

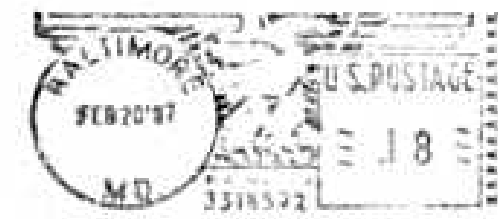


ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS

Sang J. Lee, M.D.
Mr. Hyo S. Ahn
Mrs. Soon H. Ahn
11418 Reisterstown Road
Reisterstown, Maryland 21136

UNDELIVERED
A RETURNED TO SENDER
NO SUCH STREET
MOVED LEFT NO ADDRESS
MOVED NOT FORWARDED
DO NOT REPLY IN THIS ENVELOPE



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 19, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-394-A

This office would prefer a sign attached to the building,
not a free-standing sign.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
MAR 19 1987

ZONING OFFICE

CPS-008

17-135
12/16/87
10-13
TALMAN & LEVIN
STANFORD G. GANN
ROBERT M. HANKIN
LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600

LEVIN, GANN & HANKIN

May 8, 1987

Jean M. H. Jung
Deputy Zoning Commissioner
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance - 11418 Reisterstown Road
Case No. 87-394-A

Dear Commissioner Jung:

At the Hearing on the above referenced matter, held April 8, 1987, at your suggestion, I indicated that I would contact the individual who constructed the freestanding sign on this property. The purpose of such contact would be to advise the individual that, in the future, he should ensure that all signs have proper permits prior to their erection on property within Baltimore County. On April 30, 1987, I wrote to my client seeking to have him provide me with the address or telephone number of a Mr. Close, who constructed and erected the freestanding sign at the subject site. Today, I received a written reply from my client indicating that he was unable to find Mr. Close's address or telephone number. If my client is able to provide me with this information in the future, I will contact Mr. Close at that time.

For your information, my client has completed and I will be filing within the next five (5) working days, an application for a sign permit for the freestanding sign at this location. I am also advising my client to remove the sign that is currently attached to the building as per your order dated 16 April, 1987.

Should you have any questions or desire additional information regarding this matter, please do not hesitate to contact me.

Very truly yours,
Howard L. Alderman, Jr.

HLA/paa

RECEIVED
MAY 12 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 20, 1987

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

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Item No. 277 - Case No. 87-394-A
Petitioners: Hyo S. Ahn, et ux
Petition for Zoning Variance

Dear Mr. Lichter:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



Maryland Department of Transportation
State Highway Administration

JAN 13 1987

William K. Holman
Secretary
Paul Kassel
Zoning Officer

January 9, 1987

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 1-6-87
ITEM: #277.
Property Owner: Hyo S. Ahn, et ux
Location: SW/S Reisterstown Road,
Route 140, 361 feet SE of center-
line Sunset Road
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: Variance to permit
a free standing business sign
containing a total of 15 square
feet in addition to the permitted
8 square foot sign attached to the
building
Area: 70 X 250
District: 4th Election District

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein at 333-1642 for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Oglo
Mr. M. Stein (w-attachment)

My telephone number is (301) 333-1350

Teletypewriter for impaired hearing or speech
303-7905 Baltimore Metro - 800-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

MARCH 17, 1987

Re: Zoning Advisory Meeting of January 6, 1987
Item # 277
Property Owner: Hyo S. Ahn et al
Location: SW/S REISTERSTOWN RD. 361'
SE OF E OF SUNSET 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.

- X There are no site planning factors requiring comment.
- X A County Review Group Meeting is required.
- X 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 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 22-98 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.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient 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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Mosgill



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

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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

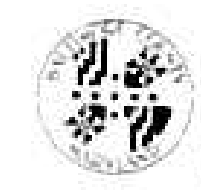
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 269, 270, 271, 272, 273, 274, 276, and 277.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. RENCKE
CHIEF

January 27, 1987

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

RE: Property Owner: Hyo S. Ahn, et ux

Location: SW/S Reisterstown Rd., 361' SE of centerline Sunset Road

Item No.: 277

Zoning Agenda: Meeting of 1/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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.

