

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID (SEARCH ON THIS FIELD):		Case Type Prefix:	Case Year:	Case Number:	Case Type Suffix:	Existing Use:
20040569			2004	0569	X	Commercial
Legal Owners/Petitioner (SEARCH ON THIS FIELD): William Tan, Managing Member, Powers Lane LLC						
House/ST Number:	House/Street Number Range:	House/ST No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suffix Suite/Apt./Unit Number:
1917					POWERS	LN
Property Description (SEARCH ON THIS FIELD): S/side Powers Lane, 206 feet west of centerline of Rolling Road						
Existing Zoning Classification:		Area:	Election District:	Councilmanic District:		
BL-AS, BR-AS, DR		4.91 acres	1st	1st		
Critical Area:	Floodplain:	Historic Area:	Related (Prior and Future) Cases:			
NO	NO	NO	2007-0127-A; 1990-0105-X; 2010-			
Violation Cases:		Concurrent Cases:				
Tax Account ID:	Deed Liber #:	Deed Folio #:	Miscellaneous Notes:			
1.)	1.)	/	The BL-AS zoned portion of this property is an issue in the current (2004) CZMP as Issue # 1-016. Hearing Postponed by Leslie Pitter, Attorney, on 6/29/2004. The BL-AS portion of the property was ultimately rezoned to BHM in November of 2004, rendering it unnecessary to reschedule a public hearing (special exception no longer			
2.)	2.)	/				
3.)	3.)	/				
Contract Purchaser: F. Steven Russel, President, Russel Motor Cars Inc.						
Attorney: Leslie M. Pitter						
Petition Reviewer:		Petition Reviewer 2:	Petition Filing Date:			
JJS						
Day of Week:	Hearing Date:	Hearing Time:	Hearing Location:			
Wednesday	07/28/2004	9:00 AM	County Courts Building, 401 Bosley Avenue, Rm. 407			
Closing Date:	Commissioner Hearing Continued From:	Commissioner Hearing Rescheduled From:	Formal Request For Hearing:			
Case Number:						
2004 0569 X						
Petition Type # 1: SPECIAL EXCEPTION						

Find Record Next Record Previous Record Preview ZAC Agenda Public Hearings Admin Variances Open MS Word Exit Access Scanned Image

Record: 14 of 22751 of 27237

Form View

Microsoft Access - [GenInputFrm_View : Form]

File Edit View Insert Format Records Tools Window Help

Standard toolbar icons: Undo, Redo, Cut, Copy, Paste, Find, Print, Save, etc.

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

Case Number: 2004 0569 X			
Petition Type # 1: SPECIAL EXCEPTION			
Petition Request # 1: to permit a service garage in a BLAS zone.			
Petition Type # 2:			
Petition Request # 2:			
Petition Type # 3:			
Petition Request # 3:			
Petition Type # 4:			
Petition Request # 4:			
200 Foot Scale Map Reference:	Existing Use:	Commercial	North/South Coordinate: East/West Coordinate: Census Tract:
1000 Foot Scale Map Reference:	Proposed Use:	Commercial	
	Existing Zoning Classification:	BLAS, BR-AS, DR	
	Requested Zoning Classification:		
	Existing District:		
	Requested District:		
Commissioner Case Number: 2004 0569 X		Circuit Court Case Number:	
Zon. Comm. or Dep. Zon. Comm?: Carl Richards, Zoning Review		Circuit Court Filing Date:	

Find Record	Next Record	Previous Record	Preview ZAC Agenda	Public Hearings	Admin Variances	Open MS Word	Exit Access	Scanned Image
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Record: 22751 of 27237

Form View

Taskbar: start | Zoning Counter | SDAT: Real Prop... | Microsoft Access | 10:26 AM

Microsoft Access - [GenInputForm View : Form]

File Edit View Insert Format Records Tools Window Help

1000 Foot Scale Map Reference:

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

1000 Foot Scale Map Reference:	Existing Zoning Classification:	BL-AS, BR-AS, DR	North/South Coordinate:
	Requested Zoning Classification:		East/West Coordinate:
	Existing District:		Census Tract:
	Requested District:		

