

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: May 3, 2002

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton *tr*
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILE**

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

<u>BOARD OF APPEALS CASE NUMBER</u>	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
R-94-141	<i>R-94-141</i>	J.F.O. HOLDING COMPANY	1838-1850 REISTERSTOWN ROAD

Attachment: SUBJECT FILE(S) ATTACHED

IN THE MATTER OF
THE APPLICATION OF
J.F.O. HOLDING CORP., ET AL, LEGAL
OWNERS; & J PATRICT GILL – C.P. FOR A
ZONING RECLASSIFICATION FROM R.O.
TO B.L. ON PROPERTY LOCATED ON THE
SW/S REISTERSTOWN RD, 540' SE OF C/L
MT WILSON LANE OPPOSITE CASTLETON
AVE (1838-1850 REISTERSTOWN ROAD)
3RD ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. R-94-141
* Cycle II, 1993/94
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ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by G. Scott Barhight, Esquire, on behalf of J.F.O. Holding Corporation et al and J. Patrick Gill, Petitioners, for zoning reclassification from R.O. to B.L. on property located on the southwest side of Reisterstown Road, 540' southeast of the centerline of Mt. Wilson Lane opposite Castleton Avenue (1838-1850 Reisterstown Road), in the Third Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on March 9, 1994,

IT IS, THEREFORE, this 25th day of February, 2002, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-94-141 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



Charles L. Marks, Chairman

6/01/95

Case No. R-94-141 /JFO Holding

Exhibit removed from file for copying:

Plat to Accompany Zoning Reclassification

Barbara Arnold

RET'D
6/2/95
ce

3/04/94 -T/C from John Owings /Owner --all indications are that he will be requesting a continuance of this case on Wednesday, March 9, 1994. Changes have come about insofar as contract purchaser; prospective new buyer wishes to continue with reclassification, but with changes/amendments to plan as filed. Will contact both Scott Barhight and Peter Zimmerman; however he wanted Board to be aware of this development.

3/07/94 -T/C from John Owings -he has spoken with Scott Barhight, who indicated that he will be in touch with Peter Zimmerman regarding request for continuance on Wednesday, March 9. Also -J. Owings asked if he could post another sign onto our sign indicating that a postponement would be requested on 3/09/93, rather than proceeding with the hearing on merits of reclass as scheduled. I advised him that I would be in touch with Peter Zimmerman regarding interested parties and also would get back with him later regarding Wednesday's requested continuance.

- T/C from Scott Barhight; has spoken w/both Peter and with Mr. Owings. Will be requesting continuance on record 3/09/94; prospective new buyer to amend plan; needs additional time to do so.

3/08/94 -T/C from Jeff Long /Planning. Will not attend 3/09/94; is his understanding that continuance will be requested by Petitioner.

3/09/94 -Board granted Petitioner's request for continuance on the record; to come back in at later date with amended plan, and request for public hearing at which said amended plan will be submitted to Board.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: February 18, 1994

INVOICE

J.F. O. Holding Corporation
P. O. Box 295,
Owings Mills, MD 21117

CASE NUMBER/PROJECT NAME: R-94-141

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: R-94-141

Returned _____ Zoning Notice Sign and Post Set(s).

DATE

for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

cc: Scott Barhight, Esq.



Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 17, 1994

J.F.O. Holding Corporation
P. O. Box 295
Owings Mills, Maryland 21117

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION
CASE NUMBER: R-94-141

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspapers, contained a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$3,018.85. This cost is charged back to the petitioners, equally divided among them.

*Pr. 3/10/94
Gwen.*
Posting cost at \$15.00 and your share of the advertising charges of \$603.77, for a total of \$638.77, is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office. The zoning sign and post must be returned to Zoning Administration on the day of the hearing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the individual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

ARNOLD JABLON
DIRECTOR

AJ:ggg

cc: Scott Barhight



Printed with Soybean Ink
on Recycled Paper



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

OCTOBER 21, 1993

NOTICE OF HEARING

CASE NUMBER: R-94-141
1838 - 1850 Reisterstown Road
SW/S Reisterstown Road, 540' SE of c/l Mt. Wilson Lane
3rd Election District - 3rd Councilmanic
Petitioners: J.F.O. Holding Corporation and Josephine Owings Grinnings
Contract Purchaser: J. Patrick Gill

Petition to reclassify the property's zoning from R.O. to B.L..

