

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 1/22/94

Posted for: York Associates

Postmaster: York Associates

Location of property: 1317-31 Reisterstown Rd. Blk. 11, Lot 1, P.A. 111111

Location of Sign: 1317-31 Reisterstown Rd. Blk. 11, Lot 1, P.A. 111111

Remarks:

Posted by: Arnold Jablon Date of return: 1/22/94

Number of Signs: 1

receipt
94-270-A

Date: 1-5-94 Item Number: 269

York Associates

1317-31 Reisterstown Rd

Commercial Variance \$250.00

Sign & Variance 35.00

Total \$285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 269
Petitioner: York Associates
Location: 1317-31 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ormond
ADDRESS: 210 Allegheny Avenue
Towson, MD 21204
PHONE NUMBER: 410 494-6200

AD:ggg (Revised 04/09/93)

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 118, Old Courthouse, 460 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-270-A (Item 269)
1317 and 1331 Reisterstown Road
E/S Walker Avenue, 1307 1/2 NE of 1/2 Reisterstown Road
2nd Election District - 2nd Councilmanic
Petitioner(s): York Associates
HEARING: MONDAY, FEBRUARY 14, 1994 at 2:00 p.m. Rm. 118, Old Courthouse.

Variance to allow a parking setback as close as 2.5 feet from a right-of-way in lieu of the required 10-foot setback; and to allow a 4-foot face of curb setback from a building in lieu of the 6 foot setback required.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1/20, 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 1/20, 1994

Arnold Jablon
LEGAL ADL - TOWSON

THE JEFFERSONIAN,
LEGAL ADL - TOWSON

NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3353.
1/18 January 20

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

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Arnold Jablon
Arnold Jablon
Director

cc: York Associates
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO Rm. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 8, 1994

Robert A. Hoffman, Esquire
Venable, Bestler & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-270-A, Item No. 269
Petitioner: York Associates
Petition for Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 January 5, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 01/18/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION:
Item No.: SEE BELOW Zoning Agenda:

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.

7. The Fire Prevention Bureau has no comments at this time, ON THE FOLLOWING ITEM NUMBERS: 264, 265, 266, 267, 268, 269, 270, 272, 273, 274, 275, AND 276.

RECEIVED
JAN 20 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4681, MS-1100F

cc: File

94-270-A
Re: B-188920
NO RESPONSE TO ST. MARY
ADM. LTR # 1-26-94 CC TO
Tom Hewitt per Bob Smith!!

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: January 28, 1994

SUBJECT: 1317 & 1331 Reisterstown Road

INFORMATION:

Item Number: 269

Petitioner: York Associates

Property Size:

Zoning: B.L.-C.T.

Requested Action:

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comments:

The subject property is located at a prominent intersection in the center of the Pikesville Revitalization Plan area. The site has been vacant for several years, which has severely impacted the visual appearance of the corridor and detracted from the efforts of the recently implemented Pikesville Streetscape Program.

The proposed restaurant offers an opportunity for reuse of this property and such revitalization along existing commercial corridors is encouraged by this office. Therefore, the Office of Planning and Zoning supports the applicant's request.

Prepared by: Jeffrey H. Long
Division Chief: Edy L. Kern
PK/JL:lw

ZAC 269/PZONE/ZAC1 Pg. 1



O James Lighthizer
Secretary
Hal Kassoff
Administrator

January 26, 1994

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 140
York Property
Variance Request
Item # +269 (JJS)

Dear Ms. Minton:

This office has reviewed the plans for the referenced item and offer the following:

We have no objection to approval of the variance request to allow a parking setback as close as 2.5 feet from a right-of-way in lieu of the required 10 ft. setback and to allow a 4 foot face of curb setback from a building in lieu of the 6 ft. setback required.

However, in a preliminary review requested by Mr. Thomas W. Hewitt of D.S. Thaler and Associates, Inc., we indicated that although the plan was generally acceptable to the State Highway Administration, this site is located within the construction limits of the recently completed Reisterstown Streetscape Project.

We have contacted Mr. Robert Berner, P.E., Chief of Baltimore County's Highway Design and Approval Section, Bureau of Engineering and Construction, regarding the proposed entrance relocation and design concept. He indicated that he would have concerns regarding this proposal and would provide comments upon his review of the plan.

Therefore, although we find the aforementioned variance request and design concept generally acceptable, final approval of the proposed development would be needed through the Baltimore County development review process.

410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1.800.735.2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Charlotte Minton
Page two
January 26, 1994

Upon gaining approval through Baltimore County, entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Eight (8) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified check) for the amount of the sum of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection)
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided that the cost of the relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small of this office at (410) 333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/maw
cc: Mr. Thomas W. Hewitt
Mr. R. Berner



January 25, 1994

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County Office of Zoning
111 W. Chesapeake Ave.
Towson, Md 21204

Re: York Property, Walker Ave. & Reisterstown Rd. 94 270 A (Item 269)

Dear Mr. Schmidt

This is to advise you that the Zoning Committee of the Chamber of Commerce has met with representatives of the petitioner concerning the above mentioned project. The committee is in support of this project and recommends the granting of the petitioners request. The support of the Chamber is conditioned upon the following items which must be a part of the final approved development plan.

