

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 19, 1990



Dennis F. Rasmussen
County Executive

Mr. Newton A. Williams
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-5340

RE: Sequoia Shopping Center
Gorn Properties, Inc.
Case No. 89-303A
3rd Election District

Dear Williams:

Reference is made to your letter of March 28, 1990 which has been referred to me by Commissioner Haines for reply. Said letter requests advise regarding the expansion of a Kosher carryout/restaurant that would expand the kitchen area and provide office area for the Kosher restaurant use as well as an additional party room as an accessory use to the carryout or general restaurant use.

Please be advised that this office interprets the regulations regarding the uses proposed by as follows:

The Kosher kitchen and office expansion would be accessory to the Kosher carryout restaurant and would require parking at the same rate as is required for the carryout operation. The party room would be considered as a catering establishment or as a sit down type restaurant expansion requiring 20 parking spaces for each thousand square feet of gross floor area within the sit down Kosher restaurant.

Based upon these requirements, it certainly appears that an additional variance would be necessary.

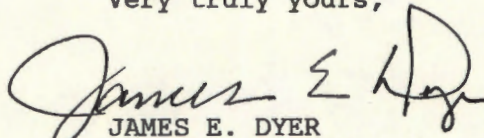
Any such variance would be considered on the basis of testimony and evidence presented at the hearing with regard to hardship and or practical difficulty in complying with the required regulations. Testimony could, of course, include information regarding the limited basis that the party room would be used and the traffic would be generated thereby.

RETAIL

Mr. Newton A. Williams
Re: Sequoia Shopping Center
April 19, 1990
Page 2

Should you have any questions concerning the above or require additional information, please do not hesitate to contact me at your earliest convenience.

Very truly yours,



JAMES E. DYER

Zoning Supervisor

JED/cer

October 31, 1988

DESCRIPTION OF PROPERTY AT
507-509 REISTERSTOWN ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the northeast right-of-way line of Reisterstown Road (Maryland Route 140), said point being situated approximately 161 feet southwest from the centerline of Slade Avenue; thence, North 58° 49' East 207' - 10 1/4"; thence, South 31° - East 69' - 4"; thence, parallel to Reisterstown Road 86' 6" to intersect the northwest property line of the adjacent church lot; thence, running southwesterly and binding on the church property line for a distance of 208' 8" before intersecting the northeast right-of-way line of Reisterstown Road; thence, running northwesterly and binding upon the right-of-way for 100'; thence, North 31° 11' West for a distance of 69' 4" to the point of beginning.

Containing .78 acres of land, more or less.

The foregoing reflects the property descriptions as set forth in their respective deeds and as duly recorded in the Land Records of Baltimore County, Maryland in Liber 3701 folio 371 and Liber 4038 folio 201.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Reisterstown Rd., 161' SW
Slade Ave. (507-509 Reisterstown Rd.), 3rd Election Dist.
2nd Councilmanic Dist.

GORN PROPERTIES, INC.,
Petitioner

Case No. 89-303-A
FEB 1 1989

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
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 1105 Hampton Plaza, 300 E. Joppa Rd., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

Date: February 1, 1989

Pat Keller, Deputy Director
Office of Planning and Zoning

Zoning Petition Nos. 89-222-SFH (Lawrence); 89-302 (Lagna); 89-303-A (Gorn);
SUBJECT: 89-222-A (Penn. Ltd.); 89-335-A (SA Properties); 89-326-A (Angelos);
89-332-A (Haynes); 89-333-A (Hart)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

RECEIVED
FEB 1 1989
ZONING OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Gorn Properties, Inc.
Location of property: NE/S Reisterstown Road, 161' SW
Slade Avenue (507-509 Reisterstown Road)
Location of Sign: NE/S Reisterstown Road, 161' SW
Remarks:
Posted by: J. Robert Haines
Date of return: Jan. 12-89
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 17, 1989.

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 19, 1989.

