

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - SW/S Whitestone Road,
780' N of Whitehead Road * DEPUTY ZONING COMMISSIONER
(6709 Whitestone Road)
1st Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 96-279-SPHA

A & E Partners, L.P. and Emmes
Meadows Corporation, G.P. - *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 6709 Whitestone Road, located in the vicinity of Woodlawn Drive and Security Boulevard in Woodlawn. The Petitions were filed by the owners of the property, A & E Partners, L.P., and Emmes Meadows Corporation, General Partner, by Richard Previdi, Executive Vice President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek approval of a variance to the 15% sales restriction, and a variance from Section 253.1.F1 of the Zoning Commissioner's Policy Manual and the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a warehouse sales operation of 70% of the total gross floor area of an existing building in lieu of the maximum permitted 15%. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1 and 1A.

Appearing at the hearing on behalf of the Petitions were Ira Blank, President of Blanks, Inc., the proposed proprietor of the subject building, Debra Wittle, a representative of STV Group, the engineering firm which prepared the site plan for this project, Harold Reid, a representative of the Baltimore County Office of Community Conservation, and

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.49 acres, more or less, zoned M.L.-I.M., and is improved with a one and one-half story warehouse building. The Petitioners are desirous of utilizing 17,361 sq.ft. of the subject building, or 70% of the total floor area, for a retail sales operation. Testimony revealed that Blanks, Inc. has been in the business of selling fabric and materials, both wholesale and retail, since 1904 and is desirous of relocating its business from their present location on Northern Parkway to the subject site. Testimony indicated that Blanks must maintain a large inventory of its goods and materials to which the general public must have access in order to make a selection. Therefore, the proposed warehouse sales operation will be accessible by the public for retail sales purposes. As a result of this unusual method of doing business, the relief requested is necessary, inasmuch as the regulations only allow 15% of the total gross floor area of a building to be utilized for retail sales.

On behalf of the Baltimore County Office of Community Conservation, Mr. Harold Reid appeared and testified in support of the relief requested. Mr. Reid stated that Blanks employs 36 individuals and will be a welcome addition to the merchants and businesses in the Woodlawn area.

As to the special hearing relative to whether a variance from the 15% sales area standard set forth in the B.C.Z.R. can be requested, I find that a variance is appropriate in this instance. Variances from this provision have been granted in the past, specifically, in Case Nos. 90-110-A and 91-352-A. Therefore, I believe that the Petitioner does have the right to request a variance and I shall so find.

As to the variance that is being requested, I also find that the request to permit a sales area of 70% of the total gross floor area in lieu of the maximum permitted 15% is also appropriate in this instance and shall so Order.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

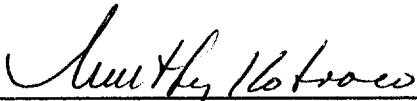
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly

restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of March, 1996 that the Petition for Special Hearing seeking approval of a variance to the 15% sales restriction, and the Petition for Variance from Section 253.1.F1 of the Zoning Commissioner's Policy Manual and the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a warehouse sales operation of 70% of the total gross floor area of an existing building in lieu of the maximum permitted 15%, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 5, 1996

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Whitestone Road, 780' N of Whitehead Road
(6709 Whitestone Road)
1st Election District - 2nd Councilmanic District
A & E Partners, L.P. and Emmes Meadows Corporation, G.P. - Petitioners
Case No. 96-279-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Richard Previdi, Executive Vice President
Emmes Meadows Corporation, 6666 Security Blvd., Baltimore, Md. 21207

Mr. Harold Reid, Office of Community Conservation
People's Counsel
Case File

MICROFILMED



280



Petition for Variance

and Special Hearing to Permit a variance to the 15% Sales restriction to the Zoning Commissioner of Baltimore County *JMK*

for the property located at 6709 Whitestone Road

96-279-A

which is presently zoned MLIM

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 for a Variance from Section(s) 253.1.F.1 Zoning Commissioner's

+BCZR Policy Manual to permit warehouse sales in 70 % of the total gross floor area in lieu of the permitted 15%.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of property.
2. And such other and further reasons as may be demonstrated at the time of hearing.

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

I, or we, agree to pay expenses of above Variance 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: Benjamin Bronstein
Evans, George and Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410) 296-0200 Phone No.

Towson, Maryland 21204

City State Zipcode

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.

Legal Owner(s): A & E Partners, L.P.

Emmes Meadows Corporation, General Partner

(Type or Print Name)

Richard Previdi
Signature

Richard Previdi, Executive Vice President

(Type or Print Name)

Signature

6666 Security Boulevard 944-8900

Address Phone No.

Baltimore, Maryland 21207

City State Zipcode

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

STV Group

Name

21 Governor's Court, Balto., MD 21207

Address (410) 944-9112 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: *JMK* DATE 1/22/96

ORDER RECEIVED FOR FILING

Date 3/5/96

By *[Signature]*

Zoning Administration

Development Management

280

STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax: (410) 298-2794

96-279-A

ZONING DESCRIPTION BELMONT BUILDING MEADOWS INDUSTRIAL PARK ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MARYLAND

BEGINNING at that point formed by the intersection of the centerlines of Whitehead Road (70 feet wide) and White Stone Road (60 feet wide), thence running with and binding on the centerline of said White Stone Road, the five following courses and distances;

North 49°59'12" West 85.57 feet to a point and,

By a curve to the right having a radius of 650.00 feet, an arc length of 170.27 feet, said curve being subtended by a chord bearing North 42°28'56" West 169.78 feet to a point and,

North 34°58'39" West 314.98 feet to a point and,

By a curve to the right having a radius of 650.00 feet, an arc length of 204.20, said curve being subtended by a chord bearing North 25°58'39" West 203.36 feet to a point and,

North 16°58'39" West 621.49 feet to a point, thence at right angles to said centerline,

South 73°01'21" West 30.00 feet to a point on the southwesterly side of said White Stone Road for the true POINT OF BEGINNING of this description, thence along said southwesterly side of White Stone Road,

1. South 16°58'39" East 621.49 feet to a point, thence leaving White Stone Road and running,
2. South 73°01'21" West 320.97 feet to a point on the easterly side of the Baltimore Beltway, Interstate No. 695 (width varies), thence along same,
3. North 00°08'38" East 546.38 feet to a point, thence leaving said Baltimore Beltway and running,
4. North 41°12'40" East 188.42 feet to the point of beginning, as recorded in Deed Liber E.H.K., Jr. 5423, Folio 914.

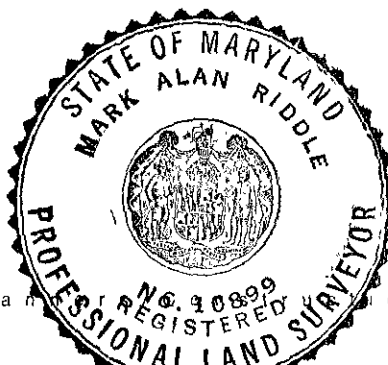
BEING Lot No. 1-D as shown on the Revised Plat of Meadows Industrial Park as recorded in Baltimore County Plat Book E.H.K., Jr. 45, Folio 137, containing 133,555 square feet or 3.066 acres of land in lot. Also known as No. 6709 White Stone Road and located in the 1st Election District.

Mark A. Riddle

STV INCORPORATED

Mark A. Riddle

MD Professional Land Surveyor No. 10899



January 19, 1996

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

96-278-A

District 1st

Date of Posting 2/9/96

Posted for: Donner

Petitioner: A+E Portmans / Emmos Meadows Corp

Location of property: 6209 Whites Town Rd

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by [Signature]

Signature

Date of return: 2/16/96

Number of Signs: 1

RECEIVED



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

NO.

011117

ITEM #280

DATE 1/22/96 ACCOUNT 001-6150

96-279-A

AMOUNT \$ 285.00 (MJK)

RECEIVED
FROM:

Evans, George & Bronstein

#020 - VARIANCE & #080 - SIGN POSTING
6709 Whitestone Road

FOR:

03A91#0323MICHRC
BA 0009:08AM01-23-96

\$285.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

NO.

011117

ITEM #280

DATE 1/22/96 ACCOUNT 001-6150

96-279-A

AMOUNT \$ 285.00 (MJK)

RECEIVED
FROM:

Evans, George & Bronstein

#020 - VARIANCE & #080 - SIGN POSTING
6709 Whitestone Road

FOR:

03A91#0323MICHRC
BA 0009:08AM01-23-96

\$285.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-279-A
(Item 280)

6709 Whitestone Road
SW/S Whitestone Road, 780'
N of 671 Whitehead Road
1st Election District
2nd Councilmanic
Legal Owner(s):

A & E Partners, L.P. and
Emmes Meadows Corporation, G.P.

Variance: to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

Hearing: Thursday, February 29, 1996 at 9:00 a.m. in Rm. 108, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3383.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/097 Feb. 8. C30304

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/8, 1996

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 2/8, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

96-279-A



96-279-A
1/10/96

BUILDING

John Reisinger 910
Ted Zaleski 911
Lew Mayer 912
Frank Gunther 913
Hunter Rowe 915
Glenn Berry 916
Errol Ecker 918
Jim Shea 919
Rick Wisnom 923
Jim Garland 924
John Altmeyer 929
Mark Gawel 932
Hank Cronhardt 933
Grant Kidd 934
Jake Kemp 945
Niles Jones 946
Dave Taylor 947
Richard Rohlf 948
Bob Maddox 950
Sam Hopkins 951
Bob Moore 952
Joe Moore 954
Paul Hohne 955

Joe Moore 954
Paul Hohne 955

Jeff Perlow 956

Dist 1, 13 C. Petty
Dist 6, 7, 8 Ed Reisner
Dist 3, 8 Kay Hughes
Dist 9, part 8 Wayne Miller
Dist 10, 12, 14 Lee Jolley
Dist 4, 5 Duncan Schmidt
Dist 2 Jeff Baker
Dist 11 Ron Blaney
Dist 15 Vince Metallo



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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, DIRECTOR

For newspaper advertising:

Item No.: 280 Petitioner: A & E Partners

Location: 6709 Whitesboro Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein / Evans, George & Bronstein

ADDRESS: 29 W. Susquehanna Ave, Suite 205

Towson, MD 21204

PHONE NUMBER: (410) 296-0200

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein
Evans, George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204
296-0200

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
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-279-A (Item 280)
6709 Whitestone Road
SW/S Whitestone Road, 780' N of c/l Whitehead Road
1st Election District - 2nd Councilmanic
Legal Owner: A&E Partners, L.P. and Emmes Meadows Corporation, G.P.

Variance to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 9:00 a.m. in Room 106, County Office Building.

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 887-3391.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

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
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-279-A (Item 280)
6709 Whitestone Road
SW/S Whitestone Road, 780' N of c/l Whitehead Road
1st Election District - 2nd Councilmanic
Legal Owner: A & E Partners, L.P. and Emmes Meadows Corporation, G.P.

Variance to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: A & E Partners, L.P.
STV Group
Benjamin Bronstein, 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 887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 23, 1996

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, MD 21204

RE: Item No.: 280
Case No.: 96-279-A
Petitioner: A & E Partners, L.P.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

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: Feb. 12, 1996
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 12, 1996
Items 280 and 285

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

4/11/96

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/08/96

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

RE: Property Owner: A&E PARTNERS, L.P. & EMMES MEADOWS CORP. GENERAL PART

Location: S/S BURKE RD., 860' OF CENTERLINE BOWLEYS QUARTERS
(1607 BURKE RD.)