HEARING: WEDNESDAY, MARCH 9, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

William T. Hackett
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: J. F. O. Holding Corporation
W. Duvall & Associates, Inc.
J. Patrick Gill
Whiteford, Taylor & Preston

*3/09/94 - Continued
on record @ request
of Petitioner; Plan
to be amended.*



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

R. L. H.

OCTOBER 21, 1993

NOTICE OF HEARING

CASE NUMBER: R-94-141
1838 - 1850 Reisterstown Road
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HEARING: WEDNESDAY, MARCH 9, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

Gabriel W. Rosenbush - Pikesville Chamber of Commerce
Richard Talken - Woodholme City Club
Jannie Sisko - esq

William T. Hackett
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: J. F. O. Holding Corporation
W. Duvall & Associates, Inc.
J. Patrick Gill
Whiteford, Taylor & Preston

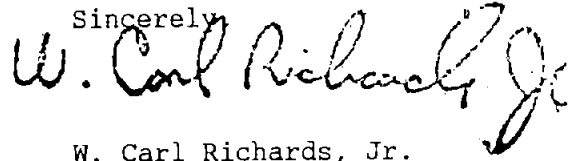
Pete I +
Carole De Milio -

93 OCT 19 PM 1:31
RECEIVED
COUNTY BOARD OF APPEALS

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm
Enclosures

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 25, 1993
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, Senior Engineer
 Development Plan Review

RE: Zoning Advisory Committee Meeting
 for Zoning Reclassification Cycle II
 October 1993 -April 1994

The Development Plan Review Section has reviewed the subject zoning items and we have no comments for Item 4.

Item 1 is subject to Baltimore County Development Regulations and State Highway Administration approval.

Item 2 is subject to the Baltimore County Development Regulations.

Item 3 must comply with Division 2 of the Baltimore County Development Regulations.

For Item 5, please see our comments on the Beachwood Estates subdivision. In addition, major intersection improvements at Morse Lane and Route 151 will be required.

RWB:s

J.F.O. HOLDING CORPORATION &
JOSEPHINE OWINGS GRINNINGS
/J. Patrick Gill /Contract Pur.
SW/s Reisterstown Road, 540'
SE of centerline Mt. Wilson Lane
opposit Castleton Avenue
(#1838-1850 Reisterstown Road)

#R-94-141
Item #1, Cycle II, 1993/94
3rd Election District
3rd Councilmanic District

R.O. to B.L.

5.81 +/- or 5/25 +/-
(Open Plan)

August 31, 1993 Petition filed.

* G. Scott Barhight, Esquire
WHITEFORD, TAYLOR & PRESTON
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

Counsel for Petitioners

Mr. John F. Owings
J.F.O. Holding Corporation
/Josephine Owings Grinnings
P.O. Box 295
Owings Mills, MD 21117

Legal Owners /Petitioners

J. Patrick Gill
1811 Billy Barton Circle
Reisterstown, MD 21136

Contract Purchaser /Petitioner

Mark A. Kromm
W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, MD 21286

ve

James Earl Kraft
Baltimore County Board of Education
Mail Stop 1102-J

People's Counsel for
Baltimore County

P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Gabe Rosenbush, Chairman
Zoning Committee
Pikesville Chamber of Commerce
7 Church Lane
Pikesville, MD 21208



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

February 25, 2002

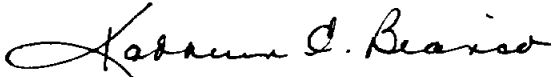
G. Scott Barhight, Esquire
WHITEFORD, TAYLOR & PRESTON
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

RE: *In the Matter of: J.F.O. Holding Corporation &
Josephine Owings Grinnings-Legal Owners;
J. Patrick Gill – Contract Purchaser
Case No. R-94-141 / Order of Dismissal of Petition*

Dear Mr. Barhight:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the Board of Appeals of Baltimore County in the subject matter.

