

IN RE: PETITION FOR SPECIAL EXCEPTION
W/S Belair Road, 340' S of the c/l
Still Meadow Road
(8234 Belair Road)
14th Election District
6th Council District

Sarju Singh
Petitioner

* BEFORE THE
* ZONING COMMISSIONER FOR
* FOR
* BALTIMORE COUNTY
* Case No. 05-380-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 legal owner of the subject property, Sarju Singh. The Petitioner requests a special exception to allow the sale of used motor vehicles on the subject property located in a B.R. Zone. 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 were Sarju Singh, property owner and proprietor of the proposed business; David Billingsley from Central Drafting and Design, the consultant who prepared the site plan; and Ralph K. Rothwell, Jr., Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence were proffered which revealed that the subject property is a rectangular shaped parcel located on the northwest side of Belair Road, between Stillmeadow Road and White Marsh Boulevard (Maryland Route 43) in White Marsh. As shown on Petitioner's Exhibit 4, the property is comprised of three smaller parcels, which contain a combined gross area of 0.447 acres, more or less, zoned B.R. Petitioner's Exhibits 2(a), (b) and (c) reflect the tax accounts of the three parcels and Petitioner's Exhibit 3 is a copy of the deed showing the descriptions of the said properties. The property is improved with a two-story

ORDER RECEIVED FOR FILING

Date

By

building which features one-story additions to both the east side and rear, and a carport on the west side. By proffer, testimony was introduced that the site was previously used by an ambulance service to store and dispatch its vehicles; however, that ambulance service has since moved to another location further up the road.

Mr. Singh has owned the property since June 3, 2004 and wishes to utilize it for a used automobile dealership, using approximately the same space arrangement that was previously used by the ambulance service. Petitioner's Exhibits 5 (a), (b), (c) and d) shows the commercial character of the area as well as a front view of the existing building. No change is anticipated to the existing structure and its use will be for the offices of the business.

By proffer, Mr. Billingsley offered testimony describing the site plan and location of stone parking facilities and spaces designated for customers. He further indicated that by discussion with the Office of Planning, the existing road was slated for widening in the future and therefore no vegetative buffering was deemed to be necessary at this time. For any additional paving, the Department of Environmental Protection and Resource Management (DEPRM) indicated that an internal administration variance (not a zoning variance) might be required, due to the property's location immediately adjacent to White Marsh Run; however that would be a separate issue.

By proffer Mr. Singh indicated that no mechanical or auto body repairs would be performed at that site, and no damaged or disabled vehicles would be stored on the subject property. It was indicated that he owns a separate business at 6226 Belair Road, which operates a body and mechanical shop and that any repairs necessary for the used vehicles would be done at that location and not the subject property.

In order for special exception relief to be granted, the Petitioner must meet the burden set forth in Section 502.1 of the B.C.Z.R. Generally, the Petitioner must demonstrate that the

proposed use will not be detrimental to the health, safety and general welfare of the locale. (See Schultz v. Pritts, 291 Md. 1 (1995). Moreover, as has been emphasized by the Court of Appeals in discussing the law of special exceptions, it must be shown that the proposed use at the subject location will not cause any adverse impacts above and beyond those inherently associated with such use elsewhere in the zone. (See e.g., Mossberg v. Montgomery Co., 321, Md. 494 (1993).

After due consideration of the proffered testimony presented by Mr. Billingsley and the Petitioner, I find that the relief requested complies with the special exception requirements set forth in Section 502.1 of the B.C.Z.R. The proposed use is an appropriate use of the subject site and will not be detrimental to adjacent properties. However, the use of the subject property must comply with the ZAC comments submitted by the Fire Department and DEPRM, copies of which are attached hereto and made a part hereof. In addition, the Petitioner shall submit a landscape, signage and lighting plan to the County's Landscape Architect, Mr. Avery Harden, for review and approval prior to the issuance of any use and occupancy permits.

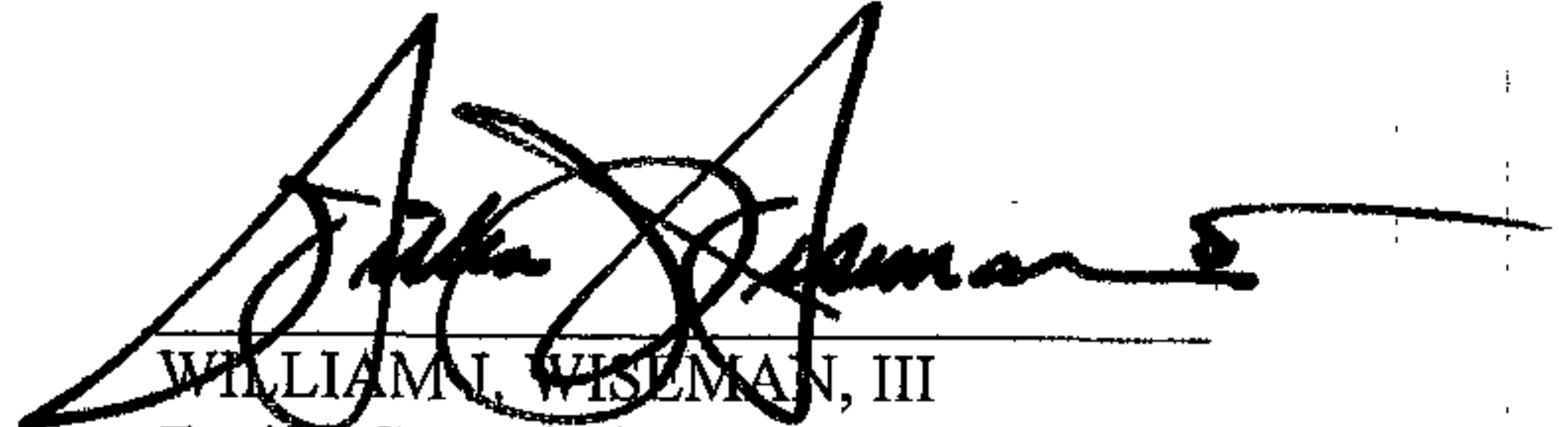
Pursuant to the advertisement, posting of the property and public hearing on the Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of April 2005, that the Petition for Special Exception seeking approval of the use of the subject property for the sale of used motor vehicles, in accordance with Petitioner's Exhibit 1, be and is hereby granted, subject to the following restrictions:

- 1) The Petitioners may apply for their building/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.

ORDER RECEIVED FOR FILING
Date 4/5/05
By [Signature]

- 2) The proposed development shall comply with the recommendations made by the Fire Department and DEPRM, as set forth in their ZAC comments dated February 14, 2005 and March 15, 2005, respectively, copies of which are attached hereto and made a part hereof.
- 3) The Petitioner shall submit a landscape, signage and lighting plan to the County's Landscape Architect, Mr. Avery Harden, for review and approval prior to the issuance of any use and occupancy permits.
- 4) When applying for any permits, the site plan/landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 4/5/15
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

April 5, 2005

Ralph K. Rothwell, Jr., Esquire
Maslan, Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

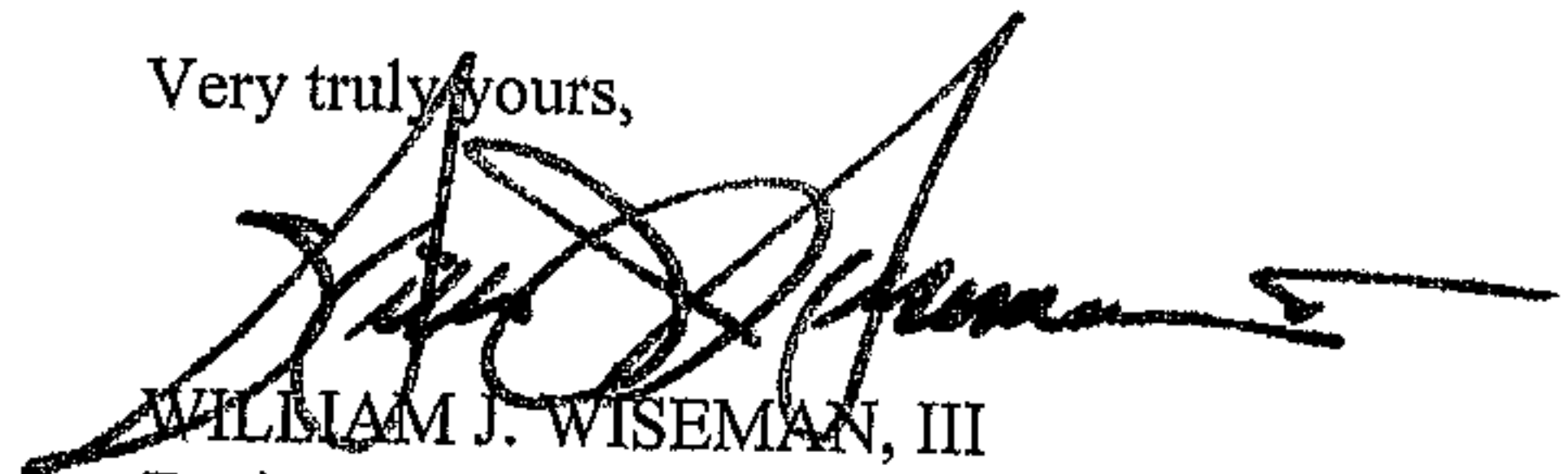
RE: PETITION FOR SPECIAL EXCEPTION
W/S Belair Road, 340' S of the c/l Still Meadow Road
(8234 Belair Road)
14th Election District – 6th Council District
Sarju Singh - Petitioners
Case No. 05-380-X

