

[illegible]

Baltimore County
Zoning Commission
Office of Planning & Zoning
200 N. Maryland 21204
(410) 897-3353

A. Robert Naiman
Zoning Chairman

DATE _____

DEC 1 & 1984



Donald F. Rosenbaum
County Council

Participants Presentations, Inc.
200 N. Maryland
Baltimore, Maryland 21204
Tel: (410) 897-3353

Real Submittal Fee Twenty Dollars
Cash or check payable to
Baltimore County Zoning and Planning Board
10000 General Services Center
10000 General Services Center
Land Office (A) State Station Limited Partnership
10000 General Services Center
Baltimore, Maryland, CHES 96, 1000 of 4000 sq. ft.

Participants
Please be advised that \$999.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY 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 Officer, County Office Building, Room 411 N. Chesapeake Avenue, Room 413, Towson, Maryland 21204, 15 minutes before your hearing is scheduled to begin.

We advise that should you fail to return the sign & post set(s), there will be an additional \$59.00 added to the above amount for each sign not returned.

Very truly yours,
J. Robert Naiman
A. ROBERT NAIMAN
ZONING COMMISSIONER

Witness
s/ Stephen L. Fennell, Clerk
/s/ _____

LET THESE SETS OF THE ZONING "CHECKPOINT" PLANS be in effect in Baltimore County on the above hearing date. The hearing will be conducted in the event of a new, late-plate 897-3373 to confirm hearing date.)

Baltimore County
Zoning Commission
Office of Planning & Zoning
Thurston, Maryland 21201
(301) 897-2353

J. Robert Haines
Chairman, Zoning Commission

November 26, 1979

NOTICE OF HEARING


Dorinda P. Rasmussen
Executive Assistant

The Zoning Commission 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 108 of the County Office Building, located at 111 W. Chesaapeake Avenue in Towson, Maryland as follows:

Petition For Rezoning Structures
10000 Greenway Road
Baltimore, Maryland 21206
Ralph Thompson, President and Manager, West
Side Shopping Center
10000 Greenway Road
Baltimore, Maryland - ZIP Code 21206
Lynch, James (A) Home Station Limited Partnership
10000 Greenway Road
Baltimore, Maryland - ZIP Code 21206
Telephone: 835-0000 or 835-0001

Witnesses To present all pertinent issues in line of the proposed Y19.

In the event that this Petition is granted, a building permit may be issued outside 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 as presented at the hearings.

NOTE:
If "FRANK LINE" of the "NEW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 897-3381 to confirm hearing date.)


J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

WITNESSES:

Carmen La Penna, Clerk
Date _____

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1989

COUNTY OFFICE BLDG.
115 CHESAPEAKE BLVD.
TOWSON, MARYLAND 21204

Re: Stephen J. Frawas, Esquire
5 Light Street, Suite 950
Baltimore, MD 21202

RE: Item No. 98, Case No. 90-241-A
Petitioner: Byron Skatston Lord Petshy, et al
Petition for Zoning Variance

Dear Mr. Frawas:

The Zoning Plans Advisory Committee has received 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 ensure that all parties are aware of plans or problems with respect to the development of the plans that may have a bearing on this case. Director of Planning will file a written report with the Zoning Commission and its recommendations as to the suitability of the requested zoning.

Board 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, it 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 JILL MARIASKE. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Sincerely,
James S. Dyer
James S. Dyer
Chairman
Zoning Plans Advisory Committee

JD:js
Enclosures
- 3 -
cc: Mr. Richard Jones
Rottgenhaus Properties, Inc.
100 W. Pennsylvania Avenue
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(410) 887-6887

J. Robert Haines
Zoning Commissioner



Dwight P. Rosenbaum
County Executive

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

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Hoff
Chairman,
Zoning Plans Advisory Committee

Petitioner: Byron Station Land Pkshp, et al
Petitioner's Attorney: Stephen L. Prevost

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(410) 207-3464

November 9, 1989

Mr. J. Robert Helms
Kent's
County Office Building
Towson, Maryland 21204

 David P. R. [illegible]

RECEIVED
NOV 16 1989
ZONING OFFICE

Dear Mr. Helms:

The Bureau of Traffic Engineering has no comments for items number 87, 94, 95, 96, 97, 99, 100, 101, 102 and ~~103~~.