Item No.: 280

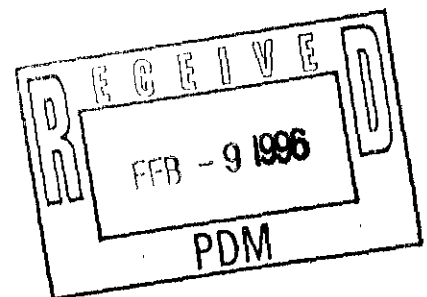
Zoning Agenda: VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 280 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

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

RE: PETITION FOR VARIANCE
6709 Whitestone Road. SW/S Whitestone Rd,
780' N of c/l Whitehead Road, 1st
Election District, 2nd Councilmanic

A & E Partners, L.P./
Emmes Meadows Corporation, G.P.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-279-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

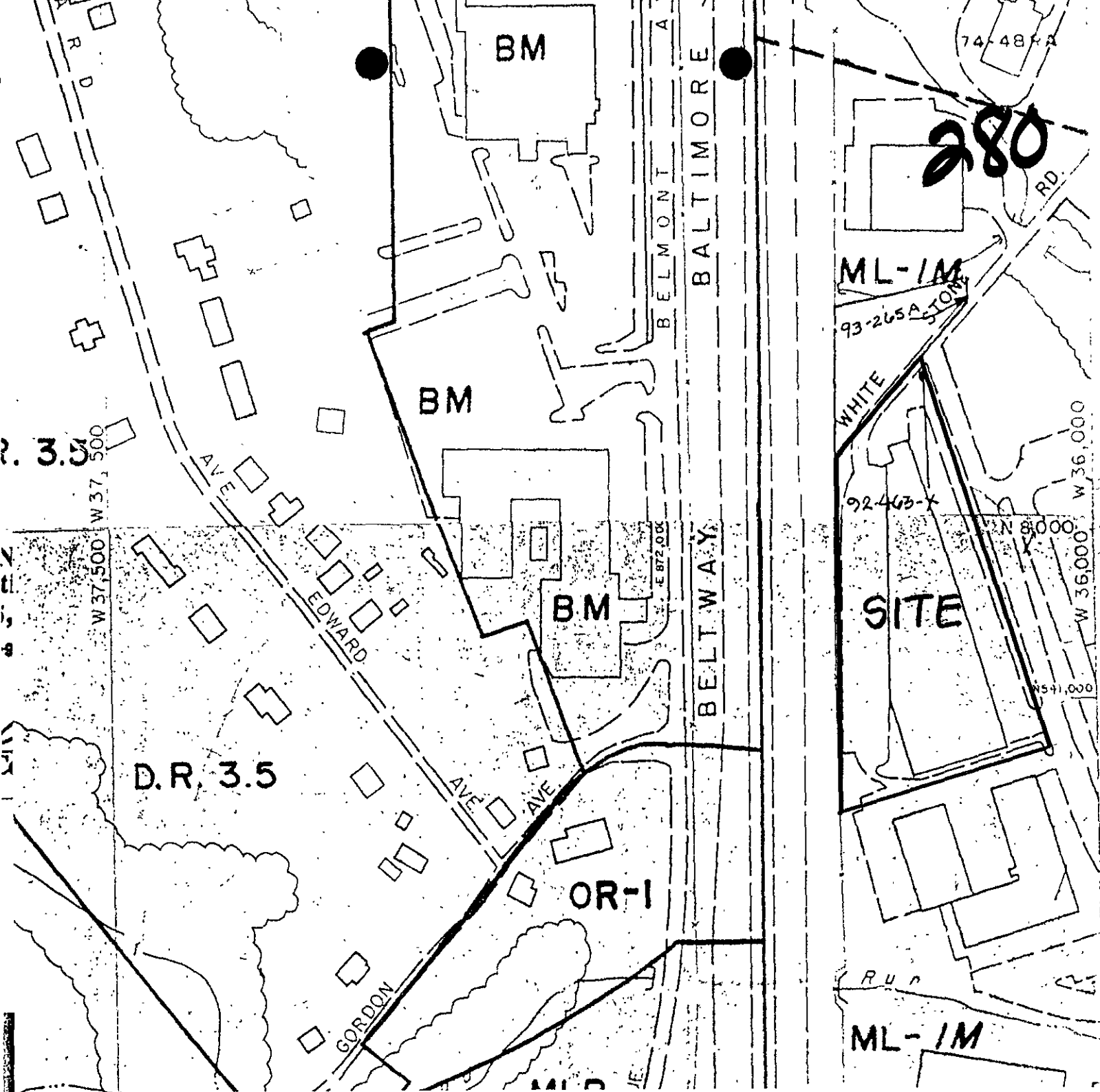
NAME

ADDRESS

Harold Rose
Tina Blank
Debra Wittle
Jen Johnston

Bald County Office of
Community Conservation
PRES. BLANKS INC.
STV Group 21 Governor's Ct. Bldg. 110.
29 W. Susquehanna Ave. 20204



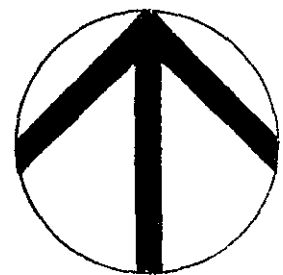


ZONING MAP

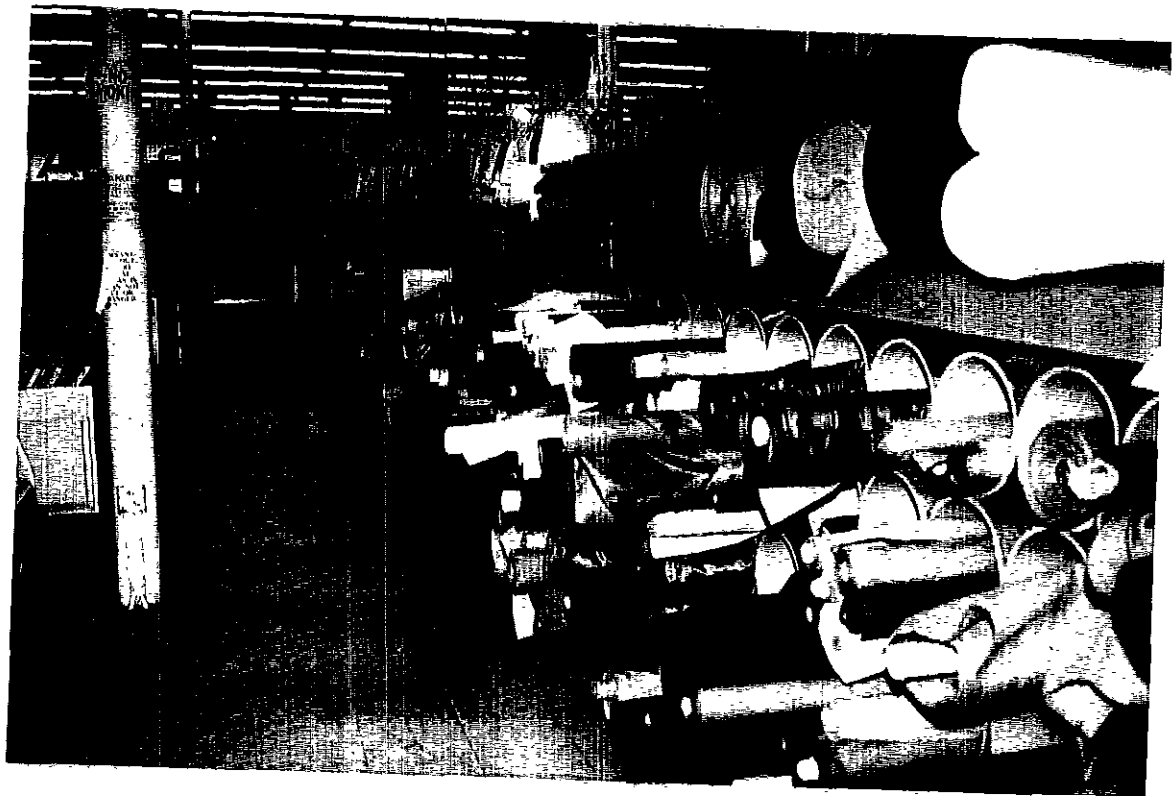
"BELLMONT BUILDING"
6709 WHITE STONE ROAD

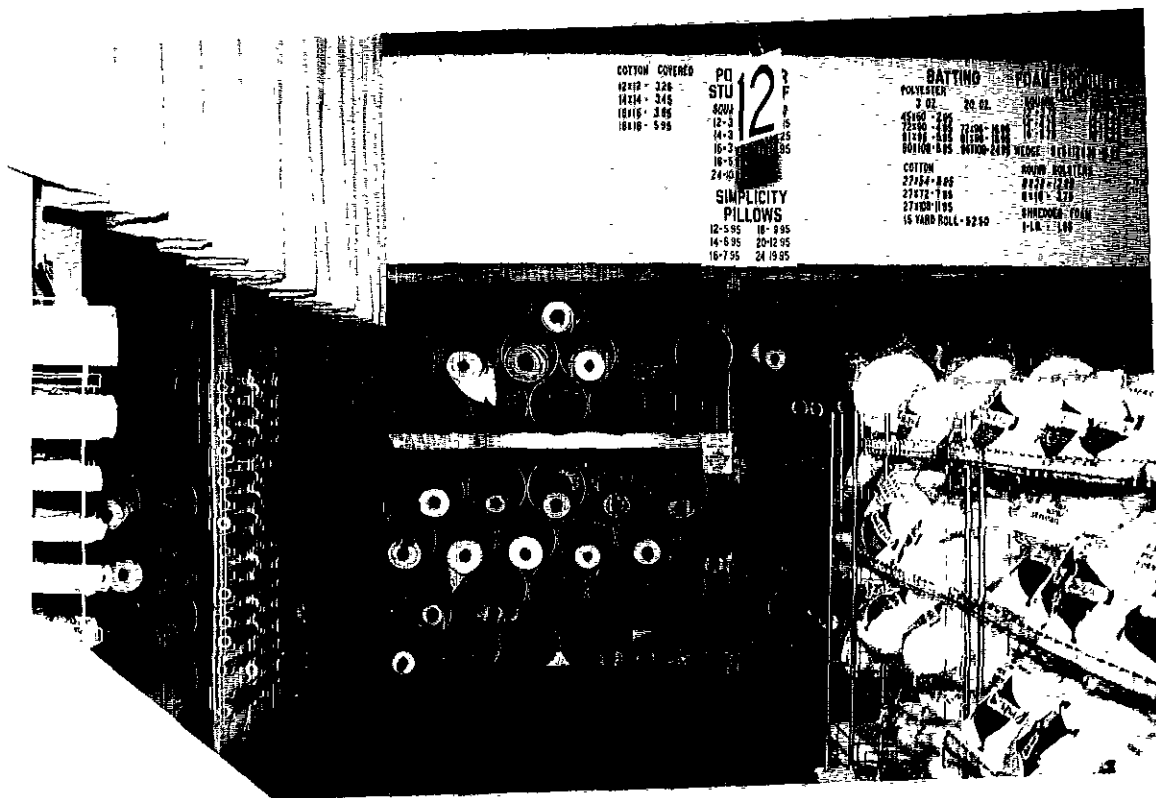
BALTIMORE COUNTY ZONING MAP NW 2-G & 3-G

