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IN RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE SW/S Liberty Road at SW/S of Offutt Road * DEPUTY ZONING COMMISSIONER 2nd Election District 2nd Councilmanic District * OF BALTIMORE COUNTY (9043 Liberty Road) * CASE NO. 03-089-X Silver/Randallstown, LLC, Legal Owner and *9400 Liberty Road Ltd. Partnership, Contract Purchaser/Lessee Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Silver/Randallstown, LLC and 9400 Liberty Road Limited Partnership, the lessee. The special exception request involves property located at 9043 Liberty Road, which property is zoned BR-AS. The Petitioners are requesting permission to utilize the subject property as a used motor vehicle sales area.

Appearing at the hearing on behalf of the special exception request were Thomas A. Church, the professional engineer who prepared the site plan of the property, Stanley Kaufman, appearing on behalf of the owner of the property and Richard Rubin and Brett Rife, attorneys at law, representing the Petitioners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 1.112 acres, more or less, zoned BR-AS. The subject property is improved with a one-story concrete block building consisting of 9,447 sq. ft. It was formerly used as a CVS Pharmacy. Prior to that the property was operated as a car dealership.

Recently, the Petitioner purchased the subject property and is now desirous of once again utilizing the site as an automobile dealership. The long-range plans are to operate a Mitsubishi new car and used car dealership from the subject site. However, in the interim, prior to the time

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that the Mitsubishi franchise is awarded to the them, the Petitioners are interested in using the site as a used car dealership.

As stated previously, no one appeared in opposition to the Petitioners' request. The Office of Planning submitted a comment requesting that the Petitioners submit a landscape plan to Mr. Avery Harden, Landscape Architect for Baltimore County. Furthermore, the State Highway Administration (SHA) requires certain improvements to be made to Liberty Road and the sidewalks around the site. The Petitioners have agreed to comply with all of the requirements from the Planning Office, as well as SHA. Therefore, based on the testimony and evidence offered and the lack of opposition thereto, I find that the special exception request should be granted.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in a BR-AS zone by special exception. It is equally clear that the proposed use would not be 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 would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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

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

THEREFORE, IT IS ORDERED this ______ day of October, 2002, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request, to utilize the subject property as a used motor vehicle sales area, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

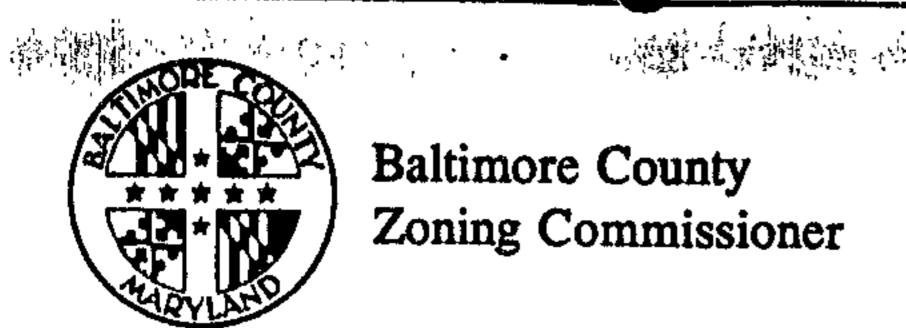
- 1. The Petitioners may apply for their permit upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. The Petitioners shall be required to submit a landscaping and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County for his review and approval.
- 3. The Petitioners shall comply with the comments issued by the State Highway Administration relative to repairing sidewalks and moving the access to the site.
- 4. When applying for any permits, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

FIMOTHY M. KOTROCC

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

October 4, 2002

Richard Rubin, Esquire Brett Rife, Esquire Neuberger, Quinn, Gielen, Rubin & Gibber, P.A. One South Street, 27th Floor Baltimore, Maryland 21202

RE: Petition for Special Exception

Case No. 03-089-X

Property: 9043 Liberty Road

Dear Messrs. Rubin & Rife:

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

Mustay Hotroco

TMK:raj Enclosure

c: Thomas A. Church, P.E. 6603 York Road Baltimore, MD 21212

Stanley Kaufman 6631 Baltimore National Pike Baltimore, MD 21228



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

9043 Liberty Road

IWe do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

Legal Owner(s):

perjury, that I/we are the legal owner(s) of the property which

which is presently zoned B.R.-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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Used Motor vehicle Sales

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.