Dear Mr. Rothwell:

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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Sarju Singh
4234 Silver Spring Road, Baltimore, Md. 21236
Mr. David Billingsley, Central Drafting & Design
601 Charwood Court, Edgewood, Md. 21040
Fire Department; Office of Planning; DEPRM; People's Counsel; Case File

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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8234 Belair Road

which is presently zoned BR

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

to operate business for the sale of used motor vehicles.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Ralph K. Rothwell, Jr.

Name - Type or Print

City

Signature

Maslan, Maslan & Rothwell, P.A.

Company

7508 Eastern Avenue 410-282-2700

Address

Telephone No.

Baltimore, MD 21224

City

State

Zip Code

Legal Owner(s):

Sarju Singh

Name - Type or Print

Signature

Name - Type or Print

Signature

4234 Silver Spring Rd 410-254-8900

Address

Telephone No.

Baltimore, MD 21236

State

Zip Code

Representative to be Contacted:

Ralph K. Rothwell, Jr.

Name

7508 Eastern Avenue 410-282-2700

Address

Telephone No.

Baltimore, MD 21224

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 05-380-X

RECEIVED 09/15/98

ORDER RECEIVED FOR FILING
Date 4/15/15
By [Signature]

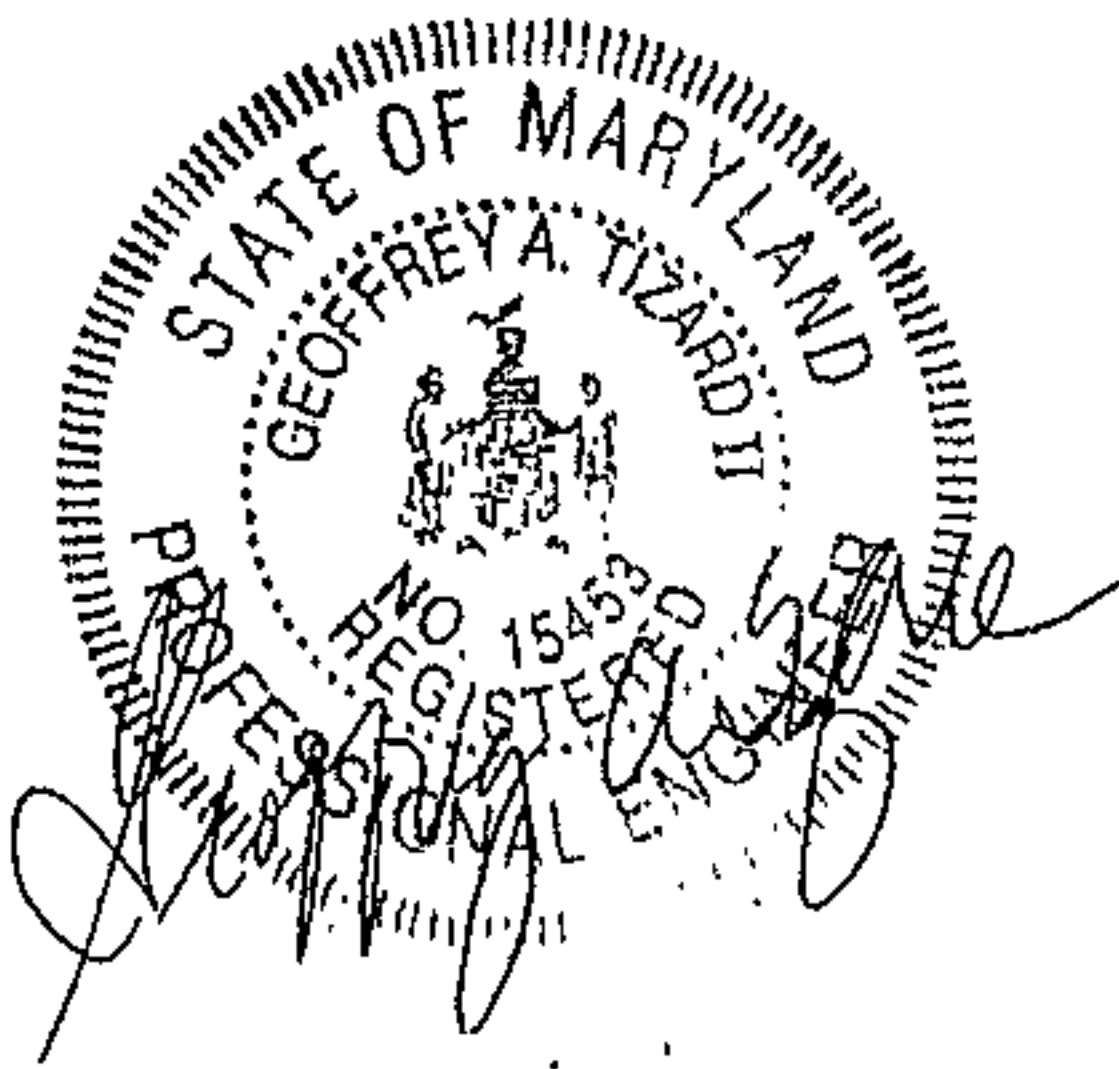
ZONING DESCRIPTION

8234 BELAIR ROAD

Beginning at a point on the west side of Belair Road, U.S. Route 1 (100 feet wide), said point being distant 340 feet southerly feet from the centerline of Still Meadow Road (60 feet wide), thence (1) S $43^{\circ}45'$ W 82 feet, thence (2) N $46^{\circ}15'$ W 148 feet, thence (3) N $43^{\circ}45'$ E 172 feet, thence (4) S $15^{\circ}00'$ E 174 feet to the place of beginning.

Containing 0.447 acre of land, more or less

Being known as 8234 Belair Road. Located in the 14th Election District, 6th Councilmanic District.



OS-380-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 641346

05-380-X

DATE 01-28-05

ACCOUNT

RECORDING

AMOUNT \$

380.00

RECEIVED FROM:

PLASUDA PLASUDA & RECTANGLE

FOR:

FOR SALES TAX / 4234 SICOSSP

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

807

PAID RECEIPT

RECEIVED: ACTION TIME

1/28/2005 1/28/2005 11:24:25

RECEIVED: ACTION TIME

1/28/2005 1/28/2005 11:24:25

RECEIVED: ACTION TIME

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1/28/2005 1/28/2005 11:24:25

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #05-380-X
8234 Belair Road
W/side of Belair Road, 341
feet south of centerline of
Still Meadow Road
14th Election District
6th Councilmanic District
Legal Owner(s): Sarju Singh
Special Exception: to oper-
ate business for the sale of
used motor vehicles.
Hearing: Tuesday, March
22, 2005 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue, Towson 21204.

