Jate 12-12-06 Jack

RE: PETITION FOR SPECIAL EXC SE/S Belair Road, N/S Fitch Aven (7901 Belair Road) 14 th Election District 6 th Council District 7901 Belair Road, LLC, et al Petitioners	PETITION FOR SPECIAL EXCEPTION SE/S Belair Road, N/S Fitch Avenue	*	BEFORE THE
	(7901 Belair Road)	*	ZONING COMMISSIONER
		*	FOR
	7901 Belair Road, LLC, et al	*	BALTIMORE COUNTY
		*	Case No. 07-145-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, 7901 Belair Road, LLC and Michael Dellis. The Petitioners request a special exception to permit a service garage on the subject site, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan which was submitted and accepted into evidence and marked into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michael Dellis, managing member and owner of the property; his son, Nicholas Dellis; Joseph Larson of Spellman, Larson & Associates, Inc., the consultants who prepared the site plan and Michael P. Tanczyn, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence was offered describing the subject property as a rectangular shaped parcel located on the southeast corner of Belair Road and Fitch Avenue in Fullerton. The property contained a net area of 0.32 acres, zoned B.L., and improved with a one-level masonry service station style building, which was previously occupied and operated as a Shell Oil fuel gas station and service garage. The history of the property discloses it previously was reclassified B.L. and granted a

special exception for a fuel service station, in Case No. 66-286RX, by Order July 7, 1966. Access to the site is provided from Fitch Avenue to the south, a one-way street, and from Belair Road to the west. Photographs introduced at the hearing indicate that the parking lot is paved, and the property and improvements are well-maintained.

Petitioners purchased the property in September, 2005 and have operated an automobile detailing operation and ancillary washing service from that date to the present. The services provided by Petitioners are described in detail on Petitioners' Exhibit 5 admitted into evidence. As shown on the site plan, a service garage building with three service bays is oriented towards Belair Road with vehicle parking to the left and right sides of the building. By proffer, testimony indicated Nicholas Dellis is the primary manager of the business and that in addition to substantially improving the appearance of the property since it was purchased, he has successfully engaged in providing services to the local community as listed on Petitioners' Exhibit 5. In addition to the automobile services described, they can also tint windows and provide small dent removal repairs on vehicles, which does not involve auto body repair or painting services customarily associated with a body shop operation. The proposed use has been an improvement to the property and provides a service to the other auto services in the area as well as the surrounding community, which has, according to Nicholas Dellis, been well received. As noted above, there will be no substantial auto body repair work performed, painting or mechanical repair of automobiles and trucks performed on the premises. The existing building meets all area and setback requirements and the required number of parking spaces, under the B.C.Z.R.; however, due to the present zoning of the property, the requested special exception relief is necessary.

The test for whether special exception relief should be granted is set forth in Section 502.1 of

the B.C.Z.R. Essentially, the applicant must show that the use can be carried out at the location proposed without detrimental impact to the health, safety and general welfare of the locale. However, as construed by the appellate courts of this State in Schultz v. Pritts, 291 Md. 1 (1981), and Mossberg v. Montgomery County, 107 Md. App. 1 (1995), it is not merely the existence of potential impacts of the use that warrant the denial of a requested special exception. That is, the Court noted that impacts from a proposed special exception use are inherent by virtue of the fact that the legislative body has designated the use as permitted only by special exception, as opposed to being permitted by right. Thus, the test is whether the anticipated impacts are more egregious at the proposed location than elsewhere in the zone. The Petitioners' property, as well as adjacent properties is zoned B.L. (on the east side of Belair Road, as well on the west side of Belair Road), with the exception of the church property, which has been there for quite some time and is zoned D.R.3.5. The remainder of the property from the beltway, heading north on Belair Road, well past this site, is all zoned B.L. or B.M. Morever, the fact that prior use on the property included a fuel service station, including an ancillary service garage is significant. Although those uses were abandoned some time ago, the proposed service garage use is a similar use and is consistent with other uses in the immediate vicinity. Thus, I find that the proposed use is appropriate in this instance and will not result in any detriment to the health, safety or general welfare to the surrounding locale.

Based upon all of the testimony and evidence offered, I am persuaded that the Petitioners have met the standards set out in Section 502.1 of the B.C.Z.R. for special exception relief to be granted. However, in granting the relief, I will impose conditions.

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 day of December, 2006, that the Petition for Special Exception to permit the use of the subject property as a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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. There shall be no major auto body repair services performed and no storage of damaged and/or disabled vehicles on the premises.
- When applying for any permits, 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 hereof.

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

CERTIFICATE OF POSTING

RE: Case No.: 07-145-X

Petitioner/Developer: MICHAELDE CLUS

Date of Hearing/Closing: NOV, 29, 70006

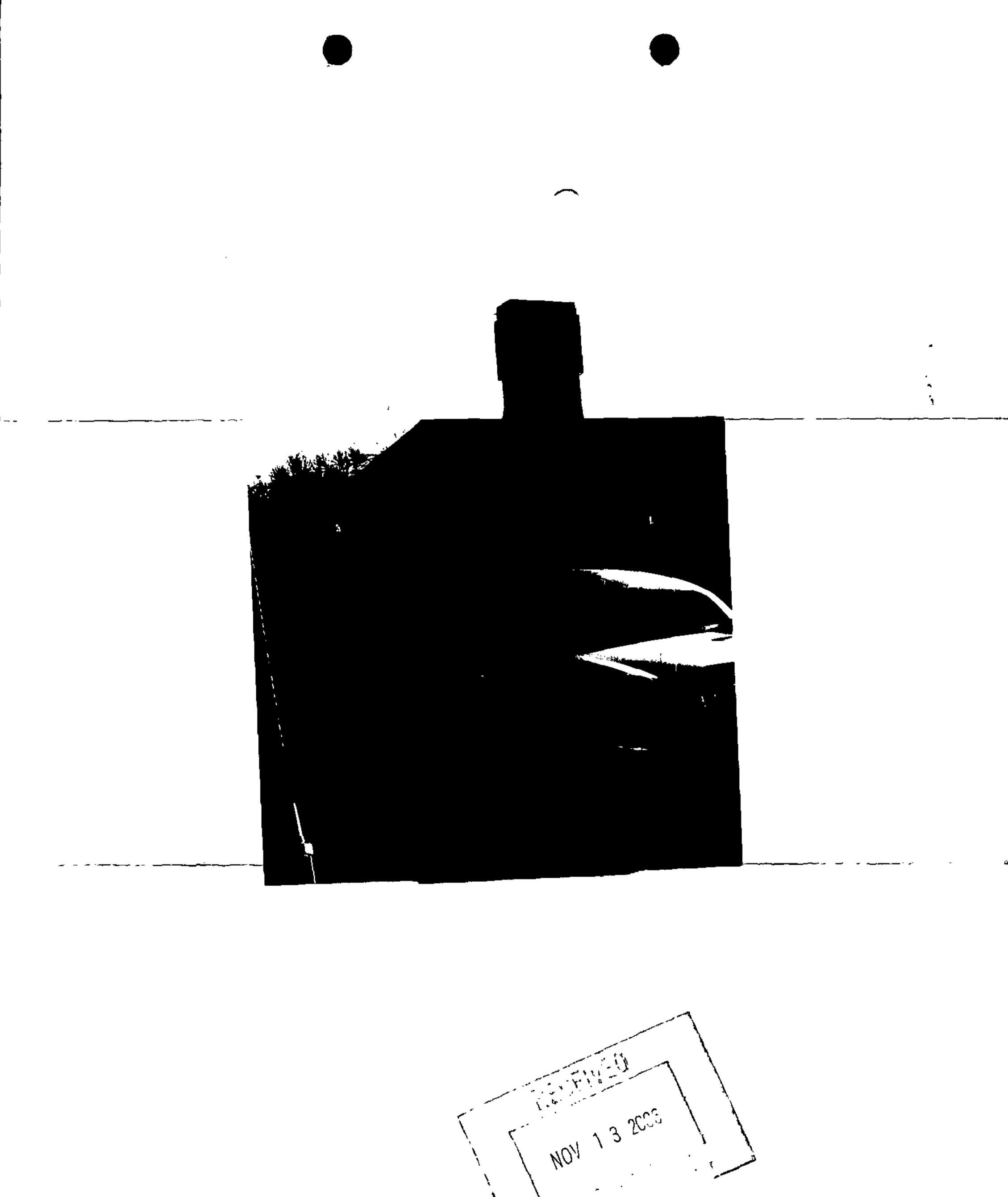
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887,-3391

DOINGTAREMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

Attention: Christen 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 propery located at _ # 7000 BELAUR ROAD 2006 The sign(s) were posted on (Month, Day, Year) Sincerely, ZONINGNOTICE (Signature of Sign Poster and Date) CASE #_ 07-14-5-X CJAPLANED E, MOORE A PUBLIC HEARING WILL BE HELD BY (Printed Name) THE ZONING COMMISSIONER IN TOWSON, MD 3225 RYERSON CIRCLE ROOM 106 BALTIMORE COUNTY OFFICE BLDG. (Address) TOWSON, MD. 21204 WEDNESDAY, NOVEMBER 29, 2006 DATE AND TIME: AT 9:00 A.M. REQUEST: SPECIAL EXCEPTION BAUTIMORE, MD, 21227 SERVICE GARAGE PURSUANT TO (City, State, Zip Code) SECTION 230.13 OF THE BCZR. (410) 242-4263 (Telephone Number)



RE: PETITION FOR SPECIAL EXCEPTION

7901 Belair Rd; SE/S Belair Rd, N/S Fitch Ave

14th Election & 6th Councilmanic Districts

Legal Owner(s): Michael Dellis

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-145-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.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Eter Max ammerman

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 12th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed Joseph Larson, 105 W. Chesapeake Avenue, Towson, MD 21204 and Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

OCT 1 2 2006

Per. Yu

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

October 18y 2000 TROCO, Director

Department of Permits and

Development Management

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: 07-145-X

7901 Belair Road
Southeast side Belair Road, North side Fitch Avenue.
14th Election District – 6th Councilmanic District
Legal Owner(s): Michael Dellis

SPECIAL EXCEPTION Service Garage pursuant to Section 230.13 of the BCZR.

Hearing: Wednesday, November 29, 2006 at 9:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, 21204.

Timothy Kotroco

Director

TK:amf

C: Michael Dellis 2119 York Road Timonium 21093 Michael P. Tanczyn Suite 106 606 Baltimore Avenue Towson 21204 Joseph Larson 105 W. Chesapeake Avenue Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 14, 2006.