Commissioner Case Number:	2004 0569	X	Circuit Court Case Number:
Zon. Comm. or Dep. Zon. Comm?	Carl Richards, Zoning Review		Circuit Court Filing Date:
Commissioner Order Date:	11/21/2013		Circuit Court Decision Date:
Commissioner Decision:	Closed		Circuit Court Decision:
Commissioner Order Restrictions?	NO		

Board of Appeals Case Number:		MD Court of Special Appeals Filing Date:
Appeal to Board of Appeals?	NO	MD Court of Special Appeals Decision Date:
Appellant:		MD Court of Special Appeals Decision:
Board of App. Description:		
Board of Appeals Filing Date:		
Date Case Sent To Board:		
Board of Appeals Hearing Date:		
Board of Appeals Decision Date:		
Board of Appeals Decision:		

MD Court of Appeals Filing Date:
MD Court of Appeals Decision Date:
MD Court of Appeals Decision:
U.S. Supreme Court Filing Date:
U.S. Supreme Court Decision Date:
U.S. Supreme Court Decision:

Find Record

Next Record

Previous Record

Preview ZAC Agenda

Public Hearings

Admin Variances

Open MS Word

Exit Access

Scanned Image

Record: 22751 of 27237

Form View

start Zoning Counter... SDAT - Real Estate... Microsoft Access... 10:27 AM



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at: 1917 Powers Lane
which is presently zoned BL-AS and BR-AS + DR 3.5

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 of 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 BL-AS zone.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

F. Steven Russek, President, Russel Motor Cars, Inc.

Name - Type or Print

Signature

6616 Baltimore National Pike

410-788-8400

Address.

Telephone No.

Baltimore

Md. 21228

City

State Zip Code

Attorney For Petitioner:

Leslie M. Pittler, Esq.

Name - Type or Print

Signature

Company

29 W. Susquehanna Ave., Suite 610

410-823-4455

Address

Telephone No.

Towson

Md. 21204

City

State Zip Code

Legal Owner(s):

William Tan, Managing Member, Powers Lane LLC

Name - Type or Print

Signature

WILLIAM TAN

Name - Type or Print

Signature

5602 Baltimore National Pike, Suite 400

410-823-2222

Address.

Telephone No.

Baltimore

Md. 21228

City

State Zip Code

Representative to be Contacted:

Kenneth J. Colbert, P.E.

COLBERT MATZ ROSENFELT, INC (eve.) 410-581-2282

2835 Smith Avenue, Suite G

(day) 410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

Case No. 04-569-X

OFFICE USE ONLY

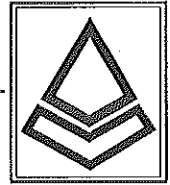
ESTIMATED LENGTH OF HEARING 2.00 hr

UNAVAILABLE FOR HEARING —

Reviewed By [Signature] Date 6-24-04

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

~~1917~~ POWERS LANE

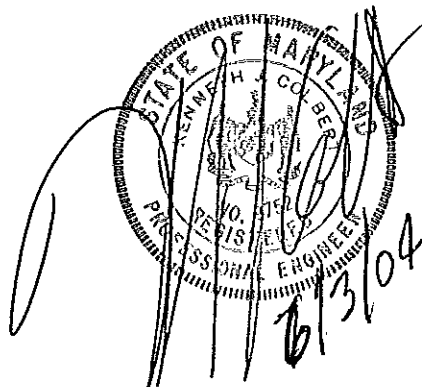
1917

Beginning at a point located on the south side of Powers Lane, which is 60 feet wide, at the distance of 205 feet, more or less, from the centerline of Rolling Road, which is of varying width; thence the following courses and distances:

- (1) South 20 degrees 26 minutes 00 seconds West 197.25 feet
- (2) North 76 degrees 58 minutes 37 seconds West 136.91 feet
- (3) South 13 degrees 33 minutes 13 seconds West 139.07 feet
- (4) North 76 degrees 28 minutes 16 seconds West 272.14 feet
- (5) North 15 degrees 26 minutes 41 seconds East 22.18 feet
- (6) North 19 degrees 38 minutes 19 seconds West 123.45 feet
- (7) North 71 degrees 46 minutes 19 seconds West 117.00 feet
- (8) North 18 degrees 13 minutes 41 seconds East 50.25 feet
- (9) North 71 degrees 46 minutes 19 seconds West 170.00 feet and
- (10) North 18 degrees 13 minutes 41 seconds East 212.93 feet to the south side of Powers Lane, thence binding on the south side of Powers Lane
- (11) South 70 degrees 50 minutes 55 seconds East 767.78 feet to the Point of Beginning.

