

87-146-A

68

8/19/86

8/19/86

9/30/86

10/6/86

N/S of Frederick Rd., 190' E of Ingleside Ave.
(624 Frederick Rd.)

1st Elec. Dist.

Variance - filing fee \$100.00 - Thomas E. Booth

Hearing set for 9/30/86, at 9:45 a.m.

Advertising and Posting - \$58.65

Ordered by the Deputy Zoning Commissioner that the request for a zoning variance to permit 8 parking spaces, identified in Petitioner's Exhibit No. 1, is GRANTED.

58 87-146-A 58 87-146-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.29(6), to allow 8 parking spaces in lieu of the required 16 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached

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: N/A

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

Legal Owner(s):

Thomas Booth
(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Address

Phone No.

MAP	SW2F
E.D.	1
DATE	4-23-87
200	
1000	
DP	

87-146-A
N/S of Frederick Rd., 190' E of Ingleside Ave. (624 Frederick Rd.), 1st Elec. Dist.

ORDER RECEIVED FOR FILING

of August 19, 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1986, at 9:45 o'clock A.M.

Cal John
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 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 September 11, 1986

THE JEFFERSONIAN,

Cost of Advertising

24.75

ORDER RECEIVED FOR FILING

DATE 9/30/86 BY [Signature]

THE ZONING COMMISSIONER OF BALTIMORE COUNTY

LOCATION: North Side of Frederick Road, 190 feet East of Ingleside Avenue (624 Frederick Road)

DATE AND TIME: Tuesday, September 30, 1986, at 9:45 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 on the Petition for Zoning Variance to permit 8 parking spaces in lieu of the required 16 spaces.

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

Copy to

STANLEY S. FINE
ATTORNEY AT LAW
1001 S. CHARLES STREET
BALTIMORE, MARYLAND 21204

1. That without the requested variance, Petitioner will sustain practical difficulty and unreasonable hardship relating to 524 Frederick Road.
2. The requested variance will not harm the public health, safety, and general welfare of the area, and it is in accordance with the spirit and intent of the Zoning Regulations.
3. This building is located in an older business district and no more land for parking is available on the subject property.
4. This building is over 50 years old and has been used commercially as a bakery and bank since it was built.
5. This commercial building is now being used as a formal gown rental store. This business is not a high turn over of customers, with most customers calling for appointments which regulates flow of customers.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 6, 1986

Mr. Thomas E. Booth
4 Montrose Avenue
Catonsville, Maryland 21228

RE: Petition for Zoning Variance
N/S of Frederick Road
190' E of Ingleside Avenue
1st Election District
Case No. 87-146-A

Dear Mr. Booth:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Stanley S. Fine, Esquire
Sun Life Bldg., 10th Floor
20 S. Charles Street
Baltimore, Maryland 21201

People's Counsel

RE: PETITION FOR VARIANCE
N/S of Frederick Rd., 190' E of Ingleside Ave. (624 Frederick Rd.), 1st District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

THOMAS E. BOOTH, Petitioner

Case No. 87-146-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 27th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Thomas E. Booth, 4 Montrose Ave., Catonsville, MD 21228, 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

September 23, 1986

Mr. Thomas E. Booth
4 Montrose Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
N/S of Frederick Rd., 190' E of Ingleside Ave. (624 Frederick Rd.)
1st Election District
Thomas E. Booth - Petitioner
Case No. 87-146-A

Dear Mr. Booth:

This is to advise you that \$59.65 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.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please take the sign to the County, Maryland, and remit ding, Towson, Maryland

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

No. 025545

DATE 9/30/86 ACCOUNT R-01-515-900

SIGN RETURNED - NO POST INVOLVED

AMOUNT \$ 59.65 CASH

RECEIVED FROM Mr. Thomas E. Booth

ADVERTISING & POSTING COSTS RE CASE #87-146-A

FOR: 8 RCET*****535515 6304F

VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING

DATE 9/30/86 BY [Signature]

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of October, 1986, that the herein request for a zoning variance to permit 8 parking spaces, in accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-146-A

LOCATION: North Side of Frederick Road, 190 feet East of Ingleside Avenue (624 Frederick Road)

DATE AND TIME: Tuesday, September 30, 1986, at 9:45 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 8 parking spaces in lieu of the required 16 spaces

