

PETITION FOR ZONING VARIANCE 84-82-A
TO THE ZONING COMMISSIONER 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 make a part hereof, hereby petition for a Variance from Section 222-1 (202.2) to permit a front yard setback of 0 feet instead of the required average of 30 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The chosen location is the safest for the customers, many of whom are children, because the area is cut off from traffic. There is no other area that is as safe for the customers as this one.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): THE FOUR STAR COMPANY
(Type or Print Name) By Alan Schecter, President
Signature (Type or Print Name) ALAN SCHECTER

Signature (Type or Print Name)
Address (Type or Print Name)
City and State (Type or Print Name)

Address for Petitioner: (Type or Print Name)
Address (Type or Print Name)
City and State (Type or Print Name)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Adam Chavis
Name
2 Stonemark Ct. #6 363-3051
Address
2106 E. 11th St. Phone No. 363-3051

City and State
Attorney's Telephone No.
Address
2106 E. 11th St. Phone No. 363-3051

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1983, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1983, at 11:30 o'clock.

Calvin J. J. J.
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner of Loch Raven Blvd. & : OF BALTIMORE COUNTY
Amuska Rd., 9th District
THE FOUR STAR COMPANY, : Case No. 84-82-A
Petitioner

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

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of August, 1983, a copy of the foregoing Order was mailed to Alan Schecter, President, The Four Star Company, Loft Three, 519 N. Charles Street, Baltimore, MD 21201, Petitioner; and Mr. Adam Chavis, 2 Stonemark Court #6, Baltimore, MD 21208, who requested notification.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 12, 1983

Mr. Adam Chavis
2 Stonemark Court
Baltimore, Maryland 21206

RE: Item No. 25 - Case No. 84-82-A
Petitioner - The Four Star Company
Variance Petition

Dear Mr. Chavis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

In view of your proposal to "legalize" the location of the existing building, which was being used as a snowball stand at the time of field inspection, this hearing for front yard setback is required.

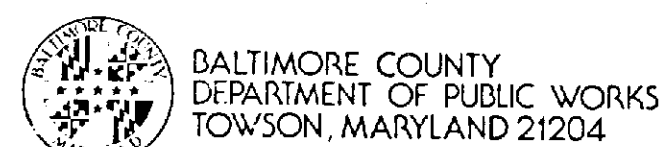
This property was the subject of a previous hearing, Case No. 82-112-A, which granted a variance for the required number of parking spaces. For further information on the comments of the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

August 19, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #25 (1983-1984)
Property Owner: The Four Star Company
S/E cor. Loch Raven Blvd. and Amuska Road
Acres: 2.58 District: 9th

Dear Mr. Jablon:

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:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 188 (1980-1981) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 25 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

Encl.

N-NW Key Sheet
35 NE 10 & 11 Pos. Sheets
25 9 C Topo
70 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

July 20, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-19-83
ITEM: #25.
Property Owner: The Four Star Company
Location: SE/Cor. Loch Raven Blvd., Route 372 and Amuska Road
Existing Zoning: B.L.-ONS
Proposed Zoning: Variance to permit a front yard setback of 0' in lieu of the required 30'.
Acres: 2.58
District: 9th

Dear Mr. Hammond:

On review of the site plan of 12-15-81 and field inspection, the State Highway Administration finds the request for a front yard setback of 0' in lieu of the required 30' generally acceptable.

However, on the day of inspection it appeared the snowball shack at the corner of Loch Raven Blvd. and Amuska Road is within the State Right of Way.

If the snowball shack is within the S.H.A. Right of Way, the structure must be relocated as shown on the plan outside the S.H.A. Right of Way.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 21, 22, 23, 24, and 25 ZAC - Meeting of July 19, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 21, 22, 23, 24, and 25.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSP/ccm

Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning

August 19, 1983

Ian J. Forrest

Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items and does not anticipate any health hazards at this time:

Item # 21 - Rollins Truck Leasing
Item # 25 - The Four Star Company

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/rth

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



August 23, 1983

ED TALESHI JR.
DIRECTOR

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

Dear Mr. Hammond

Comments on Item # 25 Zoning Advisory Committee Meeting
are as follows:

Property Owner: The Four Star Company
Location: SE/Cor. Loch Raven Blvd. & Amuska Road
Existing Zoning: B-1-C-30
Proposed Zoning: Variance to permit a front yard setback of 0' in lieu of the required 30'.

Acres: 3.58
District: 911

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/
Council Bill 1-52 and other applicable codes.

B. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed, can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

X I. Comments: A line drawing showing size of roof rafters, studs, plates and their spacing shall be provided. Also show method of anchoring the plates to the paving to prevent wind overturn.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
(If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204)

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSB:rrj
PURN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 18, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 19, 1983

RE: Item No: 21, 22, 23, 24, 25
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

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

WNP/bp

IN RE: PETITION ZONING VARIANCE
SE/Corner of Loch Raven Boule-
vard and Amuska Road - 9th
Election District.
The Four Star Company,
Petitioner
OF BALTIMORE COUNTY
Case No. 84-82-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of zero feet instead of the required average setback of 30 feet. The property is zoned B.L.-C.N.S. The purpose of the request is to permit a snowball stand to be placed at the corner of the Petitioner's shopping center, as more specifically described on Petitioner's Exhibit 1.

The Petitioner, by its president, Alan Shecter, appeared and testified. Also testifying was Adam Chavis, the owner of the snowball stand. Also appearing and testifying were William Alcarese, George V. Sheckles, and Patricia E. Sheckles, Protestants.

Testimony indicated that the Petitioner owns and operates a shopping center, and that a snowball stand had been set up at a corner of the Center that was most auspicious for its potential business. The stand had been built partially on State owned property and the property owned by the Center with the Center's approval. In order for the stand to continue at its present site (being moved back off of State owned property), there exists the need for this requested variance. Petitioner seeks relief from Sections 232.1 and 303.2, pursuant to Section 07, of the Baltimore County Zoning Regulations (BCZR).

The Protestants, a residential neighbor and owners of a 7-Eleven franchise store operating at the Center, object to the granting of the variance, and for

ORDER RECEIVED FOR FILING
DATE 8/23/83
BY [Signature]

cause state that the litter from the stand has caused and will cause a problem; that the stand has caused and will cause a serious traffic flow problem of cars stopping and standing on Loch Raven Boulevard, a major thoroughfare, while its occupants purchase snowballs; the stand blocks the view of automobiles turning from Loch Raven Boulevard onto Amuska Road, thereby causing if not creating potential danger; and traffic flow problems on the parking lot of the Center caused by patrons of the stand stopping, standing, or parking and interfering with the free flow of traffic onto or off the Center's parking lot. The Petitioner denies the allegations and states that there is no problem as described on the lot, that the stand does not serve potential customers who stop, stand, or park their automobiles on Loch Raven Boulevard; that the litter problem is no worse than that caused by the 7-Eleven store; that if there is any obstruction of visibility caused by the stand where it is presently placed, the problem can be alleviated. A problem raised by Mr. Alcarese, the residential neighbor, concerns the potential danger from unsafe building conditions caused by electrical and plumbing inadequacies. The Petitioner and Mr. Chavis testified that all County building code requirements applicable will be met, as they must, and any violations corrected.

One other problem surfaced which was not raised by the Petitioner. The snowball stand, 8' x 10', requires the Center to provide one additional parking space, pursuant to the BCZR. It was assured by the Petitioner that there exists 140 parking spaces, not the 138 spaces as described on its site plan. Petitioner's Exhibit 1. Based on these assurances, this concern is therefore moot. After due consideration of the testimony and evidence presented, it appears that there would be practical difficulty or unreasonable hardship resulting to the Petitioner if the instant variance was not to be granted.

The Petitioner introduced a petition signed by approximately 1,520 patrons indicating their approval of the proposed variance. See Petitioner's Exhibit 6.

