

In Re: Petition for Special Hearing  
S.W.C. Franklin and Stewart  
620-26 Franklin Avenue  
5th Councilmanic District  
Owner: S.O. Realty Associates  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 90-240-SFR

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special hearing to approve a non-conforming use of the subject property for fiber products manufacture and processing, specifically a sewing and textile factory. In addition, Petitioners have sought a 3,000 square foot addition to the present non-conforming use. Saul Offutt, President, of S.O. Realty Associates, Inc., Petitioner, appeared and was represented by John B. Contrum, Esquire. Also appearing and testifying on behalf of the petition was Wilbur Zink, a local resident, and Rick Chadsey, a planner with Harris, Sarrige, Mott, Inc., the engineers, who prepared the site plan and boundary surveys. Petitioner's Exhibits 1 and 2. There were no protestants.

Testimony indicated that the subject property known as 620-26 Franklin Avenue was actually constructed as two buildings. 620 Franklin Avenue was the location of the original sewing factory, and was used as such at least since 1920. Petitioner submitted correspondence from Michael Weisman, son of a previous owner of the property, who had personal knowledge of the site since the 1920's. In the early

1940's the subject property was purchased by Simon and Lucille Blumenthal. This was confirmed by the tax records. Petitioner's exhibit number 5. Although the property was owned by Mr. Blumenthal it actually was being utilized by the Essex Manufacturing Company, a subsidiary of Weisman's family business. The Blumenthals were also in the sewing business. This property has been used continuously and without interruption since the 1920's as a sewing factory.

With respect to the two story 17,724 square foot building of 622-626 Franklin Avenue the testimony and the exhibits indicated that this property was transferred to Mr. Weisman's family in the early 1940's. The tax records seemingly indicate this transfer occurring in approximately 1943. The front portion of the building on Lot No. 11 at 622 Franklin Avenue was existing at that time. In the 1920's this property had been used apparently as the Young Men's Pleasure Club of Essex. How this property was used during the 1920's is open to debate, but the tunnels which exist under this property and link it with 620 Franklin Avenue, and which currently serve the sewing business as means of transporting the cloth back and forth by means of carts, certainly gives rise to speculation. In any event, the testimony is clear that as of the early 1940's this property was being used as part of the sewing and textile manufacturing business. In 1948, an addition was made onto the rear of the building on Lot No. 11 and stretching across Lots 12 and 13. This was

done as indicated on Petitioner's Exhibit No. 4. This addition did not represent the full doubling of the non-conforming use allowed under Section XL - Non-Conforming Uses of the 1945 Zoning Regulations. That Section reads as follows:

A lawful non-conforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such non-conforming use to a conforming use, or any attempt to change from such non-conforming use to a different non-conforming use or any discontinuance of such non-conforming use for a period of one year, or in case a non-conforming structure shall be damaged by fire or otherwise to extent of seventy-five percent (75%) of its value, the right to continue to resume such non-conforming use shall terminate, provided, however, that any such lawful non-conforming use may be extended or enlarged to an extent not more than once again the area of land used in the original non-conforming use.

In this case it is clear that Lots 11, 12 and 13 were all used with respect to the sewing and textile manufacturing business on Lot 10, as the tax records all indicate that these lots were purchased at approximately the same time and used together. This is confirmed by Mr. Weisman's letter as well as by the testimony of Mr. Offutt and by the testimony of Mr. Zink.

Mr. Wilbur Zink, who lives on Stuart Avenue several blocks away from the subject property, was a postman in Essex for many years. He distinctly remembers delivering mail to this site on a continual and regular basis in the 50's, 60's and 70's until his retirement. He also has recollections of this property as being so used as a sewing and textile factory in the late 1940's.

therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See *McKenry v. Baltimore County, Maryland*, 39 Md. App. 257, 385 A.2d 96 (1978).

Clearly, the use of the subject property has not changed since the early 1940's. The property has always been used as a sewing and textile manufacturing factory. Local residents have long been employed at this establishment. There have been no changes or interruptions in that use.

The Petitioner has sought, however, permission to destroy the current building at 620 Franklin Avenue and to erect a new building, in a somewhat smaller footprint than that which currently exists. This new building would allow additional parking to that which already exists on the site. Because the old building is to be completely taken down, and thereby exceeds the destruction by more than 75% of the original structure, an expansion to the existing non-conforming use must be granted in order for this complete reconstruction to occur. In weighing whether or not to allow the expansion of the existing non-conforming use there are several factors which should be considered. All of them ultimately resolve into whether or not the proposed expansion is in the general interest of the public health, safety and general welfare. Pictures introduced by Petitioner clearly established that the existing buildings are in a deteriorated

condition. The proposed site plan introduced as Petitioner's Exhibit 1 indicates additional proposed landscaping as well as defined entrances and paved parking areas, where none currently exist. As was explained by Petitioner's counsel, the purpose of seeking the non-conforming use in the first place was at least, in part, stimulated by Petitioner's desire to seek financing under various state programs in order to remodel and rehabilitate the existing structures. Due to the deteriorated condition of this building in the middle of an existing residential neighborhood, it appears clear that a rehabilitation and remodeling of the existing structures is desirable not only from Petitioner's standpoint but more importantly from the standpoint of the community. The proposed 3,000 square foot addition, which actually occur in a smaller footprint than the building which currently exists. Consequently, the Petitioner has the choice of not seeking the addition and leaving the original structure in its dilapidated condition or seeking the addition to the existing non-conforming use, thereby finally building out the site and improving the subject property. Under the circumstances it appears plain that the addition to the existing non-conforming use is warranted provided certain conditions are met.

One of the concerns raised by the site plan itself is the parking of employees on the subject property. The site plan indicates 40 employees with parking spaces proposed for

35. Petitioner also submitted a correspondence from Father Paul Henry of St. Claire's Church indicating his approval on employee parking on the St. Claire's Church property. The parking like the building is non-conforming. We believe that given confirmation from one church of the ability of employees of the sewing factory to utilize his area for parking along with a requirement that no on-street parking by employees will be permitted by Petitioner, that the parking issue can be resolved. It should be noted that the testimony clearly indicated that numerous local residents were employed at the subject factory, who walked to the premises. It also is clear that the proposed addition will eliminate building area and provide for additional parking than that which currently exists. Given these factors we believe that the parking concerns can be properly addressed.

