IN RE: PETITION FOR SPECIAL EXCEPTION

NW/S Pulaski Highway, 378.6' W of

Todds Lane

(8312 Pulaski Highway)

15<sup>th</sup> Election District

7<sup>th</sup> Council District

George Marmaras, et ux Petitioners BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 05-014-X

\*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, George and Peggy Marmaras, and the Contract Lessee, Julie L. Aristy, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners request a special exception to allow a used motor vehicle outdoor sales area, separated from the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, special exception relief is requested to permit a trailer to be used as a continuing use sales office in connection with the outdoor sales areas for used motor vehicles, separated from the sales agency buildings, pursuant to Section 415.2.B.2 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Peggy

Marmaras, co-owner of the subject property, Julio Aristy, Contract Purchaser, Bruce E. Doak, the

Surveyor who prepared the site plan-for this property, and Deborah C. Dopkin, Esquire, attorney

for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northwest side of Pulaski Highway, between Todds Lane and Schafers Lane in Rosedale. The south side (rear) of the property abuts Philadelphia Road; however, all access to the site is by way of Pulaski Highway. The property contains a gross area of

0.399 acres, more or less, zoned B.R.-A.S., and is presently unimproved; however, is served by public water and sewer. At one time, the property was used for parking in conjunction with the restaurant use on the adjacent lot to the west, also owned by the Petitioners. The Petitioners have contracted to lease the property for a used car sales operation. In this regard, Mr. Aristy presently operates a used car sales business in Carroll County and proposes expanding his business by opening a similar operation on the subject property. As shown on the site plan, the Petitioners propose to place an office trailer on the site from which used car sales would be conducted. The plan also shows proposed parking spaces and a storage/display area. It is also noted that no variances have been requested. This is significant in that the proposed use must comply with the B.C.Z.R. as it relates to signage, storage of vehicles and setbacks, etc.

Testimony indicated that the proposed used car sales business will operate six days a week from 9:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday. The Petitioners indicated that approximately 20 to 25 cars would be stored on the site. Cars will be cleaned and aesthetically made ready for sale at the subject site, however, no mechanical repairs or body/fender work will be done on site. It was also indicated that most vehicles will be driven to the site, and thus, there will be no large car carriers unloading on the property.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the proposal complies with the requirements of Section 502.1 of the B.C.Z.R. and will not be detrimental to the health, safety and general welfare of the locale. As noted above, to the west of the subject property is a diner, and to the east, is an M & T Bank. Obviously, Pulaski Highway in this vicinity is a commercial corridor with a number of retail/commercial uses. Thus, the proposed use appears to be compatible with the neighborhood. It is also to be noted that although the underlying zoning of the site is B.R., the A.S. (automobile service) district overlay has been applied. Thus, it appears that the proposal is consistent with the underlying zoning of the property.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Zoning day of September 2004 that the Petition for Special Exception to allow a used motor vehicle outdoor sales area, separated from the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit a trailer to be used as a continuing use sales office in connection with the outdoor sales areas for used motor vehicles, separated from the sales agency buildings, pursuant to Section 415.2.B.2 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same 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 hours of operation shall not exceed 9:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturdays.
- 3) All signage will be in accordance with the B.C.Z.R. and there will be no pennants, flashing lights, banners, balloons, or other similar advertising on the site.
- 4) There will be no mechanical repairs, or automotive body or fender repair work performed on site.
- 5) The Petitioners shall store no more than 25 vehicles on the subject property and all vehicle storage and setback requirements shall be in accordance with the B.C.Z.R.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

OHOME CHO

## 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

September 27, 2004

Deborah C. Dopkin, Esquire 409 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION

NW/S Pulaski Highway, 378.6' W of the c/l Todds Lane

(8312 Pulaski Highway)

15<sup>th</sup> Election District – 7<sup>th</sup> Council District

George Marmaras, et ux - Petitioners

Case No. 05-014-X

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

· LES:bis · · ·

cc: Mr. & Mrs. George Marmaras

9217 Cornflower Road, Baltimore, Md. 21236

Mr. Julio Aristy, 898 Backbone Court, Westminster, Md. 21157

Mr. Bruce E. Doak, Gerhold Cross & Etzel

320 E. Towsontown Boulevard, Towson, Md. 21286

People's Counsel; Case File



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at #8312 Polaski Highway
which is presently zoned B.R.- A.5

I/We do solemnly declare and affirm, under the penalties of

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

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 used motor vehicle outdoor sales area, seperated from the sales agency building per BCZR section 236.4 and to allow a trailer to be used as a continuing use sales office in connection with the outdoor sales are as for used motor vehicles, seperated from sales agency buildings per BCZR section 415.2.B.Z.

