

PETITION FOR SPECIAL HEARING

79-209-SPH #106

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William A. Schulte and Francis J. Schulte, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a residential zone (R.C. 5) which would include storage of new cars and trucks for sale as well as employee and customer parking.

Stamp: MAP, SECTION, DISTRICT, TYPE, HEARING, BY.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 for Baltimore County.

Contract Purchaser: William A. Schulte, Francis J. Schulte. Legal Owner: William A. Schulte, Francis J. Schulte. Address: Belair Rd. & Jerusalem Rd. 21087. Petitioner's Attorney: [Signature]. Protestant's Attorney: [Signature].

ORDERED By the Zoning Commissioner of Baltimore County this 21st day of December, 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 throughout 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 12th day of March, 1979, at 10:30 o'clock A.M.

[Signature] Zoning Commissioner of Baltimore County

(over)

10:30 A.M. 3/12/79

79-209-SPH #106

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY OCT 16 1978

William A. - Francis J. Schulte LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DISTANCES OF 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE WITH THE ZONING COMMISSIONER IN A R.C. 5 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR New Car - Truck and off Street parking

Form with fields: GROSS SITE AREA (2.0000), DEED REF. (5989/ 597), GRADING (25), BUILDING SIZE, BUILDING USE, REQUIRED NUMBER OF PARKING SPACES, PAVING, UTILITIES, UTILITIES SECURITY APPROVAL.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. APPLICANT, LESSEE OR CONTRACT PURCHASER: William A. Schulte, Francis J. Schulte. ADDRESS: Belair Rd. & Jerusalem Rd. 21087. LEGAL OWNER: William A. Schulte, Francis J. Schulte.

THE PLANNING BOARD HAS DETERMINED ON 12-21-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-51.1(F) OF THE BALTIMORE COUNTY CODE, 1968.

Stamp: OCT 11 78 PM, CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD. Includes a clock face graphic.

IDCA FORM NO. 2 REVISED 6-26-77

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY. SE/S of Belair Road, 252' SW of Jerusalem Road - 11th Election District. William A. Schulte, et ux - Petitioners. NO. 79-209-SPH (Item No. 106)

This matter comes before the Zoning Commissioner as a result of a Petition for Special Hearing for a use permit for parking in a residential (R.C. 5) zone, for property at the subject location. This would include the storage of new cars and trucks for sale, as well as employee and customer parking.

Although People's Counsel entered his appearance, he was not present at the hearing.

Testimony presented on behalf of the Petitioners indicated that they wish to use the subject property as a parking lot for the storage of new automobiles and trucks after delivery from the factory and prior to availability for customer sales. Inasmuch as the overall tract is located in a congested area, i.e., the intersection of Belair, Jerusalem, and Bradshaw Roads, it is Mr. Schulte's intention to load and unload vehicles from carriers onto this residentially zoned portion of property rather than onto the street. The adjoining property is presently used as a new car agency.

It is the opinion of the Zoning Commissioner that a use permit for off-street parking in a residential zone can be granted under Section 409.4 of the Baltimore County Zoning Regulations, subject to Subsection c, "No loading, service, or any use other than parking..." Mr. Schulte's admission that he plans to unload vehicles negates his request for the use of the property as petitioned. Section 409.4 is intended to provide relief to a commercial use that has insufficient space for customer parking, pursuant to Section 409.2 of the aforementioned Regulations (parking space requirements). Accordingly,

ORDER RECEIVED FOR FILING DATE March 15, 1979 BY [Signature]

ORDER RECEIVED FOR FILING DATE March 15, 1979 BY [Signature]

the additional use of the subject property for the storage of vehicles would also negate the request and, therefore, would not be permitted in an R.C. 5 Zone.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 409.4 of the Baltimore County Zoning Regulations have not been met, and the Petition should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1979, that the herein Petition for Special Hearing for off-street parking in a residential (R.C. 5) zone, to include the storage of new cars and trucks for sale, as well as employee and customer parking, should be and the same is hereby DENIED.

[Signature] Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER SE/S Belair Rd., 252' SW of Jerusalem Rd., 11th District : OF BALTIMORE COUNTY. WILLIAM A. SCHULTE, et ux, : Case No. 79-209-SPH. ners

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 therefore, and of the passage of any preliminary, or final Order in connection therewith.

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 27th day of February, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. William A. Schulte, Belair Road and Jerusalem Road, Baltimore, Maryland 21087, Petitioners.

[Signature] John W. Hession, III

PETITION OF HOLLAND CORP. PETITION NO. MOTION TO ENTER APPEARANCE

Please enter the appearance of Gerard King Stevens and Fowley & Beckley, attorneys, on behalf of the Greater Kingsville Assn., Inc.

[Signature] GERARD KING STEVENS, FOWLEY & BECKLEY, 3 E. Lexington Street, Baltimore, Maryland 21202, (301) 547-1919.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

March 2, 1979

Nicholas B. Commodari, Chairman

Mr. & Mrs. William A. Schulte, 11811 Jerusalem Road, Kingsville, Maryland 21087

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development.

RE: Item No. 106, Petitioner - Schulte, Special Hearing Petition

Dear Mr. & Mrs. Schulte: 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. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This R.C. 5 zoned parcel of ground is presently improved with a residence and garage and has frontage on both Belair and Bradshaw Roads, in the 11th Election District. It is surrounded by dwellings to the north, southeast and southwest, and is contiguous to your existing car dealership, located at the intersection at the aforementioned roads and Jerusalem Road. This latter property was the subject of a previous zoning hearing (Case No. 79-29-A), in which a Variance was granted to allow an expansion of an existing building.

Because of your proposal to pave approximately one-half of the subject property and provide customer and employee parking, as well as a display area for new cars and trucks, this Special Hearing is required. In view of Section 409.4.b of the Baltimore County Zoning Regulations, which states that only passenger vehicles may use the parking area, this Committee questions the validity of this request. However, it is my understanding that because of Section 409.5, it is possible that this petition could be granted.

Because revised site plans were submitted on February 14, 1979, subsequent to the enclosed comments, I proceeded to schedule this petition for a hearing date.

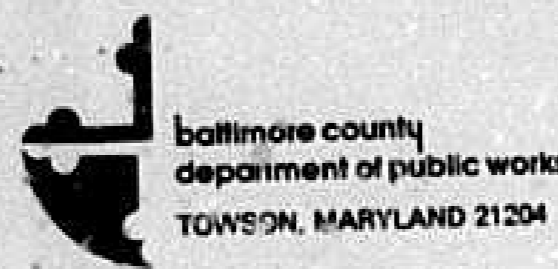
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

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

NBC/sf

Enclosure

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



THORNTON M. MOURING, P.E.
DIRECTOR

January 11, 1979

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

Re: Item #106 (1978-1979)
Property Owner: William A. & Frances J. Schulte
S/ES Belair Rd. 252' S/W Jerusalem Rd.
Existing Zoning: RC 5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone, which includes storage of new cars and trucks and employee and customer parking.
Acres: 2.0 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.

General:

Comments were supplied for this property for IDCA Project 78-69SP.

Highways:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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 in the vicinity of this property, as a closed section roadway varying from 40 to 30 feet in width on a right-of-way varying from 70 to 40 feet in width.

Highway right-of-way widening, including any necessary revertible 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 stripping, 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 stripping of top soil.

Item #106 (1978-1979)
Property Owner: William A. & Frances J. Schulte
Page 2
January 11, 1979

Storm Drains:

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

In accordance with the drainage policy, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Drainage and utility easements are required through this property. Although not indicated, there is an existing storm drain traversing the northwesternmost portion of this site southwesterly from Belair Road to the stream.

Considerable fill material is being placed along the drainage course located at the westernmost side of this property.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-17B, as amended, indicate "Planned Service" in this area in 6 to 10 years.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Trenner
D. Grise
J. Somers

Q-NE Key Sheet
55 NE 38 Post. Sheet
NE 14 J Topo
55 Tax Map



Hermann K. Bismarck
Secretary
M. S. Calisher
Administrator

November 22, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, November 7, 1978
Item: 106
Property Owner: William A. & Frances J. Schulte
Location: SE/S Belair Road (Rte. 1)
252' SW Jerusalem Road
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone, which includes storage of new cars & trucks and employee & customer parking.

Acres: 2.0
District: 11th

Dear Mr. DiNenna:

The plan must be revised to indicate the following:

1. New roadside curb and sidewalk.
2. Standard concrete curb along the parking set-back line. The curb south of the entrance can be eliminated.
3. Existing drain extending from the roadside inlet to the existing ditch along the south property line.

The plan must be revised prior to a hearing date being assigned.

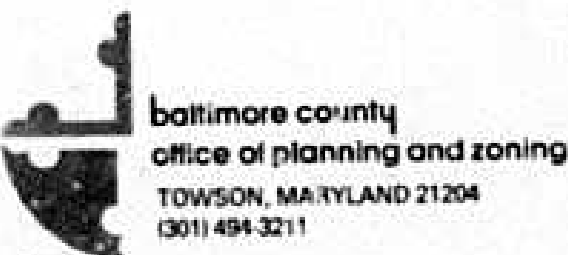
Very truly yours,

CL:JEM:dj

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



LESLIE H. GRAEF
DIRECTOR

February 6, 1979

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

Dear Mr. DiNenna:

Comments on Item #106, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Property Owner: William A and Frances J. Schulte
Location: SE/S Belair Road 252' SW Jerusalem Road
Existing Zoning: RC-5
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone, which includes storage of new cars and trucks and employee and customer parking
Acres: 2.0
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.

