

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an B.L. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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: Legal Owner(s):
(Type or Print Name) Albert Lichtman
Signature: [Signature] Signature: [Signature]
Address: Eleanor Lichtman
(Type or Print Name)
City and State: [Signature]
Attorney for Petitioner: 5 Windsong Court 484/3181
(Type or Print Name) Address Phone No.
Signature: [Signature] Baltimore, MD. 21208
City and State
209 Courtland Avenue
Address Name, address and phone number of legal owner, con-
Townson, MD. 21204 tract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No.: 823/2044 Address Phone No.

BABC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 5.5 to B.L. Zone
S/S Holabird Ave., 50' W of East
Ave., 12th District : OF BALTIMORE COUNTY

ALBERT LICHTMAN, et ux, Petitioners : Case No. R-82-200 (Item 23, Cycle II)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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 therefor, 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 for Baltimore County
Rm. 223, Court House
Townson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of April, 1982, a copy of the foregoing Order was mailed to Paul J. Feeley, Esquire, 209 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

IN THE MATTER :
OF THE APPLICATION OF :
ALBERT LICHTMAN, ET UX :
FOR REZONING OF :
PROPERTY LOCATED ON THE :
S/S of Holabird Avenue 50' :
W. of East Avenue :
12th District :
: No R-82-200

OPINION

This matter comes before this Board on a petition for reclassification of property known as 7151 Holabird Avenue, consisting of .13 acres fronting on Holabird Avenue, from a D.R. 5.5 zone to a B.L. zone. The subject property is located in the Twelfth Election District of Baltimore County. This matter was heard in its entirety on June 29, 1982.

This Board heard testimony from the Petitioner, Albert Lichtman, who testified that he purchased 7155 Holabird Avenue, which is located next-door to the subject property, in 1960, which was being used as a pharmacy at that time. He further testified that in 1965 he purchased the cottage next-door fronting on Holabird Avenue and renovated same to become an office building, which is the subject property herein. Although he hired a contractor to perform this renovation, apparently no building or occupancy permits were ever obtained. Later, in 1970, he enlarged the medical building in order to provide for interior access to the pharmacy. Apparently no building or occupancy permits were obtained. Currently the combined structure consists of the following zoning classifications:

Right side fronting on Holabird Avenue - D.R. 5.5

Left side fronting on Holabird Avenue - B.L.

The Board next received testimony from James G. Hoswell, Planner, Office of Planning and Zoning for Baltimore County. He testified that had the Planning staff been aware of the subject property's use in 1980 (comprehensive zoning map) it would have provided for the use which existed at that time.

Numerous photographs were provided for this Board's review which indicated that the subject property does in fact consist of a single structure. The recommendation

ALBERT LICHTMAN - R-82-200

of the Planning Board was also submitted for this Board's review, which in pertinent part states as follows:

This property and the property to the east contain a building with non-residential uses; the subject site houses law offices. Had the staff and Board been aware of this fact, D.R. 5.5 zoning would not have been recommended. The Board is also of the opinion that the parking lot on the rear portion of the site, surrounded as it is by residential uses, should not be reclassified to the B.L. zone. It is suggested that the provision of B.L. zoning to this property at the same depth from Holabird Avenue as that of the adjacent site to the east would be appropriate.

It is therefore recommended that the petitioner's request for B.L. zoning be granted for the front portion of the property (0.31 acres) [sic] and that D.R. 5.5 be retained for the remainder of the site (0.31 acres) [sic].

Lastly, this Board received testimony from Mr. Eugene Raphael, land surveyor, who was duly qualified as an expert. It was the opinion of Mr. Raphael that the failure to rezone the subject property B.L. in its entirety on or before 1980 constituted error.

Based on the testimony elicited at the hearing, the Board is of the opinion that the standard stated in Section 2-58.1 of the Baltimore County Code has been met by the Petitioner, and that the zoning classification for the subject property in 1980 was in error. We believe, however, that in keeping with Section 2-58.1 (i) (2) only that area presently built upon and its immediate surrounding portion warrants the reclassification and that the remaining rear portion of the property, specifically one-half of that proposed for reclassification or .13 acres, be maintained in its present zoning classification of D.R. 5.5.