Very truly yours,

Michael S. Flanigan,
Traffic Engineer Associates II

MSF/lmb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: December 6, 1989
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Byron Station Limited Partnership, Item 88
Zoning Petition No. 90-241

The Petitioner requests a variance to permit 83 parking spaces in lieu of the required 111 spaces.

Should the Petitioner's request be granted, staff offers the following condition:

The Petitioner's site plan indicates several grass islands. All such islands should be improved with trees, where practical. A plan reflecting this improvement shall be submitted to the Baltimore County Landscape Planner for approval.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 897-3211.

PK/JL/cmm

DEC 08 1989

1 Baltimore County
Fire Department
630 York Road
Towson, Maryland 21204-2536
(410) 887-4500
Fax: H. Balaban
Chief

77

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

September 25, 1989


Dorothy F. Rosenbaum
County Executive

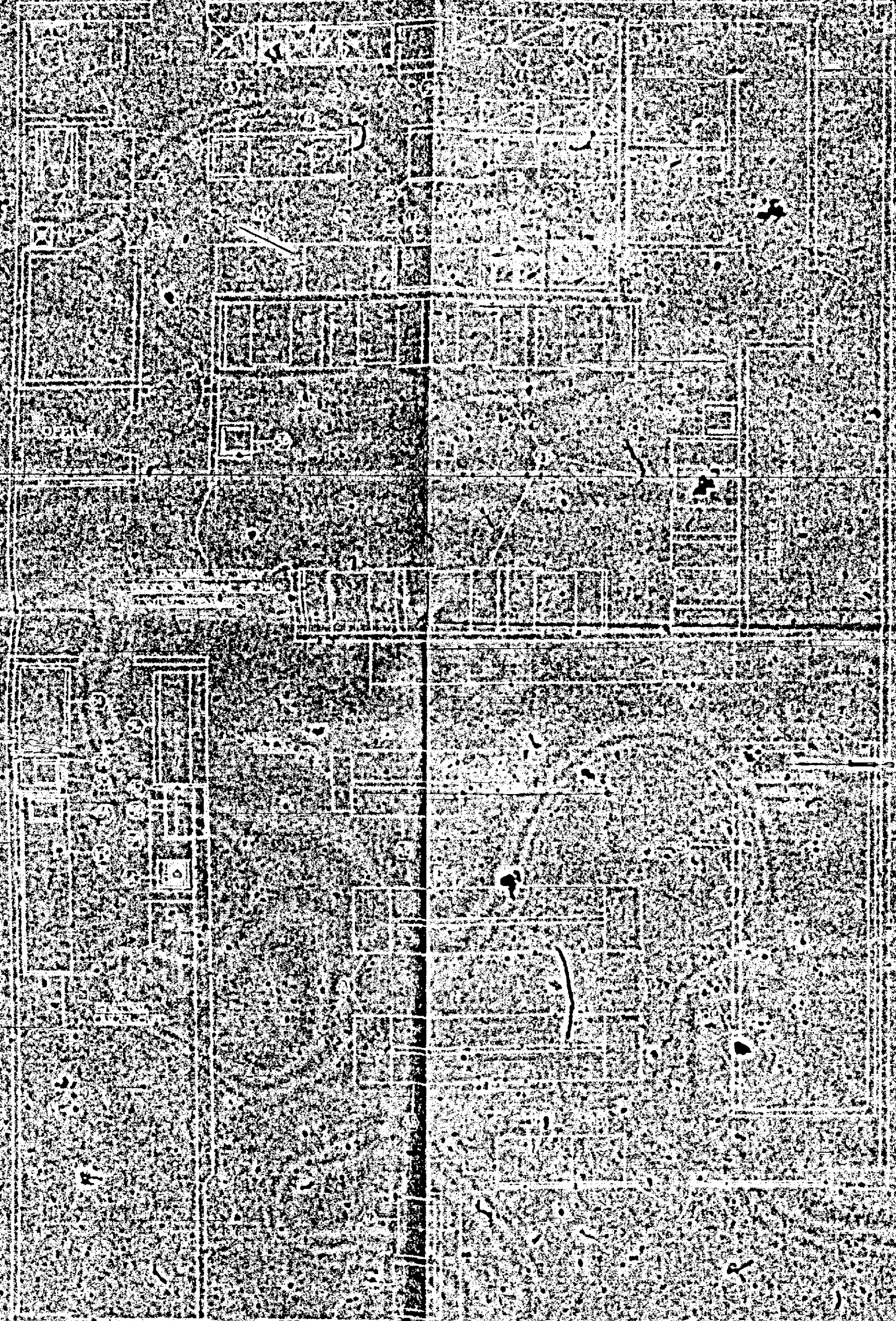
RE: Property Owners: BETHAM STATION LIMITED PARTNERSHIP
Location: NE/CDR BEACONSFIELD DRIVE AND BONEYOG
BLVD.
Item No.: 98 Zoning Agenda: SEPTEMBER 26, 1989
Gentlemen:

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

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

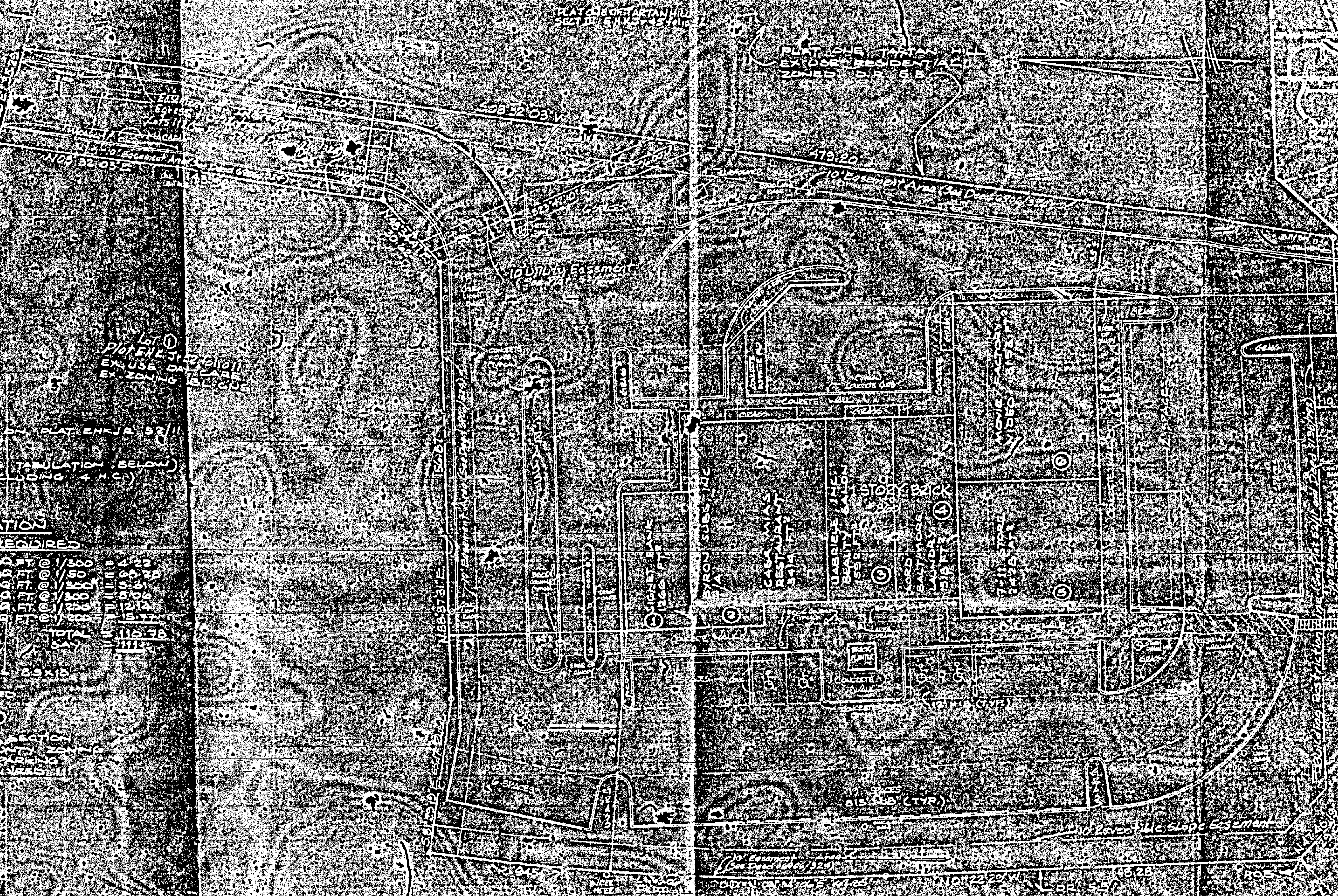
REVIEWER: *Ch. J. Smith* Noted and Approved: *Ch. J. Smith*
Planning Group
Special Inspection Division