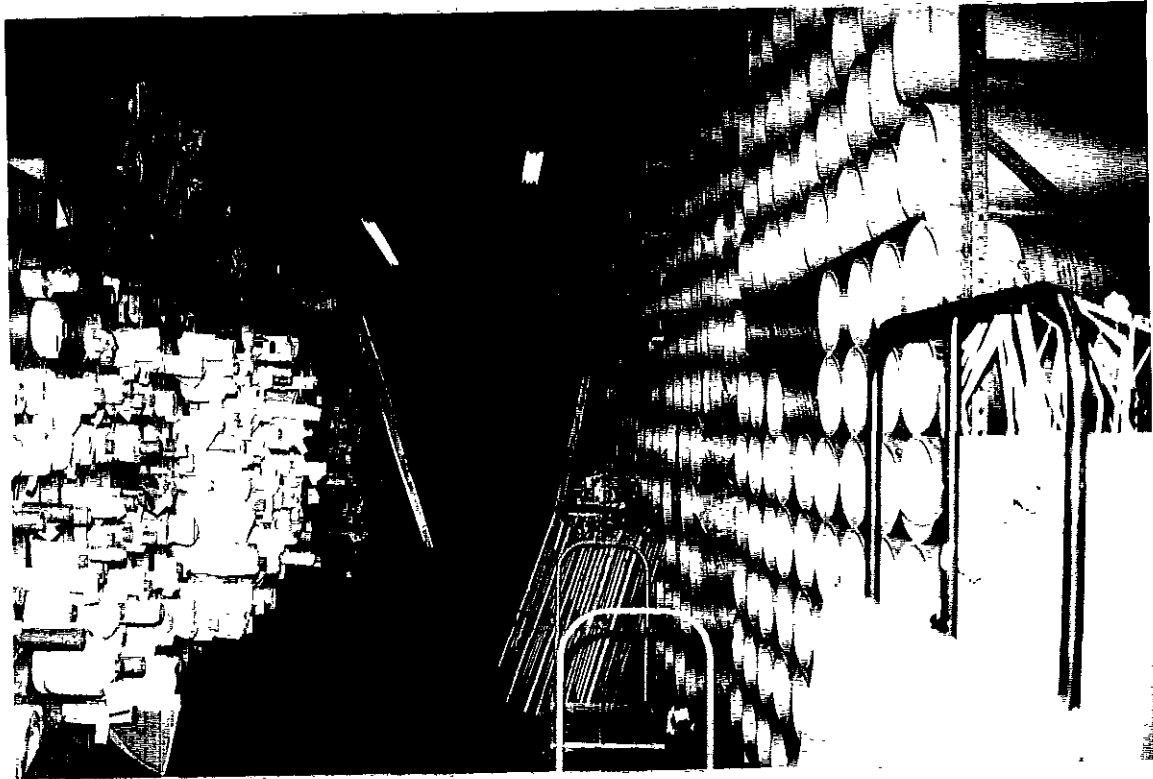
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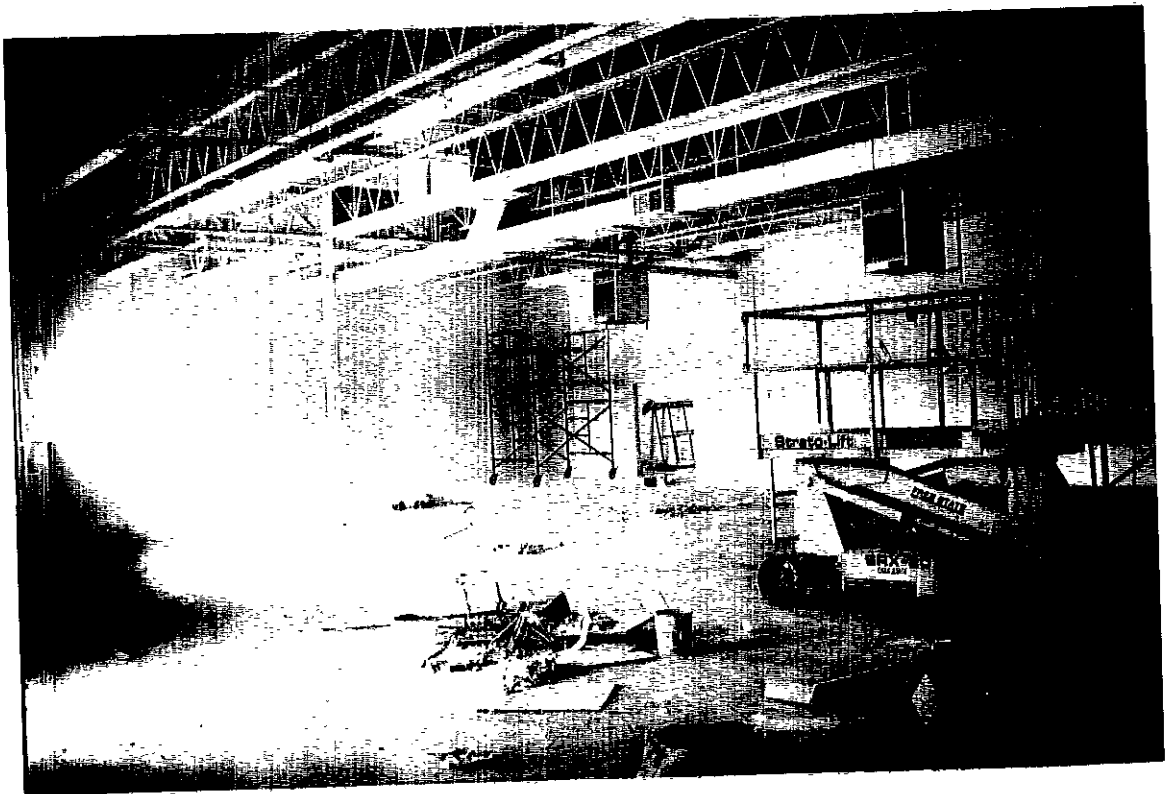
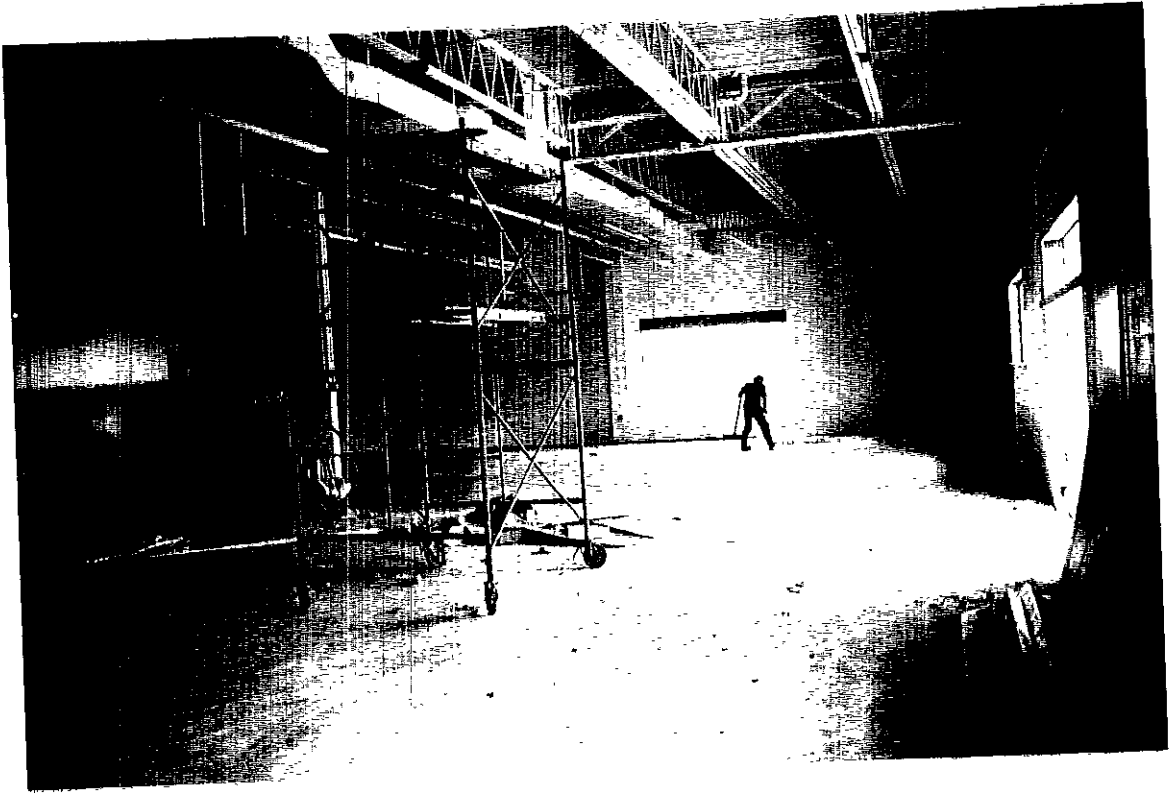


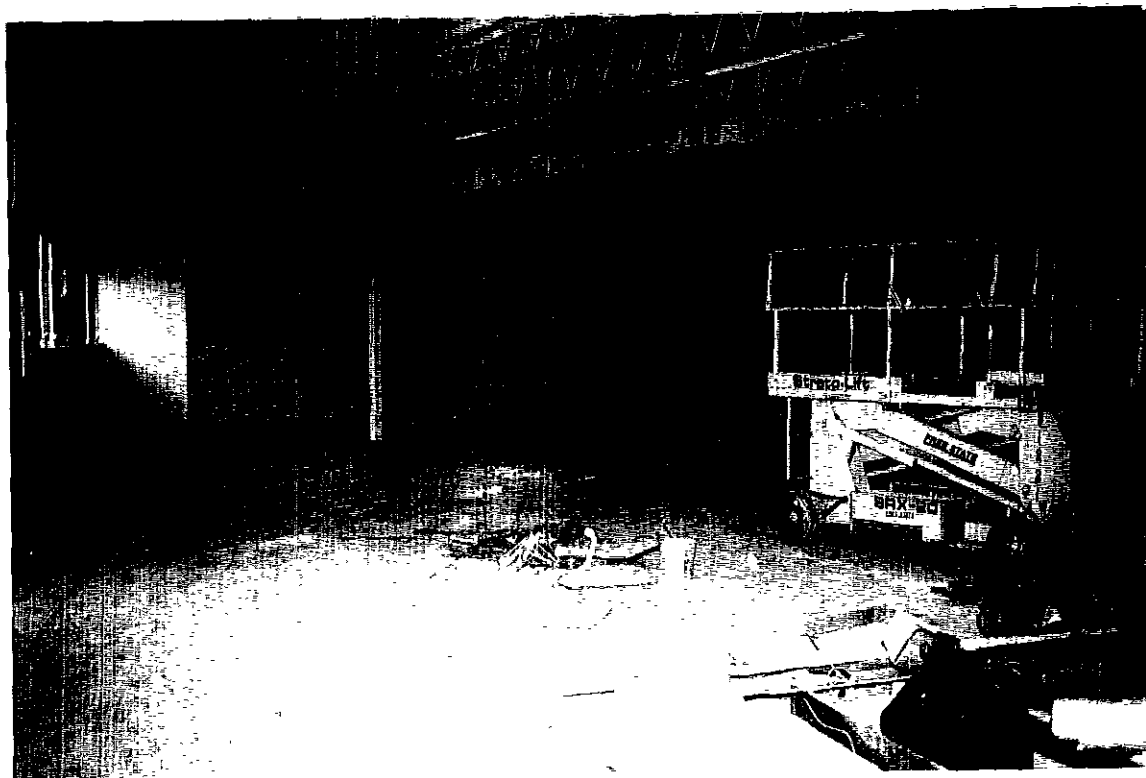
SCALE 1"=200'











Petitioner's
Exhibits 4A-C,
5A-C & 6A-C
photographs

Case No 279-A

MICROFILMED

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - SW/S Whitestone Road, * DEPUTY ZONING COMMISSIONER
780' N of Whitehead Road (6709 Whitestone Road)
1st Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 96-279-SPHA
A & E Partners, L.P. and Emmes
Meadows Corporation, G.P. -
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 6709 Whitestone Road, located in the vicinity of Woodlawn Drive and Security Boulevard in Woodlawn. The Petitions were filed by the owners of the property, A & E Partners, L.P., and Emmes Meadows Corporation, General Partner, by Richard Previdi, Executive Vice President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek approval of a variance to the 15% sales restriction, and a variance from Section 253.1.F1 of the Zoning Commissioner's Policy Manual and the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a warehouse sales operation of 70% of the total gross floor area of an existing building in lieu of the maximum permitted 15%. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1 and 1A.