WILLIAM WISEMAN
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) 887-4388.
(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
JT/3/652 Mar. 8 41969

CERTIFICATE OF PUBLICATION

3/10/, 2005

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 3/8/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-380-X

Petitioner/Developer: SARJU

Singh

Date of Hearing/Closing: 3/22/05

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

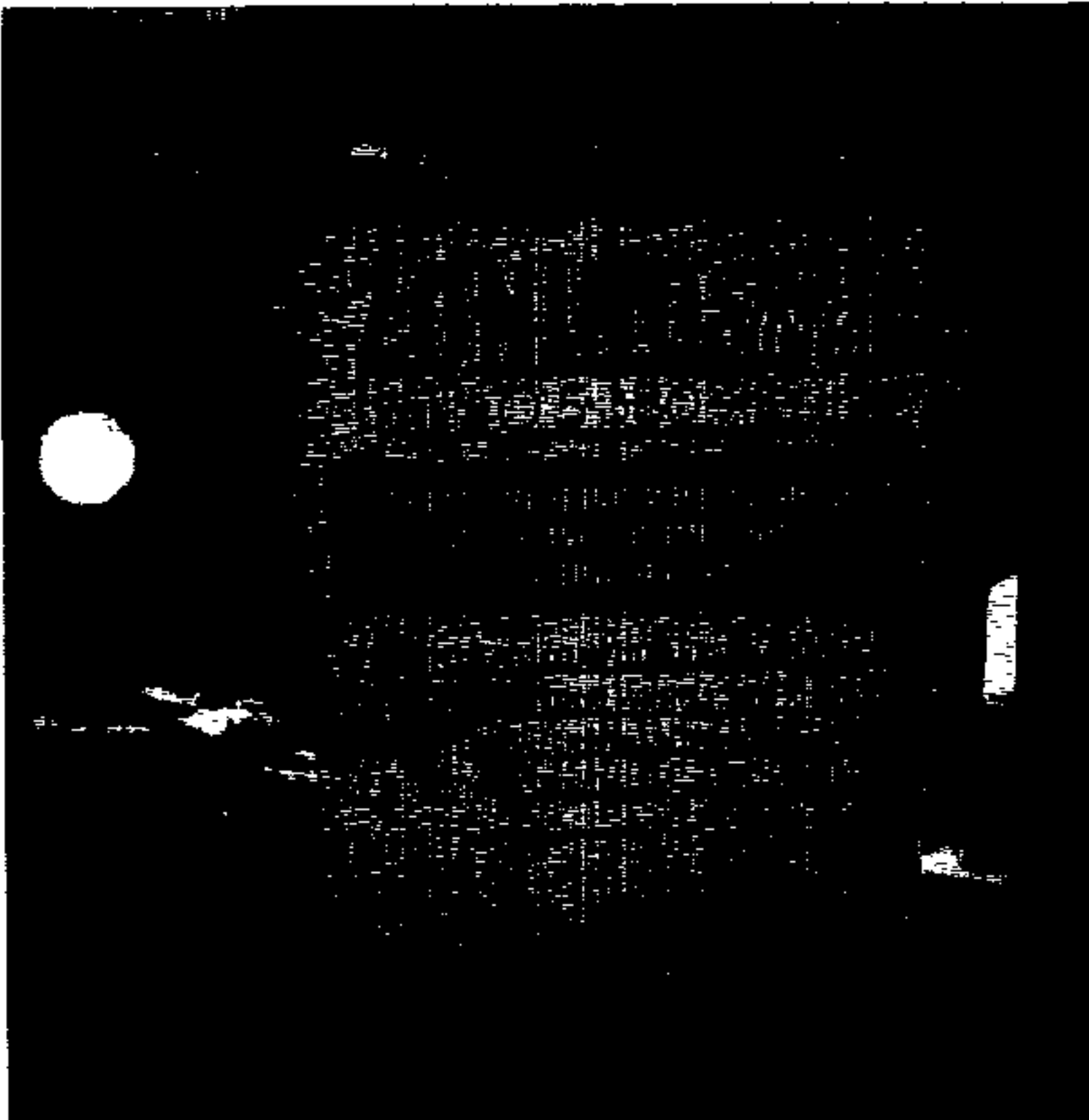
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8234 BELAIR RD

The sign(s) were posted on _____

3/5/05
(Month, Day, Year)

Sincerely,



Robert Black
(Signature of Sign Poster)

3/8/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

8234 BEL AIR RD

**Department of Permits and
Development Management**



Baltimore County

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

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

February 24, 2005

CORRECTED 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: 05-380-X

8234 Belair Road

W/side of Belair Road, 340 feet south of centerline of Still Meadow Road

14th Election District – 6th Councilmanic District

Legal Owner: Sarju Singh

Special Exception to operate business for the sale of used motor vehicles.

Hearing: Tuesday, March 22, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Ralph Rothwell, Jr., 7508 Eastern Avenue, Baltimore 21224
Sarju Singh, 4324 Silver Spring Road, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 7, 2005.**
- (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.

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

TO: PATUXENT PUBLISHING COMPANY
→ Tuesday, March 8, 2005 Issue - Jeffersonian

Please forward billing to:

Sarju Singh
4234 Silver Spring Road
Baltimore, MD 21236

410-254-8900

CORRECTED 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: 05-380-X

8234 Belair Road

W/side of Belair Road, 340 feet south of centerline of Still Meadow Road

14th Election District – 6th Councilmanic District

Legal Owner: Sarju Singh

Special Exception to operate business for the sale of used motor vehicles.

→ Hearing: Tuesday, March 22, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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**

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

February 11, 2005

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: 05-380-X

8234 Belair Road
W/side of Belair Road, 340 feet south of centerline of Still Meadow Road
14th Election District – 6th Councilmanic District
Legal Owner: Sarju Singh

Special Exception to operate business for the sale of used motor vehicles.

Hearing: Thursday, March 17, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Ralph Rothwell, Jr., 7508 Eastern Avenue, Baltimore 21224
Sarju Singh, 4324 Silver Spring Road, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 2, 2005.**
- (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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 1, 2005 Issue - Jeffersonian

Please forward billing to:

Sarju Singh
4234 Silver Spring Road
Baltimore, MD 21236

410-254-8900

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: 05-380-X

8234 Belair Road

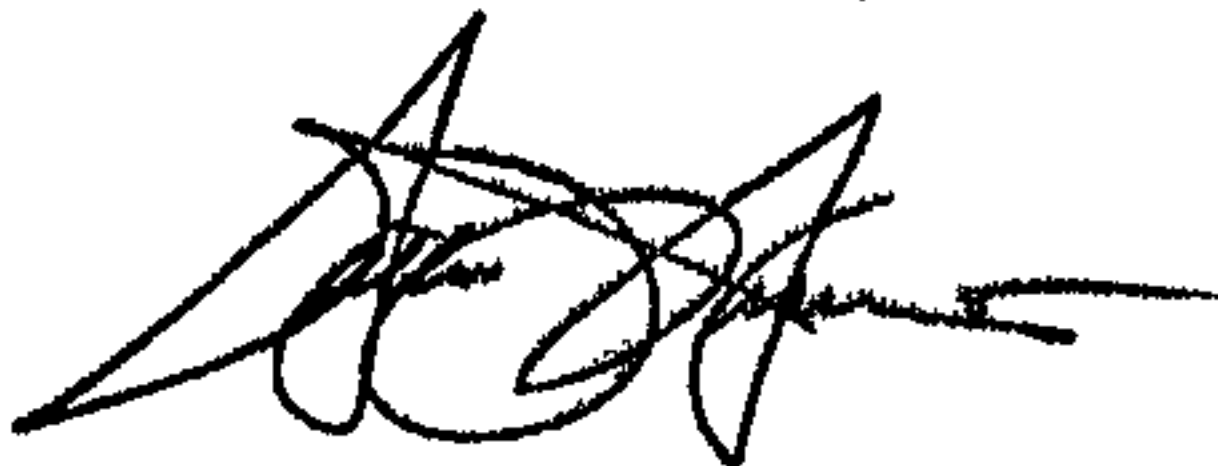
W/side of Belair Road, 340 feet south of centerline of Still Meadow Road

14th Election District – 6th Councilmanic District

Legal Owner: Sarju Singh

Special Exception to operate business for the sale of used motor vehicles.