Taking note of the addresses provided, it is obvious that many of those signing live within walking distance of the Center. Testimony indicated, and was uncontested, that a great plurality of the Center's patrons, and the stand's customers, are walkers and not drivers. Notwithstanding the Protestants' concerns about congested and dangerous traffic problems caused by the stand, it would appear from the testimony that no accidents have occurred as a result of its existence. There was no testimony other than personal opinion that the traffic flow has been impeded. There was testimony, not contradicted by the Protestants, that the stand's owner will not serve those who stop on Loch Raven Boulevard, thereby alleviating any such potential problem. Inasmuch as it would appear from testimony that a plurality of the stand's customers are drawn from the immediate neighborhood and that it will not serve potential customers who impede traffic on Loch Raven Boulevard, it would appear that the concern raised by the Protestants, although an important consideration, does not meet their burden necessary to deny a variance.

Based on the factors to be considered when judging the merits of a variance request, it would seem here that the concerns raised by the Protestants, and all important, must be viewed in light of the immediate vicinity and uses contained therein, the nature of the zone in which the property lies, and whether if denied, the restriction would create a practical difficulty.

There is a strong presumption of the correctness of original zones and of comprehensive zoning. *Howard County v. Dorsey*, 438 A.2d 1339 (1982). There is a presumption of validity that must be accepted. *Johnson v. Wales College v. D.P.I.*, 448 A.2d 1271 (R.I., 1982). In interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. *Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingman Township*, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. *Monaghan v. Bevilacqua*, 432 A.2d 661 (R.I., 1981).

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Therefore, Sections 232.1 and 303.2 must be enforced as it is clear and certain as to its meaning and intent. The zoning regulations, however, permit a variance, pursuant to certain conditions as delineated in Section 307. To permit a variance to the "area" requirements of Sections 232.1 and 303.2, the variance must be judged under the "practical difficulties" or "unreasonable hardship" test, i.e., by looking to such factors as the nature of the zone in which the property lies, the character of the immediate vicinity and the uses contained therein; whether, if the restriction upon the petitioner's property was removed, such removal would seriously affect such neighboring property and uses; whether, if the restriction is not removed, the restriction would create practical difficulty or unreasonable hardship for the owner in relation to his efforts to make normal improvements in the character of that use of the property which is a permitted use under the use provisions of the regulation.

A landowner can establish a right to a variance by showing that the effect of the regulations is to burden his property with an unreasonable hardship that is unique to his property. This can be accomplished by showing that the physical or topographical features of the property are such that the property cannot be used for a permitted purpose, or by showing that the property can be arranged for such use only at a prohibitive expense. *Anderson v. Bd. of Appeals of Town of Chesapeake Beach*, 22 Md. App. 28 (1974); *Marlowe v. Zoning Hearing Bd. Haverford Township*, 415 A.2d 946 (Pa. Cmwlth., 1980).

The Court of Special Appeals has held that a variance relating to certain "area" restrictions, as distinguished from restrictions on the use of the property, must be judged under the "practical difficulty" test. *Anderson, supra*. See *Bd. of Adjustment, Etc. v. Kwik-Check Realty*, 389 A.2d 1289 (Del. Supr., 1978). As noted in *Anderson*, the factors to be considered under this test in determining whether a variance should be granted are:

- 4 -

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in district or whether a lesser relaxation than that applied for would give substantial relief;
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured,

Anderson, supra.

Mr. Chavis cannot place his stand elsewhere on the Center's property without experiencing practical difficulty. If placed on the parking lot, it would take parking spaces away from a total mandated by the prior variance. Also, the placement elsewhere could cause a potential safety hazard for children and would minimize, if not eliminate, financial reward as there is no other location available for the facile and open public access.

Therefore, there is sufficient evidence to permit a finding that the hardship or difficulty experienced or would be experienced by the Petitioner and the owner of the stand would be caused by the zoning restriction from which it seeks relief.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested as previously explained should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of September, 1983, that the Petition for Variance to permit a front yard setback of zero feet instead of the required average setback of 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for the building permit, and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- 5 -

ORDER RECEIVED FOR FILING
DATE 8/23/83
BY [Signature]

- The stand must be removed from State owned property.
- The stand must meet all County building code requirements and restrictions for electrical, plumbing, and safety considerations.
- The Petitioner must file a line drawing with the Department of Permits and Licenses showing the size of the roof rafters, studs, plates, and their spacing; must also show the methods of anchoring the plates to the paving to prevent overturn.
- The stand must be placed in a position not interfering with or impeding visibility of automobiles turning from Loch Raven Boulevard onto Amuskai Road.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE September 22, 1983
BY [Signature]
ADMINISTRATIVE SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: August 25, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: The Four Star Company
84-82-A

This office is opposed to the requested variance that apparently could provide for a permanent structure here. It would appear that the proposed location would encourage autos to stop in the two adjacent public roadways. Further, the center appears to be quite intensively developed already.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

PETITION FOR VARIANCE

9th Election District
ZONING: Petition for Variance
LOCATION: Southeast corner of Loch Raven Boulevard and Amuskai Road
DATE & TIME: Wednesday, September 21, 1983 at 11:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 0 ft. instead of the required average of 30 ft.

The Zoning Regulation to be excepted as follows:
Section 232.1 (303.2) - front yard setback in B.L. zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of The Four Star Company, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning for the same at a point on the south-west side of Amuskai Road where it is intersected by Loch Raven Boulevard, as now widened and running thence or the southwest side of Amuskai Road, (1) South 65° 15' East 503.54 feet and (2) by a line curving right with a 25 foot radius the distance of 37.77 feet to the northwest side of Willow Oak Road, thence on Willow Oak Road, (3) by a line curving left with a 1630 foot radius the distance of 113.61 feet and (4) by a line curving right with a 25 foot radius the distance of 133.05 feet to Joan Avenue, thence on Joan Avenue, (5) North 65° 15' West 520.97 feet to Loch Raven Boulevard, thence on Loch Raven Boulevard, (6) North 11° 26' 10" West 63.10 feet, (7) North 26° 15' 30" East 28.52 feet, (8) North 17° 16' 30" East 21.73 feet, (9) North 23° 06' 20" East 25.00 feet, (10) North 21° 15' East 10.00 feet, (11) North 21° 34' East 32.00 feet and (12) North 67° 27' 10" East 45.28 feet to the place of beginning.

Containing 2.58 acres more or less.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 14, 1983

The Four Star Company
c/o Alan Shecter, President
519 North Charles Street - Loft Three
Baltimore, Maryland 21201

Re: Petition for Variance
SE/corner Loch Raven Blvd. and
Amuskai Road
The Four Star Company - Petitioner
Case No. 84-82-A

Dear Sir:

This is to advise you that \$73.04 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 121525

DATE: 9/22/83 ACCOUNT: R-01-615-000
AMOUNT: \$73.04

RECEIVED FROM: Sherri M. B. Chavis
FOR: Advertising & Posting Case #84-82-A
(The Four Star Company)

C 019*****73040 022AA

VALIDATION OR SIGNATURE OF CASHIER

August 23, 1983

The Four Star Company
c/o Alan Shecter, President
519 North Charles Street
Loft Three
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Variance
SE/corner Loch Raven Blvd. & Amuskai Rd.
The Four Star Company - Petitioner
Case No. 84-82-A

TIME: 11:30 A.M.

DATE: Wednesday, September 21, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Adam Chavis
2 Stonemark Ct. #6
Owings Mills, Maryland 21117

[Signature]
Zoning Commissioner
of Baltimore County

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

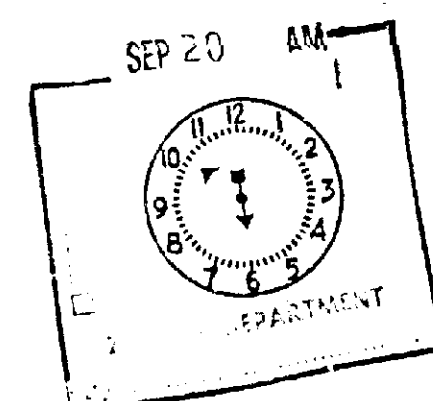
No. 117677

DATE: 9/8/83 ACCOUNT: 01-615-000
AMOUNT: \$100.00

RECEIVED FROM: Adam Chavis
FOR: Filing for Petition #75

C 053*****100000 003AA

VALIDATION OR SIGNATURE OF CASHIER



7-Eleven Store #22014
1537 B Loch Raven Blvd
Baltimore, MD 21204
September 18, 1983

Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204
Re: Case # 84-82-A

Dear Sir,

I am writing to express my concern over the above application for zoning variance made by Alan Shecter, owner of the Loch Raven Shopping Center. My understanding is that he desires to erect a permanent structure. If this permanent structure is to be located where there is currently a temporary one, on the corner of Loch Raven and Amuskai Rd, I must lodge a formal protest.