OWINGS MILLS TIMES,

S. Zerbe
Publisher

PO 08905
reg 11 25178
ca 89-303-A
price \$59.40

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 89-303-A
NE/S Reisterstown Road,
161' SW Slade Avenue
3rd Election District
2nd Councilmanic District
Petitioner(s):
Gorn Properties, Inc.

Hearing Date: Friday,
Feb. 3, 1989 at 11:30 a.m.

Variance to permit a parking
variance of 47 spaces for the re-
quired 99 spaces, (up-scale,
partial, restaurant conversion).

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Com-
missioner will, however, entertain
any request for a stay of the is-
suanee of said permit during this
period for good cause shown.

Such request must be in writing
and received in the office by the
date of the hearing set above or
presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
01/29/89 Jan. 18

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Gorn Properties, Inc.
Suite 200
124 Slade Avenue
Pikesville, Maryland 21208

Re: Petition for Zoning Variance
CASE NUMBER: 89-303-A
NE/S Reisterstown Road, 161' SW Slade Avenue
507-509 Reisterstown Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Gorn Properties, Inc.
HEARING SCHEDULED: FRIDAY, FEBRUARY 3, 1989 at 11:30 a.m.

Gentlemen:

Please be advised that \$93.80 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:es
cc: Newton A. Williams, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

January 10, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-303-A
NE/S Reisterstown Road, 161' SW Slade Avenue
507-509 Reisterstown Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Gorn Properties, Inc.
HEARING SCHEDULED: FRIDAY, FEBRUARY 3, 1989 at 11:30 a.m.

Variance to permit a parking variance of 47 spaces for the required 99 spaces, (up-scale, partial, restaurant conversion).

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Gorn Properties, Inc.
Newton A. Williams, Esq.
File

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 1105, HAMPTON PLAZA
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204-3012
301 823-7800
TELEFAX 301 296-2765

Re: Gorn Properties, Inc.
Sequoia Center
Item 196
December 12, 1988 Filed - Nov. 15, 1988

Dear John:

Committed at the time of filing, please find
enclosed the following:
1. Ten (10) copies of revised site plans for the Sequoia Center;
2. Our check in the amount of \$35.00 for filing these revised
site plans;
3. Please note that recalculation of the parking requirement
has lowered the required requirement from 99 to 86 spaces,
but the better practice may be to have the requirement
based on proof at the hearing, but to leave the Petitioner in
4. Also, my clients are anxious to obtain the earliest possible
hearing date, thanks for your attention. Please let me
have your comments. Best regards of the owner, J. Robert Haines

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

December 14, 1988

Newton A. Williams, Esq.
Nolan, Plumhoff & Williams
Suite 1105, Hampton Plaza
300 East Joppa Road
Towson, Maryland 21204-3012

Re: Item #196
Gorn Properties

Dear Mr. Williams:

Please be advised that your request for a hearing date has been forwarded to my desk for handling. I am sorry to inform you that that docket has been scheduled throughout January.

You are aware that the filing of this petition was considered complete on December 13, 1988. Therefore, our normal scheduling procedures would allow this matter to be heard in approximately mid-March of 1989.

Considering your request, the matter will be scheduled during the first two weeks of February, 1989. However, should some one with a January hearing date request a postponement, I shall attempt to put this case in that slot.

If you have any questions, please do not hesitate to telephone.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
887-3391



A. Looking NE at Center from opp. side of Reisterstown Road



B. Looking NW at SE end of Center

Sequia Center - 507-509 Reisterstown Rd.

PETITIONER'S EXHIBIT 2A



C. Looking SE at Parking lot from Bank Lot



D. Looking SE from Bank Lot toward rear of center and adjoining church.

PETITIONER'S EXHIBIT 2B



E. Looking NW across lot toward adjoining Drive-thru Bank



F. Sparsely used Revenue lot opposite the Center, available for peak periods of use.

PETITIONER'S EXHIBIT 2C

89-303-A

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
28th day of December, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

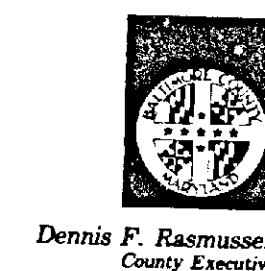
Petitioner: Gorn Properties, Inc.
Petitioner's Attorney: Newton A. Williams