As recorded in Deed Liber 18529, folio 245, containing 4.91 acres of land, more or less. Also known as 1917 Powers Lane and located in the 1st Election District.

J:\99186.7zondesc.doc



569

**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: #04-569-X
1917 Powers Lane
S/side of Powers Lane, 205
feet west of centerline of
Rolling Road
1st Election District
1st Councilmanic District
Legal Owner(s): William
Tan, Powers Lane, LLC
Contract Purchaser: F.
Steven Russel, Pres.,
Russel Motor Cars, Inc.
Special Exception: to per-
mit a service garage in a
BL-AS zone.
Hearing: Wednesday, July
28, 2004 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the file and/or Hear-
ing, Contact the Zoning Re-
view Office at (410) 887-
3391.

JT 7/638 July 13 12527

CERTIFICATE OF PUBLICATION

7/14/, 2004

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 7/13/, 2004.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 13696
04-569-X

DATE 6-04-04 ACCOUNT R-001-006-613-0
AMOUNT \$ 380.00

RECEIVED FROM: Leslie M. Pittler, ESP.

FOR: Personal and Special Exception filing fee
for 1917 Powers Lane

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	INITIALS
6/08/2004	6/07/2004	10:34:10	
REG NO. 02	MAIL	JEVA JEE	
RECEIPT #	341339	6/07/2004	0511
Dept	5	520 ZONING VERIFICATION	
CR NO.	013696		
Recpt Tot		\$380.00	
\$380.00	CK	\$4.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04-569 X

Petitioner: Powers Lane, LLC

Address or ^{Site} Location: 1917 Powers Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie M. Pittler, Esq.

Address: 29 W. Susquehanna Ave.

Towson, Md, 21204

Telephone Number: 410-823-4455

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 13, 2004 Issue - Jeffersonian

Please forward billing to:
Leslie Pittler, Esq.
29 W. Susquehanna Avenue
Towson, MD 21204

410-823-4455

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: 04-569-X

1917 Powers Lane

S/side of Powers Lane, 205 feet west of centerline of Rolling Road

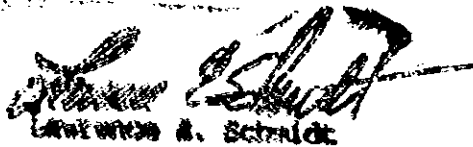
1st Election District – 1st Councilmanic District

Legal Owner: William Tan, Powers Lane, LLC

Contract Purchaser: F. Steven Russel, Pres., Russel Motor Cars, Inc.

Special Exception to permit a service garage in a BL-AS zone.

Hearing: Wednesday, July 28, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

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 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

June 17, 2004

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: 04-569-X

1917 Powers Lane

S/side of Powers Lane, 205 feet west of centerline of Rolling Road

1st Election District – 1st Councilmanic District

Legal Owner: William Tan, Powers Lane, LLC

Contract Purchaser: F. Steven Russel, Pres., Russel Motor Cars, Inc.

Special Exception to permit a service garage in a BL-AS zone.

Hearing: Wednesday, July 28, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

- ✓ C: Leslie M. Pittler, 29 W. Susquehanna Ave., Ste. 610, Towson 21204
William Tan, 5602 Baltimore National Pike, Ste. 400, Baltimore 21228
F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228
Kenneth Colbert, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 13, 2004.**
(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.

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Nell J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.15.04

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

RE: Baltimore County
Item No. 569 JJS

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com



Baltimore County
Fire Department

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

June 17, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 14, 2004

Item No.: 3550, 554-557, 559-571

569

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: July 1, 2004

SUBJECT: Zoning Item # 04- 569
Address 1917 Powers Lane

Zoning Advisory Committee Meeting of June 14, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

There is an open groundwater contamination case on this property. Contact the Maryland Department of the Environment for more information.