We are also concerned that the proposed renovations occur in a timely fashion and that landscaping be done to the site. Accordingly, we feel that it is appropriate to put a time limit on the renovations to the property without further review from this office.

Pursuant to the advertising, posting of the property and public hearing held and for reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, Maryland, this 25th day of March, 1990, that the Petition for Special Hearing to improve the non-

conforming use of the subject property known as 620-26 Franklin Avenue as a textile and sewing factory in a DR 5.5 zone as more particularly described in Petitioner's Exhibit 1, be and the same is hereby GRANTED.

IT IS FURTHER ORDERED, that Petitioner's Special Hearing request that a 3,000 square foot addition be added to the existing non-conforming use be granted subject to the following conditions:

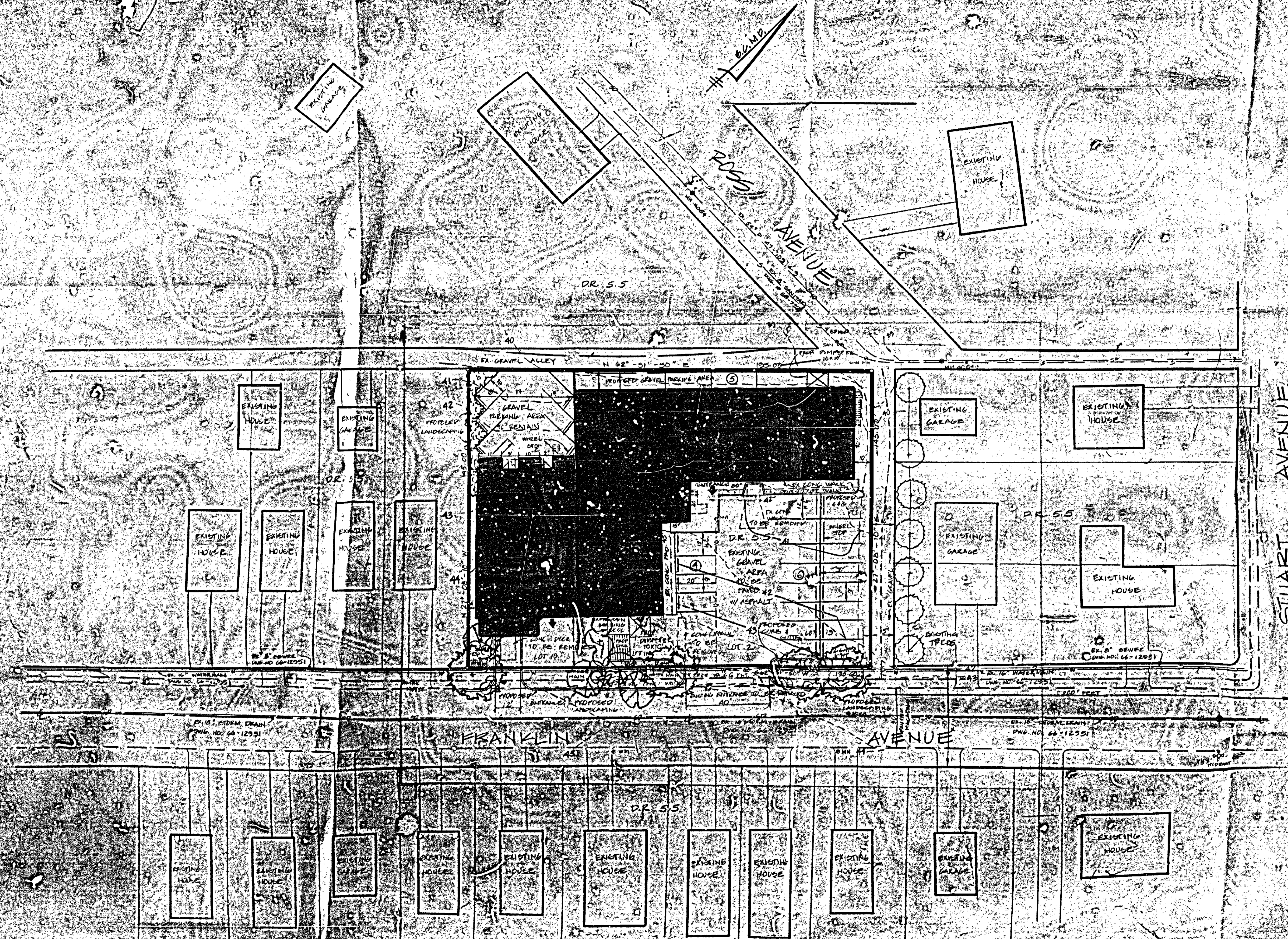
1. That renovations and improvements to the site as indicated in Petitioner's site plan commence no later than one year from the date of this order.
2. That a landscape plan be submitted to the Office of Planning and Zoning for its review and approval prior to commencement of construction on the subject site.
3. That Petitioner post a sign within the subject property and notify its employees that on-street parking is not permitted.
4. The Petitioner shall obtain the 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 30-day appellate process has been completed. For whatever reason this Order is revealed, the Petitioner would be required to return, and be responsible for returning, the property to its original condition.

Robert Haines  
Zoning Commissioner  
Baltimore County

cc: John B. Contrum, Esquire  
Leslie Piller, Director of Community Development  
Richard Story, Director of Economic Development