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.

	is the subject of this Petition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
Name - Type or Print	Seorge Marmaras  Name - Type or Print On Man
Signature Signature (7: 443-271-5689	Signature Mas masas
Address Telephone No.	Name - Type of Print
City State Zip Code	Signature Signature
Attorney For Petitioner:	921) CornFlave PD. 410-256-4753
Deborah C Dookin	Address Jelephone No. 21236
Name - Type or Print	City State Zip Code
(Deborale) ( h) worked	Representative to be Contacted:
Signature	Bruce E Doak
Company	Gerhold, Cross & Eszel, Ltd. Name
. 409 Washinston (kac 41082/0200	320 E. Towson 80wn Blwd. (110)-823-4470
Addless Telephone No.	Address Telephone No.
	70wson MD. 21286
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
20	ESTIMATED LENGTH OF HEARING
Scase No. 05-014-X	UNAVAILABLE FOR HEARING
3200	Reviewed By 807 Date 07.08.0
115198	*
$\hat{x}$	
W	
OHO Date Della Company of the Publish of the Publis	
ാ മ് മ്	



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 29, 2004

## Zoning Description 8312 Pulaski Highway

All that piece or parcel of land situate, lying and being in the Fifteenth Election District Of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the Northwest side of Pulaski Highway (150' wide) 71 ½' more or less perpendicular from a point in the centerline of Pulaski Highway 378 ½' more or less from the intersection of the centerline of Pulaski Highway and the centerline of Todds Lane, thence (1) Northeasterly running and binding along the Northwest side of Pulaski Highway by a line curving to the left with a radius of 25,389.79 feet the distance of 101.3 feet more or less to a point on the Northwest side of Pulaski Highway thence leaving said Pulaski Highway and running for a line of division (2) North 16 degrees 48 minutes West 180 feet more or less to the Southeast side of Old Philadelphia Road, thence continuing the same course (3) North 16 degrees 48 minutes West 16 feet to the center of said Old Philadelphia Road, thence binding along the center of said Old Philadelphia Road as measured at right angles (4) South 73 degrees 12 minutes West 100 feet to a point in the center of Old Philadelphia Road, running thence as measured at right angles (5) South 16 degrees 48 minutes East 16 feet to a point on the southeast side of Old Philadelphia Road as now laid out, said point also being the end of the 3<sup>rd</sup> line of the lot of ground conveyed by Alphonse J. Schaefer and wife to Ernest Reinmuth, Dated December 18, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 965 folio 513 and running thence continuing the same course (6) South 16 degrees 48 minutes East binding reversely along said 3<sup>rd</sup> line 181.55 feet to the point of beginning.

Containing 17386.00 sq. ft. or 0.399 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

CJ-014X

WHIT	3	PROM	DAT	S S B
E CASHII				SCE N
7				OF E
				NEOC PDGE NEOC
				S T S
AGENC				S X
				E NA
ă		<b>}</b>	AC	3
tow	76	S S	DUNT	Ž
CUST		•		- Samuel Control of the Control of t
Men de la companya de				
		K		
	S E	to		Z
		h		
	<b></b>			
		h		
X				
	· · ·	· · · · · · · · · · · · · · · · · · ·		
				444 × ½ _
			2.5	<b>X</b>
				3 3
	Service and the service and th			
<b>\$</b>				

ţ

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in <u>Towson, Maryland</u> on the property identified herein as follows:

Case: #05-014-X

8312 Pulaski Highway N/west side of Pulaski Highway, 378 feet n/east of

**Todds Lane** 

15th Election District — 7th Councilmanic District
Legal Owner(s): George & Peggy Marmaras
Contract Purchaser: Julio Aristy
Special Exception: for a used motor vehicle outdoor
sales area, separated from the sales agency building and
to allow a trailer to be used as a continuing use sales
office in connection with the outdoor areas for used
motor vehicles, separated from the sales agency
buildings buildings.