Contract Purchaser/Lessee:

9400 Liberty Road	Limited Par	tnership	Silver/Randallsto	own LLC	
Name - Type or Print		Name - Type or Print	, W. 1. 1.1.1.0	****************	
By:	M. Andria	neral Partner	By:		_
Signature Jacob M. Ar	itwerpen. G	neral Partner			
6631 Baltimore Nat	cional Pike	(410) 922-0700	Larry D. Sil	ver, Managing M	.ember
Address V		Telephone No	Name - Type or Print		
Baltimore,	Mary1and	21228	ranto rypo di t titt		
City	State	Zip Code	Signature		
Attorney For Petitione	r:		c/o The Silver Com	apanies, P.O. Bo	x 7566
Odahami Duti			Address	7	elephone No
Richard Rubin			Fredericksburg,	Virginia	22401
Name - Type or Print	1)		City	State	Zip Code
Allhond.	Luc		Panrocantativa to be	Compositoria	·
Signature			Representative to be	Contacted:	
Neuberger, Quinn,	Gielen, Rub	in & Gibber P A.	Larry D. Silver		
Сртрапу			Name		
One South Street.	. 27th F1.	410-332-8509	c/o The Silver Co	omponios DA I	20 7566
Address		Telephone No	Address	· · · · · · · · · · · · · · · · · · ·	elephone No.
Baltimore,	Maryland	21202	Fredericksburg,		•
City 🕽	State	Zip Code	City City	Virginia State	22401 Zip Code
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			OFFICE	USE ONLY	
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Case No. 03-089-X			ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING		
	<u> </u>		OINVANTENDEE LOK H	CAKTING	
REV 09/15/98			Reviewed By D.THOM	1850N Date &	22/02
REV 09/15/98					- 1 - V

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION 9043 LIBERTY ROAD

Beginning at a point on the southwest side of Liberty Road, which is an 80.00 foot wide right-of-way, at the intersection of the southeast highway widening of Offutt Road, which is a variable width right-of-way. Thence the following courses and distances: 1) South 56 degrees 54 minutes 00 seconds East 212.48 feet; 2) South 33 degrees 19 minutes 46 seconds West 14.91 feet; 3) South 55 degrees 33 minutes 25 seconds East 3.66 feet; 4) South 30 degrees 04 minutes 37 seconds West 185.00 feet; 5) North 57 degrees 21 minutes 07 seconds West 190.18 feet; 6) North 32 degrees 38 minutes 53 seconds East 29.88 feet; 7) North 57 degrees 24 minutes 50 seconds West 77.21 feet; 8) North 36 degrees 16 minutes 31 seconds East 30.61 feet; 9) with a curve to the right, a radius of 315.00 feet; an arc of 37.33 feet and subtended by North 39 degrees 35 minutes 39 seconds East 37.31 feet; 10) with a curve to the right, a radius of 919.44 feet, an arc of 75.46 feet and subtended by North 45 degrees 25 minutes 48 seconds East 75.43 feet; 11) North 47 degrees 36 minutes 23 seconds East 20.74 feet; 12) North 85 degrees 22 minutes 07 seconds East 18.37 feet to the point of beginning as recorded in deed Liber 12175, folio 313.

Being Lot #1 on the Subdivision Plat of 9043 Liberty Road as recorded in Baltimore County Plat Book SM 67, Folio 120, containing 48,453 square feet or 1.112 acres of land. Also known as 9043 Liberty Road and located in the 2nd Election District.

02-130 August 21, 2002



FINAL SOLD BEZZONE SOLD BANK CENTENTING WHAT E WASH CASHIER'S VALIDATION الميارة ورويارة الميارة 12 14 SS 新田野 建合 No. 1 6 4 6 5 NO : YELLOW - CUSTOMER か ACCOUNT. AMOUNT BALTIMORE COUNTY, MARYLAND MISCELLANEOUS RECEIPT OFFICE OF BUDGET & FINANCE PINK - AGENCY DISTRIBUTION WHITE - CASHIER ∞ RECEIVED FROM: FOR: DATE.