Several weeks ago I expressed to Mr. Shecter the fact that the present structure presents a safety hazard. I informed him that I, some of my employees, and a number of customers have repeatedly missed having serious accidents while trying to exit the shopping center onto Amuskai Rd. The structure seriously reduces visibility so that vehicles turning right off Loch Raven onto Amuskai cannot be seen until fully into the turn. Also, vehicles are being parked right in the driveway and in the bus stop in Loch Raven, causing obstructions.

When I spoke with Mr. Shecter, he thanked me for informing him of these problems of which he had not been aware.

Another fact to consider is that the structure would only be used for a seasonal business. During the winter months, with darkness coming early, the structure provides a perfect spot for huggers to hide behind, on dangerous MTA passenger-carrying buses.

Sincerely Yours,
Patricia C. Sheckles

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 29, 1983

Mr. Alan Shecter, President
The Four Star Company
Loft Three
519 North Charles Street
Baltimore, Maryland 21201

IN RE: Petition Zoning Variance
SE/corner of Loch Raven Boulevard
and Amuskai Road - 9th Election
District
The Four Star Company, Petitioner
Case No. 84-82-A

Dear Mr. Shecter:

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. William Alcarese
1732 Amuskai Road
Baltimore, Maryland 21234

Mrs. Patricia E. and Mr. George V. Sheckles
2501 Taylor Avenue
Baltimore, Maryland 21234

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

PETITIONER'S PHONE
467-5811
6

NAME	ADDRESS	PHONE
M. Herynwood	3507 N. Highway	467-5111
C. Turner	Chickadee Rd	
Cindy Dautler	1460 Mays Oak Rd	252-1056
James Leonard	11811 Jennifer Rd	2093 252-1036
Al Fain	1615 Ephraim Rd	
James E. Zosh	1642 Mustang Rd	823-3729
Lue Dorewak	9516 Chestnut Oak Rd	21334 1615
Pat Hart	1341 Sherwood Ave	21339 252-5157
Marie Spynn	8437 Water Oak Rd	21634 668-8642
Shirley Snyder	3553 Kewick Rd	21211 6235-4956
K. Wells	3681 Miles Ave.	21211
R. Loyd	5926 Belle Vista	21211 254-1485
Rich Gustus	1717 PIN OAK RD	21334 661-9333
Harold Jensen	1191 Yount Rd	21234
Frank	Townsend	21304 821-9583
Doris Telly	1838 Glenview	21234
C. Reynolds	1724 Yakona Rd	21234 812-4776
Donna / Sterling	1600 - Sherwood Ave	21339 435-3408
Pat	1315 William Hwy	21339 433-4635
Barbara Thummond	8758 Glenway Rd	21374 661-3123
Don	4512 Mainfield Ave	21214
Melanie Swinner	538 Bramfield Dr	2024
A.M. Tamiralli	1806 Lock Street Rd	21234 668-3161
Nancy Baldwin	"	"
Ann & Betty	1228 Deveron Rd	21234 662-60
Eden Rimmer	1947 Lake Blvd	6610-822
Steve Cristall	6835 Glenview Rd	21234 8255-443
John Roberts	1899 22nd St	21234 661-2660
C. John	311 Remond Rd	19380 215-4200
E. F. Orey	3004 Bell Ave	21218

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME	ADDRESS	PHONE
Cinay Hill	3656 Rock Oak Rd	665-7255
Carol Munroe	5902 Perry Hall Blvd	5330969
Bill Lippold	1142 I Glenhurst	321-0276
Kathy Flynn	1555 Potty Hill Ave	321-6705
James L. Linn	717 Burnell	373-4425
Frank Sullivan	8407 E Rock River	665-2275
J. C. O'F	1603 S. Brook	828-4472
B. W. Wozniak	1604 N. Wozniak	825-1117
Mike Wozniak	" " "	" "
W. S. Wozniak	3595 W. Wozniak	" "
Theresa Miller	1414 Springs, Ch.	619-227-757
Kate Ciggins	1545 Woodbourne	486-0138
Maryann Knutson	1826 Yakovlev Rd	668-8760
M. Knutson	1708 White Oak Ave	882-6389
Rick Kest	6917 A Danville	828-574
Cathy Davies	8309 Bon Air Rd	668-9484
Melvin Snyder	2512 Holly Brook Rd	574-4316
ANNE HICKMAN	3503 Keswick Rd	235-4976
William G. Galt	1428 Meridene Dr.	433-7695
Ellen M. Galt	1428 Linnet Ave	433-6031
G. Galt	900 E. Killeen	
G. Galt	871 Algoin Ave	323-2058
G. Galt	1092 Cannon Rd	
G. Galt	5924 NORTHWOOD DR.	435-0168
G. Galt	3603 Killeen Rd.	967-0410
G. Galt	7003 Litchman Circle	
G. Galt	11609 John St. S. Kentville	21093
G. Galt	2401 Chesapeake Dr. E.C.	21043
G. Galt	8318 Edgemoor Rd.	21234
G. Galt	1288 Walker Ave	323-4654

Support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME	ADDRESS	PHONE
Judy Stellan	2001 Crestview Rd	254-7721
Norm Moyle	2402 Ramparts Road	661-2070
Jerry Hadoles	1532 Cottage Lane	335-9888
Carol Stuart	6622 Glenbar F.	
Frankie Opheline	17	11
C. M. Nelson	65 WINDWOOD	605 6251
Susan Vansken	1438 E. Gittings Ave	532-7915
Tom Ann	707 N. Drive	823-0670
E. H. S. H. K.	1000 E. JOHNS RD	
Wendy Stearns	3840 Hwy A1 21234	
Eric Del Harris	8300 Ben Air	
Bruce Selsson		
Sue Day	1419 Taylor P	
John D. Burke	Mary Hall	
Raele Boulder	4352 Oakleigh Rd.	
Sonye Leonard	P.O. Box 10869	
Judith Winters	1622 NATURO Rd.	328-0938
Brenda Hara	8245 Loca Land Blvd	252-6006
Vonessa Rungler	1361 Wilbur Ave	435-7445
Julianne Chang	1324 Shawwood Ave	435-0551
B. P. H. H.	3413 Lynapine Rd	
Gwen H. H.	2200 N. Waterloo Cir	
E. P. H. H.	6209 Chippewagon Pt	532-7464
Mary Johnson	1724 K. Cherry Rd	
B. P. H. H.	4245 Sunset Ave	
Kathleen H. H.	Fuchsiger	
Mary Maier	4410 Ridge Ave	

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME	ADDRESS	PHONE
Barb Singleton	141	4641124
Paul B. Bunting Jr.	8057 Hickory Rd	
Patricia Carpenter	6527 Hickory Rd	21224
Betty Miller	1727 Maple Ave	
Jim Miller		
Paula Miller	543 Manor Rd	
Dale		
Monika Spartz	105 Albany Rd	435-8406
James A. Chomath	8109 Denier Rd	4641124
Ron R. Carter	668 5th	668-5415
Marg Wagner	1761 Joan Ave	21234
McLaine Campbell	8358 Oakleaf Rd	
Martha Smith	8358 Oakleaf Rd	
Amile Davis	1667 Muscota Rd	
Donna L. Lohmeier	6519 Queen Hwy	21239
Cindy Martin	3311 Hillendale Rd	
Donna Lohmeier		
Darlene Davis	2807 Hambleton Rd.	Rivd, MD
Theresa Corred		
Theresa Corred		
Theresa Corred		

