

IN RE: PETITION FOR ZONING VARIANCE • BEFORE THE
 NW/2 Washington Blvd. cor. • ZONING COMMISSIONER
 of Sulphur Spring, 412' E of • OF BALTIMORE COUNTY
 Inter. of Beltway c/1 & • Case No. 91-471-X
 Washington Boulevard
 13th Election District
 1st Councilmanic District
 BHC Associates
 Petitioner

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Exception to use the herein described property for a bank and a public restaurant in an MLR-1M zone under Section 248.4b of the Baltimore County Zoning Regulations (B.C.Z.R.).

WHEREAS, a hearing was scheduled to be held on August 14, 1991 at 11:00 A.M., in Room 106 of the County Office Building before the Deputy Zoning Commissioner regarding the above captioned case; and,
 WHEREAS, a letter, dated August 1, 1991, was received in this office by the Petitioner's attorney, Robert A. Hoffman, Esquire requesting a withdrawal of the Petition for Special Exception.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this 14th day of August, 1991 that the Petition for a Special Exception, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:mmm
 cc: Peoples Counsel

ORDER RECEIVED FOR FILING

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21286

887-3354

August 14, 1991

Robert A. Hoffman, Esquire
 Venable, Baetjer and Howard
 210 Allegheny Avenue
 P.O. Box 5517
 Towson, Maryland 21204

RE: Case No. 91-471-X
 Petition for Special Exception
 BHC Associates, Petitioner

Dear Mr. Hoffman:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

Timothy M. Kotroco
 Timothy M. Kotroco
 Deputy Zoning Commissioner

JRH:mmm
 atl
 cc: Peoples Counsel

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-471-X**

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a bank and a public restaurant, jr. sn.
 MLR-1M zone under Section 248.4b of the BCZR

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore 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: (Type or Print Name) Signature Address City and State	Legal Owner(s): BHC Associates (Type or Print Name) By: <i>Levy M. Merritt</i> Signature <i>Levy M. Merritt</i> (Type or Print Name) Signature
Attorney for Petitioner: John B. Howard, Esquire (Type or Print Name) Signature Address City and State	2066 Lord Baltimore Drive 298-2600 Address Phone No. Baltimore, Maryland 21207 City and State
210 Allegheny Avenue Address Towson, Maryland 21204 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted John B. Howard, Esquire Name "210 Allegheny Avenue" Towson, Maryland 21204 823-4111 Address Phone No.
Attorney's Telephone No.: 823-4111	Towson, Maryland 21204 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June, 1991, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of August, 1991, at 11:00 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

GEORGE WILLIAM STEPHENS JR. & ASSOCIATES, INC.
 ENGINEERS
 100 BAYVIEW TOWNSHIP, MARYLAND 21286

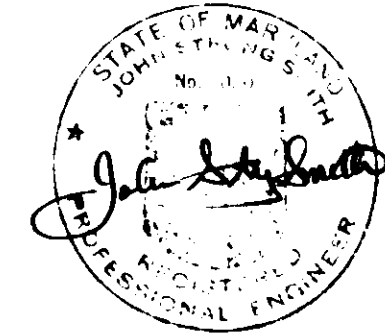
Description to accompany Special Exception: **91-471-X**
 The Gittings Property.
 May 22, 1991

Beginning for the same at a point having Baltimore County Metropolitan District coordinate values of South 18765.04 and West 16314.17, said point being at a point at the intersection formed by northwest side of Washington Boulevard (service road) with the centerline of Sulphur Spring Road, 30 feet wide (to be closed) and from the intersection of 23 degrees 04 minutes 45 seconds East 412.62 feet with the centerline of Washington Boulevard of the Baltimore County Beltway Roads Commission of Maryland Plat No. 16955, running thence leaving Washington Boulevard (service road),

- 1) South 47 degrees 47 minutes 00 seconds West 62.45 feet, running thence binding on the northeast right of way line of the Baltimore County Beltway, shown on said Plat, the four following courses:
- 2) North 82 degrees 13 minutes 30 seconds West 72.56 feet.
- 3) North 55 degrees 10 minutes 10 seconds West 449.91 feet.
- 4) North 3A degrees 09 minutes 55 seconds East 182.00 feet and point in the bed of Sulphur Spring Road, to be closed, running thence along the bed of said Sulphur Spring Road, to be closed, the two following courses:
- 5) North 45 degrees 56 minutes 25 seconds West 63.00 feet and point designated 247 shown on a Plat entitled "Second Amended Plat of Records of Baltimore County", dated May 17, 1988, recorded among the Plat running thence binding on the boundary of said last mentioned Plat, the two following courses:
- 6) North 43 degrees 55 minutes 35 seconds East 560.42 feet and running thence, the two following courses:
- 7) North 47 degrees 04 minutes 25 seconds West 40.00 feet to a BELTWAY BUSINESS COMMUNITY, dated May 17, 1988, recorded among the Plat running thence binding on the boundary of said last mentioned Plat, the two following courses:
- 8) South 89 degrees 50 minutes 25 seconds East 546.77 feet and point in the bed of Sulphur Spring Road, to be closed, running thence
- 9) South 62 degrees 27 minutes 25 seconds East 221.61 feet to the point of beginning.