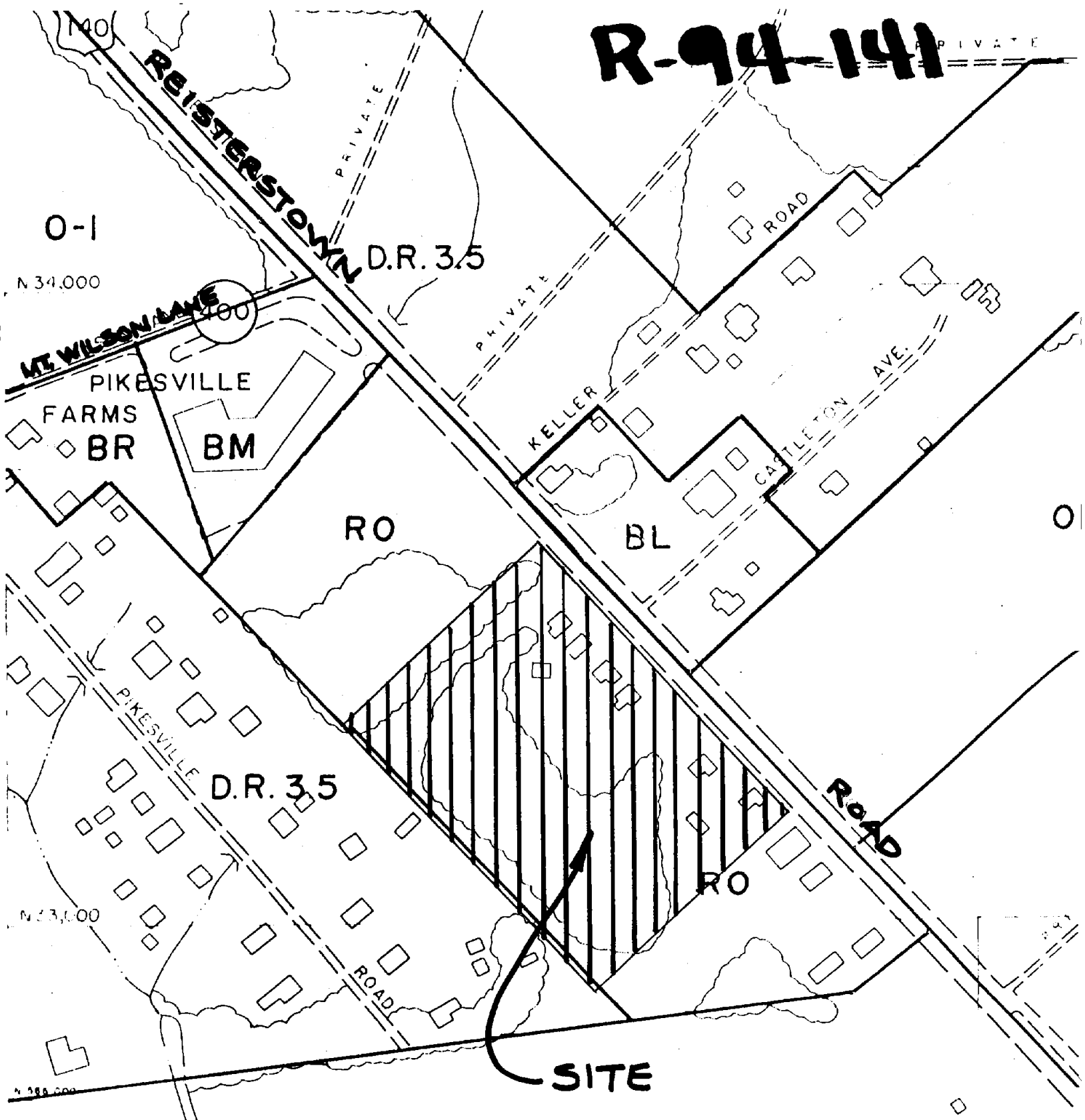
Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: John F. Owings
JFO Holding Corp. et al
J. Parick Gill
Mark A. Kromm /W. Duvall & Assoc.
Gabe Rosenbush /Zoning Committee
Pikesville Chamber of Commerce
Robert J. Haines, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM

R-94-141

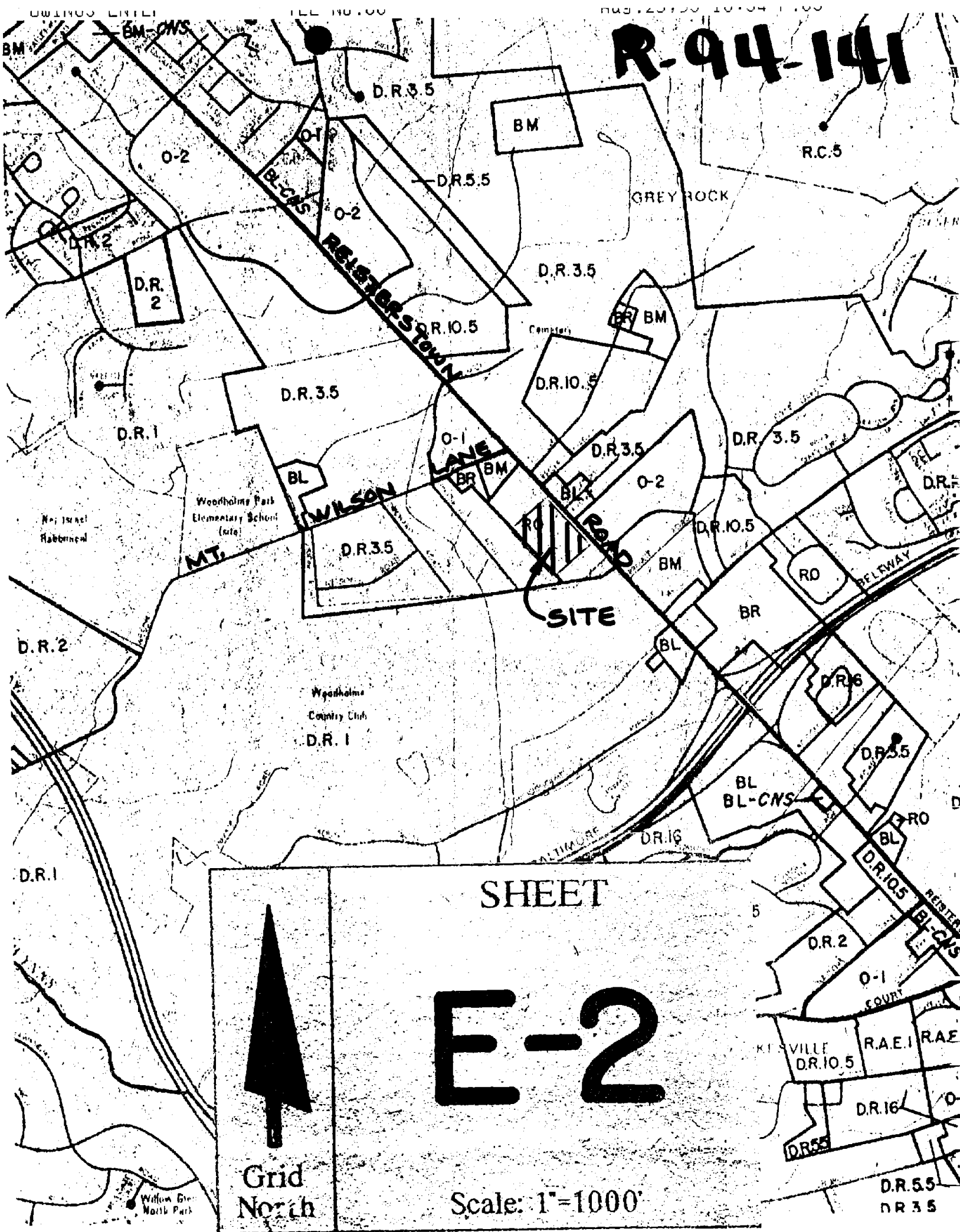


SCALE
1" = 200' =

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PIKESVILLE
GREY ROCK

SHEET
N W
9-F



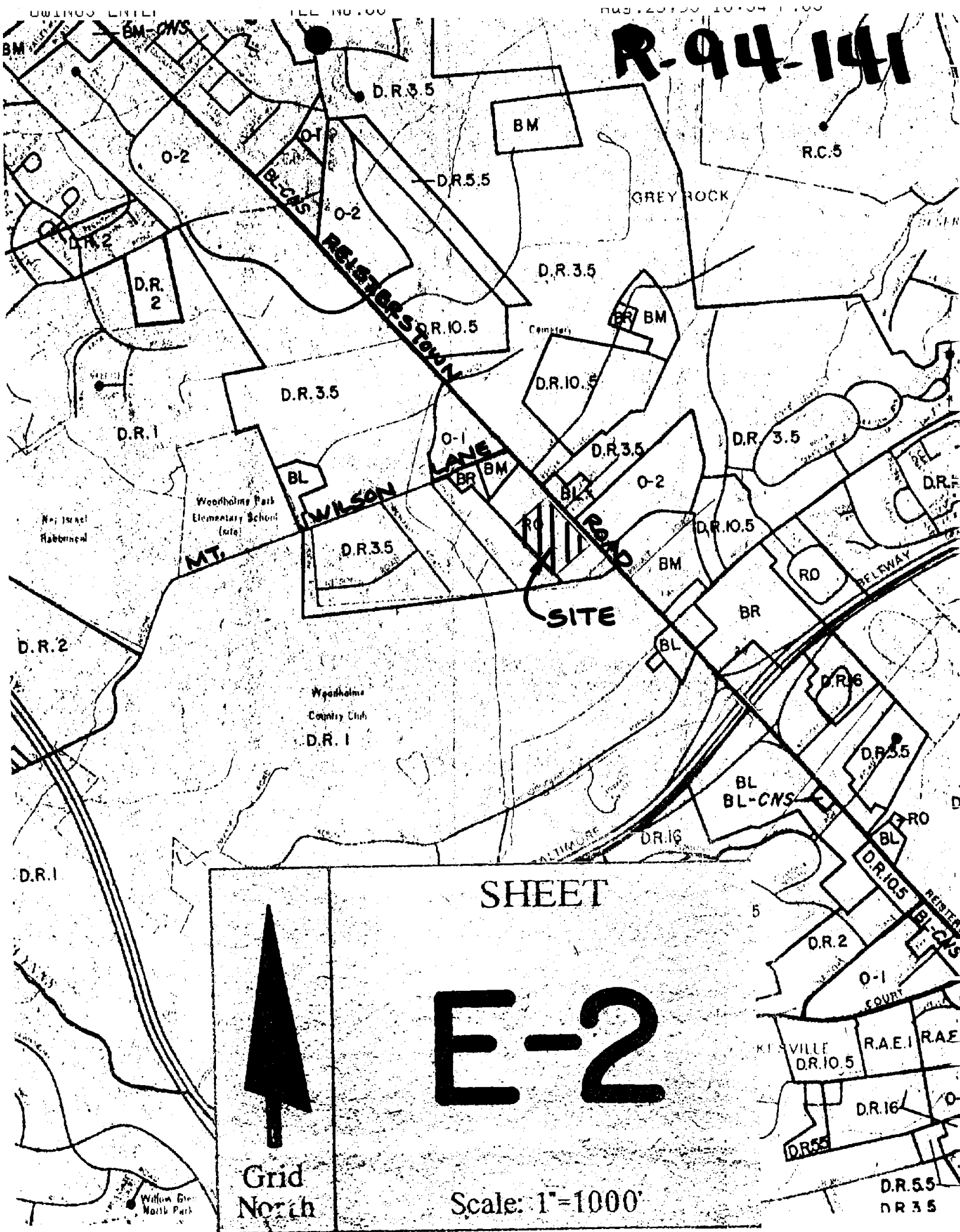
R-94-141

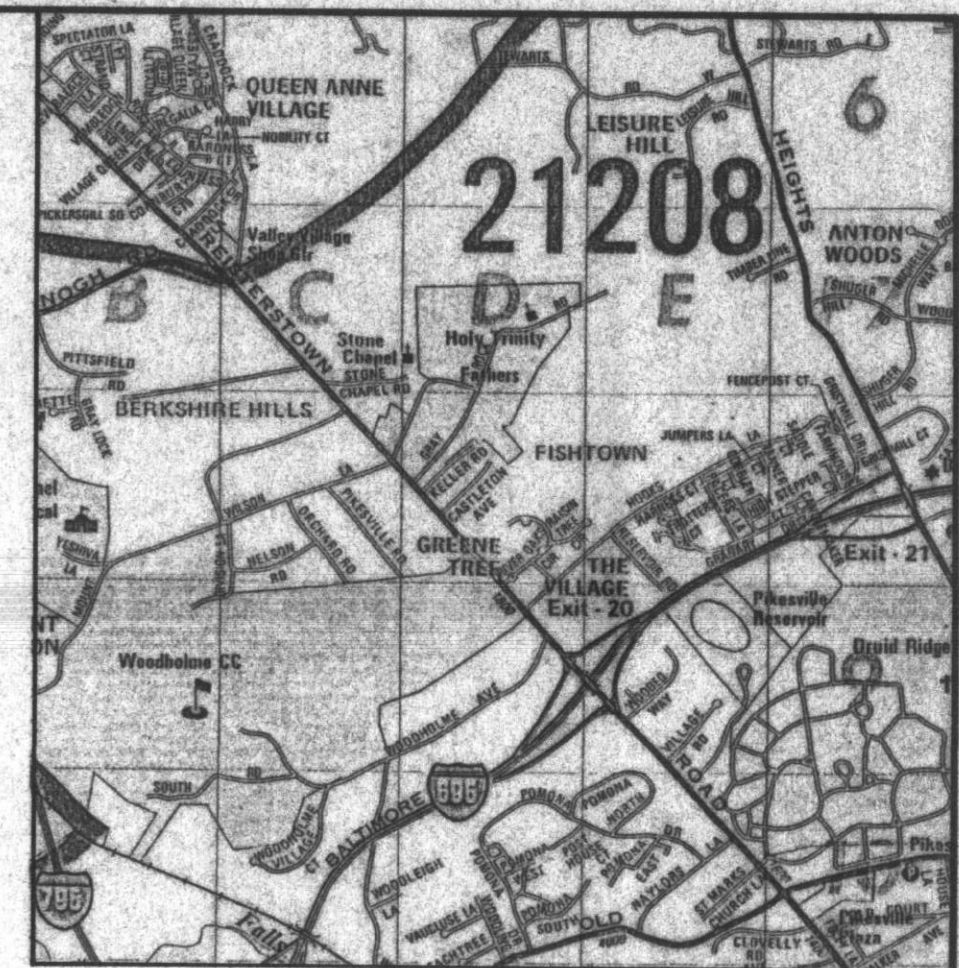
SHEET

E-2

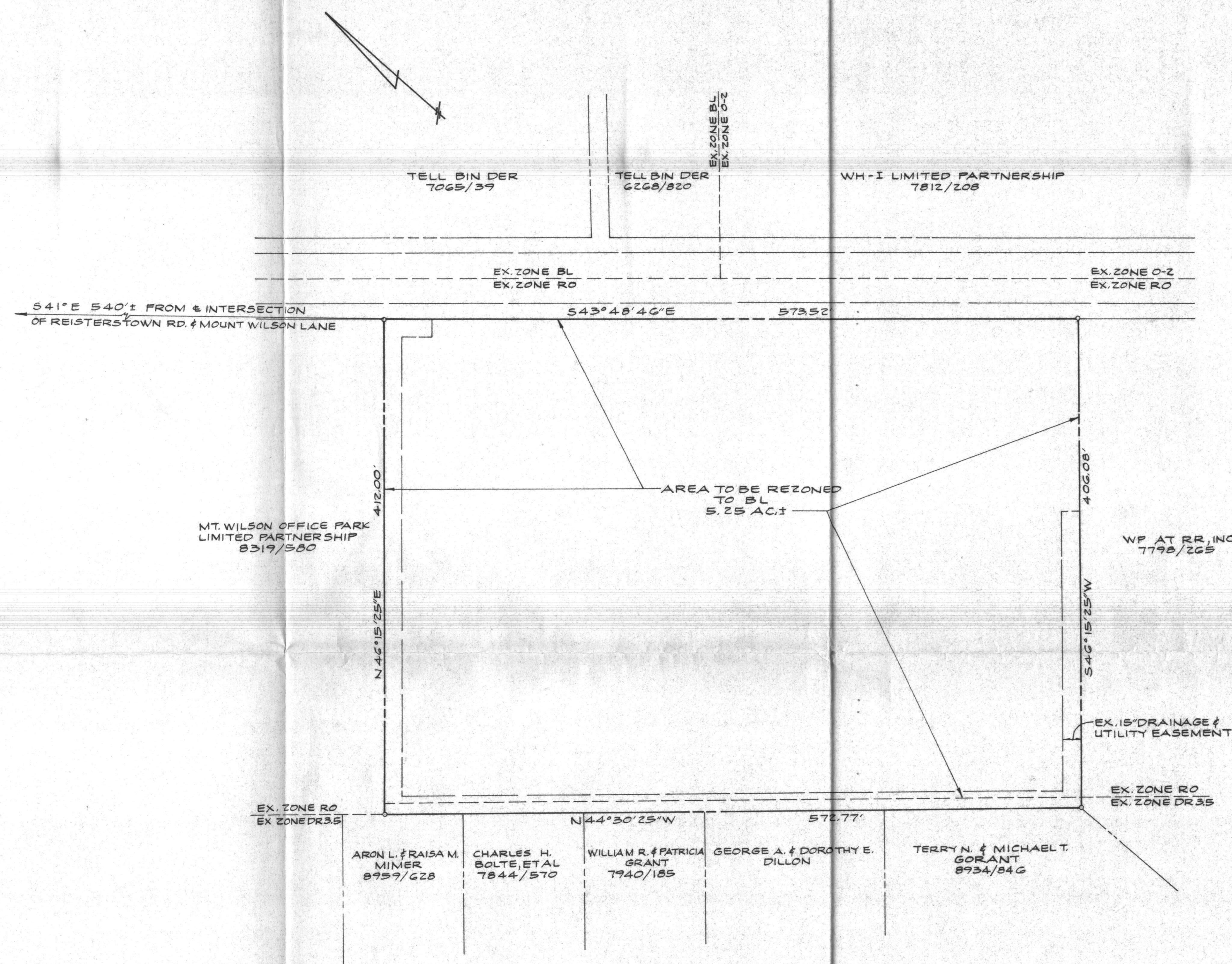
Grid North

Scale: 1"=1000'





VICINITY MAP
SCALE: 1"=2000'



NOTES:
1. PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
2. COUNCILMANIC DISTRICT NO. 3.

R-94-141

PLAT TO ACCOMPANY
ZONING RECLASSIFICATION

FOR

J.F.O. HOLDING CORPORATION

3RD ELECTION DISTRICT
SCALE: 1"=50'

BALTO. COUNTY, MD.
DATE: AUG. 27, 1993



Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 1838 - 1850 Reisterstown Road

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an RO zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

*Rec'd
BWR
8-31-93*