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME	ADDRESS	PHONE #
Myra and Hal	3004 Hill Ave	21218 366-8404
Boyd	13296 Kings	21234 252-9521
Antoinette	4931-A Corniche	21239
Mike Gross	1650 Massena Rd	21204 828-008
Steve Gross	1650 Massena Rd	21204 828-008
Bernice Kowalski	1344 Summit	21237 377-4413
Sharon James	1704 Jean Ave	21215 661-9485
Jeffrey Hill	4103 Edwards Ct	21234 381-7013
Belloray	8406 Willow Oak Rd.	21234
Paul Robinson	1721 Pine Oak Rd.	21234
Alvin Crist	608 Walker Ave	21215 371-462
Cindy Green	3610 Cheshamfield Ave	21213
Frank Kelly	800 Oakleigh Rd.	
W. J. Kelly	U.S. Postman	21234
Colly Curtis	1738 Palmyra Ave	665-0446
Johnson	1831 Glen Ridge	668-5750
Angela Dorsey	1870 Locksmeil	
Ray Curtis	2019 NE	21227 272-9021
Carol Sano	1319 Highland Dr	21239
Barb Pittsford	13314 Parkview Rd	21136
James L. Lough	3339 Kings Ave	21234 9094
Frank York	8212 Pine Air Rd	661-7220
Cina Wilgib	8500 Canterbury	661-4023
Goyce Sacramento	7920 Belkridge Rd	828-6367
Helen Simon	7116 Palester Rd	665-7630
Grace M. Kelly	11 Arroyo Circle	226-8718
Ann Fisher	8340 Ponderosa Rd	668-8026

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME	ADDRESS	PHONE
X Elaine Walker	1745 Anselmi Rd	661-7023
Wanda Wineard	5941 Sheppard Ave	435-7015
Vance Start	7623 4th Mendota Ct	661-2551
Franklin Stahl	7623 4th Mendota Ct.	661-2551
Y. Judy Green	1706 Abner Ln	892-4354
Frank W. Spang	15 Daffodils Ct	2193 252-2534
Janice Wells	1116 Regester	21234 377-4757
J. P. Synopoli	1617 Hyman St	21204 337-8861
T. Synopoli	1617 Hyman Rd	21204 337-8861
Clarence W. right	1751 W. Eaton Ave	665-7995
James Decker	8203 Elcphile Pt.	2234 661-6232
Paul Decker	1838 Trembley Rd.	21234 665-1606
Conner Sharp	8306 Rutledge Ct	21234 882-6691
A. Forstall	6512 Tallmadge Rd.	21239
S. Long	1738 Richard Ave	21277 665-0558
B. Johnson	2409 Shinsborough Ct.	21277 665-0558
P. Snapp	1220 E. Upper Rd	328-1000 ext 228
P. Remmel	1220 E. Upper Rd	328-1000 ext 328
S. Bradant	1220 E. Upper Rd	328-1000 ext 327
Ryan Kuran	8120 Woodview Blvd	523-7232
50 Sgt Scott		
Allynn Ebersole	3329 Upper Rd	216-8093
Marjorie Maxwell	5513 Sagra	433-1153
Reg. Coleman	1004 Southview St.	885-8891
Catherine Kirby	5348 Ridgely Oak Rd	

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME ADDRESS PHONE

Kay Hannah 8118 RIGLEY CARK RD. 665-0667

Anda C. Hampton 906 S. Luracae —

Ann Hampton 1751 Jean —

Paul Ray 2205 Whitford Cir 665-8808

Cathy Crest 5 Viewridge St Apt. 665-3366

John Mass 1407 G. Samsbury Rd. 740-1978

Hillie Howt 2113 Pitney Rd 444-3763

Bobby George 3349 Wadside ave 668-2240

Allen Johnson 377 Brattlebury dr —

Raymond Hogwood 1722 Glenwood Rd. 444-2442

J. G. Colton 8543 Winton Cark Rd 665-4442

J. SMITH 13 K TIMBER CREEK 5746877

J. Williams 5725 Beaumont Ave 254-3587

Donna D. Dyer 8115 Daisford Rd. 668-4397

Donald M. Dyer 1703 Winesap Way Apt. E 532-6246

BOB DAVIS c 1703 WADSWORTH WAY 7447400

Todd ALSTON 170 TIMBER TRAIL Rd. 828-2888

Larry L. Scott 1533 Kennedy Hwy Apt. D 212-3744-152

Crystal Perry 38 Palomate Rd. 2289

682-4612 Nancy Grant 1719 KENNEDY WAY Rd. 212-34

MARY ROBIN TROUT 1719 KENNEDY WAY Rd. (882-4812) 212-34

Raymond 864 Oak Rd. (21234)

Mike E. Bellows 16 Citeway Anaheim Ct 201

Edith Murray 327 Ringgold Valley Parkway

Dave C. Smith 1714 Aberdeen Rd. 710

Bonita C. Ellis R.T. 16 L Spindrift Circle 21234

William 4004 E. Leland Rd. 368-2088

Gregory 2001 E. Jappa Rd. 668-9143

James 3531 S. WAKEFIELD ST 574-7414

M. J. White 2484 W. Wakefield St 665-8570

Donna 1321 Deffenbach 668-72

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so it can become a permanent structure.

NAME ADDRESS PHONE

Phyllis Plonky 1700 Earl St Rd 665-4449
Dorothy Miller 505 Mount Pleasant 352 1557
Susan Stange 8133 Glenhurst Pl. 721-6618
Jim Topp 20 Castledale 321-7894
Joan Wallin 1752 Amherst Rd 668-5285
Annette Patecher 1201 Cooper Ave.
Don Crispin 915 Cromwell Br. 821-6808
Dorothy [unclear] 209 Brighton Rd 262-4188
Wayne [unclear] 2320 Dale Ave 821-7271
Joan [unclear] 8308 [unclear] 668-4484
Chuck [unclear] 8309 Ban Air Rd
Jack Phillips 1727 White Oak Ave
[unclear] 1634 Yakona
Pearl M. Kirby 2337 Chestnut Oak Rd 882-3746
Udora Seeling 8537 Chestnut
Laura Lottel 1725 Redwood 668-5634
Emily [unclear] 2201 Elmwood Ave. 442-5556
William Smith 2503 Birchland 575 5665
Mary [unclear] 2906 White Ave. 251-5018
Lita Swann 4706 Fourth Mill Rd. 256-4163
Mark Lambert 1204 Snyder Ln. 256-5786
Randy [unclear] 5322 Ridge Oak Rd
Walter F Ward 1533 Orlando Rd 665 340
Carolyn Dyer 1875 Bessing Green Ct.
Clyde [unclear] 102 Elm St. 442-5556
John [unclear] 1235 [unclear] Rd
Marjorie [unclear] 4716 Norville Rd Whitehall Md
Frank & Co. 1542 Dillion Rd
The McCombs Cresting 1619 Egypt Rd
Bower to the Small Businessman.

Young Thruway 2129 Pitney Rd.
11.534 400'S 180° 01' 00" N Ridge Rd.

NAME	ADDRESS	PHONE
Don McJin	3740 B. Ave. E.	235-5859
Barbara Boyer	1737 B. Ave. E.	661-1769
Marcy Carr	Highway 100	661-4337
Karen Martin	6940 Alameda	
Don McJin	4745 Highway 100	
Mike Simpson	1644 Highway 100	823-8
Kathy Thompson	2202 Shallowford Rd.	
Ben Oslawski	30 E. Hwy. 100	412

NAME ADDRESS PHONE #

Kathleen Carden 3004 Daleside Rd
Mark Shelling 1904 Cl. Arabo Rd
Wah C Shelling Dr.
Robert Luttinger 1370 Newton Rd
Ed Robinson 1721 Pin Oak Rd
Wesley Clappington 123 Madison Ct. Leesburg Va
Cheryl Jones 5432 Sh. Knoll Rd 21039
Doree Bryant 3305 LAKE AVE
Theresa Lynn Jorging 1717. WESTON AVE 661-3873
Phyllis Field 1733909A PARKER
Madeline Keith 8362 Dallas Road
Doreen Jahn 8209 Loch Raven Blvd
Don Blunk 1665 THETFORD RD
Melvin Blunk " " "
May L. Baker 1800 Edgewood Road
Michelle Shifflet 2102 Spring Ave.
" " 17000 Waverly
Paul Abel 1533 Church St.
Liza Wilson
Tom Sizem
Barbara Pelcastro 3701 Twin Lakes Ct.
Glen Humphreys 8508 Chestnut Ct. Rd.
Cora Mott Daily 1575 Fink 21324
Wayne L. Daily 1246 Ashbarns
" " 1240 W. Sandhollow
Lillian Carr
Hilda Jones
Betty Jones
ESTHER CARTER 10664 Lissert Rd. 21133
James Shields 134 Eden Ave. 21020