Reviewer: Sue Farinetti

Date: June 15, 2004

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 1917 Powers Lane; S/side Powers Lane, *
 205' W c/line of Rolling Road * ZONING COMMISSIONER
 1st Election 7 1st Councilmanic Districts *
 Legal Owner(s): William Tan, Managing * FOR
 Member, Powers Lane, LLC *
 Contract Purchaser(s): F Steven Russel, Pres,* BALTIMORE COUNTY
 Russel Motor Cars, Inc
 Petitioner(s) * 04-569-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 and documentation filed in the case.

RECEIVED

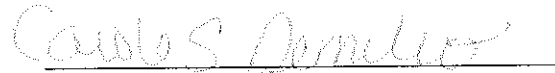
JUN 23 2004

Per



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 23rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed Kenneth Colbert, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, St G, Baltimore, MD 21209 and to Leslie M. Pittler, Esquire, 29 W Susquehanna Avenue, Suite 610, Towson, MD 21204, Attorney for Petitioner(s).



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 14, 2004

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

SUBJECT: 1917 Powers Lane

INFORMATION:

Item Number: 4-569

Petitioner: William Tan, Managing Member, Powers lane LLC.

Zoning: BL-AS/BR-AS/DR 3.5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The BL-AS zoned portion of this property is an issue in the current comprehensive zoning map process (2004 CZMP Issue 1-016). This zoning map issue also includes the portions of the property that are zoned DR 3.5 and BL. The portion of this property that is zoned BR-AS is not being considered for rezoning. The recommendation of the Planning Board is attached. The County Council will vote on this zoning map issue on August 31, 2004.

If the petitioner's request is granted, the following conditions shall apply to the entire site:

1. No motor vehicles shall be parked or stored on any unpaved areas.
2. All existing landscaped and grassed areas shall be retained.
3. Install additional landscaping within the grass strip along Powers Lane opposite the two residential properties known as 1932 and 1934 Powers Lane. Submit a revised plan showing this additional landscaping to this office for review and approval prior to the issuance of any permits.
4. No fence shall be installed along Powers Lane unless approved by this office.

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

Prepared by: Mark A. Cunningham

Division Chief: John J. Larkin

AFK/LL:MAC:

Leslie M Pittler P.A.

Attorney at Law

25 Wandsworth Bridge Way
Lutherville, Maryland 21093

June 29, 2004

PDM
Development Processing
COB
111 West Chesapeake Ave.
Towson, Md. 21204

Telephone: 410-823-4455
Fax: 410-296-4461

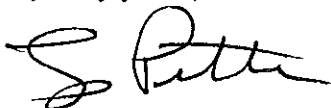
RE: Case Number 04-569-X
1917 POWERS LANE

Dear Christin:

Pursuant to our telephone discussion, please remove the above-captioned case from its scheduled hearing date of July 28, 2004 at 9:00 AM. I will be back to you after the end of August to decide whether it will be necessary to reschedule this case.

Many thanks.