JR/TEK



PETITIONER'S
EXHIBIT 2

SILVER SPRING ROAD



STANDARDIZATION

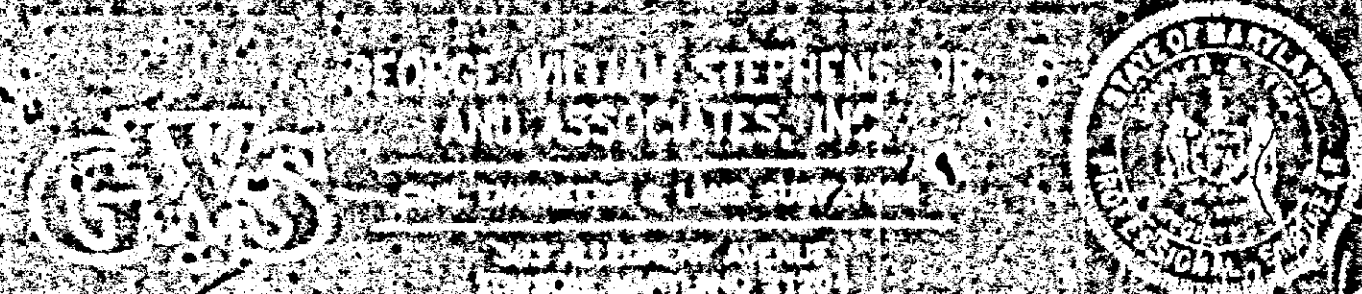
DATE: 10/10/03
BY: [Signature]
REVISION: 1.0

PARKING TABULATION

USE	REQUIRED	PROVIDED
OFFICE	100	100
RETAIL	50	50
RESTAURANT	20	20
TOTAL	170	170

OWNER:
BYRON STATION LIMITED PARTNERSHIP
100 WEST PENNSYLVANIA AVE
TOWSON, MD 21204
TEL: 410.251.1234

PLAN TO ACCOMPANY ZONING PERMIT
OFF-STREET PARKING VARIANCE
AT
BYRON STATION
NEIGHBORHOOD CONVENIENCE CENTER
100 WEST PENNSYLVANIA AVE
TOWSON, MD 21204





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 10, 1997

First Federal Savings Bank of Western Maryland
Byron Station Limited Partnership
Chicago Title Insurance Company
Miles & Stockbridge, P.C.
c/o Milton R. Smith, Jr., Esquire
600 Washington Avenue
Suite 300
Towson, MD 21204

RE: Zoning Verification
8601 Honeygo Boulevard
(AKA Lot 2, Resubdivision of
White Marsh, Section III)
Zoning Case #90-241-A
11th Election District

Dear Sir or Madam:

This letter is in response to your letter dated February 22, 1997 requesting zoning verification and violation report for Lot 2 on a plat entitled "Resubdivision of White Marsh, Section III, Neighborhood Convenience Center", also known as 8601 Honeygo Boulevard.

The zoning of this site per the 1" = 200' scale zoning map number NE-8H is B.L.-A.S. (Business, Local - Automotive Services). As such, the existing use of this site as a retail shopping center is permitted as of right. In the absence of any submitted (as-built) plat, this site would appear to be in compliance with all Baltimore County Zoning Regulations, provided it matches the approved development plan. Please be advised that this site was the subject of zoning variance hearing case number 90-241-A. On January 29, 1990, the zoning commissioner granted a variance to allow 83 parking spaces in lieu of the minimum required 111 parking spaces.

First Federal Savings Bank of Western Maryland
Byron Station Limited Partnership
Chicago Title Insurance Company
Miles & Stockbridge, P.C.
March 10, 1997
Page 2

A review of the files in the Code Enforcement Office found no zoning violations. There are no pending applications or staff initiated recommendations to amend the zoning regulations. As stated above, note that the zoning district was changed to A.S. effective December 2, 1996 as a result of the four year comprehensive zoning map review. There are no pending referendums or initiatives which would affect or impose additional conditions on the aforementioned use of this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj



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on Recycled Paper