001-06-6150

AMOUNT \$ 250.00

RECEIVED FROM: Venable, Portier & Howard

FOR: Commerce SPH filing fee
165 Deveron Ct.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
4/23/2001	4/23/2001	14:13:33
PLG W204	CASHIER INCL INQ	DRAWER 2
RECEIPT # 139050		DFLN
Dep	5 528 ZONING VERIFICATION	
CR NO.	000528	

Receipt Tot 250.00
250.00 CK .00 CA
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: #01-445-SPH
105 Beaver Court
NES 50' wide private road, 805'
SE of centerline Cockeysville
Road, NES Beaver Ct.
8th Election District
3rd Councilmanic District
Legal Owner(s): Fränkel
Cadillac Land Rover, Rich-
ard L. Giroux

Special Hearing: to amend
to the site plan previously
approved in Case No. 97-
228-SPH.

Hearing: Thursday, June
28, 2001 at 9:00 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/6/692 June12 C474537

CERTIFICATE OF PUBLICATION

6/14, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/12, 2001.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-445-SPH

Petitioner/Developer: FRANKEL, ETAL
VBH - AMY DONTTELL

Date of Hearing/Closing: 6/28/01

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

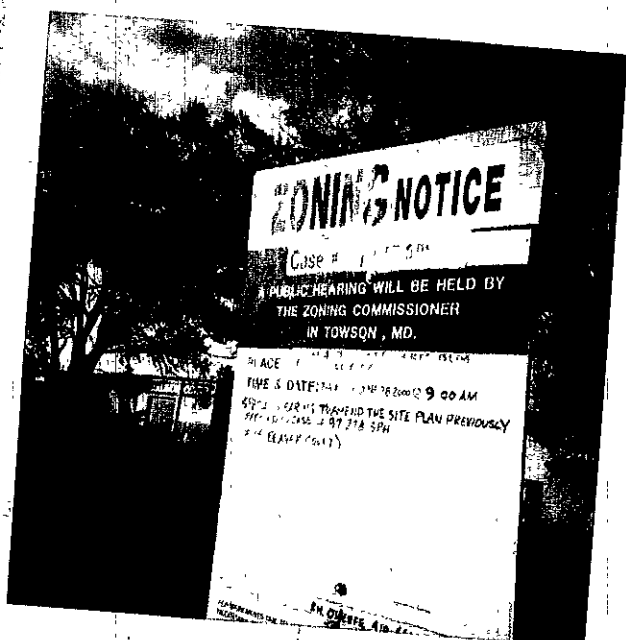
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

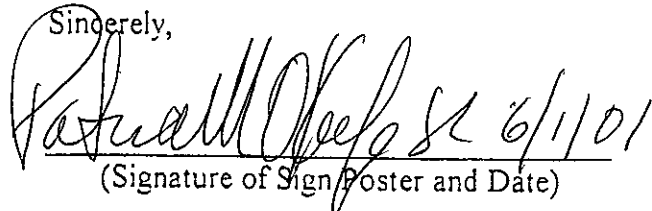
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 105 BEAVER CT.

The sign(s) were posted on 6/1/01
 (Month, Day, Year)

Fax Note 7671		Date	# of pages
To	<u>ROBIN/BETTY</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>ZONING COMMISH</u>	Co.	
Phone #	<u>887-4380</u>	Phone #	<u>0-950-*</u>
Fax #	<u>887-3468</u>	Fax #	<u>512-324-4130</u>



01-445-SPH
105 BEAVER CT.
6/28/01

Sincerely,

 (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)

