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

J. Robert Haines Zoning Commissioner

40. 1

April 19, 1990



Dennis F. Rasmussen County Executive

Mr. Newton A. Williams Nolan, Plumhoff & 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.

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

...

IN RE: PETITION FOR ZONING VARIANCE, NES REISTERSTOWN ROAD, 161' + SW SLADE AVE., 507-509 REISTERSTOWN ROAD, 3rd ELECTION DISTRICT - 2nd COUNCILMANIC. PETITIONER(s): GORN PROPERTIES, INC.

Petitioner's Exhibit 1.

Economic Development Commission.

* * * * * * * * * * *

OPINION AND ORDER

Petitioner and Property Owner, for a parking variance, namely a

variance from Section 409.6A.2. to permit a total of 47 spaces

for the required 99 spaces, in order to convert a present

retail space to a Chinese Restaurant in Sequoia Center at

507-509 Reisterstown Road, as more particularly described in

the Petitioner, Gorn Properties, Inc., appeared through counsel,

Newton A. Williams and Nolan, Plumhoff & Williams, Chartered,

as well as through a corporate officer, namely Mr. John

Colvin. In addition to Mr. Colvin, Mr. David Thaler, P.E.,

appeared and testified, as did Mr. Adam Wasserman, who appeared

in his official capacity as Revitalization Coordinator, a part

of the business services section of the Baltimore County

The case was called for hearing at 11:45, 15 minutes

This case involves a request by Gorn Properties, Inc.,

At the scheduled hearing on Friday, February 3, 1989,

BEFORE THE after its scheduled hearing time, and no protestants appeared ZONING COMMISSIONER

OF BALTIMORE COUNTY A number of exhibits were offered, including CASE NO. 89-303-A Petitioner's Exhibit 1, a site plan prepared by D. S. Thaler and Associations, Inc., as revised December 12, 1988, which was received as Petitioner's Exhibit 1.

in this matter.

Petitioner's Exhibit 2 consisted of a letter dated October 6, 1988, from Pikesville Community Growth Corporation directed to Questar Properties, Inc., which letter is included as a part of the record. In general terms, Pikesville Community Growth Corporation endorsed the requested parking variance for 509 Reisterstown Road for a number of reasons, including the fact that there are a number of vacant stores in this particular section of Pikesville, and they welcome a new/expanded business; also the letter indicates that PCGC feels that it will be a economic boost to the area and that it will also be of benefit to the twenty space Baltimore County revenue lot located catercorner across Reisterstown Road from the Sequoia Center.

Both testimony received during the case and Pikesville Community Growth's letter, as well as Mr. Wasserman's testimony, all indicate that this revenue lot is presently woefully under utilized, and that this lot would be available if needed to supplement the forty-seven spaces available on site.

Sequoia Center, located at 507-509 Reisterstown Road, according to the testimony offered, is approximately twenty-five years old and consists of some seven retail and office properties. Sequoia Center is located on the northeast side of Reisterstown Road, a short distance to the southeast of Slade Avenue. The property is now zoned, and has been zoned for many years, in a commercial category, specifically BL-CS-1. The adjoining property to the southeast is a Protestant church, consisting of a church and parsonage, which is zoned BL-CS-1, while the property to the northwest at the southeast corner of Slade Avenue and Reisterstown Road, is improved with an auto service garage, in the nature of a Jiffy Lube, and a Maryland National Bank branch, with a drive-thru. Both of these properties are zoned BL-CS-1, and the property has physical access for automobiles and pedestrians to Slade Avenue through

Testimony by the Petitioner, and by his engineer, indicated that the present five other tenants in Sequoia Center are all essentially day time uses, which have a lower and primarily different parking demand than would the proposed Chinese Restaurant. More specifically, the cleaners, the savings and loan, the catering supply outlet, the hair salon, and the travel agency are all primarily day time uses, none of which are heavy traffic or parking demand generators.

the Maryland National Bank site.

Testimony by both Mr. Colvin and Mr. Thaler indicated

that the present carry out business known as Wing Wa proposes to expand into a present jewelry store, which is closing, and that the carry out would be continued while converting approximately 2,079 square feet to restaurant use.