Hearing: Thursday, September 2, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avegue.

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 8/711 August 17

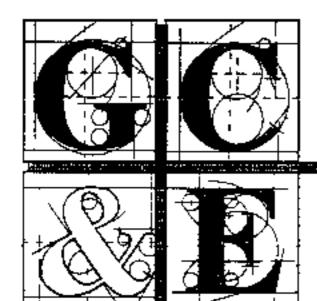
## CERTIFICATE OF PUBLICATION

8/19/,2004
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 817 ,20 <u>C</u> 4+.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING







# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

LIMITED

### **CERTIFICATE OF POSTING**

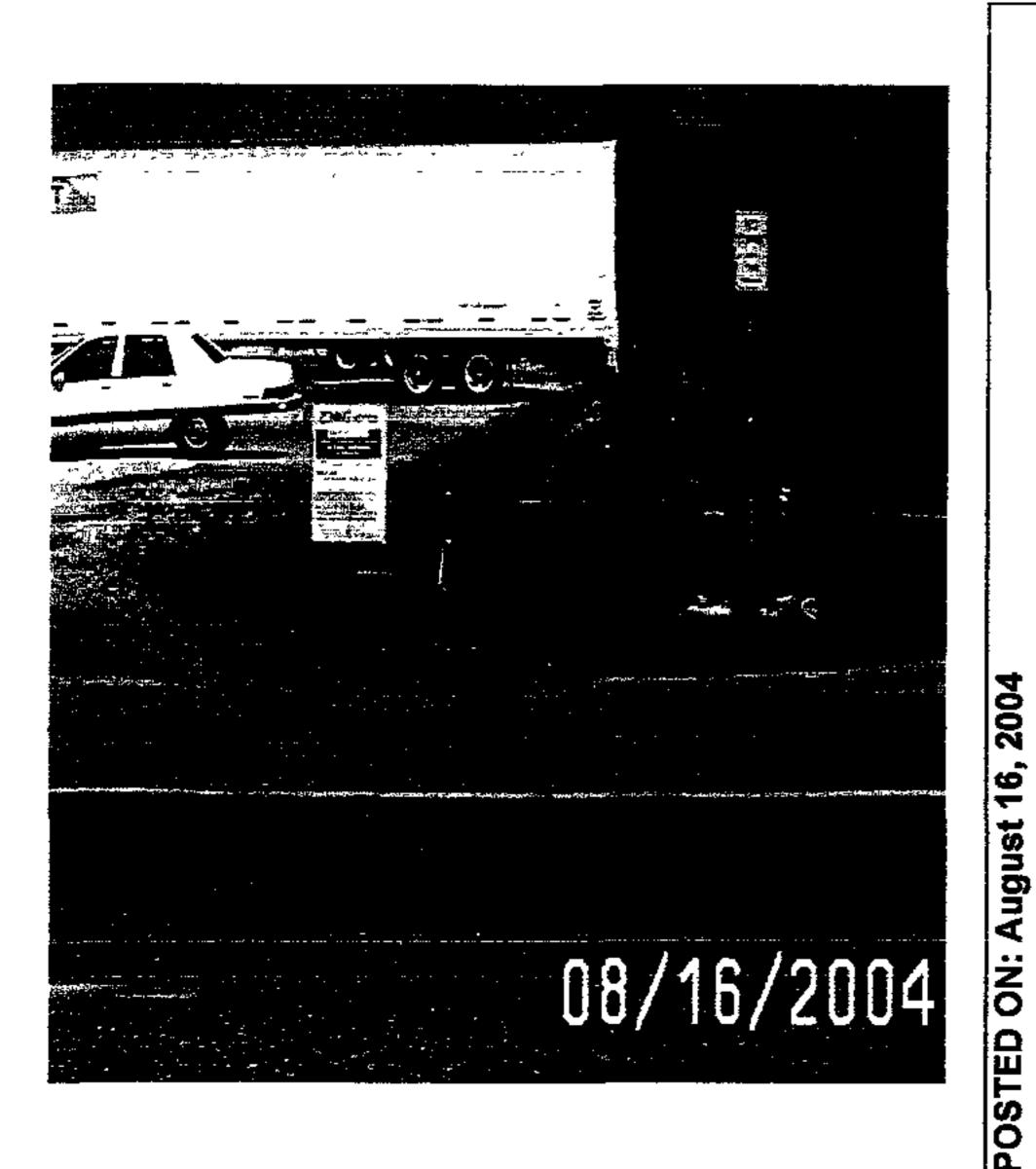
RE: CASE NO. 05-014-X
PETITIONER/DEVELOPER:
Julio Aristy
DATE OF HEARING:
September 2, 2004