CERTIFICATE OF POSTING

Inh

RE: Case No.: 01-445-SPH

Petitioner/Developer: FRENKIL, ETAL
VENABLE / AMY DONTELL

Date of Hearing/Closing: 6/28/01

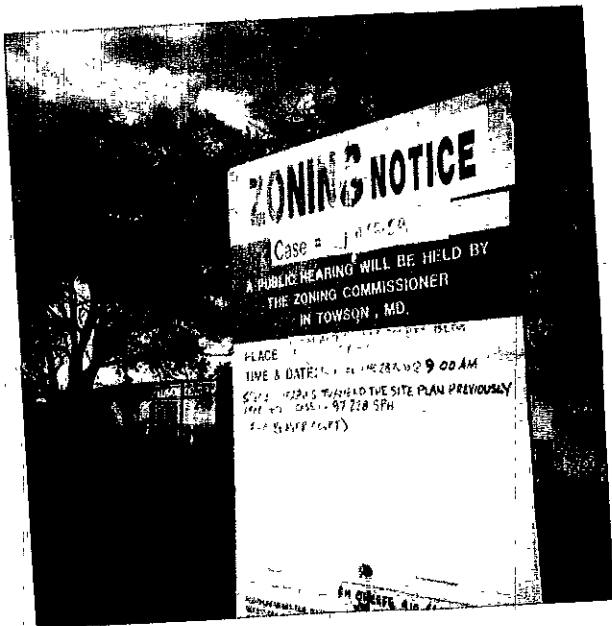
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 # 105 BEAVER COURT

The sign(s) were posted on 6/11/01
(Month, Day, Year)



Sincerely,
[Signature] 6/13/01
(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)

01-445-SPH
105 BEAVER CT
6/28/01

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/neighbor 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: 01-445-SPH
Petitioner: Frankel Cadillac Land Rover
Address or Location: 105 Beaver Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robt. A. Hoffman Esq.
Address: 210 Allegheny Ave.
Towson, Md., 21204
Telephone Number: (410) 494-6200



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

May 22, 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: 01-445-SPH

105 Beaver Court

NES 50' wide private road, 805' SE of centerline Cockeysville Road, NES Beaver Court
8th Election District – 3rd Councilmanic District

Legal Owner: Frankel Cadillac Land Rover, Richard L Giroux

Special Hearing to amend to the site plan previously approved in Case No.
97-228-SPH.

HEARING: Thursday, June 28, 2001 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Richard L Giroux EVP, Frankel Automotive Group, 201 Reisterstown Road,
Baltimore 21208
Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 13, 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, June 12, 2001 Issue – Jeffersonian

Please forward billing to:

Robert A Hoffman Esquire
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 01-445-SPH

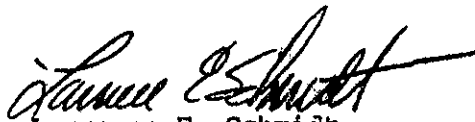
105 Beaver Court

NES 50' wide private road, 805' SE of centerline Cockeysville Road, NES Beaver Court
8th Election District – 3rd Councilmanic District

Legal Owner: Frankel Cadillac Land Rover, Richard L Giroux

Special Hearing to amend to the site plan previously approved in Case No.
97-228-SPH.

HEARING: Thursday, June 28, 2001 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

June 22, 2001

Robert A Hoffman, Esquire
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-445-SPH, 105 Beaver Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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: Richard L Giroux EVP, Frankel Cadillac Land Rover, 201 Reisterstown Road,
Baltimore 21208
People's Counsel



YD
6/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-430, 01-443, 01-444, 01-445, 01-446,
01-451, 01-457 and 01-459

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.