Hearing: Thursday, March 17, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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 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: 05-380 X

Petitioner: SARJU SINGH

Address or ^{site}Location: 8234 Belair Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: #234-B Silver Spring Rd.
Ba1to, Md, 21236

Telephone Number: 410-254-8900

**Department of Permits and
Development Management**

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



Baltimore County

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

March 14, 2005

Ralph K. Rothwell, Jr.
Maslan, Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

Dear Mr. Rothwell:

RE: Case Number: 05-380-X, 8234 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Sarju Singh 4234 Silver Spring Road Baltimore 21236

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



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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

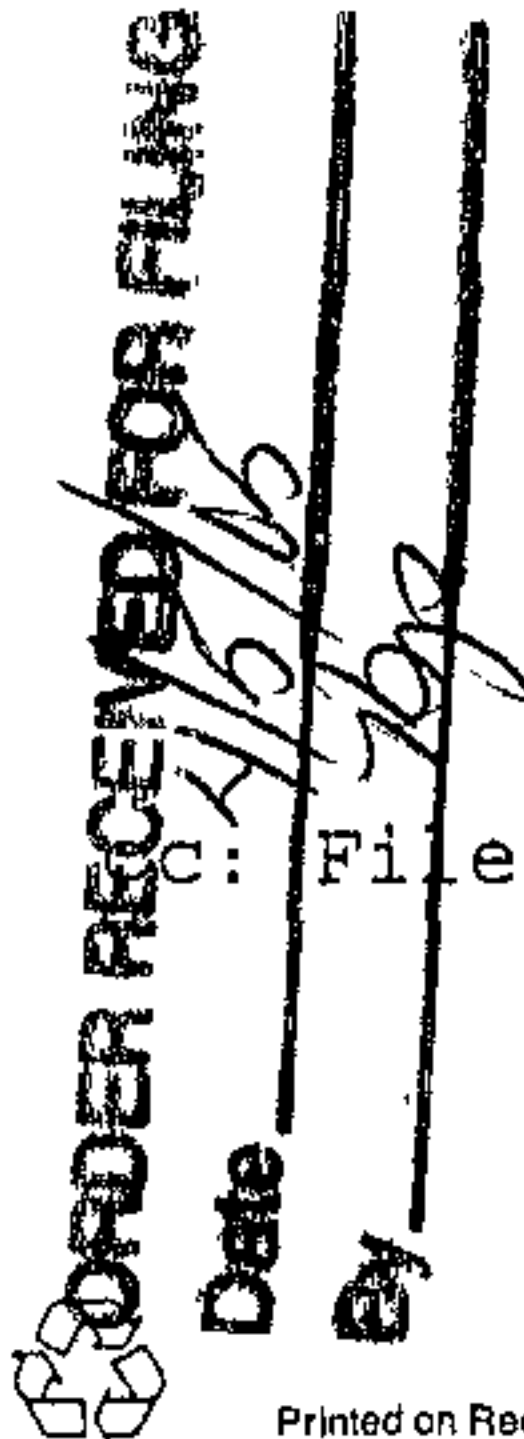
Item No.: 380/ 393

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

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



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



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

Maryland Department of Transportation

Date: 3.11.05

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

RE: Baltimore County
Item No. 380 JJS

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

Steven D. Foster, Chief
Engineering Access Permits Division

Row
3/22

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. JDO

DATE: February 25, 2005

SUBJECT: Zoning Item # 05-380
Address 8234 Belair Road

FEB 25 2005

Zoning Advisory Committee Meeting of February 14, 2005

- _____ 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:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

A variance would be required to pave the store lot that extends to the top of White Marsh Run's bank.

Reviewer: Sue Farrinetti

Date: February 15, 2005

L:\SHARED\DESHARED\Devcoord\ZACSHL-1-11-05.doc

ORDER RECEIVED FOR PLANS
Date 2/15/05
By [Signature]

10W
3/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 15, 2005

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

SUBJECT: 8234 Belair Road

INFORMATION:

Item Number: 5-380

Petitioner: Sarju Singh

Zoning: BR

Requested Action: Special Hearing

RECEIVED

MAR 1 2005

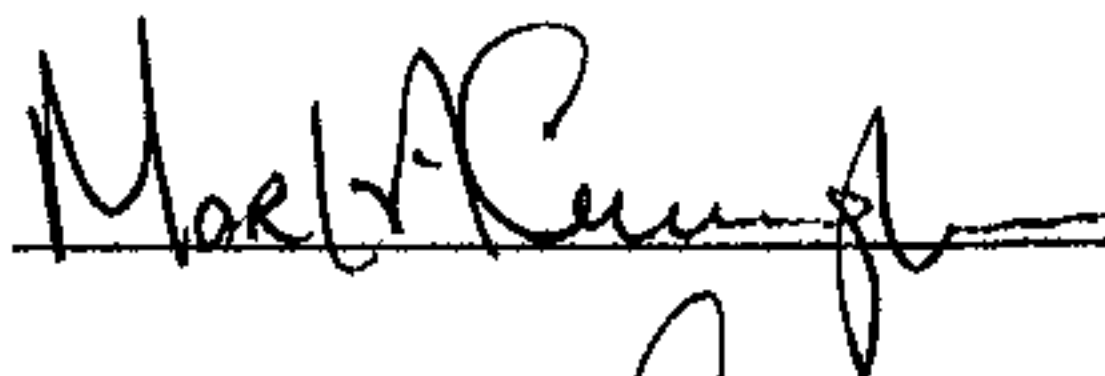
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

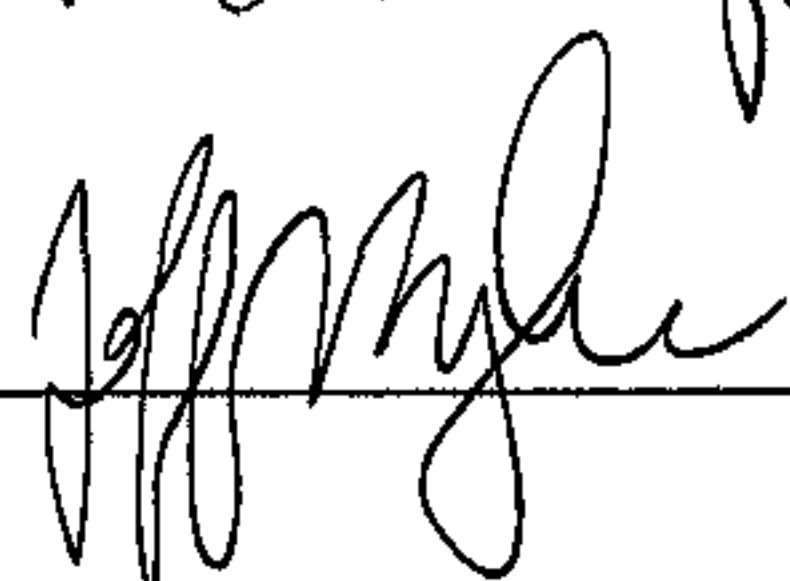
The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Submit building elevations (all sides) of the proposed structure to this office for review and approval prior to the issuance of any building permits.
2. Submit a landscaping, signage, and lighting plan to Avery Harden, Baltimore County Landscape Architect for review and approval prior to the issuance of any building permits.