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

**ATTENTION: KRISTEN MATTHEWS** 

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



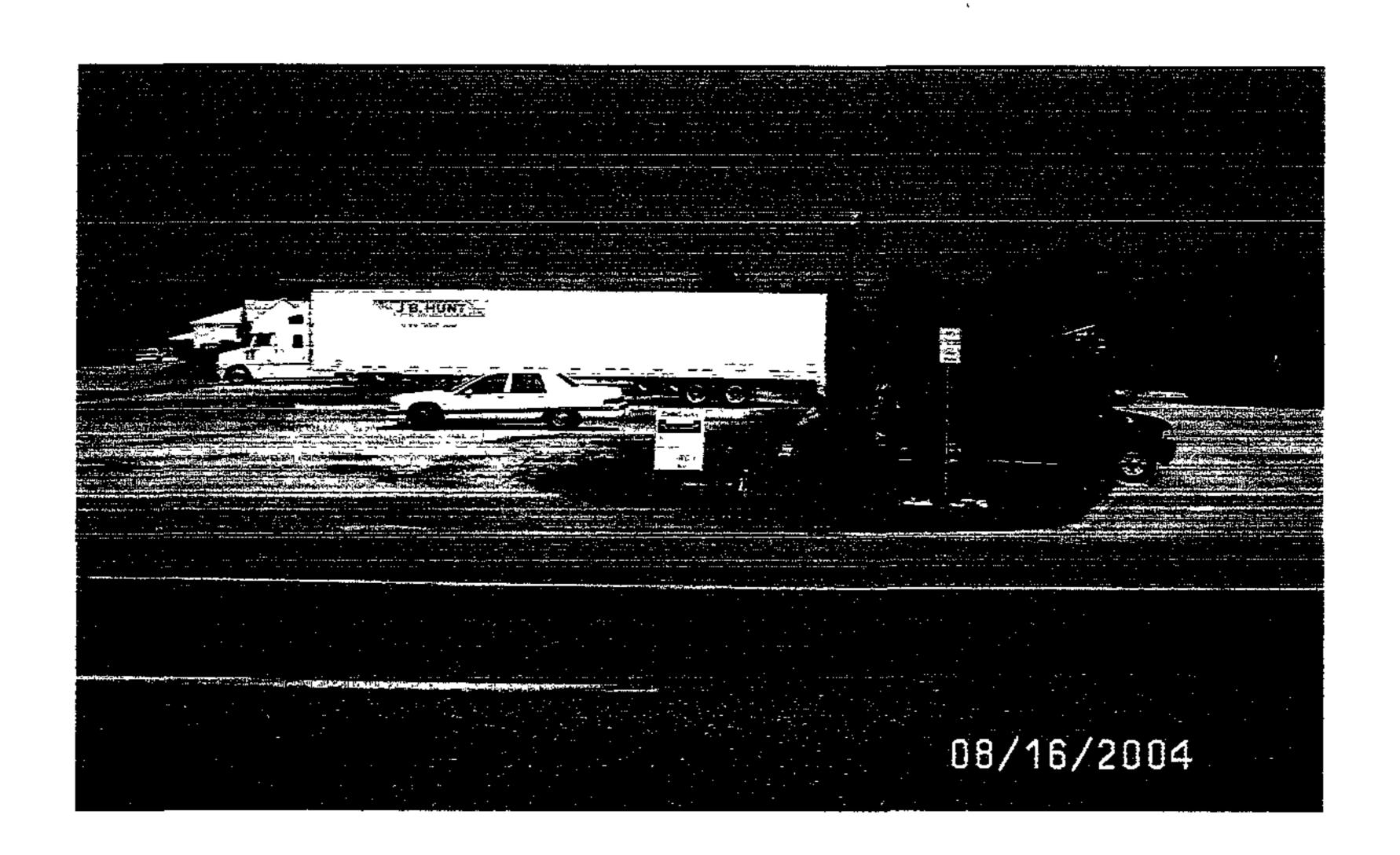
#### LOCATION:

8312 Pulaski Highway Baltimore, MD 21237

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX







# 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

July 14, 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: 05-014-X

8312 Pulaski Highway

N/west side of Pulaski Highway, 378 feet n/east of Todds Lane

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: George & Peggy Marmaras

Contract Purchaser: Juilo Aristy

Special Exception for a used motor vehicle outdoor sales area, separated from the sales agency building and to allow a trailer to be used as a continuing use sales office in connection with the outdoor areas for used motor vehicles, separated from sales agency buildings.