Being the property of Thomas E. Booth, 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-146-A

District 1st Date of Posting August 22-86
Posted for: Variance
Petitioner: Thomas Booth
Location of property: N/S of Frederick Road, 120' E of
Ingleside Ave. (624 Frederick Road)
Location of Signs: Class front window of 624 Frederick Road
Remarks: _____
Posted by: A. J. Jablon Date of return: Sept 5-86
Number of Signs: 1

Mr. Thomas E. Booth
4 Montrose Avenue
Catonsville, Maryland 21228

August 22, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Frederick Rd., 190' E of Ingleside
Ave. (624 Frederick Rd.)
1st Election District
Thomas E. Booth - Petitioner
Case No. 87-146-A

TIME: 9:45 a.m.
DATE: Tuesday, September 30, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 3, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-138-A and 87-146-A

This office shares the concerns expressed by the Department of Traffic Engineering.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008



Maryland Department of Transportation
State Highway Administration

RECEIVED
AUG 18 1986

ZONING OFFICE

August 13, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Dyer

Re: ZAC Meeting of 8-19-86
ITEM: #58
Property Owner: Thomas Booth
Location: N/S Frederick Road
Route 144, 190 Feet E.
Ingleside Avenue
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to
allow 8 parking spaces in lieu
of the required 16 parking spaces
District: 1st

Dear Mr. Jablon:

On review of the submittal of 7-15-86 and field inspection, the State Highway Administration finds the existing access to Frederick Road - Route 144 generally acceptable.

However, the existing 11' entrance between the existing building fails to meet minimal State Highway Administration requirements for commercial access.

If the existing 11' entrance remains unrestricted in daily use, the entrance may remain unchanged.

If conditions arise that cause traffic backups and congestion on Frederick Road, the State Highway Administration - Bureau of Engineering Access Permits will require the developer or owner to designate the access as "Ingress Only", with proper signs posted at the Route 144 access to read "One Way Ingress" and "Do Not Enter" signs constructed at the rear of the building.

On the day of inspection it was noted that only two (2) vehicles were parked at the rear parking area.

Very truly yours,

Charles Lee, Jr.
Charles Lee, Jr.
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogile

By: George Wittman
My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 11 19 86

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR ZONING VARIANCE
L94983

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 13 day of September 19 86, that is to say,
the same was inserted in the issues of

September 11, 1986

PATUXENT PUBLISHING CORP.
By: [Signature]

