

IN RE: PETITION FOR SPECIAL EXCEPTION *

S/W corner Reisterstown Road
and Old Milford Mill Road
3rd Election District
2nd Election District
(120 Reisterstown Road)

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-393-X

Syja, LLC

Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Syja, LLC. The Petitioners are requesting a special exception for property located at 120 Reisterstown Road in Baltimore County. The special exception request is for a service garage in a BL-AS zone pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.).

The property was posted with Notice of Hearing on March 5, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 3, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

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

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]

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Ray

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

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 9, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance and special exception requests was Rick Richardson, civil engineer who prepared the Plan to Accompany, Abraham Agrich and Alan Klawans, on behalf of the Petitioner LLC. Leslie M. Pittler, Esquire represented the Petitioners. Diana Itter from the Office of Planning and Peirce Macgill from the Office of Economic Development attended the hearing in support of the Petition. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Pittler proffered that the property, which is the subject of this request for special exception, is zoned BL-AS. The Petitioner is a new owner of a derelict fuel service station on Reisterstown Road near the City line, which has been vacant for the past 10 years. According to the County representatives, this station has been a trouble property for many years in the community especially vexing the Colonial Village Neighborhood Improvement Association. The property is located in the "Pikesville Revitalization Area" and both the Office of Planning

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and the Department of Economic Development supported the Petition, indicating that the plan was compatible with the Revitalization Area Plan. In addition, the Petitioner presented a letter of support from the Colonial Village Neighborhood Improvement Association.

Mr. Richardson presented Petitioner's Exhibit 4, which incorporates each comment from the Planning Office. In addition to removing the existing canopy, the plan calls for improving the façade of building, adding landscaping and adding privacy fencing to separate the site from adjacent residential neighborhoods. Mr. Pittler noted that there would be no change to the neighborhood, since the Petitioner already operates a service garage on adjacent property from which the Petitioner will move when renovations are complete.

Mr. Pittler indicated that the existing service garage will keep the same hours of operation of 8:00 AM to 5:00 PM, Monday thru Friday. There will be no vehicle body work performed on the premises, and an inoperable vehicle will be stored over night either in one of the three service bays or the fenced in area behind the building. When asked if the business required more fenced in spaces to store damaged vehicles, Mr. Pittler opined that no more spaces were needed because there would be no body work performed at this location. Mr. Richardson opined that the proposed use met all the criteria listed in Section 502.1 of the B.C.Z.R. and would not have an adverse impact on the community, in light of simply moving the existing garage a short distance and because of the derelict condition of the property. In fact, all agreed that the Petitioner's use would benefit the community.

Findings of Fact and Conclusions of Law

I find that the special exception for a service garage as shown on Petitioners' Exhibit No. 4 will not endanger the health, safety, and welfare of the community and that there will be no detriment to the area considering each of the criteria listed under Section 502.1 of the B.C.Z.R.

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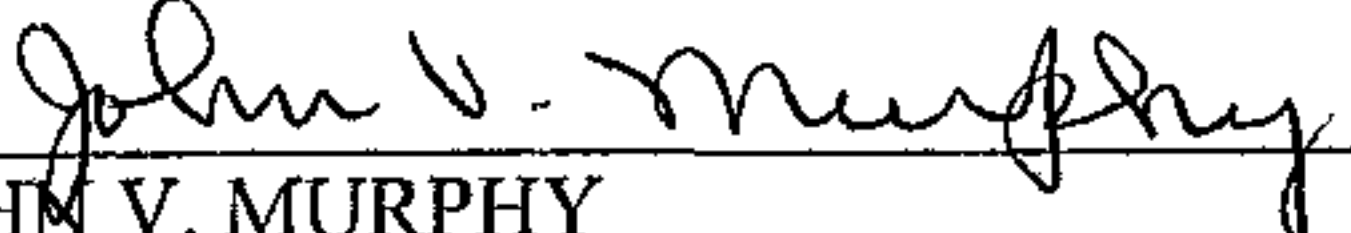
Consequently, I will grant the special exception. According to the County agencies involved, the Petitioner will make a substantial contribution to the community.

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

THEREFORE, IT IS ORDERED, this 23 day of March, 2005, by the Deputy Zoning Commissioner, that the Petitioners' special exception request for a service garage in a BL-AS zone pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein.

1. The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated March 9, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
3/23/05
raj

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

23
March ~~22~~, 2005

Leslie M. Pittler, Esquire
25 Wandsworth Bridge Way
Lutherville, Maryland 21093

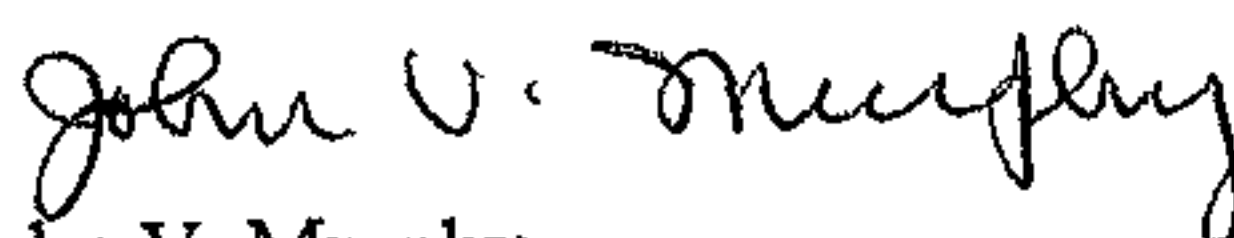
Re: Petition for Special Exception
Case No. 05-393-X
Property: 120 Reisterstown Road

Dear Mr. Pittler:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Rick Richardson, 110 Old Padonia Road, Suite LC, Cockeysville, MD 21030
Abraham Agrich, 6817 Cherokee Drive, Baltimore, MD 21209
Alan Klawans, Syjor, LLC, 6 Sudbrook Lane, Baltimore, MD 21208
Diana Itter, Office of Planning
Peirce Macgill, Dept. of Economic Development

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 120 Aeisterstown Road
which is presently zoned BL-A's

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 :

~~Commercial~~ Service Garage

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:

Leslie M. Pittler
Name - Type or Print

Leslie M. Pittler
Signature

Leslie M. Pittler PA
Company

25 Wandsworth Bridge Way [410-823-4455]
Address Telephone No.

Lutherville Md. 21093
City State Zip Code

Legal Owner(s):

SySor, LLC
Name - Type or Print

Member
Signature

Name - Type or Print

Signature

6 Sudbrook Lane
Address Telephone No.

Pikesville Md. 21208
City State Zip Code

Representative to be Contacted:

Leslie M. Pittler
Name

25 Wandsworth Bridge Way 410-823-4455
Address Telephone No.

Lutherville Md. 21093
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-04-05

