

**PETITION FOR ZONING VARIANCE**  
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 made a part hereof, hereby petition for a Variance from Section 232.3.b to permit a rear setback of 10 feet in lieu of the required 20 feet and Section 238.2 to permit a side setback of 9 feet in lieu of the required 30 feet and a rear yard setback of 24 feet in lieu of the required 30 feet.

Hardship and practical difficulty caused by recent Health Department Requirement for 50 ft setback from centerline of stream.

Revised Petition 8/12/86  
87-59-A  
Jack Pechter, N/S of Joppa Rd., 570' W of Belair Rd., 11th Election Dist.  
N-36, B10  
E-37, B10  
MAP NO. 106  
4C  
E. D. 11  
DATE 8-27-86  
200  
1000  
this

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 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: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Legal Owner(s): (Type or Print Name) Jack Pechter Signature \_\_\_\_\_  
 Address: \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_  
 City and State: \_\_\_\_\_  
 Attorney for Petitioner: (Type or Print Name) S. Eric D. Nenna Address: 908 York Road 823 5157 Phone No. \_\_\_\_\_  
 Signature: [Signature] City and State: Towson, MD 21204  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: EMANUEL S. GLASSER  
 Name: \_\_\_\_\_ Address: 2402 VELVET VALLEY WAY 363 1360 Phone No. \_\_\_\_\_  
 City and State: Towson, MD 21204  
 Attorney's Telephone No.: 296-6820 2402 VELVET VALLEY WAY 363 1360  
OWINGS MILLS, MD 21117

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at 11:30 o'clock \_\_\_\_\_ M.

[Signature]  
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
Date October 31, 1986  
By [Signature]

**PETITION FOR ZONING VARIANCE**  
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 made a part hereof, hereby petition for a Variance from Section 232.3.b to permit a rear setback of 10 feet in lieu of the required 20 feet and Section 238.2 to permit a side setback of 9 feet in lieu of the required 30 feet.

Hardship and practical difficulty caused by recent Health Department requirement for 50 foot setback from centerline of stream.

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: (Type or Print Name) EMANUEL S. GLASSER/JACK PECHTER Signature \_\_\_\_\_  
 Legal Owner(s): (Type or Print Name) PAT AKENHURST Signature \_\_\_\_\_  
 Address: 2402 VELVET VALLEY WAY (Type or Print Name) \_\_\_\_\_  
 City and State: OWINGS MILLS, MD. 21117  
 Attorney for Petitioner: (Type or Print Name) AZREAH GANN AND FRANZ Address: 3533 Joppa Rd, Baltimore, Md. 21234 Phone No. 256-8503  
 Signature: [Signature] City and State: PERRY HALL, MD. 21226  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: EMANUEL S. GLASSER  
 Name: \_\_\_\_\_ Address: 2402 VELVET VALLEY WAY 363-6360 Phone No. \_\_\_\_\_  
 City and State: OWINGS MILLS, MD. 21117  
 Attorney's Telephone No.: 821-6800 2402 VELVET VALLEY WAY 363-6360  
OWINGS MILLS, MD. 21117

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

[Signature]  
Zoning Commissioner of Baltimore County.

87-59-A  
#443

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 8/11/86  
 Posted for: Variance  
 Petitioner: Pat Akenhurst  
 Location of property: N/S Joppa Rd., 570' W of Belair Rd.  
 Location of Signs: \_\_\_\_\_  
 Remarks: Post payment sticker placed on sign  
 Posted by: [Signature] Date of return: 8/11/86  
 Number of Signs: 2

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 9/12/86  
 Posted for: Variance  
 Petitioner: Jack Pechter  
 Location of property: N/S Joppa Rd., 570' W of Belair Rd.  
 Location of Signs: Posting Joppa Rd. corner 20' W of 100' deep on property on Belair side  
 Remarks: 2nd sign posted at end of Erection 8/23 9/11/86  
 Posted by: [Signature] Date of return: 9/11/86  
 Number of Signs: 2

IN RE: PETITION ZONING VARIANCES N/S of Joppa Road, 570' W of Belair Road - 11th Election District  
 BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Jack Pechter, Petitioner  
 Case No. 87-52-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests variances to permit rear yard setbacks of 10 feet in lieu of the required 20 feet in the B.L. portion of the subject property and 24 feet in lieu of the required 30 feet in the B.R. portion and a side yard setback of 9 feet to the west property line in lieu of the required 30 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Leo Rader, a registered land surveyor, also appeared on behalf of the Petitioner. Three neighbors appeared, concerned with the requests, but after an explanation, they were not opposed. There were no Protestants.

Testimony indicated that the subject property, located off Joppa Road and containing 1.122 acres, is zoned B.R., B.L., and D.R.5.5. The property has access from Joppa Road by a long driveway and is proposed to be developed on the B.R. and B.L. portions with a two-story building containing 6,200 square feet of retail use and 4,000 square feet of office use. Due to the existence of a flood plain, the County required the relocation of the proposed building, thereby necessitating these variances. Without the requested variances, the proposed building could not be constructed. The odd shape of the lot and its unique topography limit placement and size.

The Petitioner requests relief from Section 232.3.b and from Section 238.2, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

ORDER RECEIVED FOR FILING  
Date October 31, 1986  
By [Signature]

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 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 the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31<sup>st</sup> day of October, 1986, that the Petition for Zoning Variances

ORDER RECEIVED FOR FILING  
Date October 31, 1986  
By [Signature]

to permit rear yard setbacks of 10 feet in lieu of the required 20 feet in the B.L. portion of the subject property and 24 feet in lieu of the required 30 feet in the B.R. portion and a side yard setback of 9 feet to the west property line in lieu of the required 30 feet and is hereby GRANTED from and after the date of this Order.

[Signature]  
Zoning Commissioner of Baltimore County

AJ/srl  
cc: S. Eric DiNenna, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING  
Date October 31, 1986  
By [Signature]

**LEO W. RADER**  
REGISTERED SURVEYOR

HYDROGRAPHY TOPOGRAPHY GEODESY  
SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093  
CL 2-2920 or 292-2920

June 10, 1986  
 DESCRIPTION FOR VARIANCE - JOPPA CORNERS SQUARE  
 BEGINNING for the same on the northerly side of Joppa Road as widened to 84 feet and distant 570 feet more or less measured westerly along said northerly side of Joppa Road to the westerly side of Belair Road, thence running North 9 degrees 11 minutes 49 seconds East 230.90 feet, North 79 degrees 11 minutes 46 seconds East 36.14 feet, North 55 degrees 08 minutes 40 seconds East 130.00 feet, North 28 degrees 36 minutes 53 seconds East 204.10 feet, North 81 degrees 33 minutes 11 seconds West 215.26 feet, South 9 degrees 11 minutes 49 seconds West 532.55 feet to the said northerly side of the Joppa Road, thence along said northerly side of the Joppa Road North 74 degrees 25 minutes 36 seconds East 22.03 feet to the place of beginning.

PETITION FOR ZONING VARIANCES

11th Election District  
Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road

DATE AND TIME: Wednesday, October 22, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 301, 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 Zoning Variance to permit a rear setback of 10 feet in lieu of the required 20 feet, a side setback of 9 feet in lieu of the required 30 feet, and a rear yard setback of 24 feet in lieu of the required 30 feet

Being the property of Jack Pechter, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S Joppa Rd., 570' W of Belair Rd., 11th District : OF BALTIMORE COUNTY  
JACK PECHTER, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Jack Pechter, 908 York Rd., Towson, MD 21204, Petitioner; and Emanuel S. Glasser, 2402 Velvet Valley Way, Owings Mills, MD 21117, who requested notification.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
N/S of Joppa Rd., 570' W of Belair Rd., 11th Dist. : OF BALTIMORE COUNTY  
PAT AKEHURST, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward Azreal, Esquire, Azreal, Gann & Franz, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 5, 1986

Dr. Emanuel S. Glasser  
2402 Velvet Valley Way  
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCES  
N/S of Joppa Rd., 570' W of Belair Rd.,  
11th Election District  
Pat Akehurst - Petitioner  
Case No. 87-52-A

Dear Dr. Glasser:

As you are aware, on July 31, 1986, the hearing for August 12, 1986, concerning this case was postponed due to the fact that it was determined that a revised Petition and revised plans have to be submitted by you to this office. This is to inform you that \$77.60 is due this office for advertising and posting of this property for the August 12th hearing. Please make your check payable to "Baltimore County, Maryland" and remit it to the Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

This fee must be paid and you must make arrangements to have our two zoning signs and posts removed from the property and returned to this office.

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

No. 021819

DATE: 8/12/86 ACCOUNT: R-01-615-000

SIGN & POST RETURNED  
AMOUNT \$ 77.60  
RECEIVED FROM: Emanuel S. Glasser, O.S., Inc., 2402 Velvet Valley Way, Owings Mills, MD 21117

ADVERTISING & POSTING RE CASE #87-52-A

FOR: 8 8094\*\*\*\*\*7760: 3124F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES

11th Election District  
Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road

DATE AND TIME: Tuesday, August 12, 1986, at 11:00 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 Zoning Variance to permit a rear yard setback of 10 feet in lieu of the required 20 feet and a side yard setback of 9 feet in lieu of the required 30 feet

Being the property of Pat Akehurst, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
N/S Joppa Rd., 570' W of Belair Rd., 11th Dist. : OF BALTIMORE COUNTY  
PAT AKEHURST, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Pat Akehurst, 3533 Joppa Rd., Baltimore, MD 21234, Petitioner; and Emanuel S. Glasser/Jack Pechter, 2402 Velvet Valley Way, Owings Mills, MD 21117, Contract Purchasers.

*Peter Max Zimmerman*  
Peter Max Zimmerman

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 17, 1986

Mr. Jack Pechter  
908 York Road  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
N/S of Joppa Rd., 570' W of Belair Rd.,  
11th Election District  
Jack Pechter - Petitioner  
Case No. 87-52-A

Dear Mr. Pechter:

This is to advise you that \$77.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

No. 025586

DATE: 10/22/86 ACCOUNT: R-01-615-000

NO SIGNS & POSTS RETURNED on 10/21/86  
RECEIVED FROM: Dr. Emanuel S. Glasser AMOUNT \$ 77.60 CASH

ADVERTISING & POSTING COSTS RE CASE #87-52-A

FOR: 8 8094\*\*\*\*\*7760: 3124F

VALIDATION OR SIGNATURE OF CASHIER

Walt,  
Please put 2  
pp stickers on signs.  
By Betty  
7/31/86

11th Election District: 87-52-A

Location: N/S of Joppa Rd., 570' W of Belair Rd.

Hearing: Tuesday, August 12, 1986, at 11:00 a.m.

Petition for Zoning Variance to permit a rear yard setback of 10' in lieu of the required 20' and a side yard setback of 9' in lieu of the required 30'

Petitioner: Pat Akehurst

No. of Signs: 2

8/1/86  
Note: 1 sign on Joppa Rd missing.  
PP stickers placed on sign post at end of Brookfield Rd.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 7/7/86

Posted for: Variance

Petitioner: Pat Akehurst

Location of property: N/S Joppa Rd. 570' W of Belair Rd.

Location of Signs: At the corner of Joppa Rd. and Belair Rd. Signs on both sides of the road.

Remarks: As shown on plan filed with the Zoning Office.

Posted by: [Signature] Date of return: 7/11/86

Number of Signs: 2

**The Times**  
Middle River, Md., July 24, 1986

This is to certify that the annexed Petition - Akehurst  
Reg L 92713

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of July, 1986

James Peck Publisher

\$2285

Edward Azeal, Esquire July 7, 1986

**OFFICE OF HEARING**  
FOR ZONING VARIANCES  
ppa Rd., 570' W of Belair Rd.  
11th Election District  
Petitioner  
87-52-A

2, 1986

Building, 111 West Chesapeake  
land

ARNOLD JABLON, ZONING COMMISSIONER  
BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21284

RESOLUTION  
FIRST CLASS  
047

to Mr. Akehurst  
ryland 21234] md

Not at Post Office

**RECEIVED**  
DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW  
AUG 29 1986  
ZONING OFFICE  
(301) 296-6820

August 28, 1986

RE: Petition for Variance  
Item #463  
Case No.: 87-52A  
PAT AKEHURST

Dear Mr. Commissioner:

Please enter my appearance on behalf of the Petitioner, Mr. Jack Pechter concerning the above-captioned matter.

It is my understanding that your office will contact me prior to setting this matter in for hearing and that said matter will be attempted to be set in as soon as possible.

I appreciate your cooperation in this matter.

Very truly yours,  
[Signature]  
S. ERIC DINENNA

SED:dkb  
cc: Dr. Emanuel S. Glasser  
Mr. Jack Pechter

Eric St.  
OCT 1, 2, 6, 8, 9, 16, 20, 23, 24, 27, 31,  
with TH 10, 14, 15, 17, 18, 19, 21, 22, 25, 26, 28, 29, 30,  
also he has advised that he is not available OCT 14-15

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD., October 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 2, 1986.

THE JEFFERSONIAN,  
Susan Sander Obrust  
Publisher

Cost of Advertising  
24.75

S. Eric Dinenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

September 12, 1986

**NOTICE OF HEARING**  
RE: PETITION FOR ZONING VARIANCES  
N/S of Joppa Rd., 570' W of Belair Rd.  
11th Election District  
Jack Pechter - Petitioner  
Case No. 87-52-A

TIME: 11:30 a.m.

DATE: Wednesday, October 22, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]  
Zoning Commissioner  
of Baltimore County

**Petition for Zoning Variance**  
11th Election District  
Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road.

DATE AND TIME: Wednesday, October 22, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet and a side yard setback of 9 feet in lieu of the required 30 feet.

This is to certify that the annexed Petition - Jack Pechter  
Reg L 925739

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of August, 1986

James Peck Publisher.

**The Times**  
Middle River, Md., Sept 25, 1986

This is to certify that the annexed Petition - Jack Pechter  
Reg L 925739

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of August, 1986

James Peck Publisher.

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 21, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-52-A

On April 17, 1986, this office denied the petitioner's request for a waiver of standards regarding the required setback from the stream (see file no. W-86-70). This office is opposed to the development and believes that the magnitude of the proposed facility should be reduced so as to permit a more environmentally sensitive treatment of the stream area. It is therefore requested that until or unless such reductions are made, the petitioner's request for a variance be denied.

Norman E. Gerber per [Signature]  
Director

NEG:JGH:slm

CPS-008

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
July 24, 1986

Mr. Pat Akehurst  
3533 Joppa Road  
Baltimore, Maryland 21234

RE: Item No. 463 - Case No. 87-52-A  
Petitioner: Pat Akehurst  
Petition for Zoning Variance

Dear Mr. Akehurst:

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.

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,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dkb  
Enclosures

cc: Leo W. Rader  
38 Belfast Road  
Timonium, Maryland 21093

Dr. Emanuel S. Glasser  
2402 Velvet Valley Way  
Owings Mills, Maryland 21117

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD., July 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 24, 1986.

THE JEFFERSONIAN,  
Susan Sander Obrust  
Publisher

Cost of Advertising  
24.75

**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 24th day of June, 1986.

Arnold Jablon  
Zoning Commissioner

Petitioner Pat Akehurst  
Attorney Edward Azeal, Esquire

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

**GENERAL NOTES**

- COUNCILMANIC DISTRICT: 5  
CENSUS TRACT: 4114.C3  
WATERSHED: 4  
SUBWERSHED: 25  
PROPERTY NO: 11-01-033176  
SITE DEED REF: EHK, JR. 7003-330
- SOIL TYPE: Iu-IUKA SILT LOAM
- SITE ACREAGE:  
GROSS AREA: 1,122 AC. ± OR 48,864 SQ. FT.  
NET AREA: 1,122 AC. ± OR 48,864 SQ. FT.  
PROPOSED FLOOR AREA: 10,200 SQ. FT.
- FLOOR AREA RATIO:  
MAX. PERMIT. RATIO IN BR-2.0 | MAX. PERMIT. RATIO IN BL-3.0  
PROP. = 2,454 ÷ 29,808 = 0.08 | PROP. = 7,746 ÷ 13,719 = 0.56
- ZONING BR, BL-CSA AND DR 5.5
- ESTIMATED DAILY TRIPS: SEE COMP IN NOTE 8.
- THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATE OR HAZARDOUS MATERIAL ON THIS SITE.
- ESTIMATED DAILY TRIPS:  
120/1000 S.F. RETAIL x 6200 S.F. = 744  
55/1000 S.F. MED. OFF. x 4000 S.F. = 220  
TOTAL = 964
- PARKING DATA:  
REQUIRED: 1ST FLOOR RETAIL - 6200 ÷ 200 = 31  
2ND FLOOR OFFICE - 4000 ÷ 500 = 8  
TOTAL REQ. = 39 INCL. 2 H.C.  
PROVIDED: 39 INCL. 2 H.C.