Containing 9.341 acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCE OR AGREEMENTS.



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

Date of Posting: July 16, 1991
 District: 13th
 Posted for: Special Exception
 Petitioner: BHC Associates
 Location of property: W/S Washington Blvd. and Beltway Road, Corner of S/W Sulphur Spring Road, 412' E of intersection of Beltway c/1 and Washington Blvd.
 Location of Sign: NW/2 of Washington Blvd. and a front of a bank subject property
 Remarks:
 Posted by: J. Kotroco Date of return: July 19, 1991
 Number of Signs: 1

receipt
 Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204
 Account R-001-6150
 Number
 Date: 5/30/91
 PUBLIC HEARING FEE: QTY PRICE
 050 -SPECIAL EXCEPTION 1 X \$175.00
 TOTAL: \$175.00
 LAST NAME OF OWNER: BHC ASSOCIATES
 Please Make Checks Payable To: Baltimore County

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUSUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18, 1991

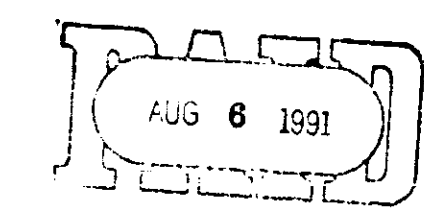
ARBUSUS TIMES
 S. Zebe Orlean
 Publisher

Case Number: 91-471-X
 NW/2 Washington Boulevard (service road)
 Corner of S/W Sulphur Spring Road, 412' E of intersection of Beltway c/1 and Washington Boulevard
 13th Election District
 1st Councilmanic District
 BHC Associates
 Petitioner(s)
 Hearing Date: Wednesday, August 14, 1991 at 11:00 a.m.
 Special exception for a bank and public restaurant in an MLR-1M zone
 Zoning Commissioner of Baltimore County
 A-27154 July 18

receipt
 Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204
 Account R-001-6150
 Number
 Date: 5-30-91
 Venable, Baetjer & Howard
 Commercial Special Exception Fee \$175.00
 The Gittings Property
 Washing Blvd. & Sulphur Spring Rd.
 Please Make Checks Payable To: Baltimore County
 \$175.00

receipt
 Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204
 Account R-001-6150
 Number
 Date: 91-471-X
 BHC Associates
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 RE: Case Number: 91-471-X
 NW/2 Washington Boulevard (service road)
 Corner of c/1 Sulphur Spring, 412' E of intersection of Beltway c/1 and Washington Boulevard
 13th Election District - 1st Councilmanic District
 Petitioner(s): BHC Associates
 HEARING: WEDNESDAY, AUGUST 14, 1991 at 11:00 a.m.
 Dear Petitioner(s):
 Please be advised that \$22.16 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 Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.
 J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND
 John B. Howard, Esq.

Baltimore County Government
 Office of Zoning Administration and Development Management
 Office of Planning & Zoning
 111 West Chesapeake Avenue
 Towson, MD 21204
 887-3354
 DATE: 7-25-91
 BHC Associates
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 RE: Case Number: 91-471-X
 NW/2 Washington Boulevard (service road)
 Corner of c/1 Sulphur Spring, 412' E of intersection of Beltway c/1 and Washington Boulevard
 13th Election District - 1st Councilmanic District
 Petitioner(s): BHC Associates
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 J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND
 John B. Howard, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21286

887-3354

COPY

JUNE 24, 1991

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 21204 as follows:

Case Number: 91-471-X
80/2 Washington Boulevard (service road)
Corner of c/1 Sulphur Spring, 412' E of intersection of Beltway c/1 and Washington Boulevard
13th Election District - 1st Councilmanic
Petitioner(s): BBC Associates
HEARING: WEDNESDAY, AUGUST 14, 1991 at 11:00 a.m.

Special exception for a bank and public restaurant in an MCR-1M zone.