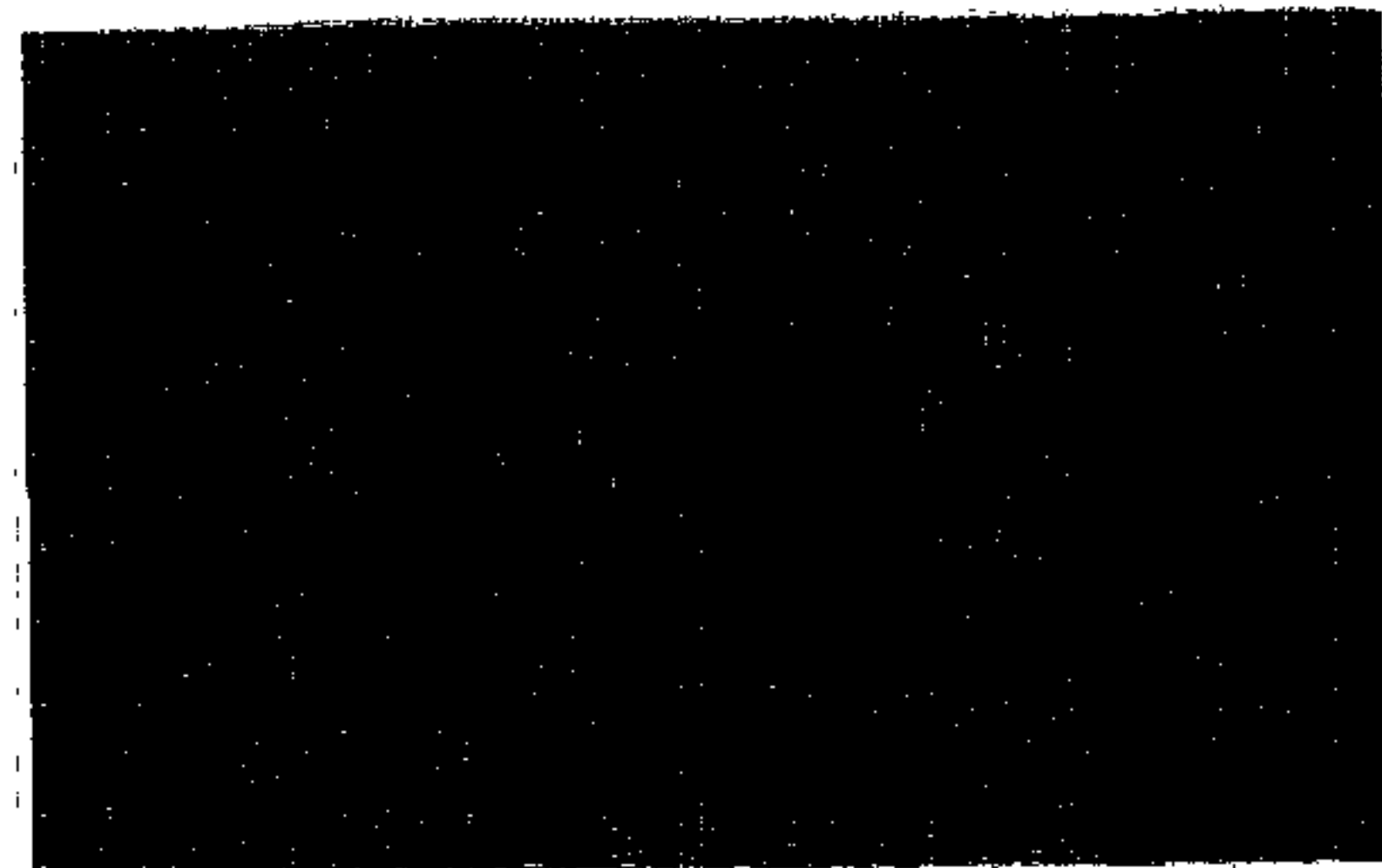
Prepared by:



Division Chief:



AFK/LL:MAC:



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item Nos. 379, 380, 381, 383, 384, 386,
387, 388, 390, 391, 392, 393, and 394

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

RWB:CEN:jrb

cc: File

LAW OFFICES

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

GARY R. MASLAN

RALPH K. ROTHWELL, JR.

(410) 282-2700
FAX: (410) 282-3336

M. MICHAEL MASLAN
(1911 - 1996)

February 18, 2005

Department of Permits and
Development Management
Director's Office
Attention: Christen
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

*To Kristen:
please file.
T*

Re: Case Number 05-380-X
8234 Belair Road
14th Election District-6th Councilmanic District
Legal Owner: Sarju Singh

Dear Ms. Christen:

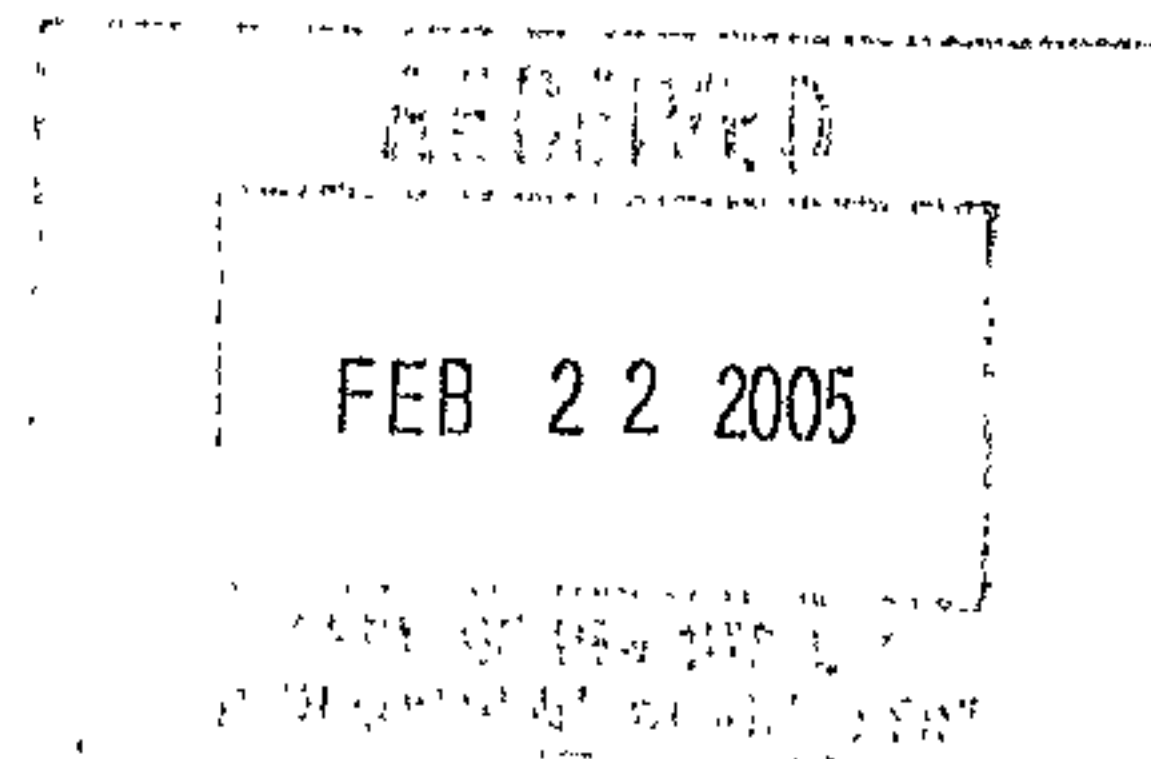
Please be advised this office represents Mr. Sarju Singh in reference to the above captioned matter. Per our conversation this date the hearing was originally scheduled for March 17, 2005. This letter is to confirm that the zoning hearing has been rescheduled for March 22, 2005 at 2:00pm.

Thank you for your attention and cooperation.

Very truly yours,

Ralph K. Rothwell, Jr.