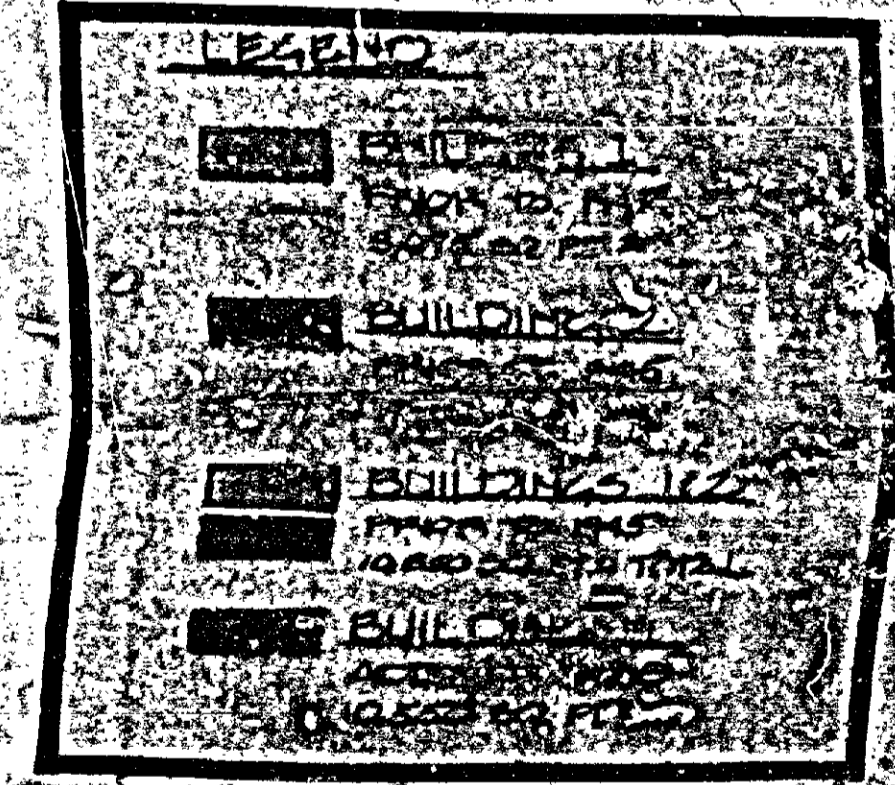


VICINITY MAP  
SCALE: 1" = 200'



GENERAL NOTES:

- OWNER: S.O. REALTY ASSOCIATES  
501 FRANKLIN ST. 2ND FL.  
LUTHERVILLE, MD 21073  
(301) 776-0200
- NET ACREAGE: 6.91 AC  
GROSS ACREAGE: 7.01 AC
- EXISTING PROPOSED ZONING: DR 5.5
- EXISTING PROPOSED USE: FLEX OFFICES
- LIGHT MANUFACTURING USE
- NUMBER OF EMPLOYEES: 40
- REQUIRED PARKING SPACES: 40 (1 FOR EMPLOYEE)
- PARKING PROVIDED: 35
- EXISTING BUILDING AREA: 21,127 SQ. FT.
- EXISTING FRONT FLOOR AREA: 6,086 SQ. FT.
- PROPOSED EXTENSION OF 25%: 5,271 SQ. FT.
- TOTAL BUILDING FLOOR AREA: 26,445 SQ. FT.



PETITIONER'S EXHIBIT 8



**Harris Smaraga Matz Inc.**  
Professional Engineer  
1100 Lakeside Drive  
Lutherville, MD 21073  
Tel: 301-776-0200

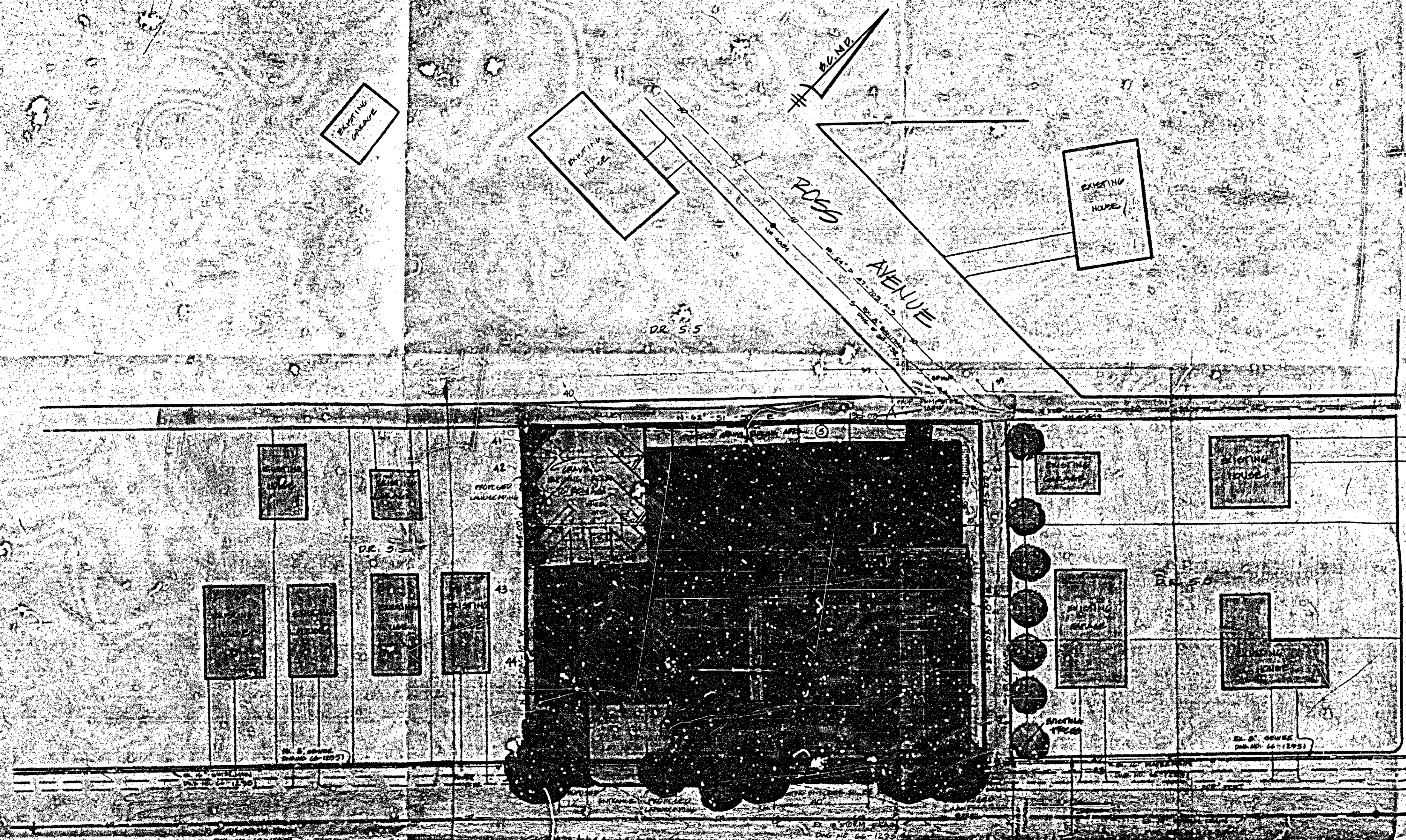
**PLAY FOR SPECIAL HEARING -**  
620-626 FRANKLIN AVENUE  
FOR NON-CORPORATE USE