Case No. 05-393 X

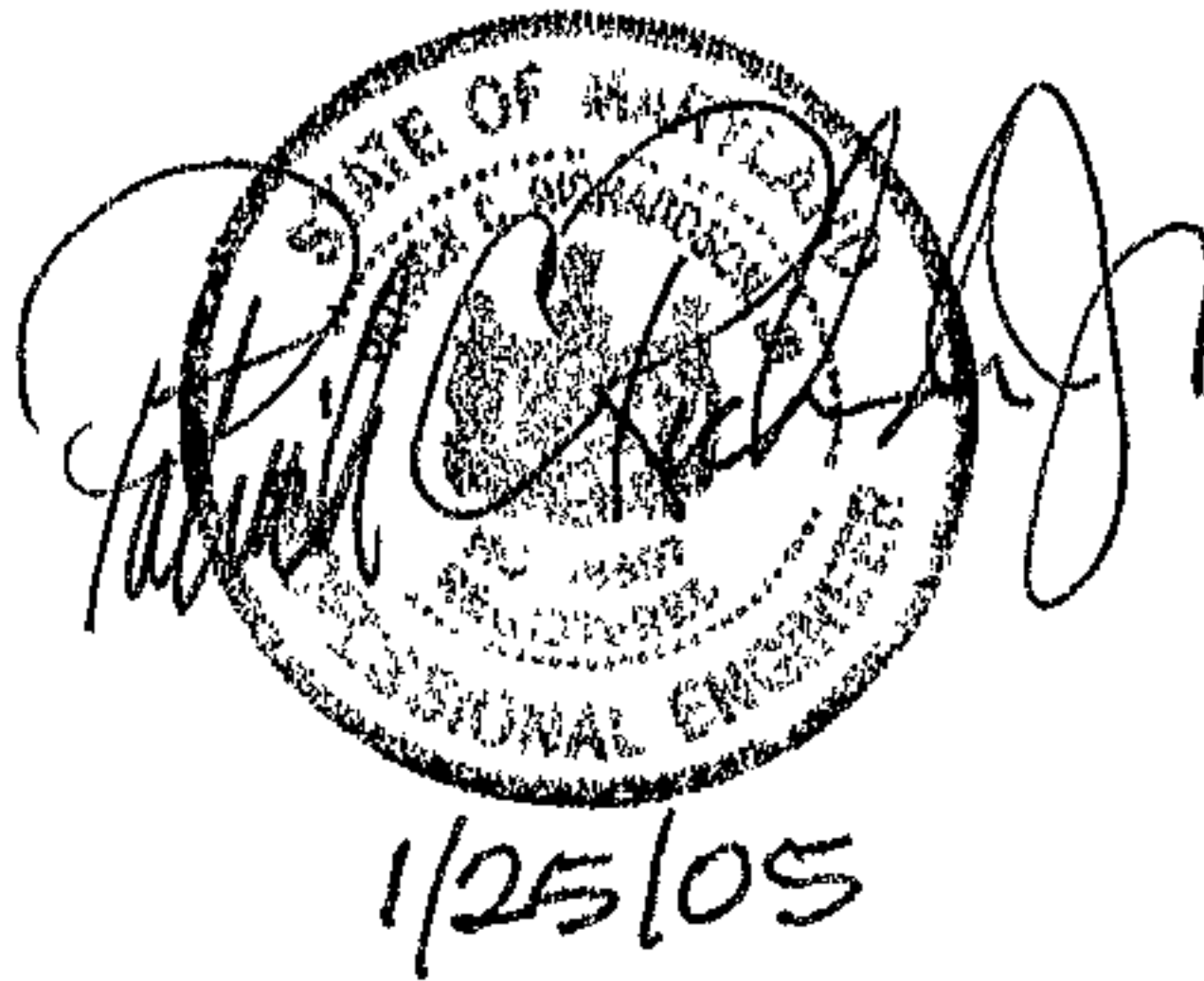
REV 09/15/98

WHEN RECEIVED FOR FILING
3/23/05
[Signature]

**ZONING DESCRIPTION
120 REISTERSTOWN ROAD
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Reisterstown Road at the intersection of Old Milford Mill Road; binding on Reisterstown Road for the following course and distance: (1) South 37 degrees 29 minutes 28 seconds East 130.84 feet, (2) thence leaving Reisterstown Road, South 68 degrees 48 minutes 00 seconds East 106.26 feet to the beginning of an arc curving to the right and having a radius of 25.00 feet and a arc length of 32.18 feet with a chord bearing and distance of (3) North 74 degrees 20 minutes 45 seconds West 29.98 feet, (4) North 37 degrees 29 minutes 30 seconds West 130.85' feet, (5) North 68 degrees 48 minutes 02 seconds East 106.26' feet to the beginning of an arc curving to the right and having a radius of 25.00 feet and a arc length of 32.16 feet with a chord bearing and distance of (6) South 74 degrees 20 minutes 43 seconds East 29.99 feet to the place of beginning.

Containing an area of 17,813 square feet or 0.409 acres, more or less.



393

**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: #05-393-X
120 Reisterstown Road
S/west corner of Reisterstown
Road and Old Milford Mill
Road
3rd Election District
2nd Councilmanic District
Legal Owner(s): Syfor, LLC
Special Exception: to per-
mit a service garage
Hearing: Monday, March
21, 2005 at 11:00 a.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) 887-4386.

(2) For Information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
3/006 Mar. 3 41187

CERTIFICATE OF PUBLICATION

3/3/, 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 3/3/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

Q. 11645
No. 11645
11645

R. 2017-006-0150

AMOUNT

RECEIVED
FROM Library of Photographic Center

FOR: *Chinatown* *you will be on duty*
for 100 days and 1000 \$
Don't 393

DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
WHITE - CASHIER

[illegible]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-393-X

Petitioner/Developer: SYJOR, LLC

Date of Hearing/Closing: MARCH 21, 2005

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:

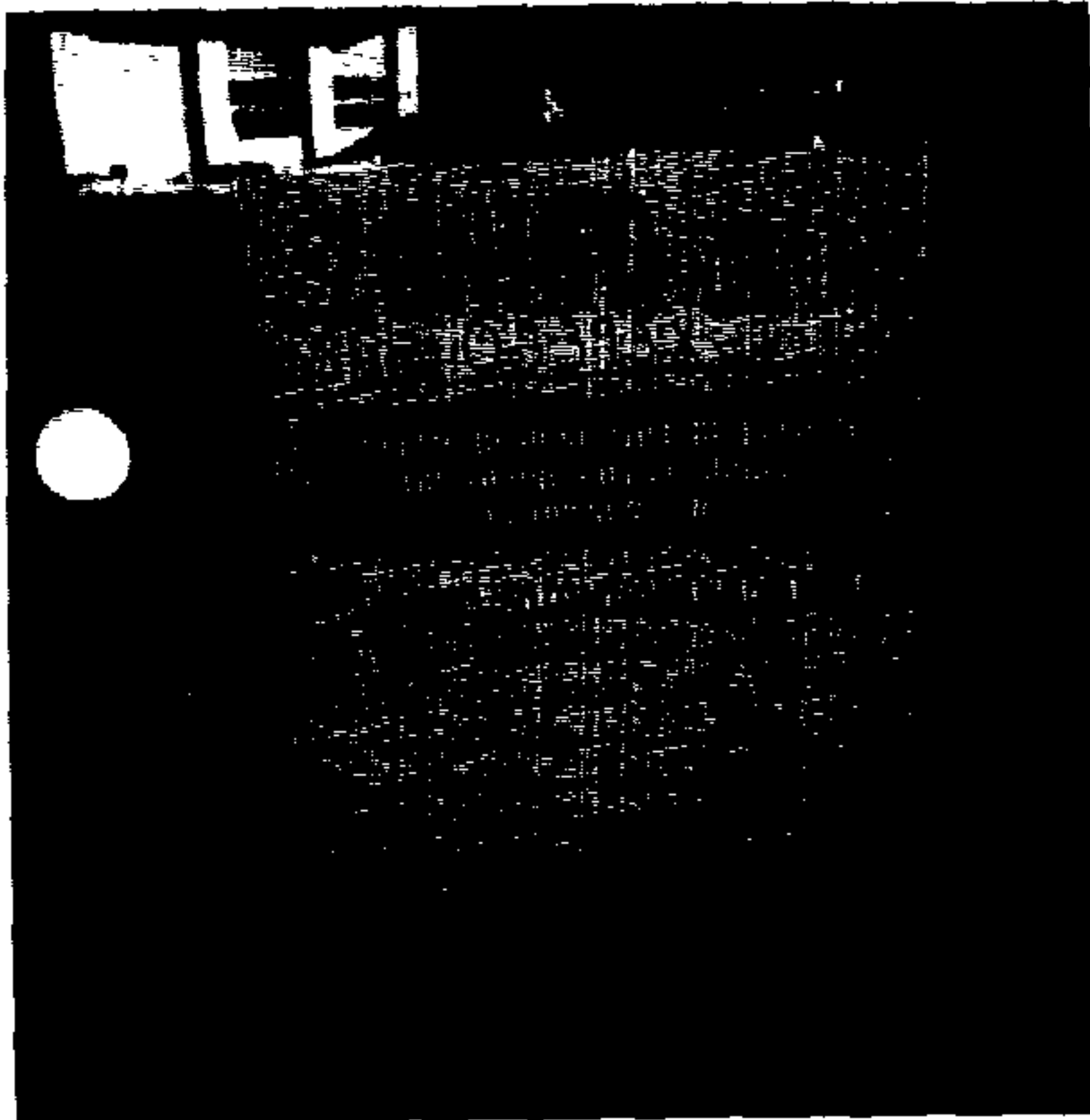
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

120 REISTERSTOWN RD

The sign(s) were posted on _____

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

Sincerely,



120 REISTERSTOWN RD

Robert Black 3/7/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

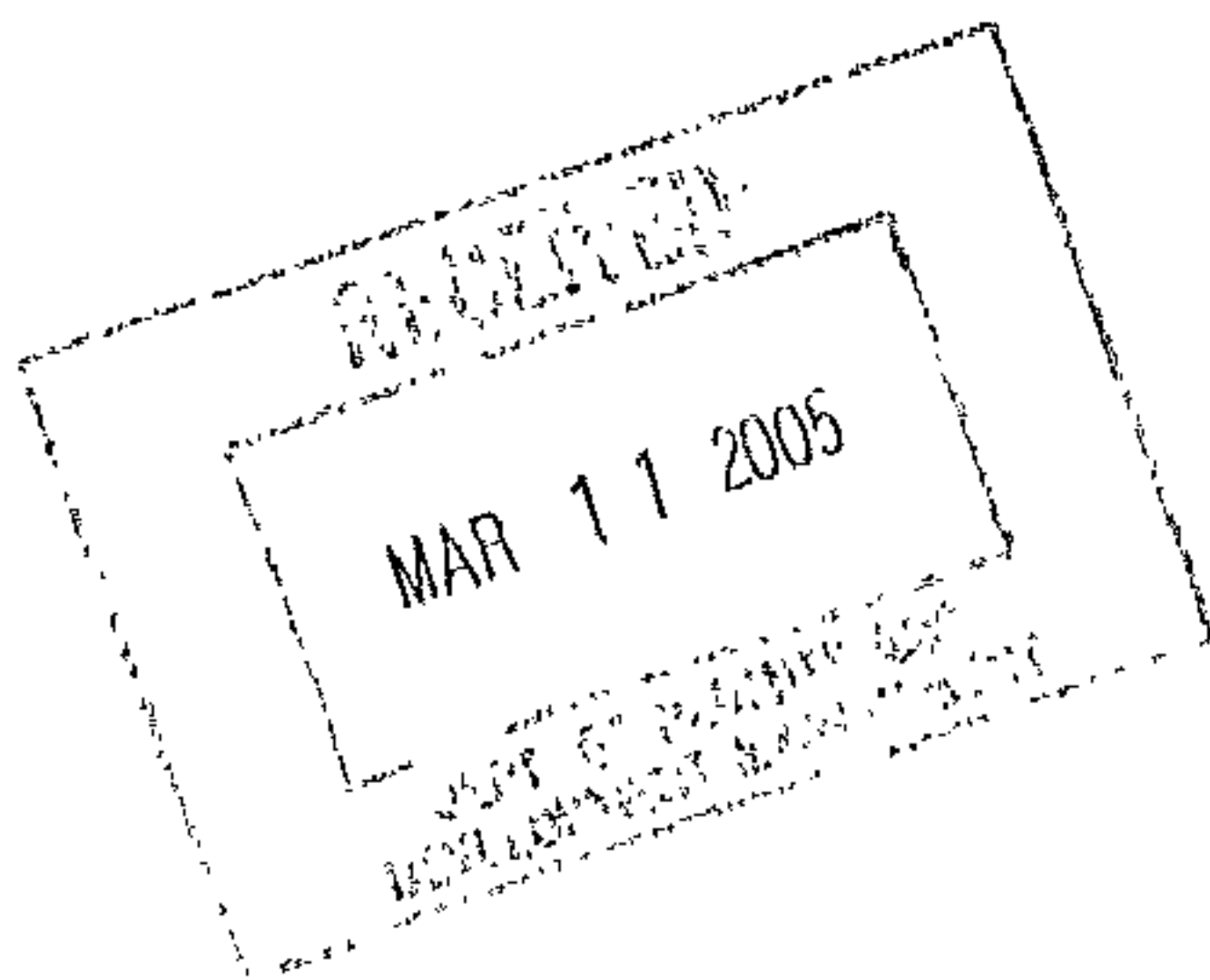
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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 14, 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: 05-393-X

120 Reisterstown Road

S/west corner of Reisterstown Road and Old Milford Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owner: Syjor, LLC

Special Exception to permit a service garage.