Section Chief:

Jeffrey M. Long

AFK/JL

RE: PETITION FOR SPECIAL HEARING
105 Beaver Court, NES 50' wide private road,
805' SE of c/l Cockeysville Rd, NES Beaver Ct
8th Election District, 3rd Councilmanic


Legal Owner: Frankel Cadillac Land Rover
Petitioner(s)

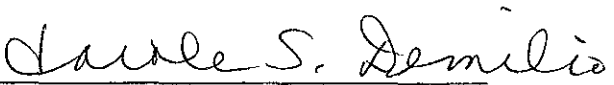
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-445-SPH

* * * * *

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 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 E/S private easement for ingress/ * ZONING COMMISSIONER
 egress at a distance of 161' +/- *
 N of Beaver Court * OF BALTIMORE COUNTY
 (105 Beaver Court) *
 8th Election District * Case No. 97-228-SPH
 3rd Councilmanic District *
 Robert E. Frankel *
 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, Robert E. Frankel, through his attorney, Robert A. Hoffman, Esquire. The Petitioner seeks approval of an amendment to the Order in prior Case No. 96-209-XA, to permit the use of the property as a service garage for the general servicing and repair of automobiles. The subject property and requested relief is more particularly shown on Petitioner's Exhibit 1, the plat to accompany the Petition for Special Hearing.

This matter was originally scheduled to be heard on December 30, 1996; however, at the request of Counsel for the Petitioner, that hearing was postponed and rescheduled for January 16, 1997. Subsequent to that hearing date, a continued hearing was set for December 11, 1997 to consider proposed modifications to the special hearing relief sought. At that hearing, a revised site plan incorporating the modified relief requested was accepted into evidence and marked as Petitioner's Exhibit 1A. Appearing at both hearings held in this case were Robert E. Frankel, property owner, and Robert A. Hoffman, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented demonstrated that the subject property consists of 2.3141 acres in area, zoned M.L.-I.M., and is a

rectangularly shaped lot, approximately 210 ft. in width and 480 ft. in depth. Vehicular access to the site is by way of a private drive which leads to Cockeysville Road to the north and Beaver Court to the south. The property is improved with a one story warehouse building, 56 ft. in width by 70 ft. in depth. The rest of the area is primarily composed of a parking lot, part of which is macadam paved and the rest is gravel.

As noted above, this property was the subject of prior Case No. 96-209-XA in which Mr. Frankel appeared before Deputy Zoning Commissioner, Timothy M. Kotroco, seeking special exception and variance relief to approve the use of the subject property as a service garage and to permit a gravel surface storage lot in lieu of the required durable and dustless, paved surface. Testimony and evidence offered at that time was that the Petitioner owned a number of automobile dealerships in Baltimore County, several of which were located in the Cockeysville area. Under the Petition filed in that case, Mr. Frankel sought to establish an area for the inventory and preparation of vehicles which he sold at his dealerships. Testimony offered at that time is that customers would visit the subject site to inspect automobiles which were at his dealership and also to pick up cars which had been prepared for final purchase. In addition, a portion of the site would be used to house a rental car agency. For reasons fully set forth in Deputy Commissioner Kotroco's Order, the relief requested was granted by amended Order issued January 17, 1996. However, a limitation was imposed on the relief, which provided that only storage, detailing and preparation of the vehicles was allowed on the subject property.

In the case before me, Mr. Frankel testified that he has had a change in plans. It has now been determined that the one story warehouse building will be converted to a service garage and will be used for inde-

pendent operation. In addition, a 13,600 sq.ft. auto body shop is proposed to be located to the rear of this site. Although it is envisioned that a significant volume of the business at this location will be generated by Mr. Frankel's dealership, the service garage will be open to the public. Mr. Frankel indicated that he has already had preliminary contact with the prospective tenant who presently operates a similar business in Pikesville.

Based on the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the Petition for Special Hearing. It is to be noted that the property is zoned M.L. and the area features a mix of commercial and business uses. In my judgment, there will be no detrimental impact on any surrounding property if the proposed use is permitted. The operation of a service garage for the general servicing and repair of automobiles will not cause detriment to the health, safety or general welfare of this locale. I am satisfied by the testimony and evidence offered that the Petitioner has satisfied the requirements of Section 502.1 of the B.C.Z.R. An examination of the site plan indicates that nearly the entire site is paved, either by way of a macadam surface or gravel. Moreover, this is a rather large site, in excess of two acres in area.