ELECTION DISTRICT 16

SCALE: 1" = 20'  
DRAWN BY: J.M.  
CHECKED BY: J.M.  
DATE: 12-24-00  
PROJECT NO.: 00-514



VICINITY MAP  
SCALE: 1" = 2,000'



GENERAL NOTES:

- OWNER: SOUTHWEST ASSOCIATES
- 220 GRAND S. CIRCLE
- 1 POLAND BROOK COURT
- LITTLEVILLE, MD 21073
- (301) 281-0000
- NET ACRES: 6.91 AC
- GROSS ACRES: 7.10 AC
- EXISTING IMPROVED ZONING: DR 5.5
- EXISTING IMPROVED USE: LIGHT MANUFACTURING FIBER PRODUCTS
- NUMBER OF EMPLOYEES: 40
- REQUIRED PARKING SPACES: 40 (1 PER EMPLOYEE)
- PARKING PROVIDED: 35
- EXISTING BUILDING AREA: 21,127 SQ. FT.
- EXISTING FIRST FLOOR AREA: 12,087 SQ. FT.
- PROPOSED EXPANSION OF 2ND & 3RD FLOORS: 12,040 SQ. FT.
- TOTAL BUILDING FLOOR AREA: 33,167 SQ. FT.

STUART AVENUE

PETITIONER'S  
EXHIBIT 4



**Harris Smirga, Matz, Inc.**  
1800 ... TO ...

PLAN FOR SPECIAL HEARING  
620-026 FRANKLIN AVENUE  
FOR NON-CONFORMING USE

ELECTION DISTRICT 18







**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

December 11, 1989

John B. Gontrum, Esquire  
809 Eastern Blvd  
Baltimore, MD 21221

Item No. 97, Case No. 90-240-SPH  
Petitioner: S. O. Realty Associates, et al  
Petition for Special Hearing

Dear Mr. Gontrum:

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 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-3391.

Very truly yours,  
James E. Eyer  
Chairman  
Zoning Plans Advisory Committee

JED:jv  
Enclosures 1

cc: Mr. Saul B. Offutt  
S. O. Realty Associates  
1 Roland Brook Court  
Luthersville, MD 21093

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21284  
(301) 887-5553

J. Robert Haines  
Zoning Commissioner

November 9, 1989

Dear Mr. Haines:

Your petition has been received and accepted for filing this 2nd day of October, 1989.

J. Robert Haines  
Zoning Commissioner

Received By:  
James E. Eyer  
Chairman  
Zoning Plans Advisory Committee

Petitioner: S. O. Realty Associates  
Petitioner's Attorney: John B. Gontrum

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 611  
Townson, Maryland 21284  
(301) 887-5554

November 9, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Townson, Maryland 21284

RECEIVED  
NOV 16 1989  
ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 87, 94, 95, 96, 98, 99, 100, 101, 102 and 104.

Very truly yours,  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

9/26/89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Townson, Maryland 21284

October 2, 1989

Zoning Item # 97, Zoning Advisory Committee Meeting of September 24, 1989  
Property Owner: S.O. Realty Associates  
Location: 120-24 Franklin Avenue District: 15  
Water Supply: m770 Sewage Disposal: m770

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 Air 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 charbroiler 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, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances 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 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 berelitted. 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 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 Impact Report must be submitted. For more information contact the Division of Environmental Management at 887-3391.
- ( ) 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 887-2162.
- ( ) Others \_\_\_\_\_

J. N. Etkin  
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County  
Fire Department  
800 York Road  
Townson, Maryland 21284-2206  
(301) 887-4500

Paul H. Ertel  
Chief

SEPTEMBER 25, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Townson, MD 21284

RE: Property Owner: S.O. REALTY ASSOCIATES  
Location: SWC FRANKLIN AND STUART AVENUES  
Item No.: 97 Zoning Agenda: SEPTEMBER 26, 1989

Gentlemen:

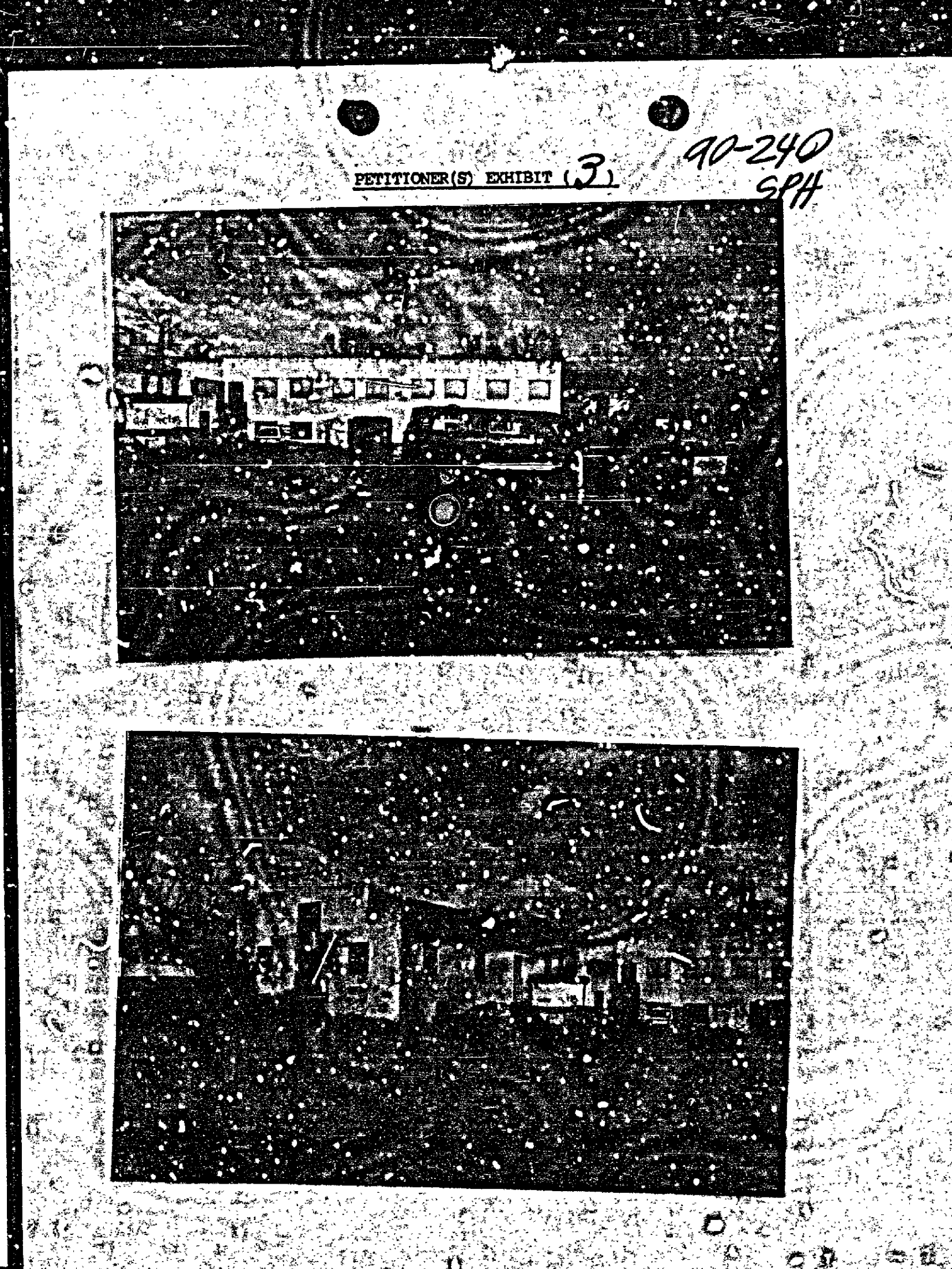
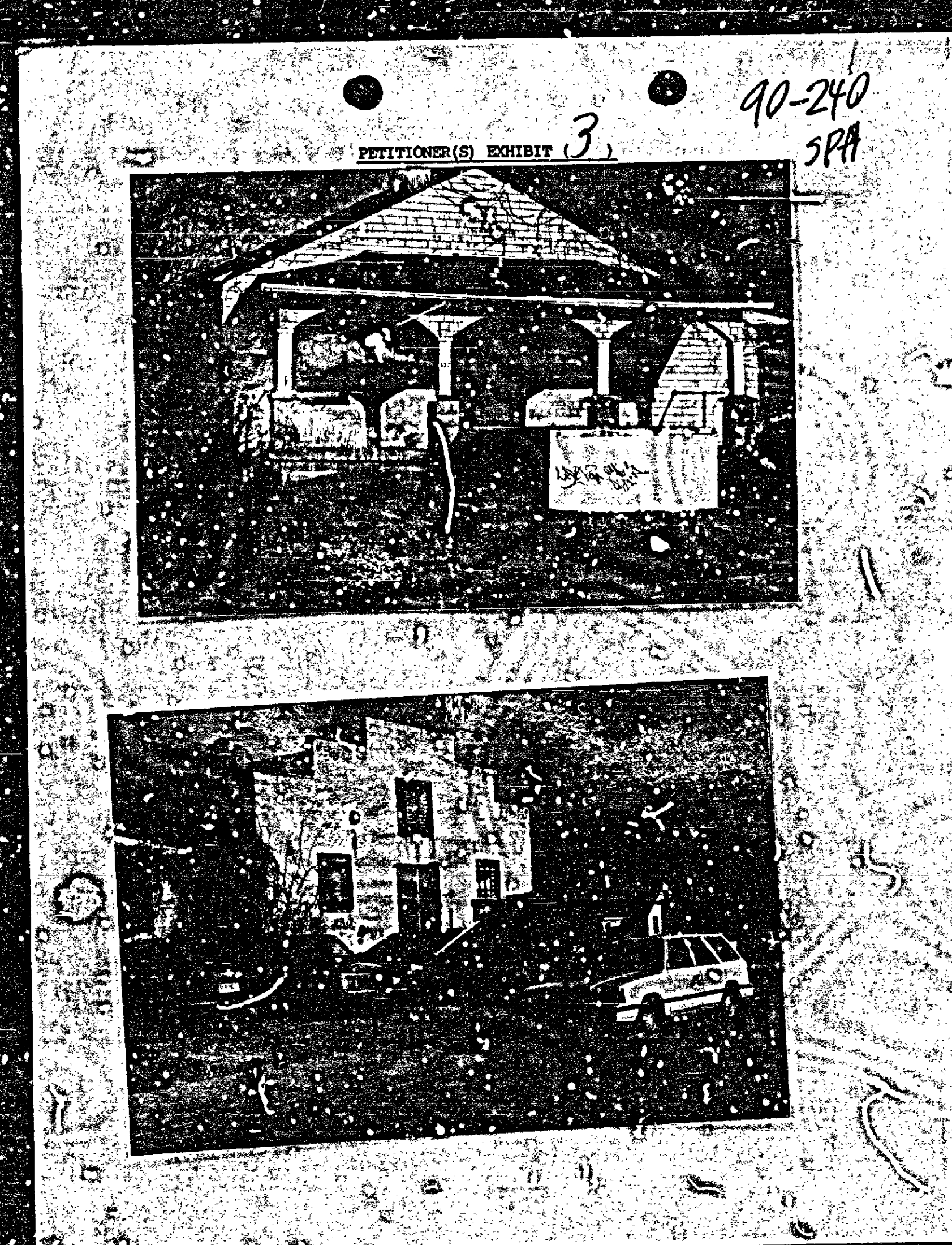
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. 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", 1988 edition prior to occupancy.

REVIEWER: [Signature] Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/EEK



Baltimore County  
Department of Community Development  
One Investment Plaza, Suite 800  
Townson, Maryland 21284  
(301) 887-3317

Leslie M. Fisher  
Director

RECEIVED  
DEC 13 1989  
ZONING OFFICE

December 11, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
401 Bosley Avenue, Mail Stop 3402  
Townson, Maryland 21284

Special Hearing  
December 18, 1989, 9:30 AM  
Clarification of Continued Use  
620-626 Franklin Avenue, Essex

Dear Commissioner Haines:

The Department of Community Development has a strong interest in the above referenced matter. Mr. Saul Offit, owner of the subject property, has applied through the Department's Housing Rehabilitation Office for funds to renovate the building.