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

January 17, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204



Item No. 196 - Z.A.C. -
Property Owner: Gorn Properties, Inc.
Location: NES Reisterstown Road, 161' S.W. of Slade Avenue
Existing Zoning: B.L. - C.S. - 1
Proposed Zoning: Variance to permit a parking variance of 47 spaces for the required 99 spaces.
Area: .78 acre
District: 3rd election district

Dear Mr. Haines:

The shortage of parking in the Pikesville area is already a problem, and a variance to parking can be expected to add to the problem.

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

MSP/lw

RECEIVED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1989

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Newton A. Williams, Esquire
Nolan, Plumboff & Williams, Chartered
1105 Hampton Plaza
300 East Joppa Road
Towson, Maryland 21204

RE: Item No. 196, Case No. 89-303-A
Petitioner: Gorn Properties, Inc.
Petition for Zoning Variance

Dear Mr. Williams:

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. 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:dt

Enclosures

cc: D. S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

Paul H. Reinecke
Chief

January 12, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Gorn Properties, Inc.

Location: NES Reisterstown Rd., 161' SW of Slade Avenue

Item No.: 196

Zoning Agenda: Meeting of 12/27/88

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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.

REVIEWER: *Paul H. Reinecke*
Planning Group
Special Inspection Division

NOTED & APPROVED:

James E. Dyer
James E. Dyer
Fire Prevention Bureau

/j1



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 18, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Gorn Properties, Inc.
Zoning Meeting
of 12-27-88
N/S Reisterstown Road
(MD 140) 161' East of
Slade Avenue
(Item #196)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance to permit 47 parking spaces in lieu of the required 99 spaces, we have the following comment.

We will require the arrows located on the existing entrance opposite Linden Terrace be repainted and reversed as they now create a traffic conflict.

If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: D. S. Thaler & Assoc.
Mr. J. Ogle

RECEIVED
JAN 23 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 196, Zoning Advisory Committee Meeting of December 27, 1988
Property Owner: Gorn Properties, Inc.
Location: NES Reisterstown Rd., 1/4 mi. SW of Slade Ave. District: 3
Water Supply: Metro Sewage Disposal: Metro
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, sauna, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted, must be conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
Raymond Carignan, Director
Economic Development Commission
Date: January 25, 1989
SUBJECT: Variance Request: Case Number 89-303-A
ZONING OFFICE

The Economic Development Commission wishes to extend to you our support of the above referenced variance request. We have become aware of this request for a reduction in required parking because of this project's prominence in the Pikesville Revitalization District.

Our revitalization efforts in Pikesville are just beginning to have a positive effect on this area. We are working very hard to encourage new and active uses throughout the Reisterstown Road Corridor. Nighttime uses such as restaurants are of tremendous benefit to the district gaining an identity.

Specifically, this case is significant to the area we refer to as Pikesville South. A newly expanded, up-scale restaurant would have many spin-off benefits associated with it. We understand there are several factors diminishing a potential parking problem. These are:

- A County Revenue Authority surface parking lot which is severely underutilized now would be used to park overflow cars. That should be the purpose of a public lot in all cases, and
- The proposed use would generate most of its traffic after business hours for the neighboring stores.

This use outlines very well our concern for attracting similar uses into revitalization districts. They are absolutely vital to our maintaining each district's viability when competing with new development.

Please accept this letter as formal support for allowing the variance request case number 89-303-A.

Thank you.

RDC:AJW:bb

CC: Councilman Melvin G. Mintz
John B. Colvin
P. David Fields
Hillorie S. Richman



3555-A
Old Court Road
Suite 15
Pikesville, MD 21208

Telephone
(301) 484-2310

October 6, 1988

Questar Properties, Inc.
c/o John Colvin
124 Slade Avenue
Suite 200
Pikesville, MD 21208

Dear John,

I am very pleased to inform you that at the Pikesville Community Growth Corporation Board of Directors meeting on Wednesday, October 5, 1988, by unanimous decision the Board voted to support your request for a parking variance for 509 Reisterstown Road.