The Petitioner also requested that the continued storage of automobiles on the subject site be permitted. In this regard, Mr. Frankel indicated that portions of the parking area may be used periodically to house an overflow of automobiles from his dealerships. Such a storage arrangement appears appropriate.

As noted above, the Petitioner proposes converting the existing one-story warehouse building to a service garage. The location of the garage within that building envelope is appropriate and modifications as are necessary to accommodate the conversion, including but not limited to

a modest increase in the building's footprint, are appropriate. Any such modification, however, will be subject to review and approval by the appropriate County reviewing agencies during the issuance of building and other necessary permits. Lastly, I find that the proposed auto body shop building, as shown on Petitioner's Exhibit 1A, should be approved as part of the service garage use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

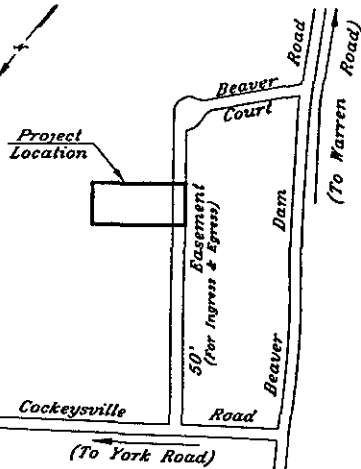
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of April, 1998 that the Petition for Special Hearing to approve an amendment to the Order in prior Case No. 96-209-XA, to permit the use of the property as a service garage for the general servicing and repair of automobiles, including automotive body work, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Vicinity Map
1" = 1000'



Nelson & Matthews

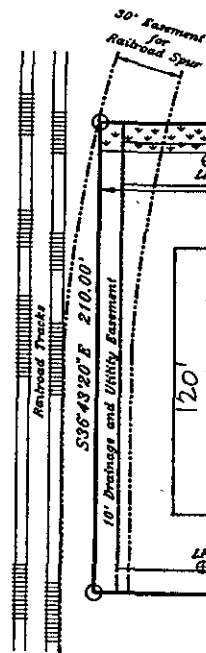
Plat to Accompany Special Hearing

Special Hearing to amend the Order in Case No. 95-209-XA to permit the use of the property as a service garage for the general servicing of automobiles at
105 Beaver Court
Cockeysville, Maryland 21030

Scale: 1"=50' November 11, 1996

Ruxton Design Corporation
8422 Bellona Lane
Towson, Maryland 21204
(410) 823-5000
(Fax) 823-0115

James Stevenson, Sr.
408-1900002886-1
After 2044, 7440 215
(Zoning ML-1M)



1103 Beaver Court
1 Story Warehouse
Equitable Life
Assurance Society
408-160005735-1
Liber 5465, Folio 705
(Zoning ML-1M)

97-228-SPH

Fire Hydrant
13' Beaver Court
(Extended)

P.O.B.

Ward Realty Co.
408-8230060-1
After 2044, 7440 215
(Zoning ML-1M)

Notes

- All Structures within 100' are shown on this Plat.
- No free standing signs are proposed at this time.
- Public Water and Sewer connect from the Project Location to Beaver Court along the 30 foot Private Easement as shown.
- No damaged, disabled or parts of vehicles will be stored on lot.
- Parking Calculation: $3.3 \times 3.92 = 12.54 \approx 13$ Spaces
(All parking spaces to be inside Existing Warehouse.)

