IN RE: PETITION FOR SPECIAL EXCEPTION
S/S of Hollins Ferry Road,
200 ft. E of Hammonds Ferry Road
13th Election District
1st Election District
(Hollins Ferry Road)

Nisha & Shreyas Panchigar Petitioners BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-196-X

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#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Nisha and Shreyas Panchigar. The Petitioners are requesting special exception relief for property located on Hollins Ferry Road, 200 feet from the intersection of Hammonds Ferry Road in the western area of Baltimore County. The special exception request is for a service garage in a BL, BL–AS and ML Zones pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The property was posted with Notice of Hearing on November 22, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 25, 2003 to notify any interested persons of the scheduled hearing date.

#### Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

(A)

- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 2, 2003, a copy of which is attached hereto and made a part hereof.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance and special exception requests were Rick Richardson, Civil Engineer, Franklin Potter and Shreyas Panchigar, Owner. John B. Gontrum, Esquire represented the Petitioners. Theresa Lowry of the Lansdowne Improvement Association and Franklin Potter appeared as interested citizens. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

Mr. Gontrum proffered that Mr. Panchigar owned the adjoining Mobile Service Station on the corner of Hammonds Ferry and Hollins Ferry Roads and had operated same for many years as a service garage and fuel service station. As such he needed room to store disabled vehicles while being repaired. He purchased the subject property and intends to move his repair business to the new site. He also intends to sell vehicle parts from this location. Not only does this give him greater room for his business, but it will also greatly reduce complaints from the neighbors as he will have a fenced in area in which to store disabled vehicles. He proffered that granting

the special exception would not violate the spirit or intent of Section 502.1 and would not be a detriment to the health, safety, or welfare of the community.

The property is almost exclusively zoned BL. However, there are small slivers of BL-AS and ML on the property. The proposed service garage is located on the BL portion. The site is bounded on the west by the Mobile Station, on the east by a BL zoned property which is improved by an existing residence (the Clark Property), on the south by manufacturing uses and zones, and finally on the north, across Hollins Ferry Road, by residential development zoned DR 5.5.

Ms. Lowery indicated that Mr. Clark rarely occupies the residence. She indicated that the Lansdowne Improvement Association does not oppose this proposal, as it will remove disabled vehicles from the Mobile Station which have been the source of many neighborhood complaints. Mr. Potter, who lives across Hollins Ferry Road, spoke in favor of the plan as an improvement to the present use, which has had problems with trash.

Some of the substance of the Planning Office comments concerned a future car wash at this location. Mr. Gontrum indicated that the owner is not requesting a special exception for a car wash here, preferring to request the County Council to grant a zoning change to BL-AS on the entire property in the upcoming comprehensive zoning cycle. Council decision on this request would occur by September 2004. The owner would then have to apply for special exception relief based upon the new zoning should it be granted. However, a car wash is not being proposed in this case, nor is a towing service being requested here.

Considering the above, Mr. Gontrum indicated that Office of Planning Comment #1 is not relevant to the present plan. In regard to Office of Planning Comment #2, Mr. Gontrum indicated his client's agreement to provide an internal connection to the Mobile Service Station

to the west, but could see no benefit to such a connection to the Clark property. The former would allow vehicles to be transported between the new service garage and the Mobile Station avoiding Hollins Ferry Road. However, in regard to connecting to the Clark property, Mr. Gontrum indicated that there was no reason to believe that the Petitioner in this case would purchase the Clark property. In addition, the plan would have to be modified to allow the connection.

The Petitioner agreed to the following Office of Planning comments in their correspondence dated December 2, 2003: #3 width of landscape strip; #4 landscape across front; #5 landscape front of building; #6 regarding building elevations only; #7 signs; #8 regarding elevations only; and #10 sidewalks.

In regard to Comment #4, Mr. Gontrum pointed out that Mr. Clark was not asking for the fence or any noise mitigation (Comment #6). The Clark property is zoned BL and as Ms. Lowry indicated is rarely occupied as a residence. Regarding Comment #8, again Mr. Gontrum pointed out that the Petitioner was not asking for a car wash in this petition. He also felt Comment #9 was not appropriate as unlicensed vehicles would be stored inside the fenced in area.