Mr. Thaler's offices are located on Warren Road, less than a block to the south, and Mr. Thaler testified that in his opinion there is a need for a good, sit-down restaurant in this area. At the present time, the only restaurant in the neighborhood is a fast food located on the southwest side of Reisterstown Road, opposite Warren Road. Furthermore, the nearest Chinese restaurant is in the center of Pikesville, a number of blocks to the northwest, and there is no conflict.

As Petitioner's Exhibit 1, the site plan shows, and as was testified to by both Mr. Thaler and Mr. Colvin, there is no practical way to accommodate more than forty-seven spaces on the subject property, since the stores and offices fully occupy the Reisterstown Road frontage, and there is no undeveloped land to the north, south or east available for further expansion.

Testimony also indicated that the Baltimore County revenue lot at the southwest corner of Reisterstown Road and Slade Avenue is presently greatly under utilized. Mr. Wasserman's testimony on behalf of the Revenue Authority indicates that the lot is presently losing money, and that it is being retained only as a commitment to business in the

area. Mr. Wasserman went on to indicate that while streetscape improvements are being made to Reisterstown Road in certain parts of Pikesville, there are no present plans for streetscape improvements at this site, and thus the continued health of Sequoia Center is of primary importance to not only the owner, but to Pikesville and the public as well. Mr. Wasserman's hearing testimony is further buttresed by a favorable interoffice memorandum dated January 25, 1989, from Mr. Raymond Carnigan, the Director of the Economic Development Commission to the Commissioner, available in the file in this matter.

Mr. Thaler's personal experiences and observations of the site confirmed the under utilization of the revenue lot, with five to six cars at peak day time hours being a typical utilization of this twenty space lot. In like manner, Mr. Colvin, who maintains his offices at 124 Slade Avenue and passes the site daily, confirmed the under utilization and availability of the revenue lot.

As for the proposed restaurant itself, both Mr. Thaler and Mr. Colvin felt that it would do a moderate lunch trade, primarily from the general neighborhood, and would not in all probability be a destination for cars in itself during day light hours. Furthermore, testimony indicates that it would be expected that the restaurant would do a moderate night time and evening business, and at that time the parking lot in the rear with forty-seven spaces is virtually vacant, since the only other store that is open at night is the Wing Wa Carry Out, which will continue. Again, testimony indicated that it actually may relieve parking in front of the site, since present customers of the carry out may choose to utilize the restaurant, instead of stopping and running in for carry out.

In summary, the Zoning Commissioner is persuaded by the testimony and by the various exhibits that Sequoia Center is a well maintained, mature small shopping center, which is primarily of day light, low traffic generating tenants. Furthermore, this mature shopping center with many long term tenants does not presently include a sit down restaurant, and there is no quality sit down restaurant in the neighborhood, notwithstanding the presence of a fast food nearby. Further, the evidence is persuasive that the requested variance has the backing of Pikesville Community Growth Corporation and the Economic Development Commission, and without it, the Petitioner will sustain practical difficulty and unreasonable hardship, that the granting of the variance will not involve detriment to the public health, safety or welfare, and is within the spirit and intent of the regulations, and, in fact, will be of benefit to the South Pikesville Revitalization Area.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2/200 day of February, 1989, that a parking variance from Section 409.6A.2.to permit a total of 47 spaces in lieu of the required 99 spaces to convert a present retail space to a Chinese Restaurant in accordance with Petitioner's Exhibit 1 be, and is hereby GRANTED, subject however, to the following restriction: The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day Appellate Process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner would be required to return and be responsible for returning said property to its original condition.

Baltimore County

0593B NAW/caw

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 409.6.A.2. to permit a parking variance of 47 spaces for the required 99 spaces, (up-scale, partial, restaurant conversion)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

following reasons: (indicate hardship or practical difficulty) 1. The subject unit was build without a restaurant prior to the present

Parking Regulations. There is an underutilized Revenue Parking Lot directly across the street
 The proposed restaurant will have primarily different peak hours and

peak days then the other stores. 4. That without the requested variance for an up-scale restaurant the Petitioner will sustain practical difficulity and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the Regulations.