It has been made very clear to Mr. Offit that the County will support his application for funds specifically contingent upon his compliance in addressing the following matters:

1. **Parking.** Mr. Offit must present to the Department of Community Development a satisfactory plan for the off-street parking of all employees, vehicles. This plan, if it involves off-site parking, must be supported by firm, binding commitment for the requisite number of spaces by the owner(s) of the proposed sites. Further, the plan must satisfactorily address needs generated by the future expansion of the work force. Finally, the plan must cover the need for site vehicle space attendant on deliveries to the building. In the event, the parking lot must be paved in a manner satisfactory to the County.
2. **Site Plan.** Mr. Offit must also provide the Department of Community Development a comprehensive plan with appropriate renderings detailing the work to be done to the exterior of the building and to the site. The plan must be satisfactory to this Department and be accompanied by satisfactory proof of commitment to the work.

Robert Haines  
Office of Planning and Zoning  
Page Two

Mr. Offit has agreed to do all these things. We would, no, unless, appreciate completion of the above items being specific conditions in any approval of the continued use Mr. Offit seeks.

In addition, I would appreciate the opportunity to testify at the hearing in order to spell out for the record this department's conditions for support of the proposed renovation project loan.

Sincerely,  
Leslie M. Pittler  
Director  
Department of Community Development

LMP/all

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

District: 1574 Date of Posting: 12/5/89

Posted for: Special Hearing

Petitioner: S.O. Realty Associates

Location of property: 500 Franklin & Stuart Aves.

Location of sign: 500 Franklin Ave.

Remarks: Property of Applicant

Posted by: M. Pittler Date of return: 11/8/89

Number of Signs: 1

**CERTIFICATE OF PUBLICATION**  
December 7, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 6, 1989.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zebe Orlow  
Publisher

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

J. Robert Haines  
Zoning Commissioner

January 16, 1990

NOTICE OF CONTINUANCE

CASE NUMBER: 90-240-SPH

PETITIONER: S. O. Realty Associates

LOCATION: SMC Franklin and Stuart Avenues  
620-26 Franklin Avenue

HEARING OF THE ABOVE MATTER, WHICH BEGAN ON December 18, 1989, WILL CONTINUE ON WEDNESDAY, FEBRUARY 14, 1990 at 2:30 p.m.

THIS CONTINUED HEARING WILL TAKE PLACE IN ROOM 106 OF THE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Baltimore County Zoning Office

Copies to:  
S. O. Realty Associates  
John B. Gontrum, Esq.  
Leslie M. Pittler  
File

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

District: 1574 Date of Posting: 1/26/90

Posted for: Special Hearing

Petitioner: S.O. Realty Associates

Location of property: 500 Franklin & Stuart Aves.

Location of sign: 500 Franklin Ave.

Remarks: Property of Applicant

Posted by: M. Pittler Date of return: 1/14/90

Number of Signs: 1

**CERTIFICATE OF PUBLICATION**  
December 7, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 7, 1989.

THE JEFFERSONIAN

S. Zebe Orlow  
Publisher

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

J. Robert Haines  
Zoning Commissioner

December 23, 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 Special Hearing  
CASE NUMBER: 90-240-SPH  
500 Franklin and Stuart Avenues  
15th Election District - 15th Council District  
Petitioner(s): S. O. Realty Associates  
HEARING DATE: DECEMBER 18, 1989 at 2:30 p.m.

Special Hearing: To determine a manufacturing use for a light manufacturing facility and to allow expansion as required on the site plan of 3,000 square feet to the existing 21,127 square feet structure.

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 and shown or presented at the hearing.

NOTE: ("PHASE II" of the "SMM EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date. The hearing will be postponed. In the event of snow, telephone 887-3301 to confirm hearing date.)

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Send to:  
S. O. Realty Associates  
John B. Gontrum, Esq.  
File

**CERTIFICATE OF PUBLICATION**  
December 7, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 6, 1989.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

receipt  
Amount \$401.610  
No. 710  
Date 12/20/89

Baltimore County  
Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21286

HEARING FEES  
POSTING  
TOTAL  
LAST NAME OF OWNER: S.O. REALTY ASSOC

Cashier Validation

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

J. Robert Haines  
Zoning Commissioner

DATE: DEC 12 1989

S. O. Realty Associates  
1 Richard Street Court  
Lutherville, Maryland 21093

ATtn: S.M. H. OFFUTT

See Petition for Special Hearing  
CASE NUMBER: 90-240-SPH  
500 Franklin and Stuart Avenues  
15th Election District - 15th Council District  
Petitioner(s): S. O. Realty Associates  
HEARING DATE: DECEMBER 18, 1989 at 2:30 p.m.

Notice: Please be advised that a hearing is being held and posting of the above captioned property.

RETURN TO THE ZONING OFFICE ON THE PROPERTY INVOLVED. DO NOT REMOVE THE SIGN & POST AFTER THE HEARING UNTIL THE DAY OF THE HEARING.