Hearing: Monday, March 21, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
Syjor, LLC, 6 Sudbrook Lane, Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 5, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 3, 2005 Issue - Jeffersonian

Please forward billing to:

Leslie Pittler
25 Wandsworth Bridge Way
Lutherville, MD 21093

410-823-4455

NOTICE OF ZONING HEARING

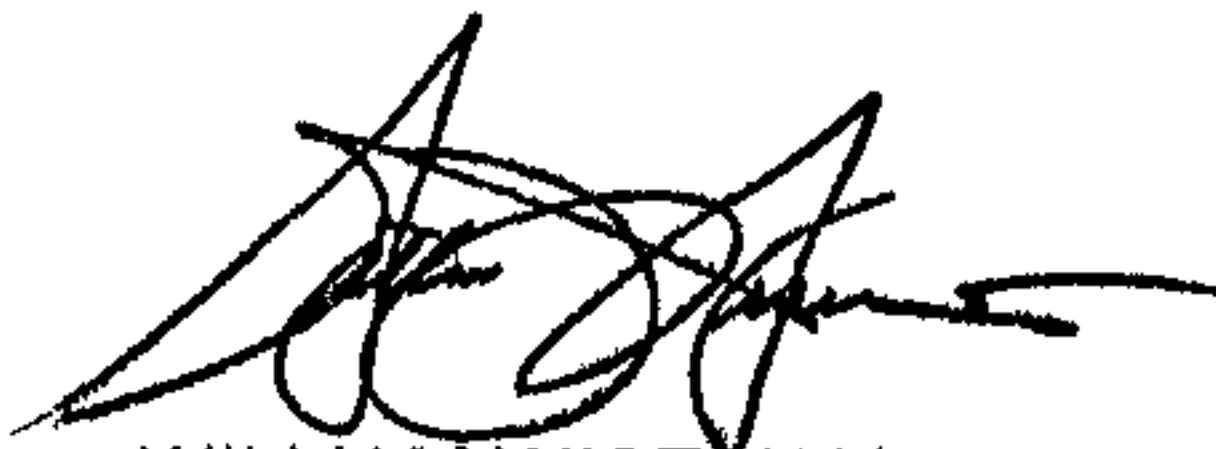
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401 Bosley Avenue, Towson 21204



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: 05-393-X
Petitioner: Sy JOR, LLC
Address or ^{site}Location: 120 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie M. Pittler
Address: 25 Wandsworth Bridge Way
Lutherville, Md. 21093
Telephone Number: 410-823-4455

**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

Leslie M. Pittler
25 Wandsworth Bridge Way
Lutherville, Maryland 21093

Dear Mr. Pittler:

RE: Case Number: 05-393-X, 120 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 4, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Syjor, LLC. 6 Sudbrook Lane Pikesville 21208

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

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 2.14.05

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

RE: Baltimore County
Item No. 393 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,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 9, 2005

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

SUBJECT: 120 Reisterstown Road

INFORMATION:

Item Number:

5-393

Petitioner: Syjor LLC.

Zoning: BL-AS

Requested Action: Special Exception

SUMMARY:

The subject property is located in an area known as Urban Convenience as designated by the Pikesville Revitalization Plan Update 2003. Urban Convenience is within the Pikesville Revitalization area that is a Design Review Panel (DRP) area and is also within a Renaissance Opportunity area. The Office of Planning conducts an administrative review of any new façade treatments within the Pikesville DRP area in accordance with the adopted community plan.

RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and does not oppose the Special Exception to permit a service garage provided the following conditions are met:

1. The petitioner shall submit final architectural elevation drawings in accordance with the County's Architect on-call Program to this office for review and approval prior to issuance of any building permits.
2. Revise the landscape plan to show the following:
 - a. Provide a six-foot landscape strip and a continuous board-on-board fence along the western property line instead of a chain link and board-on-board fence.

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- b. Eliminate the proposed "6-inch bollards @ 8' with chain" and provide a curb around the landscaped area.
- c. Provide details of the proposed gate that is located near the front corner of the building.
- 3. Provide details of the freestanding lighting in accordance with Section 409.8.3 of the BCZR.
- 4. Indicate the proposed hours of operation on the plan.
- 5. Submit details of all proposed signs to this office for review and approval prior to the issuance of any building permits.

For more information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:

Mark A. Cunningham

Division Chief:

John L. Lark

AFK/LL:MAC:

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3/23/05

Ray

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item Nos. 379, 380, 381, 388, 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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
120 Reisterstown Road; SW corner
Reisterstown Road & Old Milford Mill Road* ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Syjor, LLC * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-393-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

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

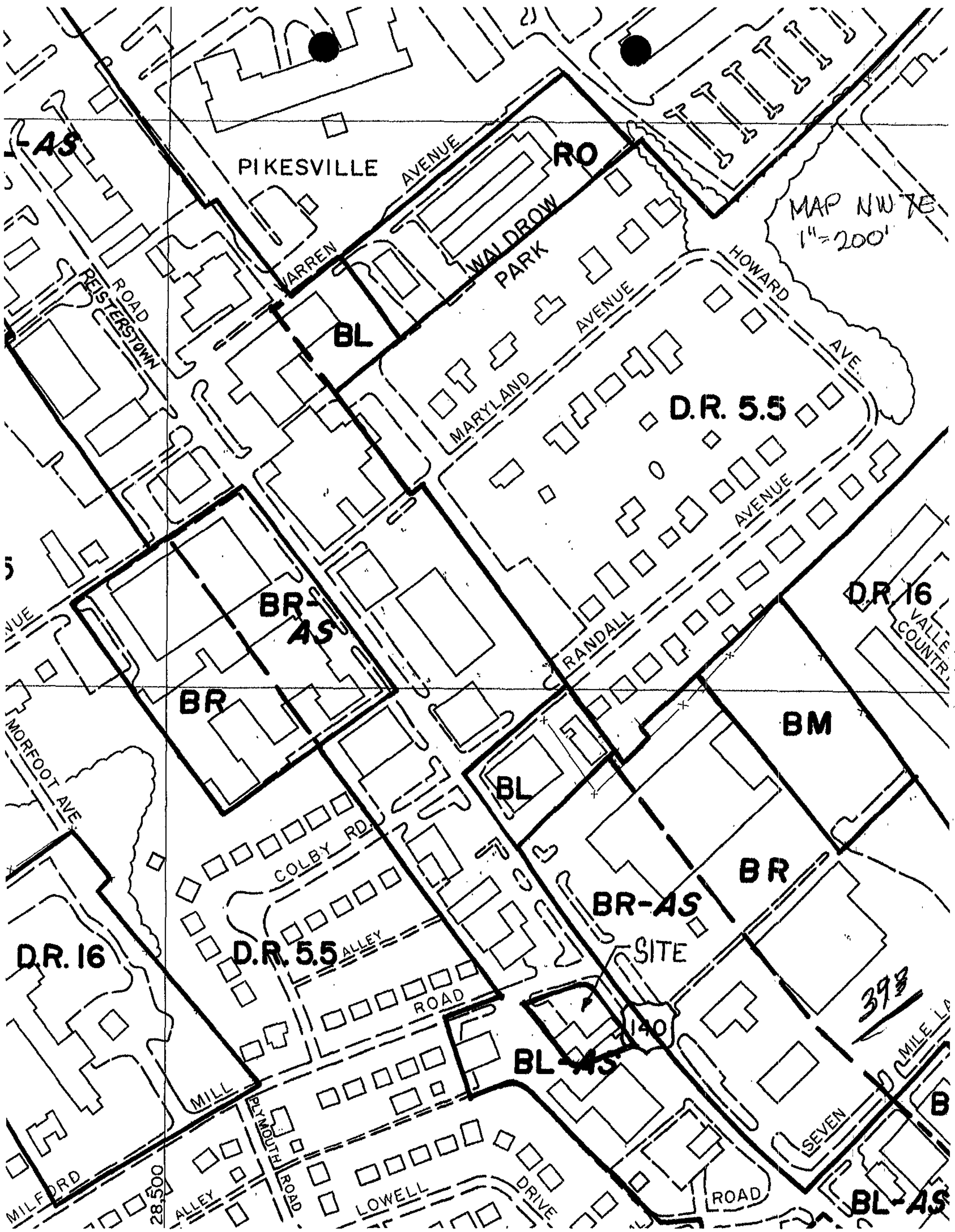
I HEREBY CERTIFY that on this 17th day of February, 2005, a copy of the foregoing Entry of Appearance was mailed Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 120 Peristerston Rd
CASE NUMBER 05-393-X
DATE 3/21/05