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 14, 2006 Issue - Jeffersonian

Please forward billing to:

Michael Dellis 2119 York Road Timonium, MD 21093

410-252-2022

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: 07-145-X

7901 Belair Road Southeast side Belair Road, North side Fitch Avenue. 14th Election District – 6th Councilmanic District Legal Owner(s): Michael Dellis

SPECIAL EXCEPTION Service Garage pursuant to Section 230.13 of the BCZR.

Hearing: Wednesday, November 29, 2006 at 9:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, 21204.

WILLIAM J. WISEMAN III 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.

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Southeast side Belair Road, North side Fitch Avenue.
14th Election District — 6th Councilmanic District Legal Owner(s): Michael Delijs
SPECIAL EXCEPTION: Service Garage pursuant to Section 230.13 of the BCZR.
Hearing: Wednesday, November 29, 2006 at 9:00 a.m. in Room 106, in the Baltimore County Ottice Building, 111 W. Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 11/642 Nov. 14

E

7.2026

hat the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., ∓ THIS IS TO CERTIFY once in each of

The Jeffersonian

- Arbutus Times
- Catonsville Times
 - Towson Times Owings Mills 7
- O NE Booster/Reporter Fimes
 - North County News

Mulman

LEGAL ADVERTISING

RECEIVED FROM: DATE FOR: MISCELLANEOUS RECEIPT WHITE - CASHIER STRIBUTION **PALTIMORE COUNTY, MARYLAND** PINK - AGENCY AMOUNT \$ ACCOUNT YELLOW - CUSTOMER 000.615 No.21737 CASHIER'S VALIDATION 30.27/5.1/6 GET JEE



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

November 20, 2006

Michael P. Tanczyn Suite 106, 606 Baltimore Avenue Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 07-145-X, 7901 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Cal Richal D

WCR:amf

Enclosures

c: People's Counsel Michael Dellis 2112 York Road Timonium 21093 Joseph Larson 105 W. Chesapeake Avenue Towson 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 18, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 16, 2006

Item Nos. 07-145 146, 147, 148, 149, 150, 151, 152, 153, 154, 155 and 156

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

DAK:CEN:clw. cc: File

ZAC-NO COMMENTS-10132006.doc

State Highway

Administration 8

Administration 8

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 10, 2006

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

RE:

Baltimore County

Item No. 07-145-X

USI (BELAIR ROAD)

@ FITCH AVENUE

Dear Ms. Matthews:

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

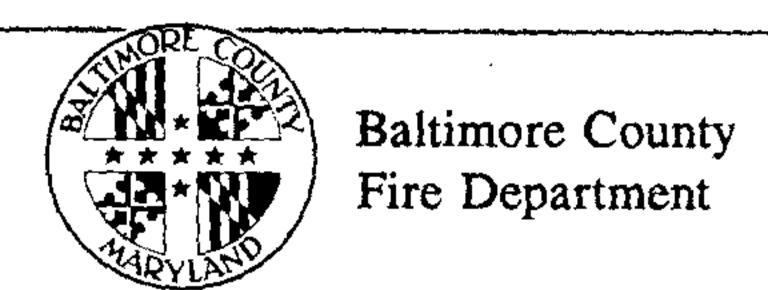
Very truly yours,

Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB



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

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

October 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 145 through 156

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



Printed with Soybean Ink

on Recycled Paper











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 - 1419034242

Owner Information

Owner Name:

DELLIS MICHAEL

7901 BELAIR ROAD LLC

Use:

COMMERCIAL

Mailing Address:

2112 YORK RD

LUTHERVILLE TIMONIUM MD 21093-3108

Principal Residence:

NO

Deed Reference:

1) /22736/ 142

Location & Structure Information

Section

Premises Address

Map Grid Parcel

7901 BELAIR RD

Legal Description

PT LTS 1,2

Assessment Area

7901 BELAIR RD SE GEORGE A KLEIN PLAT

81 11 630 Town **Special Tax Areas**

Sub District

Ad Valorem Tax Class

Subdivision

Primary Structure Built

0000

Enclosed Area 2,370 SF

Property Land Area

13,281.00 SF

County Use

06

7/ 154

Stories

Basement

Type

Block Lot

Exterior

Plat No:

Plat Ref:

Value Information

Base Value **Phase-in Assessments** Value As Of As Of

01/01/2004 174,000 174,000

07/01/2006

As Of 07/01/2007

Improvements: Total:

Preferential Land:

155,200 329,200

155,200 329,200 0

329,200

NOT AVAIL NOT AVAIL

Transfer Information

Seller: BOURQUIN LIMITED LIABILITY CO Type:

IMPROVED ARMS-LENGTH

Land:

SHELL OIL CO IMPROVED ARMS-LENGTH

Date: 10/18/2005 Deed1: /22736/ 142

Price: \$540,000

Deed2: Price:

02/25/1994 Date: Deed1: /10368/516 Date:

\$230,000 Deed2:

Deed1:

Price: Deed2:

Exemption Information

Partial Exempt Assessments Class 07/01/2006 07/01/2007 County 000 0 State 000 Municipal 000 0

Tax Exempt: Exempt Class:

Seller:

Type:

Seller:

Type:

PETITIONER'S

Special Tax Recapture:

* NONE *

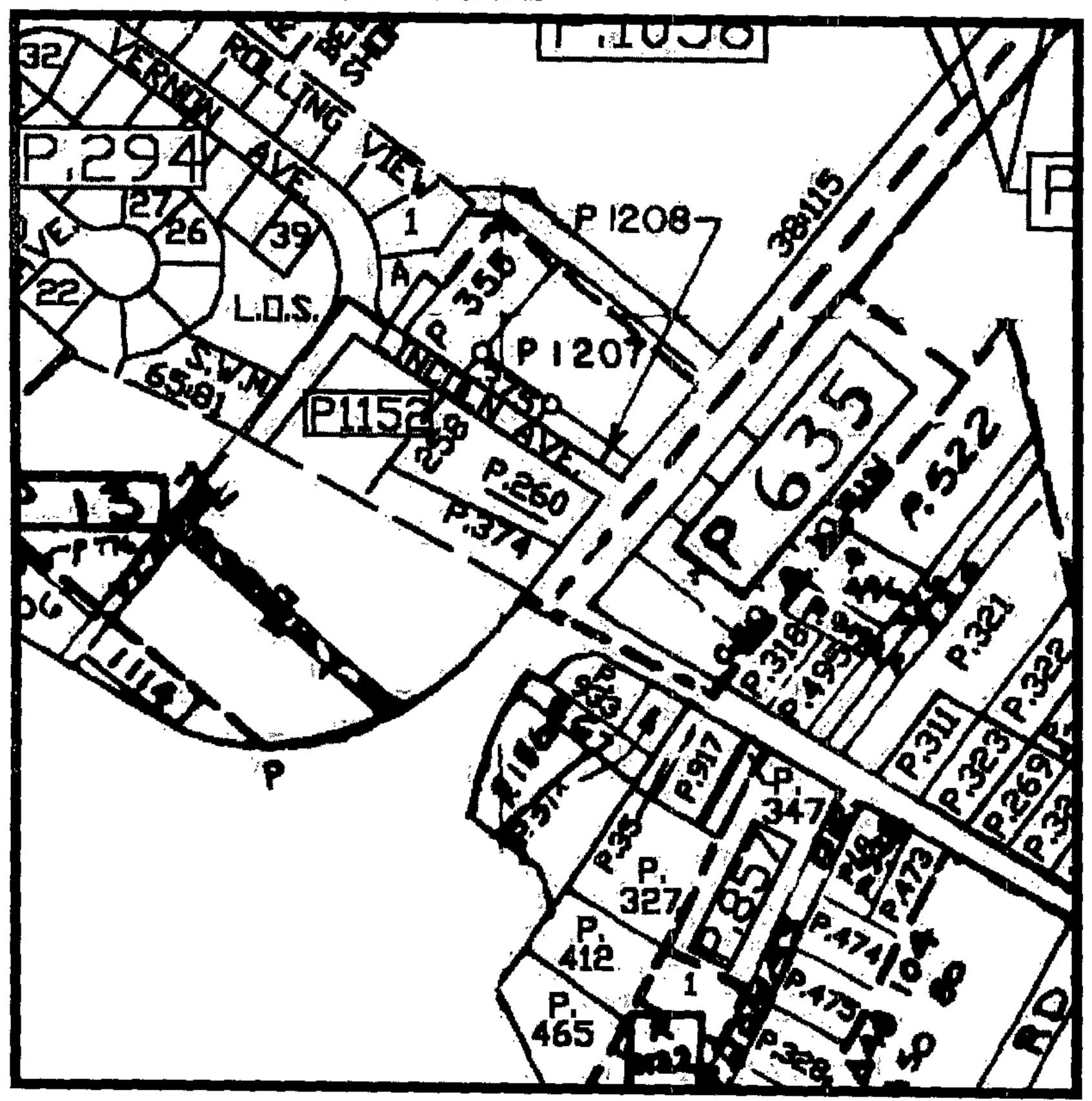
EXHIBIT NO.