For all these reasons, the Board is of the opinion that the requested zoning reclassification to B.L. be granted for that portion of the subject property fronting on Holabird Avenue consisting of .13 acres, and that the remaining portion of the subject property, namely .13 acres, be maintained in the D.R. 5.5 zoning classification.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 12th day of July, 1982, by the County Board of Appeals, ORDERED that the reclassification to a B.L. zone of the portion of the subject property fronting on Holabird Avenue petitioned for,

ALBERT LICHTMAN - R-82-200

consisting of .13 acres, be and the same is hereby GRANTED, and it is

FURTHER ORDERED that the reclassification to a B.L. zone petitioned for on the remaining portion of the subject property, namely .13 acres, be and the same is hereby DENIED, and shall be maintained in the D.R. 5.5 zoning classification.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

Joanne L. Suder

LaRoy B. Spurrer

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Maryland 21204
cc: Nicholas B. Commodari
Chairman
MEMBERS
Department of Public Works
Department of Traffic Engineering
State Route Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

cc: Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Maryland 21204

RE: Item No. 23 - Cycle II
Petitioner - Albert Lichtman, et al
Reclassification Petition

Dear Mr. Feeley:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 1981 - April 1982 reclassification cycle (Cycle II). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition form, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Because of your clients' proposal to legalize the existing office use on the subject property, this hearing is required. This property was the subject of a recent violation hearing (Case #81-254-V) from which this reclassification originated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: E.F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 16, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

RE: Item #23 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Albert & Eleanor Lichtman
S/S Holabird Ave. 50' W. of East Ave.
Existing Zoning: DR 5.5
Proposed Zoning: B-L
Acres: 0.264 District: 12th

Dear Mr. Hackett:

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:

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

This site and the adjacent property to the east, comprise lots 14 and 15, "Plat of Division of Land belonging to Justus Martell", recorded W.P.C. 4, Folio 82.

Baltimore County highway and utility improvements are not directly involved.

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

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.

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.

Item #23 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Albert & Eleanor Lichtman
Page 2
October 16, 1981

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 23 of Zoning Cycle II (October 1981-April 1982).

Very truly yours,

Robert A. Morton
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

F-W Key Sheet
10 SE 19 Pos. Sheet
SE 3 E Topo
103 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

October 29, 1981

Mr. William Hackett — Chairman
Board of Appeals
Room 219 — Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #23, Zoning Cycle II, — 1981, are as follows:

Property Owner: Albert and Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Acres: 0.264
District: 12th

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.

The subject site plan does not have sufficient information to make site plan comments at this time.

Very truly yours,

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

JLW:rh

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
1301-494-3550

STEPHEN E. COLLINS
DIRECTOR

October 8, 1981

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II — Meeting of September 14, 1981
Item No. — 23
Property Owner: Albert & Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B-L
Acres: 0.264
District: 12th.

Dear Mr. Hackett:

The Department of Traffic Engineering has no comment for item no. 23, Cycle II at this time.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/rlj

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROON, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #23, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Albert and Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B-L
Acres: 0.264
District: 12th

Metropolitan water and sewer exist.

The Zoning Plan, as submitted does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/agt

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

October 9, 1981

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Albert and Eleanor Lichtman

Location: S/S Holabird Avenue 50' W. of East Avenue

Item No.: 23 Zoning Agenda: Meeting of September 14, 1981

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 operation.

(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 comment at this time.

REVIEWED BY: *George M. Commodari*
Planning Group
Special Inspection Division
Noted and Approved: _____
Fire Prevention Bureau

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett-Chairman
Board of Appeals
cc: Nick Commodari
FROM: Charles E. Burroughs
Cyclist II - 1981
SUBJECT: Item #23 Zoning Advisory Committee Meeting 9-14-81

Date: September 24, 1981

Property Owner: Albert & Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B-L
Acres: 0.264
District: 12th

It appears this structure has been occupied as an office for sometime. Should the owner not be in possession of an occupancy certificate Section 119.3 shall be applicable. This provides the owner opportunity to attain an occupancy permit under reasonable conditions.