and

[illegible]



AS

PIKESVILLE AVENUE

RO

MAP NW 7E
1"=200'

WALDROW PARK

BL

D.R. 5.5

BR-AS

D.R. 16

BR

BM

BL

BR

D.R. 16

D.R. 5.5

BR-AS

SITE

BL-AS

393

BL-AS

REISTERSTOWN ROAD

WARREN

PIKESVILLE AVENUE

MARYLAND AVENUE

HOWARD AVENUE

RANDALL AVENUE

COLBY ROAD

ALLEY

ROAD

MILL

PLYMOUTH ROAD

LOWELL

DRIVE

ROAD

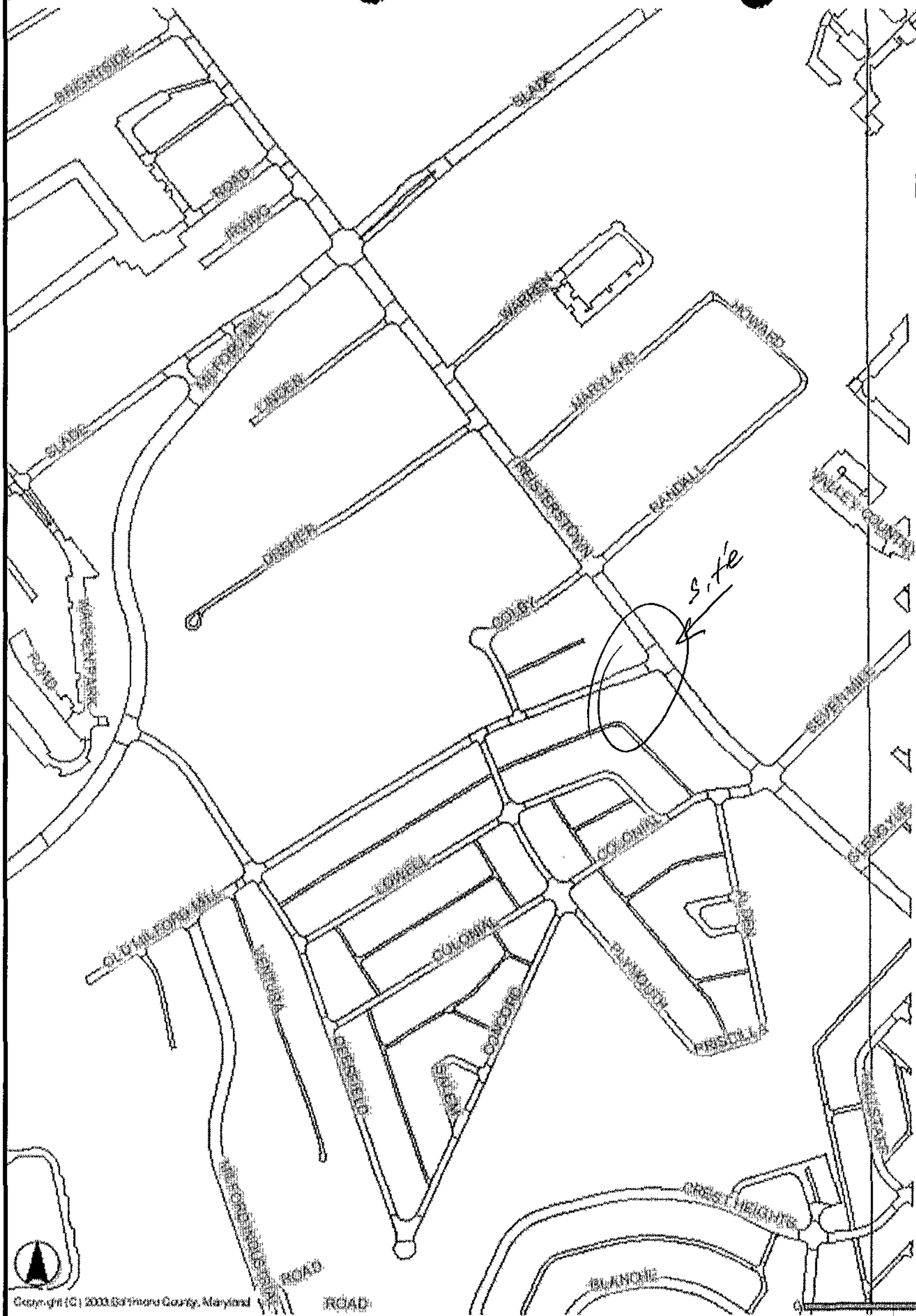
SEVEN

B

28,500

ALLEY

MILFORD



MAP (map 7-A)
NO ISSUES / zoning changes
in zoning issue
BOOK!