NAME	ADDRESS	PHONE #
Tad Williams	Rt. 246 Red Mt. Hwy, Rt. 5	64-9540
Leslie Boland	1737 East 1000 Ave	661-3736
Paul T. Swach	2118 Chaffin Pl	557-8332
Pat Rumbaugh	621 Helen Rd	321-8625
Edwin Jensen	6208 Kedgewood Rd	823-7639
Walter Jones	685 Eugene Pl	823-7135
Mr. Andrews	902 Everest Ave	433-5752
Carlton L. Andrews	802 Evesham Ave	453-5732
Richard Grays	1329 Howard St.	761-7357
Patrick Sibley	833 S. Winston Ln.	828-8438
J. C. Thompson	5212 Pleasant Pl. Pl.	825-1594
Richard B. Cowley	1804 Danvers Ct. B-4	665-8666
Mike Mansel	8335 Willardale RD	668-0289
Rebecca Caper	17 Hillside Ave	296-9287
William Lambert	8017 Hillside Rd.	661-4162
Blair Rose	1523 Dedham Rd.	241-2137
Alton Allen	5 Sherman St. CT #11	368-4227
Ernest H. Harrison	5811 Clark Ln	922-2941
Dr. P. J. Smith	2 Sherman St. CT	363-3266
Gray Cohen	3216 Shelburne Rd	355-6836
Chris Robinson	2702 Jerome Dr	761-9216
Natalie K. Harrison	8811 Churchland	922-9089
Bruce Bush	415 Tenet St	241-2137
Mike Bongers	8304 Rubyhawk Rd.	
Frank Callahan	1658 Nutbush Ln	855-0857
Chris Wynn	1737 Gar Ave	
Wayne Campbell III	3855 N. High	582-2559
Wayne Thompson	170 Aberdeen Pl.	665-6080
Tom J. Wolf	8006 R. S. Sely Oak Rd	661-5028
Shawn Fiedler	8508 Willow Bend Rd	665-9215
Kelly Cain	9410 Thornwood Ct	661-2833
Anna Marie Kemp	9540 Bauer Ave	256-5871

NAME	ADDRESS	PHONE #
GUY SALTER	1651 MATCH RD.	
Paula Cooper	1746 Joan Ave.	
RON CRATTON	8505 WATER OAK Rd.	
Don. Agui Ari	1612 Hardwick Rd.	
Blumstein	1743 Glenfield Rd.	
J. E. Jahan	4634 Northwood Drive	
Mary Stevens	4325 Halden Rd 21270	
Pat Jett	1725 Rd Oak Rd.	
Samuel Henry	5013 Laurel Ave.	
Marty Mason	1208 Ashburn Ave	
M. Tynock	8421 Willow Oak Road	
C. Olson	1902 E. Green Rd.	
G.A. Thompson	5724 Northwood Dr. 21272	
R. L. STARACO	660 Walker Ave 21212	
Bob Weemo	5623 McLean Blvd	
Joe Juma	1284 Walker Ave 21239	
Joe E. Hall	1702 TOWN Ave 21234	
C.P. Hunt	6936 Dench Rd 21235	
Marie Lemmon	6936 " " 21238	
Georgi Fay	4520 Hamilton Ave 21206	
Emma Woyte	1648 Aberdeen Rd. 21204	
Jim. McKim	8145 Cyle Bank Rd 21254	
Kelly Sigmar	937 Crosswood Rd 21032	
W. W. W.	51 Tremont 21211	
J. Smith	2812 Clearview 21234	
C. Parker	3801 Park Rd 21234	
Marty Hollis	108 King Charles Circle 21237	
Franklin Fagan		21234
Alvin Garcia		21234

NAME ADDRESS PHONE #

Tom Pinkin 8177 Oakley Oak Rd. 21234
John Fisher 5000 W. Moreale... 21234
Kathleen A. Wolfe 8618 Queenstewart 21234
Marjorie Force 1259 Holstead Rd 20234
Charles Brown 1602 Benjamin Hill 21684
Mark Deederer 10114 Daventry Dr. Cockeysville
Jimmie Ropka 1732 Red oak Rd.
Halter Shiner 2306 PUTTY HILL RD. 21234
Jeannine Ropka 1732 Red Oak Rd 21234
Susan Reddy 10114 Daventry Dr. Cockeysville
Petite Smith 324 Dunlark Rd. 21212
Jim Dony 508 Annetown Rd 21020
Sue Tall 5305 Salesford Rd. 21234
Barbara Ryan 6500 Falkner Rd apt. J 21209
Shirley Jones 1713 Ridgeway Ave. 21234
Cecilia Klesher 3 Dunwoody Ct 21236
- Sister Nelson - 1727 Edgewood Rd 21234
Phil Steinberg 910 Eriksen Ave
Chris Collins 445 Newbold Rd 21565
Joe
Cathy Swartz 1715 Red Oak Rd 665-2086
Stacy M. Graham 2505 Willow Oak
Barbara Noto 1240 Walbridge 435-5473
Theresa Gray 1248 Wallis Ave 594-3631
Joe Foster 1719 Weston ave 665-2124
Sandra Carline 1709 Red Oak Rd.
Vince P. Papparo 8012 Ringwood Rd 661-9159
Maggie Hedger 1643 Hymanby Rd 661-4440
Anna Stappelle 8253 32nd St

NAME ADDRESS PHONE #

Jeff Williamson 3 Buckaley Ct. 321-0790
Intimune Simpson 266 E. Houston Pleny 444-6919
John Hand 1815 S. Raymond St. 882-6233
Hester Hand " " "
Dorothy E. Wisenard 8421 Oakleigh Rd. 661-5853
Jila M. Wisenard " " "
Genevieve Noto 1240 Walker Ave. "
Lawn Brecken 6104 Edlynn Rd "
Kenneth S. Young 1904 Northlawn Rd 254-4308
Robert Boland 1727 Remond Apts "
Anna Lanning 1007 Halsted Rd "
Sue Messerick 563 Brook Rd "
Janet Budwick 621 Hastings Rd "
Don Carter " "
Kathleen mode 1604 Cottage Ln "
Conce Maycom 1711 Weston Ave. "
Colleen Bowman 1700 Joan Ave. "
Krista Burgess 3304 Kingsridge Rd. "
Deana Boland 1727 Edmund St. "
Paul Wyle Jr. 8618 Quentin Avl. "
Paul E. Wyle 8618 Quentin Pl. "
TW Coe 1648 Mussula Rd. "
Vicki Cox 1648 Mussula Rd. "
Kim Lisowski 6001 Essex Green Blvd. "
Elizabeth 1625 Mussula Rd. 823-7826
Paul Wilton 1441 Mossy Oak Rd. 296-0870
Gretta 1744 Allicanna Dr 727-0810
Wendy York 1643 Mussula Rd. "
Toch Quarnam 8445 Black Oak Rd "
A. Gennings Chini 1242 Newwood Rd. "
Robert Kane Quarry Circle "

I support the variance for the Snowball Shack at Loch Ridge Shopping center so it can become a permanent structure.