Charles E. Burroughs
Charles E. Burroughs
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duke, Superintendent

Towson, Maryland — 21204

Date: 9/22/81

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #11 - 1981
Meeting of 9/14/81

RE: Item No. 23
Property Owner: Albert & Eleanor Lichtman
Location: S/S Holabird Ave. 50' W. of East Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: B-L
Acreage: 0.264

School Situation

School	Enrollment	Capacity	Over/Under
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Comments: Would only result in the loss of what few pupils could be yielded by existing zoning.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

June 1, 1982

Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
S/S of Holabird Ave., 50' W. of East Ave.
Albert Lichtman, et al. Petitioners
Case 68-62-200 Cycle II - Item #23

TIME: 10:00 A.M.

DATE: Tuesday, June 29, 1982

PLACE: Room 216, Courthouse, Towson, Maryland

cc: People's Council

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

March 8, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

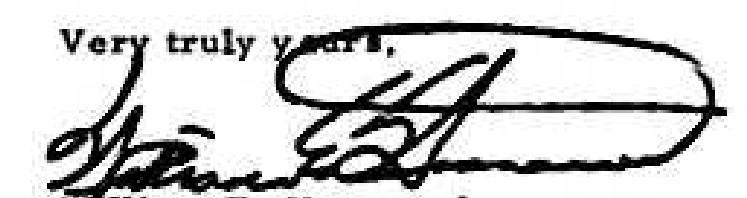
Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
S/a Holabird Ave., 50' W of East Ave.
Albert Lichtman, et ux - Petitioners
Cycle #2 - Item #23
Case #R-82-200

Dear Mr. Feeley:

This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr

January 19, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
S/a Holabird Ave., 50' W of East Ave.
Albert Lichtman, et ux - Petitioners
Cycle #2 - Item #23

Dear Mr. Feeley:

This is to advise you that \$56.80 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

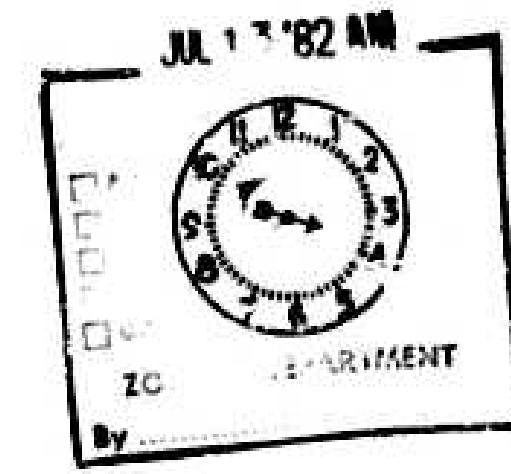
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:mch

#4-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
July 12, 1982



Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Md. 21204

Re: Case No. R-82-200
Albert Lichtman

Dear Mr. Feeley:

Enclosed herewith is a copy of the Opinion and Order passed by the County Board of Appeals in the above entitled case.

Very truly yours,


Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Albert and Eleanor Lichtman
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Moswell
Board of Education
John W. Hession, III, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett-Chairman
Board of Appeals
Date: September 24, 1981
CC: Jk Commodari
FROM: Charles E. Burnham
Cycle #1 - 1981
Item #23 Zoning Advisory Committee Meeting 9-11-81
SUBJECT:

Property Owner: Albert & Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B-1

Acres: 0.264
District: 12th

It appears this structure has been occupied as an office for sometime. Should the owner not be in possession of an occupancy certificate Section 119.3 shall be applicable. This provides the owner opportunity to attain an occupancy permit under reasonable conditions.


Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
SEP 25 1981
JUL 25 1981
JUL 25 1981
JUL 25 1981

#4-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
February 26, 1982

Paul J. Feeley, Esquire
209 Courtland Avenue
Towson, Md. 21204

Re: Item #23, Case #R-82-200
Cycle II, Albert Lichtman, et ux

Dear Mr. Feeley:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Hume Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Isaac A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #108029

Shoppco Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in these suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

Page Two

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,


William T. Hackett, Chairman

WTH:e

cc: Albert and Eleanor Lichtman

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #23, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Albert and Eleanor Lichtman
Location: S/S Holabird Avenue 50' W. of East Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: L-L
Acres: 0.264
District: 12th

Metropolitan water and sewer exist.