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 Ealtimore County adopted pursuant to the Zoning Law For Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.		
Contract Purchaser:	Legal Owner(s):	24	
	Gorn Properties, Inc.	200	
(Type or Print Name)	(Tipe or Print Name)	W-75-5-19	
Signature	Signature	10 . 1 F	
Address	(Type or Print Name)	TR	
City and State	Signature		
attorney for Petitioner:			

Newton A. Williams, Esquire
Nalan, Plumhoff & Williams, Chartered Suite 200, 124 Slade Avenue Buton G. Williams J'Williams Pikesville, Maryland 21208 Signature)5 Hampton Plaza City and State East Joppa Road Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newson, Maryland 21204 Name Towson, Maryland 21204 823-7500 Gorn Properties sttorney's Telephone No.: \$23-7800 Suite 200, 124 Slade Avenue Addrespikesville, MD 21208 No. 486-1237

ORDERED By The Zoning Commissioner of Baltimore County, this ______ day of ______, 190 ____, 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

loning Commissioner of Baltimore Counts

196

Nolan, Plumhoff & Williams, Chtd. 1105 Hampton Plaza, 300 East Joppa Road

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 proparty line of the adjacent church lot; thence, running southwesterly and binding on the church property line for a distance fo 208'8" before intersecting the northeast rightof-way line of Reisterstown Road; thence, running northwestly 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 NE/S Reisterstown Rd., 161' SW Slade Ave. (507-509 Reisterstown: Rd.), 3rd Election Dist. 2nd Councilmanic Dist.

Petitioner

GORN PROPERTIES, INC.,

: BEFORE THE ZONING COMMISSIONER

ENTRY OF APPEARANCE

::::::

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

People's Counsel for Baltimore County

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

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Date February 1, 1989 TO Zoning Commissioner Pat Keller, Deputy Director FROM Office of Planning and Zoning Zoning Petition Nos. 89-222-SPH (Lawrence); 89-302 (Lagna); 89-303-A (Gorn); SUBJECT 89-325-A (Penn Ltd.); 89-335-A (SK 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

The second

petitions.

ZONING OFFICE

CERTIFICATE OF POSTING

Date of Posting Carry 13-89

Peritioner: 2000 Peritioner: 1000 Location of property: NE side of Rentingtown Pool, 1611+- SM of Alada answer (507-50) Reintretion Rod) Location of Signe I'm front window of 502 Perstination Book

CERTIFICATE OF PUBLICATION

The Zoning Commissioner Petition for Zoning Variance Crise number: 89-303-A NES Reisterstown Road 161' + /- SW Stade Avenue 101 + /- Sw Slade Aven 507-509 Reisterstown Rol 3rd Election District 2nd Councilmanic Petitioner(s): Gom Properties, Inc. Hearing Date: Friday, Feb. 3, 1989 at 11:30 a.m. suance of said permit during the 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.

TOWSON, MD. January 17 , 1989. published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 19, 19.89.

OWINGS MILLS TIMES,

PO 08985 nea 1 25178 es 89-303-1 pico \$39.40

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Zoning Commissioner

Date: 1/30/89

Dennis F. Rasmussen

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

> Petition for Zoning Variance CASE NUMER: 89-303-A NES 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.

Please be advised that \(\frac{\frac{73.80}{15.80}}{15.80} \) 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

Very truly yours,

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

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

January 10, 1989

Dennis F. Rasmussen
County Executive 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:

NOTICE OF HEARING

Petition for Zoning Variance CASE NUMER: 89-303-A NES 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, (upscale, 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.

Polit Hairea

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

CC. Lown Management

LAW OFFICES SUITE 1105, HAMPTON PLAZA Re. Lam Properties, Inc.
300 East Joppa Road
Jowson, Maryland 21204-3012 Lequisia Centre

Wear John:

December 12, 1988 Filed - Nov. 15, 1988 Commised at the time of filing, please find

1. Ten (10) improved, revised site plans for the Sequeria Centu') 2. Our cheep in the amount of \$35,00 for filling these revised

3. Please note that recalculative, the parking requirement has loved the apparent requirement som 99 to 86 groves. but the better practice months to love the requirement based on proof at the hearing, but to leave the Petition as is 4, also, my chierts are anxious to obtain the earlist possible

hearing date, thanks for your attention. Please let me have four comments, Best regards of the season, Tincing

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

J. Robert Haines

Newton A. Williams, Esq.