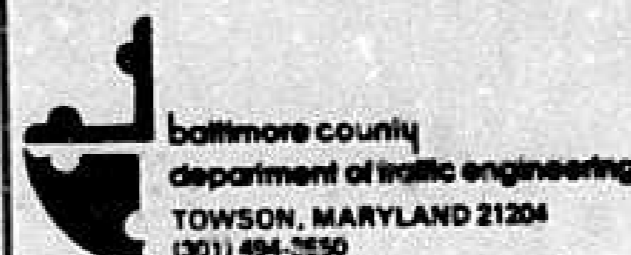
A buffer should be provided between the parking areas and the adjoining residential properties. The area should be large enough to provide a sufficient area for evergreen screening. Landscaping should also be provided for the entire property.

All 409.4 notes should be provided on the site plan in the affirmative.

All exterior lighting should be limited to 8 feet in height and of the cut-off design type.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

December 19, 1978

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

Item No. 106 - ZAC - Meeting of November 7, 1978
Property Owner: William A. & Frances J. Schulte
Location: SE/S Belair Rd. 252' SW Jerusalem Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone, which includes storage of new cars & trucks and employee & customer parking.
Acres: 2.0
District: 11th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested off street parking in a residential zone.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/mjm



Paul H. Reincke
CHIEF

November 13, 1978

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/S Belair Rd. 252' SW Jerusalem Rd.

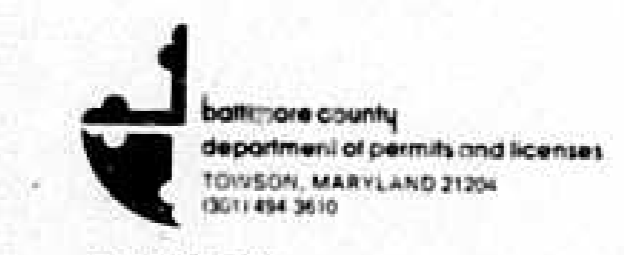
Item No. 106 Zoning Agenda Meeting of 11/7/78

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 required to 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 or _____ 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.
- () 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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul J. Kelly, 11/14/78*
Planning Group
Special Inspection Division
Noted and Approved: *George M. Kegand*
Fire Prevention Bureau



JOHN D. SEFFERT
DIRECTOR

November 16, 1978

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

Dear Mr. DiNenna:

Comments on Item #106 Zoning Advisory Committee Meeting, November 16, 1978 are as follows:

Property Owner: William A. & Frances J. Schulte
Location: SE/S Belair Road 252' SW Jerusalem Road
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone, which includes storage of new cars and trucks and employee and customer parking.
Acres: 2.0
District: 11th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1973 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X.C. Additional miscellaneous permits shall be required.
- X.D. Building shall be upgraded to new use - requires alteration 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X.J. Comment: If building is to be used in any way for business, a change of occupancy permit shall be required and Items A,C,D,F shall apply.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 3, 1978

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

Z.A.C. Meeting of: November 7, 1978

RE: Item No: 106
Property Owner: William A. & Frances J. Schulte
Location: SE/S Belair Rd. 252' SW Jerusalem Rd.
Present Zoning: R.C. 5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone, which includes storage of new cars & trucks and employee & customer parking.

District: 11th
No. Acres: 2.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. SARAD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. KOTSBARIS

THOMAS H. BOYCE
MRS. LORRAINE F. CHIRURG
ROGER B. HAYDEN

ALVIN LOPICK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
Date: March 1, 1979

TO: Leslie H. Graef, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-209SPH. Item 106

Petition for Special Hearing for off-street parking in a residential zone Southeast side of Belair Road 252' Southwest of Jerusalem Road Petitioner - William A. Schulte

11th District

HEARING: Monday, March 12, 1979 (10:30 A.M.)

This office is opposed to the granting of the subject request. The basic intent of the R.C. 5 was to "provide for rural-residential development in suitable areas in which basic services are not anticipated". Further, even if Section 409.4 of the Baltimore County Zoning Regulations were applicable in an R.C. 5 zone, 409.4b. would appear to preclude proposals such as that of the petitioner.

Leslie H. Graef
Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGH:rw

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 21st day of December, 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Schulte
Petitioner's Attorney: Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Mr. & Mrs. William A. Schulte
11811 Jerusalem Road
Kingsville, Maryland 21087

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3363

S. ERIC DINENNA
ZONING COMMISSIONER

March 15, 1979

Mr. & Mrs. William A. Schulte
Belair and Jerusalem Roads
Kingsville, Maryland 21087

RE: Petition for Special Hearing
SE 1/4 of Belair Road, 252' SW of
Jerusalem Road - 11th Election
District
William A. Schulte, et ux -
Petitioners
NO. 79-209-SPH (Item No. 106)

Dear Mr. & Mrs. Schulte:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachments

cc: Gerard K. Stevens, Esquire
3 East Lexington Street
Baltimore, Maryland 21202

bcc: The Honorable Dennis F. Rasmussen
418 Eastern Avenue
Baltimore, Maryland 21221

Miss Barbara K. Howe
Attorney at Law
210 West Pennsylvania Avenue
Baltimore, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

Page 2
March 10, 1979

legitimate community interests to assure that the character of the neighborhood will not be adversely affected. To allow a Special Use Permit now would not be prudent in light of the present zoning and lack of planning.

Bradshaw and Jerusalem Roads are local feeder routes to hundreds of attractive homes in rural settings. There must be assurances that any future planning/zoning considerations will be handled in such a way as to avoid any adverse environmental changes (i.e., the already evident problem with the area's water table), and preserve or enhance present appearances.

3. From Ferry Hall, north, there are still many attractive and uncluttered stretches of land along Belair Road. Notwithstanding several old buildings in the immediate area, the general impression of the character of Kingsville is that of a rustic, rural community. The unplanned commercialization of this area will inevitably lead to the same deterioration that has been experienced repeatedly along other major arteries.

We believe this is avoidable if proper planning and comment precedes any change of this nature. We also believe it is in the best long-range interest of businesses locating in our area to involve the community in a positive way in planning for the future.

In closing, we ask that the Zoning Board deny the request for a Special Use Permit by Hollad Corporation/William Schulte until the proper procedures as outlined take place.

Very truly yours,

John A. Stevens
John A. Stevens
Elizabeth M. Stevens

Mr. & Mrs. John A. Stevens
7117 Mt. Vista Road
Kingsville, Maryland 21087
March 10, 1979

Baltimore County Zoning Commissioner
Baltimore County Office Building
Room 106
Towson, Maryland 21204

Dear Sir:

As members of the Kingsville community, we would like to express the deep concern which we have over the pending petition for a Special Use Permit affecting downtown Kingsville. We are referring specifically to the property adjacent to Premier Chevrolet owned by William Schulte (recorded as Hollad Corporation).

Our concern is based on the following points:

1. Kingsville is located in the corridor of Belair Road (Route 1) that is presently considered to be one of the most dangerous stretches of highway in the Baltimore area. In a period of little more than six months (April 1, 1978, to November 9, 1978), seven fatalities were recorded, justly earning this area the nickname "Death Valley" conferred upon it by the Baltimore County Police. In a recent letter addressed to Mr. Slade Caltrider, Administrator, State Highway Administration, my wife catalogued the numerous safety hazards which exist along this route. This apparently had already been recognized by the State Highway Administration since we were informed that a special study of this area in particular was eminent. It would seem imprudent at this time to undertake further commercialization until the results of that study have been analyzed and specific requirements assuring greater safety are imposed on all businesses seeking to expand in a way that would add to the present heavy traffic load.

Additionally, the Kingsville Elementary School is less than a mile from the property in question and every effort should be made to avoid creating an increased hazard at an intersection frequented by school buses as well as children on foot.

2. While it is recognized that the petitioner is seeking to expand on an existing dealership, it should be understood that the previous dealer had a very small operation with ample room to handle the traffic generated. However, the expanded facilities will be much larger, creating a sea of chrome and glass. We believe that no commercial expansion should be allowed in an area which borders a stable and attractive residential community until detailed and specific plans have been examined by

Phone: 687-4922

FRANK S. LEE

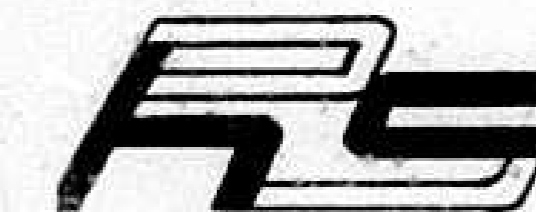
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 3, 1978

Southeast side of Belair Road southwest of Jerusalem Road
11th District Baltimore County, Maryland

Beginning for the same on the southeast side of Belair Road at the distance of 252 feet more or less measured along the southeast side of Belair Road from the center line of Jerusalem Road, and thence running and binding on the southeast side of Belair Road in a southwesterly direction by a line curving to the right with a radius of 2143.48 feet for a distance of 135 feet more or less, thence leaving Belair Road for two lines of division as follows: South 34 degrees 40 minutes East 250 feet more or less and North 59 degrees 46 minutes East 341 feet more or less to the center of Bradshaw Road, thence binding on or near the center of Bradshaw Road the two following courses and distances; North 6 degrees 40 minutes West 79.10 feet and North 4 degrees 56 minutes East 122.70 feet, thence leaving Bradshaw Road for seven lines of division as follows: North 89 degrees 00 minutes West 35 feet more or less, South 52 degrees 07 minutes West 135 feet more or less, North 36 degrees 15 minutes West 45 feet more or less, South 52 degrees 07 minutes West 95 feet, South 35 degrees 56 minutes East 20 feet, South 52 degrees 07 minutes West 70 feet and North 35 degrees 56 minutes West 119.76 feet to the place of beginning.