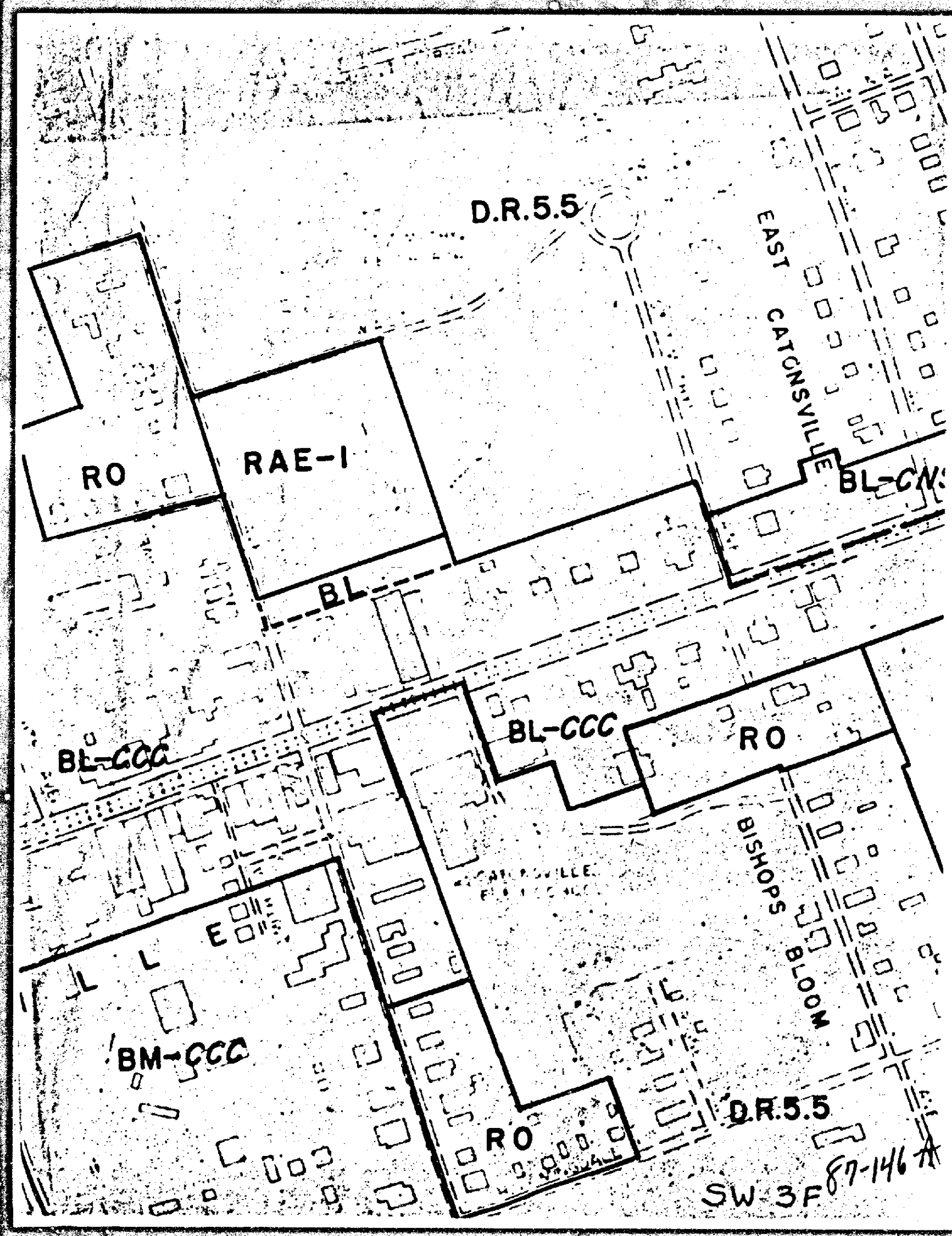
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1986

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

Chairman

Mr. Thomas Booth
4 Montrose Avenue
Catonsville, Maryland 21228

RE: Item No. 58 - Case No. 87-146-A
Petitioner: Thomas E. Booth
Petition for Variance

Dear Mr. Booth:

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:kkb

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
JUL 21 1986
MONTGOMERY CENTER
CITY

AUGUST 26, 1986

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of August 19, 1986
Item # 58
Petitioner: THOMAS BOOTH
Location: N/S FREDERICK RD. 190'
E. INGLESIDE AVE.

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.
- ☒ A County Review Group meeting was held and the minutes will be forwarded 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 parking on this site is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 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 8/12/86.
- ☒ The property is located in a designated service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change the intersection will be reviewed annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development

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
15th day of August, 1986

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Thomas E. Booth
Petitioner's
Attorney: _____

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



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

STEPHEN E. COLLING
DIRECTOR

September 9, 1986

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

Item No. 58 -ZAC- Meeting of August 19, 1986
Property Owner: Thomas Booth
Location: N/S Frederick Road, 190 feet E Ingleside Avenue
Existing Zoning: B.L. - CCC
Proposed Zoning: Variance to allow 8 parking spaces in lieu of the required 16 parking spaces
Area:
District: 1st

Dear Mr. Jablon:

The requested variance to parking can be expected to add to the existing parking problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

Gambino Electric Company

2 Bloomsbury Avenue
Catonsville, Md. 21228
Phone: 747-7000

9-26-86

The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
Towson, Maryland 21204

Re Case 87-146A

Dear Commissioner

I own the property across the street and slightly west (701 + 703 Frederick Road) of Mr. Booth's property at 624 Frederick Road. I have owned my property over 15 years.

I have no objection to Mr. Booth's granted a parking variance of 8 spaces instead of 16 parking spaces.

Louis C. Lamlind



WHALEN PROPERTIES

Commercial Real Estate Development and Management

Stephen W. Whalen, Jr.
Stephen W. Whalen, Jr.
William P. Jones

Pauline M. Clark
Lynn P. Hottle
James W. Mohler

CATONSVILLE PROFESSIONAL CENTER, SUITE #210
405 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
301-747-2900

September 12, 1986

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Zoning Office
Room #109
County Office Building,
Towson, Maryland 21204

Dear Ms. Jung:

Over the past month, I have had several discussions with Tom Booth with reference to his zoning variance request.