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

Dennis F. Rasmussen

December 14,1988

Gorn Properties

Dear Mr. Williams:

Re: Item #196

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 tryly yours, I leven G. Stephens OCKET CLERK /887-3391



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



Looking Na at 5E und of Center

Sequina Center - 507-509 Reisterstrum R. EXHIBIT 2A



Zooking SE at Parking Let from Bank Lat



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

EXHIBIT 2B



D. Looking NW across let toward adjoining Prive-thru Bank



E. Spansily used Revenue Let appoint the Center, available for peak periods Fude.

EXHIBIT 2C

89-303-A

BALTIMORE COUNTY OFFICE OF PLANN G & ZONING

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

Your petition has been received and accepted for filing this day of December

Petitioner Gorn Properties, Inc. 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



Dennis F. Rasmussen

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

> Property Owner: Location: Existing Zoning:

Proposed Zoning:

Item No. 196 -Z.A.C.-

Gorn Properties, Inc. NES Reisterstown Road, 161' S.W. of Slade Avenue B.L. - C.S. - 1 Variance to permit a parking variance of 47 spaces for the required 99 spaces.

Meeting December 27, 1988

District:

.78 acre 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.

Traffic Engineer Associate II

January 25, 1989

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Fire Prevention Building Department Board of Education Zoning Administration Industrial

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:

Newton A. Williams, Esquire

Nolan, Plumhoff & Williams, Chartered

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

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,

Janua E. Dyn 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 494-4500 Paul H. Reincke

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

Zoning Agenda: Meeting of 12/27/88

Gentlemen:

Item No.: 196

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 EXCEFDS 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

() 6. Site plans are approved, as drawn.

prior to occupancy.

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



Maryland Department of Transportation State Highway Administration

Richard H. Trainor Hal Kassoff

January 18, 1989

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

Attn: Mr. James Dyer

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)

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.

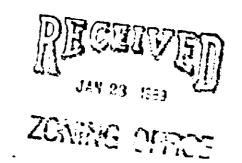
If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours,

Bureau of Engineering Access Permits

LB:maw

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



333-1350 My telephone number is (301)___

Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baitimore, Maryland 21203-0717

Water Supply: metro
COMMENTS ARE AS FOLLOWS: · (Frior 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.

Sewage Disposal: <u>Metro</u>

() 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 iprocesses, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or

A construct from the Bureau of Ai Quality Management is required for any charbroiler generation wild has a total cooking surface area of tive (5) square feet or more.

There 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 Fig., 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, bathhouse, saumas, 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, 687-6500 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 asbestoes, 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 ____, 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

() 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 bacterio-

logical 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

() 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.



INTER-OFFICE CORRESPONDENCE

J. Robert Haines, Zoning Commissioner Office of Planning and Zoning Raymond Carignan, Director Economic Development Commission

Variance Request: Case Number 89-303-A

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

The proposed use would generate most of its traffic after business hours for the neighboring stores.

This se 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 develop-

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



Old Court Road Pil esville, MD 21208

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 Director's meeting on Wednesday, October 5, 1988, by unanimous decision the Board voted to support your request for a parking variance for 509

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 PCGC, I will be more than happy to testify on your behalf when this matter comes before the zoning Commissioner. Please keep me

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

BASTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

The Economic Development Commission wishes to extend to you our

of this project's prominence in the Pikesville Revitalization District.

