

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),

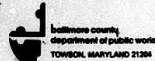
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a total of 1016 off-street parking spaces in lieu of the required 1169 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is/are 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, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THOMAS M. MURPHY, P.E.
DIRECTOR

December 5, 1978

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

Re: Item #71 (1978-1979)
Property Owner: Reisterstown Shopping Center
N/S Reisterstown Rd. 175.10' NW Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808 District: 4th

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:

Baltimore County highway and utility improvements are not directly involved. This property is tributary to the Guyton Falls Sanitary Sewerage System, subject to state health department regulations.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #71 (1978-1979).

Very truly yours,

ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:ENM:FWB:2

2-NW Key Sheet
56 NW 28 POC. Sheet
JH 14 J Topo
48 Top Map



THOMAS M. MURPHY, P.E.
DIRECTOR

October 16, 1978

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

Re: Z.A.C. Meeting, October 3, 1978
Item No.: 71
Property Owner: Reisterstown Shopping Center
Location: NE/S Reisterstown Road
(Rte. 140) 175.10' NW Cherry Hill Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808
District: 4th

Dear Mr. DiNenna:

It is our understanding that parking problems presently exist due to inadequate parking on the site. A parking variance was previously granted from 1041 spaces to 1016 (item 130, meeting of January 13, 1976). The current proposal can only add to the problems and could possibly cause vehicles to back-up in the entrance and cut onto the highway.

Very truly yours,

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

CL:JEN:dj

My telephone number is (301) 383-6320.

P.O. Box 717 / 200 West Preston Street, Baltimore, Maryland 21202



November 20, 1978

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 #71, Zoning Advisory Committee Meeting, October 3, 1978, are as follows:

Property Owner: Reisterstown Shopping Center
Location: NE/S Reisterstown Road 175.10' NW Cherry Hill Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808
District: 4th

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 site-planning factors requiring comment.

Very truly yours,

John L. Winkler, Jr.
John L. Winkler, Jr.
Planner III
Current Planning and Development



DAVID J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #71, Zoning Advisory Committee Meeting of October 3, 1978, are as follows:

Property Owner: Reisterstown Shopping Center
Location: N/S Reisterstown Rd. 175.10' NW Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808

Metropolitan water and sewer exist.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 404-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

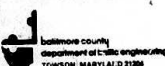
A permit to construct from the Division of Air Pollution Control is required for any gas-burner operation which has a total cooking surface area of five (5) square feet or more.

Very truly yours,

Thomas M. Murphy, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JER/104-6

cc: V. L. Phillips



STEPHEN E. COLLINS
DIRECTOR

November 22, 1978

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

Item No. 71
Property Owner: Reisterstown Shopping Center
Location: NE/S Reisterstown Rd. 175.10' NW Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808
District: 4th

Dear Mr. DiNenna:

The requested variance to parking can be expected to cause some shortage of parking on the site.

Very truly yours,

Michael S. Fleming
Engineer Associate II

MSF/sjs



JOHN D. SEIBERT
DIRECTOR

October 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #71 Zoning Advisory Committee Meeting, October 3, 1978 are as follows:

Property Owner: Reisterstown Shopping Center
Location: NE/S Reisterstown Road 175.10' NW Cherry Hill Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1128 parking spaces in lieu of the required 1169 spaces.
Acre: 19.808
District: 4th

The items checked below are applicable:

- Site plan shall conform to Baltimore County Building Code (B.C.B.C.) 1978 edition and the 1978 Supplement, State of Maryland Code for the Building and Code and other applicable codes.
- A building permit shall be required before construction can begin.
- Additional _____ permits shall be required.
- Building shall be upgraded to new use - require alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal, must be required to file an application for a building permit.
- Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- Respective check various conflicts with the Baltimore County Building Code, See Division _____
- No Comment.
- Comments: Unless occupancy load exceeds 50 persons, subshop will be considered accessory use and not a restaurant. Should it exceed 50 persons (table 10) then a change of occupancy to accessory use (Restaurant) P-3 would be required.

Very truly yours,

Charles E. Dunbar
Plans Review Chief



Paul H. Reincke
CHIEF

November 9, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Reisterstown Shopping Center

Location: NE/S Reisterstown Rd. 175.10' NW Cherry Hill Rd.