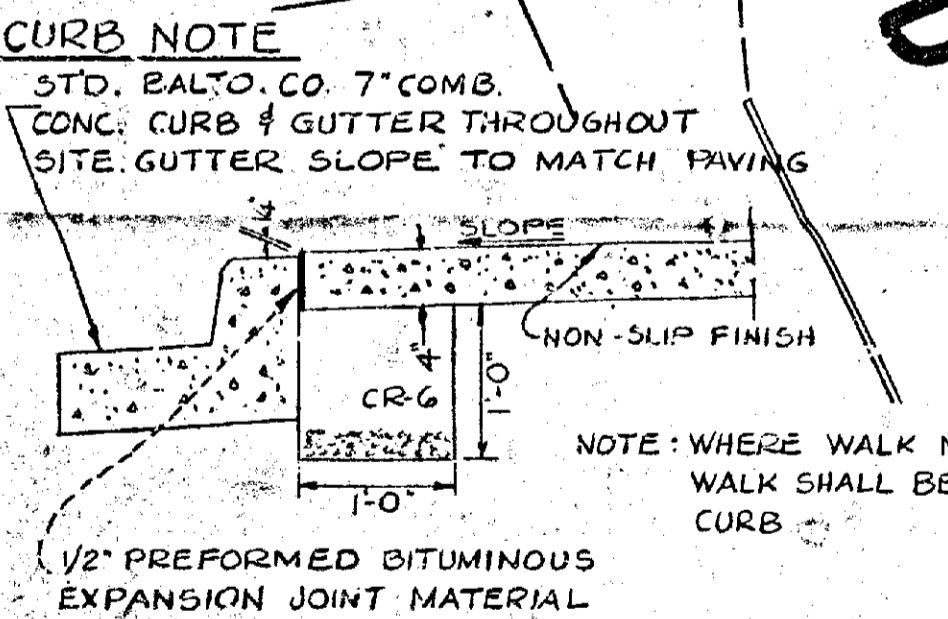
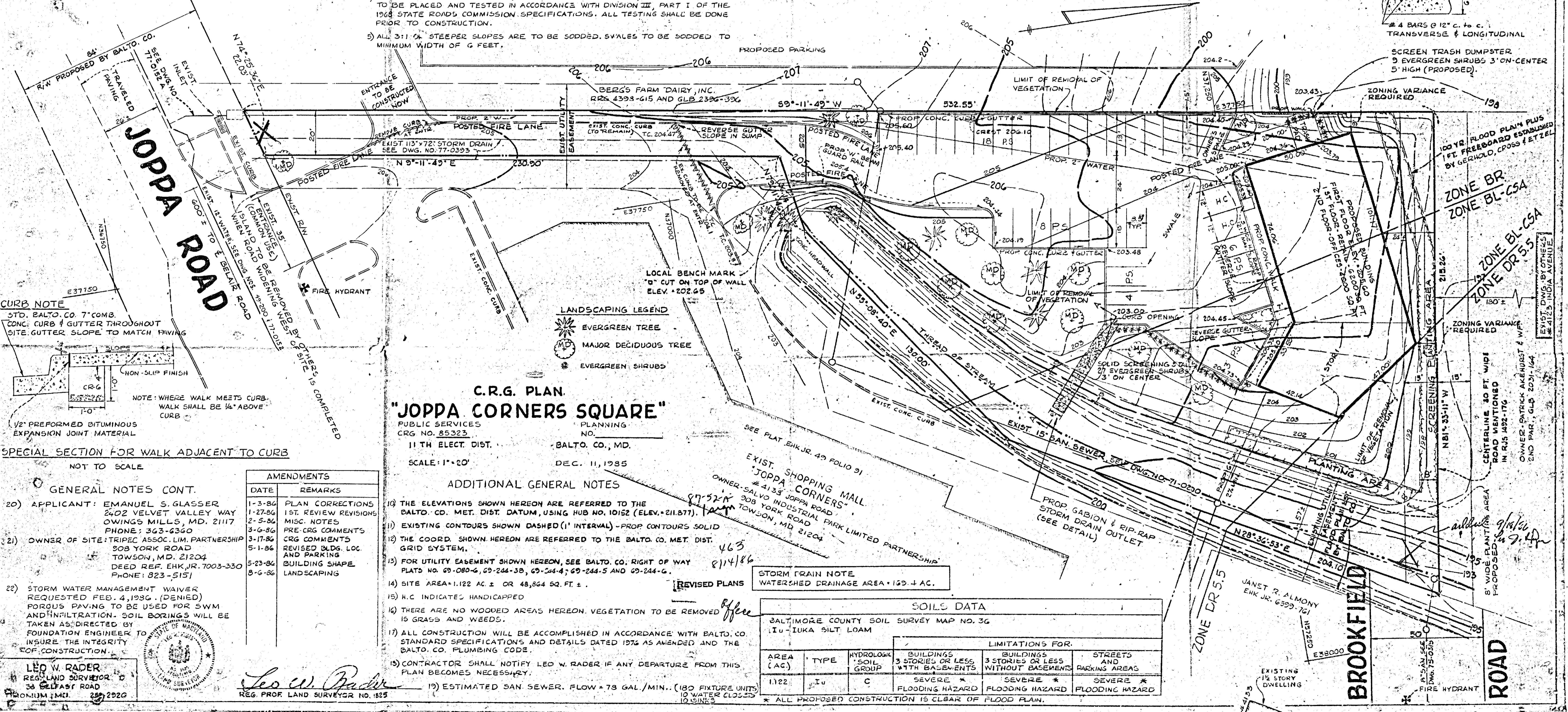
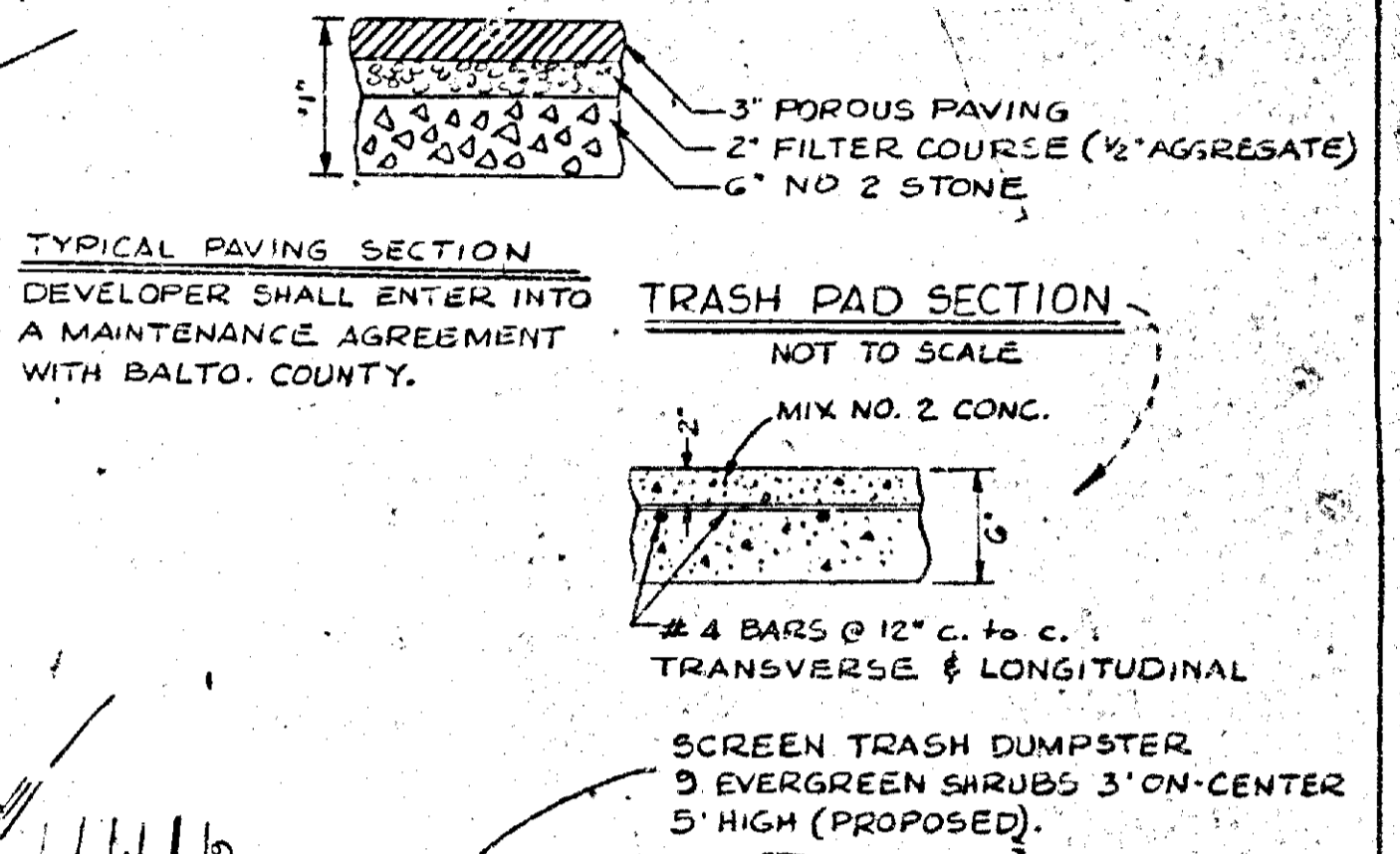
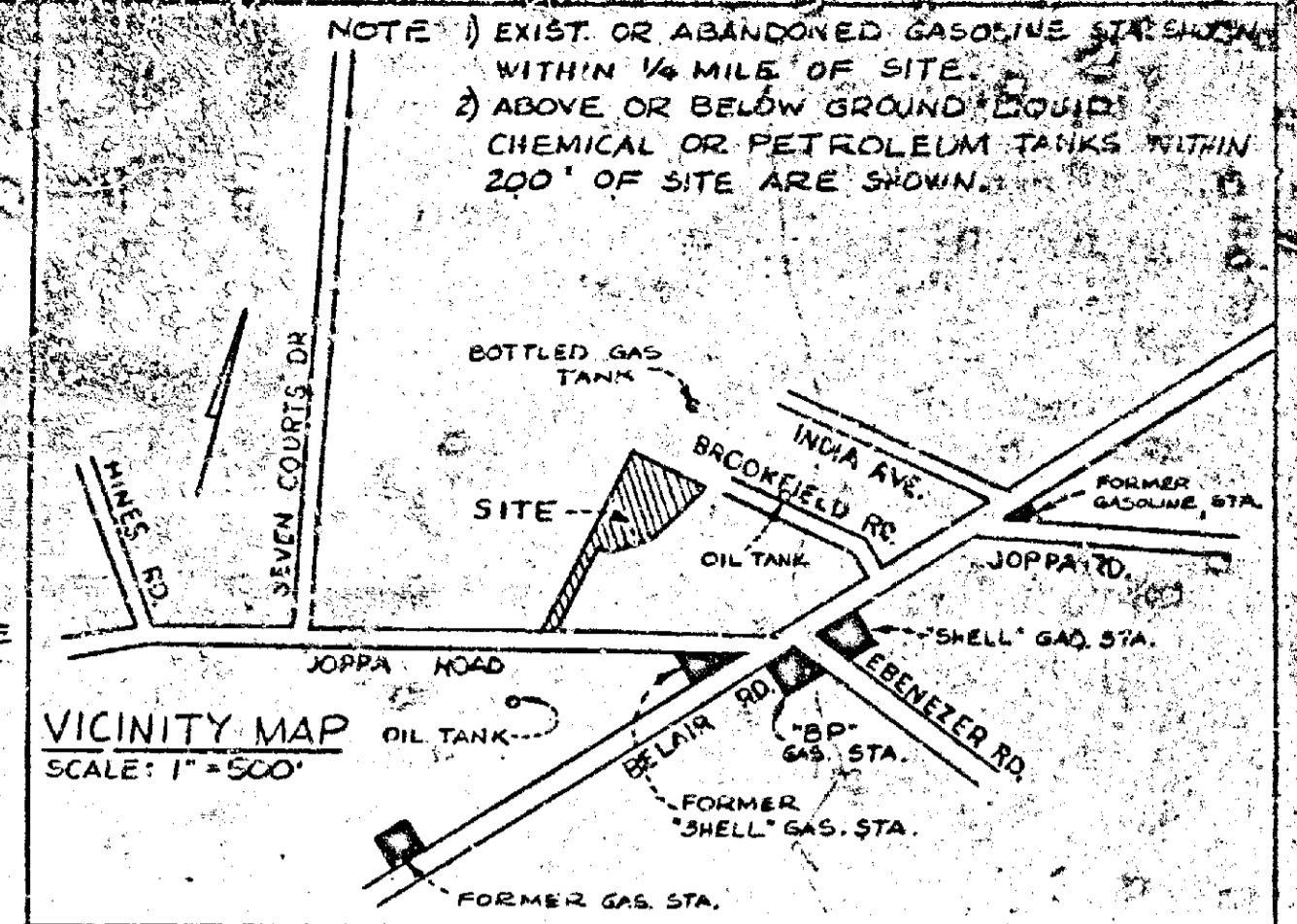
**GRADING & LANDSCAPING NOTES**

- PLANTING AREAS SHALL CONFORM WITH BALTO. CO. LANDSCAPE MANUAL.  
MAJOR DECIDUOUS TREES REQUIRED FOR PARKING:  
REQUIRED = 39 ÷ 12 = 4  
PROVIDED = 4  
PLANTING ALONG INTERIOR ROAD:  
REQUIRED: 290 ÷ 20 = 15 TREES  
PROVIDED: 8 MAJOR DECIDUOUS TREES  
7 MINOR DECIDUOUS OR EVERGREEN TREES  
PLANTING ALONG JOPPA ROAD:  
REQUIRED: 22 ÷ 40 = 1 TREE  
PROVIDED: 1 MAJOR DECIDUOUS TREE  
SCREENING FOR PARKING:  
REQUIRED: 69 ÷ 3 = 23 EVERGREEN SHRUBS  
PROVIDED: 24 EVERGREEN SHRUBS  
SCREENING FOR DUMPSTER:  
REQUIRED: 24 ÷ 3 = 8 EVERGREEN SHRUBS  
PROVIDED: 9 EVERGREEN SHRUBS  
TOTAL REQUIRED: 27 TREES  
131 EVERGREEN SHRUBS  
TOTAL PROVIDED: 13 MAJOR DECIDUOUS TREES  
7 MINOR DECIDUOUS OR EVERGREEN TREES  
35 EVERGREEN SHRUBS
- ALL SODDING AND SEEDING SHALL BE DONE IN ACCORDANCE WITH THE BALTO. CO. SOIL CONSERVATION SERVICE MANUAL: 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
- THE OWNER/DEVELOPER WILL COMPLY WITH THE "BEST MANAGEMENT PRACTICES" AS PER HEALTH DEPARTMENT.  
RIP-RAP 4" TO 8" STONE SIZE  
CONCURB & GUTTER  
POUS PAVING  
GABIONS (2 BASKETS WIDE)  
FILTER CLOTH  
SECTION A-A SCALE: 1"=5'  
SECTION B-B SCALE: 1"=5'  
SECTION C-C SCALE: 1"=5'  
CLASS 4 GABIONS ALL BASKETS 6'x4'  
FILTER CLOTH  
RIP-RAP STONE SIZE 4 TO 8"  
PROP. FUTURE BUILDING

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREON IS CONSISTENT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL 1983 AND MEETS ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES.

*[Signature]* 2/17/86  
SIGNATURE OF APPLICANT DATE

- ALL FOOTINGS FOR BUILDINGS SHALL BEAR ON SUITABLE UNDISTURBED SUBGRADE A MINIMUM OF 30" BELOW FINISHED GRADE.
- NO STRUCTURES, SLABS OR PAVEMENT SHALL BE PLACED ON A FILL ON UNSUITABLE MATERIAL.
- UNLESS SPECIFIED OTHERWISE, ALL FILL UNDER PAVEMENT, SLABS OR STRUCTURES TO BE PLACED AND TESTED IN ACCORDANCE WITH DIVISION III, PART I OF THE 1968 STATE ROADS COMMISSION SPECIFICATIONS. ALL TESTING SHALL BE DONE PRIOR TO CONSTRUCTION.
- ALL 3:1 OR STEEPER SLOPES ARE TO BE SODDED. SWALES TO BE SODDED TO MINIMUM WIDTH OF 6 FEET.