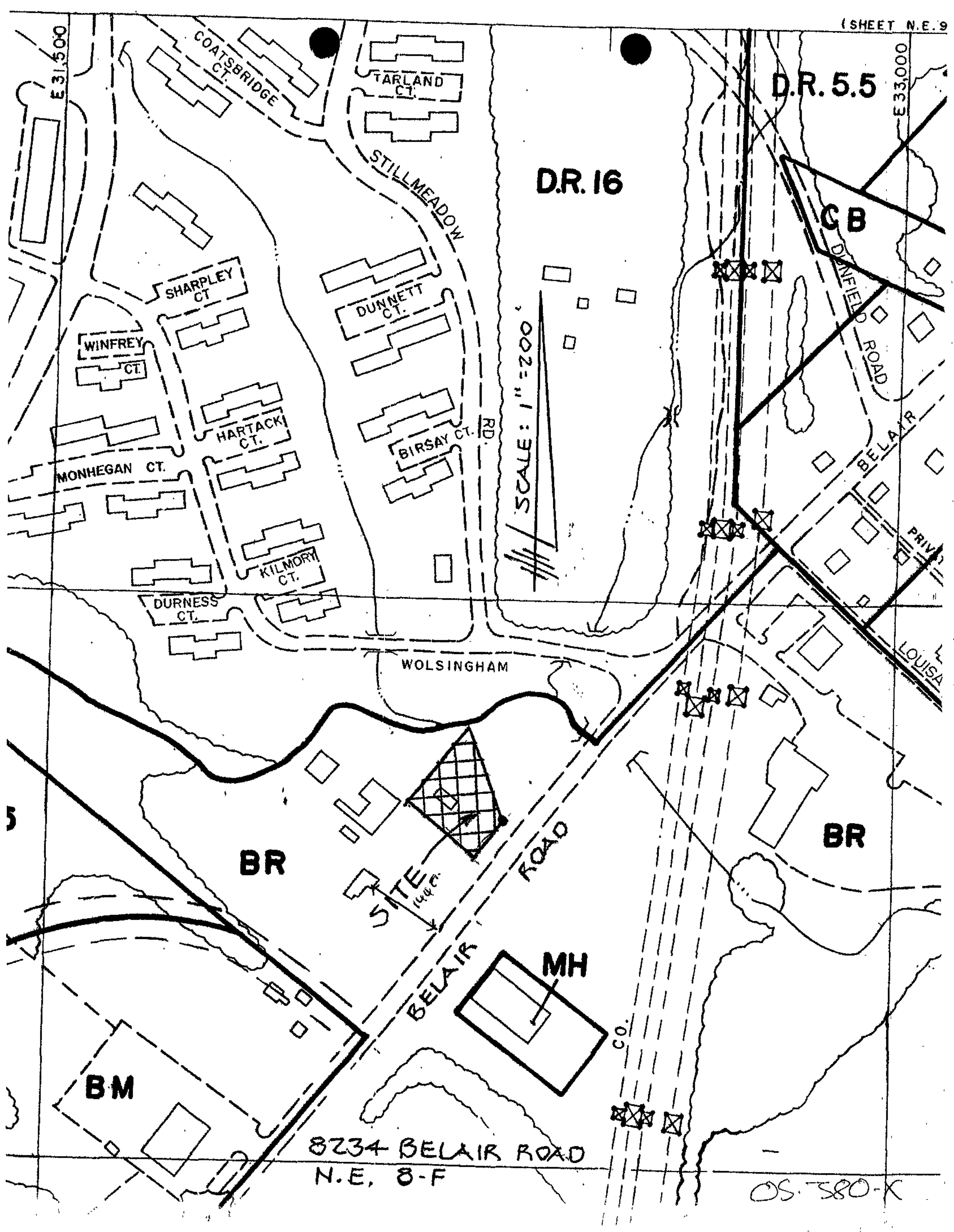
RKR,JR: fmr
Cc: Sarju Singh



CASE NAME 8234 BELAIR ROAD
CASE NUMBER 05-380-X
DATE 3/22/05

PETITIONER'S SIGN-IN SHEET

[illegible]



Case No.:

05-380 X

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	AB+C SDAT - DOCUMENTS OF OWNERSHIP	
No. 3	DEED	
No. 4	SURVEY PLAT SHOWING PARCEL ALIGNMENT/CONNECTIONS	
No. 5	Photo's 5A B C + D	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 14 Account Number - 1700005672

Owner Information

Owner Name: SINGH SARJU

Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 4234 B SILVER SPRING RD
BALTIMORE MD 21236

Deed Reference: 1) /20166/ 287
2)

Location & Structure Information

Premises Address

BELAIR RD

Legal Description

NWS BELAIR RD
.0256 AC
618 SW LOUISA AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
71	23	1434						80	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1,115.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	1,100	1,100		
Improvements:	0	0		
Total:	1,100	1,100	1,100	1,100
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Type:	Date:	Price:
BELLINI LLC	MULT ACCTS ARMS-LENGTH	06/03/2004	\$500,000
KERR WILLIAM T	NOT ARMS-LENGTH	09/17/1999	\$0
CONKEL CAROLYN R	IMPROVED ARMS-LENGTH	07/16/1990	\$1

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PETITIONER'S

EXHIBIT NO. 2-18

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 14 Account Number - 1700005671

Owner Information

Owner Name: SINGH SARJU Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 4234 B SILVER SPRING RD Deed Reference: 1) /20166/ 287
BALTIMORE MD 21236 2)

Location & Structure Information

Premises Address
BELAIR RD

Legal Description
NWS BELAIR RD
.2669 AC
625 SW LOUISA AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
71	23	1434						80	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		11,626.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	156,900	156,900		
Improvements:	93,500	93,500		
Total:	250,400	250,400	250,400	250,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: BELLINI LLC	Date: 06/03/2004	Price: \$500,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20166/ 287	Deed2:
Seller: KERR WILLIAM T	Date: 09/17/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14030/ 427	Deed2:
Seller: CONKEL CAROLYN R	Date: 07/16/1990	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8540/ 610	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PETITIONER'S

EXHIBIT NO.

2-B

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 14 Account Number - 2200007706

Owner Information

Owner Name: SINGH SARJU Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 4234 B SILVER SPRING RD Deed Reference: 1) /20166/ 287
BALTIMORE MD 21236 2)

Location & Structure Information

Premises Address

BELAIR RD

Legal Description

.1544 AC
NWS BELAIR RD
618FT SW LOUISA AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
71	23	1434						80	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built
0000

Enclosed Area

Property Land Area
6,726.00 SF

County Use
06

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	70,600	70,600		
Improvements:	0	0		
Total:	70,600	70,600	70,600	70,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: BELLINI LLC	Date: 06/03/2004	Price: \$500,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20166/ 287	Deed2:
Seller: KERR WILLIAM T	Date: 09/17/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14030/ 427	Deed2:
Seller: MCQUADE MARK J	Date: 04/30/1991	Price: \$75,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8772/ 536	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PETITIONER'S

EXHIBIT NO. 7-C

THIS DEED, Made this 23rd day of February, in the year Two Thousand Four, by and between Bellini, LLC, by Victoria M. Rosellini, Managing Member, party of the first part, and Sarju Singh, party of the second part.

WITNESSETH, that in consideration of the sum of Five Hundred Thirty Thousand and 00/100 (\$530,000.00) Dollars, receipt whereof is hereby acknowledged, the said party of the first part, does grant and convey to the said party of the second part, his/her personal representatives, heirs and assigns, in fee simple, as Sole Owner, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

Parcel One (Tax Account #14-17-00-005671)

BEGINNING FOR THE FIRST at a point on the northwesterly side of Belair Road (U.S. Route #1) as now widened, said point of beginning bearing north 43 degrees 45 minutes east 350.00 feet measured along said northwesterly side of Belair Road from the second or north 46 1/4 degrees west 65.8 perches line of that tract or parcel of land which by a Deed dated October 27, 1951 was conveyed by Viola A. Baker and John L. Baker, husband, to Russell W. Rappold and Katherine Elizabeth Rappold, wife, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2041, folio 298, and running thence for three new lines of division through and across the lands of Russell W. Rappold and Katherine Elizabeth Rappold, his wife, north 46 degrees 15 minutes west 165.00 feet, north 43 degrees 45 minutes east 75.00 feet and south 46 degrees 15 minutes east 165.00 feet to said northwesterly side of Belair Road, thence binding on said northwesterly side of Belair Road, south 43 degrees 45 minutes west 75.00 feet to the place of beginning. Containing 0.28 acres of land, more or less.

The improvements thereon being known as 8234 Belair Road.

Parcel Two (Tax Account #14-17-00-005672)

BEGINNING FOR THE SECOND at a point on the northwesterly side of Belair Road (U.S. Route #1) as now widened, at the end of the third or south 46 degrees 15 minutes east 165 feet line of a parcel of land containing 0.28 acres of land, more or less, which by deed dated December 4, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5622, folio 331, was granted and conveyed by Russell W. Rappold and wife to Carolyn R. Conkel and James W. Conkel, her husband, and running thence from said place of beginning and binding reversely on the aforesaid third line, north 45 degrees 15 minutes west 165 feet and thence for lines of division, north 43 degrees 45 minutes east 7 feet and south 46 degrees 15 minutes east 165 feet to the said northwesterly side of Belair Road and thence binding thereon south 43 degrees 45 minutes west 7 feet to the place of beginning. Containing .0265 of an acre, more or less.

SAVING AND EXCEPTING from each of said lots of ground so much thereof as was conveyed from James W. Conkel, et al, unto the State of Maryland to the use of the State Highway Administration of the Department of Transportation by Deed dated August 23, 1988 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8140, folio 5.

PARCEL THREE (Tax Account #14-22-00-007706)

Being a portion of that lot or parcel of ground which by deed dated the 29th day of July, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6460, folio 071, was granted and conveyed by Russell W.

PETITIONER'S

EXHIBIT NO.

3

Rappold and Katherine Elizabeth Rappold, his wife, unto the said Mark J. McQuade, and more particularly described as follows, that is to say:-

Beginning for the same at the end of the second or North 43 degrees 45 minutes East 7 foot line of that conveyance from Russell W. Rappold, his wife, to Carolyn R. Conkel and James W. Conkel, her husband, by deed dated December 18, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5622, folio 333; thence extending said line for a new line of division through the Mark J. McQuade property of which this description is a part.