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/Lessee:

J. Patrick Gill
(Type or Print Name)

Patrick Gill
Signature

1811 Billy Barton Circle
Address

Reisterstown, Maryland 21136
City State Zipcode

Attorney for Petitioner:

Whiteford, Taylor & Preston

Scott Barhight
(Type or Print Name)

Scott Barhight
Signature

210 W. Pennsylvania Ave. 832-2000
Address Phone No.

Towson, Maryland 21204
City State Zipcode

Legal Owner(s):

J.F.O. Holding Corp.

John F. Owings
(Type or Print Name)

John F. Owings
Signature

Josephine Owings Grinnings
(Type or Print Name)

Josephine Owings Grinnings
Signature

P.O. Box 295 833-1187
Address Phone No.

Owings Mills, Maryland 21117
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

W. Duvall & Associates, Inc.
Mark A. Kromm
Name

530 E. Joppa Road (410) 583-9571
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



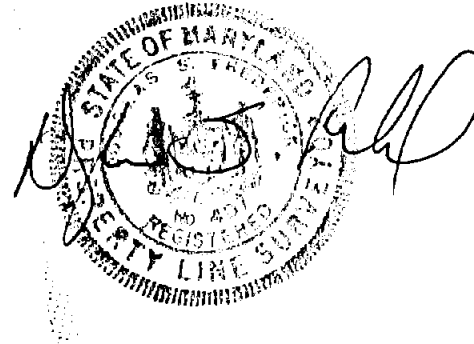
93 AUG 31 PM 3:54
RECEIVED
COUNTY BOARD OF APPEALS
Zoning Administration

August 26, 1993
ZONING DESCRIPTION
1838 - 1850 REISTERSTOWN ROAD
3RD ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

BEGINNING for the same at a point being South 41 degrees East 540 feet more or less from the centerline intersection of Reisterstown Road (Maryland Route 140) and Mount Wilson Lane; thence binding on Reisterstown Road

- 1.) South 43 degrees 48 minutes 46 seconds East 573.52 feet; thence leaving said road
- 2.) South 46 degrees 15 minutes 25 seconds West 406.08 feet; thence
- 3.) North 44 degrees 30 minutes 25 seconds West 572.77 feet' thence
- 4.) North 46 degrees 15 minutes 25 seconds East 412.00 feet to the point of beginning

CONTAINING 253,083.6 square feet or 5.81 acres of land more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