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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: #03-089-X 9043 Liberty Road SW/S Liberty Road at SW side of Offutt Road 2nd Election District
2nd Councilmanic District
Legal Owner(s):
Sliver/Randalistown LLC
Contract Purchaser: 9400 Liberty
Road Limited Partnership Special Exception: to allow the herein described property for Used motor Vehicle Sales Hearing: Monday, September 30, 2002 at 9:00 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.

9/107 Sept 12

C561811,

CERTIFICATE OF PUBLICATION

9/12,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>9/12</u> ,20 <u>02</u> .
The Jeffersonian
🗖 Arbutus Times
Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkingram
LEGAL ADVERTISING

•	RE: Case No.: 03-089-X
•	Petitioner/Developer: 9400 LIBERTY
	RD. LimitED Partuership
	Date of Hearing/Closing: 9/30/02
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 penalticular were posted conspicuously on the property	es of perjury that the necessary sign(s) required by law erty located at 9043 LIBERTY ROAD
The sign(s) were posted on	9/14/02 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
UBLIC HEARING WILL BE WILD BY	SSG ROBERT BLACK
THE FORING WILL BE HELD BY THE FORING COMMISSIONER IN TOWSON, MO	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

RE:	PETITION FOR SPECIAL EXCEPTION 9043 Liberty Road SW/side Liberty Rd. SE of Offutt Road 2nd Election District 2nd Councilmanic District Legal Owner: Silver/Randallstown, LLC Contract Pur.: Jacob Antwerpen 9400 Liberty Rd. Ltd. Partnership Petitioner(s)

*	BEFORE	THE
		T T TT

- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 03-089-X

* * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 3rd day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Richard Rubin, Esq., NEUBERGER, QUINN, GIELEN, RUBIN & GIBBER, P.A., One South Street, 27th Floor, Baltimore, MD 21202 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 12, 2002 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc 6603 York Road Baltimore MD 21212

410 377-2600

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: 03-089-X

9043 Liberty Road

SW/S Liberty Road at SW side of Offutt Road 2nd Election District – 2nd Councilmanic District

Legal Owner: Silver/Randallstown LLC

Contract Purchaser: 9400 Liberty Road Limited Partnership

Special Exception to allow the herein described property for Used motor Vehicle Sales.

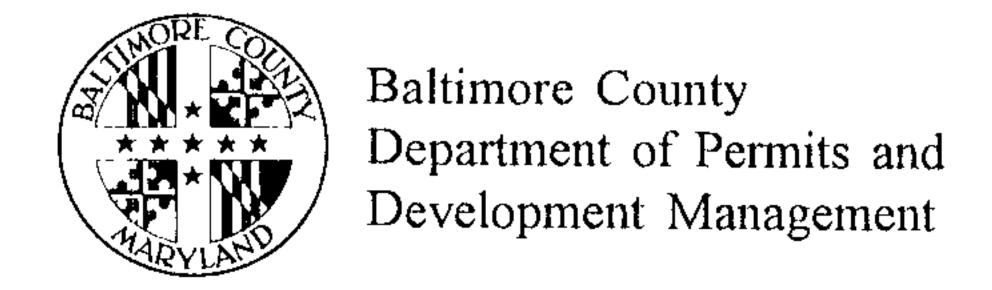
HEARING: Monday, September 30, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



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

Fax: 410-887-5708

August 28, 2002

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: 03-089-X

9043 Liberty Road

SW/S Liberty Road at SW side of Offutt Road 2nd Election District – 2nd Councilmanic District

Legal Owner: Silver/Randallstown LLC

Contract Purchaser: 9400 Liberty Road Limited Partnership

Special Exception to allow the herein described property for Used motor Vehicle Sales.

HEARING: Monday, September 30, 2002 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

C: Richard Rubin, Neuberger Quinn Gielen Rubin & Gibber, One South Street, 27th Floor, Baltimore 21202

Silver/Randallstown LLC, Larry D Silver, c/o The Silver Companies, P O Box 7566, Fredericksburg VA 22401

9400 Liberty Road Limited Partnership, Jacob M Antwerpen, 6631 Baltimore National Pike, Baltimore 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 14, 2002.