Appearing at the hearing on behalf of the Petitions were Ira Blank, President of Blanks, Inc., the proposed proprietor of the subject building, Debra Wittle, a representative of STV Group, the engineering firm which prepared the site plan for this project, Harold Reid, a representative of the Baltimore County Office of Community Conservation, and

Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.49 acres, more or less, zoned M.L.-1.M., and is improved with a one and one-half story warehouse building. The Petitioners are desirous of utilizing 17,361 sq.ft. of the subject building, or 70% of the total floor area, for a retail sales operation. Testimony revealed that Blanks, Inc. has been in the business of selling fabric and materials, both wholesale and retail, since 1904 and is desirous of relocating its business from their present location on Northern Parkway to the subject site. Testimony indicated that Blanks must maintain a large inventory of its goods and materials to which the general public must have access in order to make a selection. Therefore, the proposed warehouse sales operation will be accessible by the public for retail sales purposes. As a result of this unusual method of doing business, the relief requested is necessary, inasmuch as the regulations only allow 15% of the total gross floor area of a building to be utilized for retail sales.

On behalf of the Baltimore County Office of Community Conservation, Mr. Harold Reid appeared and testified in support of the relief requested. Mr. Reid stated that Blanks employs 36 individuals and will be a welcome addition to the merchants and businesses in the Woodlawn area.

As to the special hearing relative to whether a variance from the 15% sales area standard set forth in the B.C.Z.R. can be requested, I find that a variance is appropriate in this instance. Variances from this provision have been granted in the past, specifically, in Case Nos. 90-110-A and 91-352-A. Therefore, I believe that the Petitioner does have the right to request a variance and I shall so find.

- 2 -

As to the variance that is being requested, I also find that the request to permit a sales area of 70% of the total gross floor area in lieu of the maximum permitted 15% is also appropriate in this instance and shall so Order.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 209 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly

restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of March, 1996 that the Petition for Special Hearing seeking approval of a variance to the 15% sales restriction, and the Petition for Variance from Section 253.1.F1 of the Zoning Commissioner's Policy Manual and the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a warehouse sales operation of 70% of the total gross floor area of an existing building in lieu of the maximum permitted 15%, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/5/96
By [Signature]

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By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 5, 1996

(410) 887-4386

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Whitestone Road, 780' N of Whitehead Road
(6709 Whitestone Road) - 2nd Councilmanic District
1st Election District - Emmes Meadows Corporation, G.P. - Petitioners
A & E Partners, L.P. and Emmes Meadows Corporation, G.P. - Petitioners
Case No. 96-279-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Mr. Richard Previdi, Executive Vice President
Emmes Meadows Corporation, 6666 Security Blvd., Baltimore, Md. 21207

Mr. Harold Reid, Office of Community Conservation
People's Counsel
Case File

TMK:bjs



Petition for Variance

and Special Hearing to Permit a variance to the 15% Sales Restriction to the Zoning Commissioner of Baltimore County

for the property located at 6709 Whitestone Road

which is presently zoned M.L.M.

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 for a Variance from Section(s) 253.1.F.1 Zoning Commissioner's Policy Manual, to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of property.
2. And such other and further reasons as may be demonstrated at the time of hearing.

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

I, or we, agree to pay expenses of above Variance 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.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner:

Name

(Type or Print Name)

Signature

Address

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Zip Code

Phone No.

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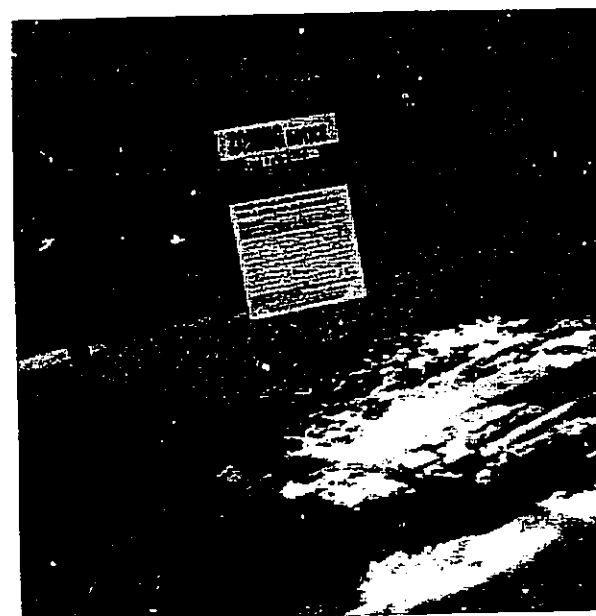
City

State

Zip Code

Phone No.

96-279-A



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

DATE: 1/22/96 ACCOUNT: 001-6150
ITEM #280

AMOUNT: \$ 285.00 (NJK)

RECEIVED FROM: Evans, George & Bronstein
#020 - VARIANCE & #080 - SIGN POSTING
6709 Whitestone Road

FOR: 634714323914450 \$285.00
BA 00991084401-27-96

VALIDATION OR SIGNATURE OF CASHIER

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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, DIRECTOR

For newspaper advertising:

Item No.: 280 Petitioner: A & E Partners
Location: 6709 Whitestone Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein / Evans, George & Bronstein
ADDRESS: 29 W. Susquehanna Ave., Suite 205
Towson, MD 21204
PHONE NUMBER: (410) 296-0200

Printed with Soybean Ink on Recycled Paper

12

TO: PUTNEY PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein
Evans, George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204
296-0200

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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-279-A (Item 280)
6709 Whitestone Road
34/5 Whitestone Road, 780' N of c/d Whitehead Road
1st Election District - 2nd Councilmanic
Legal Owner: A & E Partners, L.P. and Emmes Meadows Corporation, G.P.

Variance to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMITZ
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 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-279-A (Item 280)
6709 Whitestone Road
34/5 Whitestone Road, 780' N of c/d Whitehead Road
1st Election District - 2nd Councilmanic
Legal Owner: A & E Partners, L.P. and Emmes Meadows Corporation, G.P.

Variance to permit warehouse sales in 70% of the total gross floor area in lieu of the permitted 15%.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 9:00 a.m. in Room 106, County Office Building.

ARNOLD JABLON
Director

cc: A & E Partners, L.P.
STV Group
Benjamin Bronstein, 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 887-3391.

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Baltimore County
Department of Permits and
Development Management

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

February 23, 1996

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, MD 21204

RE: Item No.: 280
Case No.: 96-279-A
Petitioner: A & E Partners, L.P.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 12, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meetings
for February 12, 1996
Items 280 and 285

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:aw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/08/96

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

RE: Property Owner: A&E PARTNERS, L.P. & EMMES MEADOWS CORP. GENERAL PART

Location: S/S BURKE RD., 860' OF CENTERLINE BOWLEYS QUARTERS
(1607 BURKE RD.)

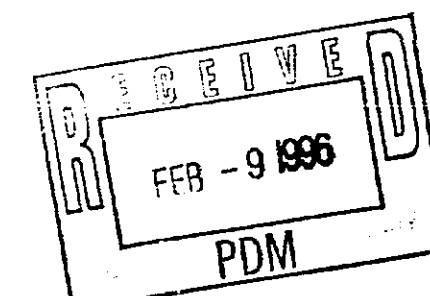
Item No.: 280 Zoning Agenda: VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 280 (MTRC)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

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

Printed with Soybean Ink on Recycled Paper

PE. PETITION FOR VARIANCE
 5709 Whitestone Road, SW/S Whitestone Rd,
 720' N of c/y Whitehead Road, 1st
 Election District, 2nd Councilmanic
 A & E Partners, L.P./
 Ennes Meadows Corporation, G.P.
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE NO. 96-279-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO

Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

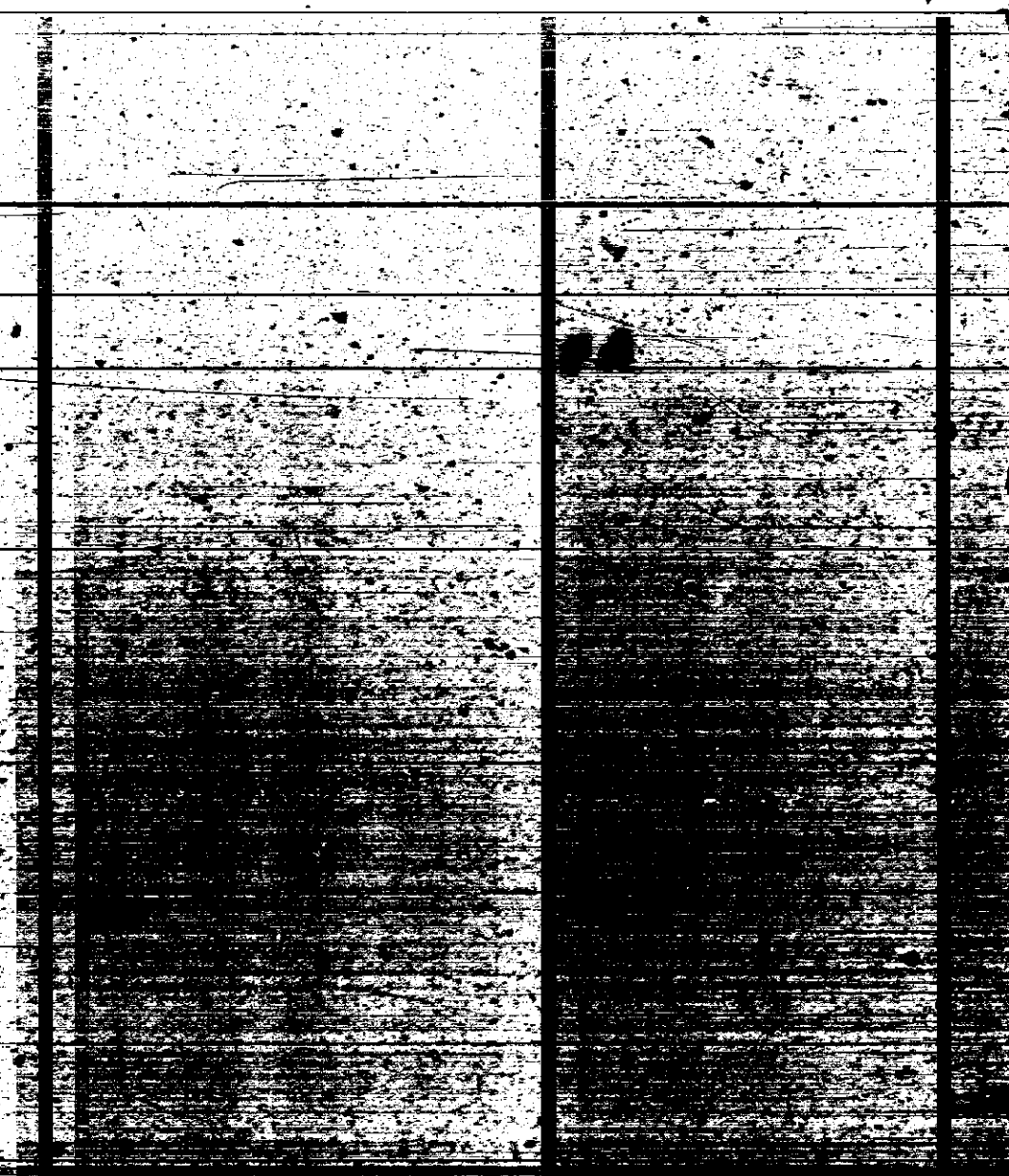
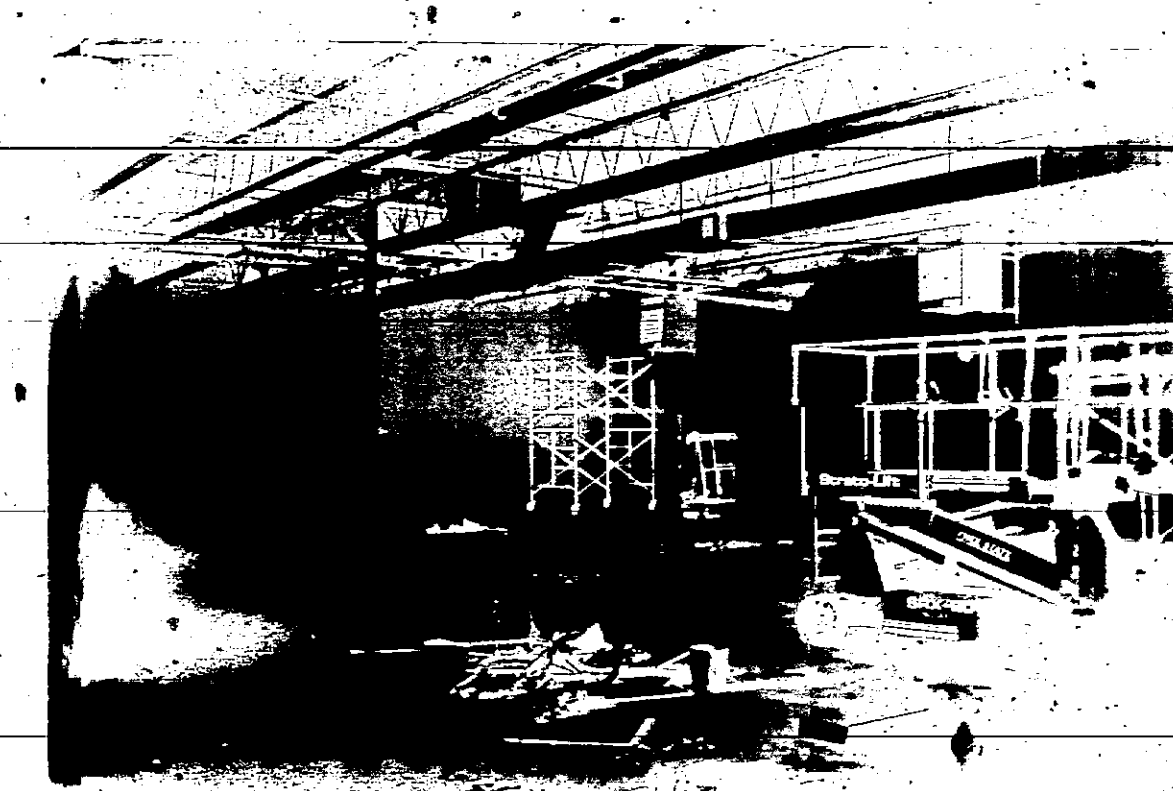
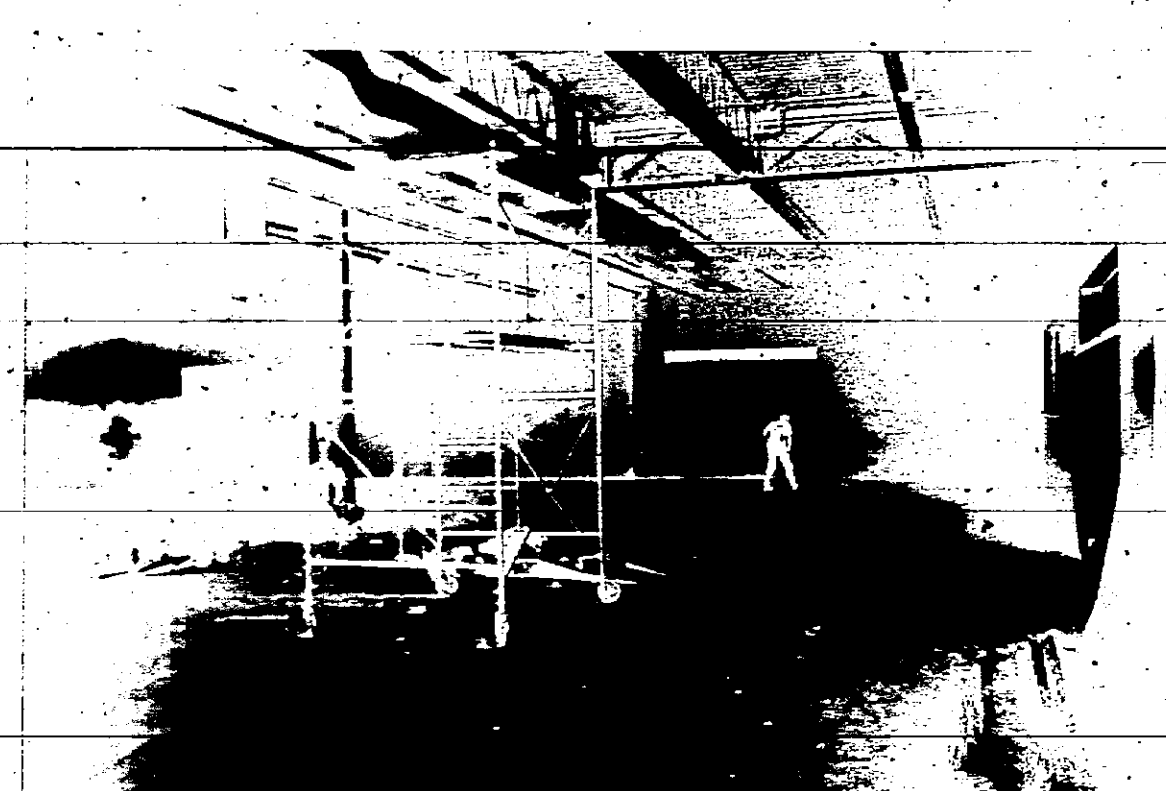
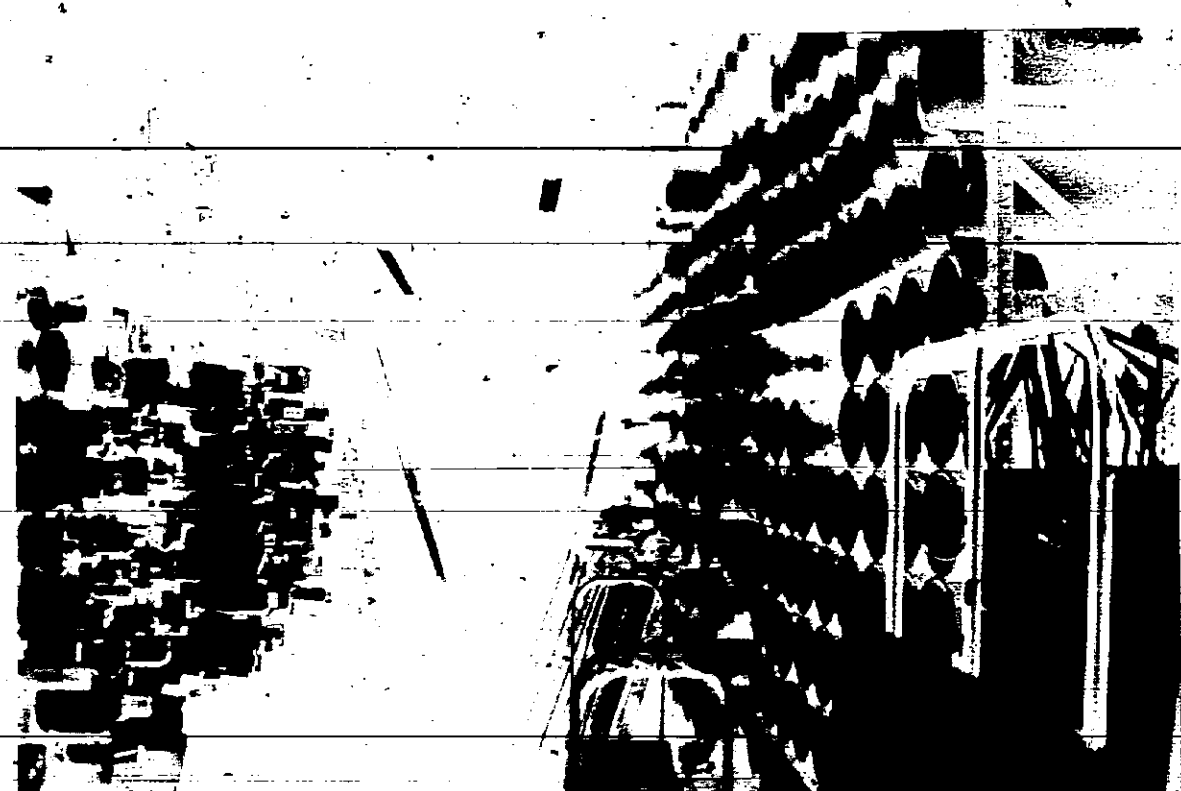
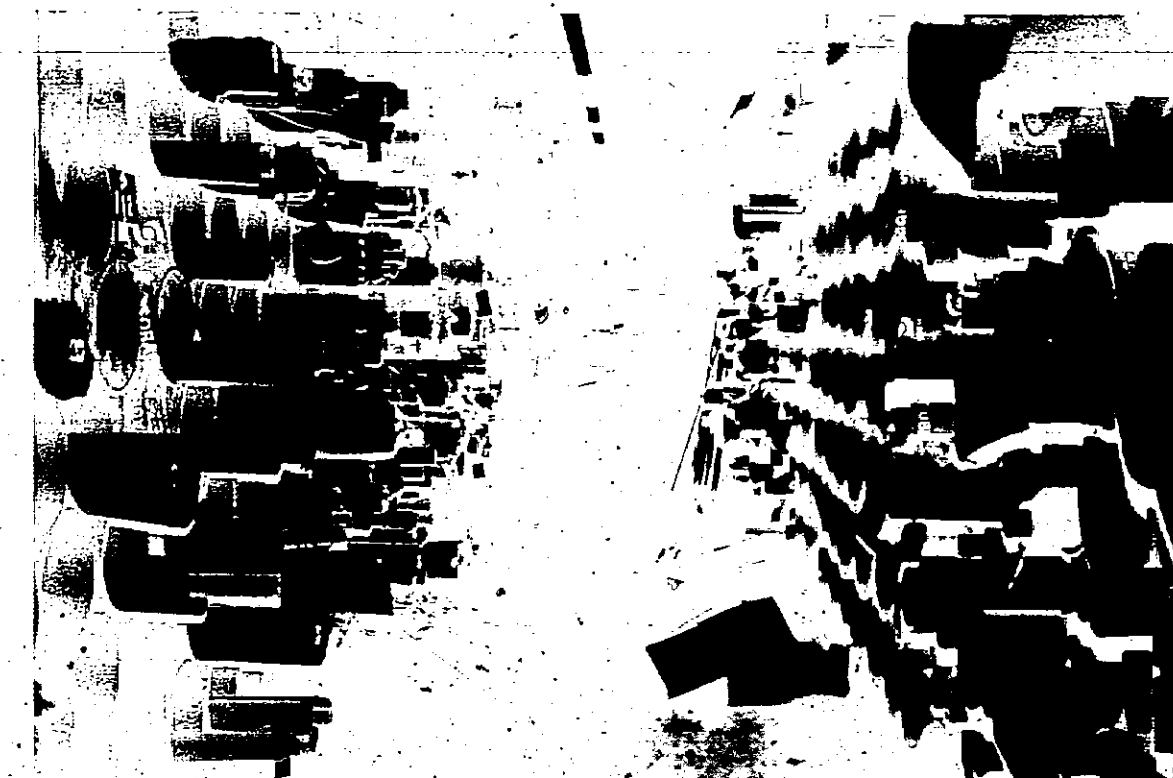
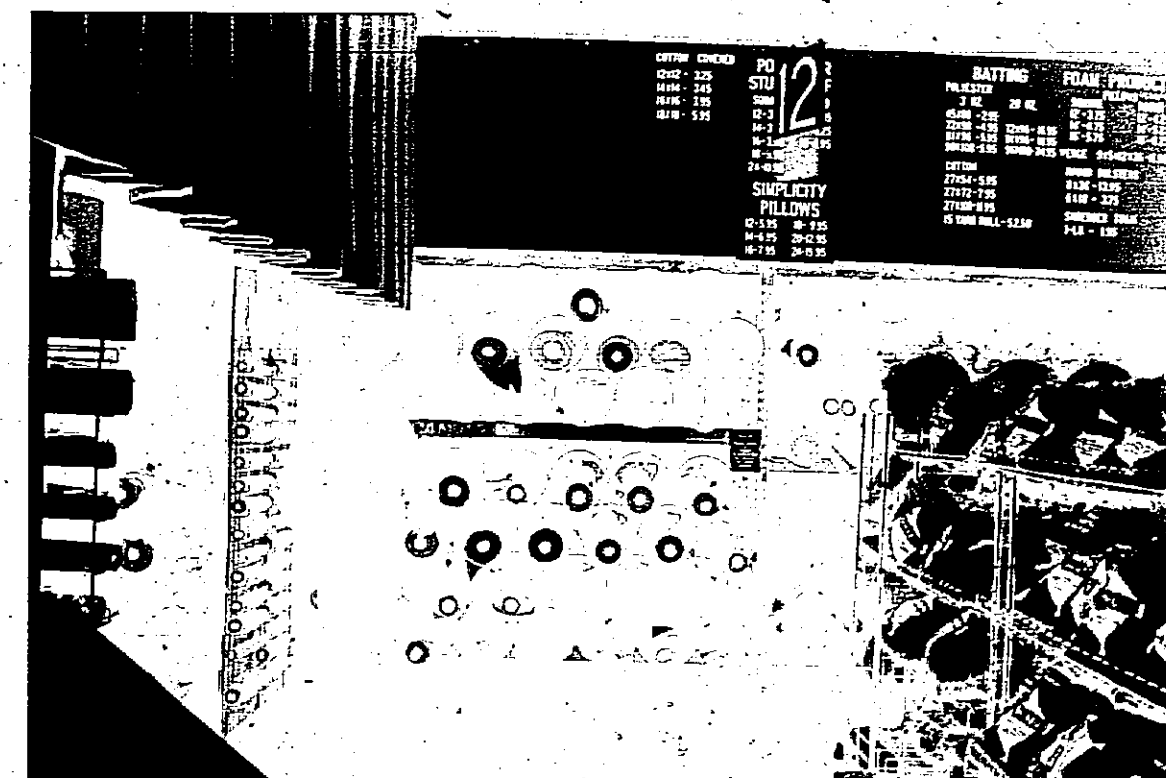
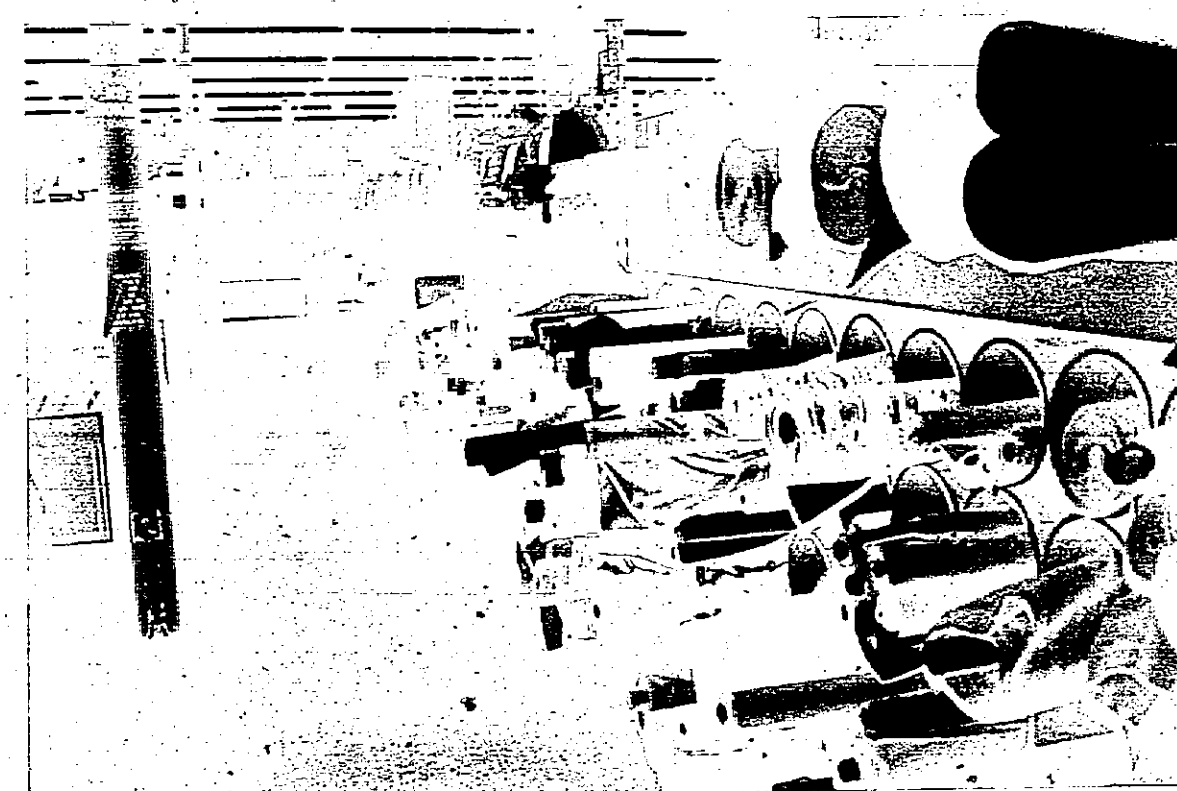
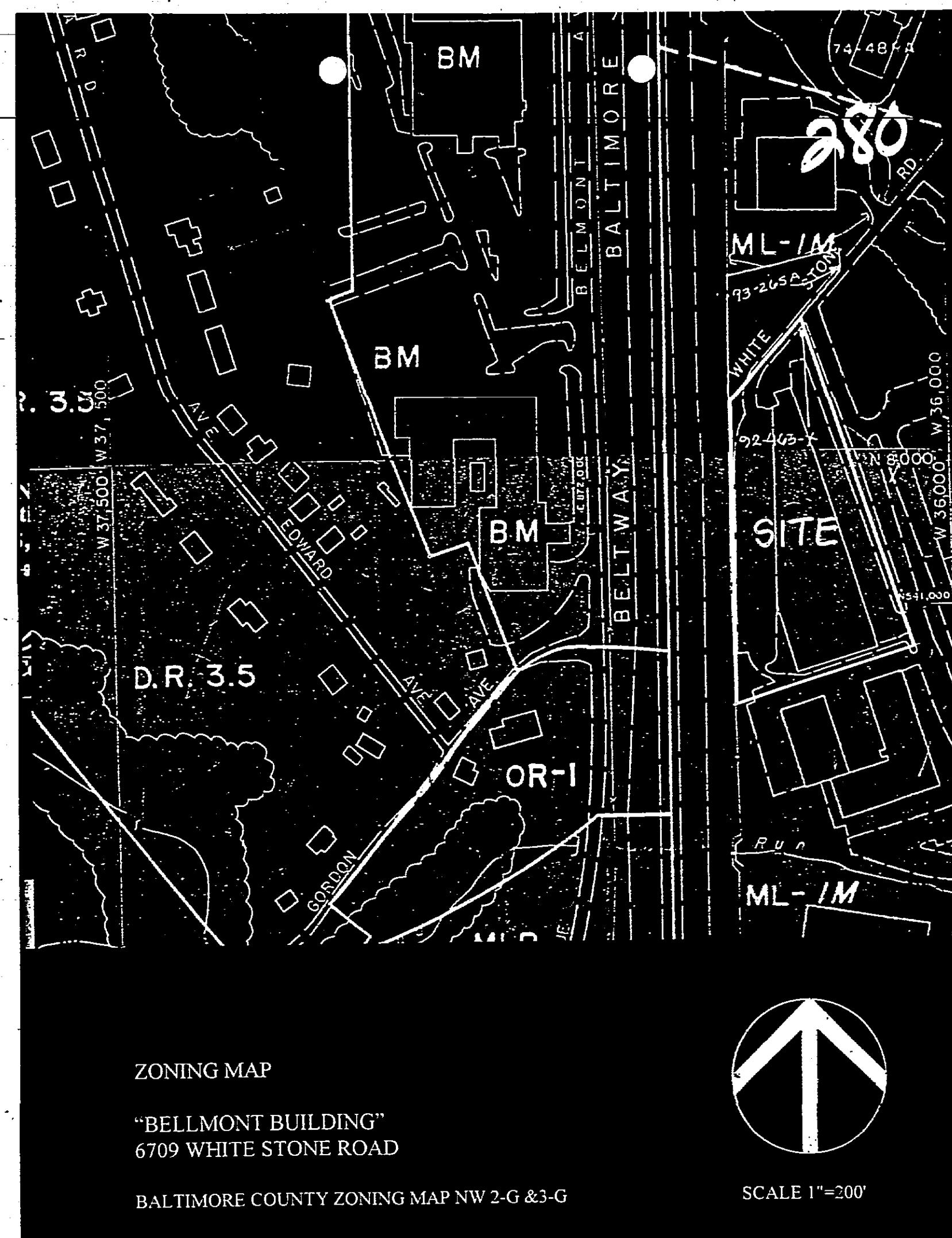
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ADDRESS