Item No. 71

Zoning Agency Meeting of 10/3/78

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 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard 3.101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

Z.A.C. Meeting of: October 3, 1978

RE: Item No: 71
Property Owner: Reisterstown Shopping Center
Location: NE/S Reisterstown Rd. 175.10' NW Cherry Hill Rd.
Present Zoning: B.M.
Proposed Zoning: Variance to permit 1178 parking spaces in lieu of the required 1163 spaces.

District: 4th
No. Acres: 19.808

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Mick Petrovich
W. Mick Petrovich,
Field Representative

NMP/tp

JOSPH E. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROZEKIS

THOMAS H. JOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT T. DUBEL, BOY SCOUTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of SEP 1978. Filing Fee \$ 25.00. Received Check

Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner William S. Glick Submitted by Glick
Petitioner's Attorney William S. Glick Reviewed by 10/19/78

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Nov. 19, 1978
Posted for: PETITION FOR VARIANCE
Petitioner: REISTERSTOWN SHOPPING CENTER
Location of property: NELS OF REISTERSTOWN RD. 175' NW OF CHERRY HILL RD.
Location of Sign: ON NELS OF REISTERSTOWN RD. 625' +/- NW OF CHERRY HILL RD. ON W/S OF HILFIELD RD. 185' +/- NW OF CHERRY HILL RD.
Remarks:
Posted by: Thomas S. Roland Date of return: Nov. 22, 1978
Signature

J-SIGNS

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 November 16 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Reisterstown Shopping Center 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 17th day of November, 1978, that is to say, the same was inserted in the issues of November 16, 1978

STROMBERG PUBLICATIONS, INC.

BY Esther Berger

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 16, 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 each one time successive weeks before the 17th day of December, 1978, the first publication appearing on the 16th day of November, 1978.

THE JEFFERSONIAN,
S. Land
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		CDD Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Granted by										
2C, BA, CC, CA										
Reviewed by: <u>SES</u>					Revised Plans:					
Previous case: <u>76-246A</u>					Change in () line or description Yes					
<u>76-188XN</u>					Map # <u>164-1</u> Yes					

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 76125

DATE: November 8, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Cardin & Weinstein

FOR: Cost of Filing Fee for Case No. 75-130-A

25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 76172

DATE: December 4, 1978 ACCOUNT: 01-662

AMOUNT: \$57.81

RECEIVED: Reisterstown Shopping Center

FOR: Cost of Advertising and Posting Case No. 75-130-A

57.81

VALIDATION OR SIGNATURE OF CASHIER

See: Town 500445 Sheet 55 NW 20 W 1 N 2 E
Public Works: All utilities are owned by the City of

Public Warning: All utilities are currently out of service.

1990

12

7-1
e. / 1.30

1° 01' 20" W
45°

FRONT

THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn St., Chicago, Ill. 60610
Tel. (312) 835-5000
Fax (312) 835-5001
http://www.press.uchicago.edu