NAME	ADDRESS	PHONE #
Tom Nichols	1442 Giffings Ave.	925-2441
T. Bishop	8535 Chestnut Oak Rd.	668-4689
M. A. Ford	1409. Patty Hill Ave	228 4591
Dawn Erbe	1662 Thetford Rd.	337-2019
Joel Reel	1303 AIRLE WAY	337-8010
Kim Nemio	1730 Glen Ridge Rd.	668-5297
Jennifer Hayes	1423 Edgewood Rd	665-2333
W. Judd Little	6450 Falkirk Rd	377-4235
Walter Little	4501 Wilton Ave	342-1171
Drugg Cherry	8534 Willow Oak Rd	661-6118
Ragga Stafford	1467 Mussula Rd.	
Michelle Walsh	1664 Mussula Rd	935-1448
John Eller	5814 Cumberland Ln.	435-1449
Cathleen Eller	5814 Northwood Dr.	296-9137
Penny Parrish	1464 Mussula Rd	
Johnny Parrish	1464 Mussula Rd	
Steve Struss	1730 Struss Rd.	
Michelle Kados	1831 Glen Ridge Rd	
Katie Lyons	2107 Glen Ridge Rd	
Wanda Eckhart	3350 Edgeline Rd.	661-6291
Bernard J. Stough	8333 Glen Crest Dr	821-6685
Margy Cox	1648 Mussula Rd	821-6110
Ryan	10072 8415 Oakleigh	668-5500
Michael P. Reese	2914 Burlington Dr.	
Perry Wylie	8616 Quenton Dr.	661-2157
Terry Howard	1566 Glenview Rd	822-10768
Pat Bernhardt	1569 Stopham Ave	825-4748

I support the variance for the Snowball Shack at Loch Ridge Shopping center so it can become a permanent structure.

NAME ADDRESS PHONE #

Carol Cavanaugh 1314 Paddy Hill Ave. 321-1413
Paul Cavanaugh " " " "
Pat Winiowski 8205 Bond Rd. 668-0740
GEORGE WINTER 1712 ARDEN RD 661-0050
Wanda J. [unclear] 681 Waverly Ave 606-2557
Michele Williams 30115 Texas Ave 661-6005
Mary Wladarczyk 7773 WILSON RD 661-9135
William M. [unclear] 1515 Northborne Rd.
Tatiana Borach 8011 Hillcrest Rd. 661-5964
Mary McDonagh 7 Assoc. & Court 823-7428
Lisa Gennell 1166 Pelham Wood Rd. 825-9355
Jackie Zwickley 1420 School Lane
Michael [unclear] 7814 Kilduff Ave
Michael [unclear] 522 Wilston Ave
Mike [unclear] 3900 CHAFFEY RD. 655-1528
Jacqueline [unclear] 6061 Bellona Ave 323-0906
Tommy Schiele 11 Acorn Circle 833-4966
Tony [unclear] 13914 Darnwood 665-3344
Pete [unclear] 1374 Beacon Rd 665-3321
Dorothy Elkins 8949 Lakewood Blvd.
Cubbin [unclear] 8358 Hillside Rd.
Randy [unclear] 1727-A Almond Rd.
Marcia Stafford 16627 Mussula Rd. 661-3122
Judy [unclear] 1778 SOAN Ave 882-2969
Jill [unclear] 1706 B Glen Keith Blvd. 882-5945
Phyllis [unclear] 3 Wagon Wheel Ct
Wanda [unclear] 1445 Post Office Ave
V. [unclear] 8728 Greenway Rd. 661-3122
H. [unclear] 809 Virginia Ave. 2121 666-3245
B. [unclear] 1084 221 Chase 9027 335-6823
Theresa [unclear] 136 Grand Rd

I support the variance for the Snowball Shack at Loch Ridge Shopping center so it can become a permanent structure.

NAME	ADDRESS	PHONE
Metheny Burgess	1730 Muskogee Rd.	661-8527
Joni Guesdon	7002 Marietta Ave	444-5861
Kenn Terry	1727 Wessmoreth way	no back luck
Kathy Smith	1723 Pin Oak Rd	
Joe De Leo	12748 Wynn Rd.	552-9617
Penny Parviz	1664 MUSSOLA RD.	296-9139
Sue Stridham	803 EIDERBANK CT.	331-1390
Tom Beatty	547 York Oak	665-9006
Eve S. Abbott	1444 Aberdeen Rd.	
Robin Lacher	1742 Pine Oak Rd.	661-9064
Vicki J. Luncy	8809 LaSalle Rd	583-1905
Georgiann Gray	1405 Putty Hill	338-8541
Kathy Hill	8308 Wessmoreth Rd	
Ernie Ninton	1710 Yakima Rd	
Kelley Kellernst	1716 Yakima Rd	
Michelle Kiri	1759 Grand Ave.	
William Long	1204 Aberdeen Rd.	668-1903
Thomas Steel	11018 Queens Purchase Rd 21221	1/0
Mickey Morel	Diaper Land	
Rob Halford	Prust Village	676-6868
Colleen Sauter	9306 Gullerbrook Avenue	665-9860
Charles Curtis	1738 Alderbrook Ave	665-0450
Betty Floyd	8510 Oakleigh Wood	661-0691
Hugh Bidy	518 Cocker Blvd	825-1188
Wanda E. Pitt	518 Cocker Blvd	665-3370
Sarah Elmer	1742 Redwood Ave	661-7613
Vincent Curtis	1738 Redwood Ave	665-0556
Larry Chast	1800 Dillhouse	665-4107
Pam Chast	1742 Redwood ave	661-3613
Ed Pitt	1328 Cartmire Ave	665-2141
Kathy McCormick	531-0635	

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so that it can become a permanent structure.

NAME ADDRESS PHONE #

Dick Smith 5714 Lyndale Rd 84461217

Ann Cox 2930 Henderson Pkwy 665-3241

Joanne Murawski 1803 Glenmont Rd.

Tonnie Scranton 6821 Queensberry Rd.

DAVID E. FREDERICK 1123 Fair Hill Dr 243 1945

Susan Allen 637 Wendover Ave 21204

Robert J. Jones 1815 Devereux RD

David Smith 803 Stoneleigh Rd 377-6218

William Brown 13417 Redford Oak Dr

Tommy 1234 Lakeland Rd.

Edna Manning McPhail Rd Bel Air 877-1169

Nichole Hinchliffe 1985 Wildwood Ave 21224

Kathy Stokely 8440 Oakland Rd. 661-4536

Midge Wagner 8508 Water Oak Rd. None

Monty White 7943 Brooke Ave 21237

Joe Cunningham 8478 Loch Raven Blvd 583-5834

Bruce Kops 1630 Myraming Rd 821-6842

MICHAEL Dyer 3305 Pleasant Plains Rd.

Joe Valenti 11512 Sherwood Rd Upper Falls Md 592-8054

Michael Koptar 4207 Harwood Dr. Glenmont Md 661-6157

Michael Mangini 2511 Proctor Ln.

Theresa Mascari 13708 E. Devonfield Dr

Tom Hays Baldwin, MD 21013

1714A Glen Keith Blvd

Eugene 142 Underhill

Charlotte Blankenship 1720 Rockwood Ave 21234

Sharon Sullivan 1636 Muscula Rd. 21204

Rita Beona 11531 Newton av. 21234

Katie Lyons 1457 Glen Ridge Rd.

3300 Kaptz's 1831 Glenridge Pk. 21204

Kevin C. 16 Tulane St 21204

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so that it ~~can be used for a variety of purposes~~

NAME	ADDRESS	PHONE #
David Paul	7616 Perring Terrace	665-5711
Lucie Bennett	1328 2123 rd	828-9049
Joseph Meyer	8116 DeSaford Rd	665-4630
Leslie Simpson	1656 Wedgworth Way	532-6622
Bell Smith	1724 Red Oak Rd	668-3775
Lucie Smith	5021 Midwood Ave	243-0316
Michael Smith	1825 Midwood Ave	668-1874
P.C. Kumpfeller	1712 Glen Hill Blvd	884-6740
S. Cox	6609 Ellomere Pl.	337-7052
Jay Hannon	9631 Harford RD	661-5983
Mary John	4634 Northwood Dr.	332-2555
Barbara Smith		
Kipley M. Green	461 Linden Pl	875-8377
Jackie Davis	3 Dunwoith Pl. 21236	668-7023
Donald Meyer	257 Eversham Ave	828-9146
James Rife	1823 Deveron Rd.	668-6265
Tom & Wren	1800 Tech Shel Rd.	668-2641
De Wosche	"	"
Wendy Wosche	"	"
Tom Wosche	1934 Pitty Hill Ave	
Eric Wosche	1800 Tech Shel Rd.	668-2641
David Wosche	5752 Maple Hill Rd	354-7204
Karel Valdemar	8308 Ridgely Oak Rd	661-4811
Karen Rose	8113 Millbrook Rd	661-1992
Don Carter	3411 Oakleaf Dr.	668-7619
Andrew Giviale	8444 College Rd	668-7619
Jeffrey	1121 Redwood Dr	668-6675
Robert	8425 Wilbank Rd	661-9280
Wendy	1805 Glen Ridge Rd	661-10387

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so that it can become a permanent structure.