PERRY HALL CHRISTIAN SCHOOLS

David A. Shive
Director

3919 Schroeder Ave.
Perry Hall, MD. 21113
256-8880

March 12, 1979

To the Zoning Commission of Baltimore County

Dear Commissioner:

It is with the utmost concern for the well being and safety of the citizens in the Kingsville area that I bring this petition before the zoning commission. On behalf of Perry Hall Christian Schools, I am officially voicing our opposition to the request of Mr. William A. Schulte, owner of Premier Chevrolet in Kingsville, for approval of off-street parking in the new residential zoned area of Kingsville. We are a small residential-country type of community. Our businesses, our people, our roads and general way of life still remain rural. We are not equipped for or do we desire the massive big business and resulting traffic that will naturally flow from the approval of the requested rezoning.

Physically the area, especially its roads, cannot even now handle the traffic that converges at the intersection of Jerusalem, Belair and Bradshaw roads.

Our greatest concern is that additional truck and car traffic will place our school children, who wait for school buses and who walk along the narrow roads, in a perilous position. Being a rural area our children walk on the narrow roads since we are without sidewalks, cross walks or crossing guards. Our school buses have a problem now traveling the small roads and the addition of entrances and exits requested by Mr. Schulte will just create more opportunities for congestion and resulting accidents. Mr. Schulte, not a resident of this community, could care less about Kingsville. His only motive for rezoning is to enlarge his business and for the financial benefit to himself.

Please keep the requests and thoughts of the residents of Kingsville foremost in your decision. We make our home here and for many of us, it's been our only home. We live here day in and day out and our children and family members would not benefit from the requested rezoning.

Sincerely yours,

Michael C. Baumann
Michael C. Baumann
School Board Member
Perry Hall Christian Schools, Inc.

March 12, 1979

Zoning Commissioner
Baltimore County, Maryland

Dear Sir:

We are deeply concerned over the proposed expansion of the facilities at Premier Chevrolet in Kingsville. Our Day School meets three mornings a week at St. John's Episcopal Church which is situated across the street from Premier. All of our children are brought to school by their parents in private vehicles using either Belair Road or Jerusalem Road.

The proposed expansion includes a new access to Belair road from their parking lot. This proposed access is just north of the crest of a hill on Belair Road. There is not a safe adequate distance between the crest of that hill and the proposed access to allow north bound traffic sufficient time to recognize and avoid stopped or turning vehicles. This situation will present a serious hazard to parents bringing their children to our school in the morning.

It is our sincere desire that this access to Belair Road and its potential hazard be avoided by refusing the special permit that would allow parking on this residential property.

Respectfully yours,
Lois D. Lamer
Director
St. John's Parish Day School

Paul H. Lamer
11720 Cedar Lane
Kingsville, Maryland 21087

March 12, 1979

Zoning Commissioner
Baltimore County, Maryland

Dear Sir:

I am a resident of Kingsville and live approximately two and a half blocks away from Premier Chevrolet and wish to express my opposition to their request for a permit for parking in a residential zone.

I vehemently oppose any changes of this nature in the use of residential property at the intersection of Belair Road, Jerusalem Road, Bradshaw Road, and Sunshine Avenue, better known as the town center of Kingsville.

First, there is already an existing traffic hazard to me and my family in this area. This intersection is already heavily traveled in all directions. There is already an excessive amount of turning onto and off of these four intersecting roads. The addition of another commercial entry or exit from Belair Road in the general vicinity of this intersection endangers me and my family. My wife and I travel through this area nearly everyday, as does my children's school bus.

Second, Kingsville is and always has been a small town center serviced by small, community oriented businesses. I like it; that is why I moved there. A bank, a drugstore, an auto repair shop, a cleaners, a barber shop, and a liquor store are the small businesses that comprise the town center. There is also a small Chevrolet dealership, formerly owned by a Mr. Green, that served the community. This dealership was recently purchased by a Mr. William A. Schulte and company.

No one can fault them for the fine job they have done in upgrading the appearance of this dealership. But, I feel this company has been more than a little presumptuous with me and my community. One look at the plat of the property which this company purchased tells you that they did not buy Mr. Green's dealership to do a service to my community. Not only did they buy the dealership property which is zoned business major, but they also purchased Mr. Green's residential property which joins the dealership property and surrounds two other residential properties that they do not own.

It does not take much analysis to realize that the only reason they purchased this dealership is to expand it tremendously. It is obvious to me that it is their clear intention to get their piece of residential property and eventually, the other two residential properties rezoned business major. With that accomplished, they would be able to expand and enlarge their dealership. This

expanded dealership with its large physical plant and voluminous lighting will contrast dramatically with Kingsville's town center as I now know it. This will also open an irreversible trend to large scale commercial development in my town and along Belair road in this area.

Kingsville is a small, old town in a rural community. My church, St. John's Episcopal Church, traces its beginning in this county back to the 1600's and it sits directly across the road from this dealership. To allow any change in the use of any residential property in Kingsville's town center that would lead to the ultimate development of a large commercial outlet, would be not only hypocritical but totally without merit.

Another reason for opposing their request is the personal inconvenience that they have caused me and my neighbors. It is obvious that they have been bringing in more vehicles for sale than the existing business property can effectively handle. The recent blocking of Jerusalem road on several occasions with their fleet trucks, I feel, has been a deliberate ruse to aid them in getting approval of this special use permit.

My final feeling on this issue is that there are places for the type of dealership that they are determined to create in my town. I'm sure that business major zoning is already available in other suitable locations. It seems to me that it is morally and ethically wrong for them to seek to change my town and force the turn over of residential property to business major zoning. This is their obvious goal and favorable action on their request will be a major step in that unfortunate direction.

Therefore, I heartily petition you to deny their request for parking on residential property.

Sincerely yours,
Paul H. Lamer



March 12, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Towson, Maryland 21204

Dear Mr. DiNenna:

The Board of Directors of the Greater Kingsville Civic Association has reviewed the petition by Mr. William A. Schulte for the approval of a use permit granting "off-street parking in a residential zone (R.C. 5) which would include the storage of new cars and trucks for sale as well as employee and customer parking." At a special meeting of the Board of Directors on March 8, 1979, a resolution was unanimously adopted which opposes the granting of any special use permit whatsoever on the property in question. I would like to offer the following comments expressing the concerns of the Board of Directors of the Greater Kingsville Civic Association on this matter.

It is the understanding of the Board of Directors of the Association that the petition requests that land zoned as R.C. 5 be utilized for the storage of new cars and trucks which would be for sale by Premier Chevrolet. Section 409.4 of the Baltimore County Zoning Regulations allows the Zoning Commissioner to issue a permit for the parking of vehicles in residential zones under the condition that they be passenger vehicles. This would lead us to presume that this section would preclude the use of such residential land for an automobile outdoor sales area, which we believe is the intended use by the petitioner. Under Section 233.2 of the Baltimore County Zoning Regulations, an automobile outdoor sales area requires B.M. (Business Major) zoning. Since the approval of the special use permit in this case would so alter the use and character of the R.C. 5 zoned property, permitting activities relegated to B.M. zoned land, the Board of Directors of the Association believes that the approval of the use permit in this case, would constitute an infringement of the protection granted to its citizens under the Baltimore County Zoning Regulations and the Comprehensive Zoning Map of 1976. At the time the County's Comprehensive Zoning Maps were drawn, the Civic Association's membership and other residents of the County's Office of Planning and Zoning, and spoke at public hearings, to work within the County's zoning process to formulate the County's Zoning Maps. It was our goal that those maps be equitable to the community's property owners and effective in maintaining the type of controls which were desired in reinforcing the character of the land use in this area. We feel that the process was comprehensive in that it generated comments from most groups within the community. We do not believe that a precedent should now be set by permitting a change to the land use which is contrary to the Zoning Maps and the Zoning Regulations.

The Board of Directors of the Association is concerned that matters of health, safety, and general welfare of the community be taken into consideration in the decision that is made in this matter:

TRAFFIC SAFETY

The citizens of our community, separately and in groups, have for a number of years, been pursuing traffic safety improvements to U.S. 1 (Rt. 103). The result has been the formulation of a committee of activists from Harford County, Kingsville, Perry Hall, and Overlea with the State Highway Administration and the Baltimore County Dept. of Traffic Engineering to try to effect some improvements to the safety along that arterial highway. The plan for the parking area being requested by Mr. Schulte under the special use permit, shows the creation of an additional access point onto U.S. 1 at a place where we believe that stopping sight distance is poor due to the vertical alignment of this section of U.S. 1 and the configuration of Jerusalem Road and U.S. 1 already presents a very real traffic hazard. Access into Premier Chevrolet at the intersection of U.S. 1 and Jerusalem Road has been a concern of our citizens (and also of the State Highway Administration, as the second paragraph of the attached letter attests). Until Mr. Schulte's property can be afforded desirable points of access, it is our contention that no further "undesirable" entrances be created.