- 1) The lighting along the South property line adjacent to the Public Library should be installed in such a manner as to illuminate that area of the walk way between the Library building and the property line.
- 2) Screen fencing along the East property line adjacent to the Valley Club should be at density and height so as to block the view of the Valley Club building and storage yard.
- 3) In lieu of the required minimum set back from the street, it is the position of the Chamber that provisions be placed in the lease with the prospective Tenant. These provisions would require the Tenant to maintain on Reisterstown Rd and Walker Ave. the newly installed planted shrubs and trees of the Streetscape Project. This maintenance to begin after the one year warranty of the General Contractor of the Streetscape has expired. Further to the best of their ability, the Tenant must set up a program of removing trash and debris from the planted areas on a continuing basis.
- 4) Provided the sign meets the requirements set forth in the code, its relocation to the proposed site on Reisterstown Rd has our approval.
- 5) It is requested that the petitioner work closely with the Revenue Authority to secure a means of creating a pedestrian walkway from the subject property to the public parking lot which borders the East property line. (see enclosed sketch which is being forwarded to George Hale of the Revenue Authority and has his agreement in principal.)

We ask that the above mentioned provisions be incorporated in the order granting the petitioners requests.

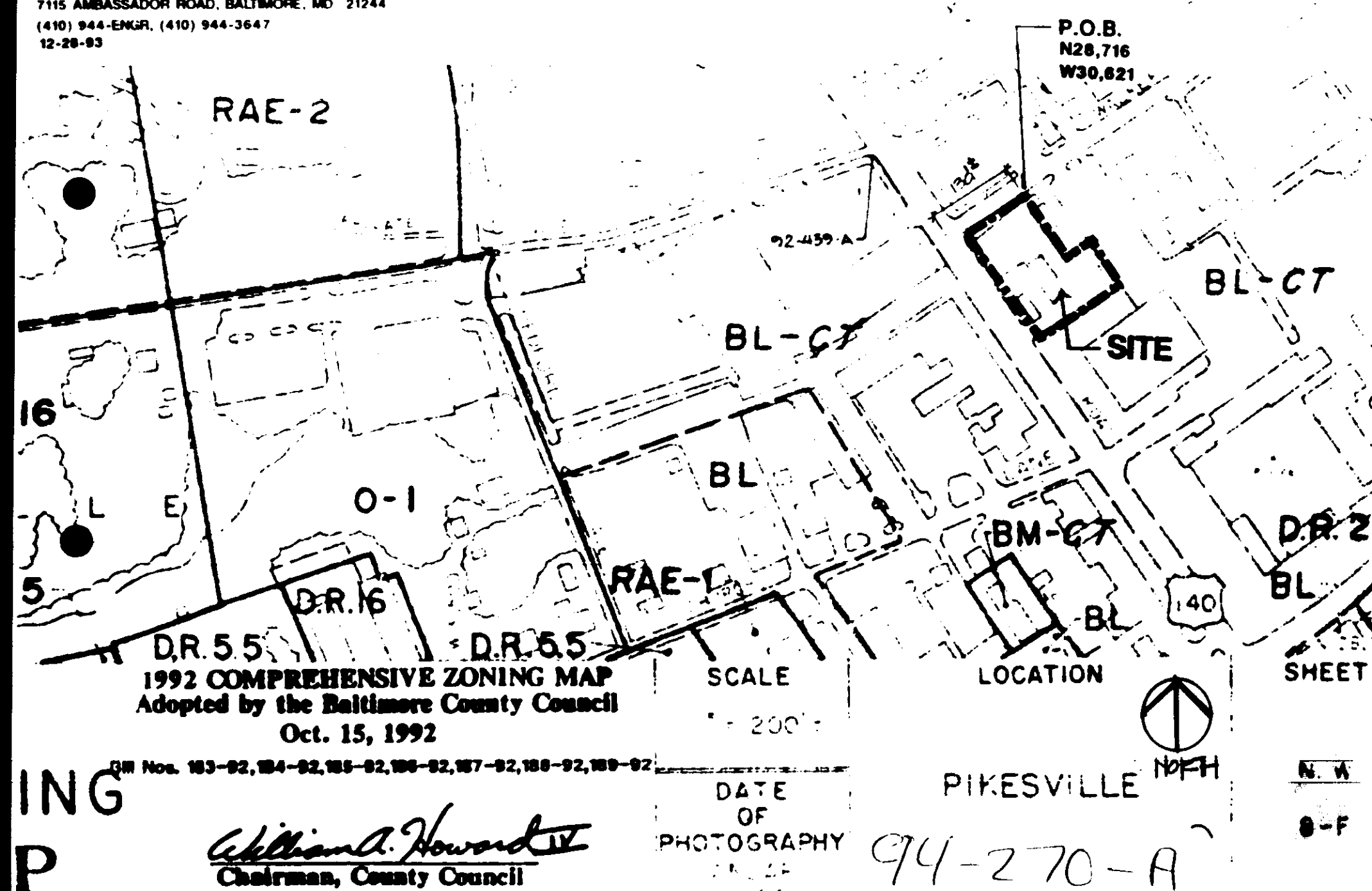
2

Very truly yours,

 Gabriel W. Rosenbush Jr.
 Chairman Zoning Committee for
 Pikeville Chamber of Commerce

cc: David Hurwitz
Yock Associates

**200 SCALE ZONING MAP TO
ACCOMPANY ZONING PETITION
YORK PROPERTY
D.S. THALER & ASSOC., INC.**
CIVIL ENGINEERING • LAND PLANNER • SURVEYORS • LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410) 944-ENGR, (410) 944-3647
12-28-83



DATE: 11-2-75
SCALE: 1" = 20'
C.I.T. (ON SITE)
PAGE NO.: 1549
SHEET: 1 OF 1