Hearing: Thursday, September 2, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: George & Peggy Marmaras, 9217 Comflower Road, Baltimore 21236
Julio Aristy, 898 Backbare Court, Westminster 21157
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 18, 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.

TO: PATUXENT PUBLISHING COMPANY Tuesday, August 17, 2004 Issue - Jeffersonian

Please forward billing to:
Julio Aristy
898 Backbone Court
Westminster, MD 21157

443-271-5689

## **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: 05-014-X

8312 Pulaski Highway
N/west side of Pulaski Highway, 378 feet n/east of Todds Lane
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: George & Peggy Marmaras

Contract Purchaser: Juilo Aristy

Special Exception for a used motor vehicle outdoor sales area, separated from the sales agency building and to allow a trailer to be used as a continuing use sales office in connection with the outdoor areas for used motor vehicles, separated from sales agency buildings.

Hearing: Thursday, September 2, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Boskey Avenue

assil ama

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: 05-0(4.7;					
Petitioner: SECREE HARTOSAS/ JULIO ATUS TY.					
Address or Location: 23/2 Purps Ki Highwese					
PLEASE FORWARD ADVERTISING BILL TO:					
Name: Suico Hrus Tr					
Address: 898 Back Bonce CT.					
Westington To 2115T.					
Telephone Number: 443-771.5689.					

# Department of Permits Development Management

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





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

August 25, 2004

Deborah C. Dopkin 409 Washington Avenue Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 05-014-X, 8312 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 2004.

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, Call Rill De

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: db

**Enclosures** 

c: People's Counsel George and Peggy Marmosas 9217 Cornflower Road Julio Aristy 898 Backbone Court Westminster 21157 Bruce E. Doak Gerhold, Cross, & Etzel 320 E. Towsontown Blvd. Towson 21286



## Fire Department

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



# Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of July 19, 2004

Item No.:

001, 003-016

Dear Ms. Mathews:

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

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

C: File







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

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: July 19, 2004

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

RE: Baltimore County
Item No. 014 (JRA)
8312 Pulaski HGWY

US 40

Mile Post 15.91

Dear Ms. Matthews:

This office has reviewed the referenced Item and has no objection to approval of the Special Exception.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- Standard curb and gutter improvements from property corner to property corner..
- Minimum 25' wide entrance.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief Engineering Access Permits Division

f. f. Hedlen

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

July 23, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-004

05-005

05-006

05-007

05-008

05-009

05-013

05-014

05-015

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

# 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

RECEIVED

**DATE:** September 2, 2004

SEP - 2 2004

ZONING COMMISSIONER

**SUBJECT:** 

8312 Pulaski Highway

INFORMATION:

**Item Number:** 

5-014

Petitioner:

Geroge Marmaras

Zoning:

**BR-AS** 

Requested Action:

Special Exception

#### **SUMMARY OF RECOMMENDATIONS:**

The Office of Planning is unable to give a recommendation on the petitioner's request at this time due to inadequate information. The site plan should be revised to show the specific parking spaces that will be used for the sales cars on the proposed used car lot.

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

Prepared by:

Division Chief

AFK/LL:MAC:

## BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** July 23, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For July 26, 2003

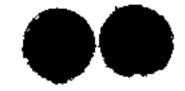
Item Nos. 001, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013, 014,

015, and 016

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

RWB:CEN:jrb

cc: File





PETITION FOR SPECIAL EXCEPTION RE:

8312 Pulaski Highway; NW/side of Pulaski

Highway, 378' NE of Todds Lane 15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owner(s): George & Peggy Marmaras \*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

**FOR** 

**BALTIMORE COUNTY** 

05-14-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.