zoning =
same as
map 7-E

393



Colonial Village Neighborhood Improvement Association

March 20, 2005

Maryland Mortgage Center, Inc.
6 Sudbrook Lane
Baltimore, MD 21208

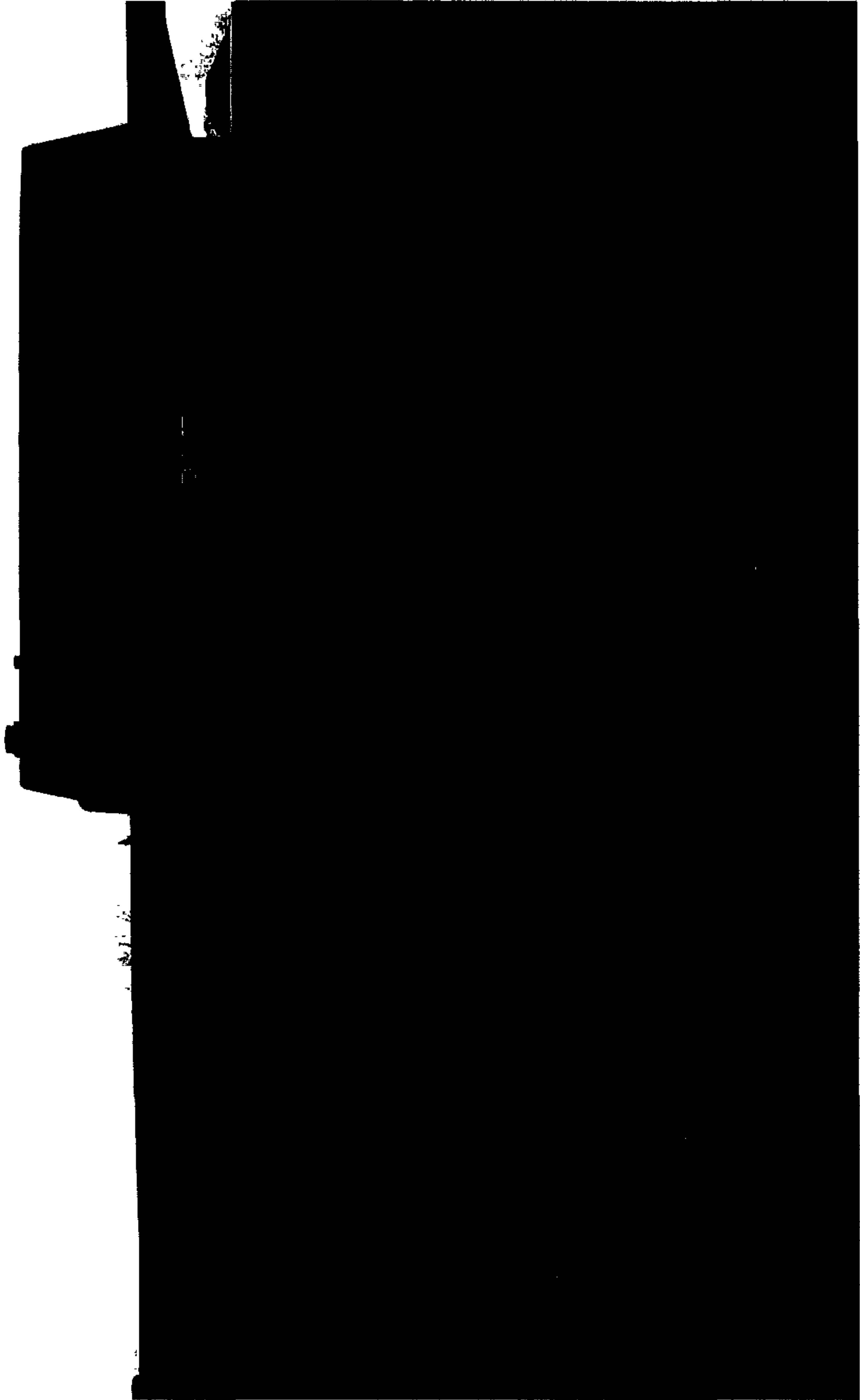
Dear Alan Klawans,

This letter is to verify the support of the CVNIA in regard to your proposal for the use of the property on 120 Reisterstown Road. As presented to the Board of the Association, we have no objections to its use as a service garage.
Feel free to contact me at 410-484-825 if you have any further concerns.

Sincerely,

David Reinstein
David Reinstein
PRESIDENT CVNIA

Prell #1



COMMUNITY GARAGE

120 REISTERSTOWN ROAD

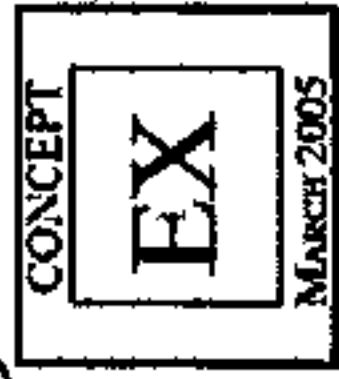
EXISTING



BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT

"ARCHITECT-ON-CALL" STREETSCAPE PROGRAM

DeL





COMMUNITY GARAGE

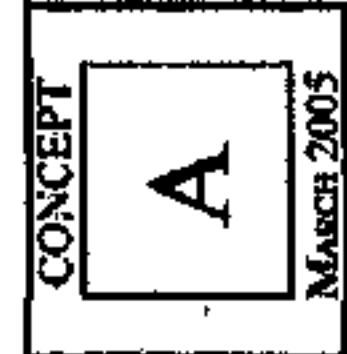
120 REISTERSTOWN ROAD

PROPOSED



BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT

"ARCHITECT-ON-CALL" STREETSCAPE PROGRAM



04-048EE

ON DECEMBER 27, 1991 THE ZONING COMMISSIONER FOR BALTIMORE CO. ORDERED THAT CASE 92-208 SPHXA FOR SPECIAL HEARING / SPECIAL EXCEPTION AND ZONING VARIANCE BE GRANTED TO PERMIT AN AMENDMENT OF THE SITE PLAN IN ZONING CASE 68-199-RXA AND CONFIRMING THAT VARIANCES GRANTED IN ZONING CASE 68-199-RXA WERE APPLICABLE TO THE PROPOSED USE IN COMBINATION, AND TO PERMIT A FOOD STORE USE IN COMBINATION WITH AN EX. AUTOMOTIVE SERVICE STATION, AND A VARIANCE FROM SEC.405.4.D TO PERMIT A SITE AREA OF 17,813 SQ. FT. IN LIEU OF THE REQUIRED 19,860 SQ. FT. AND A VARIANCE FROM SECTION 405.4.A.3 TO PERMIT AN EX. COMBINED DRIVEWAY ON REISTERSTOWN ROAD IN LIEU OF THE REQUIRED 10 FOOT TURN LANE WIDTH, AND A VARIANCE FROM SEC.405.4.B.5 TO PERMIT A 16 FT.HIGH FREE STANDING LIGHT, AND A VARIANCE FROM SEC.409.6.A.2 TO PERMIT 16 FT.HIGH FREE STANDING LIGHT TO EXCEED A HEIGHT GREATER THAN 7.75 FT. AND A VARIANCE FROM SEC.409.6.A.2 TO PERMIT 16 FT.HIGH FREE STANDING LIGHT TO EXCEED A HEIGHT GREATER THAN 7.75 FT. AND A VARIANCE FROM SECTION 413.2.F TO PERMIT 5 FREE STANDING SIGNS WITH TOTAL SIGN AREA OF 489.8 SQ. FT. IN LIEU OF MAXIMUM ALLOWED 3 SIGNS WITH A TOTAL AREA OF 100 SQ.FT. SUBJECT TO THE 30 DAY APPEALS RESTRICTION.