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

Go Back View Map New Search

District - 14Account Number - 1419034242



Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

ZONING MAP 081 · C1 SCALE : 1":200 THOWAS: MLR IM ML/IM PETITIONER'S SPELLMAN, LARSON & ASSOCIATES, INC. MLR_IM EXHIBIT NO. 105 W. Chesapeake Avenue - Ste. 406 TOWSON, MARYLAND 21204

Case No.: 07-145-X 7901 BELAIR RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	
140. 1	AMENDED SITE PLAN
No. 2	<a.,< td=""></a.,<>
	ZONING MAP BL ZONE
No. 3	DEED OF Purchase
No. 4	Md. Dupt. & assessment and torontion
No. 5	SERVICES RENDERED BY PSTITIONERS
No. 6	Collectively-Photographo Sourround uses.
No. 7	Jacq' South - other USES
No. 8	USES TOWARDS ME DR ZONE
No. 9	PETITIONERS SIDE OF BELAIR ROAD
No. 10	
No. 11	Hours OF OPERATION
No. 12	
}	

(SIGN IN SHEETS - OPPORTUNITY TO SIGN) - (RECORDER)

Good Morning – My name is Bill Wiseman, I am the Zoning Commissioner for Baltimore County and I've been assigned to hear your case pursuant to Art. 32 of the Baltimore County Code. THESE PROCEEDINGS ARE BEING RECORDED

•
FOR THE RECORD, THIS IS A PUBLIC HEARING ON case number 07-145 X.
This is a Petition forVariance
Special Hearing Police Michaell
filed by LAW offices of Michael TANCZYN for property located at
"Read language from file" 72 questing lunsuent to 230.13 to use Properties Code requires that notice of today's hearings be provided to neighbors and interested E Code
The Code requires that notice of today's hearings be provided to neighbors and interested E
parties by the posting of a sign on the property for at least 15 days prior to the hearing. The sign was posted
an approved sign poster and shows the time, date, place and subject matter of the hearing.
The Code further requires that notice be placed in a newspaper of general circulation, in this case the Jeffersonian, and the file contains the requisite certification of publication.
I THEREFORE FIND THAT THE POSTING AND NOTICE REQUIREMENTS HAVE
BEEN SATISFIED No auto body reform
ΝΟ Θωίν (μείθη Λυτίνη) IF ATTORNEYS PRESENT. HAVE THEM IDENTIEV THEMSEI VES: ASK IE
IF ATTORNEYS PRESENT, HAVE THEM IDENTIFY THEMSELVES; ASK IF THERE ARE ANY PRELIMINARY MATTERS (Lunded to Wechenal Notion
LOOK AROUND ROOM – AND ASK – IS ANYONE HERE APPEARING IN OPPOSITION TO THE REQUEST?
NO PROTESTANTS: For the record, no one is here in opposition to the request. Mr./Ms.
, since there is no opposition, if you want to make AN INFORMAL PROFFER of the testimony and evidence, you're welcome to do so.
IF PROTESTANTS: This is your opportunity to come forward and have a seat at the table.
You will be able to see and hear better, so come forward and I have a sign-in sheet here for you to sign so that we can mail you a copy of the decision in this case.
$\rho_{1}\rho_{2}$ 77
Larson - What restrictions imposed on broparty in Case No 66-286-RX
66-286-RX

EXPLAIN PROCESS:

First the owner of the property will have an regarding thereque	n opportunity to present testimony and evidence est for the property at
Listen carefully, if you have any questions give you an opportunity to do so.	that you want to ask of any witness who testifies, I'l
~ · · · · · · · · · · · · · · · · · · ·	their testimony, and you've had an opportunity to unity to present testimony and evidence for me to request. I'll tell you when it's appropriate to ask ify – help you along as we proceed.
PRI	ESENT CASE
SWEAR WITNESS - NAME AND ADDRESS	– HAVE A SEAT
All right Mr./Ms.	, please proceed with your case:
TO PROTESTANTS: Do you have any quantum from you at this point, but if you would like	just gave? I don't want to hear any testimony
CLOSE OF PETIONERS CASE: This is opposed to this you lived there? What is it about the tell me about this case.	is your opportunity to tell me why you might be Where do you live? How long havethat bothers you/or what would you like to
CONCLUSION: ALRIGHT – THANK Y THANK YOU FOR ATTENDING	OU. THIS WILL CONCLUDE THE MATTER.
I'm not prepared to make a decision here ar	nd now.
I want some time to think about the evidence	ce presented – might want to look at the property
Hopefully, within a few weeks, I'll issue a	written decision in the case
If you do not like my decision, YOU HAVI Appeals. This must be done within 30 days	E A RIGHT TO APPEAL TO THE Board of s from date of my Order.

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:	
Ilem Number or Case Number 107-145-X	
Petitioner MICHAEL DELLIS, 7001 BELLIA 20. LL	
Address or Location. 7991 DELAID DD.	
PLEASE FORWARD ADVERTISING BILL TO Name:MICHAEL DELLIS	·
Address ZIIOYORK RO.	
1140NIUM, MD. 21093	
Telephone Number410-252-2022	

This Deed made this 1st day of September, 2005, by and between Bourquin, LLC (also referred to as Bourquin Limited Liability Co.), a Maryland limited liability company, party of the first part and Michael Dellis and 7901 Belair Road, LLC, a Maryland limited liability company, parties of the second part.

Witnesseth that in consideration of the sum of Five Hundred Forty Thousand (\$540,000.00) Dollars, the said party of the first part does grant and convey unto the said parties of the second part, and to its successors and/or assigns, in fee simple, all those lots of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe now set at the corner formed by the intersection of the southeast side of Belair Road and the northeast side of Fitch Avenue, as shown on the Plat on the property of George A. Klein, recorded among the Land records of Baltimore County in Plat Book W.P. C. No. 7, page 154, thence leaving said point of beginning and running with and binding along a portion of said division line South 41 degrees 52 minutes 25 seconds East 125.00 feet to an iron pipe now set; thence leaving said division line between Lots 2 and 3 and running for a new line of division through Lots 2 and 1 of said plat, South 48 degrees 07 minutes 35 seconds west 162.54 feet to an iron pipe now set on the northeast side of Fitch Avenue: thence running with and binding along said northeast side of Fitch Avenue, North 51 degrees 55 minutes 25 seconds West 126.95 feet to the point of beginning; containing 21,703 square feet more or less. The course in this description are referred to as the present date magnetic meridian. Being part of Lots I and 2 as shown on the before mentioned Plat of Property of George A. Klein

The improvements thereon binding on Belair Rd being known as No. 7901 Belair Road.

SAVING AND EXCEPTING therefrom all that lot of ground which by Deed dated 7/17/67 recorded at OTG 4789 Page 616 was granted and conveyed by Shell Oil Co to Baltimore County, Maryland.

BEING the same lots of ground which by deed dated February 17, 1994 and recorded among the Land Records of Baltimore County in Liber SM 10368 folio 516 was granted and conveyed by Shell Oil Company unto Bourquin Limited Liability, the Grantor herein.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

To have and to hold the said lots of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part to its successors and/or assigns, in fee simple.

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

The grantor limited liability company hereby represents and warrants that the within conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the grantor.

DEED FROM LLC - DELLIS 7901

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-22591] SM 22736, p. 9143

PETITIONER'S

EXHIBIT NO.