STOPWATER RUNOFF

Adjacent to Mr. Schulte's R.C. 5 zoned land, lies a drainage ditch which has had substantial concern by a number of our residents; the matter is that of flooding of residential properties on the north side of U.S. 1. The Baltimore County Department of Public Works has been studying the problem and Mr. Ellsworth H. Diver, Chief of the Bureau of Engineering, has assured the Board of Directors of the Greater Kingsville Civic Association that the County will take "appropriate action" on the matter within 2 1/2 years. The flooding problems have been so severe and so regular as to have had the matter placed in the County's Capital Improvements Program for possible outright purchase of the properties because of the limit of the ability of the existing drainage ditch to clear waters from the flooded areas. Runoff from the paved parking areas to be created under Mr. Schulte's use permit, would further complicate an already existing health and safety problem.

PUBLIC NUISANCE

The adjacent residents to Mr. Schulte's property have expressed their concern that the expansion of Premier Chevrolet's sales area towards their property will cause activities of a public nuisance; such as: additional noise, litter, exhaust fumes, oil and gasoline runoff, and loss of privacy. They are especially cautious of the number and types of people that automobile sales areas attract and the hours which those who view the cars often keep. The Board of Directors of the Association believes that measures such as screening, by plantings alone, cannot assure the safety of the adjacent residents, control the opportunity for crime in the area, and reduce the public nuisance effects that the expansion of the automobile sales activities in this area would cause.

The Greater Kingsville Civic Association is actively engaged in developing a comprehensive plan for the Greater Kingsville Community, an effort which has been recognized in the County's draft Growth Management Plan. The Civic Association is dedicated to protect the welfare of our residents as well as our businessmen, Mr. Schulte not excluded. It is our desire to work with Mr. Schulte to create an environment where both his business activities and the vitality and spirit of our community can be enhanced. We very strongly believe that the granting of this use permit for off-street parking in a residential zone will neither provide Mr. Schulte an adequately safe and desirable facility, nor further enhance the Kingsville Community into a desirable place in which to live.

I appreciate the opportunity to comment on this matter and your time and consideration in hearing our statement.

Sincerely,

Joyce A. Howman
Joyce A. Howman
First Vice President

PREFACE

At a special meeting of the Board of Directors of the Greater Kingsville Civic Association held on March 8, 1979, to which interested residents and businessmen of Kingsville, Mr. William Schulte - the petitioner, and Mr. Harrison Cleary - the manager of Premier Chevrolet, were invited to attend, the Association discussed the petition for the approval of a special use permit granting "off-street parking in a residential zone (R.C. 5) which would include the storage of new cars and trucks for sale as well as employee and customer parking." The meeting was attended by a quorum of the Board of Directors of the Association and 22 interested citizens and businessmen. Neither Mr. Schulte, nor Mr. Cleary were present. The result of the meeting was the adoption of a resolution designating a representative to participate at the public hearing on that matter:

BE IT RESOLVED, that Ronald L. Black, Chairman of the Planning and Zoning Committee for the Greater Kingsville Civic Association, is designated to represent the Board of Directors of the Association in the matter of the petition by William A. Schulte, et ux, for a special hearing for off-street parking in a residential zone.

Mr. Black will present to the hearing officer the recommendations of the Board of Directors of the Association as endorsed via a written ballot on March 8, 1979.

Further, he is authorized to answer questions on the recommendations and the rationale behind those recommendations.

The Greater Kingsville Civic Association is a non-profit corporation of Baltimore County, Maryland, whose purpose is "to unite and utilize the combined efforts, talents, resources, and influence of the members for community civic improvement, protection, and other non-profit purposes." The Association represents an area of approximately 17,000 acres in Baltimore County defined by the limits of the Eleventh Election District north of the Big Gunpowder Falls, and is composed of individual memberships, open to any resident of age 18 years or over. The Greater Kingsville Civic Association currently has 447 individual members. A copy of the Association's constitution and by-laws and a roster of the officers, board of directors, and chairpersons is attached.

Nancy Hastings
7714 Buck Hill Rd.
1 mile from Town Center
March 12, 1979

Mr. Commissioner:

I am speaking as a concerned mother on behalf of the children of our community. I feel that we are already put in enough danger traveling on Belair Rd to and from our area schools. In a period of 7 months (April 1, 1978 to Nov 9, 1978), seven fatalities were recorded, mostly occurring in this area the nickname "Death Valley" conferred upon it by the Balt. County Police. By granting a special use for Mr. Schulte's business would only increase the hazard for our children. The school hours are staggered, therefore buses are on the road at different intervals in the morning and afternoon. The kindergarten buses are traveling between noon and 1:15. In addition we have parents transporting students to and from area private schools. I have talked to Dr. Alex Kubik, principal of Kingsville Elementary; Mr. J. Wesley Bone, vice principal in charge of transportation, Perry Hall Sr.; Mr. Frank Richter, PTA President, Perry Hall Jr.; Mr. Loren Gehring, Principal St. Paul's Lutheran School; Mr. Michael Baumann, Ed. of Directors, Perry Hall Baptist; Mr. Gerald Kelner, President of the Home School Association at St. Stephen's Catholic School.

These gentlemen all expressed concern for their students in the event of increased traffic on Belair Road in the Kingsville Area. The intersections of Belair, Jerusalem and Brodshaw roads are used by all these schools in transporting their students.

In the summer months children walk across these intersections to get to Kingsville Elem. School for summer school, instrumental music lessons and summer playground activities. To put an increased burden on these intersections can only intensify the problem and put our children in greater danger.

Please consider the adverse consequences to the children in the event this petition is granted.

Sincerely,

Nancy Lee Hastings



SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

DENNIS F. RASMUSSEN
7TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY
COMMITTEE
FINANCE

March 9, 1979

DISTRICT LEGISLATIVE OFFICE
418 EASTERN AVENUE
BALTIMORE, MARYLAND 21221
PHONE: 381-7800
HOME ADDRESS:
8002 YELLOWSTONE ROAD
KINGSVILLE, MARYLAND 21087
PHONE: 932-9219

Eric DiNenna
Zoning Commissioner
Baltimore County
County Office Building
Covson, Maryland 21204

Dear Eric:

It is my understanding that the Hollad Corporations have requested a zoning variance regarding their automobile facility located on Bel Air Road in the Kingsville community. This variance, if granted, would permit off-street parking in a residential neighborhood now classified as RC5. Parking for employees and customers, as well as, the storage of Premier Chevrolet's new car inventory would be permitted should this exception be approved by your office.

It is my opinion that granting such a variance would not be in the best interests of the residents in the immediate area nor the general citizenry of the Kingsville community.

Your earnest consideration of my aforementioned comments regarding this variance request would be greatly appreciated.

Sincerely,

Dennis F. Rasmussen

Dennis F. Rasmussen

DFR:slh

CONSTITUTION AND BY-LAWS
OF
THE GREATER KINGSVILLE CIVIC ASSOCIATION, INC.

Article I Name - The Greater Kingsville Civic Association, Inc. (herein referred to as the Association).

Article II Purpose and Scope

Section 1 - The purpose of this Association is to unite and utilize the combined efforts, talents, resources, and influence of the members for community civic improvement, protection and other non-profit purposes.

Section 2 - The Association is for the sole benefit of the community, and is prohibited from endorsing any candidate for any elected political office.

Section 3 - No person shall use the name, mailing list, or official insignia of the Association without authorization of the Board of Directors except as stated in Article IX, Section 3 f. herein.

Article III Membership

Section 1 - The membership shall be open to any resident of legal age of the community who is interested in the purpose and objectives of this Association.

Section 2 - The Greater Kingsville area or community is as defined in the Eleventh Election District North of the Big Gunpowder Falls.

Section 3 - All applications for membership are to be made in writing to the Corresponding Secretary and must be accompanied by payment of the application fee as set forth in Article VIII of these By-Laws.

Article IV Administration

Section 1 - Board of Directors

a. There shall be a Board of Directors, consisting of not less than fifteen (15) members. The Board of Directors shall consist of elected Officers, the most recent past President residing in the area and other Board members elected by the membership. The Board of Directors shall have the control and management of the affairs, business and properties of the Association, and they shall ensure that the title to any such property shall be vested in the Association. They shall have and exercise in the name of the Association and on its behalf, all the rights and privileges legally exercisable by the Association, except as otherwise provided by law, by the Certificate of Incorporation or by these By-Laws.

*Numbers to the right of the vertical line indicate the number of the amendment adopted on June 9, 1976.