ON MARCH 7, 1968 THE ZONING COMMISSIONER FOR BALTIMORE CO. ORDERED THAT CASE 68-199 RXA FOR A CHANGE FROM AN UNRESTRICTED ZONE TO A C.S.-1 DISTRICT AND A SPECIAL EXCEPTION BE GRANTED TO PERMIT AN AUTOMOTIVE SERVICE STATION, AND A VARIANCE TO SEC.259.2-F TO PERMIT A C.S.-1 DISTRICT TO BE LOCATED ON A MOTORWAY NOT DESIGNATED A CLASS 1 COMMERCIAL MOTORWAY, AND A VARIANCE TO SEC. 405.2-B-5 TO PERMIT A C.S.-1 DISTRICT TO HAVE ACCESS TO ROADS OTHER THAN A CLASS-1 COMMERCIAL MOTORWAY.

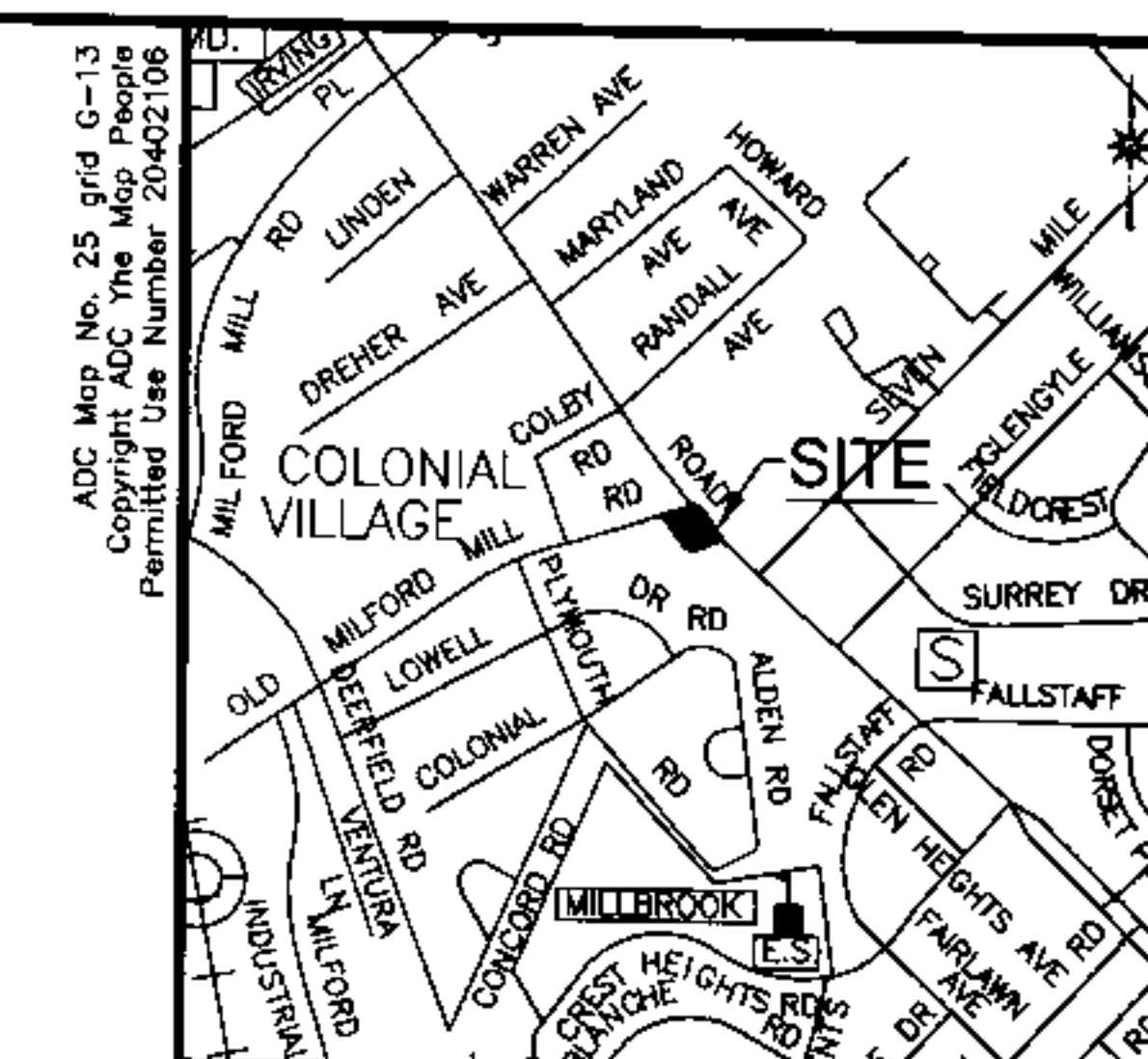
AND A VARIANCE TO SEC 405.4-A-2-a TO PERMIT A CANOPY OF 0' FROM THE FRONT PROPERTY LINE INSTEAD OF THE REQUIRED 10' AND 33' FROM THE CENTERLINE OF THE STREET INSTEAD OF THE REQUIRED 35'--TO PERMIT PUMP ISLAND SETBACK OF 13' FROM THE FRONT PROPERTY LINE INSTEAD OF THE REQUIRED 15'.
AND A VARIANCE TO SECTION 405.4-A-3-a TO PERMIT A TANGENT DISTANCE OF 9' FROM THE STREET CORNER TO THE ACCESS DRIVE INSTEAD OF THE REQUIRED 20' ON REISTERSTOWN RD.--TO PERMIT A TANGENT DISTANCE OF 18' FROM THE STREET CORNER TO THE ACCESS DRIVE INSTEAD OF THE REQUIRED 20' ON MILFORD MILL RD.

ON NOVEMBER 23, 1966 THE DEPUTY ZONING COMMISSIONER ORDERED THAT CASE 67-40-RX FOR A RE-CLASSIFICATION FROM A BL TO A BM ZONE AND A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING BE GRANTED. SUBJECT TO APPROVAL OF SITE PLAN BY THE BUREAU OF PUBLIC SERVICES AND OFFICE OF PLANNING AND ZONING.

ON MARCH 12, 1999 THE ZONING COMMISSIONER ORDERED THAT CASE 99-102 SPHX DENIAL OF PETITION FOR SPECIAL EXCEPTION FOR APPROVAL TO PERMIT A SERVICE GARAGE PURSUANT TO SECTION 230.13 OF THE B.C.Z.R., FURTHER DENIAL OF PETITION TO APPROVE AND UTILIZE ANY APPLICABLE VARIANCES ESTABLISHED IN PRIOR ZONING CASES 92-208 SPHXA AND 68-199 RXA.