11th Cir. Court Order 19

JAMES S. HENNINGSON
FUGITIVE

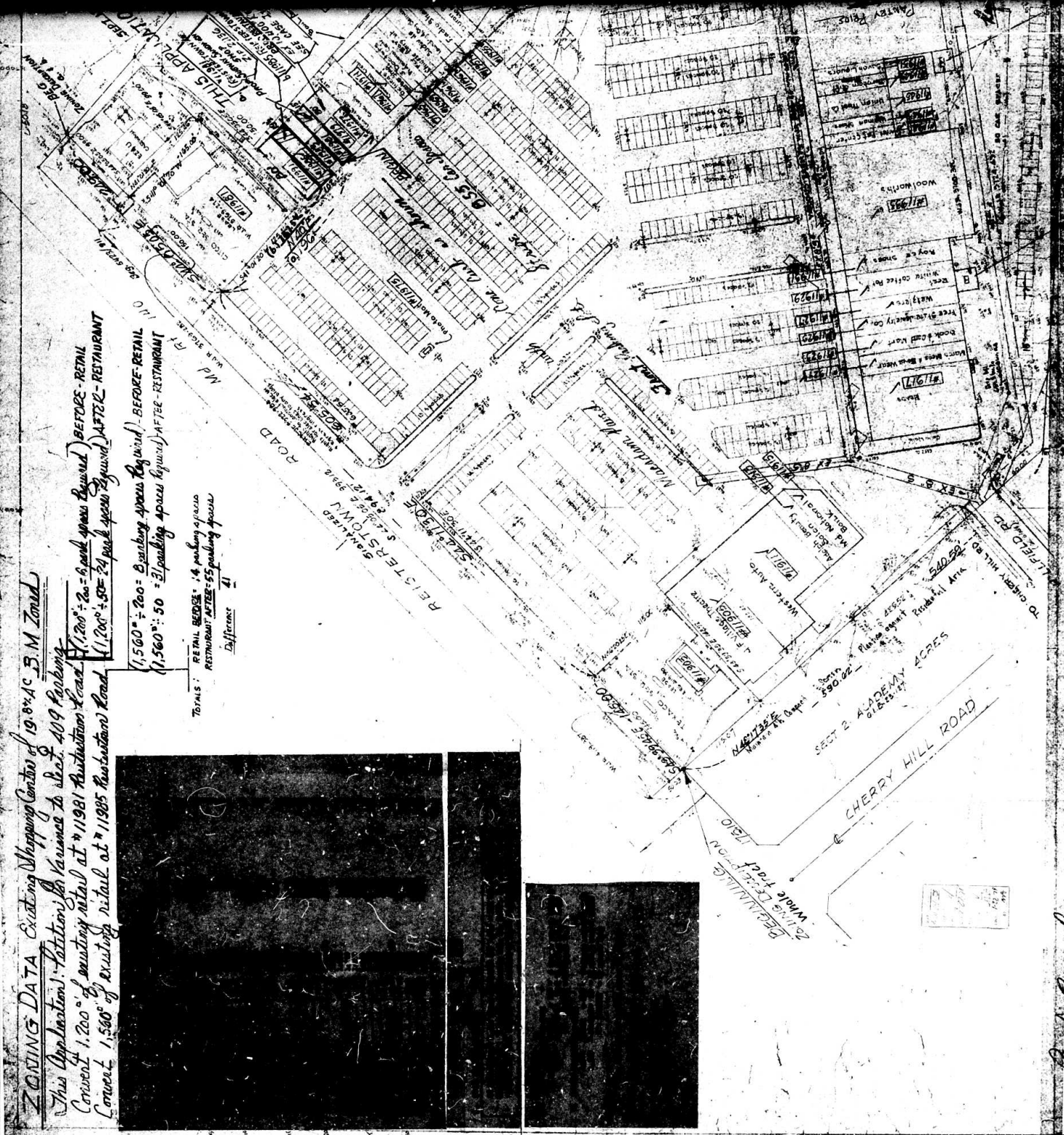
APR 15 1964
Miss C. Matthews
JAMES S. MATTHEWS
ENCLOSURE

ZONING DATA Existing Shopping Centers of 19.0% AC B.M. Zoned

This Application: Partitions for variance to Sect. 409 Parking
 Convert 1,200' of existing retail at 11981 Rustertown Road
 Convert 1,500' of existing retail at 11985 Rustertown Road

(1,200' ± 200' = 400' from Road) BEFORE RETAIL
 (1,200' ± 500' = 24' from Road) AFTER RESTAURANT
 (1,500' ± 200' = 200' from Road) BEFORE RETAIL
 (1,500' ± 500' = 24' from Road) AFTER RESTAURANT

TOTALS: RETAIL BEFORE: 14 parking spaces
 RESTAURANT AFTER: 55 parking spaces
 Difference 41



Plot for zoning purposes

Site Plan

Plot of REISTERSTOWN SHOPPING CENTER (Suburbia Shopping Plaza, Inc. - SEE LIBER SURV. FOR) - 4th 6 Dist. - 19.0% Zoned

A Limited Partnership: Suite 207 6015 Rustertown Rd. Zone 27015, Md.

BALTO. CO. MD. Scale: 1" = 50' Date: 12/19/78

SECTION 2: ACADEMY ACRES

Reisterstown, Md. - 1978/1979 - 1978/1979 - 1978/1979

5/12/15