I manage, for my father, the three properties that are adjacent to his property. Their addresses are 628, 630, 632 Frederick Road. As a neighbor I fully support his request.

Very truly yours,

James W. Mohler
James W. Mohler

cc: Thomas E. Booth



HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

September 15, 1986

KENNETH H. MASTERS
TWELFTH DISTRICT
BALTIMORE COUNTY
VICE CHAIRMAN
BALTIMORE COUNTY DELEGATION
COMMITTEE
JUDICIARY

The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Thomas E. Booth
Petition for Variance
87-146-A
16 spaces / 8 spaces

Dear Mr. Zoning Commissioner:

I am writing at the request, and on behalf, of the Petitioner with whom I have been acquainted for many years. Mr. Booth has been a successful businessman in the Catonsville - Arbutus area for some time. He has upgraded properties in both communities in a manner which has substantially improved the quality of life for my constituents. Mr. Booth has also given of his time and talents in community service activities including Lighthouse Youth Service Bureau and St. Mark Church.

With this as background I feel no reluctance in urging favorable consideration of Mr. Booth's request.

I am personally familiar with the property in question and its actual use. My own law office is but several blocks from the subject property. While the use is retail, the nature of the wedding gown business, as I understand it, does not entail the kind of continuous customer flow associated with most other retail business. Therefore, I am satisfied that eight, rather than sixteen, parking spaces will be sufficient.

Further, as I understand it, about fifty percent of the square footage in the building is dedicated to storage and fitting rooms as opposed to retail selling space. This would seem to militate in favor of the relief requested by the Petitioner.

I realize you need to consider a variety of factors in considering this Petition, but I wanted to share my thoughts with you.

Very truly yours,
Kenneth H. Masters
KENNETH H. MASTERS

KHM:law

PIE'S CORVETTE & BODY SHOP

609 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
(301) 788-4600

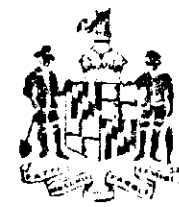
Dear Mrs. Jung.

I own the property at 609 Frederick Rd. across the street from 624 Frederick Rd. I have been at my location for the last 16 years and have no problem with the zoning variance case 87-146A being approved. Mr. Booth & I have discussed this matter in length and his building has been used commercially long before I came to Catonsville.

Thank you

Ray Edwards

PETITIONER'S
EXHIBIT 3



HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

September 29, 1986

LOUIS P. MORSBERGER
12TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY
COMMITTEE
ECONOMIC MATTERS

The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
Towson, MD 21204

Re: Thomas E. Booth, Petition for Variance
87-146-A - 16 spaces/8 spaces

Dear Commissioner Jablon:

I am writing at the request, and on behalf, of Thomas E. Booth with whom I have been acquainted for many years. Mr. Booth has been a successful businessman in the Catonsville/Arbutus area for many years and is continually upgrading his properties in both communities. Mr. Booth is also active in community service which includes Lighthouse Youth Service Bureau and St. Mark's Church.

I own several properties near Mr. Booth's property at 624 Frederick Road and am familiar with the parking in that area. The building has existed as a commercial building with eight parking spaces for as long as I can remember and has had more parking spaces than most buildings in Catonsville. Therefore, I have no objection to Mr. Booth being granted the exception.

As I understand it, about fifty percent of the square footage in the building is dedicated to storage and fitting rooms as opposed to retail selling space. This would seem to count in favor of the relief requested by Mr. Booth.

Sincerely,

Louis P. Morsberger
Louis P. Morsberger
Delegate
12th Legislative District

LPM:smd



CATONSVILLE BUSINESS ASSOCIATION, INC.

920 FREDERICK ROAD CATONSVILLE, MARYLAND 21228 747-8770

September 11, 1986

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Zoning Office
Room #109
County Office Building
Towson, Maryland 21204

Re: 624 Frederick Road
Case #87-146-A

Dear Ms. Jung:

On Thursday, September 11, 1986, Mr. Thomas E. Booth presented to our Board his request for a zoning variance case #87-146-A.