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 21st day of July, 2004, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED


JUL 2 1 2004

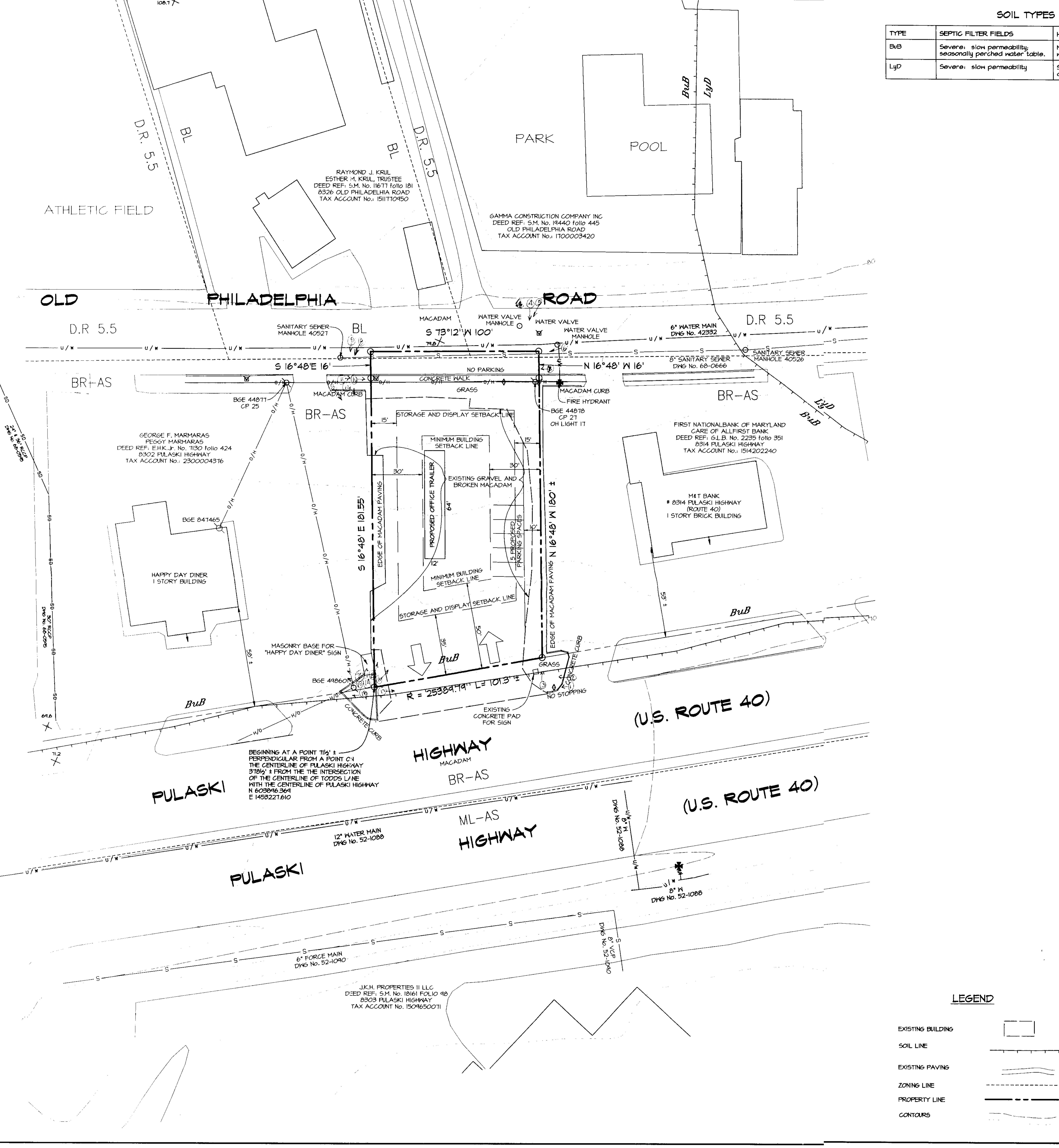
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# PETTICNER'S SIGN-IN SHEET

							Vulio HCiSTY	# # /	PELLY MARMARAS	GERHOLD CROSS & ETEST	BRUCE E. DOAK	NAME
							348 Backbone CT.	WASH	9217 CORNELOWER RD		320 E. Towsowstown Ravo	ADDRESS
							Wesimins Land Mis	Tawson 21204	BALTO.M) 21236		Towson 11/0 21286	CITY, STATE, ZIP
								DOORKING Dopkin Law Com	J			E- MAIL