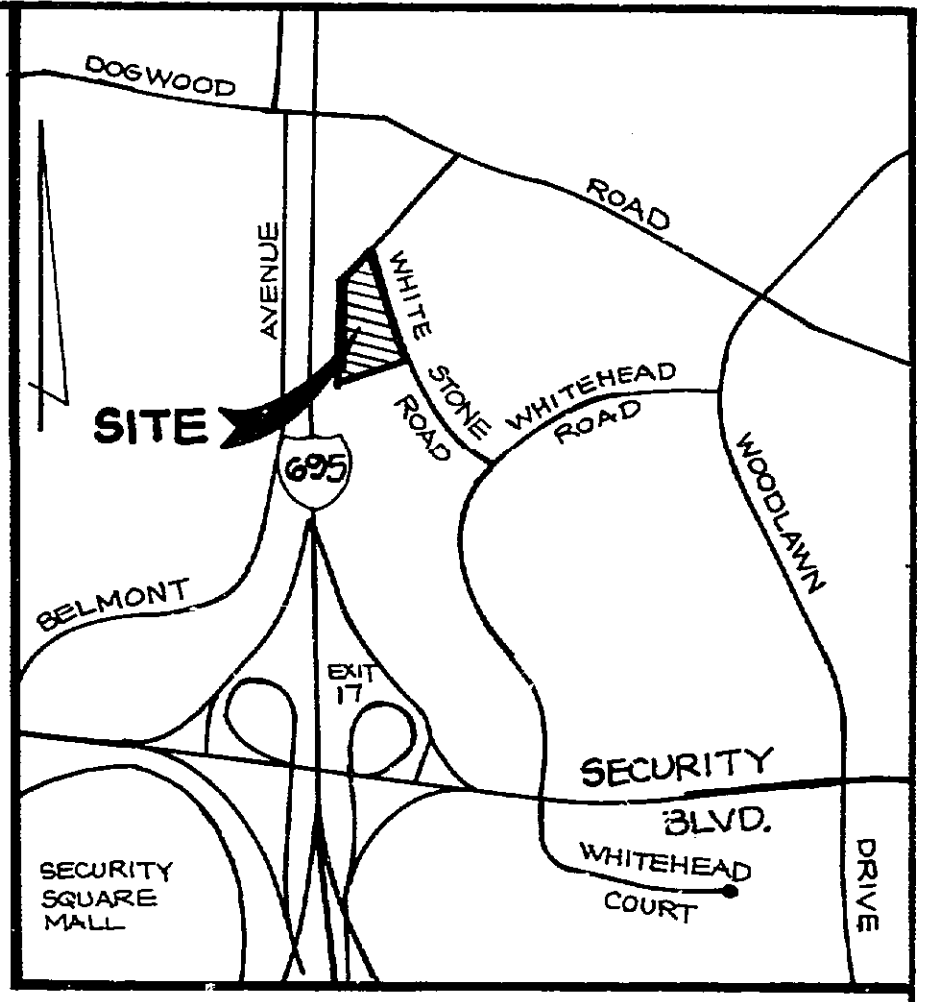
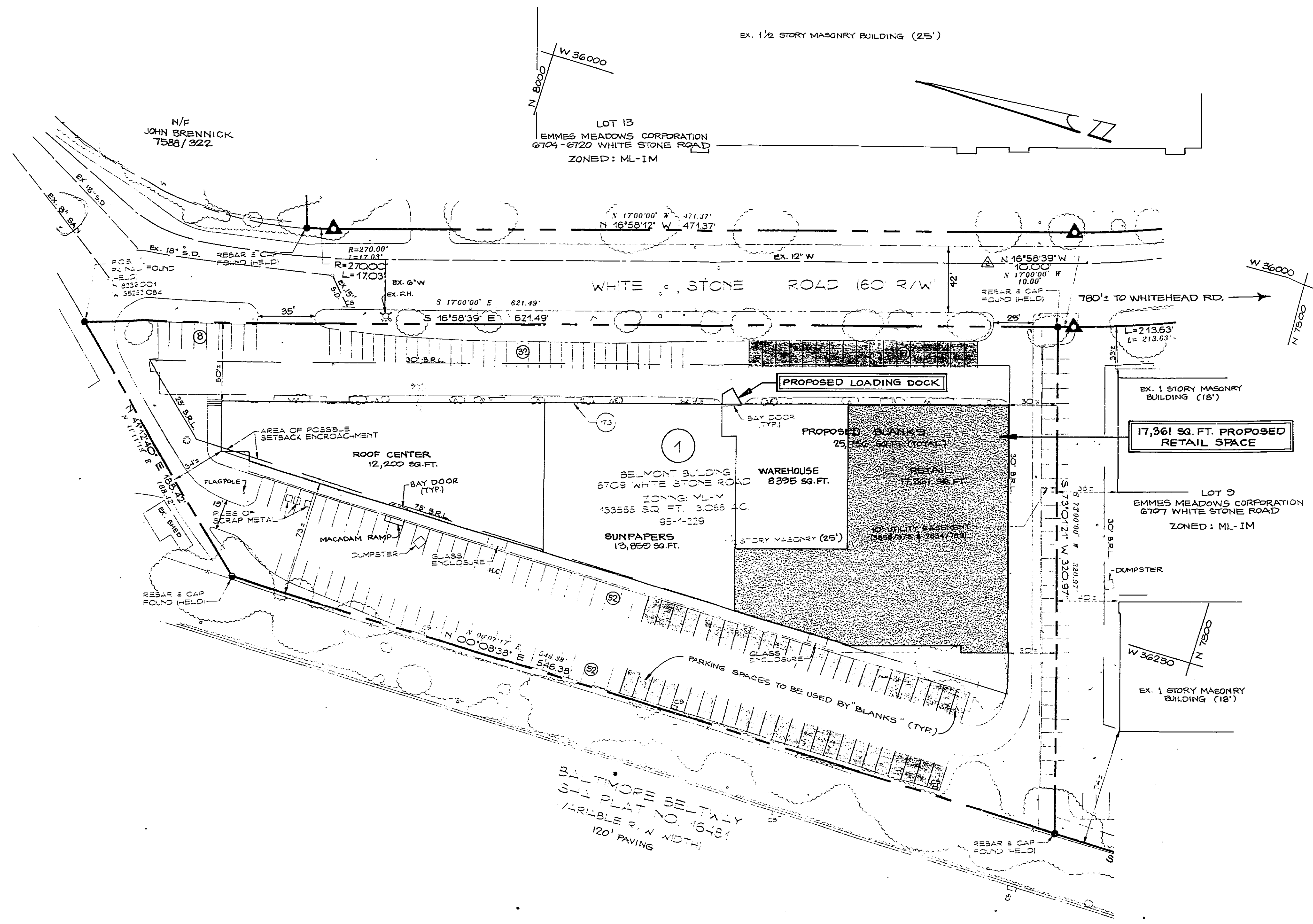
Harold Red
Don Brink
Debra Wille
Don Bronstein