P-94-141

District 3rd Date of Posting 7/19/94

Posted for: Reclassification

Petitioner: J.F.O. Holding Corp. & J. Owens Business & J. P. Bill

Location of property: 1838-50 Reisterstown Rd, SW/S

Location of Signs: Facing roadway on property being reclassified

Remarks: Address added to sign

Posted by  Date of return: 7/25/94

Number of Signs: _____



CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 17, 1994

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 Feb 17, 1994

NOTICE OF HEARING
Case: #19-00000000
1838 - 1850 Reisterstown Road
SW/S Reisterstown Road, 640
SE of c/1 Mt. Wilson Lake
3rd Election District
3rd Councilmanic
Petitioner(s):
J.F.O. Holding Corporation
and Josephine Owings Gr
nings
Contract Purchaser:
J. Patrick Gill
Petition to reclassify the
property's zoning from B-1
B.L.
HEARING: MARCH 9, 1994 AT 10:00 A.M.
LOCATION: COUNTY
COURTHOUSE, ROOM 201
400 WASHINGTON ROAD
TOWSON, MARYLAND 21284
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
2/198 February 17.

THE JEFFERSONIAN,

A. Henrich
LEGAL AD. - TOWSON

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24, 1994

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 March 24, 1994.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF
Case Number:
R-94-144
8204 Belair Road
NW/S Belair Road, corner
NE/S White Marsh Blvd.
14th Election District
6th Council District
Property Owner:
State Highway
Administration
Contract Purchaser:
White Marsh Dinner
Theatre, Inc.
Petition: to reclassify the
property's zoning from D.R.S.5
to B.M.
HEARING: WEDNESDAY
APRIL 20, 1994 at 10:00 A.M.
LOCATION: COMPTON
CONFERENCE ROOM
200 Westminister Court
TOWSON, MARYLAND 21204
WILLIAM T. HACKETT, Chairman
County Board of Appeals
3/277 March 24.



Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

#1 - CYCLE II
 R-94-141

receipt
 #3

Account: R-001-6150 ⁶⁷⁵

Date 8-31-93

\$ 1250.00 Number 153

074 RECLASS. P&U.

OWNER: J.F.O. HOLDING CORP.

1838-1850 REISTERSTOWN RD.

Rd TO BL.

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND,
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 139868