(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

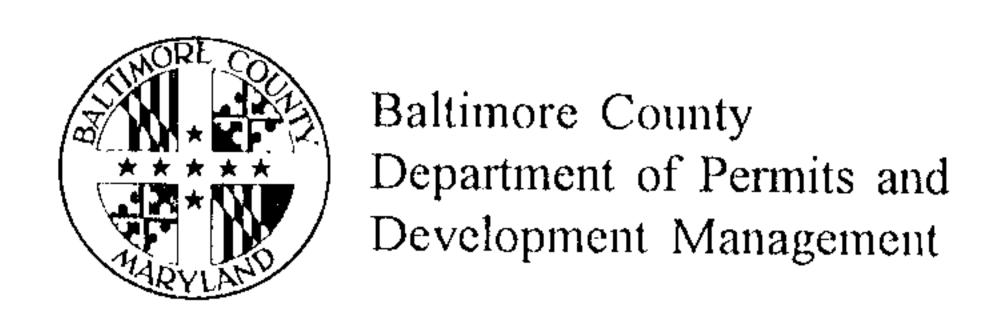
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

	or Case Number: <u>03-089-X</u>
Petitioner:	9400 Liberty Limited Partnership
Address or Lo	cation:9043 Liberty Road
Name:	Development Engineering Consultants, Inc.
Address:	6603 York Road
	Baltimore, MD 21212

Revised 2/20/98 - SCJ



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

September 27, 2000

Neuberger Quinn Gielen Rubin & Gibber Richard Rubin
One South Street, 27th Floor
Baltimore MD 21202

Dear Mr. Rubin:

RE: Case Number: 03-089-X, 9043 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 2002.

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 Richard, Jr.

W. Carl Richards, Jr. GDZ Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Silver/Randallstown LLC, Larry D silver, P O Box 7566, Fredericksburg VA 22401 9400 Liberty Road Limited Partnership, Jacob M Antwerpen, 6631 Baltimore National Pike, Baltimore 21228 People's Counsel

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: October 21, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM;

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 3, 2002

Item Nos. 081, 082, 083, 084, 085, 086, 088, 089, 091, 092, and 093

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

RWB:CEN:jrb

cc: File

Sm 9/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 9, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

31212

SUBJECT:

9043 Liberty Road

INFORMATION:

Item Number:

03-089

Petitioner:

Silver/Randallstown, LLC.

Zoning:

BR-AS

Requested Action:

Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided the required 10-foot landscape buffer is provided along Liberty and Offut Roads, and a complete landscape plan is submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

Section Chief:

FK/LL:MAC



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: August 29, 2002

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 089 (DT) 9043 Liberty RD

MD 26

Mile Post 5.06

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval of the Special Exception. However, we will require the owner to obtain an access permit and as a minimum the following will be required:

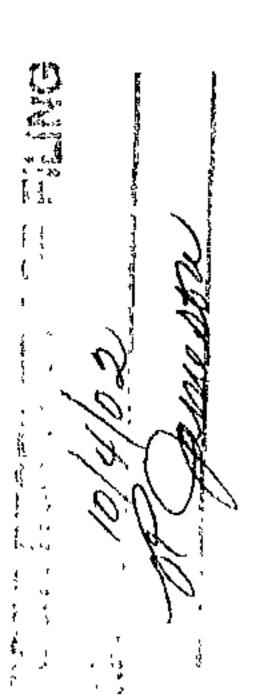
- Relocation of the existing entrance easterly as far from the intersection as possible.
- The replacement of all damaged sidewalk.