Law Office

Yerman & Smedley, PA

1414 Key Highway

Mangets Building

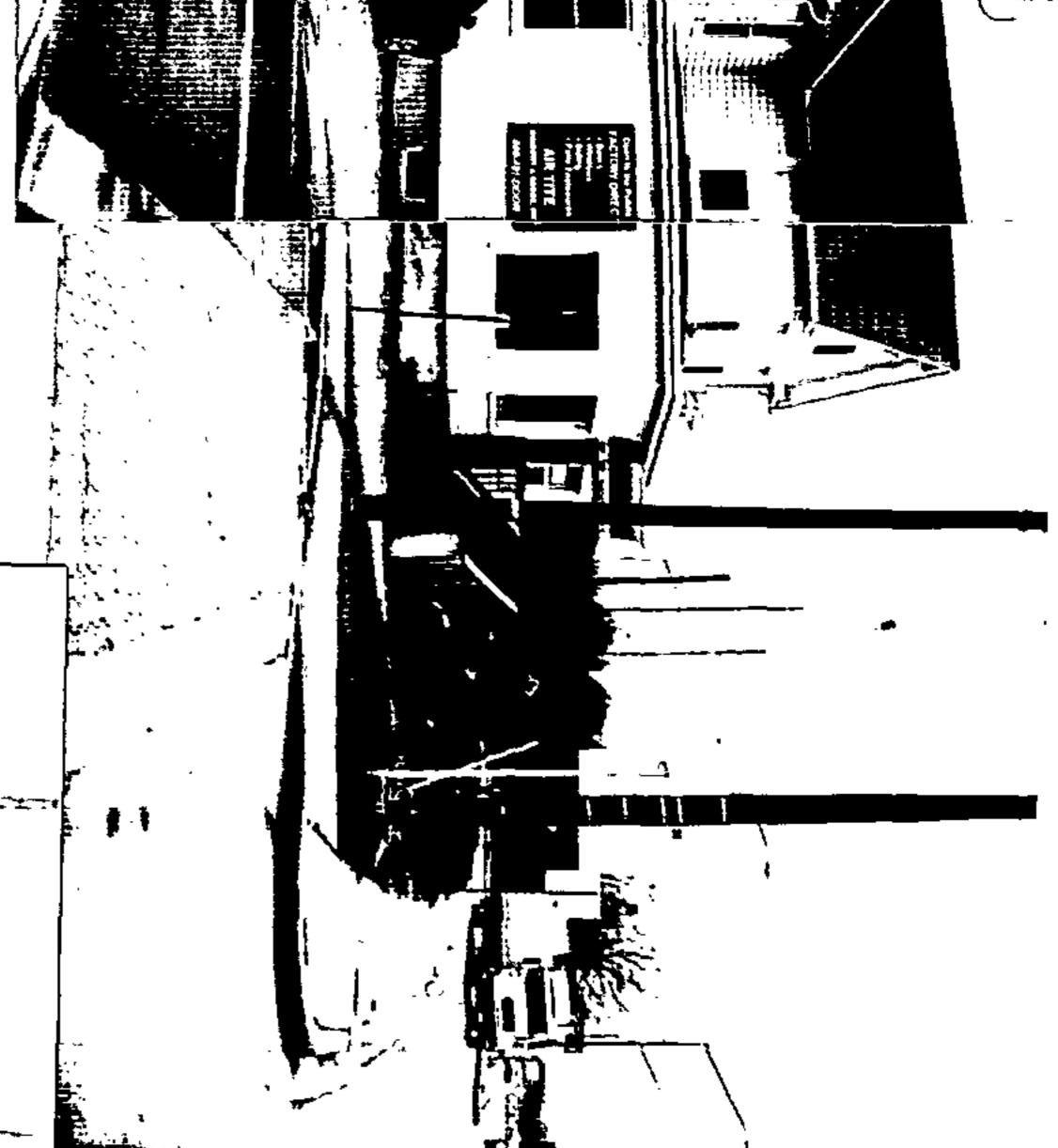
Suite #301

Baltimore, MD 21230

Tel. (410) 752-5400

Ky KX

PETITIONER'S



TO THE CONTRACT OF THE PARTY OF





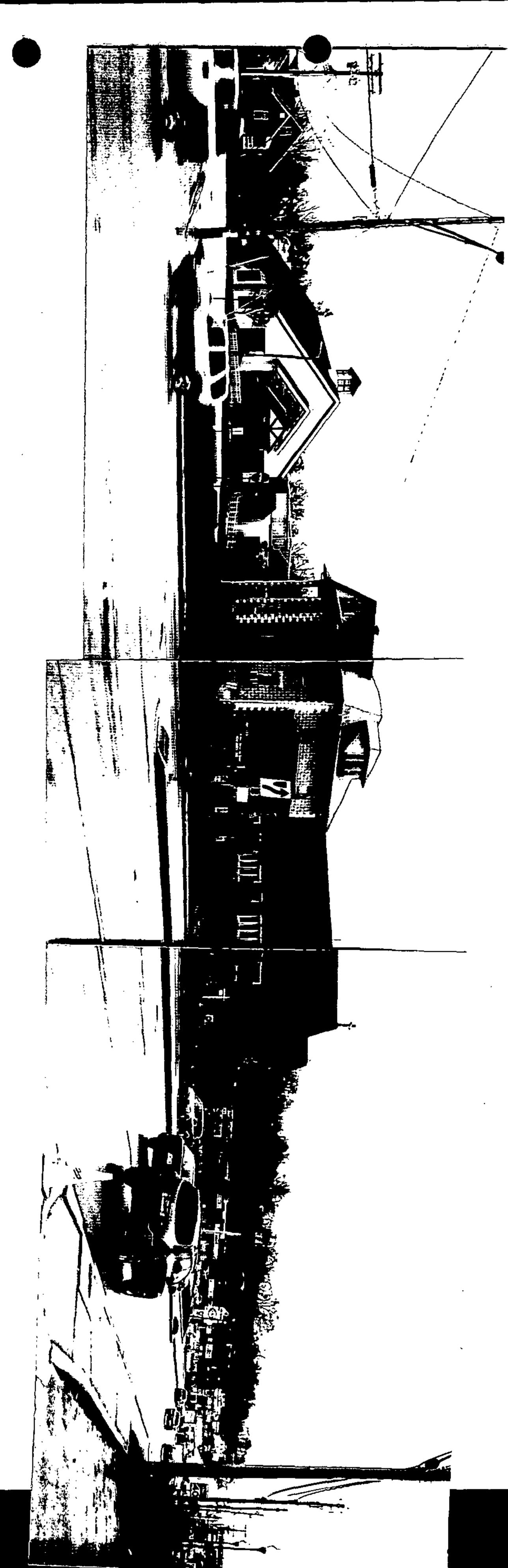
Det Cx



PETITIONER'S

EXHIBIT NO.

10 CX -



PETITIONER'S

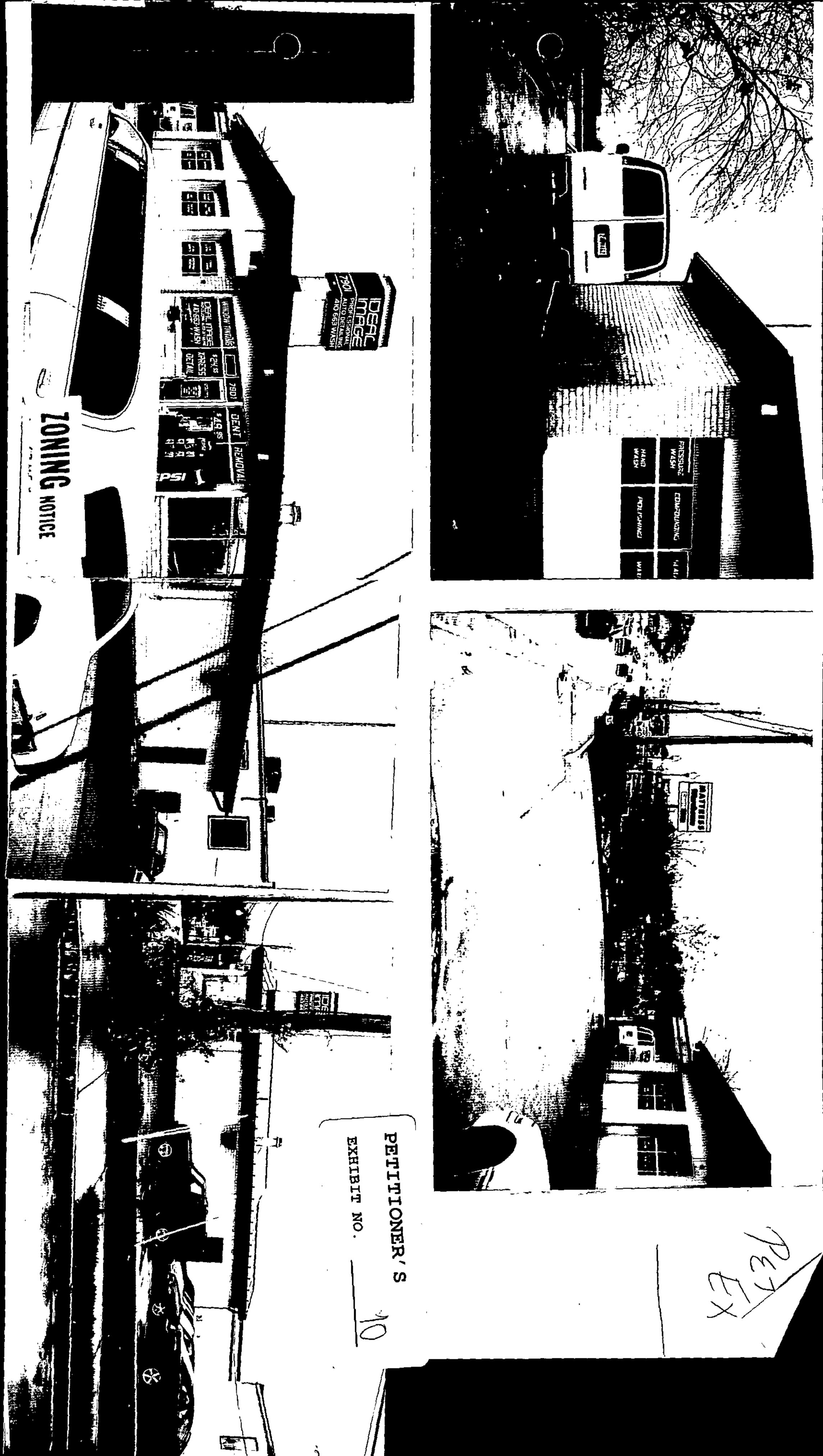
EXHIBIT NO.



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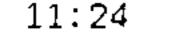
EXHIBIT NO.

PLEASE PRINT CLEARLY

1901 Belbir Pod CASE NAME OF-145X CASE NUMBER DATE 11/ 29/2006

PETITIONER'S SIGN-IN SHEET

E-MAIL YOUNG YOR SOUND AND Spelarson & Verizon. Net MOT LAWQ Verizod, Net		
CITY, STATE, ZIP I MOIN IUM MA Solumn MA Picosullo MA Towson MD 21204 Towson MD 21204		
2119 VODA RESS 2119 VODA RA 1101 GRAMMAN RA 105 W. Chespenk Ave STEIDE GOD BALTINOR AVE		
MICHAR DELIS MICHAR DELIS Scon Kalle Lorent LAPSON Michael Thuczon		







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CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

FACSIMILE TRANSMITTAL

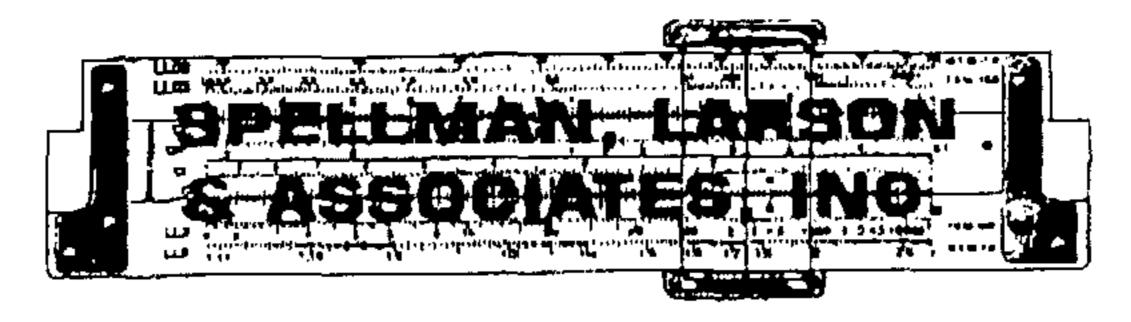
DATE:	11/29/06
TO:	William Wiseman
FROM:_	Joe Larson
	(S:
	We are transmitting 3 page(s) including this page

If you do not receive all pages telephone sender immediately.

CONFIDENTIALITY NOTICE

This facsimile transmission contains confidential information belonging to the sender, which may be legally privileged information. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, or an employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying. distribution, or the taking of any action in reliance on the contents of the facsimile documents is strictly prohibited. If you have received this transmission in error, please notify us by telephone immediately to arrange for return of the original facsimile documents to us.





ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Mr. Timothy Kotroco, Director
Dept. of Permits & Development Management
Baltimore County

410-825-5215

July 17, 2006

"HAND DELIVERED"

Re: 7901 Belair Road

7901 Belair Road LLC

Dear Mr. Kotroco,

Attached hereto please find the requisite fee of \$50.00 along with an MDAT Property I.D. Form and a copy of the Zoning Order from Case No. 66-286, all related to the above captioned property and our formal request as contained herein.

This letter represents a "Spirit and Intent" request for an evaluation and ruling from your office to allow a continued use of a service garage in a BL Zone.

The attached Zoning Order and testimony by the owner represents the documentation that the property has been occupied by an automotive oriented operation since 1966, which at that time was a filling station and service garage. The filling station/service garage occupied the site for a period of years up to a point until Belair Road was widened and the frontage was reduced by a highway widening acquisition which caused the owner to cease the fuel service operation. The service garage continued to operate on the site from that time to the present time.

My client, who purchased the property in October of last year and has operated his service garage since that time has applied for a Transporter License to deliver cars back and forth to customers and as a requirement for this License a Zoning Certification is required. In an attempt to obtain this Certification a problem arose with regard to a service garage use in a BL Zone. The initial position of the Zoning Office was that the original Special Exception granted for this property was for a "filling station" and when the fuel service operation ceased and only the service garage continued that the Special Exception ceased. It was the recommendation of the Zoning Office that we would now have to apply for a new Special Exception for the service garage use only.

. . .

A .

Mr. Timothy Kotroco, Director

July 17, 2006

Re: 7901 Belair Road

Page 2

Hence, I am sure that you can see that the thrust of our argument is to waive the requisite Zoning Hearing and allow the use to continue as it has for forty years and sustain the original Special Exception as previously granted.