- (X) 7. The Fire Prevention Bureau has no comments at this time.

REV: EWER: *John F. O'Neill*
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

RESIDENTIAL APPRAISAL REPORT

100. Sank J.
11418 Reisterstown Road
Reisterstown
County Baltimore State Maryland Zip Code 21136

Legal Description: Liber 3501 Folio 118

Date of Sale: Dr. Lee
Actual Real Estate Taxes: \$ 880
Lender/Client: Dr. Lee
Occupant: C.D. Hollenbaugh

Appraiser: James H. Dulany, IV
Instructions to Appraiser: Current Market Value

Location: Urban
Built Up: Over 75%
Growth Rate: Fully Dev.
Proximity Values: Increasing
Demand/Supply: Shortage
Marketing Time: Under 3 Mos.

Present Land Use: 40% 1 Family 25% 2-4 Family 15% 5+ Family 10% Commercial
Change in Present Land Use: Not Likely
Predominant Occupancy: Single Family
Single Family Price Range: \$ 60,000 to \$ 100,000
Single Family Age: 12 yrs to 50 yrs

Comments: This is a densely populated suburban-like area with considerable residential and commercial uses. Many formerly single family dwellings have been converted to professional offices and other commercial uses. Neighborhood has history of good resale value.

Dimensions: 70' x 220'
Zoning classification: B1
Highest and best use: Present use
Other (specify): Proposed medical office

Site Improvements: Street Access: Public
Surface: Paved
Drainage: Storm Sewer
Foundation: Block

Room Schedule: Living, Dining, Kitchen, Family Rm, Rec. Rm, Bedrooms, Bath, Laundry, Other

Finished area above grade contains a total of 8 rooms, 3 bedrooms, 1 bath, 1 living area, 1422 sq. ft. Below Area: 621 sq. ft.

Comments: Although exterior paint is good and roof is relatively new, some exterior wood trim is deteriorated. Bath with metal shower stall in basement.

ATTN: Yes No
Car Storage: Attached Detached
Fireplaces, patio, pool, fences, etc. Fireplace in living room. Open porch. Awnings.

Comments: House appears to be relatively well maintained. Leaks storm windows. Garage needs paint and new roof.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Town, Maryland 21201

Dear Mr. Jablon:

Comments on Item # 27: Zoning Advisory Committee Meeting are as follows:
Property Owner: HYO S. Ahn, et ux
Location: SW/S Reisterstown Road, 361 feet SE of centerline Sunset Road
District: R.O. and D.R. 3.5

APPLICABLE ITEMS ARE CIRCLED:

A. 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.S.S.C. §117-1 - 1990) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two 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.

D. 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.

E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use 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 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy 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 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

J. Comment: It is assumed the required change of occupancy permits and alteration permits have been previously acquired. Signs shall comply to article 19 and its amendments in Council Bill # 17-85.

K. 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 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Rev.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor
FROM: James Thompson, Zoning Enforcement Coordinator
SUBJECT: Item No.: 277 (If known)
Petitioner: HYN (If known)

Date: 2/3/87

VIOLATION CASE: 87-34-CV
LOCATION OF VIOLATION: 11418 Reisterstown Road
DEFENDANT: S. J. Lee, M.D., P.A.
ADDRESS: 11418 Reisterstown Rd., Owings Mills, Md. 21117

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME: Robert McDaniel
ADDRESS: 11424 Reisterstown Rd., Owings Mills, Md. 21117

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor
FROM: James Thompson, Zoning Enforcement Coordinator
SUBJECT: Item No.: 277 (If known)
Petitioner: S. J. Lee, M.D., P.A. (If known)