Our revitalization efforts in Pikesville are just beginning to

Corridor. Nighttime uses such as restaurants are of tremendous benefit

Specifically, this case is significant to the area we refer to

as Pikesville South. A newly expanded, up-scale restaurant would have

- 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

- The proposed use would generate most of its traffic after

This case 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 develop-

Please accept this letter as formal support for allowing the

213 A 1989

business hours for the neighboring stores.

many spin-off benefits associated with it. We understand there are

several factors diminishing a potential parking problem. These are:

support of the above referenced variance request. We have become

aware of this request for a reduction in required parking because

have a positive effect on this area. We are working very hard to

encourage new and active uses throughout the Reisterstown Road

J. Robert Haines, Zoning Commissioner

Office of Planning and Coning

Raymond Carignan, Director

Economic Development Commission

to the district gaining an identity.

cases, and

Variance Request: Case Number 89-303-A

Sincerely, - July Burn Evelyn Burns Executive Director

DiskIIColvin

FEITIONER'S EXHIBIT 3

January 25, 1989

LAW OFFICES J. EARLE PLUMHOFF NEWTON A. WILLIAMS WILLIAM M. HESSON, JR. NOLAN, PLUMHOFF & WILLIAMS CHARTERED

THOMAS ! RENNER WILLIAM P. ENGLEHART, JP SUITE HOS, HAMPTON PLAZA STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS 300 EAST JOPPA ROAD Towson, MARYLAND 21204-3012 LOUIS G. CLOSE, III ROBERT C. BANNIETTIS (301) 823-7800 TELEFAX:(301) 296-2765 *ALSO ADMITTED IN D.C.
GADMITTED TO TEXAS BAR ONLY December 13, 1988

9026 LIBERTY ROAD RANDALLSTOWN, MARYLAND 21133 (30!) 922-2121

OF COUNSEL

RALPH E. DEITZ

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

 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

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

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

Thanking you and your staff for your consideration of this

Respectfully, Viewton a.W. Mulliams

Newton A. Williams

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

NAW/psk

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAOID S. THACER	11 WARREN RD BACT MD 21208
NEWTON WILLIAMS	1105 HAMPTON PLAZA TOWSON ZIZOY
John B Colvin	124 Stade Ave. Balto-Md-21208
Rimberlee Stare	EDC

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

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

Dennis F. Rasmussen

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 494-3391.

> Very truly yours, Robert Haires . ROBERT HAINES Zoning Commissioner for Baltimore County