#### Findings of fact and conclusions of law

Having considered each factor listed in Section 502.1, I find that the special exception for a service garage as shown on Petitioner's Exhibit 1 will not endanger the health safety and welfare of the community and I will grant the special exception subject to the following conditions:

In regard to Planning Comments #1 and #8, I agree with Mr. Gontrum that the issues raised are not part of this petition. A car wash may or may not eventually be requested by the Petitioner but if so, that would be the time to look into these matters. Regarding Comment #2, the

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Petitioner shall provide an internal connection to the Mobile Service Station to the west but I see no benefit to such a connection to the Clark property. Further, the Petitioner shall provide a 10-ft. wide landscape strip along the Clark property (Comment #3) and landscaping per Comments #4 and #5. I will require the 6-ft. high board-on-board fence (in conjunction with landscaping) along the eastern property line adjacent to the residential use. The Petitioner shall also provide building elevations as requested in Comment #6, but as the Clark property is zoned BL, I see little need to have no openings in the buildings on the Clark side of the property. Furthermore, the Petitioner shall provide sign elevations per Comment #7, but may park unlicensed vehicles only within the fenced area shown on Petitioner's Exhibit No. 1. Finally, the Petitioners shall show sidewalks with their landscape plan.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request and request for special exception should be granted.

THEREFORE, IT IS ORDERED, this and day of December, 2003, by the Deputy Zoning Commissioner, that the Petitioners' special exception request for a service garage in a B.L. Zone pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein.

- 1. The Petitioners shall provide a future connection to the existing service station to the west;
- 2. The Petitioners shall increase the proposed 6-ft. landscape strip adjacent to the existing dwelling to 10 ft.;
- 3. The Petitioners shall provide landscaping across the entire front of the subject property and effectively screen the site from the adjacent residential uses. Petitioners shall also provide a 6-ft. high board-on-board fence (in conjunction with landscaping) along the eastern property line adjacent to the residential use;

- 4. Provide landscaping adjacent to the front/end building wall of the proposed structure, and adjacent to the first parking space in the vicinity of the entrance drive. The Petitioners shall also submit a landscape plan to Avery Harden, Baltimore county Landscape Architect, for review and approval prior to the issuance of any building permits;
- 5. The Petitioners shall submit building elevations (all sides) of the proposed structure to the Planning Office for review and approval prior to the issuance of any building permits;
- 6. The Petitioners shall submit sign elevations of any proposed sign. All signs shall be in accordance with the sign regulations and shall not be varied;
- 7. The Petitioners shall park unlicensed motor vehicles only within the fenced area shown on Petitioners' Exhibit No. 1; and
- 8. The Petitioners shall show the existing sidewalks along Hollins Ferry Road.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty

(30) days of the date of this Order.

IOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date

By

A 24/24/25
By

#### Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



#### **Baltimore County**

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

بر December **22**, 2003

John Gontrum, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204-2055

Re: Petition for Special Exception

Case No. 04-196-X

Property: Hollins Ferry Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The administrative variance 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 & 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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

Copies to:

Mr. & Mrs. Shreyas Panchigar 2926 W. Almondbury Drive Pasadena, MD 21122-6346 Mr. Rick Richardson 730 W. Padonia Road Cockeysville, MD 21030

Mr. Franklin Potter 4382 Hollins Ferry Road Lansdowne, MD 21227





# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at HOLLING FERRY RD

which is presently zoned BL, BL-AS, ML

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

A service garage in a B.L. Zone (BCZR 230.13)

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

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

			is the subject of thi	s Petition.	
ontract Purchaser	Lessee:		<u>Legal Owner(s</u>	<u>):</u>	
<u> </u>			SHREYAS	PANCHIGAR	· · · · · · · · · · · · · · · · · · ·
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JOHN B. GON ame - Type or Print	TRUM	City	PASADENA	State	Zip Code
613 4-1			Representative	e to be Contacte	<u>d:</u>
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730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

# ZONING DESCRIPTION PANCHIGAR PROPERTY HOLLINS FERRY ROAD 13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the South side of Hollins Ferry Road at a point 200'± east of Hammonds Ferry Road, thence leaving the south side of Hollins Ferry Road right-of-way (1) South 27 degrees 50 minutes 45 seconds East 214.14 feet, (2) North 86 degrees 39 minutes 15 seconds East 204.5 feet, (3) North 22 degrees 17 minutes 50 seconds West 219.49 feet, thence binding on the south side of the right of way of Hollins Ferry Road and, (4) South 84 degrees 32 minutes 38 seconds West 181.12 feet, (5) South 78 degrees 14 minutes 10 seconds West 41.5 feet, and the point of beginning;

Containing a net area of 43,841 square feet, or 1.01 acres of land, more or less.