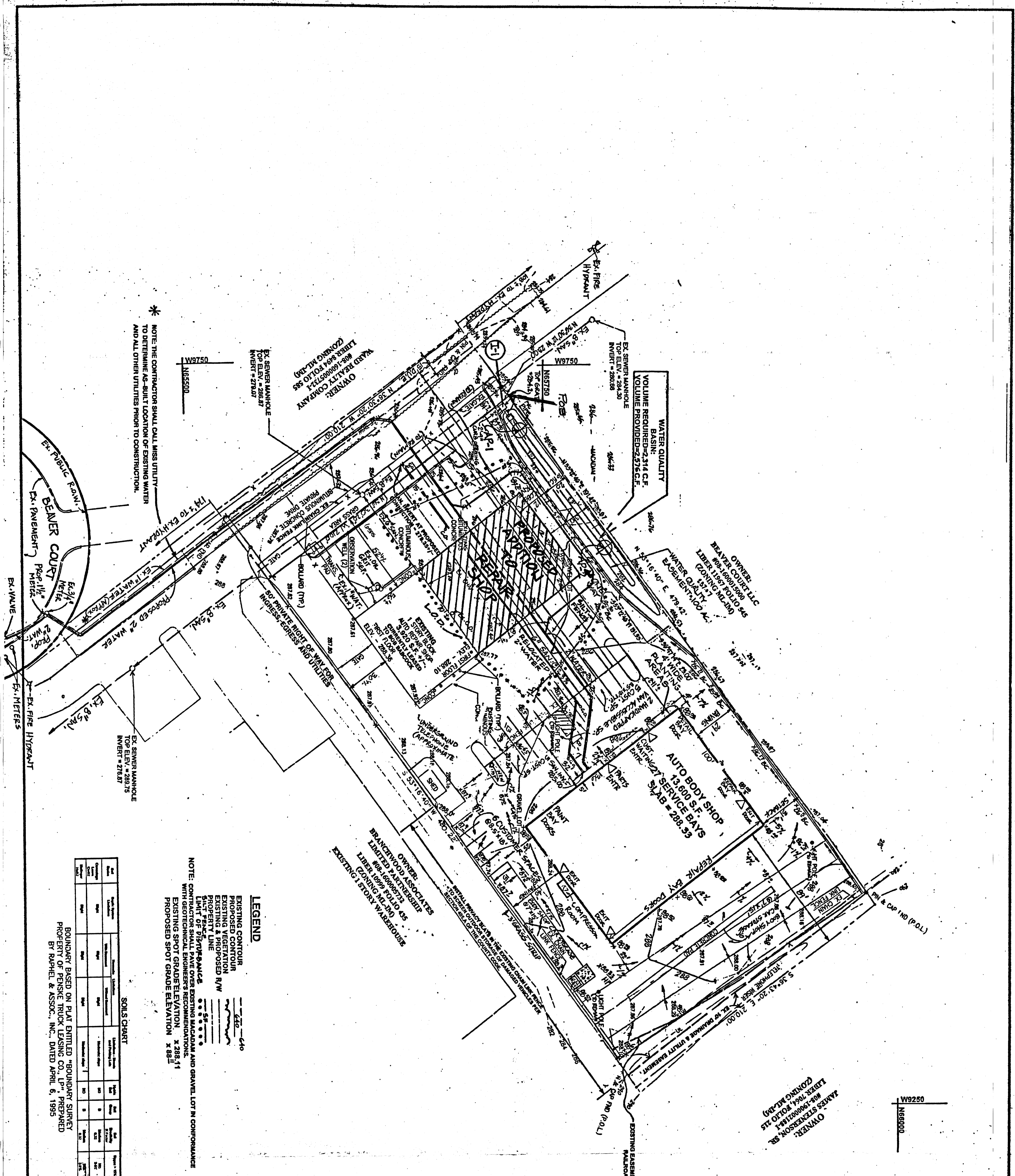
6. A. 1540 square foot addition to the existing Building is permitted as part of this approval.