**SPECIAL SECTION FOR WALK ADJACENT TO CURB**  
NOT TO SCALE

**GENERAL NOTES CONT.**

DATE	REMARKS
1-3-86	PLAN CORRECTIONS
1-27-86	1ST REVIEW REVISIONS
2-5-86	MISC. NOTES
3-6-86	PRE-CRG COMMENTS
3-17-86	CRG COMMENTS
5-1-86	REVISED BLDG. LOC. AND PARKING
5-23-86	BUILDING SHAPE
8-6-86	LANDSCAPING

20) APPLICANT: EMANUEL S. GLASSER  
2402 VELVET VALLEY WAY  
OWINGS MILLS, MD. 21117  
PHONE: 363-6360

21) OWNER OF SITE: TRIPEC ASSOC. LIM. PARTNERSHIP  
308 YORK ROAD  
TOWSON, MD. 21204  
DEED REF. EHK, JR. 7003-330  
PHONE: 823-5151

22) STORM WATER MANAGEMENT WAIVER REQUESTED FEB. 4, 1986. (DENIED)  
POROUS PAVING TO BE USED FOR SWM AND INFILTRATION. SOIL BORINGS WILL BE TAKEN AS DIRECTED BY FOUNDATION ENGINEER TO INSURE THE INTEGRITY OF CONSTRUCTION.

**LEO W. RADER**  
REG. PROF. LAND SURVEYOR NO. 1825  
33 BELFAST ROAD  
BETHESDA, MD. 20814  
292-2920

- ADDITIONAL GENERAL NOTES**
- THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUB NO. 10152 (ELEV. = 211.877).
  - EXISTING CONTOURS SHOWN DASHED (1' INTERVAL) - PROP. CONTOURS SOLID
  - THE COORD. SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID SYSTEM.
  - FOR UTILITY EASEMENT SHOWN HEREON, SEE BALTO. CO. RIGHT OF WAY PLATS NO. 69-080-6, 69-244-3B, 69-244-4, 69-244-5 AND 69-244-6.
  - SITE AREA = 1.122 AC. ± OR 48,864 SQ. FT. ±
  - H.C. INDICATES HANDICAPPED
  - THERE ARE NO WOODED AREAS HEREON. VEGETATION TO BE REMOVED IS GRASS AND WEEDS.
  - ALL CONSTRUCTION WILL BE ACCOMPLISHED IN ACCORDANCE WITH BALTO. CO. STANDARD SPECIFICATIONS AND DETAILS DATED 1976 AS AMENDED AND THE BALTO. CO. PLUMBING CODE.
  - CONTRACTOR SHALL NOTIFY LEO W. RADER IF ANY DEPARTURE FROM THIS PLAN BECOMES NECESSARY.
  - ESTIMATED SAN SEWER FLOW = 73 GAL./MIN. (180 FIXTURE UNITS @ 10 WATER CLOSURES @ 10 LINES)

100 YR. FLOOD PLAIN PLUS 1 FT. FREEBOARD ESTABLISHED BY GERARDI, CROSS & ETZEL

ZONE BR  
ZONE BL-CSA  
ZONE BL-CSA  
ZONE DR 5.5

ZONING VARIANCE REQUIRED

OWNER: PATRICK AKEHURST & WIFE  
2ND FLOOR, GLB. 2031-164

EXIST. DWG. BY OTHERS  
DATE: 11/85

**LEO W. RADER**  
REG. LAND SURVEYOR  
33 BELFAST ROAD  
BETHESDA, MD. 20814  
292-2920

**GENERAL NOTES**

- COUNCIL MAND. DISTRICT: 5  
CENSUS TRACT: 4114.03  
WATERSHED: 4  
SUBWATERSHED: 25  
PROPERTY NO: 11-01-033176  
SITE DEED REF: EHK, JR. 7003-330
- SOIL TYPE: Iu-IUKA SILT LOAM
- SITE ACREAGE:  
GROSS AREA: 1.122 AC ± OR 48,864 SQ. FT.  
NET AREA: 1.122 AC ± OR 48,864 SQ. FT.  
PROPOSED FLOOR AREA: 10,200 SQ. FT.
- FLOOR AREA RATIO:  
MAX. PERMIT. RATIO IN BR-2.0 | MAX. PERMIT. RATIO IN BL-3.0  
PROP. = 2454 ÷ 29,808 = 0.08 | PROP. = 7,746 ÷ 13,719 = 0.56
- ZONING BR, BL-CSA AND DR S.5
- ESTIMATED DAILY TRIPS: SEE COMP. IN NOTE 8.
- THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATE OR HAZARDOUS MATERIAL ON THIS SITE.
- ESTIMATED DAILY TRIPS:  
120 / 1000 S.F. RETAIL × 6200 S.F. = 744  
55 / 1000 S.F. MED. OFF. × 4000 S.F. = 220  
TOTAL = 964
- PARKING DATA:  
REQUIRED: 1ST FLOOR RETAIL - 6200 ÷ 200 = 31  
2ND FLOOR OFFICE - 4000 ÷ 500 = 8  
TOTAL REQ. = 39 INCL. 2 H.C.  
PROVIDED: 39 INCL. 2 H.C.

**GRADING & LANDSCAPING NOTES**

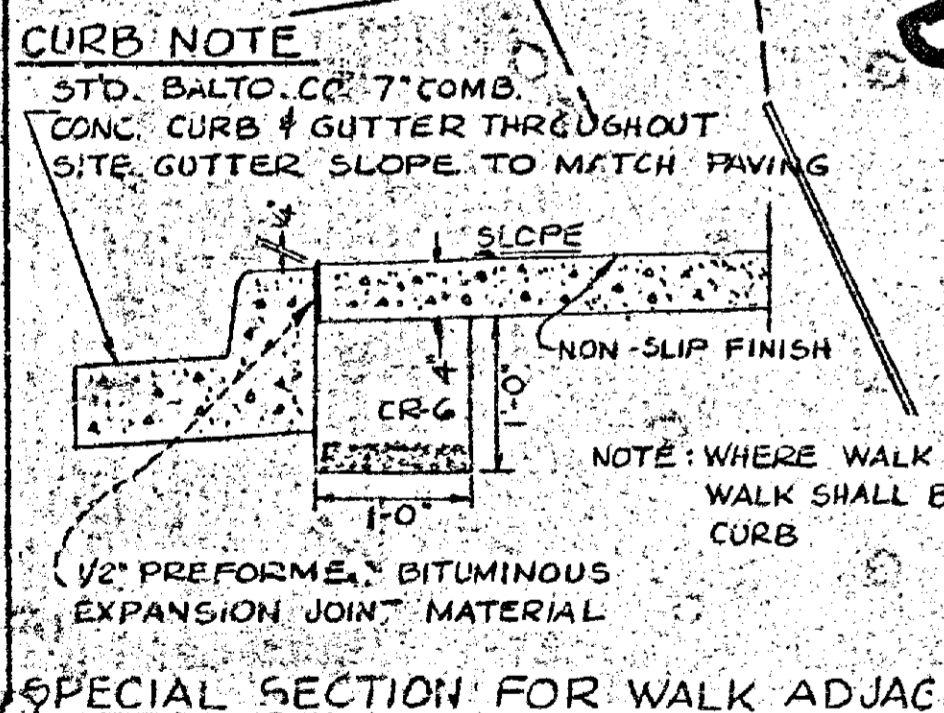
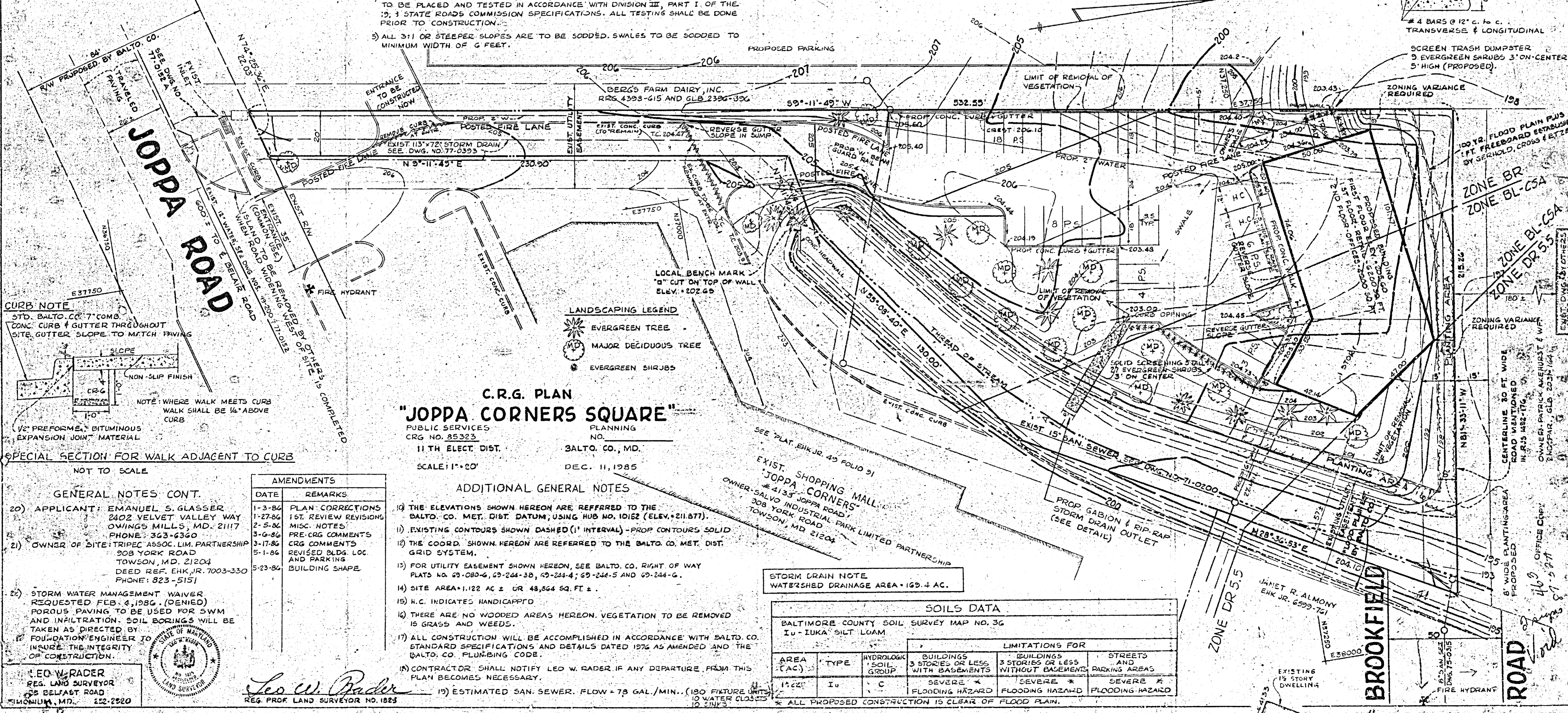
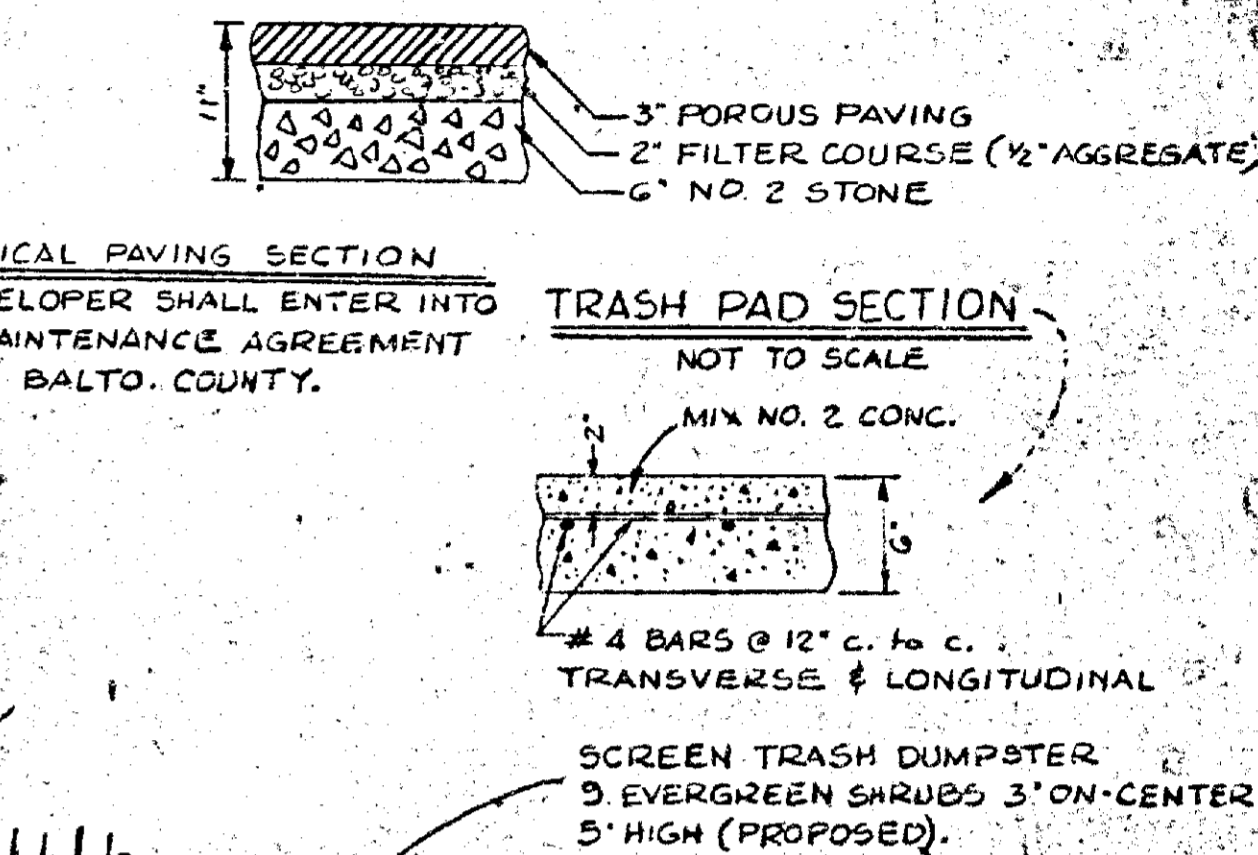
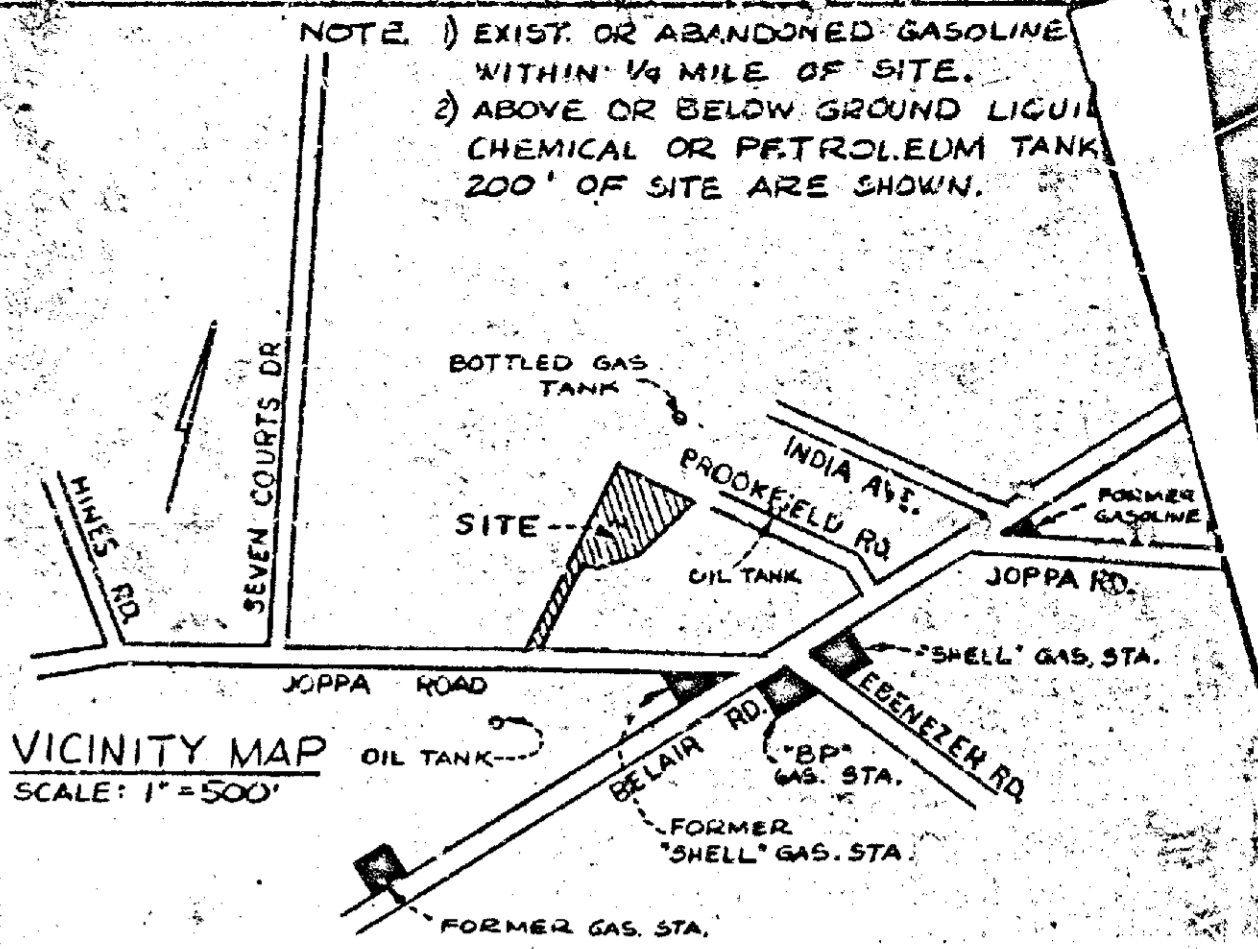
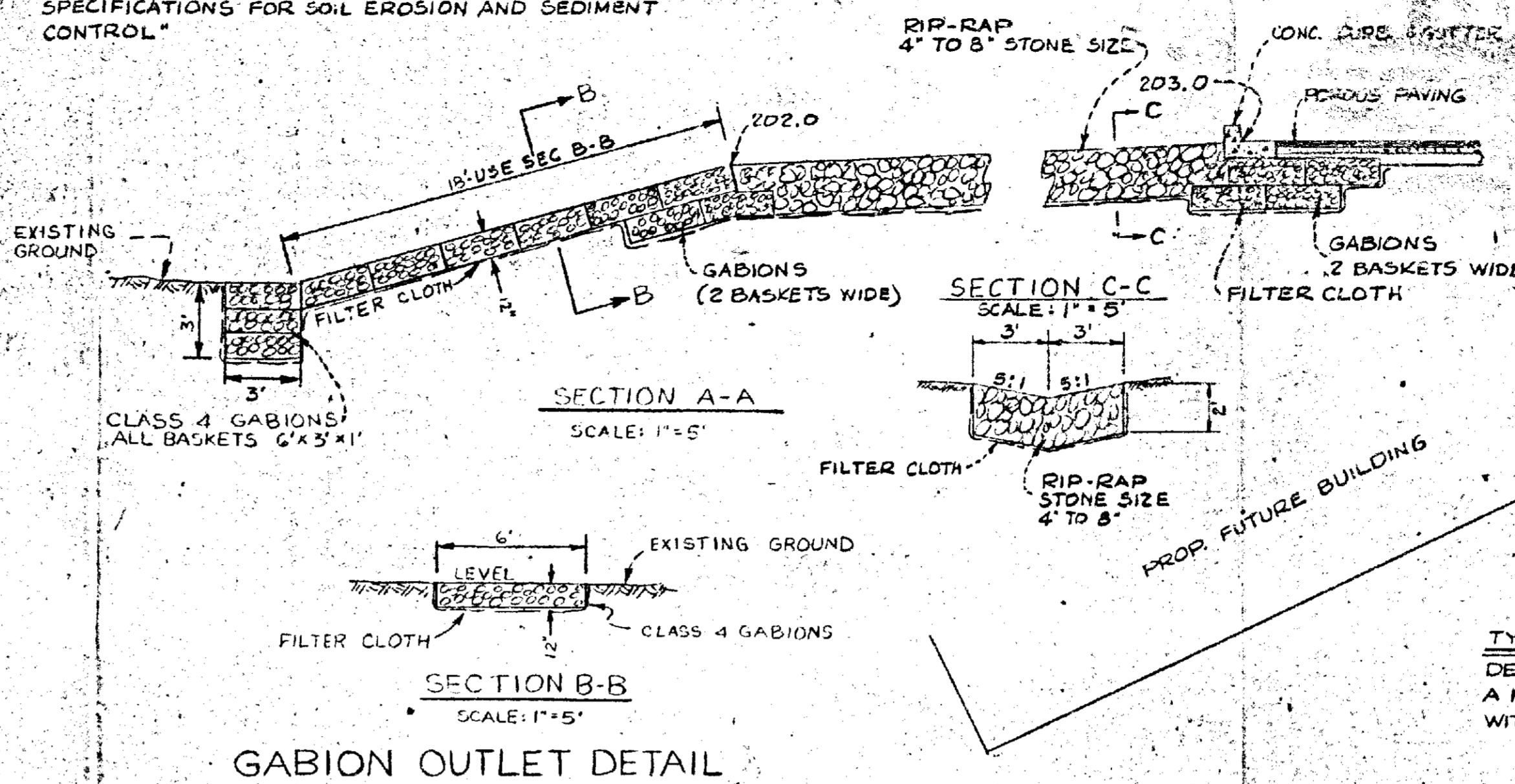
- PLANTING AREAS SHALL CONFORM WITH BALTO. CO. LANDSCAPE MANUAL.  
MAJOR DECIDUOUS TREES REQUIRED FOR PARKING:  
REQUIRED = 39 ÷ 12 = 4  
PROVIDED = 4
- PLANTING ALONG INTERIOR ROAD:  
REQUIRED: 430 ÷ 20 = 22 TREES  
PROVIDED: 11 MAJOR DECIDUOUS TREES  
11 MINOR DECIDUOUS OR EVERGREEN TREES
- PLANTING ALONG JOPPA ROAD:  
REQUIRED: 22 ÷ 40 = 1 TREE  
PROVIDED: 1 MAJOR DECIDUOUS TREE
- SCREENING FOR PARKING:  
REQUIRED: 69 ÷ 3 = 23 EVERGREEN SHRUBS  
PROVIDED: 24 EVERGREEN SHRUBS
- SCREENING FOR DUMPSITER:  
REQUIRED: 24 ÷ 3 = 8 EVERGREEN SHRUBS  
PROVIDED: 9 EVERGREEN SHRUBS
- TOTAL REQUIRED: 27 TREES  
31 EVERGREEN SHRUBS
- TOTAL PROVIDED: 16 MAJOR DECIDUOUS TREES  
11 MINOR DECIDUOUS OR EVERGREEN TREES  
33 EVERGREEN SHRUBS