1. North 36 degrees 41 minutes 42 seconds East 90.48 feet to White Marsh Run and to intersect the Right-of-Way line of U.S. Route 1 (Belair Road) as shown on the State Highway Administration Right-of-Way Plat No. 50138; thence running and binding on said Right-of-Way line,

2. South 21 degrees 59 minutes 53 seconds East 174.05 feet to intersect the third line of the aforesaid conveyance, thence leaving the U.S. Route 1 Right-of-Way and running reversely with the said third line,

3. North 53 degrees 18 minutes 18 seconds West 148.58 feet to the place of beginning. Containing 6,726.3 square feet of land, more or less.

BEING the same property described in a Deed dated September 15, 1999 and recorded among the Land Records of Baltimore County in Liber 14030, folio 427, from William T. Kerr and Victoria M. Rosellini unto Bellini, LLC.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, his/her personal representatives, heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal of said grantor(s).

WITNESS:

(SEAL)
Bellini, LLC, by Victoria M. Rosellini, Managing Member
Grantor

(SEAL)
Sarju Singh
Grantee

STATE OF Maryland
Baltimore County, TO WIT;

I Hereby Certify, That on this 23rd day of February, 2004, before me, the subscriber, did personally appear Bellini, LLC, by Victoria M. Rosellini, Managing Member, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he/she executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires:

NOTARY PUBLIC

STATE OF Maryland
Baltimore County, TO WIT;

I Hereby Certify, That on this 23rd day of February, 2004; before me, the subscriber, did personally appear Sarju Singh, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he/she executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires:

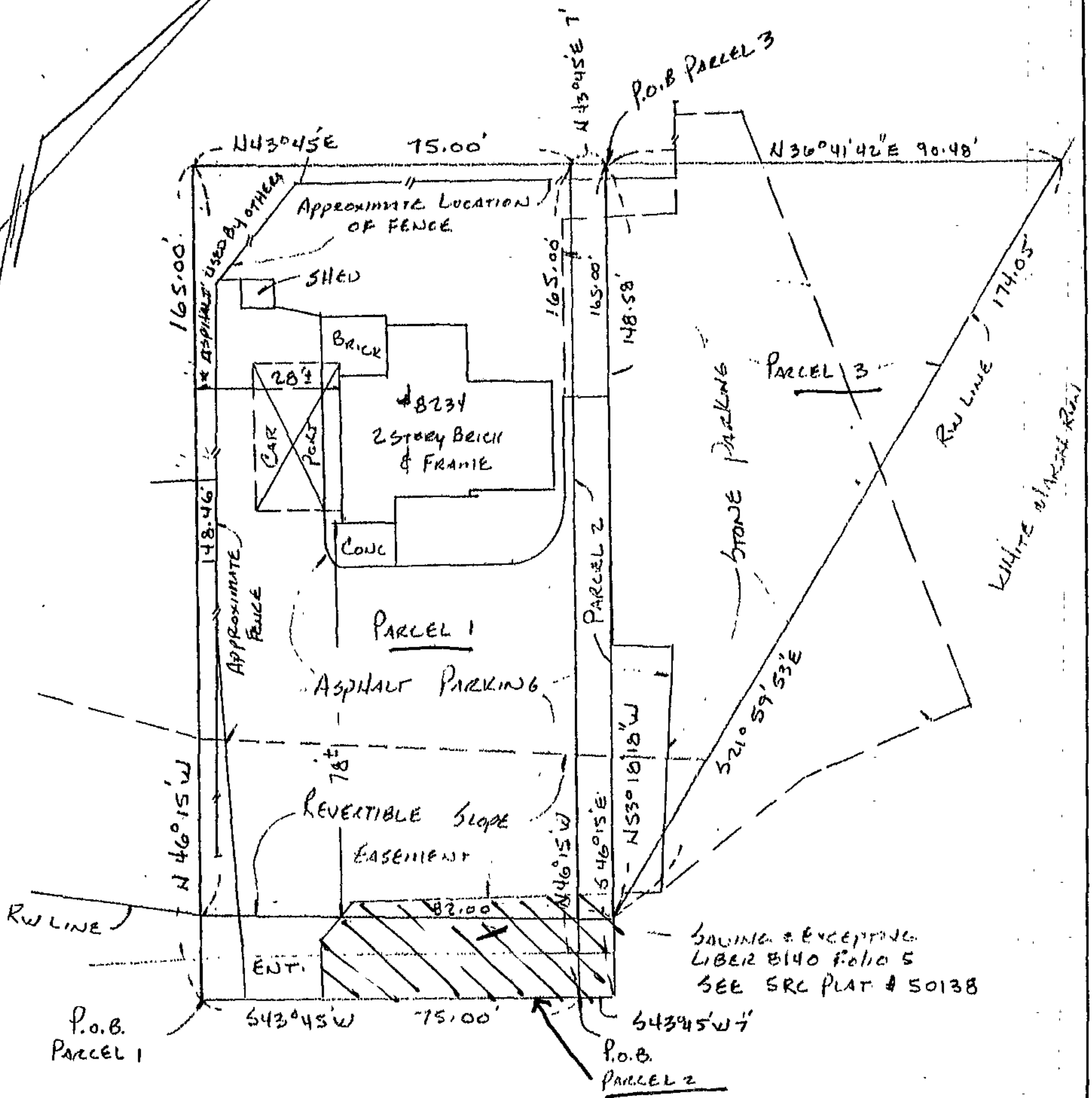
NOTARY PUBLIC

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

David L. McGill, Esquire

TITLE INSURER:
CASE #
REMIT TO:

Chicago Title Insurance Co.
5446
Government Title Services, Inc.
8600 LaSalle Road, Suite 615, Oxford Building
Towson, Maryland 21286



NOTES:

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or refinancing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.

BELAIR ROAD U.S. ROUTE 1

NOTE: PORTIONS OF THE STONE PARKING AREA & THE ASPHALT PARKING APPEAR TO ENCRoACH THE PROPERTY LINES. ASPHALT PAVING FROM THE ADJOINING PROPERTY APPEARS TO ENCRoACH THE PROPERTY LINE. LOCATION DRAWING

Property Address:

8234 BELAIR ROAD

TITLE DEEDS 14030/427

BALTIMORE COUNTY MARYLAND

Scale: 1" = 30'

Date: 1/15/04

CSR/RANSONE SURVEYS

3305 Appleton Avenue

Baltimore, MD 21234

Phone: (410) 688-7261

Fax: (410) 688-5084

Pager: (410) 906-4011

File: 5446

PETITIONER'S

EXHIBIT NO.

4



PETITIONER'S

EXHIBIT NO.

5-d



PETITIONER'S

EXHIBIT NO.