Equitable Life
Assurance Society
408-1600015000-1
Liber 5464, Folio 706
(Zoning ML-1M)

Red No 1

Ingress, Egress & Utilities

Identifying Data		Zoning Information	Areas	Legend	Zoning Office Use Only		
Property Address:	105 Beaver Court Cockeysville, Md. 21230	Election District: 8th Councilmanic District: 3rd 200 Scale Zoning Map: N.W. (Cockeysville) 17-B Prior Zoning Hearings: 1. 1971 Re-Classified to ML-1M (Case Number unavaiable) 2. 1995 Permitted gravel surface Case No 95-209-XA Present Zoning: ML-1M	Gross Area: 2.3141 Acres 100,802 Sq.Ft. Net Area: 2.0732 Acres 90,307 Sq.Ft. Floor Area: 3920 Sq.Ft. Floor/Area Ratio = 0.039	<ul style="list-style-type: none"> ○ Property Corner ○ Utility Meter □ Concrete Pole □ Electric Meter ○ Light Pole Base * Gross Areas 	Reviewed By	Item Number	Case Number
Tax Account Number:	08-1600009418-1					228	
Deed Reference:	Liber 8036, Folio 563						
Property Owner:	Penske Truck Leasing Co.						
Mailing Address:	Same as Above						



* NOTE: THE CONTRACTOR SHALL CALL MISS UTILITY TO DETERMINE AS-BUILT LOCATION OF EXISTING WATER AND ALL OTHER UTILITIES PRIOR TO CONSTRUCTION.