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREON IS CONSISTENT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL 1995 AND MEETS ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES.

*[Signature]* 2/17/86  
SIGNATURE OF APPLICANT DATE

- ALL FOOTINGS FOR BUILDINGS SHALL BEAR ON SUITABLE UNDISTURBED SUBGRADE A MINIMUM OF 30" BELOW FINISHED GRADE.
- NO STRUCTURES, SLABS OR PAVEMENT SHALL BE PLACED ON A FILL ON UNSUITABLE MATERIAL.
- UNLESS SPECIFIED OTHERWISE, ALL FILL UNDER PAVEMENT, SLABS OR STRUCTURES TO BE PLACED AND TESTED IN ACCORDANCE WITH DIVISION III, PART I, OF THE 1973 STATE ROADS COMMISSION SPECIFICATIONS. ALL TESTING SHALL BE DONE PRIOR TO CONSTRUCTION.
- ALL 3:1 OR STEEPER SLOPES ARE TO BE SODDED. SWALES TO BE SODDED TO MINIMUM WIDTH OF 6 FEET.

7) THE OWNER/DEVELOPER WILL COMPLY WITH THE "BEST MANAGEMENT PRACTICES" AS PER HEALTH DEPARTMENT.



**AMENDMENTS**

DATE	REMARKS
1-3-86	PLAN CORRECTIONS
1-27-86	1ST REVIEW REVISIONS
2-5-86	MISC. NOTES
3-6-86	PRE-CRG COMMENTS
3-17-86	CRG COMMENTS
5-1-86	REVISED BLDG. LOC. AND PARKING BUILDING SHAPE
5-23-86	

**GENERAL NOTES CONT.**

- APPLICANT: EMANUEL S. GLASSER  
2402 VELVET VALLEY WAY  
OWINGS MILLS, MD. 21117  
PHONE: 363-6360
- OWNER OF SITE: TRIPEC ASSOC. LIM. PARTNERSHIP  
308 YORK ROAD  
TOWSON, MD. 21204  
DEED REF. EHK, JR. 7003-330  
PHONE: 823-5151
- STORM WATER MANAGEMENT WAIVER REQUESTED FEB. 4, 1986. (DENIED)  
POROUS PAVING TO BE USED FOR SWM AND INFILTRATION. SOIL BORINGS WILL BE TAKEN AS DIRECTED BY FOUNDATION ENGINEER TO INSURE THE INTEGRITY OF CONSTRUCTION.

**ED. W. RADER**  
REG. LAND SURVEYOR  
25 BELFAST ROAD  
TIMONIUM, MD. 21280

*[Signature]*  
REG. PROF. LAND SURVEYOR NO. 1823

**C.R.G. PLAN**  
**"JOPPA CORNERS SQUARE"**  
PUBLIC SERVICES  
CRG NO. 85323  
11TH ELECT. DIST.  
SCALE: 1" = 20'

PLANNING NO.  
BALTO. CO., MD.  
DEC. 11, 1985

- ADDITIONAL GENERAL NOTES**
- THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUB NO. 10182 (ELEV. +211.87).
  - EXISTING CONTOURS SHOWN DASHED (1' INTERVAL) - PROP CONTOURS SOLID
  - THE COORD. SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID SYSTEM.
  - FOR UTILITY EASEMENT SHOWN HEREON, SEE BALTO. CO. RIGHT OF WAY PLATS NO. 69-080-G, 69-244-3B, 69-244-4, 69-244-5 AND 69-244-G.
  - SITE AREA = 1.122 AC ± OR 48,864 SQ. FT. ±
  - H.C. INDICATES HANDICAPPED
  - THERE ARE NO WOODED AREAS HEREON VEGETATION TO BE REMOVED IS GRASS AND WEEDS.
  - ALL CONSTRUCTION WILL BE ACCOMPLISHED IN ACCORDANCE WITH BALTO. CO. STANDARD SPECIFICATIONS AND DETAILS DATED 1976 AS AMENDED AND THE BALTO. CO. PLUMBING CODE.
  - CONTRACTOR SHALL NOTIFY LEO W. RADER IF ANY DEPARTURE FROM THIS PLAN BECOMES NECESSARY.
  - ESTIMATED SAN. SEWER FLOW = 78 GAL./MIN. (180 FIXTURE UNITS, 10 WATER CLOSINGS, 10 SINKS)

**STORM DRAIN NOTE**  
WATERSHED DRAINAGE AREA = 163.4 AC.

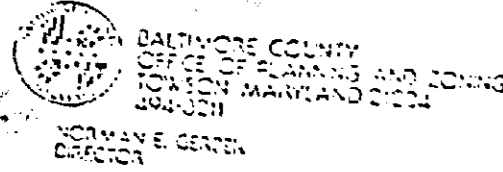
**SOILS DATA**  
BALTIMORE COUNTY SOIL SURVEY MAP NO. 36  
Iu-IUKA SILT LOAM

AREA (AC)	TYPE	HYDROLOGIC SOIL GROUP	LIMITATIONS FOR		
			BUILDINGS 3 STORIES OR LESS WITH BASEMENTS	BUILDINGS 3 STORIES OR LESS WITHOUT BASEMENTS	STREETS AND PARKING AREAS
1.122	Iu	C	SEVERE *	SEVERE *	SEVERE *
			FLOODING HAZARD	FLOODING HAZARD	FLOODING HAZARD

\* ALL PROPOSED CONSTRUCTION IS CLEAR OF FLOOD PLAN.

EXIST. DWGS. BY OTHERS  
DATE: 11/15/85

OFFICE COPY  
4/6/86  
DATE: 11/15/85



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Townson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 463 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Pat Akehurst  
Location: N/S Joppa Road, 570 feet W of Belair Road  
District: 11B.

APPLICABLE CODES AND ORDINANCES:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.S.C.G. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Supplemental seals are not acceptable.
5. All the Groups except the Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 1017, Section 1016-C and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alternate permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: See also Section 114.0 due to possible windows in west wall. Access to both levels by the Handicapped is required. Building shall comply to Section 313.0.
11. These abbreviated 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, the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Rumba  
311 E. R. Burman, Chief  
Building Plans Section

4/22/86

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

July 14, 1986

Re: Zoning Advisory Meeting of JUNE 24, 1986  
Item # 463  
Property Owner: PAT AKEHURST  
Location: N/S JOPPA RD 570' W. OF  
BELAIR RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- Forward by the Bureau of Public Services.
- This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 20-93 of the Development Regulations.
- Construction on these soils is prohibited.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- The property is located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- The property is located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- The property is located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

**POWER OF STANDARDS (AD'S SETBACK FROM SIDE LOT LINE) WAS DENIED BY PLANNING DIRECTOR (N/S JOPPA CORNER SQUARE)**

cc: Gary Howell

Luzene A. Sobser  
Chief, Current Planning and Development

LAW OFFICES  
AZRAEL, GANN AND FRANZ  
SUITE 502  
401 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(301) 821-6800

July 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: CASE #87-52A--PETITIONER PAT AKEHURST

Dear Mr. Jablon:

I am in receipt of a Notice of a Hearing relating to the above matter in which I am named as attorney for the petitioner.

There must be some mistake. I do not know Pat Akehurst; nor have I ever been consulted by him relating to the above matter nor any other matter.

Please forward another Notice to whoever is to be notified of the Hearing.

Very truly yours,

Edward Azrael

dvh

cc: Phillis Friedman--Room 223

Professional Suites And Stores  
8109 HANFORD ROAD PARKVILLE, MARYLAND 21284  
686-1778 363-8380

Dr. Emanuel S. Glasser  
Developer

June 20, 1986

Mr. Arnold Jablon  
c/o Zoning Department  
Baltimore County  
111 W. Chesapeake Ave.  
Towson, Md. 21204

Dear Mr. Jablon:

Pursuant to our telephone conversation, this letter is a request to expedite a variance filed June 10, 1986 in order to construct the "Joppa Corners Square" building.

Just prior to my scheduled CRG meeting April 10, 1986, Health Department passed a new ruling stating that any new construction must be located a minimum of 50 feet from the center line of a stream. Despite my plea that the building had been in the working for at least a year, with my engineer, Leo Rader, reviewing aspects of the plans in Baltimore County during that time, the Health Department stood firm on that ruling - all other provisions passed CRG.

Rocky Powell of the Health Department came to the rescue and drew up a new site plan moving the building beyond the 50 foot set back but moved a corner of the building within 6 foot of the west boundary where a 30 foot set back is required - thus the variance. (A corner of the east side of the building had already been chopped off to satisfy a DR 5.5 area). This current plan has the apparent approval of all the Departments in the county.

Naturally this untimely delay has wrecked my time schedule and resulted in severe financial loss.

It is thereby hoped that you will expedite the variance hearing so that a start can be made on the building yet this summer. Further delay to next year would be unbearably costly.

Please help.

Sincerely yours,

Emanuel S. Glasser

ES6/1q

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

June 24, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Pat Akehurst

Location: N/S Joppa Rd., 570' W. of Belair Road

Item No.: 463

Zoning Agenda: Meeting of 6/24/86

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 head 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 6/25/86  
Noted and Approved: [Signature] 6/25/86  
Planning Group  
Special Inspection Division

/mb

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

ARNOLD JABLON  
ZONING COMMISSIONER

July 23, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Dr. Emanuel S. Glasser  
2402 Velvet Valley Way  
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance  
Petitioner: Pat Akehurst  
Case No. 87-52-A

Dear Dr. Glasser:

This office is in receipt of a letter from Edward Azrael, Esquire whose signature appears on the above petition that was filed by you on June 12, 1986. The letter and a subsequent telephone conversation with Mr. Azrael leaves little doubt that the signature has been forged without Mr. Azrael's knowledge, and the Zoning Commissioner has indicated that if this is the case it would be considered a criminal act by the person who affixed the signature on the petition. He has also advised me to place the petition on hold for a period of 10 days from the date of this letter. The purpose of the holding period is to give you 10 days to submit a new petition correctly signed by the Petitioner, Contract Purchaser or the Attorney who is to represent the Petitioner or Contract Purchaser. In the event that the new petition is not received within the required 10 days the petition will be considered withdrawn with prejudice.