We discussed his request with a full board present, and unanimously approved to support his request.

Since the subject building and its related uses have been in existence for 50 years or more, we feel Mr. Booth's request is a fair and reasonable request. Thank you.

Very truly yours,

Linda Callan
Linda Callan
President

cc: Mr. Thomas E. Booth



HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

September 15, 1986

KENNETH H. MASTERS
TWELFTH DISTRICT
BALTIMORE COUNTY
VICE CHAIRMAN
BALTIMORE COUNTY DELEGATION
COMMITTEE
JUDICIARY

The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Thomas E. Booth
Petition for Variance
87-146-A
16 spaces / 8 spaces

Dear Mr. Zoning Commissioner:

I am writing at the request, and on behalf, of the Petitioner with whom I have been acquainted for many years. Mr. Booth has been a successful businessman in the Catonsville - Arbutus area for some time. He has upgraded properties in both communities in a manner which has substantially improved the quality of life for my constituents. Mr. Booth has also given of his time and talents in community service activities including Lighthouse Youth Service Bureau and St. Mark Church.

With this as background I feel no reluctance in urging favorable consideration of Mr. Booth's request.

I am personally familiar with the property in question and its actual use. My own law office is but several blocks from the subject property. While the use is retail, the nature of the wedding gown business, as I understand it, does not entail the kind of continuous customer flow associated with most other retail business. Therefore, I am satisfied that eight, rather than sixteen, parking spaces will be sufficient.

Further, as I understand it, about fifty percent of the square footage in the building is dedicated to storage and fitting rooms as opposed to retail selling space. This would seem to militate in favor of the relief requested by the Petitioner.

I realize you need to consider a variety of factors in considering this Petition, but I wanted to share my thoughts with you.

Very truly yours,
Kenneth H. Masters
KENNETH H. MASTERS

KHM:law

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lots(s) of ground and premises, unto and to the use of the said Grantee, his heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the said Grantor has caused its corporate seal to be hereto affixed, and its Vice-President to set his hand hereto.

WITNESS:

[Signature]

UNION TRUST COMPANY OF MARYLAND

BY *Richard L. Waltz*
RICHARD L. WALTZ, Vice-President

State of Maryland, *Calverton City* TO WIT:

I HEREBY CERTIFY, that on this *7th* day of *May*, 19*34*, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared *Richard L. Waltz*, who acknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by and in my presence, in the name of the said corporation by himself as Vice-President, and certified that this conveyance is a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property or interests of the Grantor Corporation.

WITNESS: my hand and Notarial Seal

My Commission expires *1936*



T-3
SAFECO TITLE INSURANCE CO. OF MD.
(Corporation Form)

App. H- 108641

This Deed, Made this *7th* day of *May*, 19*34*, in the year one thousand nine hundred and eighty-*four*, by and between

UNION TRUST COMPANY OF MARYLAND

a body corporate of the State of Maryland, of the first part, Grantor, and
THOMAS E. BOUTH, of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS \$210,000.00.

(Witnessed): that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor has hereby sold, conveyed and assigned unto the said Grantee, his heirs, personal representatives and assigns, in fee simple,