DATE March 7, 94 ACCOUNT R-001-6150
(check 4205) AMOUNT \$ 603.77

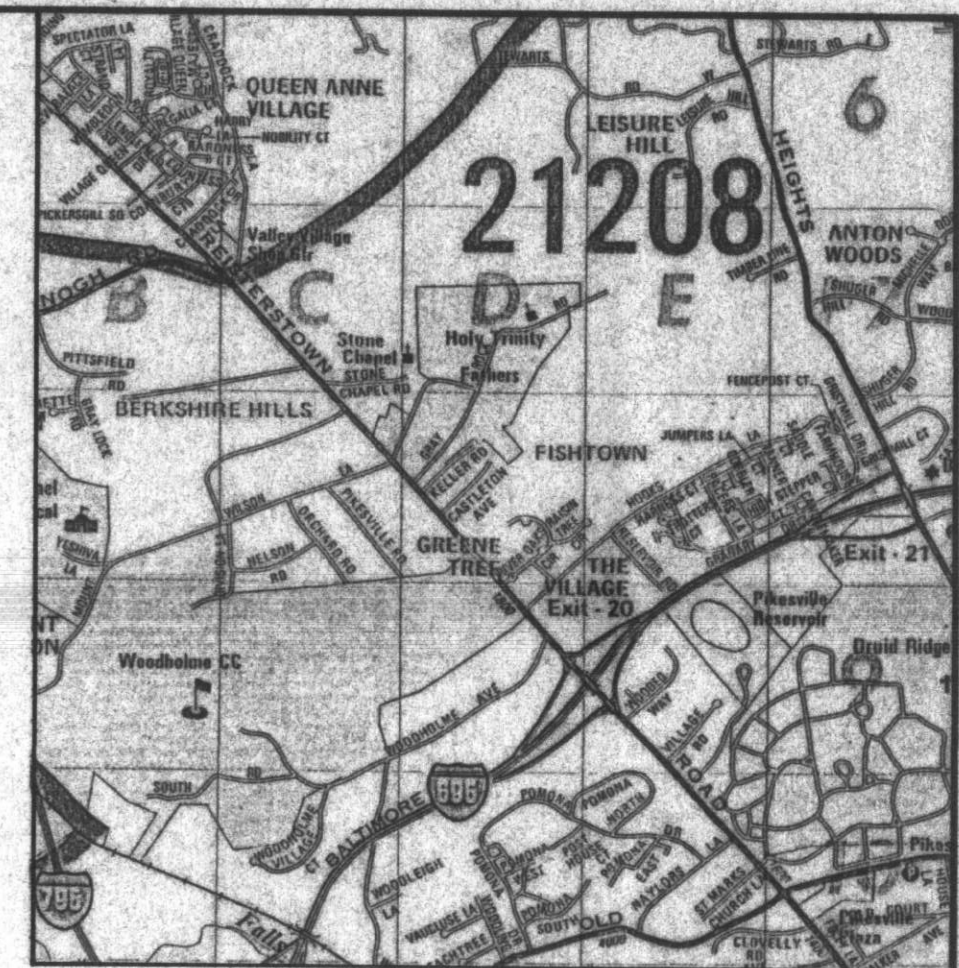
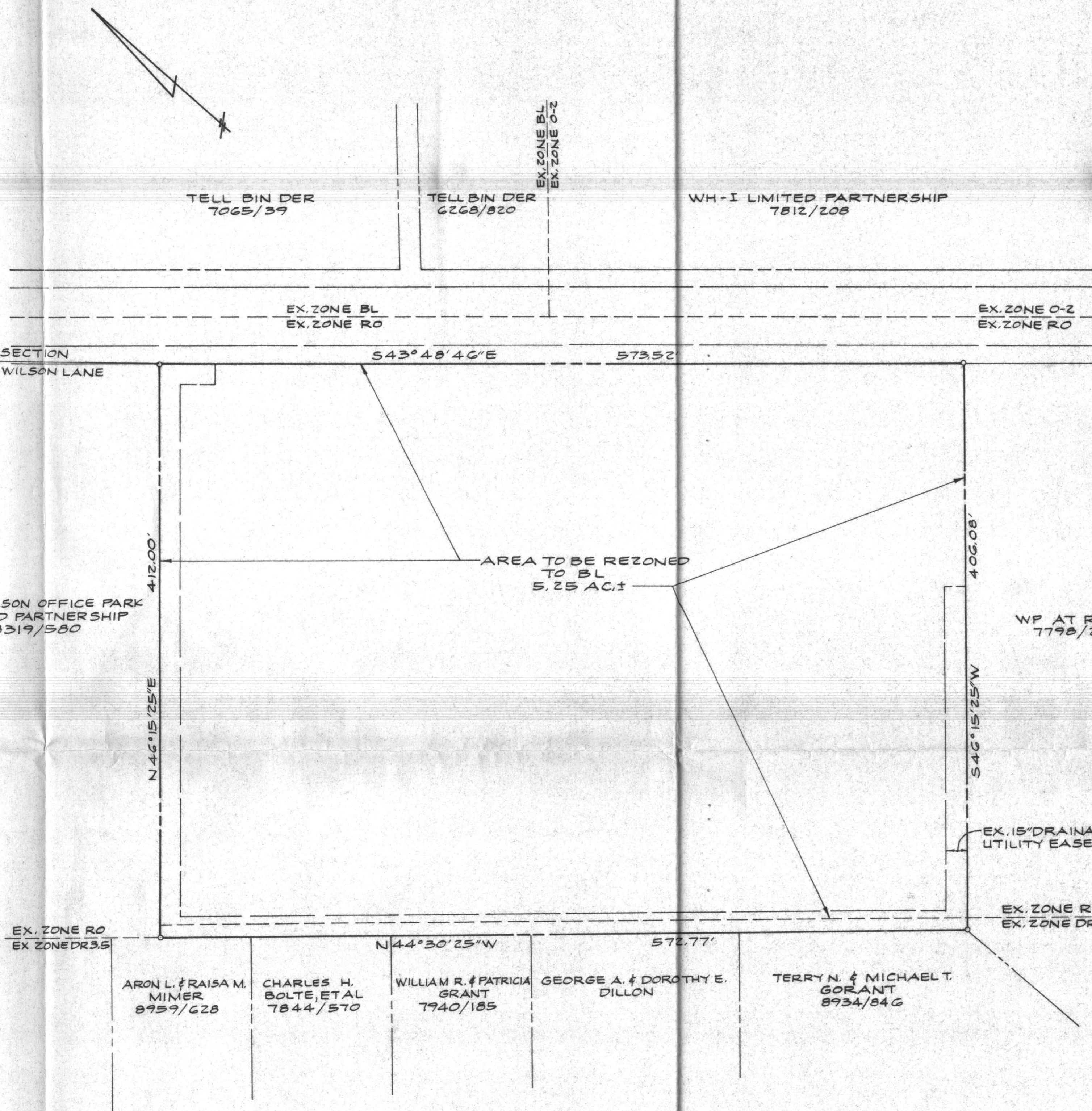
RECEIVED FROM: John F. Oving Enterprises

FOR: R-94-141 P+A

07A03H0003MTCWH

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



VICINITY MAP
SCALE: 1"=2000'

NOTES:
 1. PROPERTY IS NOT LOCATED IN THE CHESAPEAKE
 BAY CRITICAL AREA.
 2. COUNCILMANIC DISTRICT NO. 3.

R-94-141

PLAT TO ACCOMPANY
 ZONING RECLASSIFICATION
 FOR
 J.F.O. HOLDING CORPORATION

3RD ELECTION DISTRICT BALTO. COUNTY, MD.
 SCALE: 1"=50' DATE: AUG. 27, 1993