Date: 12/29/86

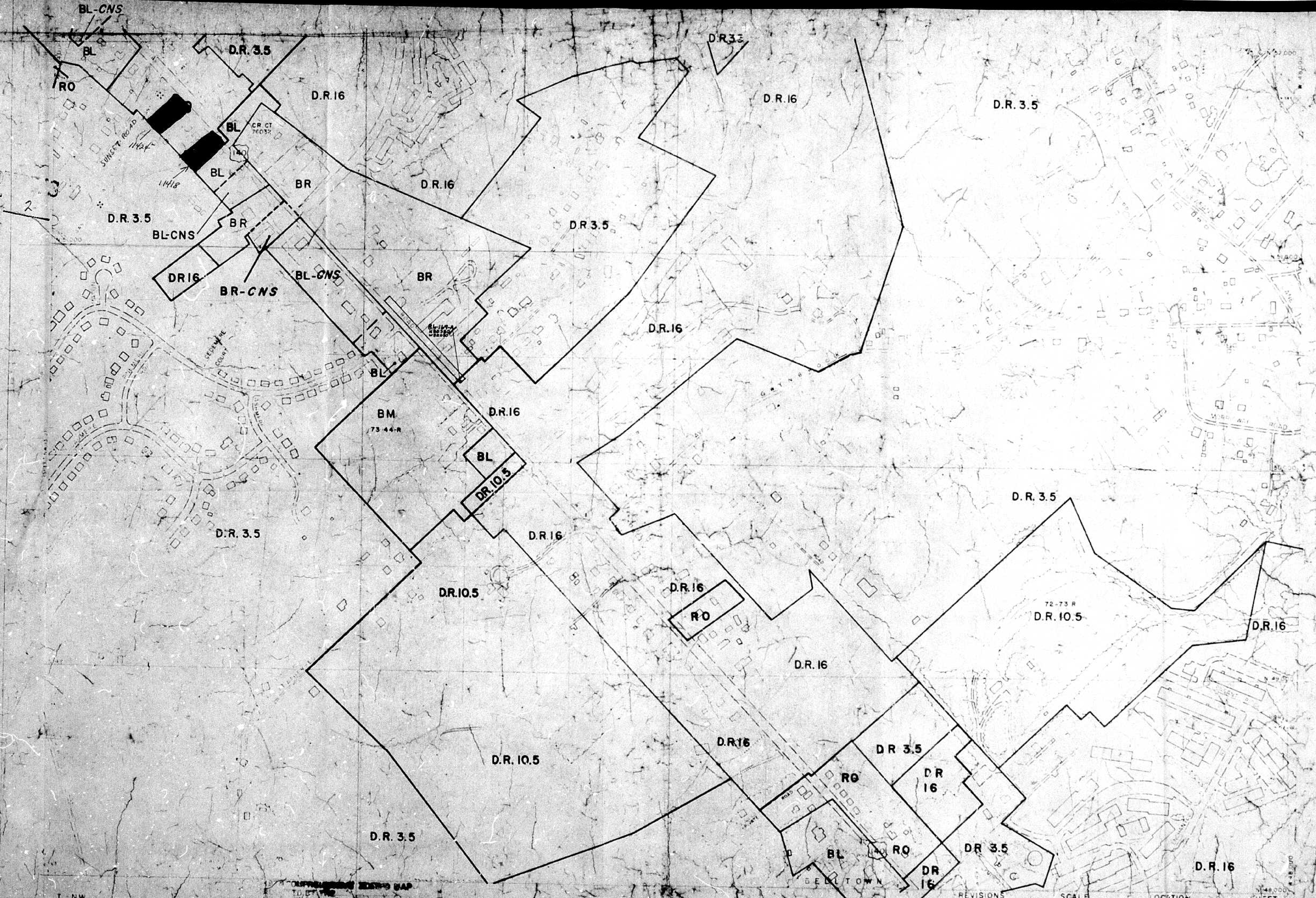
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PETITION
EXHIBIT



CORRECTED AS PER RESOLUTION 7-81

RONALD B. HICKERNELL
CHAIRMAN-COUNTY COUNCIL

OFFICIAL ZONING MAP
BALTIMORE COUNTY
135-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-130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