all those ----- lot(s) of ground
situate in Baltimore County

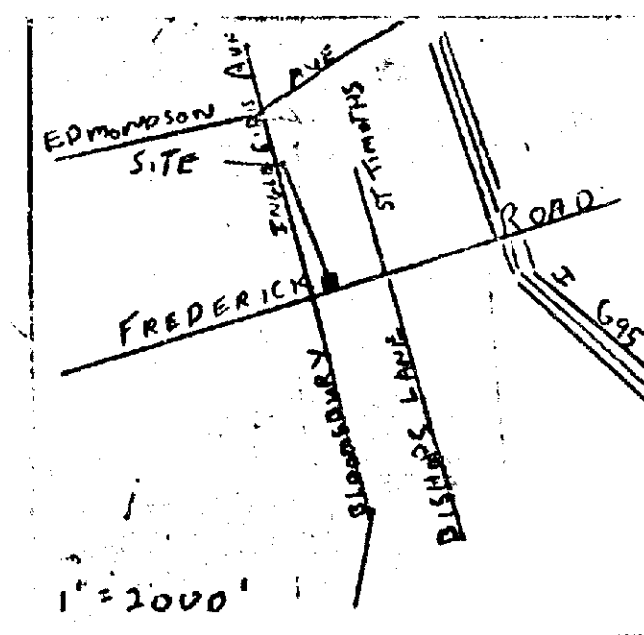
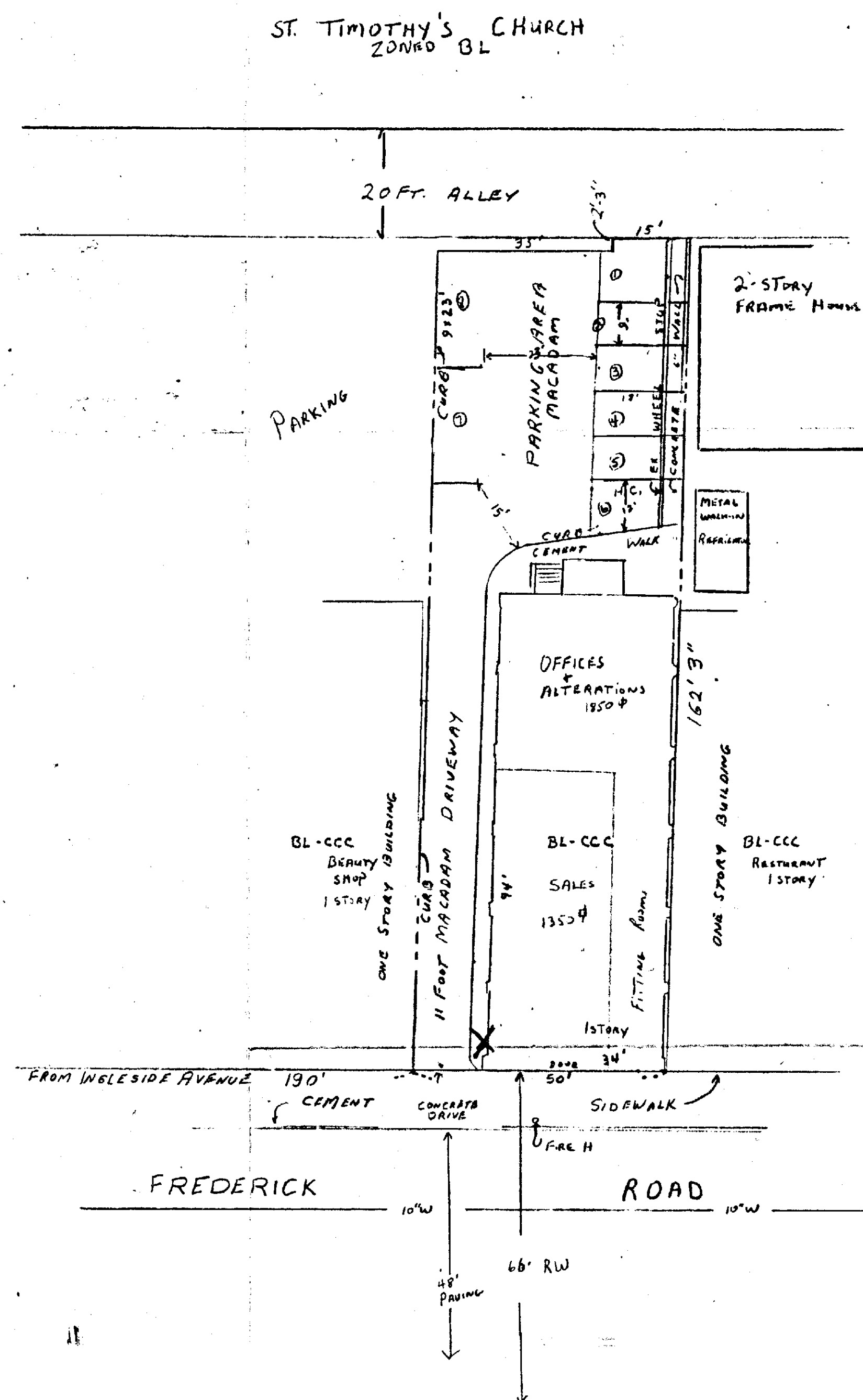
in the State of Maryland, and described as follows, that is to say:

BEGINNING for the FIRST thereof on the north side of Frederick Turnpike Road, at the distance of 190 feet easterly from the corner formed by the intersection of the north side of the said Frederick Turnpike Road, and the east side of the Road leading to Franklin, known as Ingleside Avenue, which said place of beginning is intended to be at the southeast corner of a certain lot of ground formerly leased to F.N. Koeder and running thence with the north side of said Turnpike Road, easterly 35 feet and thence 12 degrees west parallel with the said Road leading to Franklin 160 feet to an Avenue 20 feet wide in the rear of the lot herein described; thence with said Avenue and parallel with the Frederick Turnpike Road, south 77 degrees west 35 feet to the northeast corner of Koeder's lot; thence south 12 degrees east parallel with and binding on the east side of Koeder's lot 160 feet to the place of beginning.

BEGINNING for the SECOND thereof on the north side of Frederick Turnpike Road, at a distance of 215 feet easterly from the corner formed by the intersection of the north side of the Frederick Turnpike Road and the east side of Ingleside Avenue which place of beginning is intended to be at the southeast corner of a lot of ground which by Indenture dated June 17, 1912 and recorded among the Land Records of Baltimore County in Liber 64A No. 16 folio 106, was sub-leased by Libertus Van Bickelen to Frederick A. Seiberg and which point is also the beginning of the first lot of ground described in a deed from Miami Van Bickelen, Executor of Libertus Van Bickelen to said Mary E. Carter and Susan A. Carter, and running thence north 60 degrees 21 minutes 30 seconds bearing on the north side of said Road; thence north 8 degrees west 61 feet 10 inches to the south side of an alley 21 feet wide running north 80 degrees 45 minutes west 15 feet bearing on said alley with the use thereof in common; thence south 8 degrees 15 minutes east bearing on the lot sub-leased by Libertus Van Bickelen to Frederick A. Seiberg as aforesaid, 62 feet 2 inches to the place of beginning.

The improvements on said lots being known as No. 624 Frederick Road or also known as Frederick Avenue.

AND the same lots of ground described and conveyed by a Deed, dated December 1910 and recorded among the Land Records of Baltimore County in Liber 64B No. 171, from J. Allan Muir and Myrtle H. Muir, his wife, to Union Trust Company of Maryland.



NOTES

LOT AREA: 8150 $\pm$
 BUILDING AREA: 3196 $\pm$
 PARKING
 Required 3200 (1-200) = 16
 Provided 8

EXISTING USE: Formal Gown Rental
 DEED REFERENCE: 2024 171

VARIANCE REQUIRED
 8 PARKING SPACES INSTEAD
 OF 16

PUBLIC UTILITIES EXIST IN ROAD.

OLD BANK
 624 FREDERICK ROAD
 CATONSVILLE MD 2122P
 1 ELECTION DISTRICT
 SCALE 1" = 20'
 ZONING BL-CCC
 NORTH SIDE FREDERICK ROAD

PREPARED BY/for
 THOMAS BOOTH 58
 4 MONTROSE AVE
 CATONSVILLE MD 2122P
 788-5310
 JULY -15, 1986

OFFICE COPY



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. RENCKE
 CHIEF

August 15, 1986

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

RE: Property Owner: Thomas Booth

Location: N/S Frederick Road, 190' E. Ingleside Avenue

Item No.: 58

Zoning Agenda Meeting of 8/19/86

Content:

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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: *Paul H. Rencke* Noted and
 Planning Group Approved: *John F. O'Neill*
 Special Inspection Division Fire Prevention Bureau

/mb



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

August 15, 1986

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 58 Zoning Advisory Committee Meeting are as follows:

Property Owner: Thomas Booth
 Location: N/S Frederick Road, 190 feet E Ingleside Avenue
 District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

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 Aged (A.M.S.I. #17-1 - 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: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are 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. Reproduced seals are not acceptable.
5. All the Group except Sub Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. And the Group 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 401, Section 107, Section 108, and Table 105. 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/corner. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/corner and construction type is provided. See Table 401 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/Accessory Permit, an alteration 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 use and Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Aluvial. Please see the attached copy of Section 516.0 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 finish floor levels including basement.
10. Comments:

E. 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 instruction by visiting the Office of Planning and Zoning at 121 V. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. O'Neill
 Building Plans Review

L/27/86