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b. The number of Directors of the Association shall be and is hereby fixed at no less than fifteen (15), provided, however, that such number may be increased or decreased from time to time as provided under Article X

c. The Board of Directors may adopt special rules or regulations for the conduct of their meetings and the management of Association business as they may deem proper and not inconsistent with the laws of the State of Maryland, these By-Laws or the Certificate of Incorporation.

d. The Board of Directors shall not have the power to make any transactions which may require additional financial assessment of the membership without the majority vote of the membership at a general or special meeting.

e. The Directors shall serve without compensation.

f. In the event of death, resignation or removal of any Officer or Board member, a successor shall be appointed by a majority vote of the members of the Board of Directors at the earliest possible date to serve the unexpired term.

Section 2 - Officers

a. The Association shall have the following elected Officers: A President, two (2) Vice-Presidents, a Treasurer, a Recording Secretary, a Corresponding Secretary and such other Officers as the membership from time to time considers necessary for the proper conduct of the business of the Association.

b. The President shall preside at all official meetings of the Association. He shall appoint all Committee Chairpersons subject to the approval of the Board of Directors (except as otherwise noted herein) and serve as a member ex-officio of all committees.

c. The First Vice-President shall render the President any assistance that may be deemed necessary by the President, and in the absence of the President assume the duties of the Presidency. Unless the Board of Directors shall decide to the contrary, one of the First Vice-President's principal duties shall be to serve as Chairperson of the Public Relations Committee.

d. The Second Vice-President shall render the President any assistance that may be deemed necessary by the President, and in the absence of the President and the First Vice-President assume the duties of the Presidency. Unless the Board of Directors shall decide to the contrary, one of the Second Vice-President's principal duties shall be to serve as Chairperson of the Activities Coordinating Com-

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e. The Recording Secretary, or in that person's absence, a member of the Board of Directors appointed by the presiding officer, shall keep a record of the proceedings of all meetings and an accurate count of the membership present at each meeting. (5)

f. The Corresponding Secretary shall notify the Board of Directors and all chairpersons of ALL meetings. The Corresponding Secretary shall also notify all members of the semi-annual meetings and any special meetings that may be called. The Corresponding Secretary shall maintain a Post Office Box as the official address of the Association, a central correspondence file, and attend to all correspondence. (5)

g. The Treasurer shall keep the official list of the membership, collect dues, and shall receive and safely keep all the funds paid into the Association and deposit them in the name of The Greater Kingsville Civic Association, Inc. in a bank or savings and loan association approved by the Board of Directors. All dispositions of Fixed Assets shall be first recommended by two-thirds of the Board of Directors and then approved by two-thirds of the members present at the annual, semi-annual or special meeting. The Treasurer shall keep an account of all the assets of the Association and submit a report of the financial status at each Association meeting. (7)

h. Disposition of funds of the Association must be authorized in writing by any two (2) Officers of the Association to a maximum of \$100.00. Authorization of all expenditures over \$100.00 must be approved by a majority vote of the Board of Directors present and voting at a Board meeting. (7)

All expenditures of funds shall be applied only to the non-profit purposes and objectives of the Association. No part of the Association's funds shall be used for the personal gain of any Officer, Director or Member. All checks or withdrawals of funds of the Association shall be by signature of any two (2) of the following Officers: President, Treasurer, First Vice-President, or Second Vice-President. (8)

i. The Board of Directors is authorized at Association expense to assure the fidelity of any Officers, Directors, Members or employees by bond in such amount as they deem necessary. (9)

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Article V Nominations and Elections

Section 1 - The Nominating Committee shall consist of the five (5) most immediate past Presidents of the Association residing in the community.

Section 2 - The current President of the Association shall serve as the Chairperson on the forthcoming Nominating Committee. If five (5) past Presidents are not available, vacancies shall be filled by members in good standing appointed by the Board.

Section 3 - The Nominating Committee shall meet and nominate one Association member for each office and for each forthcoming vacancy on the Board. The list of nominations shall be in writing and shall be submitted to the Recording Secretary at least thirty (30) days prior to the Annual Meeting. The Committee shall confirm that each nominee has agreed to serve, if elected. The Nominating Committee shall arrange for distribution of the list of nominations to members of the Association no later than twenty (20) days prior to the Annual Meeting.

Section 4 - Additional nominations can be submitted by any five (5) members of the Association. Such nominations must be in writing and received by the Recording Secretary of the Association at least ten (10) days prior to the Annual Meeting. The written consent of any such nominee must accompany the nominations. If additional nominations are received, the election for those positions shall be by written ballot.

Section 5 - A majority vote shall elect, if there are two (2) nominees for an office. A plurality vote shall elect if there are more than two (2) nominees. Officers and Board members shall take office on July 1.

Section 6 - Each Officer shall be elected for a one (1) year term. No Officer shall be eligible to succeed himself in the same office. After the first annual election after these By-Laws are adopted, four (4) Board members shall be elected for a one (1) year term and four (4) Board members shall be elected for a two (2) year term. Thereafter, Board members shall be elected for a two (2) year term.

Section 7 - No more than one (1) member of an immediate family may serve as an Office during any one (1) term.

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Article VI Expulsion From Office

Section 1 - Any Officer or Director may be removed from office upon charges being preferred in writing to the President by any ten (10) members of the Association in good standing. The President shall notify the person charged in writing within five (5) days of receipt of such charges. If neither of the general membership meetings is to be held within thirty (30) to forty-five (45) days of receipt of the charges by the President, then a special meeting shall be called to vote on the charge(s). A two-thirds (2/3) vote of the members of the Association present shall be required to remove the accused from office. The Officer or Director accused shall have the right to appear before such meeting in defense of such charges.

Section 2 - In Section 1 above, if the accused Officer is the President, the charges shall be delivered in writing to the First Vice-President and he shall notify the President and conduct the meeting as per Section 1 above. (10)

Section 3 - Absence of any Board member from three (3) consecutive meetings of the Board without reasonable excuse shall be sufficient reason for the Board to declare his or her office vacant.

Section 4 - Any Officer or Board member removed from office in accordance with Section 1, 2 or 3 above shall be replaced by an appointment by the Board of Directors until the next general election. This temporary appointment shall not preclude any person from succeeding himself in that office.

Article VII Meetings

Section 1 - The Board of Directors of the Association shall meet every month to transact Association business at such time and place as may be designated by a majority of the Board. Committee Chairpersons or their designated representative shall attend and the general membership is encouraged to attend.

There shall be two general meetings for the transaction of Association business to be held the second Wednesday of June and the second Wednesday of December of each year. The meeting on the second Wednesday of June shall be considered the Annual Meeting and in addition to the transaction of Association business, it shall also be for the purpose of electing Officers and members of the Board of Directors. (11)

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Section 2 - A special meeting of the Members may be called at any time for any purpose by the President, a majority of the Board of Directors, or by the President at the written request of any twenty (20) members of the Association. Ten (10) days written or printed notice, stating the place, day and hour of such meeting and the business proposed to be transacted shall be given to each member by leaving the same with him or her at his or her residence or usual place of business or by mailing it, postage prepaid, and addressed to him or her at his or her address as it appears upon the books of the Association; and no business shall be transacted at such special meetings except that specifically named in the notice.

Section 3 - Upon all matters requiring the vote of the Members, the only members entitled to vote shall be as follows: (a) Those whose dues are paid up for the current year prior to the start of the meeting, whether stated or special; (b) Each member shall be entitled to but one (1) vote, and for this purpose a member is any person 18 years of age or over registered on the books of the Association. (13)

Section 4 - At a general or special meeting of the Association, a minimum of 10% of the membership shall constitute a quorum. A majority vote of those present shall rule, except as specified otherwise in the By-Laws. At meetings of the Board of Directors, a minimum of 50% of the Board shall constitute a quorum. A majority vote shall carry. (14)

Section 5 - Conducting Business - To protect the right of the majority to decide, the right of the minority to be heard and the right of absentees to be insured, all business of the Association will be conducted in accordance with Robert's Rules of Order. There should be a parliamentarian who shall not be an elected official. He or she shall be appointed by the Board of Directors. The principal duty of the parliamentarian will be to advise the assembly on Rules of Order and render decisions on order at meetings of the assembly. Debate on any question shall be limited to five (5) minutes for any member wishing to speak. (15)

Article VIII Dues

Section 1 - The application fee shall be five dollars (\$5.00) for each applicant for membership. Fee must accompany application. All applications must be approved by the Board of Directors. The dues for the first year shall be part of the application fee. Membership dues for each Member shall be three dollars (\$3.00) annually, payable annually.

A bill will be sent to each Member annually approximately thirty (30) days prior to the due date which shall be at such time as designated by the Board of Directors.

Section 2 - Any Member whose dues shall remain unpaid after ninety (90) days shall have elapsed since the date upon which they fall due, the Treasurer having sent him or her due notice, shall be considered to have resigned, and his or her name shall be stricken from the roll.

Section 3 - Any applicant applying for membership less than three (3) months before annual dues become payable shall be considered paid through the forthcoming fiscal year upon payment of application fee.

Section 4 - The fiscal year of the Association shall be from July 1st to June 30th.

Article IX Committees

Section 1 - In carrying out its functions, the Association shall have the following Standing Committees: 1. Membership 6. Community Recreation 2. Activities Coordinating 7. Civic Affairs 3. Research 8. Financial 4. Public Relations 9. Planning & Zoning 5. Education 10. Legislative

The functions of these Committees shall be reviewed annually by the Board of Directors and revised accordingly.