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,

10

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



My telephone number is ______

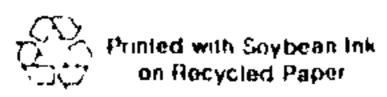
03-089-2

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
LICHARD RUBW	One South St. 27th Floor Bell
Britis Rife	t. v v
Thomas A. Chevel	C603 Gork Rd
STANCEY KAUFITAN	6631 BALTO NATU BILLS
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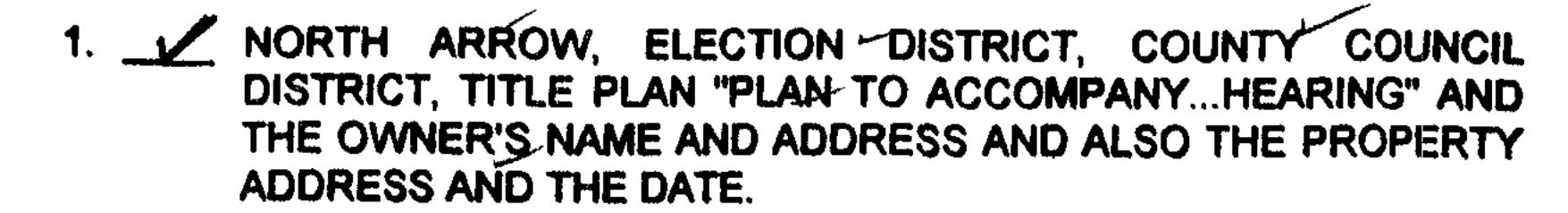
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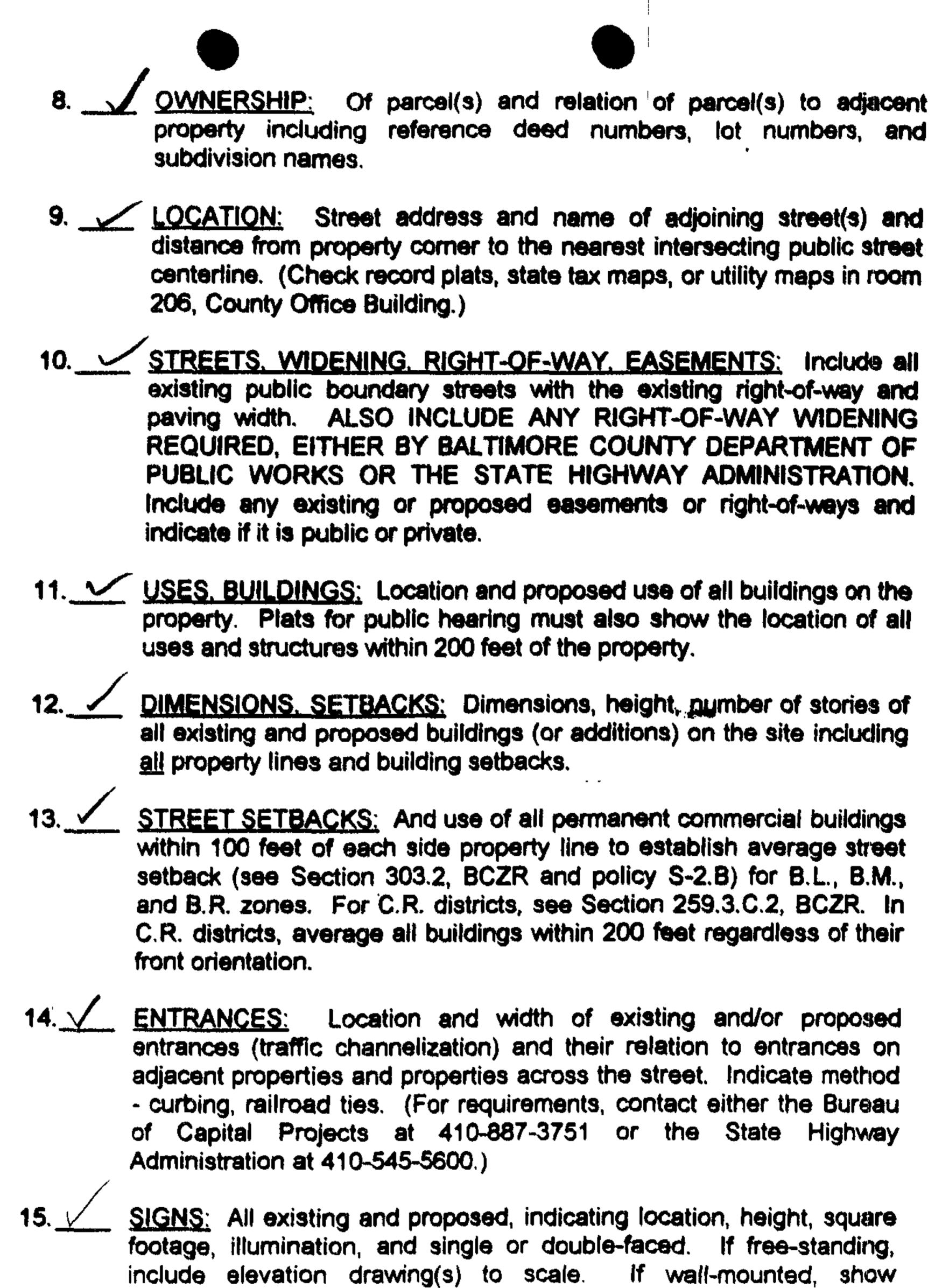
PLAT REQUIREMENTS:

9043 LIBERTY RO 50L. EXCEPTION 8/22/02 DE PN 02-130A

12 (twelve) copies are required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information as set forth on the checklist as follows:



- 2. SCALE OF DRAWING: 1" = 20' or 1" = 50'. If acreage exceeds 40 acres, use 1" = 100' scale.
- 3. OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances gross and net area (acres and square feet) of the parcel(s). Only, if part of a larger tract, the area which is the subject of the requested hearing should be in bold outline with all metes and bounds.
- 4. VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED.
- 5. PREVIOUS COMMERCIAL PERMIT: The permit number(s), control number(s) of work on the same property and the approximate date of the last improvement listed on the plat.
- 6. ZONING HEARINGS, CRG. DRC. WAIVERS: The case number(s), date of the order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any CRG and/or DRC approval dates or waiver numbers and dates on the plat. Key and dimension the location of all variances and reference these to the zoning hearing notes.
- 7. ZONING: All zone and district lines on the property, parcel(s) and adjacent property, parcel(s) and right-of-ways must be shown on the plat. Include map number in plan notes. Copies of the official 1" = 200' zoning map may be obtained from PDM, room 111, County Office Building. Also see note #27 of this checklist.



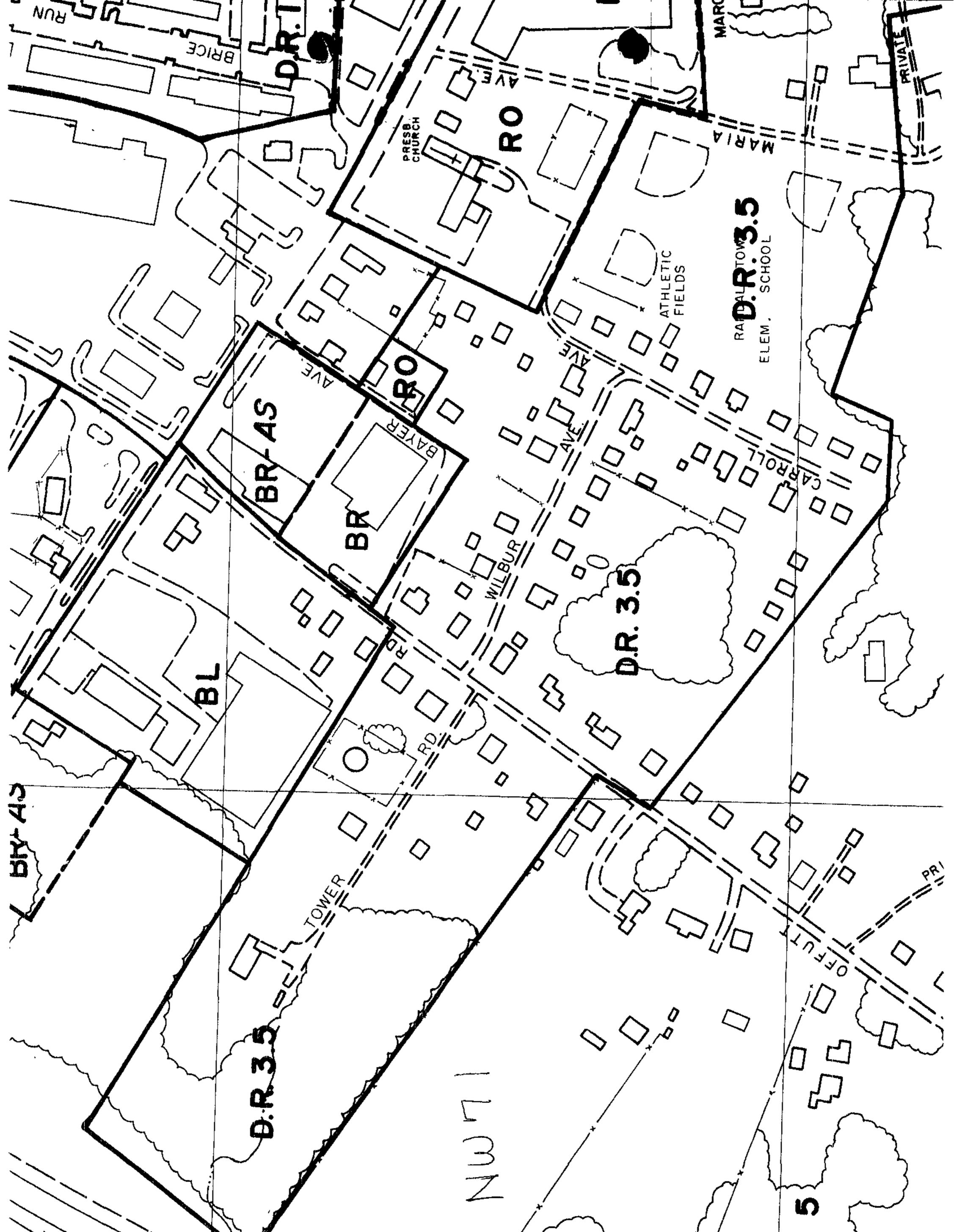
placement of sign on the building wall and dimensions of the wall.