NAME	ADDRESS	PHONE #
Joe Buckman	32 E. Joppa Rd. Apt 1708	825-1820
Patricia Kolony	1715 Northwood Rd.	825-8181
Bill Gault	12 Araming Cir. #20	296-2449
William Gault	102 West 79th Ave	661-2450
Nicki Ward	1206 Betty Rd.	337-2878
Paula Ward	7206 Kambel Ave	444-7015
Pat Taylor	8306 Hillendale Rd	661-8955
S. James & Tuller	1662 Hardwick Rd.	823-6031
Frank Deo	12729 MARJOR Rd	578-5546
J. Matuska	1824 Redwood Dr.	590-7607
A. Niente	8504 Chestnut Oak Rd.	
C. & Claverger	1614 Johnson Rd	825-1313
Ozzy O'bannon		
Whitton Anderson	16700 Millside Rd	
Cheri Zee	1642 N. Cassala Rd	
Clara Claremont Brown	835 Rock Haven	
Lee Hahn	1427 Hunter Rd - Turner, MO	
LARRY SPANN	8437, water Oak Rd.	828.1146
ANNE Bowman	723 Carver Run Rd. Alderbrook	836-3240
Don Wlosche	1800 Loch Shiel Rd	6682641
Gail Stee	809 Calhoun Rd	
Debra Groves	2514 Wilbur Ave	
Jinda Sears	3023 Bethell Rd Blair	877-5340
Dana Hylitt	1712 Weston Ave	661-3240
Stacy Gindorf	1717 Weston Ave	661-3873
Nancy Wilson	8344 Kendall Rd	
May O'Harne	4402 67th, 4th Rd	557-8534
M. Schomberts	559 Nickelwood Dr	291-7826
Paula Gien	1880 Edgewood Rd.	
Vivian Day	6325 Pioneer Dr	254489

I support the variance for the Snowball Shack at Loch Ridge Shopping Center so that it can become a permanent structure.

NAME	ADDRESS	PHONE #
James Wachter	1817 Yvonne Rd	
Jackie James	1214 Walker Ave	
Peggy Miller	4411 Cedarcrest Pl	
John Huntington	1842 Coors St. SE	
James Hulse	83661 Muscular Rd	828-1807
Wynell Howard	3049 6th Ave. SE 34	
Jack Gork	1727 Alcedon Ave. Rd.	
John Hanks	8825 Ellen Ave	
Alvin Phillips	1309 Jackson Ave.	
C. Schuchel	6031 Fairbairn Rd 2139	
Leg Thrash	211 Willow Ave.	825-1591
Dick Over	1424 Puffy Hill Ave.	290-0516
John Morgan	407 Brook Rd	296-1918
Edie Nelson	174 Yuleza Rd.	825-0577
Claine Wright	818 Exeter Hall St.	243-7614
Maxine McGowan	5524 Pleasant Plains Rd	823-3491
Jan Chan	1636 MYNBY	825-2622
Lois Diamond	3517 Willow Oak Rd	661-1851
R. Eboole	2412 Taylor Ave	661-884
L. Schuchel	1865 Muscular Ave	
Christine Lewis	8545 Oakwood	
Charles St. Jones	4409 Moorblue Hall Rd.	
Maya Smith	6450 Salwick	377-1235
William D. Symmen	1785 Dan Ave.	465-5833
Mike Barber	827 Scarlett Dr.	825-3882
Liz Connors	6503 3rd Heford Rd.	
G. Jones Duff	1624 Natura Rd.	
John Goodnow	8320 Wendale Rd	
G. Strick	10 Rowley Cir	
1.7711 Amy	947 Beardsley Ave	

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 9/9/92
 Posted for: Walter Lee Harrison
 Positioner: the Texas State Forestry
 Location of property: state land near Red Mountain
St.
 Location of Signs: 1. facing intersection of Red River and Highway
2. facing intersection of 22nd Ave. & Willow Creek St.
 Remarks:
 Posted by: Ernest Robinson Date of return: 9/9/92
 Signature
 Number of Signs: 3

Mr. Adam Chavis
2 Stonemark Court
Baltimore, M d. 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
19th day of July, 1983

ARNOLD JABLON
Zoning Commissioner

Received by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCE
9th Election District

ZONING: Petition for Variance
LOCATION: Southeast corner of
Loch Raven Boulevard and Amu-
skai Road
DATE & TIME: Wednesday, Sep-
tember 21, 1983 at 11:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance to permit a
front yard setback of 0 ft. instead
of the required average of 30 ft.

The Zoning Regulation to be ex-
cepted as follows:

Section 232.1 (303.2)—front yard set-
back in B.L. zone

All that parcel of land in the
Ninth District of Baltimore County

Beginning for the same at a point
on the southwest side of Amuskai

Road where it is intersected by
Loch Raven Boulevard and now wid-
ened and running thence on the

southwest side of Amuskai Road,
(1) South 65° 45' East 508.54 feet

and (2) by a line curving right
with a 25 foot radius the distance

of 37.77 feet to the northwest side
of Willow Oak Road, thence on

Willow Oak Road, (3) by a line
curving left with a 1630 foot radius

the distance of 148.81 feet and (4)
by a line curving right with a 25

foot radius the distance of 43.06 feet
to Joan Avenue, thence on Joan

Avenue, (5) North 65° 45' West 520.-
97 feet to Loch Raven Boulevard,

thence on Loch Raven Boulevard,
(6) North 11° 26' 40" West 63.40 feet,

(7) North 26° 15' 30" East 28.52 feet,
(8) North 47° 14' 30" East 21.73 feet,

(9) North 29° 06' 20" East 25.00 feet,
(10) North 24° 15' East 10.00 feet,

(11) North 21° 34' East 32.04 feet
and (12) North 67° 27' 40" East 45.28

feet to the place of beginning.

Containing 2.58 acres more or less.

Being the property of The Four
Star Company, as shown on plan

plan filed with the Zoning Depart-
ment.

In the event that this Petition is
granted, a building permit may be

issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner will, however, entertain any

request for a stay of the issuance
of said permit during this period

for good cause shown. Such request
must be received in writing by the

date of the hearing set above or
made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 1.

84-82-A

CERTIFICATE OF PUBLICATION

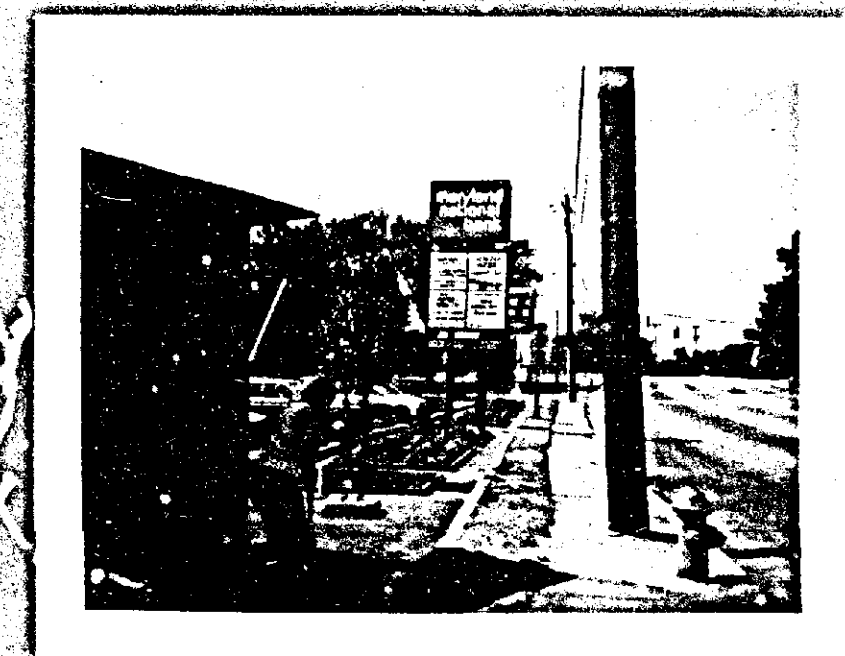
TOWSON, MD., September 1, 1983

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 in each~~
of one time ~~once in each~~ before the 21st
day of September, 1983, the first publication
appearing on the 1st day of September
1983.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$28.00