Should you have any questions concerning this matter, please contact this office at your earliest convenience.

Sincerely,

[Signature]  
JAMES E. BYRER  
Zoning Supervisor

JED:kbb

[7/24/86 bl. cc: Phillis Cole Friedman, Esquire  
People's Council] [Signature]

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

STEPHEN E. COLLINS  
DIRECTOR

July 2, 1986

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

Item No. 463 -ZAO- Meeting of June 24, 1986  
Property Owner: Pat Akehurst  
Location: N/S Joppa Road, 570 feet W of Belair Rd.  
Existing Zoning: B.R. and B.L. - CSA and D.R. 5.5  
Proposed Zoning: Variance to permit a rear setback of 10 feet in lieu of the required 20 feet and to permit a side setback of 9 feet in lieu of the required 30 feet  
Acres: 1.122 acres  
District: 11th Election District

Dear Mr. Jablon:

Please see the CRG comments for this site.

Very truly yours,

[Signature]  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

7/2/86

**PETITION FOR ZONING VARIANCE**  
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 made a part hereof, hereby petition for a Variance from Section 232.3.b to permit a rear setback of 10 feet in lieu of the required 20 feet and Section 238.2 to permit a side setback of 9 feet in lieu of the required 30 feet and a rear yard setback of 24 feet in lieu of the required 30 feet.

Hardship and practical difficulty caused by recent Health Department Requirement for 50 ft setback from centerline of stream.

Revised Petition 8/12/86  
87-59-A  
Jack Pechter, N/S of Joppa Rd, 570' W of Belair Rd, 11th Election District.  
MAP NO. 106  
HC  
E. D. 11  
DATE 8-27-86  
200  
1000  
N-36, B10  
E-37, B10

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 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: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Legal Owner(s): (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Address \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Attorney for Petitioner: (Type or Print Name) \_\_\_\_\_ Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Signature \_\_\_\_\_ City and State \_\_\_\_\_  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
 Address \_\_\_\_\_ City and State \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at 11:30 o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

**PETITION FOR ZONING VARIANCE**  
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 made a part hereof, hereby petition for a Variance from Section 232.3.b to permit a rear setback of 10 feet in lieu of the required 20 feet and Section 238.2 to permit a side setback of 9 feet in lieu of the required 30 feet.

Hardship and practical difficulty caused by recent Health Department requirement for 50 foot setback from centerline of stream.

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: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Legal Owner(s): (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Address \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Attorney for Petitioner: (Type or Print Name) \_\_\_\_\_ Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Signature \_\_\_\_\_ City and State \_\_\_\_\_  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
 Address \_\_\_\_\_ City and State \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.

87-59-A  
#443

**PETITION FOR ZONING VARIANCES**  
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 made a part hereof, hereby petition for a Variance from Section 232.3.b to permit a rear setback of 10 feet in lieu of the required 20 feet and Section 238.2 to permit a side setback of 9 feet in lieu of the required 30 feet.

Hardship and practical difficulty caused by recent Health Department requirement for 50 foot setback from centerline of stream.

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: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Legal Owner(s): (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_  
 Address \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Attorney for Petitioner: (Type or Print Name) \_\_\_\_\_ Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Signature \_\_\_\_\_ City and State \_\_\_\_\_  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
 Address \_\_\_\_\_ City and State \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

to permit rear yard setbacks of 10 feet in lieu of the required 20 feet in the B.L. portion of the subject property and 24 feet in lieu of the required 30 feet in the B.R. portion and a side yard setback of 9 feet to the west property line in lieu of the required 30 feet and is hereby GRANTED from and after the date of this Order.

AJ/srl  
cc: S. Eric DiNenna, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

LEO W. RADER  
REGISTERED SURVEYOR  
SUBDIVISION ENGINEERING  
TITLE SURVEYS  
LAND PLANNING  
38 Belfast Road - Timonium, Maryland 21093  
CL 2-2920 or 292-2920  
June 10, 1986

DESCRIPTION FOR VARIANCE - JOPPA CORNERS SQUARE  
 BEGINNING for the same on the northerly side of Joppa Road as widened to 84 feet and distant 570 feet more or less measured westerly along said northerly side of Joppa Road from the westerly side of Belair Road, thence running North 9 degrees 11 minutes 49 seconds East 230.90 feet, North 79 degrees 11 minutes 46 seconds East 36.14 feet, North 55 degrees 08 minutes 40 seconds East 130.00 feet, North 28 degrees 36 minutes 53 seconds East 204.10 feet, North 81 degrees 33 minutes 11 seconds West 215.26 feet, South 9 degrees 11 minutes 49 seconds West 532.55 feet to the said northerly side of the Joppa Road, thence along said northerly side of the Joppa Road North 74 degrees 25 minutes 36 seconds East 22.03 feet to the place of beginning.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 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 the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31<sup>st</sup> day of October, 1986, that the Petition for Zoning Variances

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 8/11/86  
 Posted for: Variance  
 Petitioner: Pat McKeon  
 Location of property: N/S Joppa Rd., 570' W of Belair Rd.  
 Location of Signs: \_\_\_\_\_  
 Remarks: Post payment sticker placed on sign  
 Posted by: [Signature] Date of return: 8/11/86  
 Number of Signs: 2

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 9/12/86  
 Posted for: Variance  
 Petitioner: Jack Pechter  
 Location of property: N/S Joppa Rd., 570' W of Belair Rd.  
 Location of Signs: Posting Joppa Rd. corner 20' x 20' sign on property as Petitioner  
 Remarks: 2nd sign posted at end of Belair Rd. 9/11/86  
 Posted by: [Signature] Date of return: 9/11/86  
 Number of Signs: 2

PETITION FOR ZONING VARIANCES

11th Election District  
Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road

DATE AND TIME: Wednesday, October 22, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 301, 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 Zoning Variance to permit a rear setback of 10 feet in lieu of the required 20 feet, a side setback of 9 feet in lieu of the required 30 feet, and a rear yard setback of 24 feet in lieu of the required 30 feet

Being the property of Jack Pechter, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S Joppa Rd., 570' W of Belair Rd., 11th District : OF BALTIMORE COUNTY  
JACK PECHTER, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Jack Pechter, 908 York Rd., Towson, MD 21204, Petitioner; and Emanuel S. Glasser, 2402 Velvet Valley Way, Owings Mills, MD 21117, who requested notification.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
N/S of Joppa Rd., 570' W of Belair Rd., 11th Dist. : OF BALTIMORE COUNTY  
PAT AKEHURST, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

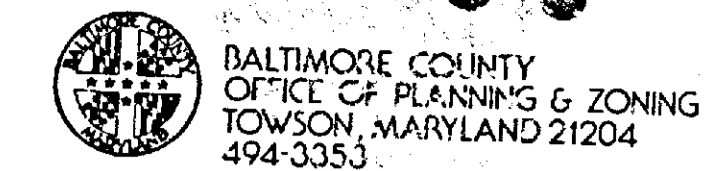
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward Azreal, Esquire, Azreal, Gann & Franz, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 5, 1986

Dr. Emanuel S. Glasser  
2402 Velvet Valley Way  
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCES  
N/S of Joppa Rd., 570' W of Belair Rd.  
11th Election District  
Pat Akehurst - Petitioner  
Case No. 87-52-A

Dear Dr. Glasser:

As you are aware, on July 31, 1986, the hearing for August 12, 1986, concerning this case was postponed due to the fact that it was determined that a revised Petition and revised plans have to be submitted by you to this office. This is to inform you that \$77.60 is due this office for advertising and posting of this property for the August 12th hearing. Please make your check payable to "Baltimore County, Maryland" and remit it to the Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

This fee must be paid and you must make arrangements to have our two zoning signs and posts removed from the property and returned to this office.

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

No. 021819

DATE: 8/12/86 ACCOUNT: R-01-615-000

SIGN & POST RETURNED  
AMOUNT \$ 77.60  
RECEIVED FROM: Emanuel S. Glasser, O.S., Inc., 2402 Velvet Valley Way, Owings Mills, MD 21117

ADVERTISING & POSTING RE CASE #87-52-A

FOR: 8 8094\*\*\*\*\*7760: 3124F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES

11th Election District  
Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road

DATE AND TIME: Tuesday, August 12, 1986, at 11:00 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 Zoning Variance to permit a rear yard setback of 10 feet in lieu of the required 20 feet and a side yard setback of 9 feet in lieu of the required 30 feet

Being the property of Pat Akehurst, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
N/S Joppa Rd., 570' W of Belair Rd., 11th Dist. : OF BALTIMORE COUNTY  
PAT AKEHURST, Petitioner : Case No. 87-52-A

ENTRY OF APPEARANCE

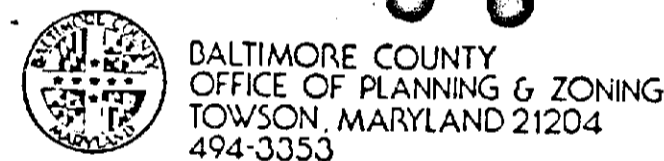
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Pat Akehurst, 3533 Joppa Rd., Baltimore, MD 21234, Petitioner; and Emanuel S. Glasser/Jack Pechter, 2402 Velvet Valley Way, Owings Mills, MD 21117, Contract Purchasers.

*Peter Max Zimmerman*  
Peter Max Zimmerman



ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 17, 1986

Mr. Jack Pechter  
908 York Road  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
N/S of Joppa Rd., 570' W of Belair Rd.  
11th Election District  
Jack Pechter - Petitioner  
Case No. 87-52-A

Dear Mr. Pechter:

This is to advise you that \$77.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

No. 025586

DATE: 10/22/86 ACCOUNT: R-01-615-000

NO SIGNS & POSTS RETURNED on 10/21/86  
RECEIVED FROM: Mr. Emanuel S. Glasser AMOUNT \$ 77.60 CASH

ADVERTISING & POSTING COSTS RE CASE #87-52-A

FOR: 8 8094\*\*\*\*\*7760: 3124F

VALIDATION OR SIGNATURE OF CASHIER

Walt,  
Please put 2  
pp stickers on signs.  
By Betty

11th Election District: 87-52-A

Location: N/S of Joppa Rd., 570' W of Belair Rd.

Hearing: Tuesday, August 12, 1986, at 11:00 a.m.

Petition for Zoning Variance to permit a rear yard setback of 10' in lieu of the required 20' and a side yard setback of 9' in lieu of the required 30'

Petitioner: Pat Akehurst

No. of Signs: 2

8/1/86

Note: 1 sign on Joppa Rd missing.  
PP sticker placed on sign post at end of Brookfield Rd



**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 TOWSON, MARYLAND

District: 11th Date of Posting: 7/7/86

Posted for: Variance

Petitioner: Pat Akehurst

Location of property: N/S Joppa Rd. 570' W of Belair Rd.

Location of Signs: At the corner of Joppa Rd. and Belair Rd. Signs on both sides of the road.

Remarks: As shown on plan filed with the Zoning Office.

Posted by: [Signature] Date of return: 7/11/86

Number of Signs: 2

**The Times**  
 Middle River, Md., July 24, 1986

This is to certify that the annexed Petition - Akehurst  
Reg. L 92713

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of July, 1986.

James Peck Publisher

\$2285

Edward Azreal, Esquire July 7, 1986

**OFFICE OF HEARING**  
 FOR ZONING VARIANCES  
 ppa Rd., 570' W of Belair Rd.  
 11th Election District  
 Case No. 87-52-A

2, 1986

Building, 111 West Chesapeake  
 yland

ARNOLD JABLON, ZONING COMMISSIONER  
 BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21284

PRESENTE  
 FIRST CLASS  
 047

to Mr. Akehurst  
 ryland 21234] md

Not at Post Office

**RECEIVED**  
 AUG 29 1986  
 DINENNA, MANN & BRESCHI  
 ATTORNEYS AT LAW  
 ZONING OFFICE  
 (301) 296-6820

August 28, 1986

RE: Petition for Variance  
 Item #463  
 Case No.: 87-52-A  
PAT AKEHURST

Dear Mr. Commissioner:

Please enter my appearance on behalf of the Petitioner, Mr. Jack Pechter concerning the above-captioned matter.

It is my understanding that your office will contact me prior to setting this matter in for hearing and that said matter will be attempted to be set in as soon as possible.

I appreciate your cooperation in this matter.

Very truly yours,  
[Signature]  
 S. ERIC DINENNA

SED:dkb  
 cc: Dr. Emanuel S. Glasser  
 Mr. Jack Pechter

Eric St.  
OCT 1, 2, 6, 8, 9, 16, 20, 23, 24, 27, 31,  
with TH 10, WE TH TH TH TH TH TH TH TH TH TH  
also he has advised that he is not available OCT 14-15

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD., October 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 2, 1986.

THE JEFFERSONIAN,  
Susan Sander Obrust  
 Publisher

Cost of Advertising  
24.75

S. Eric Dinenna, Esquire  
 406 West Pennsylvania Avenue  
 Towson, Maryland 21204

September 12, 1986

**NOTICE OF HEARING**  
 RE: PETITION FOR ZONING VARIANCES  
 N/S of Joppa Rd., 570' W of Belair Rd.  
 11th Election District  
 Jack Pechter - Petitioner  
 Case No. 87-52-A

TIME: 11:30 a.m.

DATE: Wednesday, October 22, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]  
 Zoning Commissioner  
 of Baltimore County

**Petition for Zoning Variance**  
 11th Election District  
 Case No. 87-52-A

LOCATION: North Side of Joppa Road, 570 feet West of Belair Road.

DATE AND TIME: Wednesday, October 22, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet and a side yard setback of 9 feet in lieu of the required 30 feet and a rear yard setback of 24 feet in lieu of the required 30 feet.

In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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

**The Times**  
 Middle River, Md., Sept 25, 1986

This is to certify that the annexed Petition - Jack Pechter  
Reg. L 925739

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of Sept, 1986.

James Peck Publisher.

**BALTIMORE COUNTY, MARYLAND**  
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
 TO: Zoning Commissioner Date: July 21, 1986

Norman E. Gerber, AICP, Director  
 FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-52-A

On April 17, 1986, this office denied the petitioner's request for a waiver of standards regarding the required setback from the stream (see file no. W-86-70). This office is opposed to the development and believes that the magnitude of the proposed facility should be reduced so as to permit a more environmentally sensitive treatment of the stream area. It is therefore requested that until or unless such reductions are made, the petitioner's request for a variance be denied.

Norman E. Gerber per [Signature]  
 Director

NEG:JGH:slm

CPS-008

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
 July 24, 1986

Mr. Pat Akehurst  
 3533 Joppa Road  
 Baltimore, Maryland 21234

RE: Item No. 463 - Case No. 87-52-A  
 Petitioner: Pat Akehurst  
 Petition for Zoning Variance

Dear Mr. Akehurst:

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.

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,  
James E. Dyer  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

JED:dkb  
 Enclosures

cc: Leo W. Rader  
 38 Belfast Road  
 Timonium, Maryland 21093

Dr. Emanuel S. Glasser  
 2402 Velvet Valley Way  
 Owings Mills, Maryland 21117

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD., July 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 24, 1986.