I have spoken to the Zoning Commissioner, Mr. William Wiseman, regarding this matter in order to get his views as to his opinion regarding our moving forward. Mr. Wiseman has agreed with our argument and has indicated to me that a Zoning Hearing would serve no purpose and for the sake of expediency, the granting of this request would be appropriate and within the "Spirit and Intent" of the Zoning Regulations.

I would appreciate your review of this request and responding to this office at your earliest convenience.

Very truly yours,

Joseph L. Larson, President

SPELLMAN, LARSON & ASSOC., INC.

cc: William Wiseman Michael Dellis

File#L07140601

11/29 9 mm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7901 Belair Road

INFORMATION:

Item Number:

7-145

Petitioner:

Michael Dellis

Zoning:

BL

Requested Action:

Special Exception

RECEIVED

DATE: November 29, 2006

NOV 2 3 2006

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following: Submit a revised site plan that includes landscaping, signage and lighting. The plan accompanying the subject petition lacks necessary information. Additionally the plan should indicate the restrictions set forth in Case 66-286-RX, as these restrictions may apply to the subject request.

For further information concerning the matters stated here in, please contact Curtis Murray at 410-887-3480.

Reviewed by:

Division Chief: AFK/JM: CM

W:\DEVREV\ZAC\7-145.doc

PETITIOIL FOR ZONIN	G	RE-CLASSIFICATION 256.
AND/OR SPECIA	ÅL	EXCEPTION
	P.L	
TO THE ZONING COMMISSIONER OF BALTIMO) He	COUNTY. RANIMOTE
the undersigned	leg	al owners of the property situate in Baltimore id plat attached hereto and made a part hereof, in described property be re-classified, pursuant BL-A
County and which is described in the description	n ai	d plat attached hereto and moderated, pursuant
County and which is described in the description hereby petition (1) that the zoning status of the	Here	R 6
And Zoning Law of Baltimore County, from a	ID	1.130/60
B L come for the	fálla	wing reasons:
1.) Because of a change i	11	he character of the neighborhood
and/or - 2.) Because of a mistake	in	the original soming.
2.) Because of a minute		
See attached description		
and (2) for a Special Exception, under the said	Zon	ing Law and Zoning Regulations of Reitimore
County, to use the herein described property.	for.	filling station
	4	
Property is to be posted and advertised		rescribed by Zoning Regulations.
I, or we, agree to pay expenses of above		the some to and are to be butted by the soming
posting, etc., upon filing of this petition, and	LV A	donted purs. ant to the Zoning Law for Beltimore
County. SHELL OIL COMPANY		
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Baltimore, Maryland 21236		
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212 Wasnington Attnate Towson, Mary and 21204		
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P. M.		
		Zoning Commissioner of Baltimore County
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the same is hereby reclassified; from a	Ř-6	zone to aBL
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gratifit. from and after the date of this	jord 10 C	er, subject to approval of the site plan by the site of Planning and Zoning.
		MALLER N. FILLINGER
		DEPUTY Zoning Commissioner of Baltimore County
7 3		
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GRANTED.		
		day
IT IS ORDERED by the Zoning Con	ព្យាព្យាន	sinner of Baltimore County, thisday
of, 196, tha	if the	e above re-classification be and the same is hereby
DENIED and that the above described	prop	erty or area be and the same is hereby continued as and
to remain a		zone; and/or the Special Exception for
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		•
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-	観り	Zoning Commissioner of Baltimore County

Reserved to the second

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DATE

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 Q_{A}

From:

Debra Wiley

To:

Murray, Curtis

Date:

11/22/06 12:23:09 PM

Subject:

"Office of Planning Comment Needed - Case No. 07-145-X

Hi Curtis,

We've received the files for next week and unfortunately I don't see a comment from your Office for Bill's case scheduled for Wed., Nov. 29th at 9AM.

Thanks and have a wonderful holiday!



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 12, 2006

Michael P. Tanczyn, Esquire 606 Baltimore Avenue, Suite 106 Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION

SE/S Belair Road, N/S Fitch Avenue (7901 Belair Road) 14th Election District - 6th Council District 7901 Belair Road, LLC, et al - Petitioners

Case No. 07-145-X

Dear Mr. Tanczyn:

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

Zoning Commissioner for Baltimore County

WJW:dlw

c: Michael Dellis, 2119 York Road, Timonium, Md. 21093
 Nicholas Dellis, 7901 Belair Road, Baltimore, Md. 21236
 Joseph Larson, Spellman, Larson & Associates, 105 W. Chesapeake Avenue,
 Towson, Md. 21204
 Jason Kable, 26 Old Plantation Way, Pikesville, Md. 21208
 People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7901 Belair Road

which is presently zoned B!

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

Service Garage

(Pursuant to Section 230.13 of the BCZR)

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

If 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:	Legal Owner(s): 7901 Belair Road LLC 🚧
NA .	Michael Dellis
Name - Type or Print NA	Name - Type or Print
Signature	Signature
Address Telephon NA	No. Name - Type or Print
	ode Signature
Attorney For Petitioner:	2112 York Road 410-252-2022
Michael P TANCZEN	Address Telephone No. Timonium MD 21093
Name - Type or Print	City State Zip Code
Signature Tanzy	Representative to be Contacted:
<u> </u>	Joseph Larson
STRIDO GOUBALTIMORY AIR 418296 88	Name <u>105 W. Chesapeake Ave.</u> 410-823-3535
Address Towson Towson Towson	
City State Zip	ode City State Zip Code
	OFFICE USE ONLY
Case No. 07-145-×	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
	Reviewed By Tm Date 9/29/0
REV 09/15/98 Data 1 > - 1 > - 1	FILING



REV 09/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7901 Belair Road

which is presently zoned BL

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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. <u>Contract Purchaser/Lessee:</u> **Legal Owner(s):** 7901 Belair Road LLC Michael Dellis NA: Name - Type or Print Name - Type or Print NA Signature Signature NA Address Name - Type or Print Telephone No. NA 1 City State Zip Code Signature 410-252-2022 2112 York Road Attorney For Petitioner: Telephone No. Address NGSDUA 21093 MD Timonium Zip Code State Name - Type or Print City Representative to be Contacted: Signature Joseph Larson Company Name 606 BALTIMORPHUR 410296 410-823-3535 W. Chesapeake Ave. Telephone No. Address Address Telephone No. 21204 MD Towson Zip Code Zip Code City State State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 07-145 UNAVAILABLE FOR HEARING Reviewed By _____

Under neuelived FOR FILING



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7901 Belair Road

which is presently zoned BI
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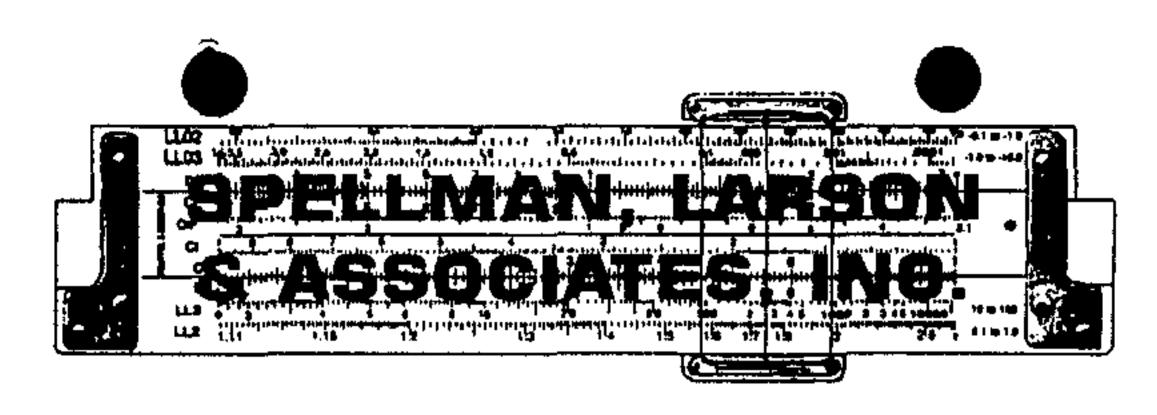
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zoning regulations and restrictions of Baltimore County adopted pur	suant to the zoning law for ballimore Col	irity.
	I/We do solemnly declare and affirm, perjury, that I/we are the legal owner is the subject of this Petition.	under the penalties of (s) of the property which
Contract Purchaser/Lessee:	Legal Owner(s): 7901 Bela	ir Road LLC
NA .	Michael Dellis	
Name - Type or Print	Name - Type or Print	
· NA ·		
Signature NA	Signature	
Address Telephone No.	Name - Type or Print	,
City State Zip Code	Signature	
Attorney For Petitioner:	2112 York Road	410-252-2022
	Address	Telephone No.
Michael P TANCZYN.	Timonium MD	21093
Name - Type or Print		State Zip Code
Signature Nutral Tomogram	Representative to be Contac	<u>:ted:</u>
	Joseph Larson	
Company	Name	
518 106 606 BARTIMORY AVE 410 296 8823 Address Telephone No.	105 W. Chesapeake Ave.	410-823-3535
Address Telephone No.	Address	Telephone No.
TOWSON MT 21204 City State Zip Code	Towson MD	21204
City State Zip Code	City	State Zip Code
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ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION 7901 BELAIR ROAD 14TH ELECTION DISTRICT

BEGINNING for the same on the southeast side of Belair Road also being at a point on the southeast corner of Belair Road and Fitch Avenue and running northeasterly along the southeast side of Belair Road by a curve to the right with a radius of 11,511.16 feet and a length of 131.53 feet thence for a line of division south 49 degrees 58 minutes 37 seconds east 93.29 feet thence south 40 degrees 01 minutes 23 seconds west 146.91 feet to a point on the northeast side of Fitch Avenue thence binding along the northeast side of Fitch Avenue with a curve to the right with a radius of 640.00 feet and a length of 66.44 feet thence leaving the northeast side of Fitch Avenue north 9 degrees 28 minutes 58 seconds west 37.13 feet to the place of beginning.

SAID property containing 0.32 acres of land more or less.