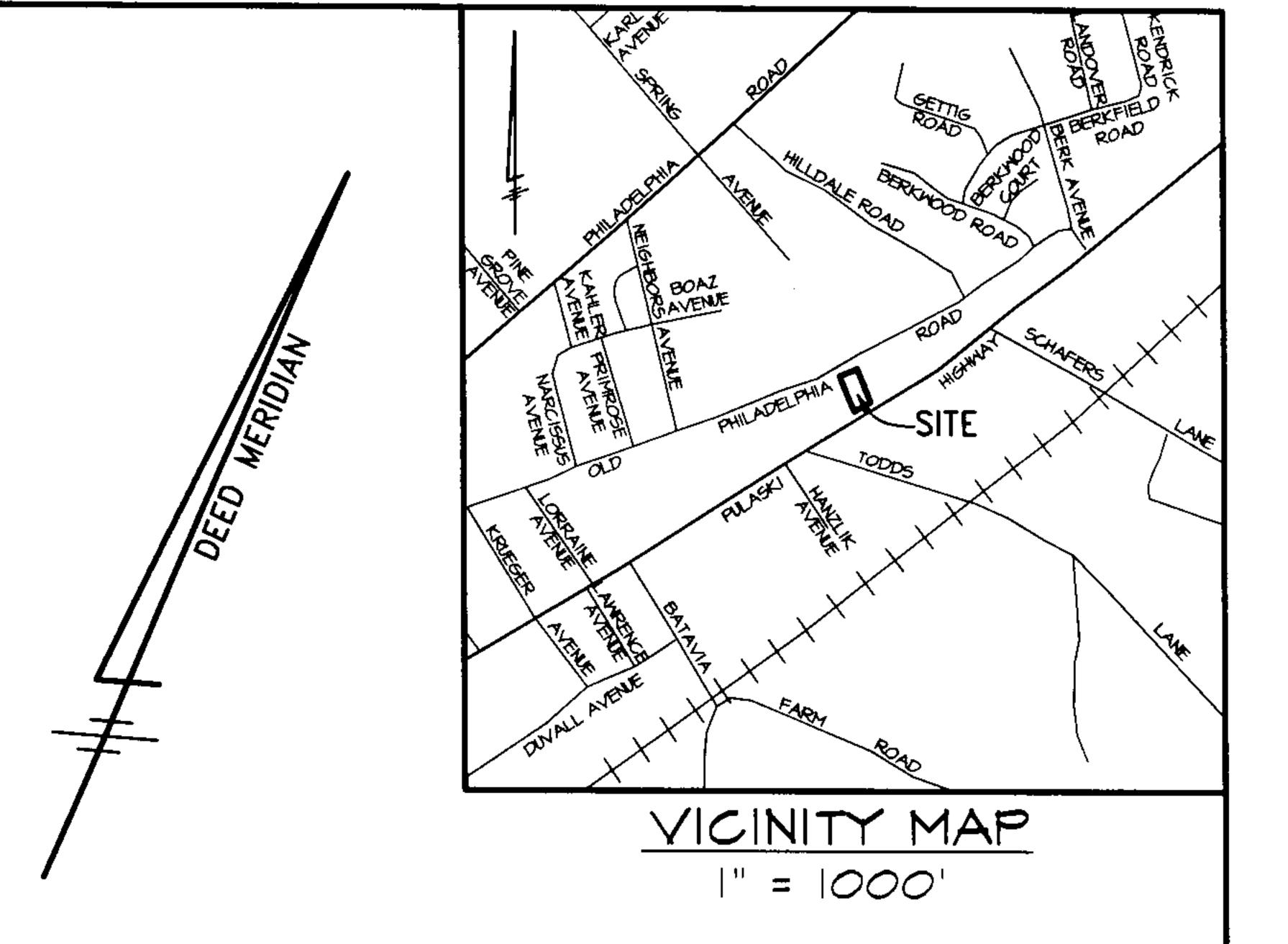


27" RCCP DNG No. 66-0595 -----50-----

SOIL TYPES & LIMITATIONS

Æ	SEPTIC FILTER FIELDS	HOMESITES W/BASI					
3	Severe: slow permeability; seasonally perched water table.	Moderate: season water table.					
>	Severe: slow permeability	Severe: subsoil sl					

HOMESITES W/BASEMENT	STREETS & PARKING					
Moderate: seasonally perched water table.	Moderate: seasonally perched water table; slope.					
Severe: subsoil shrinkage and instability.	Severe: subsoil shrinkage and Instability; slope.					