THE JEFFERSONIAN,  
Susan Sander Obrust  
 Publisher

Cost of Advertising  
24.75

**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 24th day of July, 1986.

Arnold Jablon  
 Zoning Commissioner

Petitioner: Pat Akehurst  
 Attorney: Edward Azreal, Esquire

Received by: James E. Dyer  
 Chairman, Zoning Plans  
 Advisory Committee

**GENERAL NOTES**

- COUNCILMANIC DISTRICT: 5  
CENSUS TRACT: 4114.C3  
WATERSHED: 4  
SUBWERSHED: 25  
PROPERTY NO: 11-01-033176  
SITE DEED REF: EHK, JR. 7003-330
- SOIL TYPE: Iu-IUKA SILT LOAM
- SITE ACREAGE:  
GROSS AREA: 1,122 AC. ± OR 48,864 SQ. FT.  
NET AREA: 1,122 AC. ± OR 48,864 SQ. FT.  
PROPOSED FLOOR AREA: 10,200 SQ. FT.
- FLOOR AREA RATIO:  
MAX. PERMIT. RATIO IN BR-2.0 | MAX. PERMIT. RATIO IN BL-3.0  
PROP. = 2,454 ÷ 29,808 = 0.08 | PROP. = 7,746 ÷ 13,719 = 0.56
- ZONING BR, BL-CSA AND DR 5.5
- ESTIMATED DAILY TRIPS: SEE COMP. IN NOTE 8.
- THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATE OR HAZARDOUS MATERIAL ON THIS SITE.
- ESTIMATED DAILY TRIPS:  
120/1000 S.F. RETAIL × 6200 S.F. = 744  
55/1000 S.F. MED. OFF. × 4000 S.F. = 220  
TOTAL = 964
- PARKING DATA:  
REQUIRED: 1ST FLOOR RETAIL - 6200 ÷ 200 = 31  
2ND FLOOR OFFICE - 4000 ÷ 500 = 8  
TOTAL REQ. = 39 INCL. 2 H.C.  
PROVIDED: 39 INCL. 2 H.C.

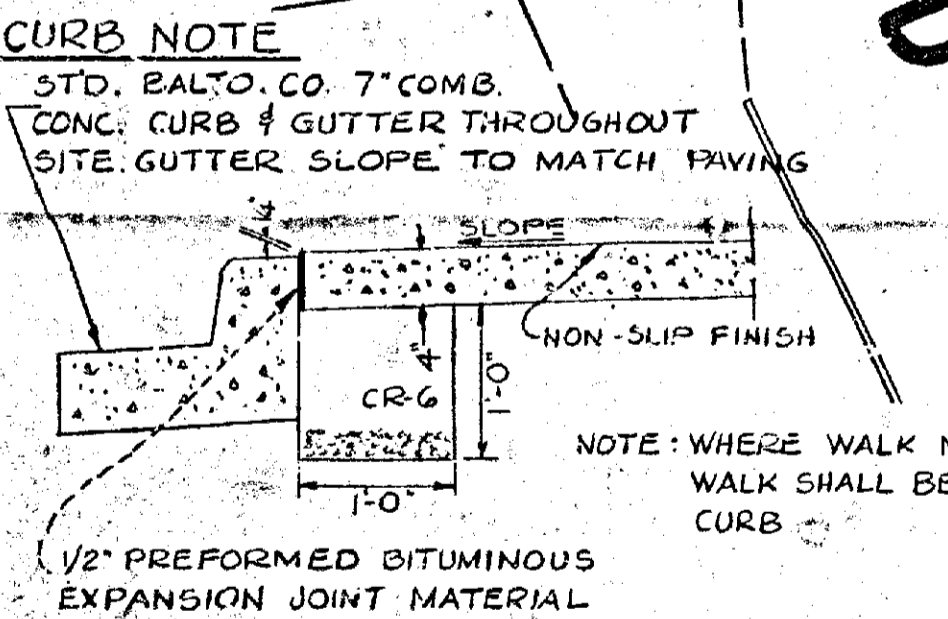
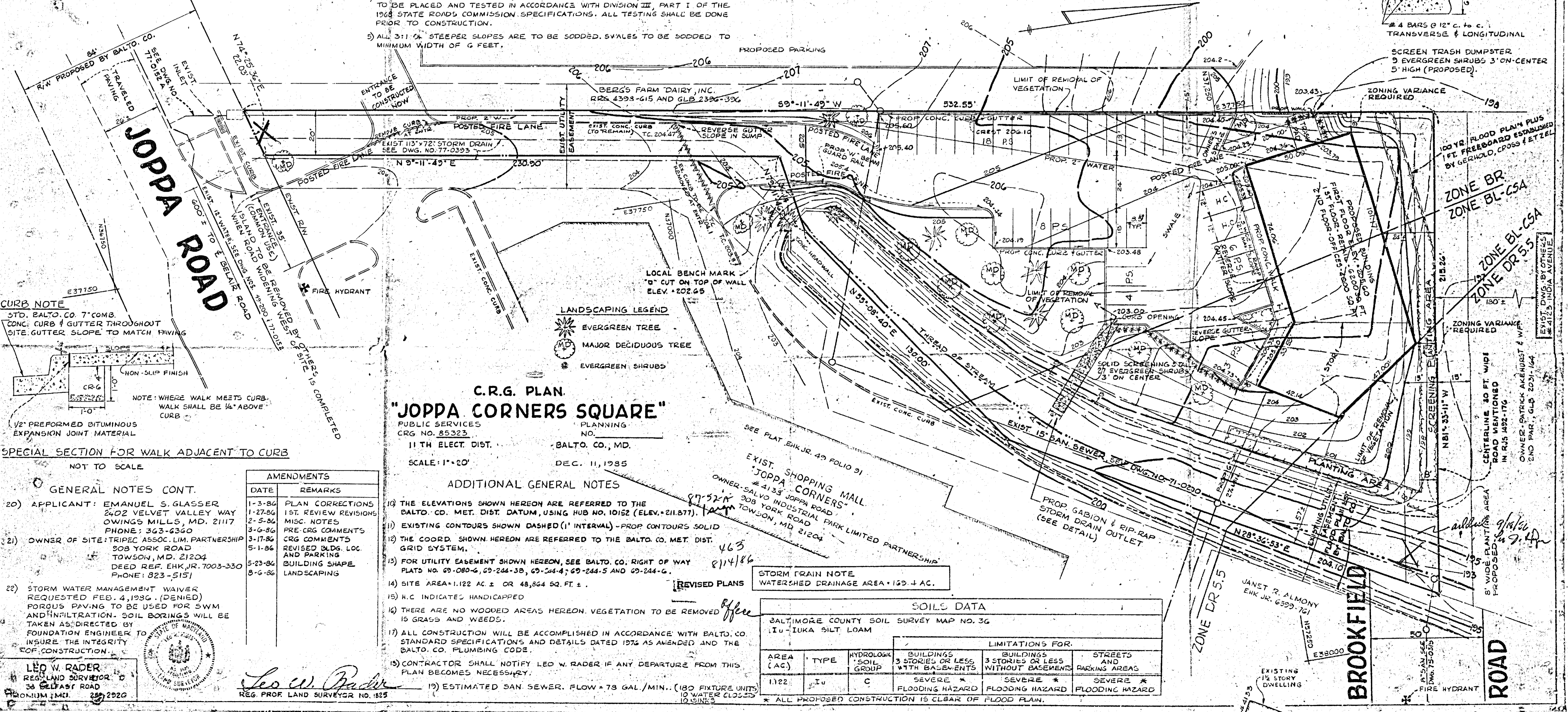
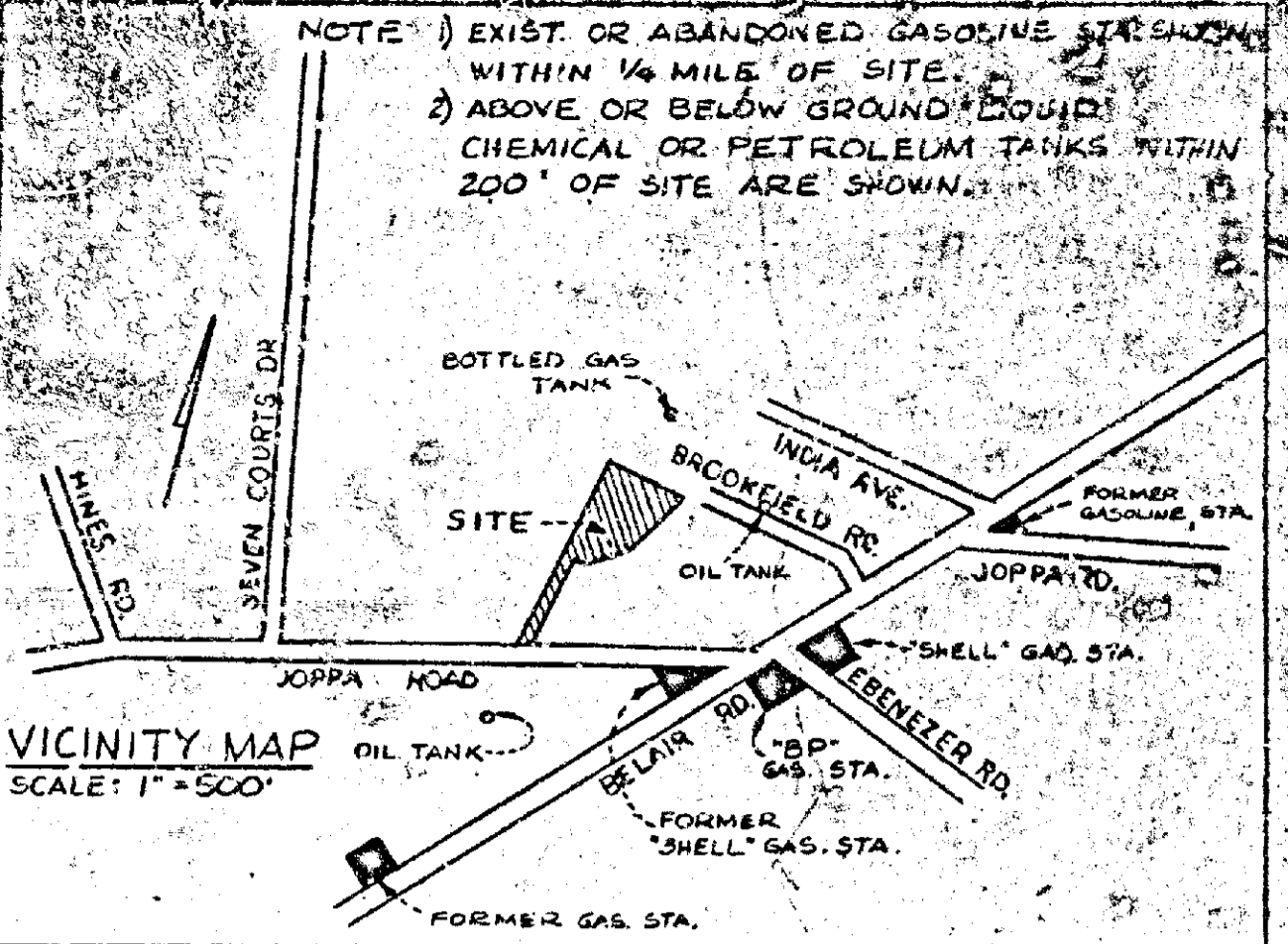
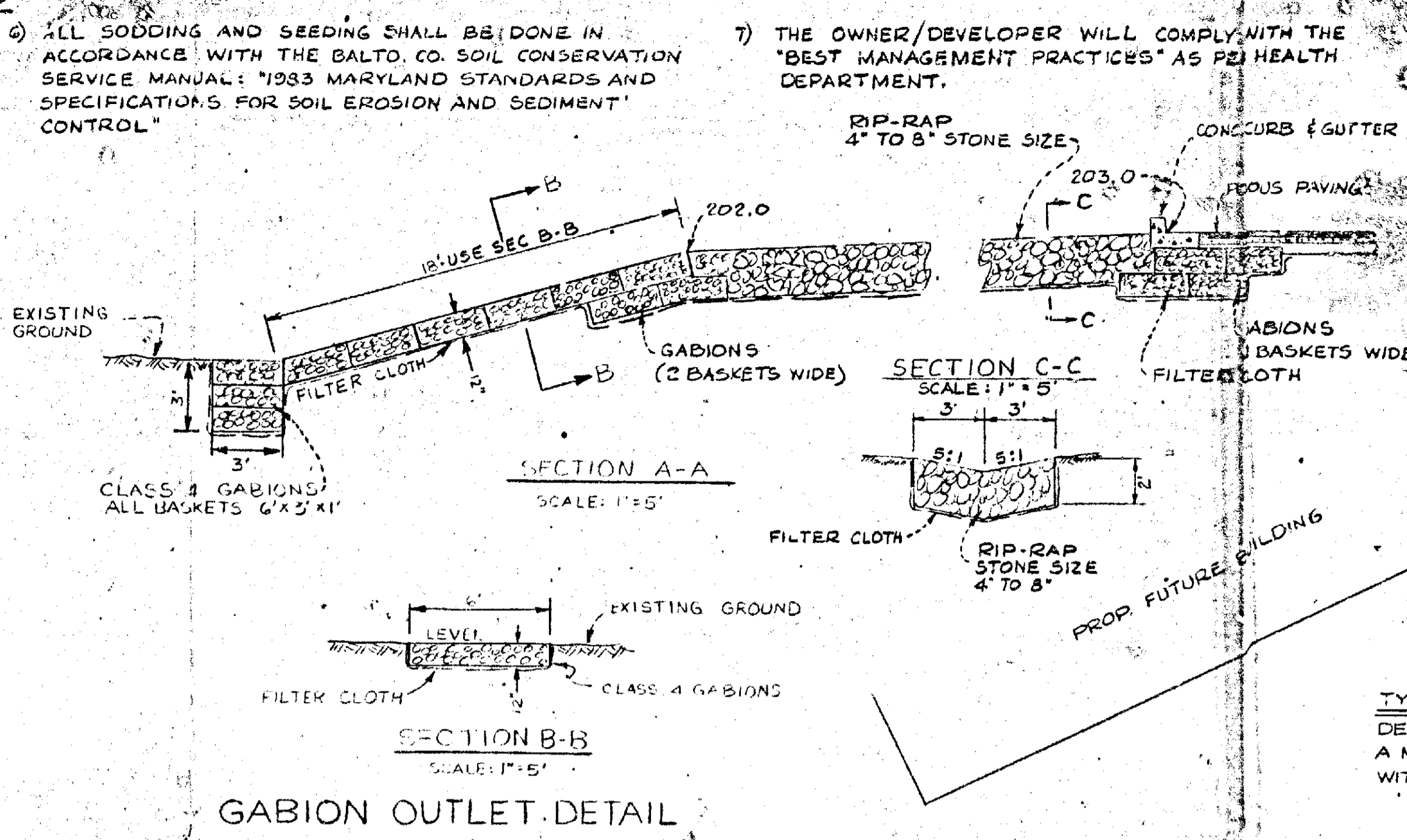
**GRADING & LANDSCAPING NOTES**

- PLANTING AREAS SHALL CONFORM WITH BALTO. CO. LANDSCAPE MANUAL.
- MAJOR DECIDUOUS TREES REQUIRED FOR PARKING:  
REQUIRED = 39 ÷ 12 = 4  
PROVIDED = 4
- PLANTING ALONG INTERIOR ROAD:  
REQUIRED: 290 ÷ 20 = 15 TREES  
PROVIDED: 8 MAJOR DECIDUOUS TREES  
7 MINOR DECIDUOUS OR EVERGREEN TREES
- PLANTING ALONG JOPPA ROAD:  
REQUIRED: 22 ÷ 40 = 1 TREE  
PROVIDED: 1 MAJOR DECIDUOUS TREE
- SCREENING FOR PARKING:  
REQUIRED: 69 ÷ 3 = 23 EVERGREEN SHRUBS  
PROVIDED: 24 EVERGREEN SHRUBS
- SCREENING FOR DUMPSTER:  
REQUIRED: 24 ÷ 3 = 8 EVERGREEN SHRUBS  
PROVIDED: 9 EVERGREEN SHRUBS
- TOTAL REQUIRED: 27 TREES  
131 EVERGREEN SHRUBS
- TOTAL PROVIDED: 13 MAJOR DECIDUOUS TREES  
7 MINOR DECIDUOUS OR EVERGREEN TREES  
35 EVERGREEN SHRUBS

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREON IS CONSISTENT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL 1985 AND MEETS ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES.

*[Signature]* 2/17/86  
SIGNATURE OF APPLICANT DATE

- ALL FOOTINGS FOR BUILDINGS SHALL BEAR ON SUITABLE UNDISTURBED SUBGRADE A MINIMUM OF 30" BELOW FINISHED GRADE.
- NO STRUCTURES, SLABS OR PAVEMENT SHALL BE PLACED ON A FILL ON UNSUITABLE MATERIAL.
- UNLESS SPECIFIED OTHERWISE, ALL FILL UNDER PAVEMENT, SLABS OR STRUCTURES TO BE PLACED AND TESTED IN ACCORDANCE WITH DIVISION III, PART I OF THE 1968 STATE ROADS COMMISSION SPECIFICATIONS. ALL TESTING SHALL BE DONE PRIOR TO CONSTRUCTION.
- ALL 3:1 OR STEEPER SLOPES ARE TO BE SODDED. SWALES TO BE SODDED TO MINIMUM WIDTH OF 6 FEET.