Section 2 - The Activities Coordinating Committee shall have as its major responsibility the review of all committees' comprehensive reports at the beginning of each year and make recommendations to the Board of Directors for each committee's new and continuing function(s) for the forthcoming year.

Section 3 - Chairperson(s) - Responsibilities

- The Chairperson of each committee is responsible to: a. Form a committee from the existing membership of the Association. b. Call all meetings of their committee. c. Present the Chairperson of the Activities Coordinating Committee with a report citing recommendations for new and continuing work for the forthcoming year by July 31st. d. Report monthly to the Board of Directors on their committee's activities and working assumptions. e. Present to the Chairperson of the Financial Committee a proposed budget for the forthcoming year. f. Receive the sanction of the President regarding the correspondence of the committee, use of the Association's name, mailing list or official insignia. g. Perform other duties as assigned by the President or board of Directors of the Association.

Section 4 - The Board of Directors may, by resolution, provide for such other standing or special committees as it deems advisable, and discontinue the same at its pleasure. Each such committee shall have such powers and perform such duties not inconsistent with law, as may be assigned to it by the Board of Directors. If provision be made for any such committee, the Chairperson thereof shall be appointed by the President subject to the approval of the Board of Directors, and shall serve during the pleasure of the Board of Directors. Vacancies in such committees shall be filled by the Chairpersons.

Article X Amendments

Section 1 - This Constitution and By-laws may be amended by proposing such amendment(s) in writing at a general meeting or special meeting of the Association.

Section 2 - Action on any proposed amendment(s) must be taken at the next general meeting or special meeting, called for that purpose, following its introduction.

Section 3 - All members must be notified in writing of the proposed amendment(s) at least ten (10) days prior to the next general meeting of the Association or special meeting called for that purpose. A two-thirds (2/3) affirmative vote of the members present at that meeting (a quorum being present) is required to adopt the amendment(s).

Article XI Annual Report

Section 1 - At the general membership meeting in June, the President shall report on the accomplishments of the Association for the past year and the Treasurer shall present a detailed financial accounting of all Association monies and fixed assets (if any) to date.

Section 2 - The President shall appoint a committee composed of two (2) members of the Association who are not members of the Board of Directors to audit the books of the Association at the close of the fiscal year. The Treasurer's Annual Report and the Journal shall carry the signatures of the auditors showing that all accounts have been checked and found in order.

Section 3 - The Directors shall cause to have published and distributed to the membership the President's report and the audited financial statements on or before August 31st.

Article XII Liability of Members - No Officer or Member shall be personally liable for any bills or obligations of the Association.

Constitution submitted and adopted on April 2, 1975; Amendments 1 - 19 adopted on June 9, 1976



The Greater Kingsville Civic Association, Inc.

P.O. BOX 221 KINGSVILLE, MARYLAND 21087 Fiscal Year 1979-78

- President: John G. Baxter, Jr. 592-8844
1st Vice President: Joyce A. Plouman 592-6748
2nd Vice President: Donald R. Clark 592-3209
Recording Secretary: Linda I. Alexander 592-7385
Corresponding Secretary: Joan C. Tochterman 592-9243
Treasurer: Gloria M. Gounil 592-7988

- 2 Year: Francis A. Riehter 592-8378, Nancy L. Hastings 592-9652, Regie J. Dotterweich 592-7686, Paul H. Leamer 592-7993
1 Year: Dorothy J. Bramble 592-6517, Peter L. Bogdan 679-1793, James C. Kieffer 592-2184, Stephen W. Sitzer 592-7661, Gloria M. Gounil 592-7988

- Membership: Jane F. White 592-7674, Activities Coordinating: Donald R. Clark 592-3209, Public Relations: Joyce A. Plouman 592-6748, Education: Jane D. Leamer 592-7993, Community Recreation: Henry T. Langrehr 592-9266, Civic Affairs: Mary Frances Shappard 592-8454, Financial: Dorothy J. Bramble 592-6517, Planning & Zoning: Ronald L. Black 592-7197, Legislative: Dennis C. Barlow 592-7891, Publicity: Francis A. Riehter 592-8378

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 22, 1979. THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 22nd day of February, 1979.

THE JEFFERSONIAN Manager

Cost of Advertisement \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT February 13, 1979 ACCOUNT 01-662 AMOUNT \$25.00 RECEIVED W. A. Schulte FROM Piling Fee for Case No. 79-209-SPH

PETITION FOR SPECIAL HEARING 118 Street ZONING: Petition for Special Hearing for off-street parking in residential zone.

THE TIMES NEWSPAPERS TOWSON, MD. 21204 February 22 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL HEARING of William A. Schulte, et ux was inserted in the following:

- 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 23rd day of February 1979, that is to say, the same was inserted in the issues of February 22, 1979

STROMBERG PUBLICATIONS, INC. BY Esther Barger

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT March 12, 1979 ACCOUNT 01-662 AMOUNT \$67.68

RECEIVED W. A. Schulte FROM Cost of Advertising and Posting Case No. 79-209-SPH

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3 day of Feb 1979. Piling Fee \$ 25 Received Check

Eric DiNenna Zoning Commissioner

Petitioner W. A. Schulte Submitted by W. Schulte
Petitioner's Attorney Reviewed by DAS