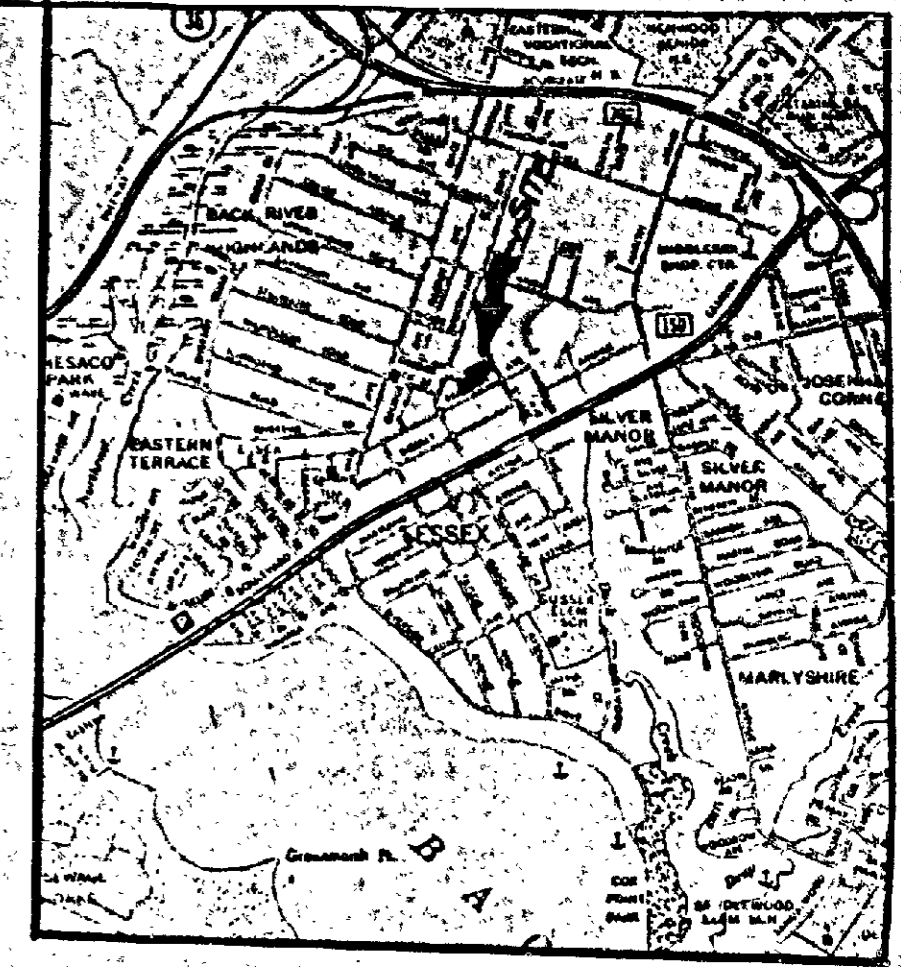
Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, 15 minutes before your hearing is scheduled to begin.

It is advised that should you fail to return the sign & post set(s), there will be an additional \$20.00 added to the above amount for the sign not returned.

Very truly yours,  
J. Robert Haines  
ZONING COMMISSIONER

NOTE: ("PHASE II" of the "SMM EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date. The hearing will be postponed. In the event of snow, telephone 887-3301 to confirm hearing date.)

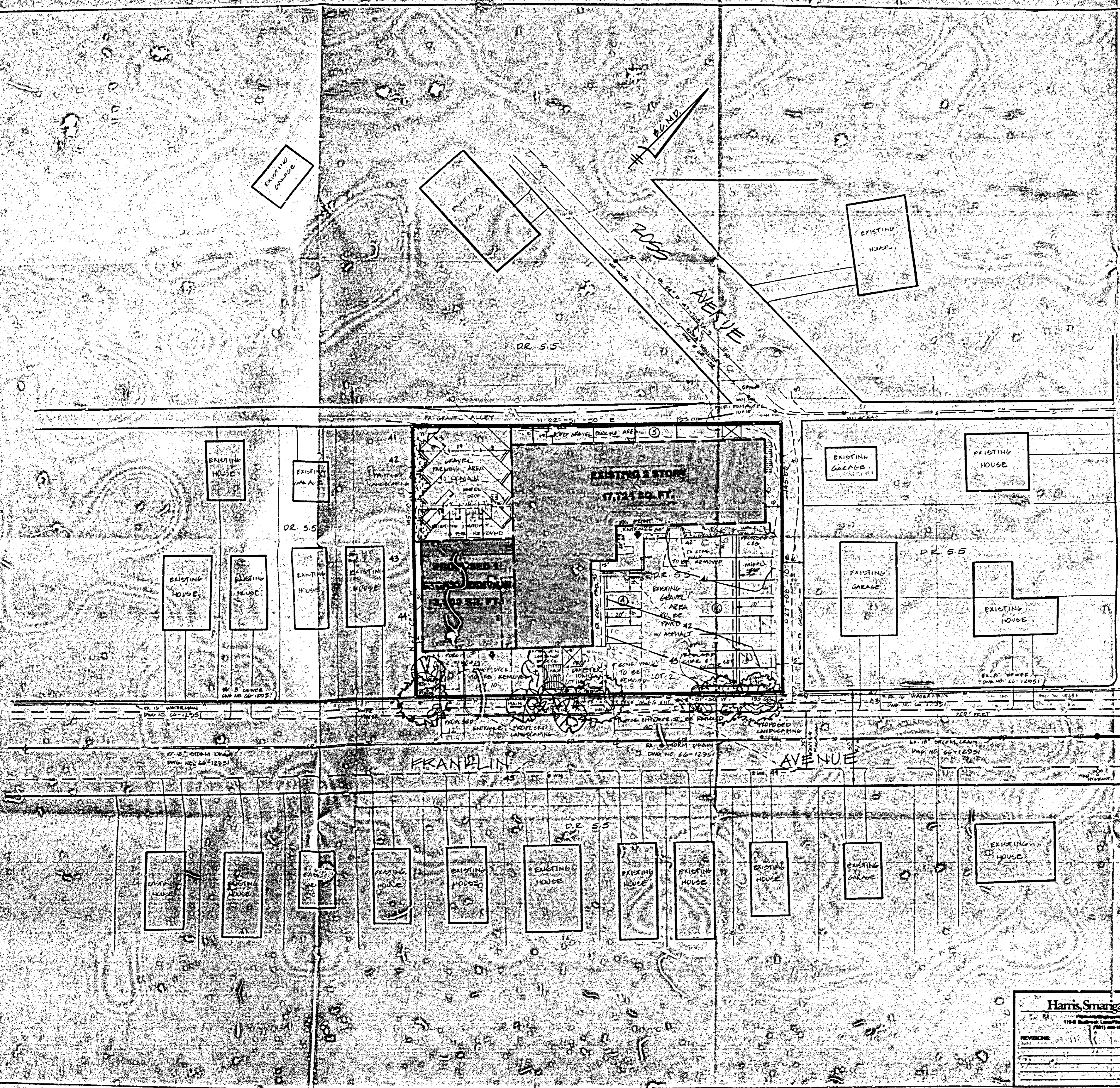




VICINITY MAP  
SCALE: 1" = 2,000'

GENERAL NOTES:

1. SVP REALTY ASSOCIATES  
C/O SERAID I. SIEGL  
7 BOLTON RD OF COURSE  
LITTLEVILLE MARYLAND 21093  
4101 544-9200  
2. LOT AREA: .495 AC  
JOB# ACRES: .743 AC  
3. EXISTING AND PROPOSED USE: LIGHT MANUFACTURING FIBER PRODUCTS  
4. NUMBER OF EMPLOYEES: 40  
5. REQUIRED PARKING SPACES: 80-11 PER EMPLOYEE  
6. PARKING PROVIDED: 18  
7. EXISTING BUILDING AREA: 21,127  
8. EXISTING FLOOR AREA: 12,088 CU. FT.  
9. PROPOSED EXPANSION OF 2541: 1,021 CU. FT.  
10. TOTAL BUILDING FLOOR AREA: 20,745 CU. FT.