Very truly yours,



Leslie M. Pittler

RECEIVED

JUN 29 2004

Per. *Holm*

To: Butte / Robin
FYI

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-569-X

Date Completed/Initials

6/15/04

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

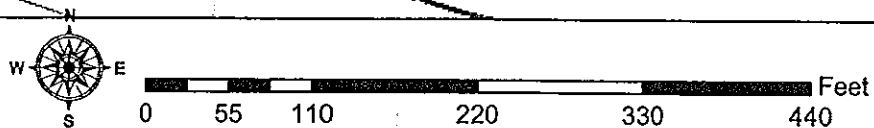
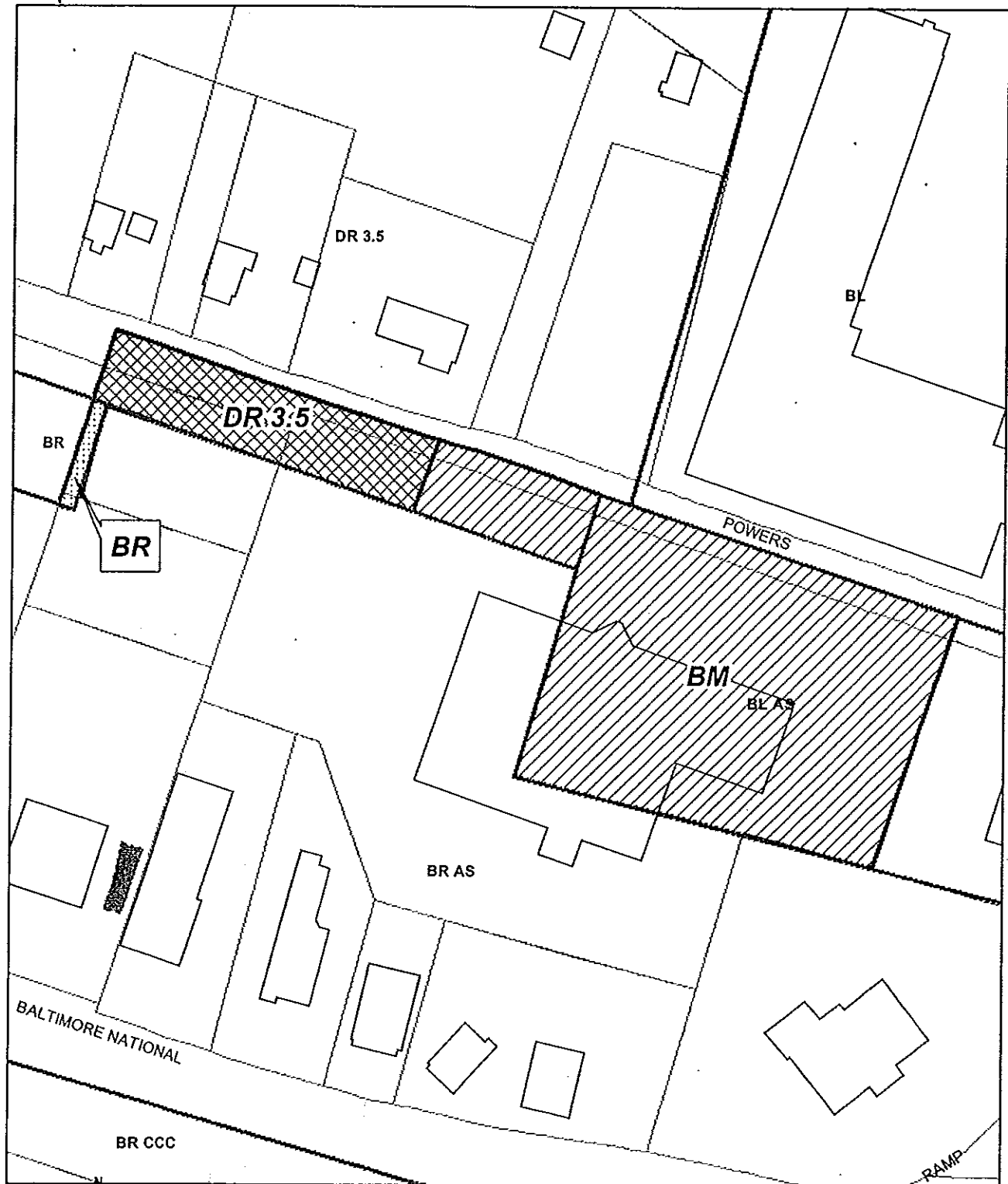
INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