This organization is extremely concerned with the number of vacancies in this area of Reisterstown Road and are delighted that one of the current business seeks to expand. We feel that it can be an economic boost to that area. In addition, we know the municipal parking lot at Slade Avenue and Reisterstown Road is severely underutilized and the new restaurant will significantly aid this situation.

As a duly authorized representative of PGCC, I will be more than happy to testify on your behalf when this matter comes before the zoning Commissioner. Please keep me advised.

Many, many thanks for choosing to invest in this critical area of Pikesville. This organization stands ready to support your efforts.

Sincerely,

Evelyn Burns
Executive Director

EB/ff
Disk:IColvin

PETITIONER'S
EXHIBIT 3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
Raymond Carignan, Director
Economic Development Commission
Date: January 25, 1989
SUBJECT: Variance Request: Case Number 89-303-A
File only case?

The Economic Development Commission wishes to extend to you our support of the above referenced variance request. We have become aware of this request for a reduction in required parking because of this project's prominence in the Pikesville Revitalization District.

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Thank you.

RDC:AJW:bb

CC: Councilman Melvin G. Mintz
John B. Colvin
P. David Fields
Hillorie S. Richman

RECEIVED
RAYMOND CARIGNAN
ZONING OFFICE

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAVID S. THALER	11 WARREN RD BALT MD 21208
NEWTON WILLIAMS	1105 HAMPTON PLAZA TOWSON, MD 21204
John B. Colvin	124 Slade Ave BALTO. MD 21208
Kimberlee Stare	EDC
Adrian Wasserman	EDC

NOLAN, PLUMHOFF & WILLIAMS
GRANTERS
SUITE 1105, HAMPTON PLAZA
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204-3012
(301) 823-7800
TELEFAX (301) 296-2765
December 13, 1988

OF COUNSEL
RALPH E. DEITS
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121

RECEIVED
DEC 14 1988
ZONING OFFICE

The Honorable J. Robert Haines, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Commissioner Haines:

RE: Request for Early Hearing for Gorn Properties, Inc., Sequoia Center, Item No.: 196, filed November 15, 1988

On behalf of my clients at Gorn Properties, we would respectfully ask for an early hearing in this parking variance matter for the following reasons:

1. The subject property, and this request involves a proposed conversion of a single retail area to an up scale, Chinese restaurant, and providing the relief is granted, there are numerous contractors waiting to go forward.

2. It is our understanding that the request has the backing of Pikesville Community Growth Corporation, and Mr. Colvin and his partners at Gorn Management have done an excellent job with Sequoia Center, and the requested early hearing will allow this Center to remain fully occupied, and completely viable, an important item in the heart of Pikesville.

3. The subject case was filed approximately one (1) month ago, namely on November 15, and the requested early hearing would not have the effect of advancing the case in front of a large number of other waiting cases.

Finally, we believe that this is the type of case that would take an hour or less to hear, and we do not believe that there is any opposition, but in fact, rather there is community support as noted.

Dear Commissioner Haines
Page Two
December 13, 1988

We realize that the hearing days in January are very limited, but if there is any possible way that it can be fit into the docket in late January we would be very much appreciative.

It is our understanding that you are all ready scheduled through and including the 19th of January as of the date of this letter.

Thanking you and your staff for your consideration of this request, I am-

Respectfully,

Newton A. Williams

NAW/psk

cc: Mr. John Colvin
Mr. David S. Thaler
Mr. Allen E. Scoll
Mr. John Rubin Coenig

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3359
J. Robert Haines
Zoning Commissioner

February 21, 1989

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
1105 Hampton Plaza
300 E. Joppa Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NE/S Reisterstown Road, 151' +/- SW of Slade Avenue
(507-509 Reisterstown Road)
3rd Election District - 2nd Councilmanic District
Gorn Properties, Inc. - Petitioners
Case No. 89-303-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-1391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjjs

cc: Adrian Wasserman - EDC
Kimberlee Stare - EDC

People's Counsel

File