JRH:bjs

cc: Adam Wasserman - EDC Kimberlee Stare - EDC People's Counsel

File

RDC:AJW:bb

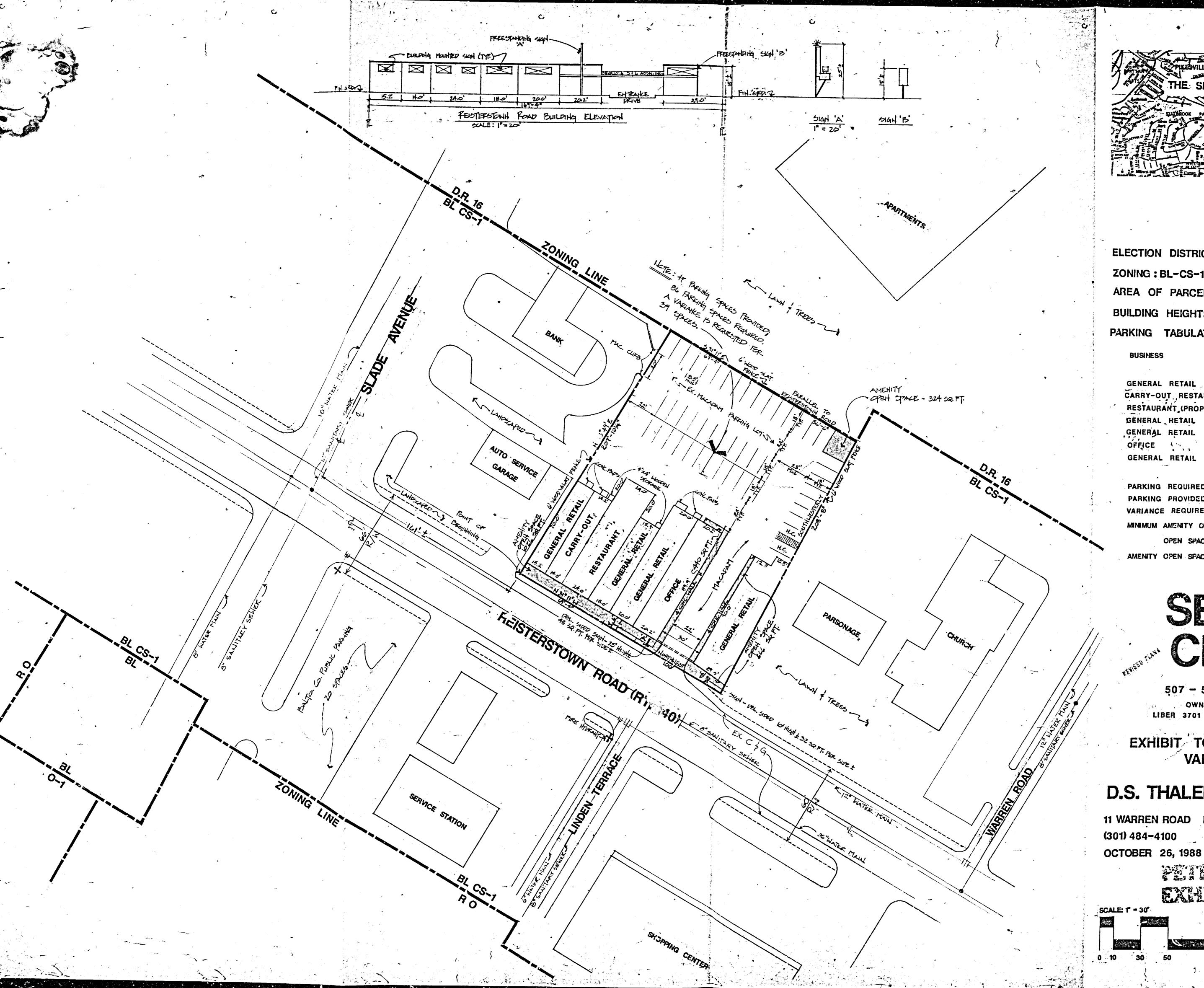
P. David Fields Hillorie S. Richman

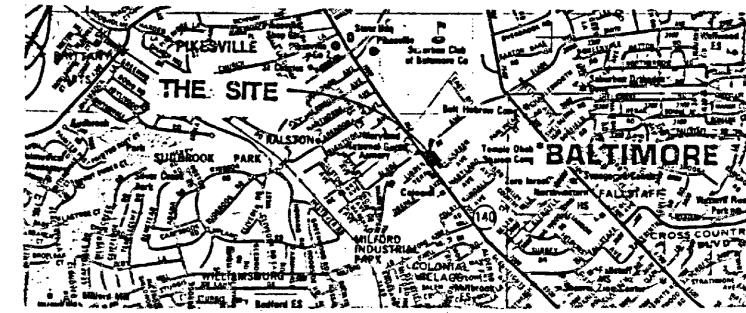
Thank you.

CC: Councilman Melvin G. Mintz

John B. Colvin

ZUNING CITICE





VICINITY MAP SCALE : 1=2000'

ELECTION DISTRICT NUMBER 3

ZONING: BL-CS-1

AREA OF PARCEL:.78 ACRES ±

F.A.R. .33

BUILDING HEIGHT: 1 STORY

PARKING TABULATIONS

BUSINESS	SIZE	ZONING REQUIREMENTS	REQUIRED
	SO, FT.	PER 1000 SQ. FT.	PARKING
GENERAL RETAIL	1064	5	6
CARRY-OUT RESTAURA	NT 994	5 (2)	5 .
RESTAURANT (PROPOSE	ED) 2979	20	42
GENERAL HETAIL	4 119D	5	6
GENERAL RETAIL	1800	5	9
OFFICE	1818	3.3	6
GENERAL RETAIL	2400	5	12
· -	11,336		
PARKING REQUIRED: 8	6 SPACES	gr 4ga)	**

PARKING PROVIDED: 47 SPACES

SEQUOIA CENTER

507 - 509 REISTERTOWN ROAD

LIBER 3701 FOLIO 371 LIBER 4038 FOLIO 201

EXHIBIT TO ACCOMPANY PARKING VARIANCE PETITION

D.S. THALER & ASSOCIATES, INC.

11 WARREN ROAD BALTIMORE, MD. 21208

OCTOBER 26, 1988 REVISIONS : DEC. 12, 1988

PETTIONER'S