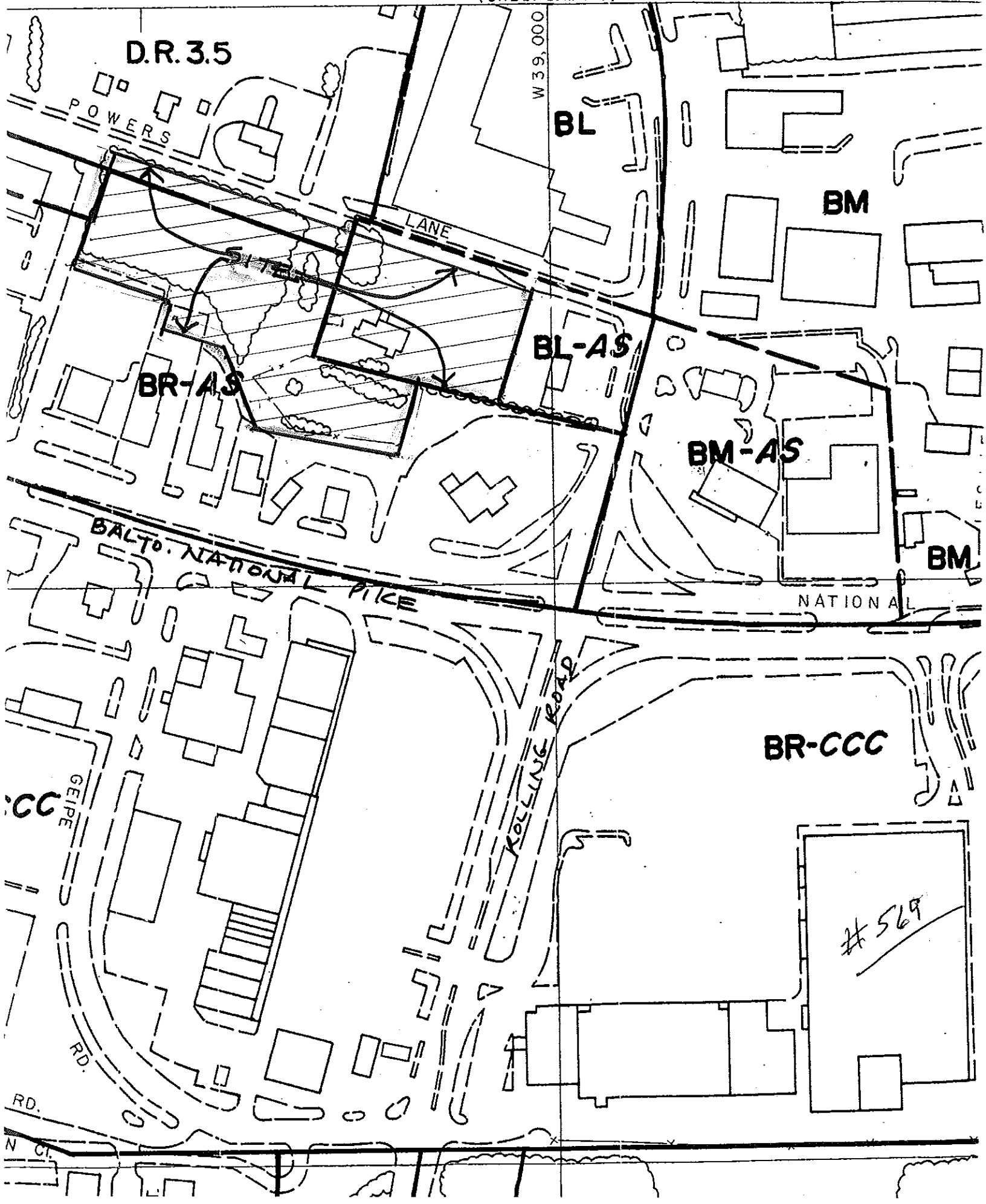
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

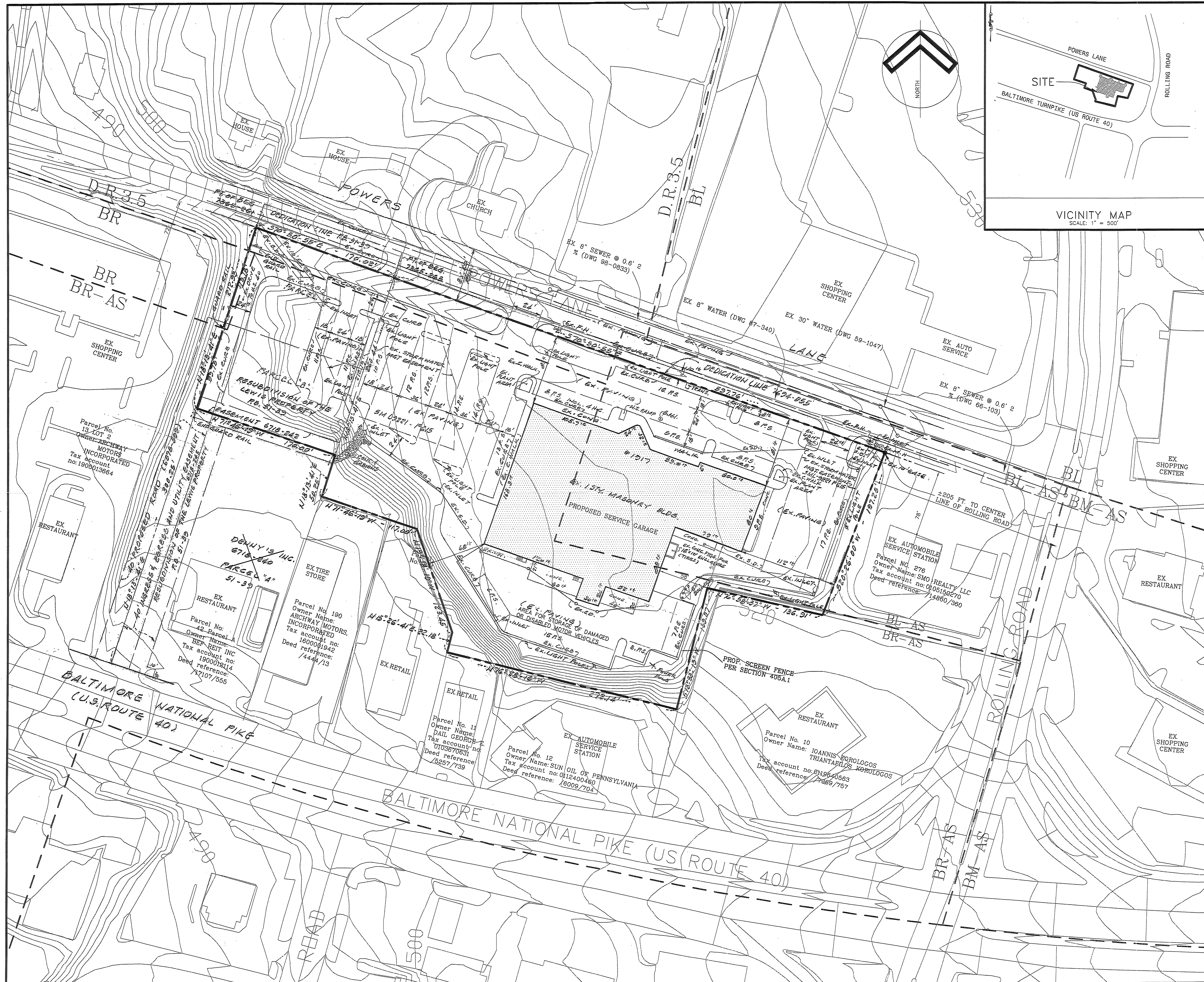
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Planning Board Recommendation 1-016