The Zoning Plan, as submitted does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,


Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/mgt

LAW OFFICES
PAUL J. FEELEY
209 COURTLAND AVENUE
TOWSON, MARYLAND 21204
494-3354

STATEMENT ATTACHED TO PETITION
FOR ZONING RE-CLASSIFICATION

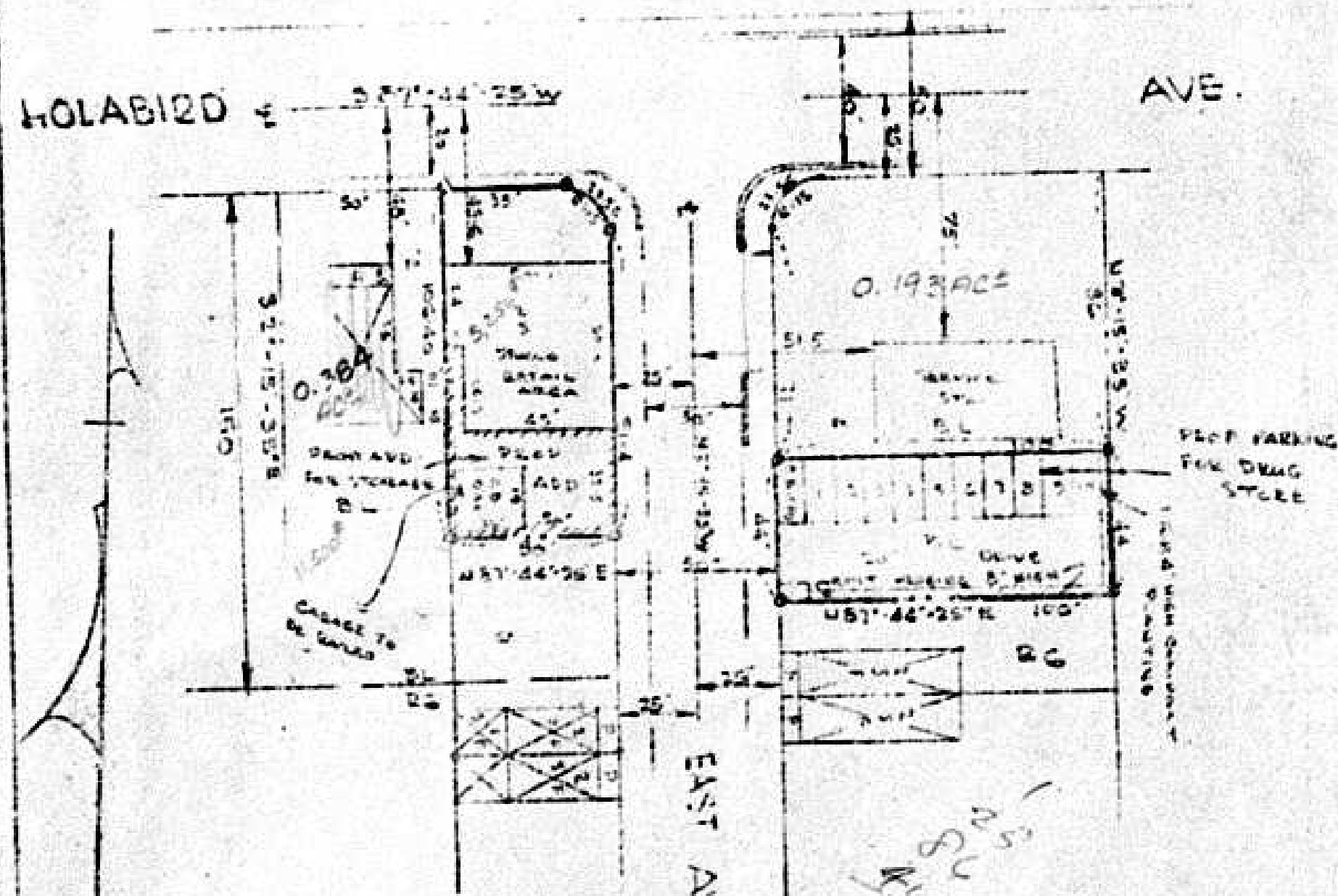
The applicants, who are legal owners of the property described in this petition for zoning reclassification, have been operating a commercial establishment at the property known as 7151-7161 Holabird Avenue for the past 21 years and have now discovered that a portion of their property is zoned for residential use while the other portion is zoned for business local and that therefore this request for a zoning re-classification is made because of error in the official Baltimore County zoning map.