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

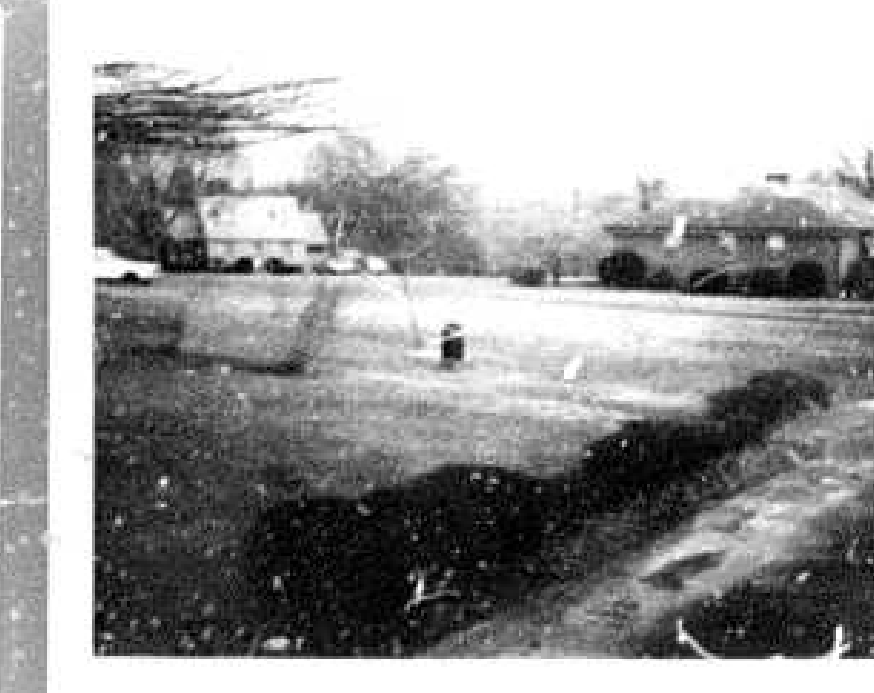
PETITION MAPPING PROGRESS SHEET

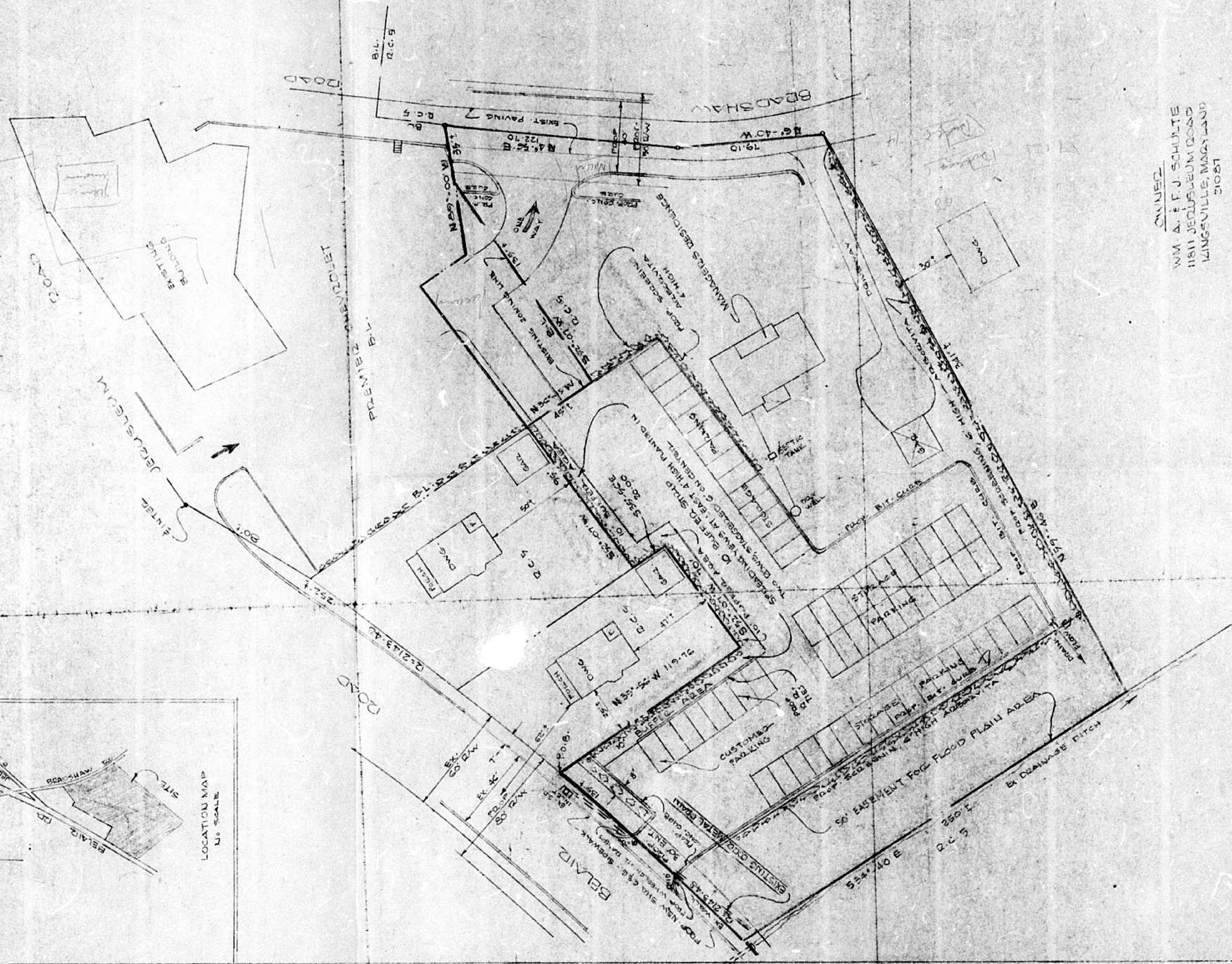
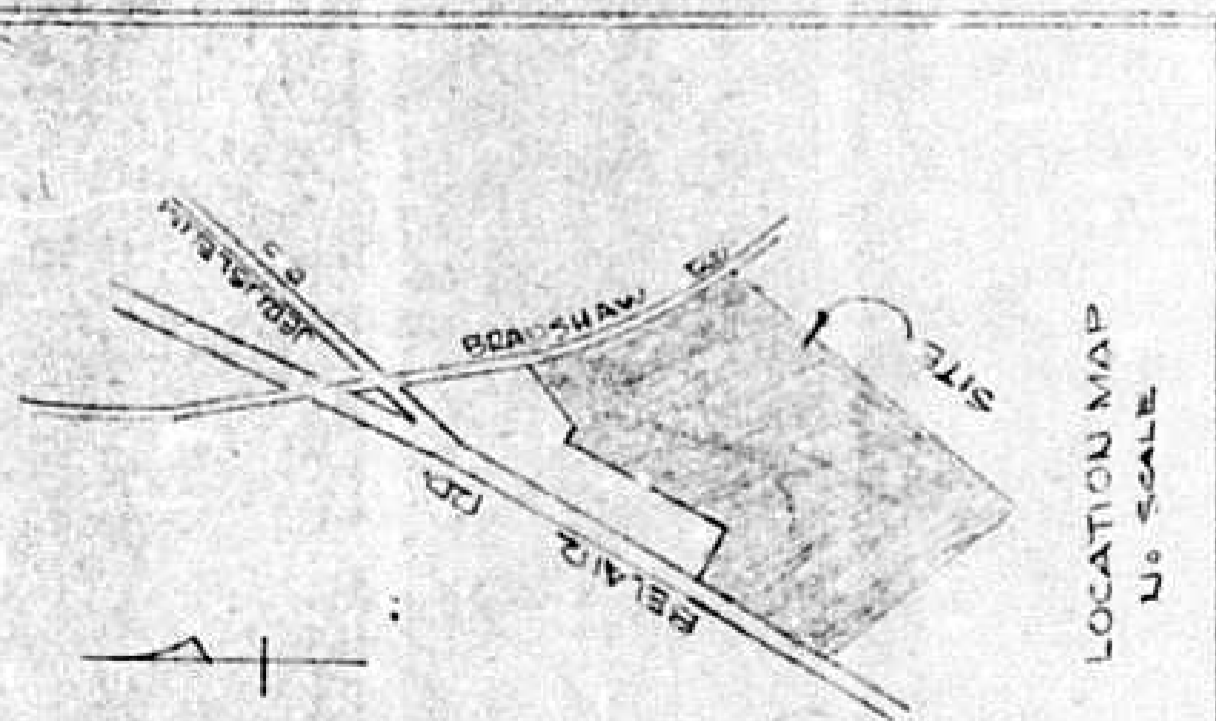
Table with columns: FUNCTION, Wall Map date by, Original date by, Duplicate date by, Tracing date by, 200 Sheet date by. Includes entries for Descriptions checked and outline plotted on map, Petition number added to outline, Denied, Granted by ZC, BA, CC, CA, Reviewed by DAS, Revised Plans: Change in outline or description Yes/No, Previous case: Map # NLW-5

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 2/14/79
Posted for: Petition for Special Hearing
Petitioner: Wm. A. & E. D. Schulte
Location of property: 5616 Belair Rd 25.2' SW of Krumpholtz Rd
Location of Sign: Spout of property facing Belair Rd @ corner of Marquette residential zoning, Bradshaw Rd
Remarks: See Williamson
Posted by: See Williamson Signature Date of return: 3/2







OWNED
WM. A. & F. J. SCHULTE
1811 JERUSALEM ROAD
LINGSVILLE, MARYLAND
21051

EXISTING USE - RESIDENCE
PROPOSED USE - NEW CAR & TRUCK DISPLAY AND OFF STREET PARKING
EXISTING ZONING - R.C. 5
PROPOSED ZONING - SAME
AREA OF LOT - 2 AC ±

SECTION 409.4

- d. THE LAND TO BE USED ABOUTS THE BUSINESS INVOLVED;
- e. NO LOADING SHALL BE OF ANY USE OTHER THAN PARKING WILL BE PERMITTED;
- f. THERE WILL BE NO LIGHTING;
- g. SCREENING WILL BE AS SHOWN ON PLAN;
- h. THE ENTIRE PARKING AREAS WILL BE RANDOM PAVED AND FULLY OPEN AND
- i. HOURS OF OPERATION - 9 TO 5

REVISED PLANS
FEB 14 1979 PM



PREMEIR CHEVROLET
11TH DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1" = 20'
DATE: 10-3-78
REVISED 1-23-79

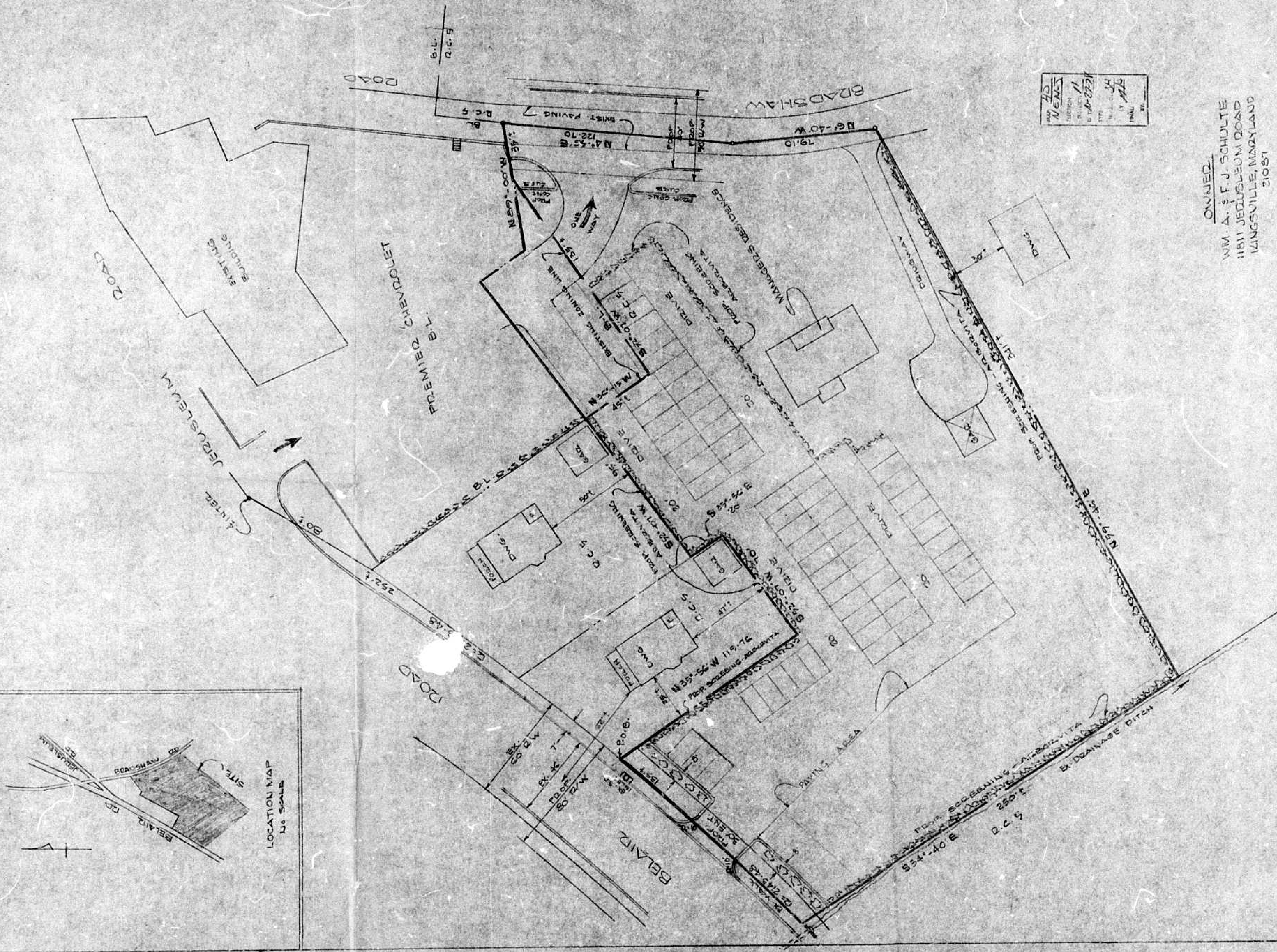
PLAT TO ACCOMMODATE SPECIAL HANDLING FOR OFF-STREET
PARKING AND DISPLAY OF NEW CARS AND TRUCKS IN A
RESIDENTIAL ZONE