**AMENDMENTS**

DATE	REMARKS
1-3-86	PLAN CORRECTIONS
1-27-86	1ST REVIEW REVISIONS
2-5-86	MISC. NOTES
3-6-86	PRE-CRG COMMENTS
3-17-86	CRG COMMENTS
5-1-86	REVISED BLDG. LOC. AND PARKING
5-23-86	BUILDING SHAPE
8-6-86	LANDSCAPING

**GENERAL NOTES CONT.**

- APPLICANT: EMANUEL S. GLASSER  
2402 VELVET VALLEY WAY  
OWINGS MILLS, MD. 21117  
PHONE: 363-6360
- OWNER OF SITE: TRIPEC ASSOC. LIM. PARTNERSHIP  
308 YORK ROAD  
TOWSON, MD. 21204  
DEED REF. EHK, JR. 7003-330  
PHONE: 823-5151
- STORM WATER MANAGEMENT WAIVER REQUESTED FEB. 4, 1986. (DENIED)  
POROUS PAVING TO BE USED FOR SWM AND INFILTRATION. SOIL BORINGS WILL BE TAKEN AS DIRECTED BY FOUNDATION ENGINEER TO INSURE THE INTEGRITY OF CONSTRUCTION.

**C.R.G. PLAN**  
**"JOPPA CORNERS SQUARE"**  
PUBLIC SERVICES CRG NO. 85323  
PLANNING NO. 463  
11 TH ELECT. DIST. BALTO. CO., MD.  
SCALE: 1" = 20' DEC. 11, 1985

- ADDITIONAL GENERAL NOTES**
- THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUB NO. 10152 (ELEV. 211.877).
  - EXISTING CONTOURS SHOWN DASHED (1' INTERVAL) - PROP CONTOURS SOLID
  - THE COORD. SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID SYSTEM.
  - FOR UTILITY EASEMENT SHOWN HEREON, SEE BALTO. CO. RIGHT OF WAY PLATS NO. 69-080-6, 69-244-3B, 69-244-4, 69-244-5 AND 69-244-6.
  - SITE AREA = 1,122 AC. ± OR 48,864 SQ. FT. ±
  - H.C. INDICATES HANDICAPPED
  - THERE ARE NO WOODED AREAS HEREON. VEGETATION TO BE REMOVED IS GRASS AND WEEDS.
  - ALL CONSTRUCTION WILL BE ACCOMPLISHED IN ACCORDANCE WITH BALTO. CO. STANDARD SPECIFICATIONS AND DETAILS DATED 1976 AS AMENDED AND THE BALTO. CO. PLUMBING CODE.
  - CONTRACTOR SHALL NOTIFY LEO W. RADER IF ANY DEPARTURE FROM THIS PLAN BECOMES NECESSARY.
  - ESTIMATED SAN SEWER FLOW = 73 GAL./MIN. (180 FIXTURE UNITS @ 10 WATER CLOSURES @ 10 LINES)

**STORM DRAIN NOTE**  
WATERSHED DRAINAGE AREA = 169.4 AC.

**SOILS DATA**  
BALTIMORE COUNTY SOIL SURVEY MAP NO. 36  
Iu-IUKA SILT LOAM

AREA (AC)	TYPE	HYDROLOGIC GROUP	LIMITATIONS FOR:		
			BUILDINGS 3 STORIES OR LESS WITH BASEMENTS	BUILDINGS 3 STORIES OR LESS WITHOUT BASEMENTS	STREETS AND PARKING AREAS
1.122	Iu	C	SEVERE * FLOODING HAZARD	SEVERE * FLOODING HAZARD	SEVERE * FLOODING HAZARD

\* ALL PROPOSED CONSTRUCTION IS CLEAR OF FLOOD PLAIN.

**LEO W. RADER**  
REG. LAND SURVEYOR  
33 BELFAST ROAD  
BLOOMING ME, MD. 21117  
PHONE: 281-2920

*[Signature]*  
REG. PROF. LAND SURVEYOR NO. 1825

**BROOKFIELD ROAD**

**GENERAL NOTES**

- COUNCIL MAND. DISTRICT: 5  
CENSUS TRACT: 4114.03  
WATERSHED: 4  
SUBWATERSHED: 25  
PROPERTY NO: 11-01-033176  
SITE DEED REF: EHK, JR. 7003-330
- SOIL TYPE: Iu-IUKA SILT LOAM
- SITE ACREAGE:  
GROSS AREA: 1.122 AC. ± OR 48,864 SQ. FT.  
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PROPOSED FLOOR AREA: 10,200 SQ. FT.
- FLOOR AREA RATIO:  
MAX. PERMIT RATIO IN BR-2.0 | MAX. PERMIT RATIO IN BL-3.0  
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TOTAL = 964
- PARKING DATA:  
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TOTAL REQ. = 39 INCL. 2 H.C.  
PROVIDED: 39 INCL. 2 H.C.

**GRADING & LANDSCAPING NOTES**

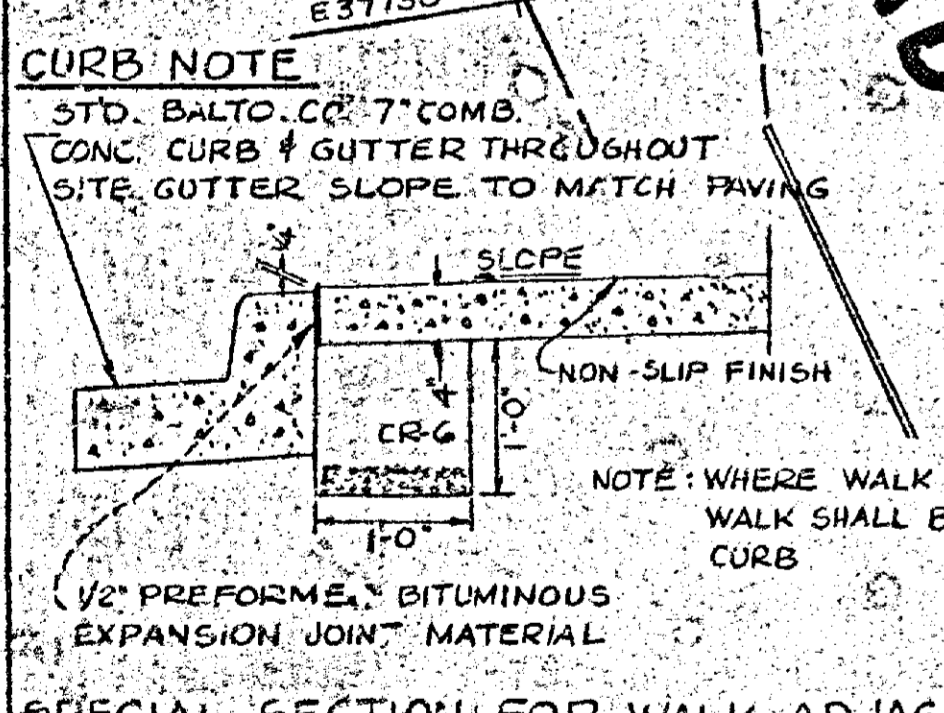
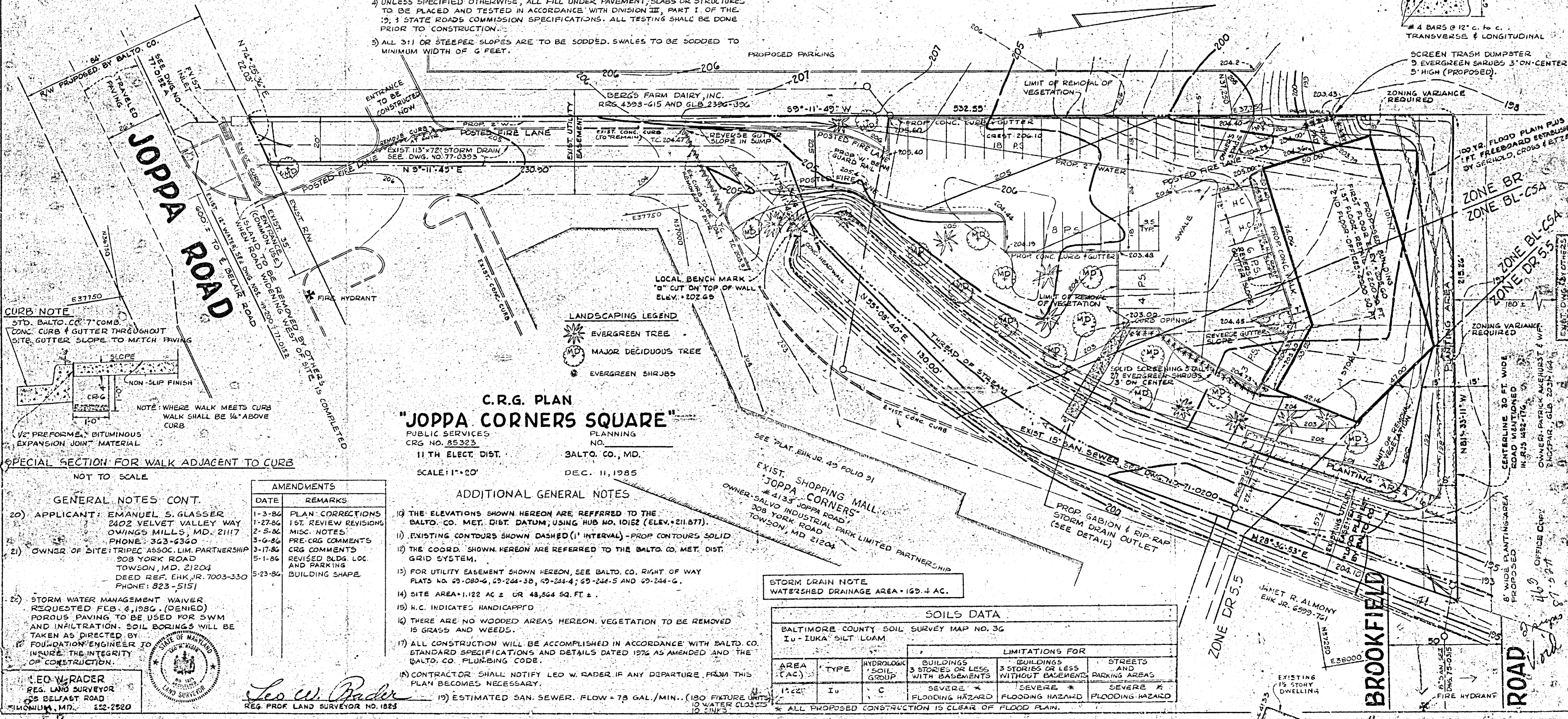
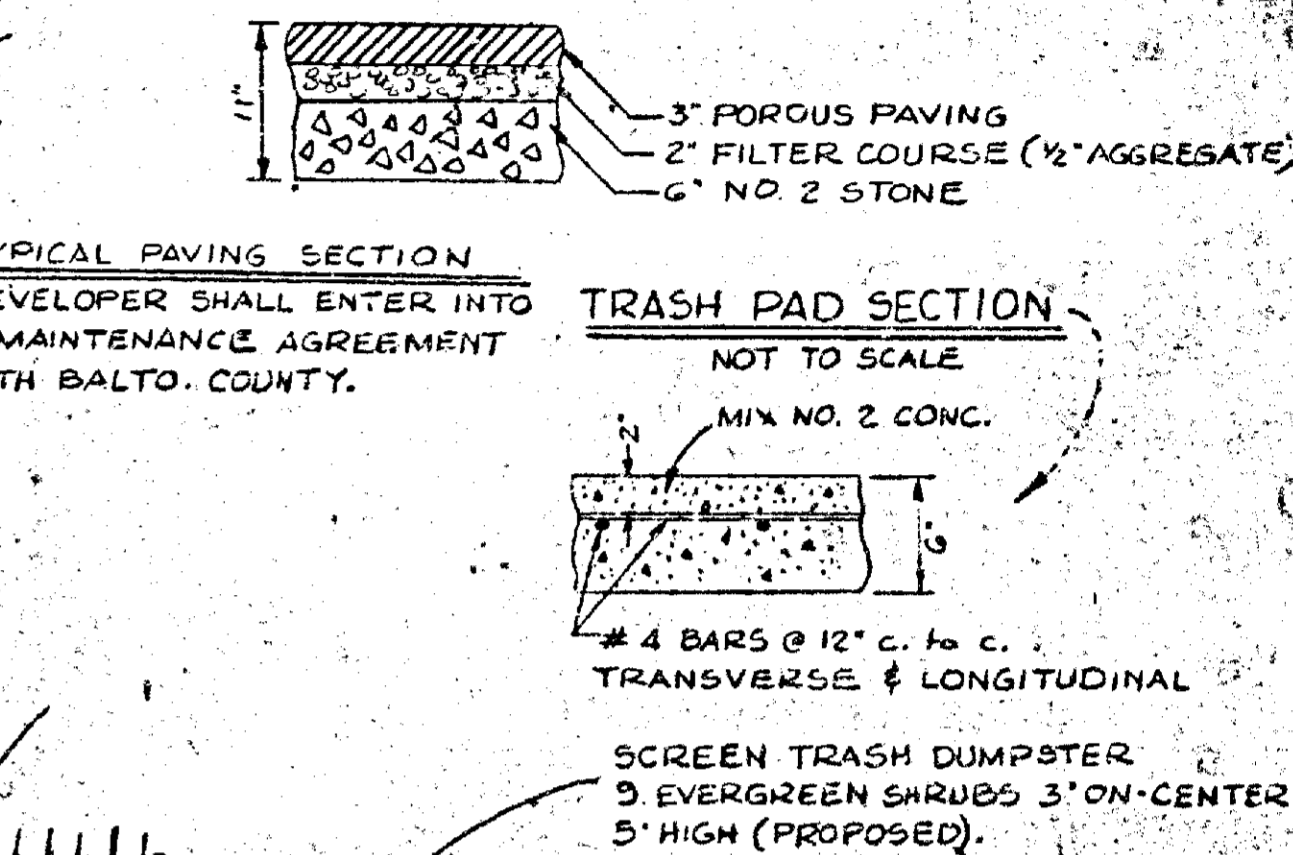
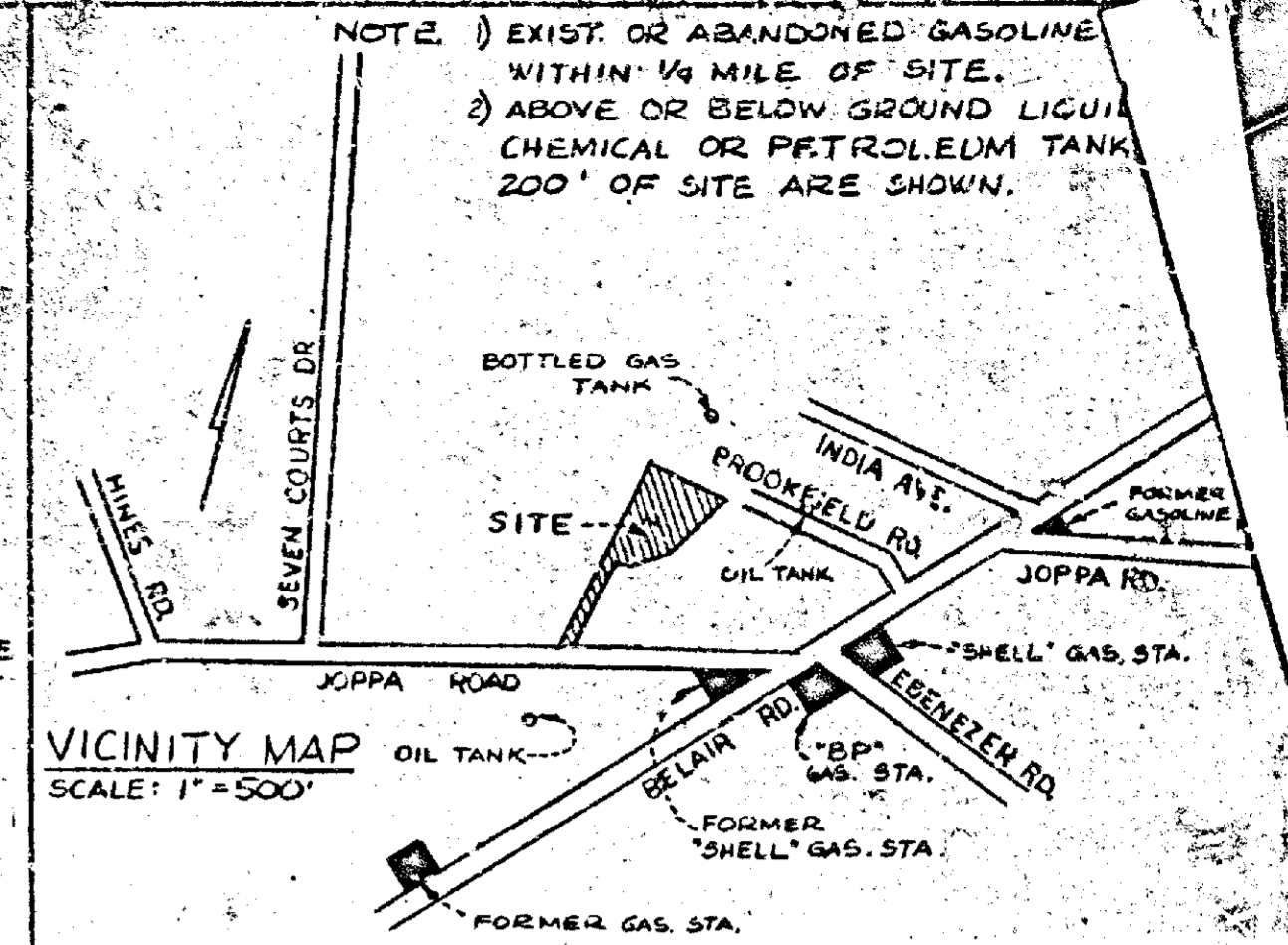
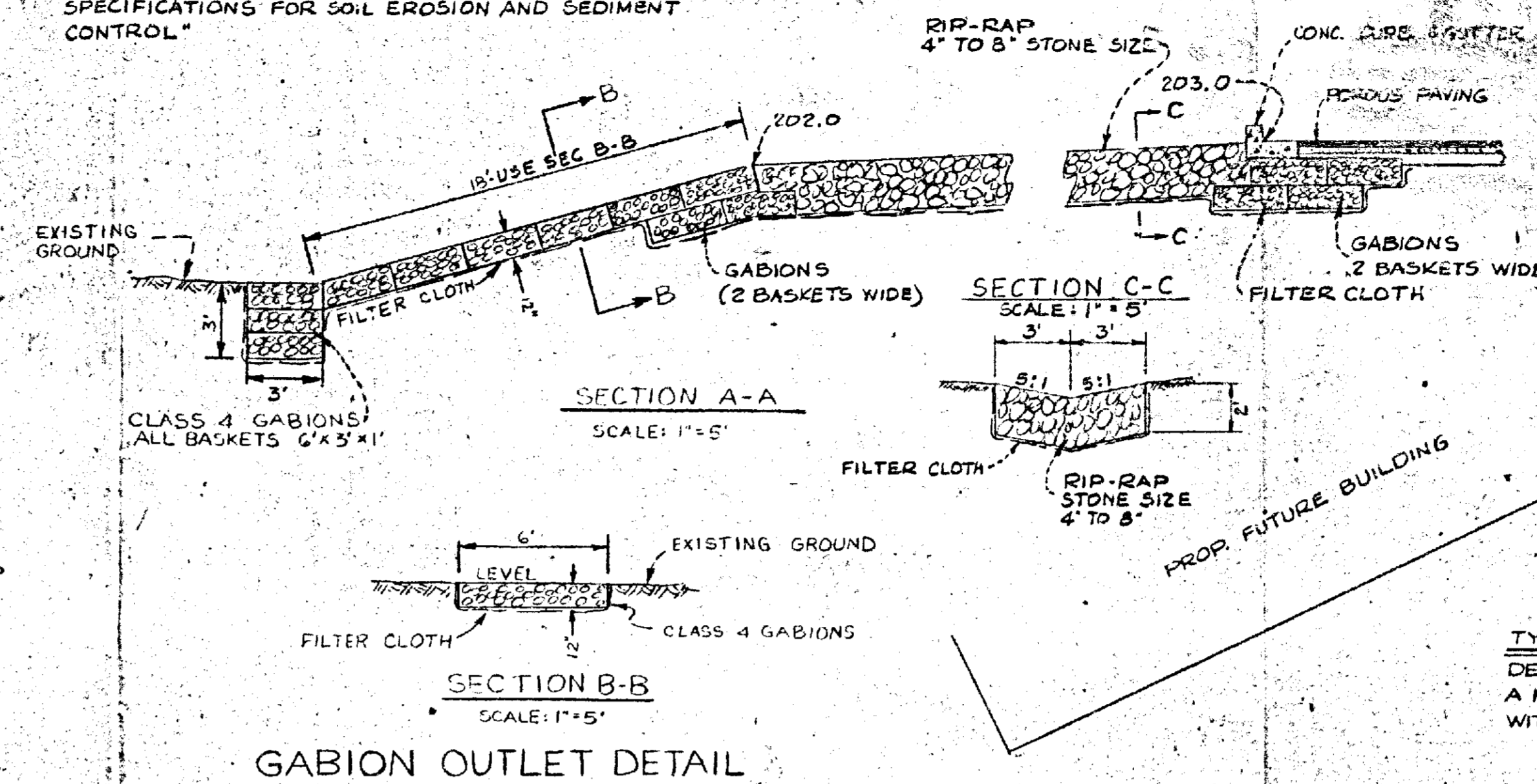
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*[Signature]* 2/17/86  
SIGNATURE OF APPLICANT DATE