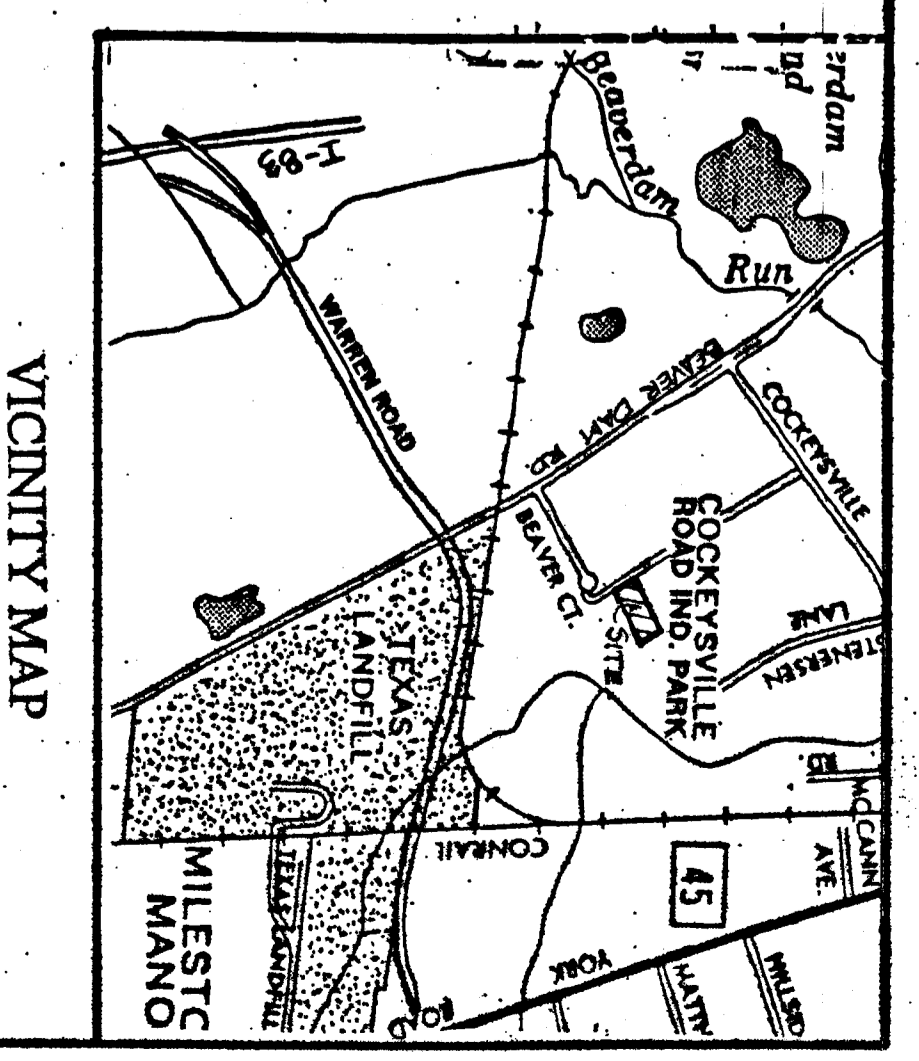
SOILS CHART

Area	Soil Type	Area (sq. ft.)	Soil Type	Area (sq. ft.)	Soil Type	Area (sq. ft.)	Soil Type	Area (sq. ft.)
1	CLAY	100	SAND	200	SILT	300	GRAVEL	400
2	CLAY	100	SAND	200	SILT	300	GRAVEL	400
3	CLAY	100	SAND	200	SILT	300	GRAVEL	400
4	CLAY	100	SAND	200	SILT	300	GRAVEL	400
5	CLAY	100	SAND	200	SILT	300	GRAVEL	400
6	CLAY	100	SAND	200	SILT	300	GRAVEL	400
7	CLAY	100	SAND	200	SILT	300	GRAVEL	400
8	CLAY	100	SAND	200	SILT	300	GRAVEL	400
9	CLAY	100	SAND	200	SILT	300	GRAVEL	400
10	CLAY	100	SAND	200	SILT	300	GRAVEL	400

NOTE: CONSULT THE OWNER'S EXISTING RECORDS AND GRAVEL LOT IN CONFORMANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. EXISTING SPOT GRADE ELEVATION x 88.11 PROPOSED SPOT GRADE ELEVATION x 88.11

LEGEND
 EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING EASEMENT N/W
 PROPERTY LINE
 LIMIT OF DISTURBANCE
 EXISTING SPOT GRADE ELEVATION
 PROPOSED SPOT GRADE ELEVATION

BOUNDARY BASED ON PLAT ENTITLED "BOUNDARY SURVEY PROPERTY OF PENSKE TRUCK LEASING CO., LP", PREPARED BY RAFFEL & ASSOC., INC., DATED APRIL 6, 1995



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 110 West Road, Suite 105
 Towson, Maryland 21284
 Tel: (410) 821-1890
 Fax: (410) 821-1748