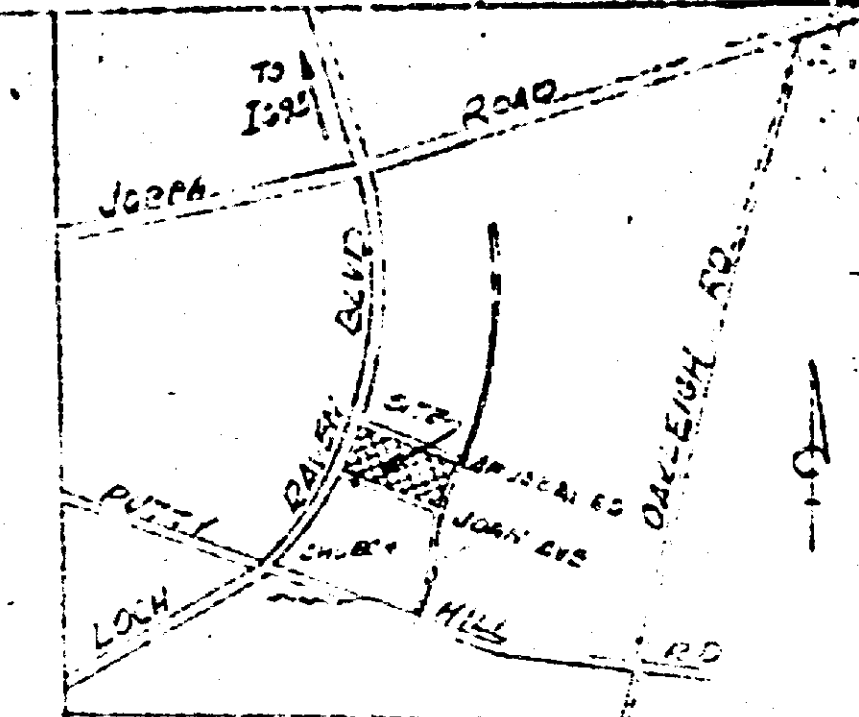


PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W O</u> Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>82-112</u> Map # <u>3C</u> <u>No</u>										

Iter #1

← 50!



ZOLLING DATA

Area = 2.5[±] ac. Zoned E1-CM5
Prop. No. 03-06-450871 - Map 3-C NE 3-3.
No screening required. 1950 National Planning and
Use Neighborhood Shape and

Disabled Parking Required For 138 spaces - 5 cars
175 - 6 -

402. Existing Flooring - 132 Sq. Yards 3/2/68

Public Works Data
A's utilities available
Fire Hydrants spacing according to fire Dept. reqs.

Landscaping: Street Trees at -- intervals w/ grass
 See Order # 02-112A Item 108
 Dated: Nov 12, 2011

Sect 409 Parking Requirements

Store Name	Address	Sit Down Restaurant	Retail	Storage	Offices	Residential
1. Potomac	8501 Loch Raven Blvd.		95			1.00
2. Md. National Bank	8503 Loch Raven Blvd.		15.5			7.75
3. Genova Pizza (carry out only)	1700-A Joan Ave. (Upper)		13.50	(13.50)		6.65
4. Chi Chi's Mexican Shack	1700-B Joan Ave. (Lower)		600			3.00
5. Unisex Barber Shop	1700-C Joan Ave. (Lower)		550			2.75
6. Loch Ridge Pharmacy (2 levels)	1700-02 Joan Ave.		3200	3200		15.00
7. Lee's Shoe Repair	1708 Joan Ave.		1200			6.00
8. Loch Ridge Liquors (New Est.)	1705 Joan Ave.	1200				24.00
9. Lounge Restaurant (Under #1)	1701-05 Joan Ave.	1200				28.00
10. Daniel Aiken, D.D.S.	1708 Joan Ave.				1600	5.50
11. Loch Ridge Liquors (Bar & Kitchen) Under #5 (Storage-Office) Under #10 (Pool - 4 tables) " #10	1705 Joan Ave. (Restaurant Use) (Restaurant Use) (Restaurant Use)	1200 600 700			100	21.00 13.00 14.00
12. Professional Electronics (2 levels)	1710-12 Joan Ave.		2400	2300	400	13.00
13. Health Consultation Service Office	1711 Joan Ave. (Upper level) 1711 Joan Ave. (Lower level)		1360	1360		6.80
14. Valley Hardware (2 levels)	1716 Joan Ave.		1360	1360		6.80
15. Shop 'N' Save Market (2 levels)	1718-20 Joan Ave.		8100	5280	1200	46.00
16. Trade Graphics, Inc.	El32 Willow Oak Road				610	2.13
17. Trade Graphics, Inc.	El30 Willow Oak Road				610	2.13
18. Soemmer Uniforms	El28 Willow Oak Road		610			3.70
19. 7/Eleven Store			2700			13.50

Plus Storage in Basement 6, 12, 13, 14 to be used for offices	7,500	27
EXISTING AND PROPOSED USES REQUIRE - Car Spaces		= 253
EXISTING PARKING by Field Count March 1951		= 113

Front Setback Average $\frac{50' + 12'}{2} = 31'$

REVISED - DEC 15, 1981
SITE PLAN

The Loch Ridge Shavings Plant
2507 Loch Raven Blvd. or Eden Ave. & Lincolnton Road
and Dundas
Elkton County, Md.

Owner: Four Star Co. 200 W. Charles St. Santa Ana, CA 92701
Updated: 10/21/15

Pls: to Company Return for information to set 400 off from pay
For 138 was issued in lieu of the requested brokers

Existing Maps Atlas # 1281	= 107 Spans	See Chart Above
Store No. @ to be used for Petals	22 "	
Updated uses of offices 6-1, 6-2, 6-3	22 "	
Updated uses - Rest. 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8, 6-9, 6-10, 6-11, 6-12, 6-13, 6-14, 6-15, 6-16, 6-17, 6-18, 6-19, 6-20, 6-21, 6-22, 6-23, 6-24, 6-25, 6-26, 6-27, 6-28, 6-29, 6-30, 6-31, 6-32, 6-33, 6-34, 6-35, 6-36, 6-37, 6-38, 6-39, 6-40, 6-41, 6-42, 6-43, 6-44, 6-45, 6-46, 6-47, 6-48, 6-49, 6-50, 6-51, 6-52, 6-53, 6-54, 6-55, 6-56, 6-57, 6-58, 6-59, 6-60, 6-61, 6-62, 6-63, 6-64, 6-65, 6-66, 6-67, 6-68, 6-69, 6-70, 6-71, 6-72, 6-73, 6-74, 6-75, 6-76, 6-77, 6-78, 6-79, 6-80, 6-81, 6-82, 6-83, 6-84, 6-85, 6-86, 6-87, 6-88, 6-89, 6-90, 6-91, 6-92, 6-93, 6-94, 6-95, 6-96, 6-97, 6-98, 6-99, 6-100	22 "	

Site Use Totals	Parking Required
Restaurant: 4,900	= 60 98 Spaces
Office: 12,700	= 20 43 "
Retail: 25,300	= 100 127 "
	163 Spaces

Existing Parking - 138 Car Spaces
Data from Field Inspection on March 2, 1961

See Approval Nov 10, 31 - Mrs J. M. H. Long, Deputy Zoning Commissioner
Order No 89-112-A Item 18B To permit 153 parking spaces in lots of
required 265 spaces

Subject to:

- Item 1 Location of the dumpsters shall be indicated on the site plan.
- Item 2 Medical Offices shall be promoted on the lower level of the main body of the proposed site plan.
- Item 3 All proposed site plan alterations and restrictions for non-habitable shall be submitted for approval by the Dept. of Public Works and the Office of Planning and Zoning, including a landscape plan for the West Haven site. Permits are required for approval by the Office of Planning and Development Division.

Attachment comments Dated Nov. 18, 1956 Dept of Permits & Licenses.

**PETITIONER'S
EXHIBIT 1**

Note: See ZAC Comments Item 188-6/July 1998