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- ALL 3:1 OR STEEPER SLOPES ARE TO BE SODDED. SWALES TO BE SODDED TO MINIMUM WIDTH OF 6 FEET.

7) THE OWNER/DEVELOPER WILL COMPLY WITH THE "BEST MANAGEMENT PRACTICES" AS PER HEALTH DEPARTMENT.



**AMENDMENTS**

DATE	REMARKS
1-3-86	PLAN CORRECTIONS
1-27-86	1ST REVIEW REVISIONS
2-5-86	MISC. NOTES
3-6-86	PRE-CRG COMMENTS
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**GENERAL NOTES CONT.**

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PHONE: 363-6360
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POROUS PAVING TO BE USED FOR SWM AND INFILTRATION. SOIL BORINGS WILL BE TAKEN AS DIRECTED BY FOUNDATION ENGINEER TO INSURE THE INTEGRITY OF CONSTRUCTION.

**ED. W. RADER**  
REG. LAND SURVEYOR  
25 BELFAST ROAD  
TIMONIUM, MD. 21280

*[Signature]*  
REG. PROF. LAND SURVEYOR NO. 1823

**C.R.G. PLAN**  
**"JOPPA CORNERS SQUARE"**  
PUBLIC SERVICES  
CRG NO. 85323  
11TH ELECT. DIST.  
SCALE: 1" = 20'

PLANNING NO.  
BALTO. CO., MD.  
DEC. 11, 1985

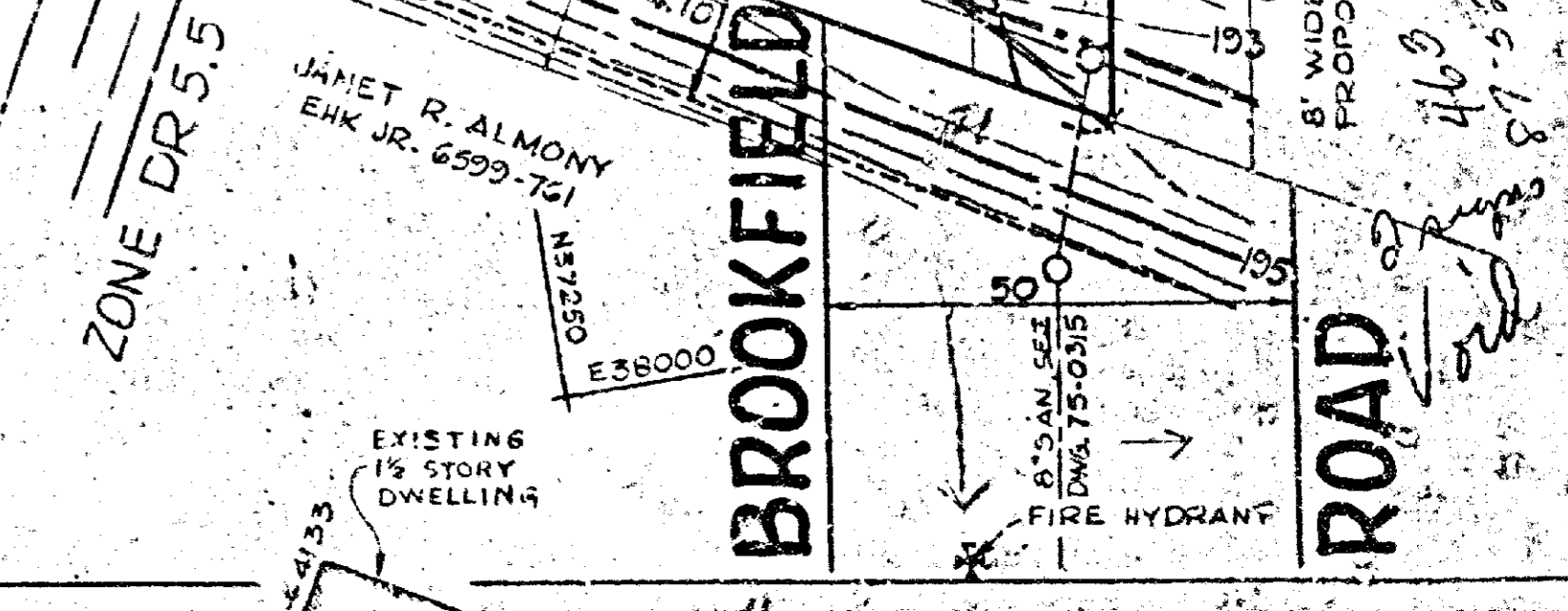
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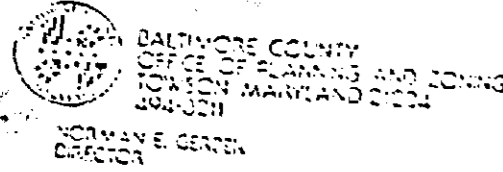
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WATERSHED DRAINAGE AREA = 163.4 AC.

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BALTIMORE COUNTY SOIL SURVEY MAP NO. 36  
Iu-IUKA SILT LOAM

AREA (AC)	TYPE	HYDROLOGIC SOIL GROUP	LIMITATIONS FOR		
			BUILDINGS 3 STORIES OR LESS WITH BASEMENTS	BUILDINGS 3 STORIES OR LESS WITHOUT BASEMENTS	STREETS AND PARKING AREAS
1.122	Iu	C	SEVERE *	SEVERE *	SEVERE *
			FLOODING HAZARD	FLOODING HAZARD	FLOODING HAZARD

\* ALL PROPOSED CONSTRUCTION IS CLEAR OF FLOOD PLAN.





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Townson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 463 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Pat Akehurst  
Location: N/S Joppa Road, 570 feet W of Belair Road  
District: 11B.

APPLICABLE CODES AND ORDINANCES:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.S.C.G. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Supplemental seals are not acceptable.
5. All the Groups except the Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 1017, Section 1016-C and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alternate permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: See also Section 114.0 due to possible windows in west wall. Access to both levels by the Handicapped is required. Building shall comply to Section 313.0.
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Mark E. Rumbolt*  
311 E. Rumbolt, Chief  
Building Plans Section

4/22/86

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

July 14, 1986

Re: Zoning Advisory Meeting of JUNE 24, 1986  
Item # 463  
Property Owner: PAT AKEHURST  
Location: N/S JOPPA RD 570' W. OF  
BELAIR RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- Forward by the Bureau of Public Services.
- This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 20-93 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- The property is located in a Flood Plain, Flood/Airwater. Please see the attached copy of Section 216-D of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
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**POWER OF STANDARDS (AD'S SETBACK FROM SIDE LOT LINE) WAS DENIED BY PLANNING DIRECTOR (N/S JOPPA CORNER SQUARE)**

cc: Gary Howell

Luzene A. Sobser  
Chief, Current Planning and Development

LAW OFFICES  
AZRAEL, GANN AND FRANZ  
SUITE 502  
401 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(301) 821-6800

July 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
111 W. Chesapeake Avenue  
Townson, MD 21204

RE: CASE #87-52A--PETITIONER PAT AKEHURST

Dear Mr. Jablon:

I am in receipt of a Notice of a Hearing relating to the above matter in which I am named as attorney for the petitioner.

There must be some mistake. I do not know Pat Akehurst; nor have I ever been consulted by him relating to the above matter nor any other matter.

Please forward another Notice to whoever is to be notified of the Hearing.

Very truly yours,

*Edward Azrael*  
Edward Azrael

dvh

cc: Phillis Friedman--Room 223

Professional Suites And Stores  
8109 HANFORD ROAD PARKVILLE, MARYLAND 21234  
686-1778 363-8380  
Dr. Emanuel S. Glasser  
Developer  
June 20, 1986

Mr. Arnold Jablon  
c/o Zoning Department  
Baltimore County  
111 W. Chesapeake Ave.  
Townson, Md. 21204

Dear Mr. Jablon:

Pursuant to our telephone conversation, this letter is a request to expedite a variance filed June 10, 1986 in order to construct the "Joppa Corners Square" building.

Just prior to my scheduled CRG meeting April 10, 1986, Health Department passed a new ruling stating that any new construction must be located a minimum of 50 feet from the center line of a stream. Despite my plea that the building had been in the working for at least a year, with my engineer, Leo Rader, reviewing aspects of the plans in Baltimore County during that time, the Health Department stood firm on that ruling - all other provisions passed CRG.

Rocky Powell of the Health Department came to the rescue and drew up a new site plan moving the building beyond the 50 foot set back but moved a corner of the building within 6 foot of the west boundary where a 30 foot set back is required - thus the variance. (A corner of the east side of the building had already been chopped off to satisfy a DR 5.5 area). This current plan has the apparent approval of all the Departments in the county.

Naturally this untimely delay has wrecked my time schedule and resulted in severe financial loss.

It is thereby hoped that you will expedite the variance hearing so that a start can be made on the building yet this summer. Further delay to next year would be unbearably costly.

Please help.

Sincerely yours,  
*Emanuel S. Glasser*  
Emanuel S. Glasser

ES6/1q

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

June 24, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Townson, Maryland 21204

RE: Property Owner: Pat Akehurst

Location: N/S Joppa Rd., 570' W. of Belair Road

Item No.: 463

Zoning Agenda: Meeting of 6/24/86

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 head 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Noted and Approved:  
Planning Group  
Special Inspection Division

/mb

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

ARNOLD JABLON  
ZONING COMMISSIONER

July 23, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Dr. Emanuel S. Glasser  
2402 Velvet Valley Way  
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance  
Petitioner: Pat Akehurst  
Case No. 87-52-A

Dear Dr. Glasser:

This office is in receipt of a letter from Edward Azrael, Esquire whose signature appears on the above petition that was filed by you on June 12, 1986. The letter and a subsequent telephone conversation with Mr. Azrael leaves little doubt that the signature has been forged without Mr. Azrael's knowledge, and the Zoning Commissioner has indicated that if this is the case it would be considered a criminal act by the person who affixed the signature on the petition. He has also advised me to place the petition on hold for a period of 10 days from the date of this letter. The purpose of the holding period is to give you 10 days to submit a new petition correctly signed by the Petitioner, Contract Purchaser or the Attorney who is to represent the Petitioner or Contract Purchaser. In the event that the new petition is not received within the required 10 days the petition will be considered withdrawn with prejudice.

Should you have any questions concerning this matter, please contact this office at your earliest convenience.

Sincerely,

*James E. Byr*  
JAMES E. BYR  
Zoning Supervisor

JED:kbb

[7/24/86 bl. cc: Phillis Cole Friedman, Esquire  
People's Council] *Mad*

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

STEPHEN E. COLLINS  
DIRECTOR

July 2, 1986

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

Item No. 463 -ZAC- Meeting of June 24, 1986  
Property Owner: Pat Akehurst  
Location: N/S Joppa Road, 570 feet W of Belair Rd.  
Existing Zoning: B.R. and B.L. - CSA and D.R. 5.5  
Proposed Zoning: Variance to permit a rear setback of 10 feet in lieu of the required 20 feet and to permit a side setback of 9 feet in lieu of the required 30 feet  
1.122 acres  
11th Election District

Acres:  
District:

Dear Mr. Jablon:

Please see the CRG comments for this site.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

7/2/86