- 16. <u>UTILITIES:</u> Show location and size of all public utilities and right-of-ways, both adjacent to and on-site. If no public water or sewer exist, well and septic system locations must be indicated. (Public utilities reference room 206, County Office Building.)
- FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property. Note if the property is or is not in a 100-year floodplain. If so, show the location of this floodplain, elevation and zone clearly on the plan. (Also see 100-year floodplain below.)
- FLOOR AREA RATIO (FAR) CALCULATIONS: (Show all methods of calculations.) The total adjusted gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.) Also, gross floor area calculations must be shown for parking calculations. (See definitions of floor area ratio and gross floor area in Section 101, BCZR.)
- 19. N/A

 AMENITY OPEN SPACE (AOS): Location and square footage calculations in the following zones: R.A.E.1, R.A.E.2, R.O., O.R.1, O.R.2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., and B.R.-C.T. The qualifying AOS area within the net lot area must be shaded and separate areas sub-totaled in square feet on the plat and included in the AOS calculations in the notes. (See definition in Section 101, BCZR.)
- 20. NA HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (see Section 231, BCZR). Where a building height determination is required and Section 231 (BCZR) does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
- FIRE HYDRANTS: Location of fire hydrants and distance to the subject property.
 - SITE PLANS: Must be trimmed to a neat 8-1/2" x 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY, A PLAT BE LARGER THAN 24" x 36". (It may be necessary for the plat to be produced in sections to meet this requirement.)
 - 23. REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (BCZR) and the attached "General Requirements", "Calculations", "Parking Patterns", and "Sample Site Plan".

- 24. N/A SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (BCZR); Service Stations, Section 405 (BCZR); Damanged or Disabled Vehicles and Parts, Section 405.A (BCZR); Car Washes, Section 419 and 409.10 (BCZR); uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., Section 409.10 (BCZR); Business Industrial Parking in a Residential Zone, Section 409.8.B (BCZR) and all residential transition area requirements, Section 1801.1.B (BCZR); Housing for the Elderly, all applicable requirements of Sections 432 and 1801.1.B (BCZR). The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
- 25. NA BASIC SERVICE MAPS: Identify any existing or impending failure of the basic service maps (per Section 4A02, BCZR) on plans and indicate any zoning action to be taken.
- 26. SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
- 27. N/A ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code, requirements with regard to type of construction, windows, etc.
- 28. ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
 - ~a. Scale: 1" = 200', Map #____.
 - b. Outline of the parcel(s) in question accurately depicted and the point of beginning and coordinates shown.
 - c. All existing and proposed streets and expressways in area.
 - d. Location of available utilities connections.
 - e. Approximate size and location of school and church sites or other landmarks in the area.

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING!





Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

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