Paul J. Feeley
Attorney for Petitioners

[illegible]

ALBERT C. F. LIGHTMAN -

S/F 2-E
 LIGHTMAN
 282-3300



VARIANCE FOR SIDEYARD
 SETBACK & PARKING

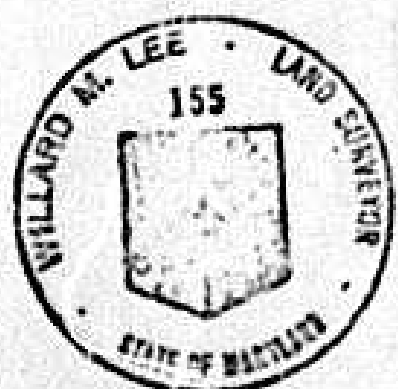
PRESENT ZONING - BL
 PROPOSED ZONING - BL
 EXISTING USE - DRUG STORE
 PROPOSED USE - DRUG STORE & STORAGE BLDG.
 AREA OF LOT - 5,208 SQ. FT.
 AREA OF PROP. BLDG. - 1,600 SQ. FT.

PARKING DATA

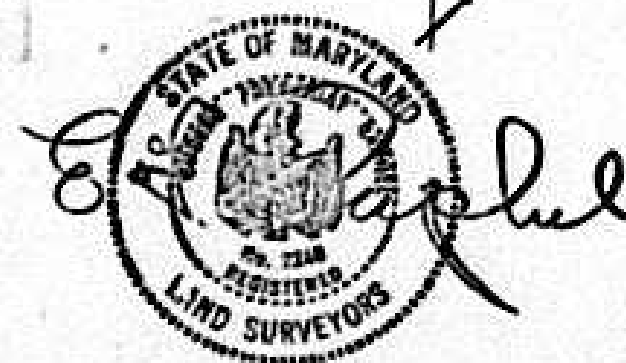
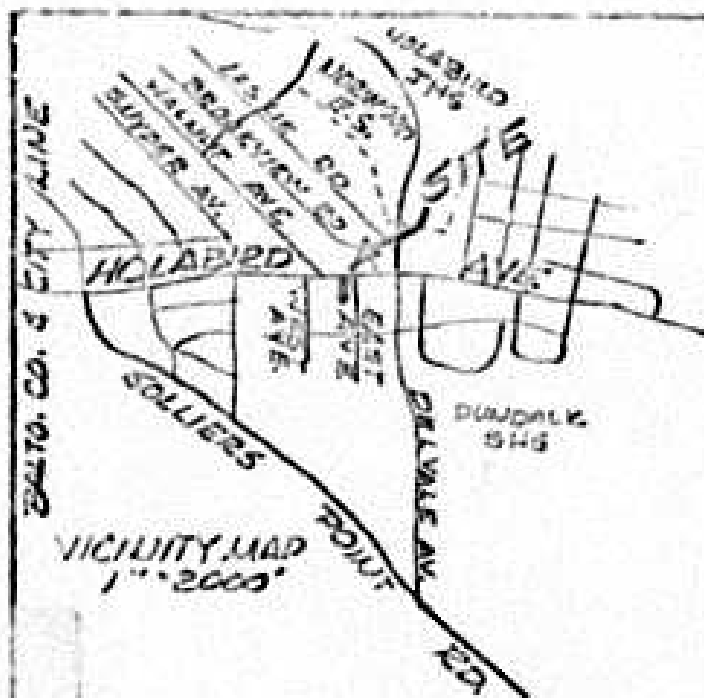
DETAIL STORE AREA - 2,208 SQ. FT. - 1 SPACE PER 200 SQ. FT.
 11 SPACES REQUIRED
 12 EMPLOYEES - 3 SPACES PER 3 EMPLOYEES
 1 SPACE REQUIRED
 No. OF SPACES SHOWN - 11
 PARKING AREA TO BE PAVED WITH DRAINABLE
 DUSTLESS MATERIAL