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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: #04-196-X
Hollins Ferry Road
S/side of Hollins Ferry Road at the distance of 200 feet east of Hammonds Ferry Road
13th Election District — 1st Councilmanic District
Legal Owner(s): Shreyas and Nisha Pachigar
Special Exception: to permit a service garage in a B.L. zone.
Hearing(s): Tuesday, December 9, 2003 at 2:00 p.m. in Room 106, County Courts Building, 111 W. Chesapeake Avanue.

Avanue.

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

JT 11/805 Nov. 25

C638599

#### CERTIFICATE OF PUBLICATION

11 25 , 2003
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 $\frac{1}{25}$ , $\frac{2003}{}$ .
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

### CERTIFICATE OF POSTING

Petitioner/Developer: 3/125 Date of Hearing/Closing: 12 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Becky Hart ((410) 887-3394) Ladies and Gentlemen: \*\* 14 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were FERRY RD AT THE DISTANCE OF 200 FT EXOF HAMMUS FERN (Month, Day, Year) Sincerely, ZONING NOTICE (Signature of Sign Poster) CASE # ()4-146:X SSG Robert Black A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER (Print Name) in lowson, ma PLACE: YOM KOLCOUNTY COURTS RUE HILVORESTENE AVE 1508 Leslie Road DATE AND TIME: DEDMER 9 2003 AT 2 00 PM REQUEST: SHOW DEDICTOR TO PRINT A STRUCE CANCE IN (Address) A BL ZONE Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number) 1 .

RECEIVED

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#### Department of Permits and Development Management

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



#### Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 5, 2003

#### **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: 04-196-X

Hollins Ferry Road

S/side of Hollins Ferry Road at the distance of 200 feet east of Hammonds Ferry Road 13<sup>th</sup> Election District – <sup>1st</sup> Councilmanic District

Legal Owner: Shreyas and Nisha Pachigar

Special Exception to permit a service garage in a B.L. zone.

Hearings: Tuesday, December 9, 2003 at 2:00 p.m. in Room 106, County Courts

Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:rlh

C: John Gontrum, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204

Sheryas and Nisha Panchigarm 2926 W. Almondbury Drive, Pasadena 21122

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 25, 2003.

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



TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 25, 2003 Issue - Jeffersonian

Please forward billing to:

George Panchigar 2526 Almond Ferry Drive Pasadena, MD 21122-6346

410-242-0481

#### **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: 04-196-X

Hollins Ferry Road

S/side of Hollins Ferry Road at the distance of 200 feet east of Hammonds Ferry Road 13<sup>th</sup> Election District – <sup>1st</sup> Councilmanic District

Legal Owner: Shreyas and Nisha Pachigar

Special Exception to permit a service garage in a B.L. zone.

Hearings: Tuesday, December 9, 2003 at 2:00 p.m. in Room 106, County Courts

Building, 111 W. Chesapeake 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.

# 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

For Newspaper Advertising:

Item Number or Case Number 04-196-X

Petitioner 5HREYAS Pachique

Address or Location 5. Hollins Kerry Rd 200' fost & Harmodi Ferry Rd

PLEASE FORWARD ADVERTISING BILL TO

Name George Panchigan

Address 2526 W. Almond borry David

Posadera, and 21/22-6346

Telephone Number: 4/0-242-048/

### Department of Permits and Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

December 5, 2003

John Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mr. Gontrum:

RE: Case Number: 04-196-X, Hollins Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2003.

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.

Supervisor, Zoning Review

u. Callibal)

WCR:klm

Enclosures

c: People's Counsel

Shreyas and Nisha Panchigar, 2926 W. Almondbury Drive, Pasadena 21122-6346



Visit the County's Website at www.baltimorecountyonline.info



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 November 5, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 3, 2003

Item No.:

(196

Dear Ms. Hart:

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.