August 6, 2006

File#D09060601

#145



MARYLAND & FINANCE **EOUS RECEIPT** OFFICE OF BUDGET BALTIMORE MISCELLAN

No.21737

79.900.100 ACCOUNT

DATE

AMOUNT

RECEIVED FROM:

FOR:

DISTRIBUTION WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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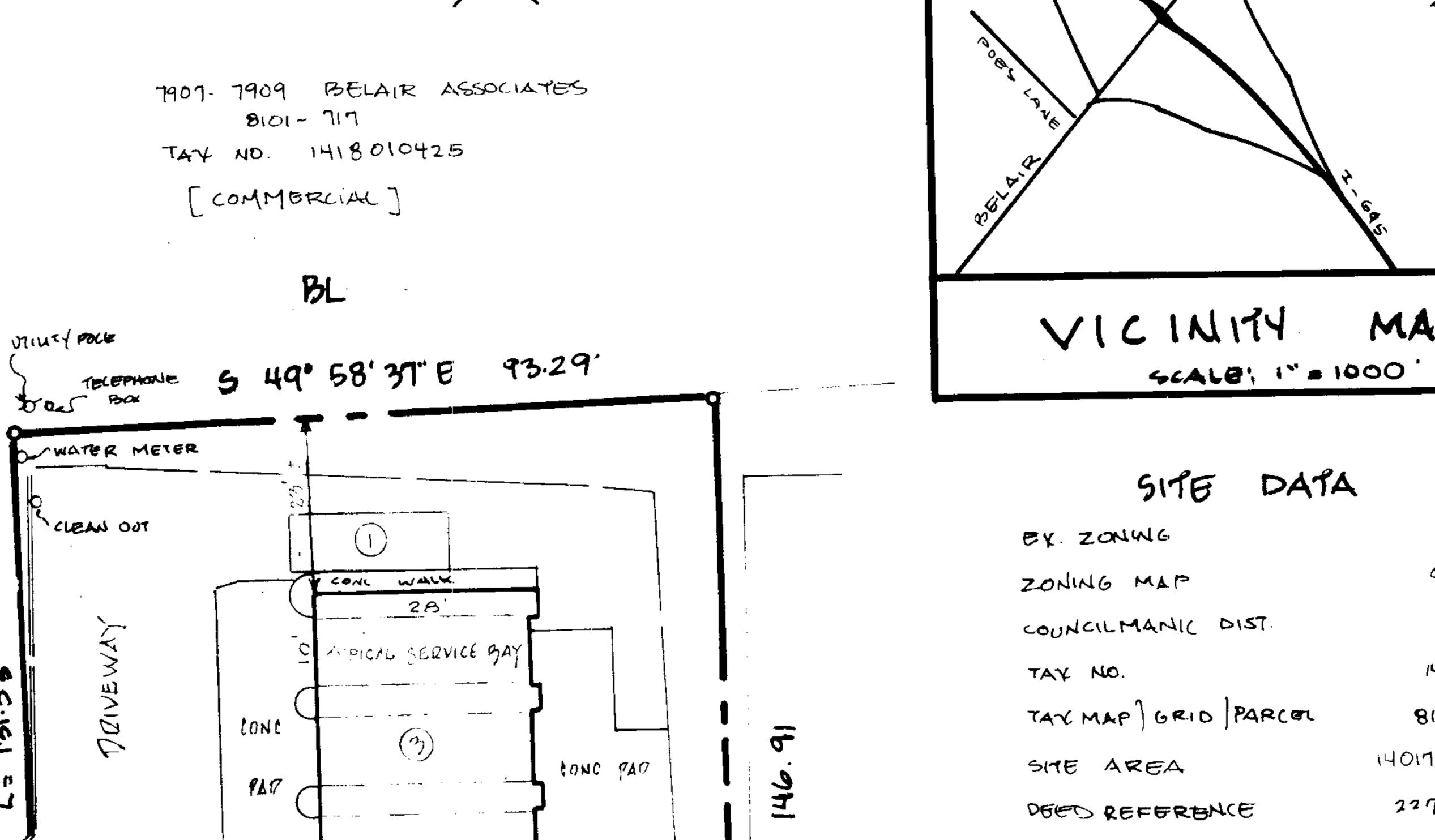
CASHIER'S VALIDATION



- 1. THERE ARE NO UNDERGROUND STORAGE TANKS, ARCHEOLOGICAL SITES, HISTORICAL BUILDINGS, HAZAR DOUS MATERIALS ENDANGERED SPECIES HABITATS ON THE SUBSECT SITE.
- 2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
- 3. THE SUBSECT SITE DOOS NOT LIE WITHIN THE CHESAPEANE BAY CRITICAL AREA.
- 4. ALL EXISTING AND PROPOSE SIGNAGE WILL COMPLY WITH SECTIONS 450 \$ 259.3.6.7 OF PHE BCZR.
- 5. THE SUBJECT PROPERTY DOES NOT LIE WITHING 100 YR FLOOD PLAIN.
- 6. THE PARKING LOT SHALL BE PANED WITH AN APPROVED OUSTLESS AND DURABLE SURFACE.
- THE PROPOSED PARKING LOT HIGHTING WILL NOT REFLECT ONTO ADJACENT RESIDENTIAL LOTS.
- 8. AL PARKING SPACES SHALL BE PERMANENTILY STRIPED.

OWNER INFORMATION MICHAEL DE LUS 1901 BELAIR ROAD LL(2112 YORK ROAD LUTHERVILLE TIMONIUM MO 21093

8101-717 TAY NO. 1418010425 [COMMERCIAL] BL VIILLEY POCK



BL

37't 1 31004 MLDCK FRAME ALOG. CONC WALK PRIVEWAY (ω) UTILITY CHAH BOX. S TRAFAC

JAMES E. HONDROULIS 17183- 386 TAT NO. 1413 058 660

JTILITIES

F. D. D.

BL

RECORD PLAT

PROPOSED USE:

54157 USE

GUBSELT

MAP

BL

081-01

6+h

1419034242

14017 5Q.FT4-; 0.32AC+1-

81 11 630

22736-142

PUBLIC WATER & SEWEL

ALLOWED= 30 EXIST= 0.17

SERVICE GARAGE

GERNICE GARAGE

7-154

Y SITE

(COMIMERCIAL)

FITCH AVENUE (VARIABLE RIW)

ZONING HISTORY

JULY 7, 1966 - SPECIAL EXCEPTION GRANTED TO RECLASSIFY RG ZONING TO BUZONING TO ACCOMODATE A FILLING STATION WITH THE FOLLOWING RESTRICTION:

PARKING CALCULATIONS

PARKING REQUIRED = 3.35PCS PER 1000 SQ.FT.

= 2387 - 1000 = 2387

MRKING REQUIRED = 3.31 2.387 = 8 SPCS

PARKING PROVIDED = 10 SPCS.

SPELLMAN, LARSON ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204 PHONE: 823-3535 PLAT TO ACCOMPANY ZONING PETITION FOR A GPECIAL EXCEPTION 1901 BELAIR BOAD PART OF LOTS IT 2 KLEIN PLAT M-15H 22736~ 142