PETITIONER'S  
EXHIBIT 1

*Richard J. Metz*  
Harris Smariga Metz Inc.  
Professional Engineer  
No. 10000

97  
70-240-SPH

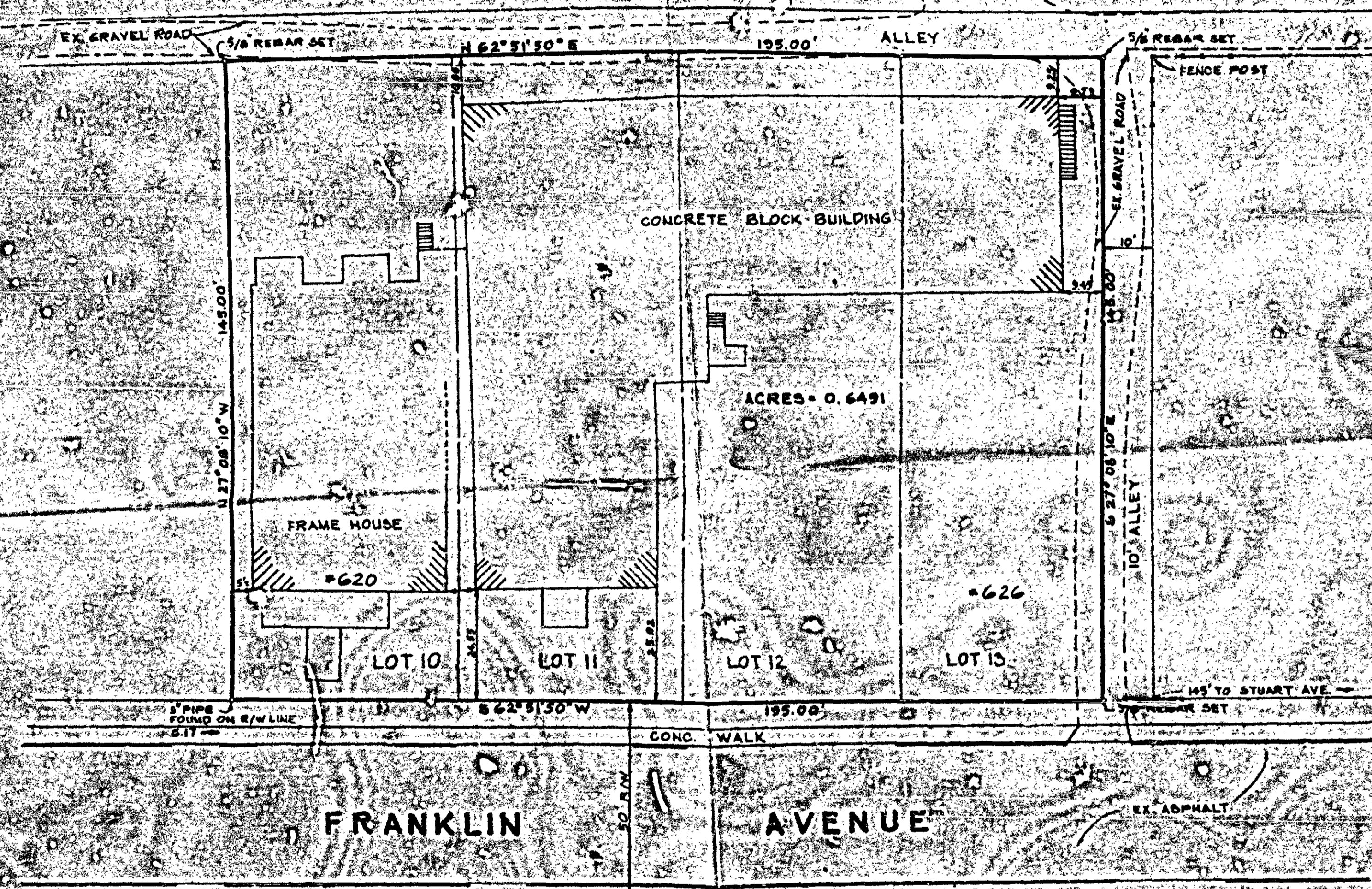
**Harris Smariga Metz Inc.**  
115-B Southpark Lane, Suite 200, Folsom, CA 95630  
(916) 452-1811

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

PLAT FOR SPECIAL HEARING  
820-626 FRANKLIN AVENUE  
FOR NON-CONFORMING USE

ELECTION DISTRICT 18

SCALE:	1" = 20'
DRAWN BY:	J.M.
CHECKED BY:	J.M.
DATE:	8-14-07
SHEET:	1 OF 1
PROJECT:	NO. 70-240-SPH

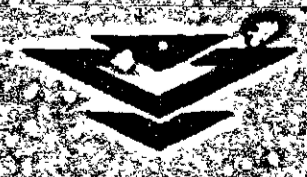


**PETITIONER'S EXHIBIT 2**



**Harris, Smariga, Matz, Inc.**

Planners/Engineers/Surveyors  
 15-B Sudbrook Lane/Pikesville, MD 21223  
 (301) 486-1811



NO.	DATE	DESCRIPTION

**BOUNDARY SURVEY**  
 LOTS 10, 11, 12 & 13 BLOCK N  
 REVISED PLAT OF  
 THE TAYLOR LAND CO.  
 PLAT BOOK 9/74-75  
 BALTIMORE COUNTY MARYLAND

SCALE:	1" = 20'
DRAWN BY:	J.S.
CHECKED BY:	C.S.R.
DATE:	6-17-89
SHEET:	1
OF:	1
PROJECT NO.:	40515