3. **Proposed buildings** shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File





**DATE:** December 2, 2003

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Hollins Ferry Road

INFORMATION:

**Item Number:** 

04-196

Petitioner:

Shreyas Panchigar

Zoning:

BL, BL-AS and ML

Requested Action:

Special Exception

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offer the following comments:

- 1. This office is of the position that the proposal in conjunction with a possible future car wash is an over-development of the subject site. Therefore, the towing services should be eliminated to provide adequate area for the desired car wash.
- 2. Provide a future internal connection to the existing service station to the west, and the existing commercially zoned lot to the east.
  - . Increase the proposed 6-foot landscape strip adjacent to the existing dwelling to 10 feet, as required.
- I. Provide landscaping across the entire front of the subject property and effectively screen the site from the adjacent residential uses. Provide a 6-foot high board-on-board fence (in conjunction with landscaping) along the eastern property line adjacent to the residential use.
- 5. Provide landscaping adjacent to the front/end building wall of the proposed structure, and adjacent to the first parking space in the vicinity of the entrance drive. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect, for review and approval prior to the issuance of any building permits.

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- 6. Submit building elevations (all sides) of the proposed structure to this office for review and approval prior to the issuance of any building permits. In order to mitigate any potential noise generated from the proposed use, the proposed structure shall not have any openings on the side of the structure that faces the adjacent existing dwelling to the east.
- 7. Submit sign elevations of any proposed sign. All signs shall be in accordance with the sign regulations and shall not be varied.
- 8. The area identified as "Future Development Area" is proposed for the construction of a car wash pursuant to a zoning reclassification via CZMP issue 1-004. As such, the subject site should be redesigned to accommodate both uses in the best possible way to include traffic flow, site layout, pedestrian access, etc. Schedule a meeting with the community planner, and be prepared to present a plan that shows both uses.
- 9. No unlicensed motor vehicles shall be parked or stored on the subject site.
- 10. Show the existing sidewalks along Hollins Ferry Road

For further information concerning the matters stated herein, contact Dennis Wertz at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC:

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** November 13, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For November 10,-2003 Item Nos. 195, 196, 197, 198, 199, 200, 202, 203, 204, 205, 206, and 211

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION \*
Hollins Ferry Rd; S/side Hollins Ferry Rd,
200' E Hammonds Ferry Road \*
13<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts
Legal Owner(s):Shreyas & Nisha Panchingar\*
Petitioner(s)

RECEIVED

NOV 0 6 2003

BEFORE THE

ZONING COMMISSIONER

**FOR** 

BALTIMORE COUNTY

04-196-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

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 6<sup>th</sup> day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

LOCATION HAMMONDS FERRY RD. & HOLLINS FERRY RD.

COUNTY SIGNAL NUMBER TMC

C172

	RECORDER	WEATHER	ROAD SURFACE	DAY OF THE WEEK	DATE OF COUNT
A.M.	BH	RAIN	WET	MON	3/5/01
P.M.	BH	CLOUDY	DRY	MON	3/5/01

#### PERCENTAGE TURNING MOVEMENTS AND TOTAL VOLUMES

ROAD NAME	HAN	IMOMD	S FERI	RY RD.	HAN	MOMD	IS FERI	RY RD.		Н	DLLINS	FERRY	RD.	H	DLLINS	FERRY	RD.	
		NORTH	1BOUN	D		SOUTH	IBOUN	מ			EAST	BOUND	)		WEST	BOUNI	D	
	L	S	R	TOTAL	l.	8	R	TOTAL		l.	8	R	TOTAL	Ĺ	S	R	TOTAL	
%TURNING Movement	40% 26%	39% 41%	21% 34%	100% 100%	7% 14%	30% 38%	63% 49%	•	AM PM	21% 27%	68% 66%	12% 7%	100% 100%	13% 17%	80% 74%	7% 9%	100% 100%	N/A N/A
TOTAL VOLUMES	158 157	153 248	83 205	394 610	39 80	173 219	358 285	570 584	AM PM	164 370	541 920	95 <b>10</b> 4	800 1394	121 131	753 576	68 70	942 777	2706 3365
GRAND TOTALS	315	401	288	1004	119	392	643	1154		534	1461	199	2194	252	1329	138	1719	6071
ESTIMATED ADTS		NOF 73				SOE 60					EAS 117				WE:	-		
ESTIMATED V	VEHICL	ES ENT	ERING	THE INTER	RSECTIO	N		**********			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		······>		199	05		

INTERSECTION: HAMMONDS FERRY RD. & HOLLINS FERRY RD.