FRANK S. LEE
1271 NECHES AVE.
BALTIMORE, MD. 21227



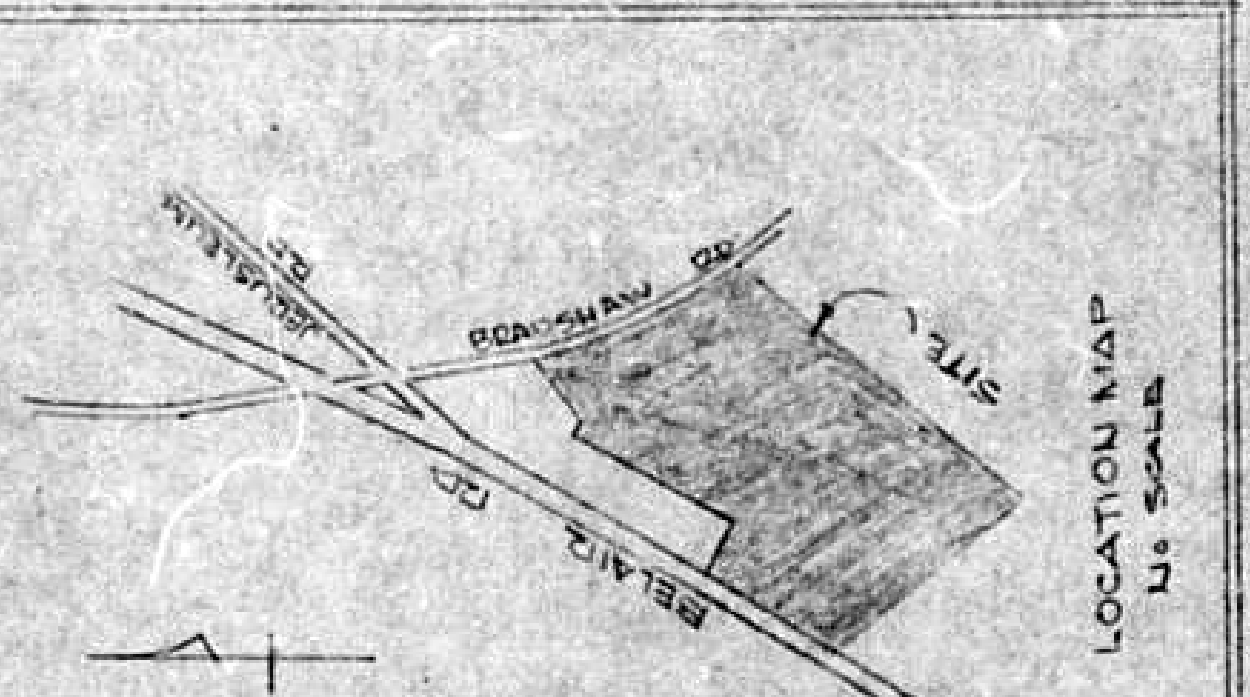
FRANK E. LEE
1817 MICHIGAN AVE.
BALTIMORE, MD. 21221



DATE: 10-3-78
BY: F.E.L.
CHECKED: H.M.
SCALE: 1" = 30'

OWNED
WM. A. & F. J. SCHULTE
1111 JEHOSEUM ROAD
LINGSVILLE, MARYLAND
21051

PREMIER CHEVROLET
1111 E. DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1" = 30' DATE: 10-3-78



LOCATION MAP
1" = 30'

EXISTING USE - RESIDENCE
PROPOSED USE - NEW CAR & TRUCK DISPLAY AND OFF STREET PARKING
EXISTING ZONING - R.C. 5
PROPOSED ZONING - SAME
AREA OF LOT - 2.621



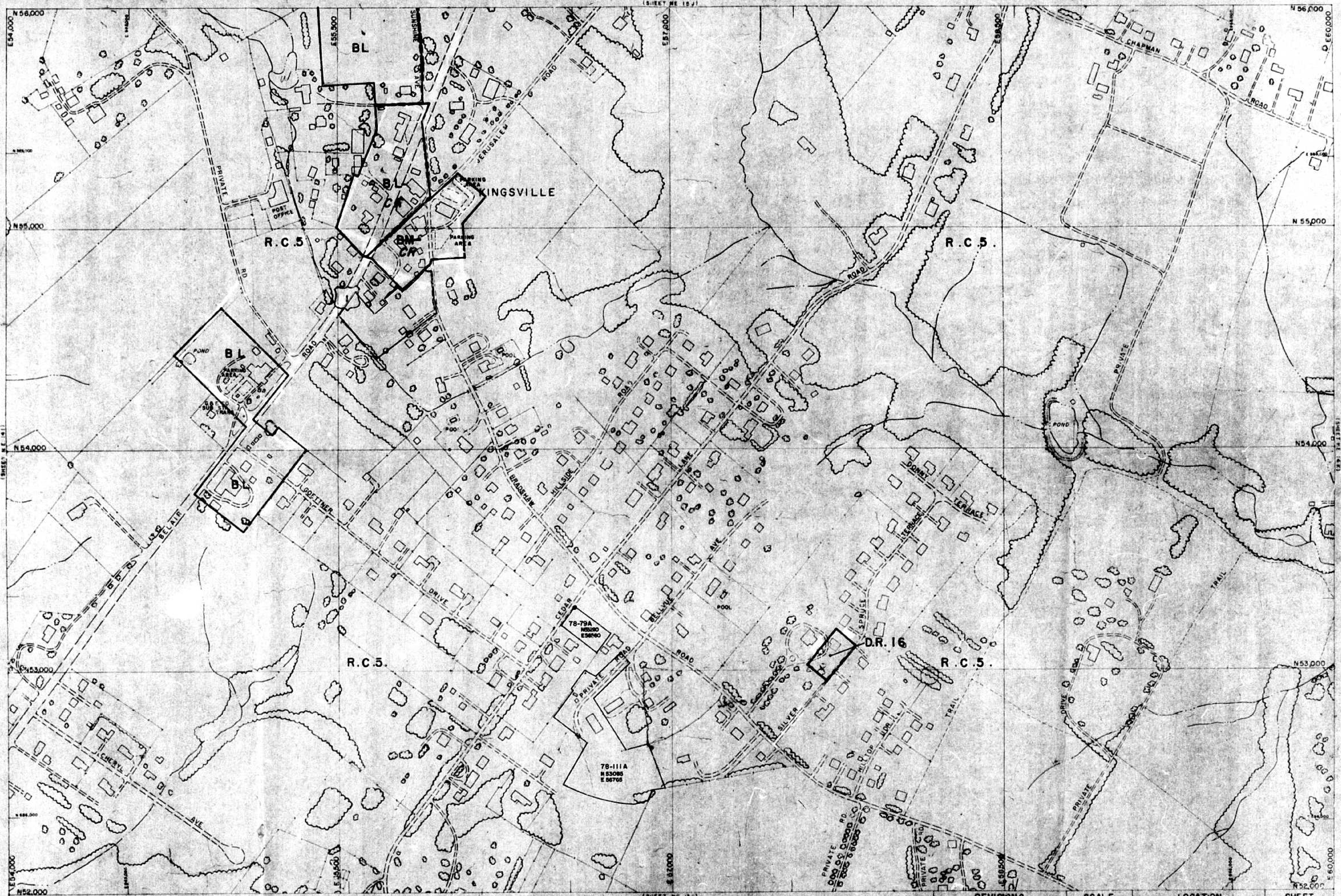


8272

24-28

24-28 NE





Q-NE QQ-NW
 1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76
 BALTIMORE COUNTY COUNCIL

PHOTGRAMMETRIC MAP OF
 BALTIMORE COUNTY, MARYLAND
 OFFICIAL ZONING MAP

REVISIONS		SCALE 1" = 200'	LOCATION KINGSVILLE	SHEET N. E. 14-J
BY	DATE			
		DATE OF PHOTOGRAPHY APRIL 1958		
Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				





Q-NE QQ-NW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	KINGSVILLE	N. E.
		DATE OF PHOTOGRAPHY APR 1958		
Topography Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				