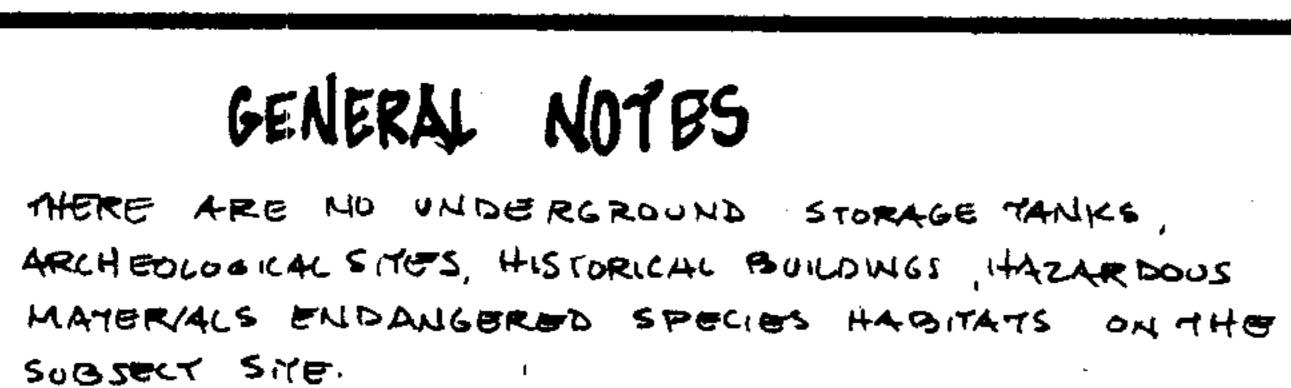
REVISIONS

DESCRIPTION

105

14TH ELECTION DISTRICT

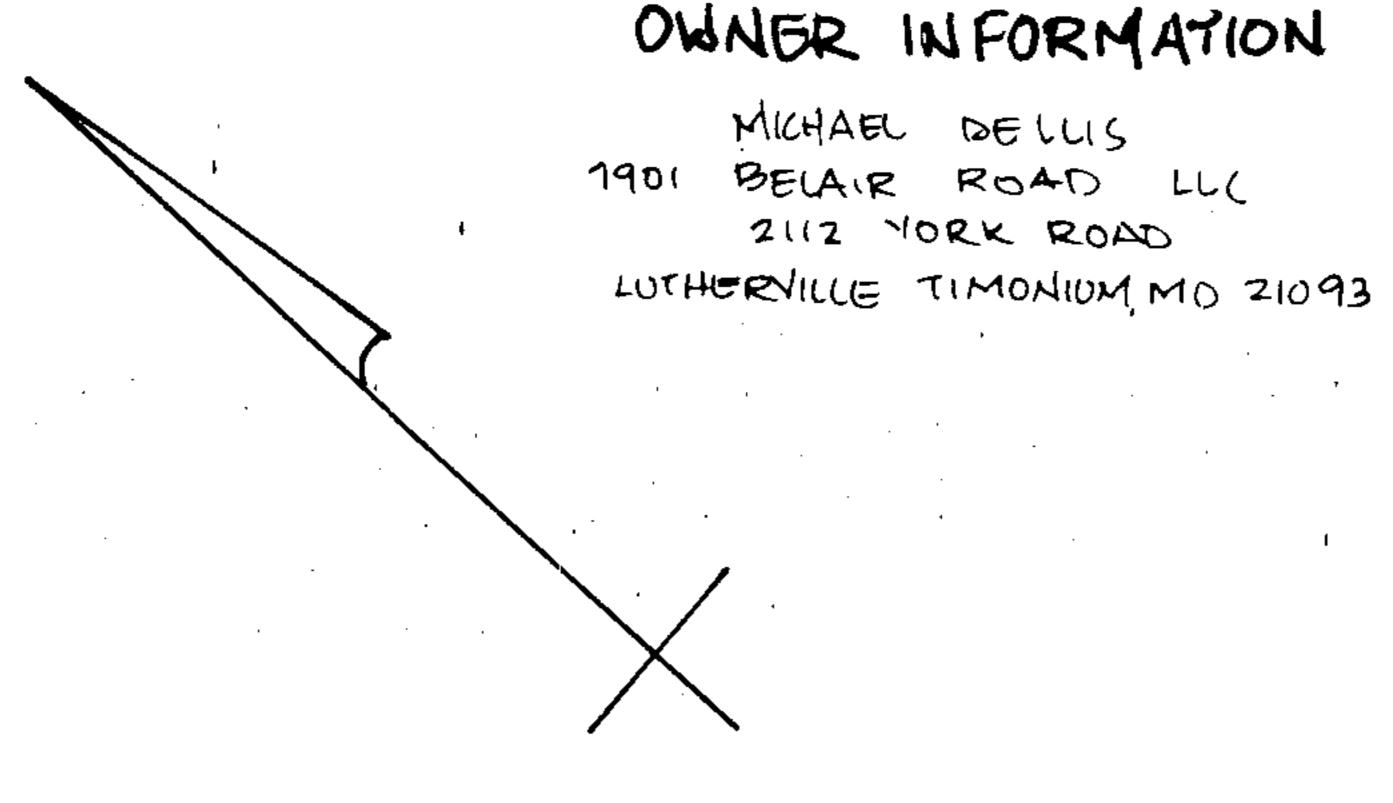
BAUTIMORE CO, MD



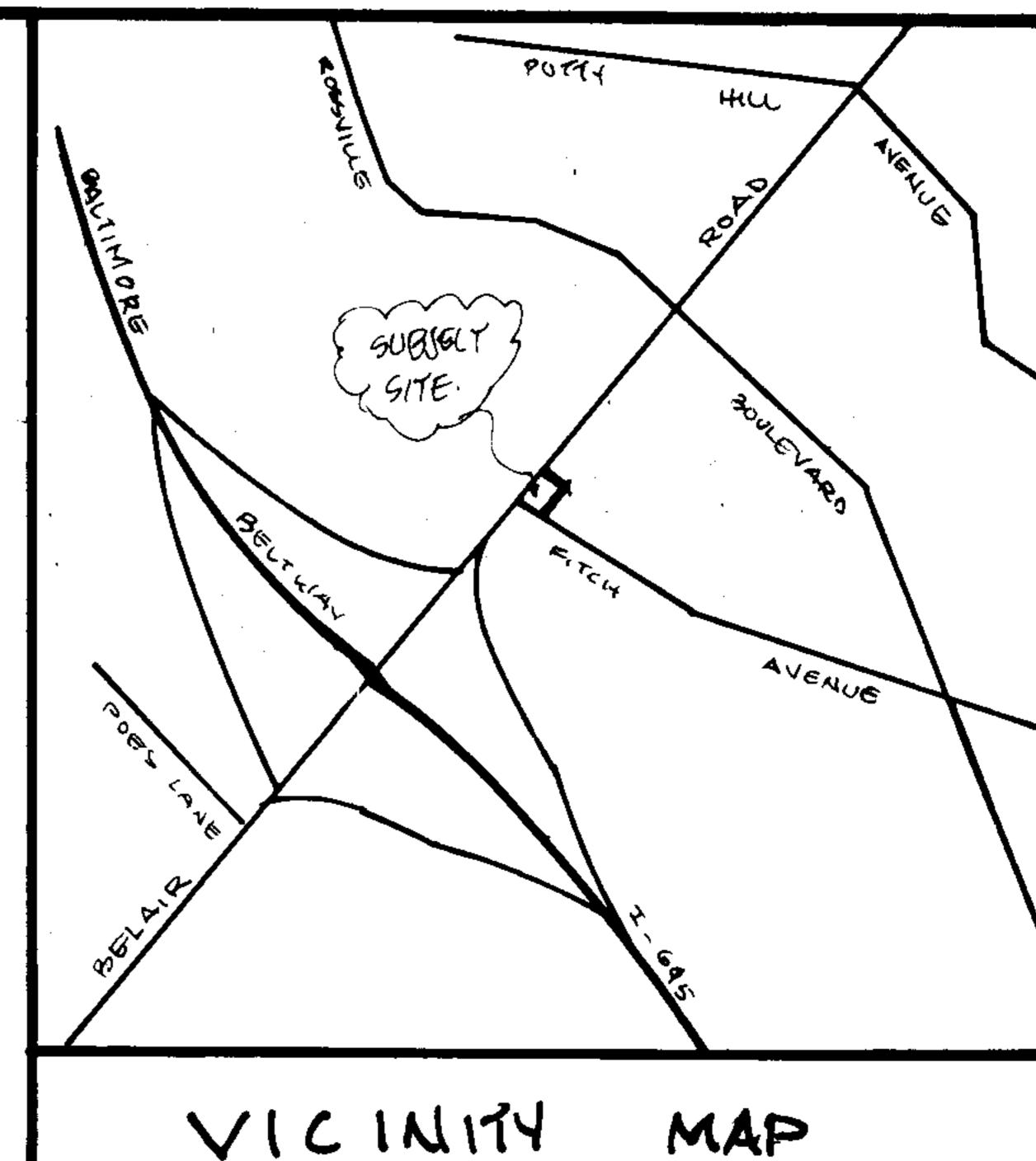
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- 7. THE PROPOSED PARKING LOT HEHTING WILL NOT REFLECT ONTO ADJACENT RESIDENTIAL LOTS.

BL

8. HL PARKING SPACES SHALL BE PERMANENTILLY STRIPED.



7907- 7909 BELAIR ASSOCIATES 8101-717 TAY NO. 1418010425 [COMMBRCIAL] viluary poce 5 49° 58' 37" E 73.29'



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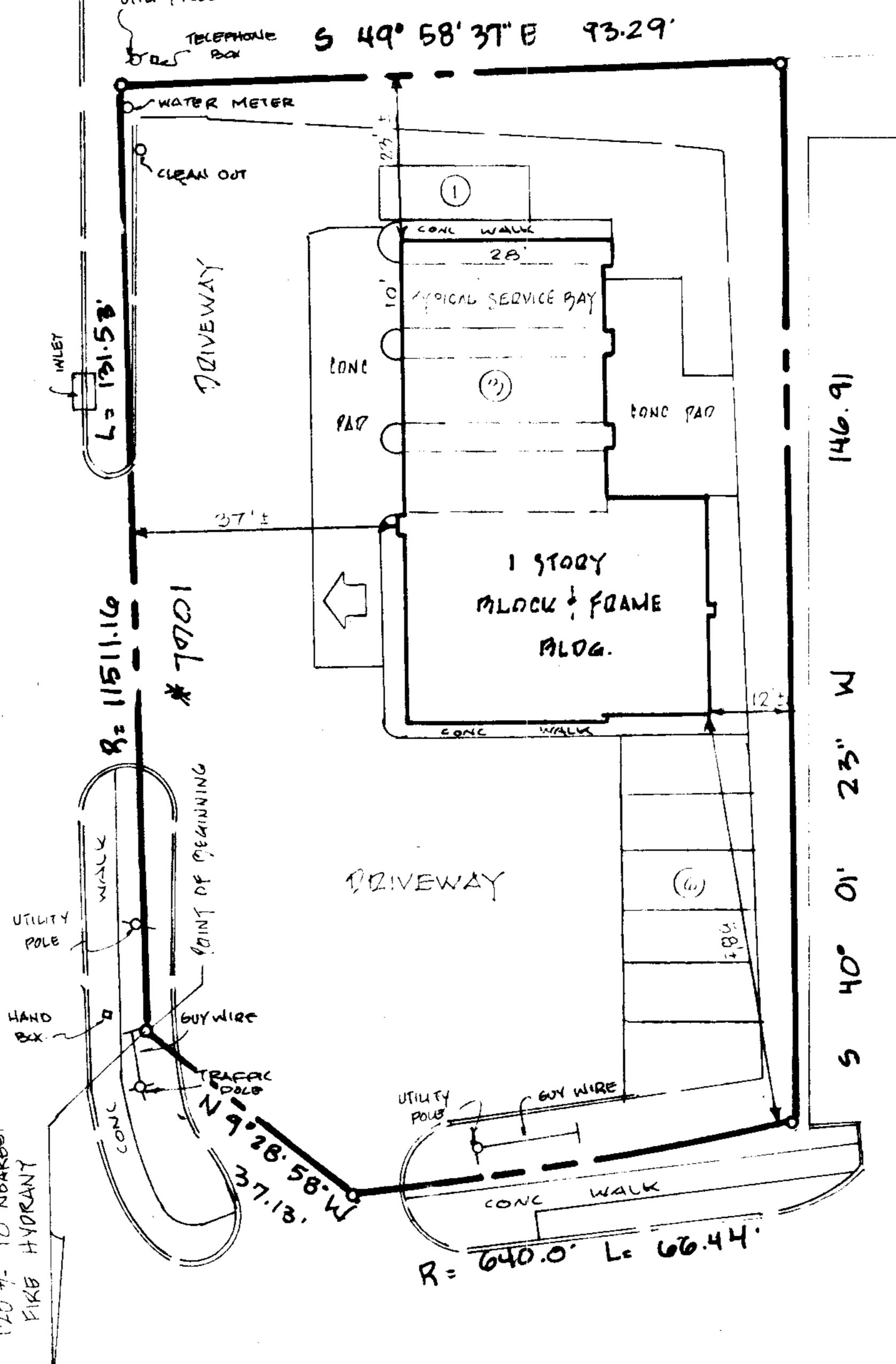
SITE DATA

BL EX. ZONWG 081-51 ZONING MAP 6+h COUNCIL MANIC DIST. TAY NO. 1419034242 TAX MAP GRID PARCEL 81 11 630 14017 5Q.FTY-; 0.32AC+/site area DEED REFERENCE 22736-142 PUBLIC WATER & SEWER ITILITIES F. D. D. ALLOWED= 20 EXIST: 0.17 RECORD PLAT 7-154

SERVICE GARAGE EXIST USE GERVICE GARAGE PROPOSED USE

JAMES E. HONDROULIS 17183- 386 TATE NO. 1413 058 860 (COMMERCIAL)

BL



ZONING HISTORY

JULY 7, 1966 - SPECIAL EXCEPTION GRANTED TO RECLASSIFY RG ZONING TO BUZONING TO ACCOMODATE A FILLING STATION WITH THE FOLLOWING RESTRICTION:

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PARKING PROVIDED =

PARKING REQUIRED = 3.35PCS PER 1000 SQ.FT.

= 2387 + 1000 = 2.387

SPCS.

FITCH AVENUE PIW)

REVISIONS DESCRIPTION NO. DATE

SPELLMAN, LARSON

ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204 PHONE: 823-3535 PLAT TO ACCOMPANY ZONING PETITION

FOR A SPECIAL EXCEPTION

7901 BELAIR BOAD

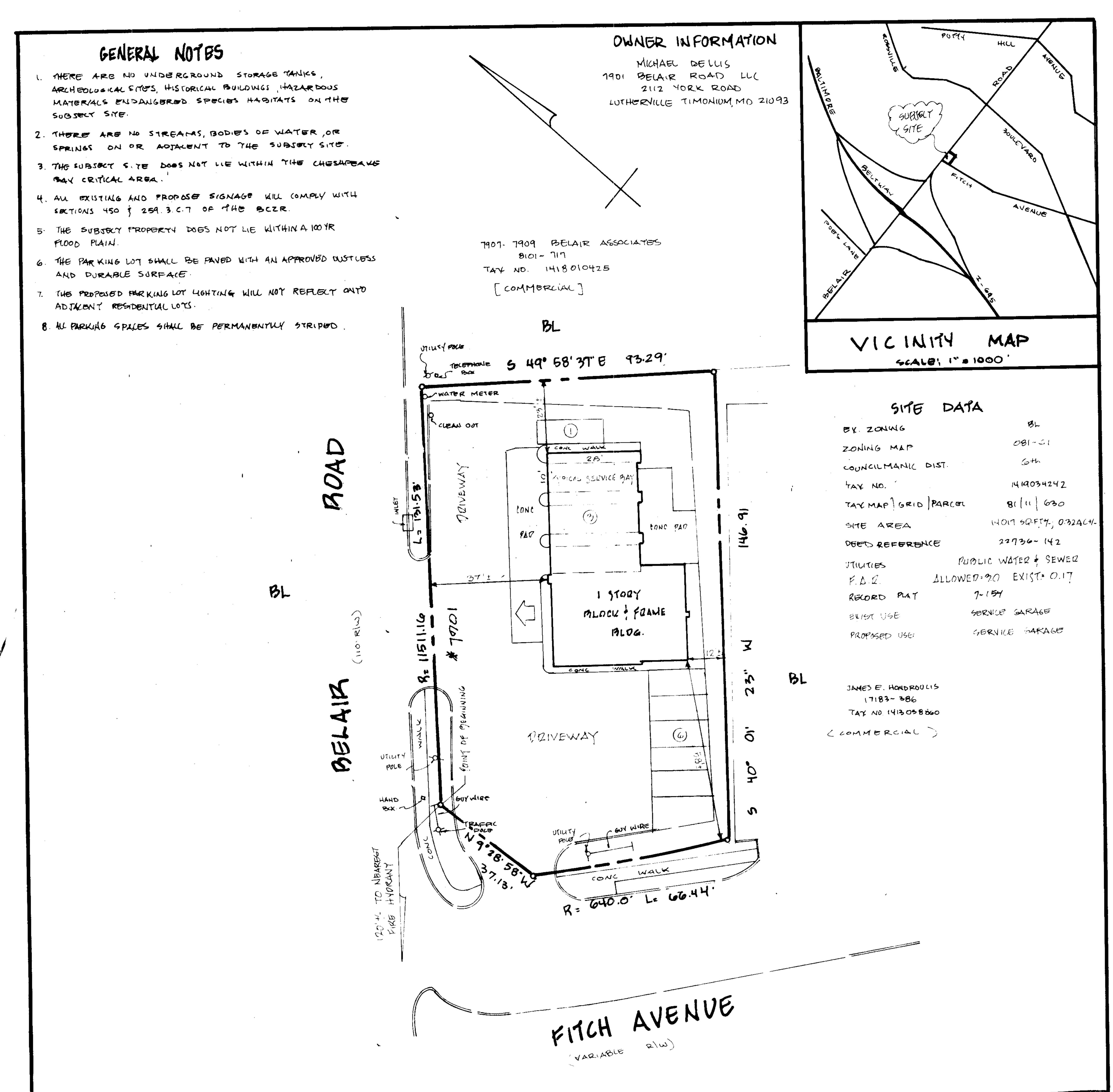
14TH ELECTION DISTRICT SCALE 1:10 DATE: 8-23-06

PART OF LOTS IF 2 KLEIN PLAT 7-154 22736~ 142 BAUTIMORE CO, MD DES. BY: 10 DRN. BY: 7-1-

SHT. OF

206063

145



ZONING HISTORY

JULY 7, 1966 - SPECIAL EXCEPTION GRANTED TO RECLASSIFY RG ZONING TO BUZONING TO ACCOMODATE A FILLING STATION WITH THE FOLLOWING RESTRICTION:

BL

DESCRIPTION NO. DATE SPELLMAN, LARSON ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204

REVISIONS

PHONE: 823-3535 PLAT TO ACCOMPANY ZONING PETITION

FOR A GPECIAL EXCEPTION

1901 BELAIR BOAD

PART OF LOTS IT 2 KLEIN PLAT 7-154

22736~ 142

BAUTIMORE CO, MD 14TH ELECTION DISTRICT DES. BY: 1-1-DATE: 8-23-06 SHT. ____OF

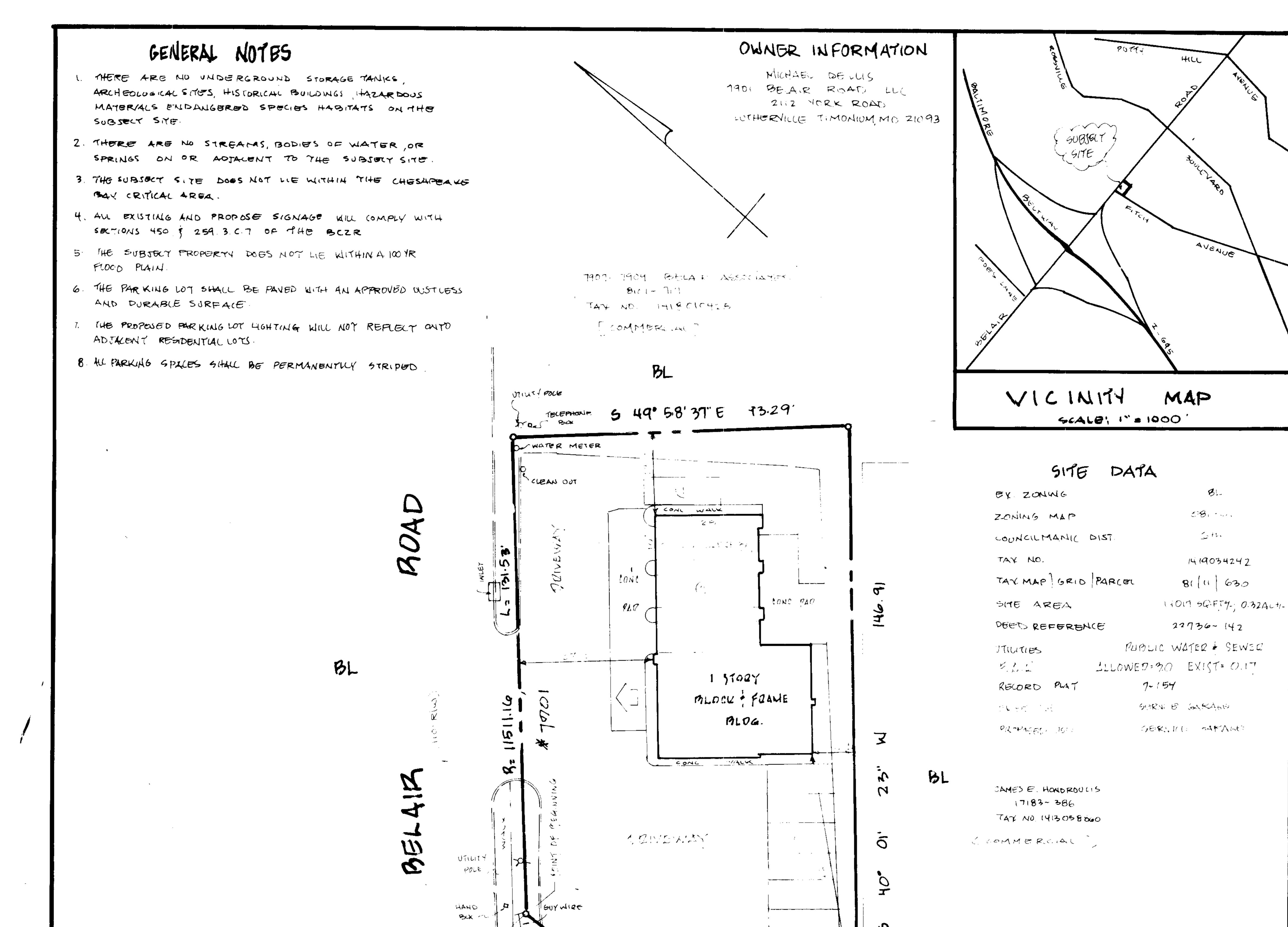
PARKING CALCULATIONS

PARKING REQUIRED = 3.35PCS PER 1000 SQ.FT.

= 2387 + 1000 = 2.387

TARKING REQUIRED = 3.3x 2.387 = 8 SPCS

PARKING PROVIDED = 10 SPCS.



ZONING HISTORY

CASE NO 66-286- RY

JULY 7 1966 - PRIER GRANTED TO TELLISTIC THE OUBSELT PROPERTY REM REG TO BE THE A TOURSE EXECTION IN A FILLING OTATION. SUBJECT TO MEN OF THE DITE PLATERY BY THE PURITARY OF POPPER SERVICE AND HE SEED OF MANNING AND ZOND TO BL

SPELLMAN, LARSON ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204 PHONE: 823-3535 PLAT TO ACCOMPANY ZONING PETITION FOR A GPECIAL EXCEPTION 1901 BELAIR BOAD PART OF LOTE 192 HUEIN PLAT 7-154 22736- 142

REVISIONS

PARKING REQUIRED = 335PCS PER 1000 - GET = 2387 + 1000 = 2-387 PARKING PROVIDED - 10 SEIS.

14TH ELECTION DISTRICT SCALE 1,20 DES. BY:
DATE: 8-23-06 DRN. BY: PETITIONER'S

EXHIBIT NO.

PARKING CALCINATIONS

11RKING REGULRES - 33x 2387 - 8 5000

20606

FITCH AVENUE

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