DESCRIPTION: HAMMONDS FERRY RD IS A TWO LANE COUNTY RD. WITH A RIGHT TURN YIELD S/B. HOLLIS FERRY RD. IS A FOUR LANE COUNTY RD. WITH A

LEFT TURN LANE AND ARROWS E/B.

THE SIGNAL FUNCTIONS AS A 3 PHASE LIGHT. THE CYCLE LENGTHS AVERAGE SECONDS IN THE MORNING AND 114 SECONDS IN THE AFTERNOON. THE PEAK HOUR IN THE MORNING IS AND IS IN THE AFTERNOON. 7:30 TO 8:30 4:15 TO 5:15 W/B THE PEAK FLOW OCCURS IN THE DIRECTION OF HOLLINS FERRY RD. DURING THE AM AND IN THE E/B IN THE PM. DIRECTION OF HOLLINS FERRY RD.

#### LOADED CYCLES

	NORTHBOUND	SOUTHBOUND	EASTBOUND	WESTBOUND
% OF LOADS	2%	#	*	*
AM HOUR	8:00-9:00	*	#	*
% OF LOADS	*	*	*	*
PM HOUR	#	*	*	*

REMARKS:	,
14P*16163146444	

THE LEVEL OF SERVICE IS:

D

A = 0% B = 1·10% C = 11·30% D = 31·70% E = 71·85% F = 86·100%

FOR UPDATED LIST YES OR NO DATE REVIEWED: \_\_\_\_\_ APPROVED BY: \_\_\_\_ CHECKED BY: \_\_\_

Qe de la companya de



5:00-6:00

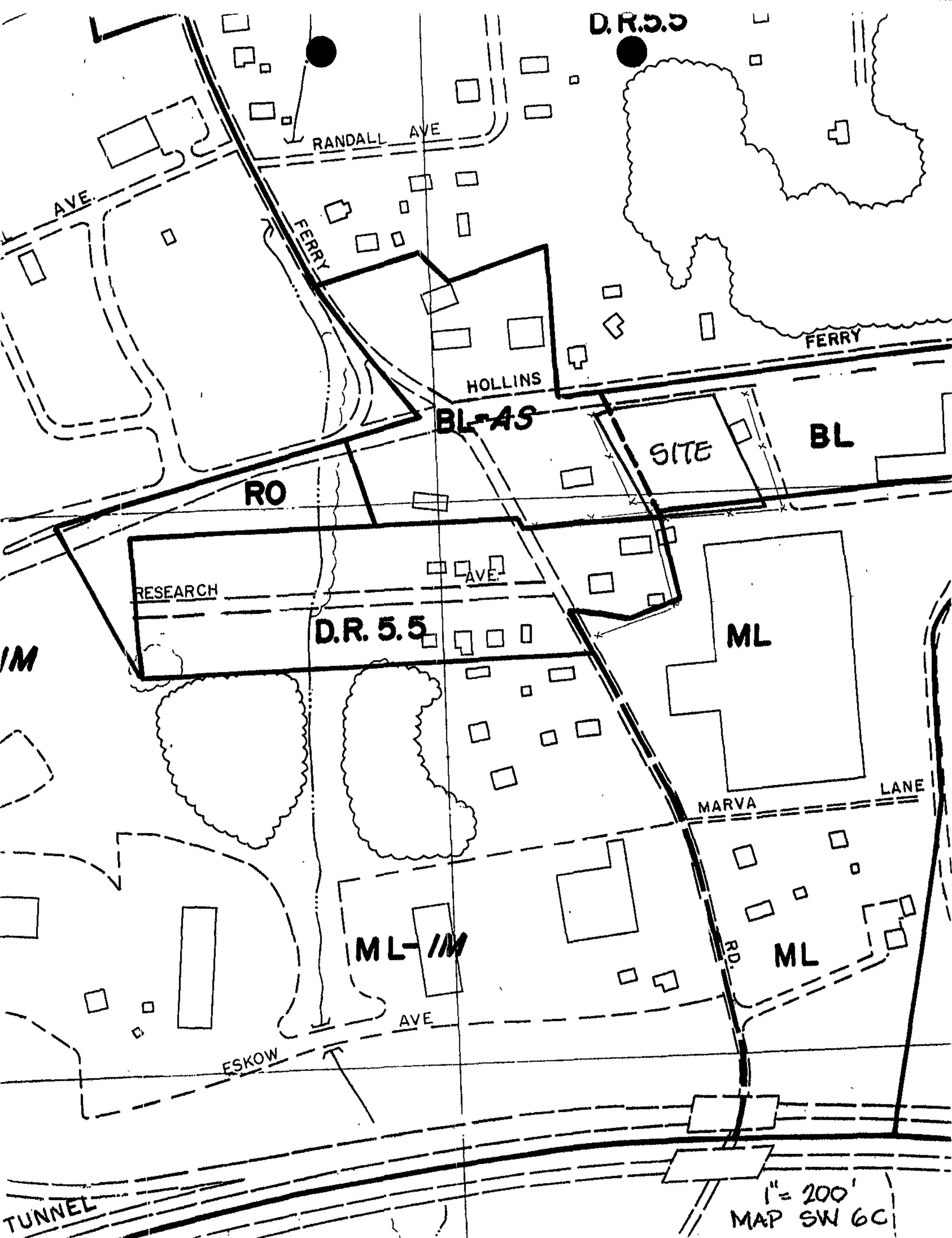
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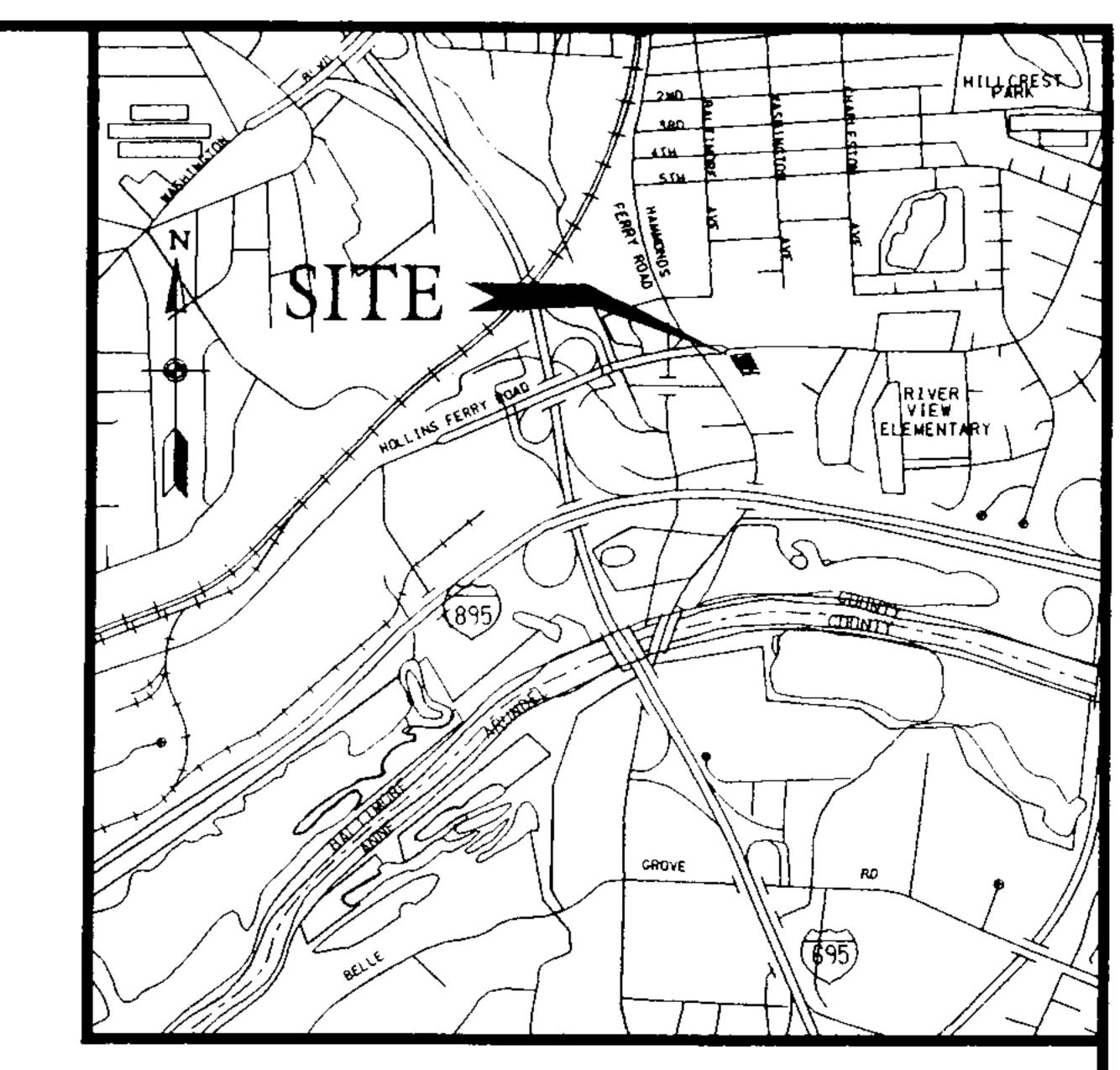
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CASE NAME	04-196
CASE NUMBER	
DATE	

### PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE,	ZIP	E- MAIL
RICK RICHARDSON	730 W PADOWIA RD 2926 W. Almondbury Dr. 4382 HOLLINS FY. RD	COCKEYS VILLE M	D 21030	REAGE FIVESTONES.COM
Shreyas Panchigar	2926 W. Almondbury Dr.	Pasadena, M	D 21122	REAGE FIVESTONES.COM Co Shreyas panchigen & hotmail
I-RANKLIN E. POTTER	4 JOL HOLLINS TY. RD	LANSDOWNEM	D 21227	i i /A
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1"=2000"

GENERAL NOTES: 3. EXISTING ZONING: BL, BL-AS, & ML 4. PROPOSED BUILDINGS: SERVICE OR RETAIL FOR VEHICLES - 4,550 SF 5. WATER: PUBLIC SEWER: PUBLIC 6. NO 100 YR FLOODPLAINS ON SITE 7. PARKING REQUIRED: SERVICE GARAGE: 2250 SF @ 3.3/1000 = 8 SPACES 1800 SF RETAIL @ 5/1000 SF = 9 SPACES TOTAL REQUIRED = 24 SPACES 8. PARKING PROVIDED: 42 SPACES (5 SPACES IN BAYS, 37 SPACES OUTSIDE) 9. SETBACKS: REQUIRED PROVIDED (AVERAGE 15' TO EX CANOPY, NO BUILDING ON EAST SIDE, 15+10 = 12.5') REAR 10. DEED REF: 17864/193 II. TAX ACCOUNT NO. 1308001075 12. ELECTION DISTRICT 13 13. COUNCILMANIC DISTRICT 14. REGIONAL PLANNING 3258 15. CENSUS TRACT 16. WATERSHED PATAPSCO RIVER 17. ZONING: BL-AS (PER I"=200' ZONING MAP S.W. 6C) 18. EXISTING LAND USE: VACANT 19. TAX MAP: 109 P.392 20. PREVIOUS ZONING CASES:

#196

730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030 Phone: 410-560-1502 Fax: 410-560-0827

20. PREVIOUS PERMITS: NONE OF FILE

GARAGE IN A BL ZONE.

22. FAR: 0.09

21. SPECIAL EXCEPTION PER SECTION 230.13 FOR A SERVICE

HOLLINS FERRY ROAD BALTIMORE COUNTY, MARYLAND

COUNCILMANIC DISTRICT: 1 13TH ELECTION DISTRICT

PROPOSED PAVING EIX. EANDSCAPE AREA FUTURE DEVELOPMENT AREA EX. DUMPSTER -HUR-BENSON MENTURE LLC. FENCED VEHICLE STORAGE LOT DUMPSTER -PCL LIMITED PARTNERSHIP C/O KLNB MANAGEMENT TAX NO. 1600012364 PLAT 28/104 12089/179 ZONED ML EX DWG JOHN M & EMILY PENNER 3111 HAMMONDS FERRY ROAD TAX NO. 1316000250 5275/32 ZONED D.R. 5.5