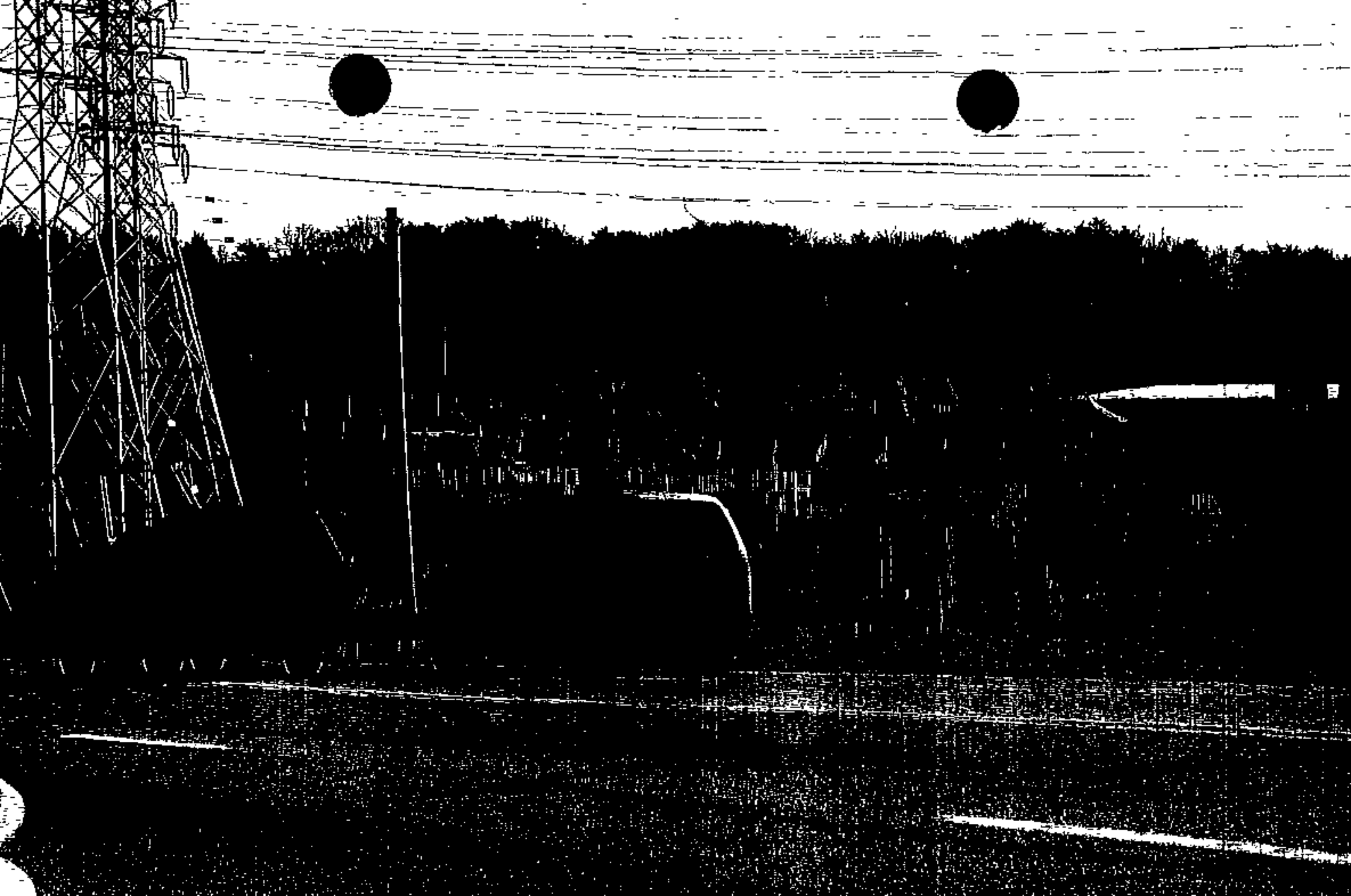
5-b



PETITIONER'S

EXHIBIT NO. 5-C

Across to RIGHT

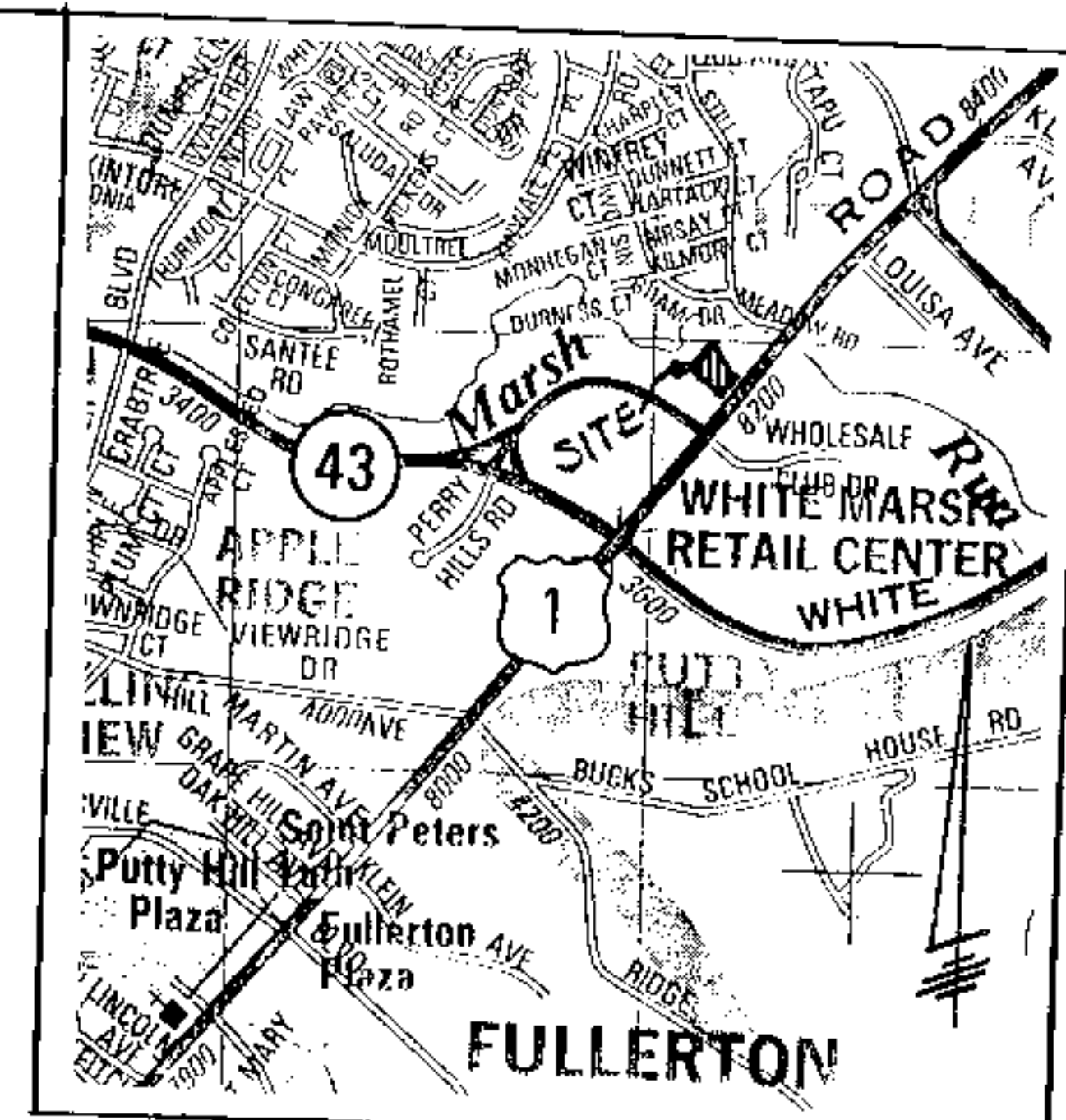


PETITIONER'S

EXHIBIT NO.

5-d

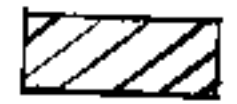
Account to Left



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. ZONING.....B.R. (N.E. 8-F)
2. AREA OF SITE.....0.447 ACRE
3. EXISTING USE.....VACANT
PREVIOUS USE.....PRIVATE AMBULANCE SERVICE
4. PROPOSED USE.....USED CAR SALES (NO DISABLED OR DAMAGED VEHICLES PERMITTED)
5. BUILDING AREA
FIRST FLOOR.....1132 S.F.
SECOND FLOOR.....625 S.F.
TOTAL.....1757 S.F.
6. FLOOR AREA RATIO.....0.09
7. PARKING DATA
REQUIRED.....1757 S.F. @ 5 SPACES / 1000 S.F. = 9 SPACES
PROPOSED.....9 SPACES (MIN. 8.5 FEET X 18 FEET)
ALL PARKING SPACES, ACCESS ISLES AND VEHICLE DISPLAY AREAS ARE TO BE PAVED WITH A DURABLE DUSTLESS SURFACE
8. SITE IS NOT LOCATED IN THE CBCA. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR FLOOD PLAIN.
9. TO THE PREPARER'S KNOWLEDGE, NO HISTORIC BUILDINGS, OR UNDERGROUND STORAGE TANKS EXIST.
10. NO ZONING HISTORY EXIST.
11. NO RETAIL SALES OF PARTS PERMITTED ON SITE.

VEHICLE DISPLAY AREA
SHOWN THUS 
PROPOSED LIGHTS SHOWN THUS 

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
8234 BELAIR ROAD
ELECTION DISTRICT 14,C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 20 FEET
NOVEMBER 12, 2004

OWNER

SARJU SINGH
4234 B SILVER SPRING ROAD
BALTIMORE, MARYLAND 21236
(410) 254-8900
DEED REFERENCE: L20166 F287
ACCT. NO. 1700005671, 72 & 2200007706

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