- ZONING NOTES**
1. OWNER:
POWERS LANE LLC
5602 BALTIMORE NATIONAL PIKE
BALTIMORE, MD, 21228
PHONE: 410-823-2222
 2. APPLICANT/CONTRACT PURCHASER:
RUSSEL MOTOR CARS, INC.
6516 BALTIMORE NATIONAL PIKE
BALTIMORE, MD, 21228
PHONE: 410-788-8400
 3. SITE DATA:
MAP 94, PARCEL 8 AND PARCEL 42, PARCELS "B" AND "C"
TAX ACCOUNT NOS.: 210001182, 1900012115, 1900012116
DEED REFERENCE: 18529/245
PLAT REFERENCE (PARCELS B AND C): 51/39
SITE AREA: 4.91 ACRES
 4. ZONED BL-AS, BR-ASAND D.R-35; ZONING MAP NO. SW-26
 5. EXISTING USE: VACANT COMMERCIAL BUILDING (41,036 SQ. FT.)
PROPOSED USE: SERVICE GARAGE WITH AUTO RENTALS
 6. OFF-STREET PARKING CALCULATIONS
REQUIRED PARKING: 137 PARKING SPACES @ 1 SPACE/300 SQ. FT.
PROPOSED PARKING (EXISTING): 199 SPACES, INCL. 6 HANDICAP
 7. FLOOR AREA RATIO CALCULATIONS:
TOTAL SITE AREA - 4.91 ACRES (213,880 SQ. FT.)
TOTAL FLOOR AREA - 41,036 SQ. FT.
EXISTING/PROPOSED FLOOR AREA RATIO - 0.19
MAXIMUM PERMITTED: BL ZONE - 3.0 BR ZONE - 2.0
 8. THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 9. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE.
 10. ALL PARKING AREAS ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
 11. THERE ARE NO HISTORIC SITES OR BUILDINGS ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
 12. SETBACKS
REQUIRED:
BL: FRONT - 10 FT. FROM R/W LINE, 40 FT. FROM STREET CENTERLINE
SIDE - 0 FT., REAR - 0 FT.
BR: FRONT - 25 FT., SIDE - 30 FT., REAR - 30 FT.
STORAGE DISPLAY IN FRONT YARD - 10 FT.
FRONT SETBACK AVERAGE: 72'±78'±150'±2=75FT.
PROPOSED (EXISTING): FRONT - 81 FT., SIDE - 58 FT., REAR - 52 FT.

ZONING HISTORY:

IN CASE NO. R-87-89, ON SEPTEMBER 10, 1986, THE BOARD OF APPEALS APPROVED A REQUEST TO REZONE THE SUBJECT PROPERTY FROM DR-3.5 AND DR-16 TO BR-CSA AND BL-CSA.

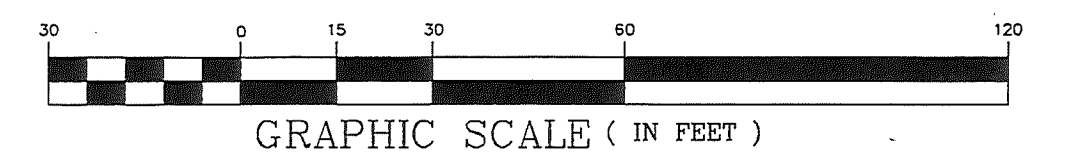
IN CASE NO. 90-105-X, ON OCTOBER 19TH, 1989, THE DEPUTY ZONING COMMISSIONER APPROVED A PETITION FOR SPECIAL EXCEPTION FOR A SERVICE GARAGE WITH THE FOLLOWING RESTRICTIONS:

NO BODY WORK TO BE PERFORMED ON PREMISES.
HOURS OF OPERATION: MONDAY-FRIDAY, 7 AM - 9 PM;
SATURDAY, 7 AM - 7 PM; SUNDAY, 9 AM - 5 PM.
NO VEHICLES TO BE PARKED OVERNIGHT AND NO VEHICLES TO BE STORED ON THE PREMISES OUTSIDE OF THE SERVICE BAYS.
DISABLED VEHICLES SHALL ONLY BE STORED IN THE SERVICE BAYS.

ZONING REQUEST:
SPECIAL EXCEPTION FOR A SERVICE GARAGE IN A BL-AS ZONE.

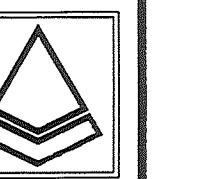
**PLAN TO ACCOMPANY
SPECIAL EXCEPTION HEARING
RUSSEL MOTOR CARS, INC.**

1917 POWERS LANE
FIRST ELECTION DISTRICT FIRST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: 1" = 50'	
DATE: 6.2.04	
JOB NO.: 99186.7	
DESIGNED: JMF	
DRAWN: RS	
CHECKED: JMF	
FILE: 99186_7SpecExc	
DRAWING NUMBER: Z-1	
NO. DATE REVISIONS BY SHEET 1 OF 1	

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