11th DISTRICT BALTIMORE CO., MARYLAND
 2-10-82

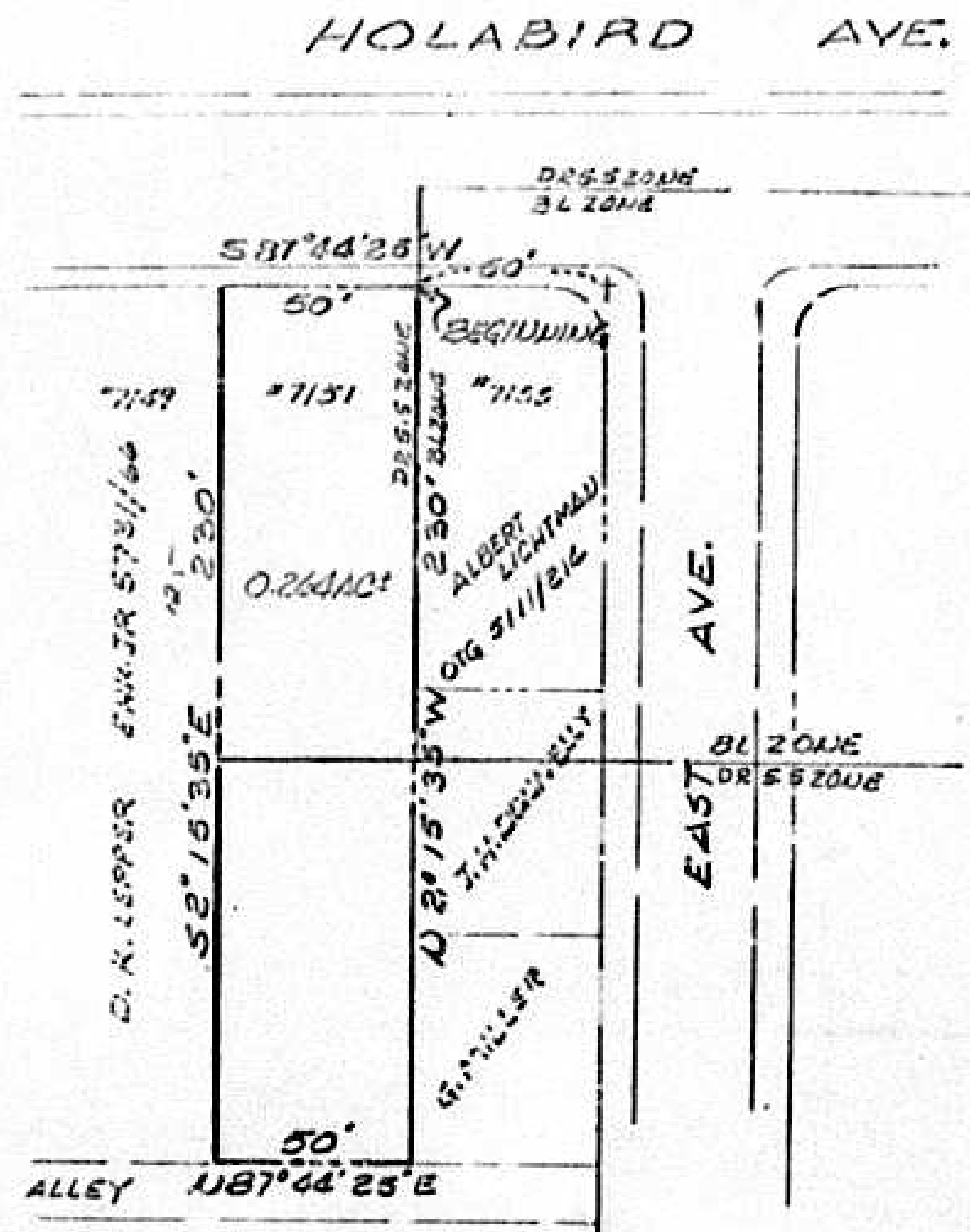
0.384
 0.193
 0.577



Willard M. Lee



E. F. RAPHAEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 Courtland Avenue
 Towson, Maryland 21204



GENERAL NOTES
 AREA OF PROPERTY 0.264 AC
 EXISTING ZONE DR 5.5
 PROPOSED ZONE BL
 7th COUNCILMANIC DISTRICT

7151 HOLABIRD AVE
 PLAT TO ACCOMPANY ZONING
 PETITION FOR RECLASSIFICATION
 PROPERTY OF
 ALBERT LIGHTMAN
 12th ELECT. DIST. BALTO. CO, MD
 SCALE 1"=50' AUG. 25, 1981

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