# GENERAL NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A DEED FROM AUGUST C. WEBER, VIRGINIA LEE WEBER, HIS WIFE AND JOHN E. BOHLEN Jr., NANCY LEE BOHLEN TO GEORGE F. MARMARAS AND PEGGY MARMARAS, HIS WIFE DATED OCTEBER 12, 1995 AND RECORDED AMONG THE LAND RECORDS OF
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 089C3
- SCHOOL DISTRICT: ELEMENTARY RED HOUSE RUN E.S.; MIDDLE GOLDEN RING M.S.; HIGH OVERLEA H.S. A.D.C. MAP & GRID
- . THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
- 8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- PROPOSED PARKING: 5 SPACES
- PARKING SPACES REQUIRED, 5 PER 1000 SQ. FT. BUILDING AREA BUILDING AREA = 768 SQ. FT.
- 12. THE SUBJECT PROPERTY IS NOT HISTORIC OR LOCATED WITHIN A HISTORIC DISTRICT.

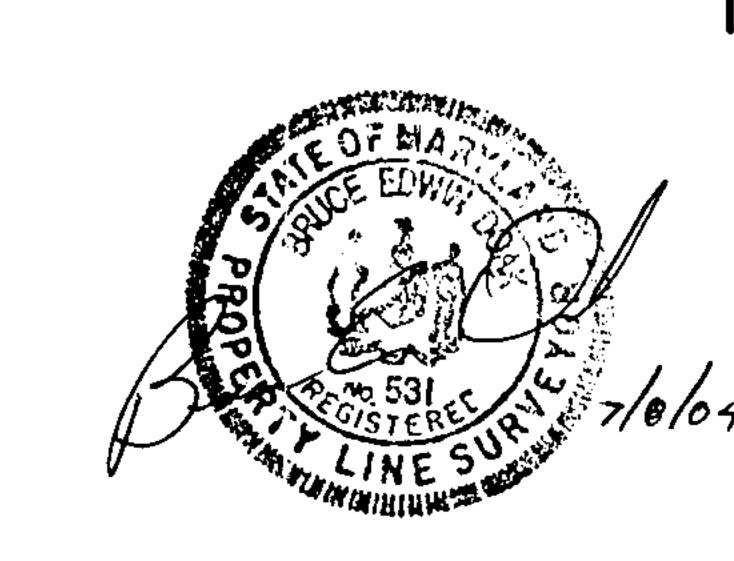
SPECIAL EXCEPTION TO ALLOW A USED MOTOR VEHICLE OUTDOOR SALES AREA, SEPERATED FROM THE SALES AGENCY BUILDING PER BOZR SECTION 236.4 TO ALLOW A TRAILER TO BE USED AS A CONTINUING USE SALES OFFICE IN CONNECTION WITH THE OUTDOOR SALES AREAS FOR USED MOTOR VEHICLES, SEPERATED FROM SALES AGENCY BUILDINGS PER BOZR SECTION 415.2.B.2

DEVELOPER JULIO ARISTY BEST PRICE AUTO SALES 2914 HANOVER PIKE MANCHESTER, MARYLAND 21102 (443)-271-5689

<u>OWNER</u> GEORGE F. MARMARAS & PEGGY MARMARAS, HIS WIFE 9217 CORNFLOWER ROAD BALTIMORE, MARYLAND 21236-1740

PLAN TO ACCOMPANY PHOTOGRAPHS

# PLAT TO ACCOMPANY PETTITION FOR SPECIAL HEARING MARMARAS PROPERTY



8312 PULASKI HIGHMAY Deed Ref: S.M. No. 11303 folio 11 Tax Account No.: 1523155620 Zoned B.R.- A.S.; Map NE 3-F Tax Map 89; Grid 17; Parcel 516 15th Election district 7th COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: JUNE 18, 2004

# GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS Suite 100

> 320 East Towsontown Boulevard Towson, Maryland 21286 (410) 823-4470

DRAWN:

