

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William A. Schulte and Frances J. Schulte
11th District
Legal owner 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 Variance from Section 225.2 (232.33) to set back
rear setback of 12 feet in lieu of the required 20 feet

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The building plans were drawn and finalized before the boundary survey was made.

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10/77
10/24

Property to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Address
George J. Martinak, Jr.
Address
James L. Mayer, Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1978, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1978, at _____ o'clock
P. M.

Deputy Zoning Commissioner of Baltimore County.
(over)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
2001-684-3203

S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

Mr. William A. Schulte
Premier Chevrolet, Inc.
Belair and Bradshaw Roads
Kingsville, Maryland 21087

RE: Building Permit No. 01978
Premier Chevrolet, Inc.
Belair and Bradshaw Roads -
11th Election District

Dear Mr. Schulte:
Reference is made to your letter of July 12, 1978, requesting that this office waive the requirements for privacy slats within the six foot high chain link fence to be erected on the subject property.

Please be advised that this office will waive the requirements for the slats within the fence on the condition that no automobiles in need of repairs be stored within the fenced area.

If you have any further questions regarding this matter, please do not hesitate to contact either Mr. James E. Dyer, Zoning Supervisor, or me.

Very truly yours,
George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM:fED:nr
cc: Mr. S. Eric Dinenna
Zoning Commissioner
Mr. James E. Dyer
Zoning Supervisor

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner Belair Rd. & Jerusalem Rd.,
11th District : OF BALTIMORE COUNTY
WILLIAM A. SCHULTE, et ux, Petitioners : Case No. 79-29-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereto, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the foregoing Order was mailed to George W. McManus, Jr., Esquire and James L. Mayer, Esquire, 10 Light Street, Suite 2650, Baltimore, Maryland 21202, Attorneys for Petitioner.

John W. Hession, III
John W. Hession, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
2001-684-3203

S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

September 8, 1978

James L. Mayer, Esquire
10 Light Street, Suite 2650
Baltimore, Maryland 21202

RE: Petition for Variance
SE corner of Belair and
Jerusalem Roads - 11th
Election District
William A. Schulte, et ux -
Petitioners
NO. 79-29-A (Item No. 221)

Dear Mr. Mayer:
I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:nr
Attachments
cc: Mr. Richard Colgan
P. O. Box 87
Kingsville, Maryland 21087
John W. Hession, III, Esquire
People's Counsel

FRANK S. LEE

Registered Land Surveyor
1277 MICHIGAN AVE. - BALTIMORE, MD. 21201
February 26, 1978

Premier Chevrolet
Belair Road and Jerusalem Road
11th District Baltimore County, Maryland

Beginning for the same at the intersection of the southeast side of Belair Road with the center line of Jerusalem Road, and thence running and binding on the southeast side of Belair Road by a line curving to the right with a radius of 2143.48 feet for a distance of 20 feet more or less, thence leaving Belair Road for a distance of division as follows: South 39 degrees 56 minutes West 145.30 feet, North 52 degrees 07 minutes East 97.22 feet, South 36 degrees 15 minutes East 30.15 feet and North 80 degrees 27 minutes East 77.25 feet to the center of Bradshaw Road, thence running and binding on the center of Bradshaw Road North 4 degrees 56 minutes East 76.48 feet more or less, thence leaving Bradshaw Road for, four lines of division as follows: South 84 degrees 39 minutes 40 seconds East 130.20 feet more or less, North 5 degrees 20 minutes East 157.62 feet, South 49 degrees 30 minutes 10 seconds West 40 feet and North 77 degrees 17 minutes 20 seconds West 103.25 feet more or less to the center of Bradshaw Road, thence running and binding on the center of Bradshaw Road North 4 degrees 56 minutes East 90.87 feet more or less to the center of Jerusalem Road and thence running and binding on the center of Jerusalem Road North 54 degrees 26 minutes West 292.42 feet to the place of beginning.

Containing 2.40 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 26, 1978
FROM: Lenie H. Graef, Director of Planning
Item # 221
SUBJECT: Petition 79-29-A, Petition for Variance for a rear yard setback
Southeast corner of Belair Road and Jerusalem Road
Petitioner - William A. Schulte and Frances J. Schulte

11th District
HEARING: Monday, August 7, 1978 (1:00 P.M.)

If granted, it is requested that compliance with the landscaping shown on the petitioner's plat be made a condition of the order.

Lenie H. Graef
Lenie H. Graef
Director of Planning

LHG:JGH:rw

BALTIMORE COUNTY

**ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN
EVALUATION COMMENTS

James L. Mayer, Esquire
10 Light Street
Suite 2650
Baltimore, Maryland 21201
Item No. 221

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21284

Your Petition has been received and accepted for filing
this 7th day of June, 1978

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner - Schulte
Petitioner's Attorney - James Mayer
Reviewed by *Nicholas D. Commodari*

cc: Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237
Nicholas D. Commodari
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affect the health, safety, and general welfare of the community, the Variance to permit a rear yard setback of 12 feet in lieu of the required 20 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of July, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to the Deputy Zoning Commissioner of Baltimore County, and to the Department of Planning and Development Division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of July, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Avenue, Towson, Maryland 21284

July 27, 1978

cc: Nicholas B. Commodari, Chairman

James L. Mayer, Esquire, 10 Light Street, Suite 2650, Baltimore, Maryland 21201

RE: Variance Petition, Item No. 221, Petitioner - Schulte

Dear Mr. Mayer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case.

Located at the triangle formed by the intersections of Belair, Jerusalem and Bradshaw Roads in the 11th Election District, this B.M. zoned property is presently improved with the facilities of a new/used car dealership. Residential properties abut this site to the southwest, while the Kingsville Armory, a bank and additional property, owned by your client and proposed to be utilized for the storage of cars, exist to the north, northeast and east, respectively.

This petition originated as a result of your client's proposal to construct an addition to the rear of the existing building along Bradshaw Road within 12' of the rear property line in lieu of the required 20 feet. This 20 foot rear setback was required because a small portion of the property is traversed by residential zoning. It has come to my attention in the processing of this petition that your client has acquired the 2.47 acre parcel to the south and abutting the subject property. Since this is the case, this petition would not be required if the deeds for these two properties were combined. After our telephone conversation concerning this possibility, it was decided that the Variance could be the best procedure to follow.

Mr. Mayer, Page 2, July 27, 1978

For your own information there has been some inquiry as to whether the proposed "white pine" screening along the westerly property line will comply with Section 409.2.c of the Baltimore County Zoning Regulations. I suggest that at time of the scheduled hearing you be prepared to verify that this proposed screening will satisfy the requirements of this Section.

Since the comments from the Health Department were written prior to the understanding that the southerly property was acquired by your client, it is my suggestion that you personally contact Mr. Robert Powell, at 494-2762, in order to determine whether any problem will arise with the future sewerage disposal system. Particular attention should be afforded to all comments of the Department of Traffic Engineering as well as those of the Department of Permits and Licenses.

If this petition is granted and at the time of application for the necessary building permits, the site plan must be revised to indicate that the Variance is for a rear yard setback and not sideyard as indicated on submitted site plan, as well as indicating that 75 spaces are provided.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

NBC:amr

cc: Mr. Frank Lee, 1277 Neighbors Avenue, Baltimore, Maryland 21237

ORDER RECEIVED FOR FILING DATE August 3, 1978

Baltimore County Department of Public Works, Towson, Maryland 21284

THOMTON M. MOUNING, P.E. DIRECTOR

July 11, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, County Office Building, Towson, Maryland 21204

Item #221 (1977-1978), Property Owner: William A. & Frances J. Schulte, 5/8 cor. Belair Rd. & Jerusalem Rd., Existing Zoning: B.M.-C.R., Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20', Acres: 2.40, District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Belair Road (U.S. 1) and Jerusalem Road along the frontage of this site, are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Bradshaw Road, an existing County road, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way in this vicinity.

Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item #21 (1977-1978), Property Owner: William A. & Frances J. Schulte, July 11, 1978

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is within the Baltimore County Metropolitan District, and beyond the Urban-Rural Separation Line. The Baltimore County Water and Sewerage Plans, W-178 and S-178, as amended, indicate "Planned Service" in this area in 6 to 10 years.

Very truly yours, ELLSMOUTH T. DIVIN, P.E., Chief, Bureau of Engineering

END:DM:FW:ms

cc: J. Tronner, J. Gomez

Q-NE Key Sheet, 25 & 56 NE 30 Pos. Sheets, NE 14 J Topo, 55 Tax Map

Baltimore County Office of Planning and Zoning, Towson, Maryland 21284

LESLIE H. GRAFF, DIRECTOR

June 7, 1978

Mr. Eric S. DiNenna, Zoning Commissioner, Zoning Advisory Committee, Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #21, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: William A and Frances J. Schulte, Location: SE/C Belair Road and Jerusalem Rd., Existing Zoning: B.M.-C.R., Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20', Acres: 2.40, District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no siting-planning factors requiring comment.

Very truly yours,

John L. Wimbley, John L. Wimbley, Planner III, Current Planning and Development

Maryland Department of Transportation, State Highway Administration

Norman K. Iversen, M. S. Colver, Administrator

May 4, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, County Office Bldg., Towson, Md. 21204, Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, April 18, 1978, Item: 221, Property Owner: William A. & Frances J. Schulte, Location: SE/C Belair Road & Jerusalem Rd., Existing Zoning: B.M.-C.R., Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20', Acres: 2.40, District: 11th

Dear Mr. DiNenna:

The existing entrance from Jerusalem Road at the intersection with Belair Road is of insufficient width to serve the facility. The entrance must be widened to a minimum width of 25'. A 30' width is recommended. The roadside curb must be extended to the existing curb near the south property line. Railroad ties are unacceptable as a marking lot barrier. This must consist of a standard concrete curb. It may be desirable to construct additional curbing along Jerusalem Road in order to channelize the other entrances and to control parking along the road.

The entrance at the intersection of Belair Road is in an undesirable location due to its being within the intersection. Stopping sight distance is poor due to the alignment of the roads and due to obstructions along Belair Road. In order to provide a safer means of access, we believe that this entrance should be closed and an entrance be provided from Bradshaw Road.

The plan must be revised prior to the hearing.

CL:JEM:dj

Very truly yours, Charles Lee, Chief, Bureau of Engineering Access Permits, 805 John E. Myers

P. O. Box 117, 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Department of Health, Towson, Maryland 21284

DONALD J. ROOP, M.D., M.P.H., DEPUTY STATE AND COUNTY HEALTH OFFICER

May 17, 1978

Mr. S. Eric DiNenna, Office of Planning and Zoning, County Office Building, Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #21, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: William A. & Frances J. Schulte, Location: SE/C Belair Rd. & Jerusalem Rd., Existing Zoning: B.M.-C.R., Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20', Acres: 2.40, District: 11th

The proposed storage addition (7200 sq. ft.) will decrease the area available for future sewage disposal system expansion, therefore another area must be reserved for this purpose. Soil tests will be required in the relocated area prior to approval of a building permit.

The construction of the proposed abiotic system (4750 sq. ft.) will not interfere with the location of either the septic system or well, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director, Bureau of Environmental Services

TED/JSR/eth

June 22, 1978

Mr. S. Eric DiNenna
Zoning Commission
County Office Building
Towson, Maryland 21204

Item No. 221 - SAC - April 18, 1978 (Revised Comments)
Property Owner: William A. & Frances J. Schulte
Location: SE/C Belair Rd. & Jerusalem Rd.
Existing Zoning: B.M. - C.R.
Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20'.

Acres: 2.40
District: 11th

Dear Mr. DiNenna:

The variance should have little effect on traffic. The existing entrance to the eastern lot off of Bradshaw Road, which is approximately 15' wide, must be widened to a minimum of 24' wide standard entrance. The proposed one-way exit onto Bradshaw Road should also be at least 24' wide. Adequate signing should be placed on the site to ensure that the one-way traffic pattern is realized. The number of parking spaces provided is now 75 rather than the 78 listed on the revised plan due to the new driveway.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEM/ma

Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William A. & Frances J. Schulte

Location: SE/C Belair Rd. & Jerusalem Rd.

Item No. 221 Zoning Agenda Meeting of 04/18/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and should be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

John S. Seibert
Director

April 13, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:
Comments on Item #221 Zoning Advisory Committee Meeting, are as follows: April 16, 1978

Property Owner: William A. & Frances J. Schulte
Location: SE/C Belair Road & Jerusalem Road
Existing Zoning: B.M. - C.R.
Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20'.

Acres: 2.40
District: 11th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.C.C.) 570 Edition and the 1978 Supplement, State of Maryland Code for the Undeveloped and used and other applicable codes.
- X.B. A building permit shall be required before construction can begin.
- X.C. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - requires a hearing permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X.F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 60' of property line.
- H. Repeated without variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X.J. Comment: Fire separation from property lines and other buildings will possibly determine construction classification.

Very truly yours,

[Signature]
Charles L. Burdon
Assistant Chief

CD172

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 20, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 18, 1978

RE: Item No. 221
Property Owner: William A. & Frances J. Schulte
Location: SE/C Belair Rd. & Jerusalem Rd.
Present Zoning: B.M.-C.R.
Proposed Zoning: Variance to permit a rear setback of 12' in lieu of the required 20'.

District: 11th
No. Acres: 2.40

Dear Mr. DiNenna:

No hearing on student population

Very truly yours,

[Signature]
W. Nick Petrovich
Field Representative

WNY:tp

JOSEPH W. MILLER, CHAIRMAN
WILLIAM LOREFF, PRESIDENT
MARCUS W. BIRNBAUM
THOMAS H. BRYAN
WESLEY LOREFF, PRESIDENT
ROGER B. HAYDEN
ROBERT V. GUREL, SECRETARY
ALVIN LOREFF
WESLEY LOREFF, PRESIDENT
RICHARD W. TRACY, D.V.M.



TOWSON, MD. 21204 July 20 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - William Schulte, et ux was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21st day of July 1978 that is to say, the same was inserted in the issues of July 20, 1978

STROMBERG PUBLICATIONS, INC.

By *[Signature]*



CERTIFICATE OF PUBLICATION

TOWSON MD. July 20 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week on _____ one time _____ weeks before the _____ day of August 1978, the first publication appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN
[Signature]

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

79-29A

District: 11th Date of Posting: 7-20-78
Posted to: *[Signature]*
Petitioner: *[Signature]*
Location of property: *[Signature]*
Location of Signs: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 7-20-78

[Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73470

DATE August 21, 1978 ACCOUNT 01-662

AMOUNT \$66.70

RECEIVED FROM: V. J. Schulte
FOR: Cost of Advertising and Posting for Case No. 79-29-A

667.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73386

DATE July 12, 1978 ACCOUNT 01-662

AMOUNT \$85.00

RECEIVED FROM: George V. Mathews, Jr., Petitioner
FOR: Filing Fee for Case No. 79-29-A

250.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	Not Map		Original		Duplicate		Income		250 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					7-21-78	14				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans:				Change in outline or description	Yes	No	
Previous case: 4490			Map #	1645						

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

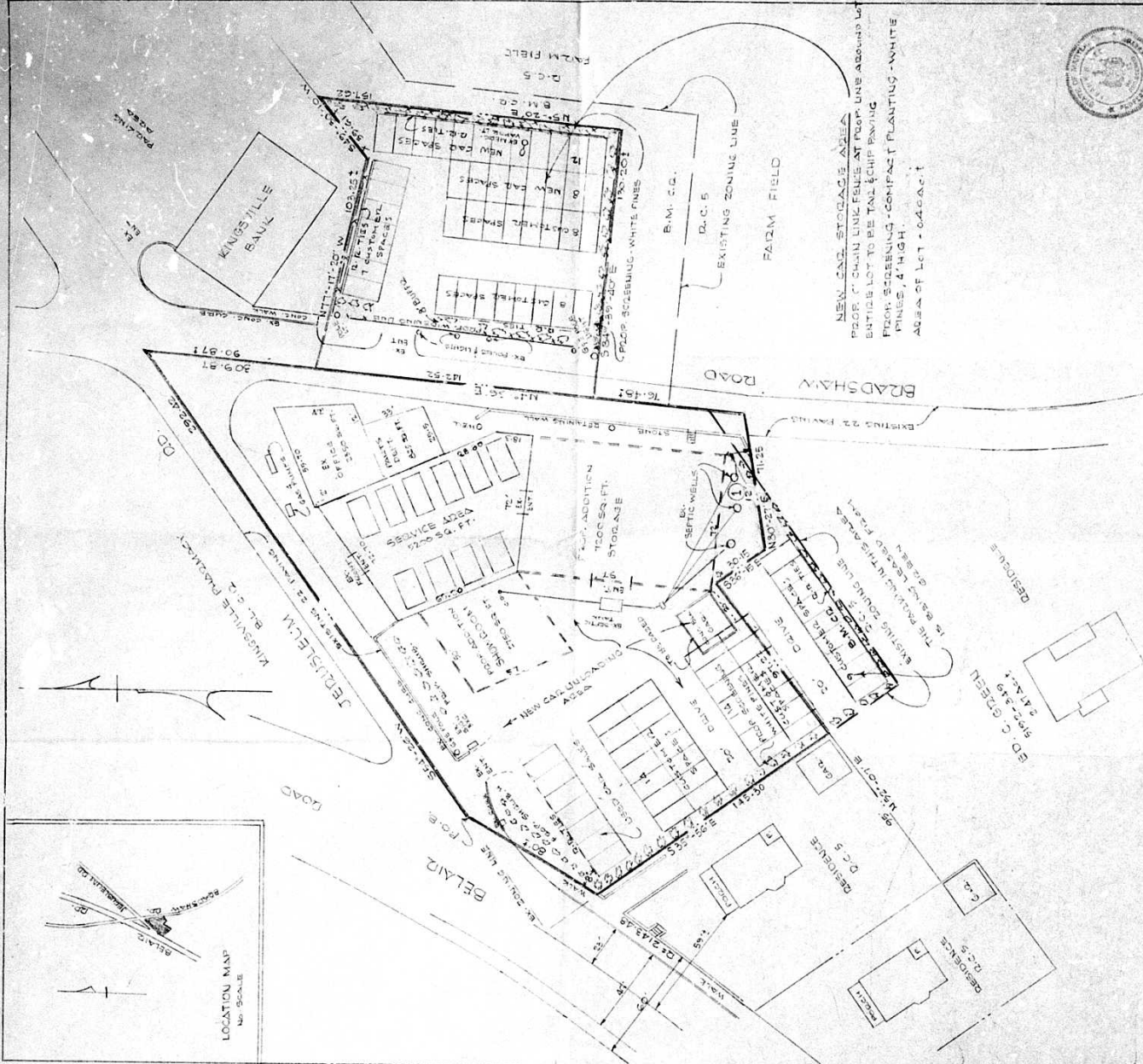
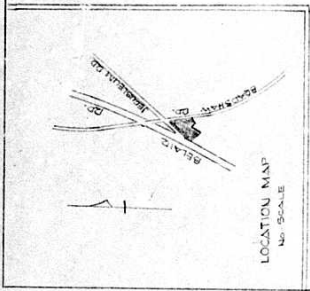
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 7 day of April 1978 Filing Fee \$ 2.00 Received _____

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner: *[Signature]* Submitted by *[Signature]*
Petitioner's Attorney: *[Signature]* Reviewed by *[Signature]*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



FRANK S. LETT
LICENSED PROFESSIONAL ENGINEER
No. 1000 State of Maryland

EXISTING USE - NEW-USED CAR SALES (USED CARS INCIDENTAL TO NEW CAR SALES)
 PROP. USE - SAME
 EXISTING ZONING - B.M. C12.
 PROP. ZONING - B.M. C12. WITH A VARIANCE FOR A SIDE YARD
 SETBACK OF 12' INSTEAD OF THE 20'.
 AREA OF LOT 2 AC.±

PREMIER CHEVROLET
 11TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1"=25'

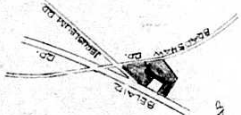
OWNER:
 WM. A. & F.J. SCHULTE
 11811 JEFFERSON ROAD
 KINGSVILLE, MARYLAND 21087
 TELEPHONE: 692-0311

NO.	70
DATE	11/27/73
BY	FLS
CHKD.	FLS
DATE	11/27/73
BY	FLS
CHKD.	FLS

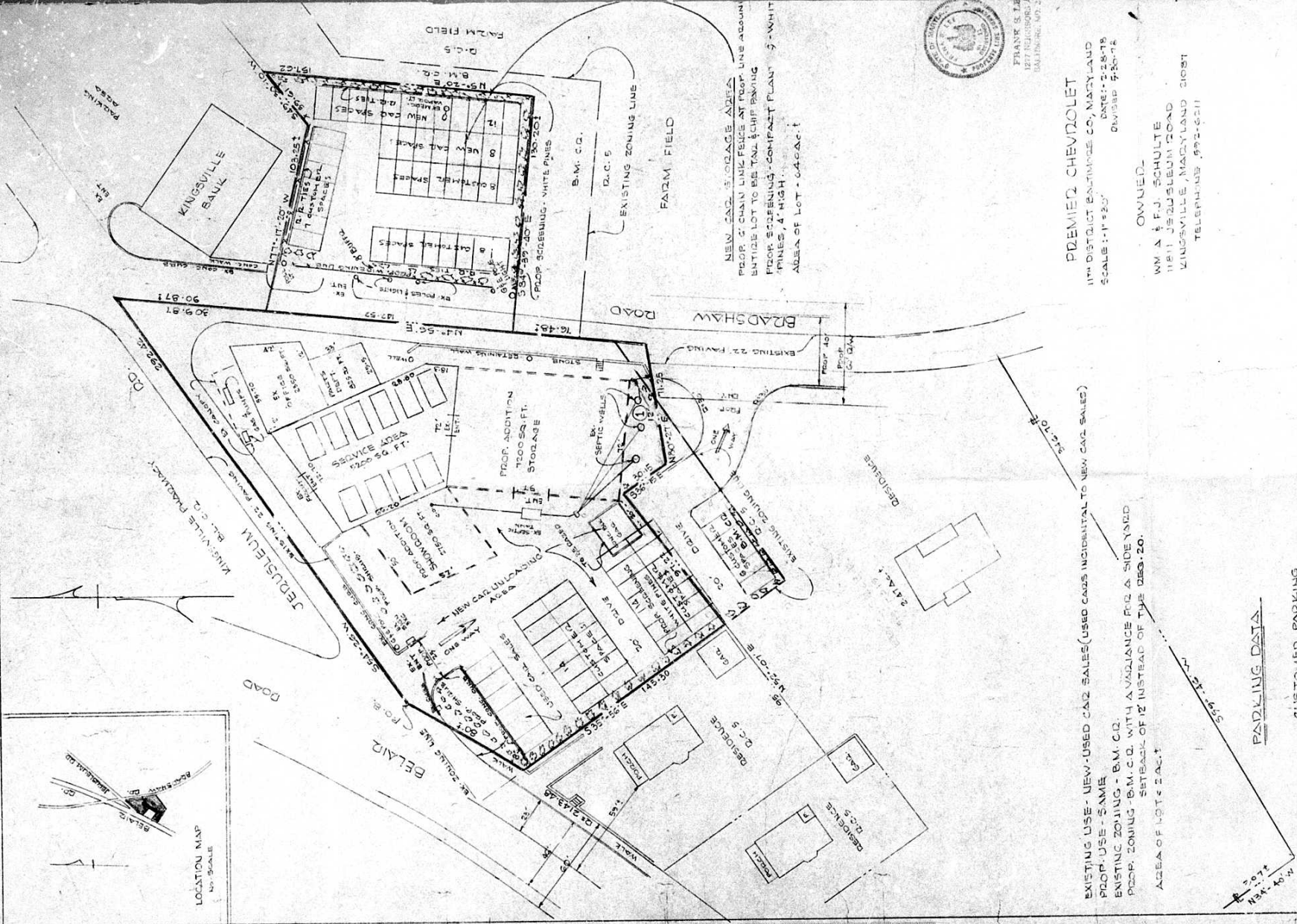
PARKING DATA

CUSTOMER PARKING	
OFFICE, 1200 SQ. FT. (1/200)	: 12 SPACES
PARTS, 825 SQ. FT. (1/300)	: 2 SPACES
SERVICE, 5200 SQ. FT. (1/300)	: 17 SPACES
SHOWROOM, 2700 SQ. FT. (1/200)	: 16 SPACES
STORAGE, 1000 SQ. FT. (1/300)	: 24 SPACES
TOTAL	: 71 SPACES
NO. OF SPACES PROVIDED	: 15 SPACES

THE ENTIRE PARKING AREA TO BE TAD 4' CHIP PAVING.
 PROPOSED SCREENING - COMPACT PLANTING, WHITE FINES, 4' HIGH
 DISABLED VEHICLES NOT TO BE STORED OUTSIDE.



LOCATION MAP
NO. SCALE



NEW CAR STORAGE AREA
PROP. 2" CHAIN LINK FENCE AT PROP. LINE AROUND
ENTIRE LOT TO BE TAZ & CHIP PAVING
FRONT SCREENING - COMPACT PLANT 5' HIGH
FINES, 4' HIGH
AREA OF LOT - 6464 sq. ft.

PREMIER CHEVROLET
11TH DISTRICT ESTIMATES CO, MARYLAND
SCALE: 1" = 20'

OWNED -
WM A & FJ. SCHULTE
11811 JERUSALEM ROAD
KINGSVILLE, MARYLAND 21087
TELEPHONE: 992-0511

EXISTING USE - NEW-USED CAR SALES (USED CARS INCIDENTAL TO NEW CAR SALES)
PROP. USE - SAME
EXISTING ZONING - B.M. C12
PROP. ZONING - B.M. C12 WITH A VARIANCE PER A SIDE YSED
SETBACK OF 12' INSTEAD OF THE REG. 20.
AREA OF LOT - 2 AC.

PARKING DATA

CUSTOMER PARKING	
OLD BUILDING - OFFICE, 2950 SQ. FT. (1/200)	12 SPACES
PAVING, 825 SQ. FT. (1/800)	3 SPACES
SERVICES, 5200 SQ. FT. (1/500)	11 SPACES
NEW BUILDINGS	
SHOWROOM, 2150 SQ. FT. (1/200)	16 SP. 15' 9"
STORAGE, 1200 SQ. FT. (1/200)	24 SPACES
TOTAL	45 SPACES
No. of SPACES PROVIDED	45 SPACES

THE ENTIRE PARKING AREA TO BE TAZ & CHIP PAVING.
: PROPOSED SCREENING, COMPACT PLANTING, WHITE FINES, 4' HIGH
DISABLED VEHICLES NOT TO BE STORED OUTSIDE.



FRANK S. LE
1277 BELLEVILLE
BALTIMORE, MD 21202

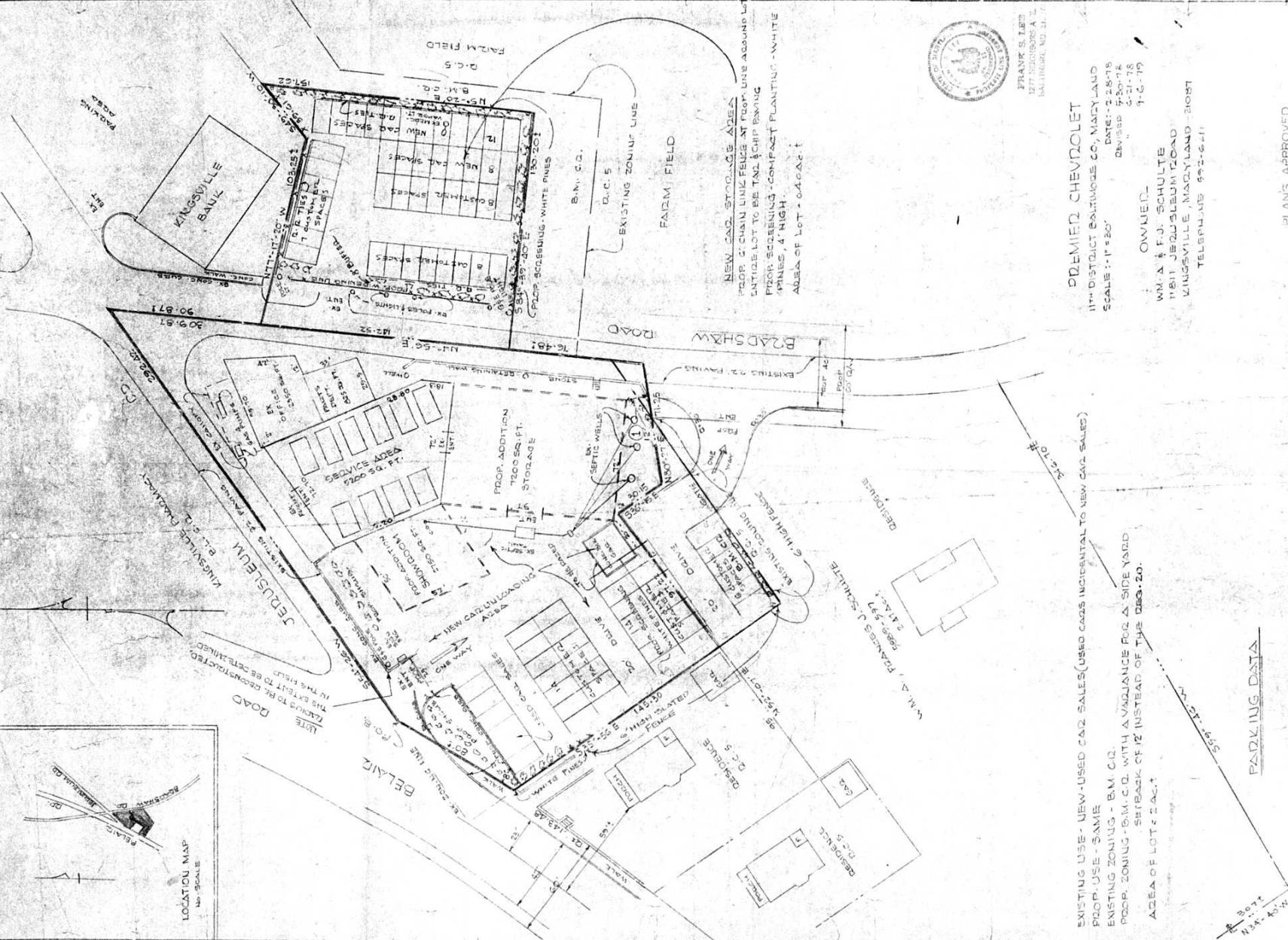
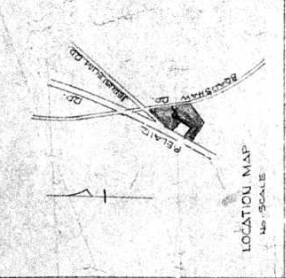
FORMAL PLANS



JUN 7 7 38 PM

OFFICE OF PLANNING & ZONING

LOCATION MAP
1/4" SCALE



EXISTING USE - NEW-USED CAR SALES (USED CARS INCIDENTAL TO NEW CAR SALES)
 PROP. USE - SAME
 EXISTING ZONING - B.M. C.D.
 PROP. ZONING - B.M. C.D. WITH A VARIANCE FOR A SIDE YARD SETBACK OF 12' INSTEAD OF THE REG. 20'.
 AREA OF LOT: 2.4-CT

PARKING DATA

CUSTOMER PARKING	
OLD BUILDING - OFFICE, 2350 SQ. FT. (1/200)	12 SPACES
FACTS, 825 SQ. FT. (1/300)	2 SPACES
SERVICE, 2200 SQ. FT. (1/300)	11 SPACES
SHOWROOM, 2250 SQ. FT. (1/200)	16 SPACES
STORAGE, 1200 SQ. FT. (1/300)	24 SPACES
TOTAL	65 SPACES
	No. of SPACES PROVIDED
	175 SPACES

THE ENTIRE PARKING AREA TO BE TAX & CHIP EXEMPT.
 PROPOSED SCREENING - COMPACT PLANTING - WHITE PINES, 4" HIGH
 DISABLED VEHICLES NOT TO BE STORED OUTSIDE



FRANK S. LETT
 177 NEIGHBORS AVE.
 BALTIMORE, MD. 21217

PREMIER CHEVROLET
 11TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE: 1" = 20'

DATES: 2-28-78
 4-21-78
 7-5-79

OWNED:
 WM. A. & F.J. SCHULTE
 1811 JERUSALEM ROAD
 KINGSVILLE, MARYLAND 21091
 TELEPHONE 592-6411

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 CITY OF BALTIMORE
 DATE: 5/1/78
 BY: [Signature]