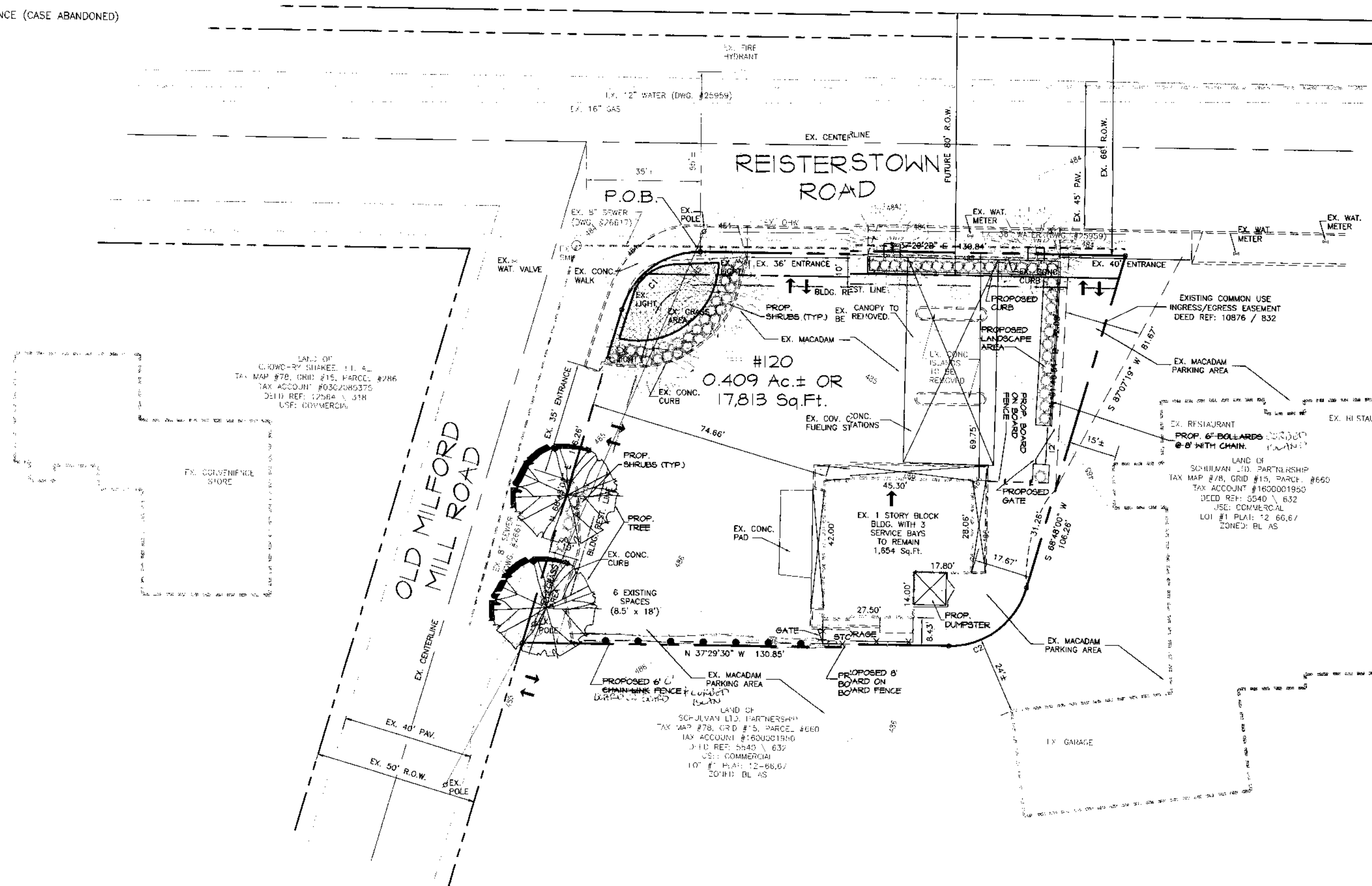
CASE 03-277 XA PETITION FOR VARIANCE (CASE ABANDONED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	32.16'	29.99'	S 74°20'43" E	73°42'30"
C2	25.00'	32.18'	29.98'	N 74°20'45" W	73°40'57"



SCALE: 1" = 1000'

- SCALE: 1"= 60'
1. OWNER: SYJOR, LLC
120 RISTERSTOWN ROAD
PIKESVILLE, MD. 21208
2. SITE AREA : 17,813 SF. OR 0.409 AC.
3. AREA OF SPECIAL EXCEPTION: 17,813 SF. OR 0.409 AC.
4. EXISTING BUILDING: 1,654 SF (NO GREATER THAN 40')
5. PROPOSED BUILDING: NONE PROPOSED.
6. UTILITIES
WATER: PUBLIC SEWER: PUBLIC
NO 100 YR FLOODPLAINS ON SITE
8. PARKING REQUIRED:
PERSONAL SERVICE: 1,654 SF @ 3.3/ 1000 = 6 SPACES
9. PARKING PROVIDED: 9 SPACES. (3 INSIDE)
- | 10. SETBACKS: REQUIRED | PROVIDE |
|------------------------------|---------|
| FRONT 10' FROM PROP. LINE | 69.75' |
| 40' FROM CENTER LINE OF ROAD | |
| STREET SIDE 10' | 74.66' |
| INTERIOR SIDE 0' | 17.67' |
| REAR 0' | 8.43' |
11. TAX ACCOUNT #0320020360
12. DEED REF: 10876 / 117 & 122
13. COUNCILMANIC DISTRICT 2
14. REGIONAL PLANNING DISTRICT 313C
15. CENSUS TRACT 4034.02
16. WATERSHED: JONES FALLS
17. ZONING: BL--AS
(PER 1"=200' ZONING MAP NW 7--E)
18. FLOOR AREA RATIO:
MAX. PERMITTED: 3.0 PROVIDED: 0.1
19. THE PROPOSED USE WILL COMPLY WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.
20. SIGNS WILL COMPLY WITH SECTION 450 OF THE B.C.Z.R. OR A VARIANCE WILL BE APPLIED FOR.
21. THE EXISTING FUEL PUMPS HAVE BEEN REMOVED.
22. PROPOSED USE: SERVICE GARAGE PURSUANT TO SECTION 230.13 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
23. NO PROPOSED LIGHTING ON SITE.
24. PREVIOUS PERMITS: B072369, E148667
25. SPECIAL EXCEPTION PER SECTION 253.2.B.3 TO PERMIT A SERVICE GARAGE.
26. BOUNDARY SURVEY PERFORMED BY THOMPSON AND MCCORD ASSOC. DATED: 4--9--04.
27. NO DAMAGED & DISABLED VEHICLES SHALL BE KEPT OUTSIDE OF FENCED STORAGE AREA IN ACCORDANCE WITH SECTION 405.A.
28. THIS SITE CEASED TO BE USED AS A FUEL SERVICE STATION IN 1990, WHEN THE FUEL TANKS WERE REMOVED.



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110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION ON THE PROPERTY
KNOWN AS

120 REISTERSTOWN ROAD
FOR
COMMUNITY SERVICE GARAGE

TAX MAP 78, GRID 15, PARCEL 697
3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	01-25-05	04060	1 OF 1