FOR SPECIAL HEARING
 FEDERAL PROPOSED
 AUTO BODY SHOP AT
 #108 BEAVER COURT

PLAN TO ACCOMPANY PETITION

BALTIMORE COUNTY, MD

DRC #01208B, DIST. 8C3

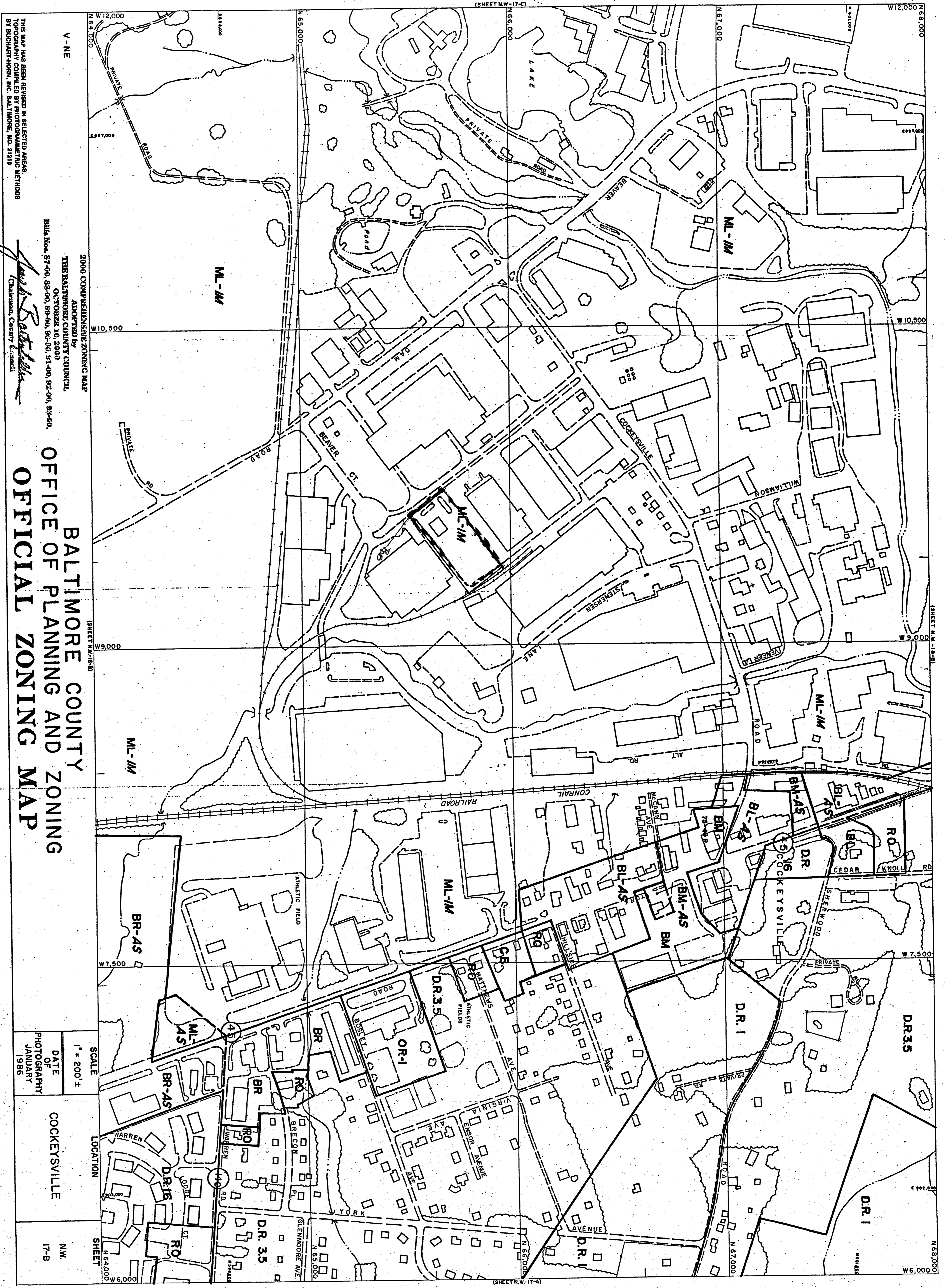
DATE: 10/10/95

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/95	ISSUED

JOB NO.: 10575.02
 SCALE: 1" = 40'
 DATE: 10/10/95
 DESIGN BY: BR
 REVIEW BY: SM
 SHEET 1 OF 2

1. THE PROPOSED AUTO BODY SHOP AND PAULROD SPUR ARE LOCATED ON THE EAST SIDE OF BEAVER COURT, BALTIMORE COUNTY, MARYLAND.
2. THE PROPOSED AUTO BODY SHOP AND PAULROD SPUR ARE LOCATED ON THE EAST SIDE OF BEAVER COURT, BALTIMORE COUNTY, MARYLAND.
3. THE PROPOSED AUTO BODY SHOP AND PAULROD SPUR ARE LOCATED ON THE EAST SIDE OF BEAVER COURT, BALTIMORE COUNTY, MARYLAND.
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THIS MAP HAS BEEN REVERSED IN SELECTED AREAS
BY PHOTOGRAMMETRIC METHODS
BY BURCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 19, 2000
BILL NO. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
94-00, 95-00, 96-00, 97-00, 98-00, 99-00, 00-00

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	COCKEYSVILLE
SHEET	N.W. 17-B

5445
NW 17 B