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: BBC Associates
John B. Howard, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21286

887-3354

July 19, 1991

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 460, Case No. 91-471-X
Petitioner: BBC Associates, et al
Petition for Special Exception

Dear Mr. Howard:

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Leroy M. Merritt
BBC Associates
2066 Lord Baltimore Drive
Baltimore, MD 21207

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21286

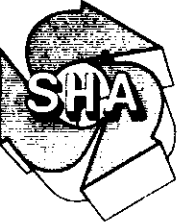
887-3354

Your petition has been received and accepted for filing this 19th day of June, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: BBC Associates, et al
Petitioner's Attorney: John B. Howard

 Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

June 18, 1991

RE: Baltimore County
Zoning meeting of
June 18, 1991
BBC Associates
N/W Washington Boulevard
US I-S
opposite I-695 ramp
Item # 360

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

Dear Mr. Haines:

We have reviewed the submittal for a bank and a public restaurant in an M.L.R.-1M. Zone and offer the following:

This plan is currently being reviewed by our District Traffic Office for the length of the deceleration/acceleration and left turn lane.

All comments from our Traffic Office must be addressed as well as a hydraulic review completed prior to the issuance of any building permits.

If you have any questions, please contact Larry Brucato (333-1350).

Very truly yours,
John Constable
John Constable, Chief
Engineering Access Permits
Division

LB/es

cc: G.W. Stephens, Jr. and Associates Inc.
Mr. J. Ogil

My telephone number is 301-333-1350 (Fax #333-1041)
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: June 17, 1991
Zoning Commissioner

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

SUBJECT: Robert J. Andrews, Janice G. Andrews, Charles F. Holleman, Virginia J. Holleman, Item No. 461

Should the petitioners' request be granted, C.R.G. approval will be required prior to the issuance of any building permits.

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 887-3211.

PK/JL/cmm
ITEM461/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: June 25, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 18, 1991

Please see the C.R.G. comments for items number 458 and 460.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

June 12, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #460, Zoning Advisory Committee Meeting of June 18, 1991, BBC Associates, NW/S Washington Boulevard (service road), corner of centerline Sulphur Spring Road (412' E of intersection of Beltway centerline and Washington Boulevard centerline), Public Water and Sewer

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 complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

SSF:rmf
460ZNG/GWRMK

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (801) 887-4500

JUNE 18, 1991

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

RE: Property Owner: BBC ASSOCIATES
Location: NW/S WASHINGTON BOULEVARD
Item No.: 460 Zoning Agenda: JUNE 18, 1991

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.

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", 1988 edition prior to occupancy.

Noted and Approved
Special Inspection Division
Fire Prevention Bureau

JK/PEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 19, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for June 18, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 468, 470, 473 and 475.

For Items 458 and 460 the previous County Review Group comments still apply.

For Item 379 (#91-405-SFH), the site must be submitted through the minor subdivision process for review and comments.

For Item 472, as of this date, the proposed 8-inch sanitary sewer has not gone to contract.

Robert W. Bowling
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 4, 1991

BBC Associates
2066 Lord Baltimore Drive
Baltimore, MD 21207

RE: Petition Filed in Zoning Office
Item Number 460

Dear Petitioner:

This letter is to inform you that, due to a technical problem, your Petition for Special Exception has not been placed on the agenda for the week of June 11, 1991. According to our records, this Petition was filed on May 30, 1991 with John J. Sullivan, Jr.

In order for this Petition to be placed on the next agenda, you must contact Mr. Sullivan at 887-3391 to rectify the problem.

Very truly yours,

J. Robert Haines

J. Robert Haines
Zoning Commissioner

JRH:scj

cc: John B. Howard, Esquire

91-471-X A46.14

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 30, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: BBC Associates, Item No. 460

In reference to the petitioner's request, staff offers the following comments:

The plat accompanying the special exception does not meet the M.L.R. site plan requirements outlined in Section 252 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Many other issues regarding this project were addressed by the Office of Planning and Zoning in our review of the CRG plan. These itemized comments, dated May 21, 1991, have been attached for review by the hearing officer.

Until such time as information is submitted satisfying the requirements of Section 252 of the B.C.Z.R., and the issues outlined in the May 21, 1991 comment are addressed, staff is unable to offer its support of the applicant's proposal.

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 887-3211.

PK/JL/cmm
Attachment

ITEM460/ZAC1

Rec'd 7/31/91
JK

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21286-5517
(301) 823-4111
FAX (301) 821-0447

August 1, 1991

ROBERT A. HOFFMAN

WRITER'S DIRECT NUMBER 4
494-9162

Arnold Jablon
Director
Office of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 91-471-X
BBC Associates, Petitioner

Dear Mr. Jablon:

The Petitioner in the above-referenced case hereby withdraws its Petition for a Special Exception for a bank and public restaurant in an MLR-IM zone.

If you have questions or comments please do not hesitate to contact me.

Yours truly,

Robert A. Hoffman
Robert A. Hoffman

RAH/cac

cc: Gary J. Swatko

91-471-X
460.14
REC'D
ZONING



G-SW G-SE
C-NW C-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200'	LOCATION HALETHORPE	SHEET S.W. 5-C
DATE OF PHOTOGRAPHY JANUARY 1986		

#460
91-471-X