Baltimore County Office of
Community Conservation
Pres. Brink Inc.
SV Group 21 Greenway Ct. Balt. MD
29 W. Susquehanna Ave. 21204

Printed with Soybean Ink
 on Recycled Paper



Petitioner's
Exhibits 7A-C,
5A-C & 6A-C
Photographs
Case No 279-A



GENERAL NOTES:

- APPLICANT/OWNER: A&E PARTNERS LP
EMMES MEADOWS CORPORATION GENERAL PARTNERSHIP
RICHARD PREVIDI, V.P.
6600 SECURITY BOULEVARD
BALTIMORE, MARYLAND
- ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 2
- SITE DATA:
 - EXISTING USE: 1 1/2 STORY WAREHOUSE BUILDING
PROPOSED USE: WAREHOUSE & RETAIL
 - CURRENT ZONING AND ACREAGE: GROSS = 3.49 AC (ML-IM ZONE) OR 162,024 SQ. FT.
NET = 3.066 AC OR 133,555 SQ. FT.
 - PARKING REQUIRED: 156 SPACES
 BLANKS
 RETAIL SPACE
 17,361 S.F. @ 5/1000 = 87 SP
 WAREHOUSE
 10 EMPLOYEES @ 1 SP/EMPLOYEE = 10 SP
 SUNPAPERS
 13,806 S.F. WAREHOUSE
 26 EMPLOYEES @ 1 SP/EMPLOYEE = 26 SP
 THE ROOF CENTER
 12,200 S.F. WAREHOUSE
 32 EMPLOYEES @ 1 SP/EMPLOYEE = 32 SP
 - PARKING PROVIDED: 161 SPACES (EXISTING)
 - BUILDING SETBACKS: ML ZONE (LIGHT MANUFACTURING)
(THE AREA REQUIREMENTS FOR THE ML ZONE ARE THE SAME AS THE BR ZONE AREA REQUIREMENTS AS FOLLOWS)

REQUIRED	
FRONT YARD	= 75'
SIDE YARD	= 50'
REAR YARD	= 50'

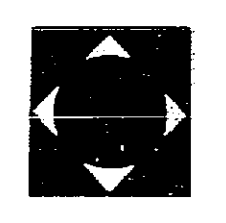
 MAXIMUM BUILDING HEIGHT - UNLIMITED EXCEPT WHEN A LOT ABUTS A RESIDENTIAL OR BUSINESS ZONE SHALL NOT EXCEED A HEIGHT OF 40' OR 3 STORIES IF ANY PART OF SAID BUILDING IS WITHIN 100' OF THE BOUNDARY LINE OF SAID RESIDENCE OR BUSINESS ZONE.
- DEED OF REFERENCE: 10780/523
TAX ACCOUNT NUMBER: 0107000769
TAX MAP 95 PARCEL 229
- PLAT REFERENCE: 27/21
- ZONING MAP: N.W. 2-G & 3-G
- SITE ADDRESS: 6709 WHITE STONE ROAD
"BELMONT BUILDING"
- ZONING HISTORY:

#1866, 1969	-	ZONE RECLASSIFICATION TO ML-IM
#3223X, 1961	-	SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING STATION
#92-463X, 1992	-	SPECIAL EXCEPTION FOR A SERVICE GARAGE IN AN ML ZONE. DISMISSAL WAS REQUESTED BY COUNSEL
- EXISTING BUILDINGS LOCATED WITHIN 100' OF THE PROPERTY - 6707 WHITESTONE ROAD OWNED BY EMMES MEADOWS CORPORATION. OFFICE/WAREHOUSE USE.
- F.A.R.: ALLOWED: 2.0
EXISTING: 0.34
- INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY BY CENTURY ENGINEERING, INCORPORATED DATED DECEMBER 5, 1994.
- THE LATEST COMMERCIAL PERMIT WAS FOR INTERIOR ALTERATIONS, 1974/21 MAY 11, 1994.
- ZONING VARIANCE REQUESTED TO ALLOW AN INCREASE IN THE ALLOWED RETAIL SPACE FOR BLANKS TO 69% FROM AN ALLOWED 15%.
- THERE ARE NO STREAMS OR STORM WATER MANAGEMENT SYSTEMS ON THIS SITE.
- SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 413.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS



Pet Ex #1

280



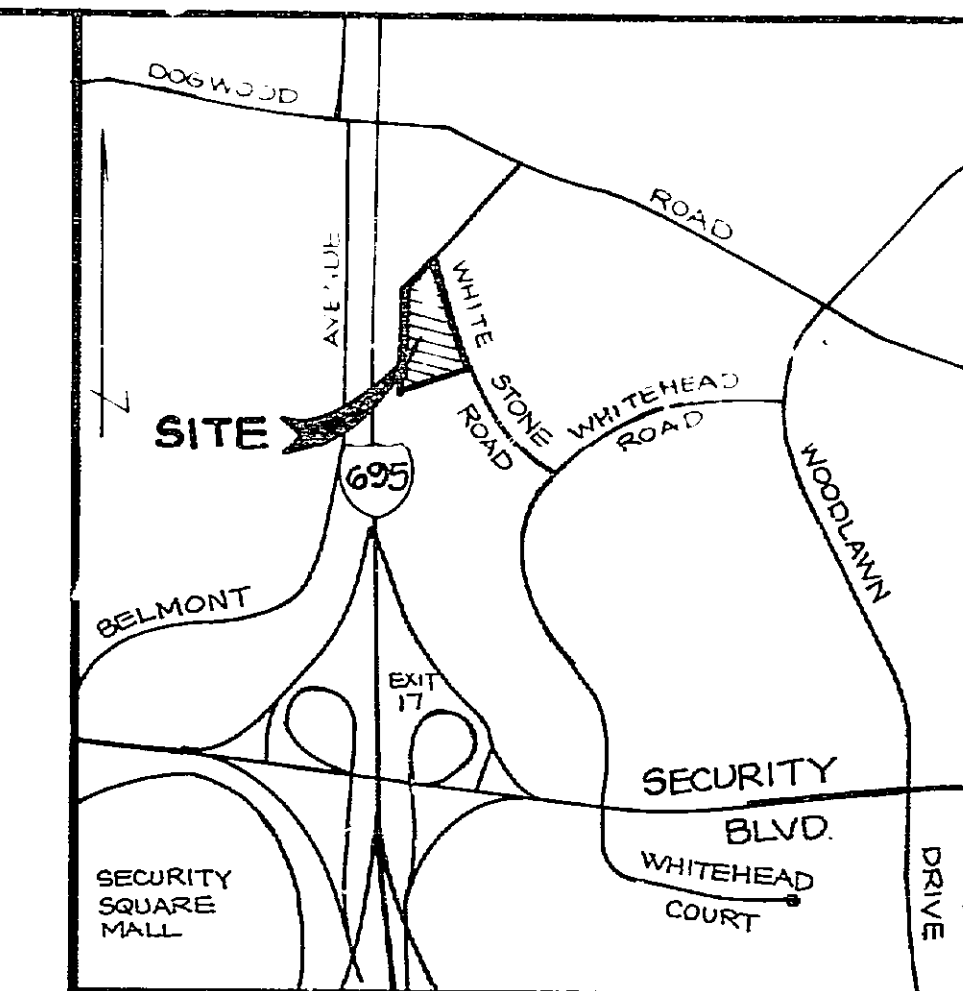
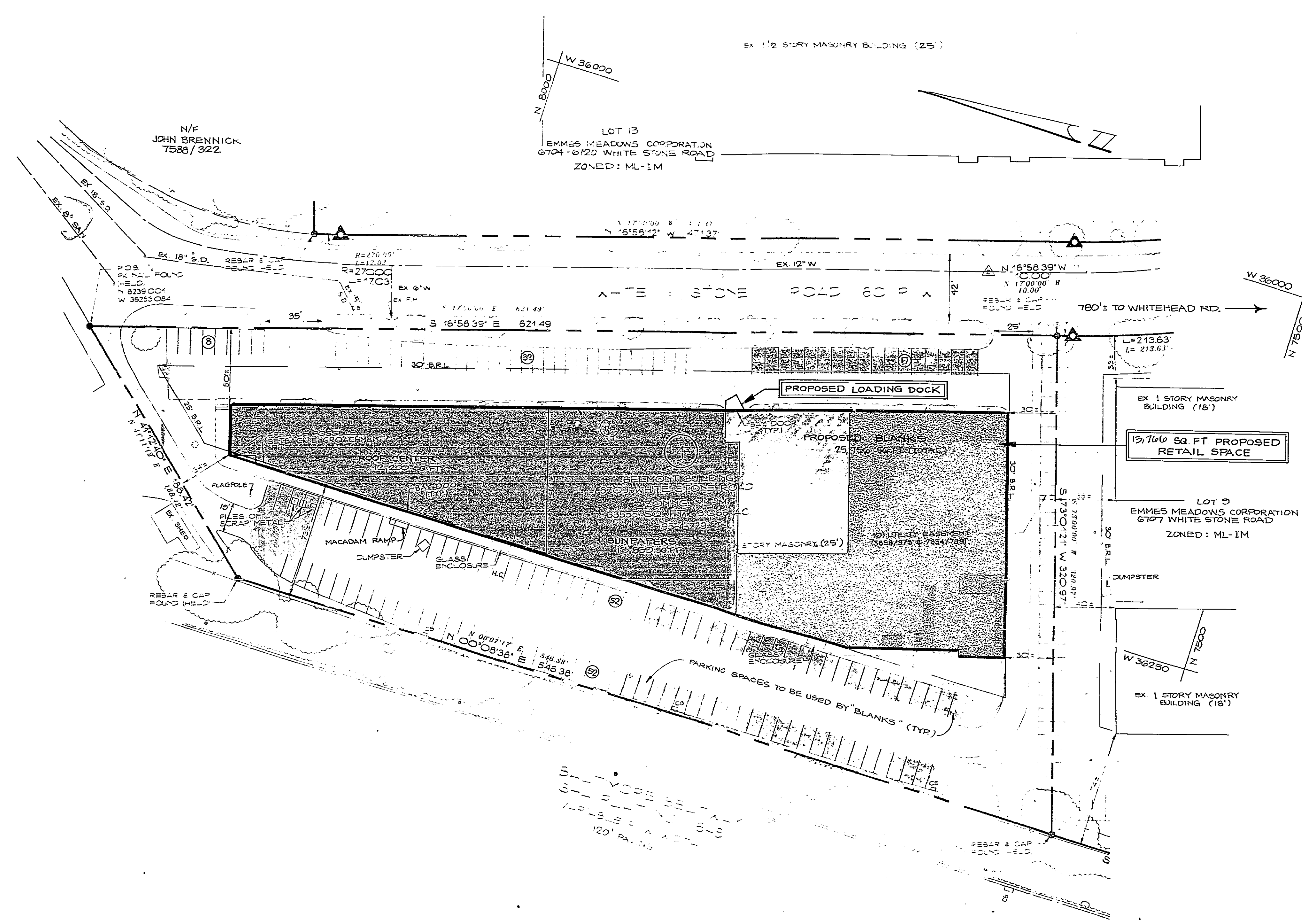
STV GROUP, INC.
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21244-2722
Telephone : 410-944-9112

REVISIONS		
NO	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: M.W.K.	DATE: 1-19-96
DESIGNED BY:	SCALE: 1" = 40'
CHECKED BY: D.K.W.	

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING
MEADOW'S BUSINESS PARK
6709 WHITE STONE ROAD
"BELMONT BUILDING"
BALTIMORE, MARYLAND

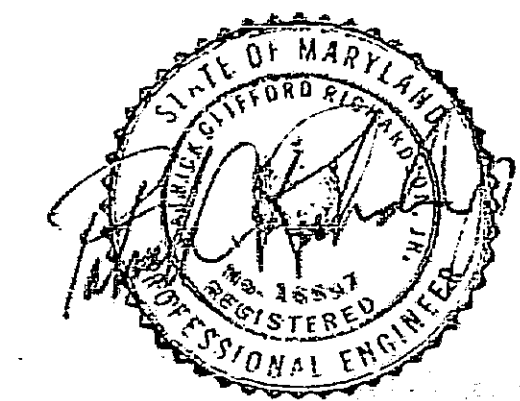
DRAWING NO.
61-9250
SHEET NO.
1 of 1



- GENERAL NOTES:
- APPLICANT/OWNER: A&I PARTNERS LP
EMMES MEADOWS CORPORATION GENERAL PARTNERSHIP
RICHARD PREVIDI, V.P.
6600 SECURITY BOULEVARD
BALTIMORE, MARYLAND
 - ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 2
 - SITE DATA:

A. EXISTING USE:	1 1/2 STORY WAREHOUSE BUILDING
PROPOSED USE:	WAREHOUSE & RETAIL
B. CURRENT ZONING AND ACREAGE:	GROSS = 3.49 AC (ML-IM ZONE) OR 152,024 SQ. FT. NET = 3.066 AC OR 133,559 SQ. FT.
C. PARKING REQUIRED: 137 SPACES	RETAIL SPACE 13,706 S.F. @ 5/1000 = 69 SP WAREHOUSE 10 EMPLOYEES @ 1 SP/EMPLOYEE = 10 SP SUNPAPERS 13,806 S.F. WAREHOUSE 26 EMPLOYEES @ 1 SP/EMPLOYEE = 26 SP THE ROOF CENTER 12,300 S.F. WAREHOUSE 22 EMPLOYEES @ 1 SP/EMPLOYEE = 22 SP
PARKING PROVIDED:	161 SPACES (EXISTING)
D. BUILDING SETBACKS:	ML ZONE (LIGHT MANUFACTURING) (THE AREA REQUIREMENTS FOR THE ML ZONE ARE THE SAME AS THE BR ZONE AREA REQUIREMENTS AS FOLLOWS)
	REQUIRED
FRONT YARD	= 75'
SIDE YARD	= 50'
REAR YARD	= 50'
MAXIMUM BUILDING HEIGHT = UNLIMITED EXCEPT WHEN A LOT ABUTS A RESIDENTIAL OR BUSINESS ZONE SHALL NOT EXCEED A HEIGHT OF 40' OR 3 STORIES IF ANY PART OF SAID BUILDING IS WITHIN 100' OF THE BOUNDARY LINE OF SAID RESIDENCE OR BUSINESS ZONE.	
 - DEED OF REFERENCE: 10780/523
TAX ACCOUNT NUMBER: 0107000769
TAX MAP 95 PARCEL 229
 - PLAT REFERENCE: 27/21
 - ZONING MAP: N.W. 2-G & 3-G
 - SITE ADDRESS: 6799 WHITE STONE ROAD
"BELMONT BUILDING"
 - ZONING HISTORY:

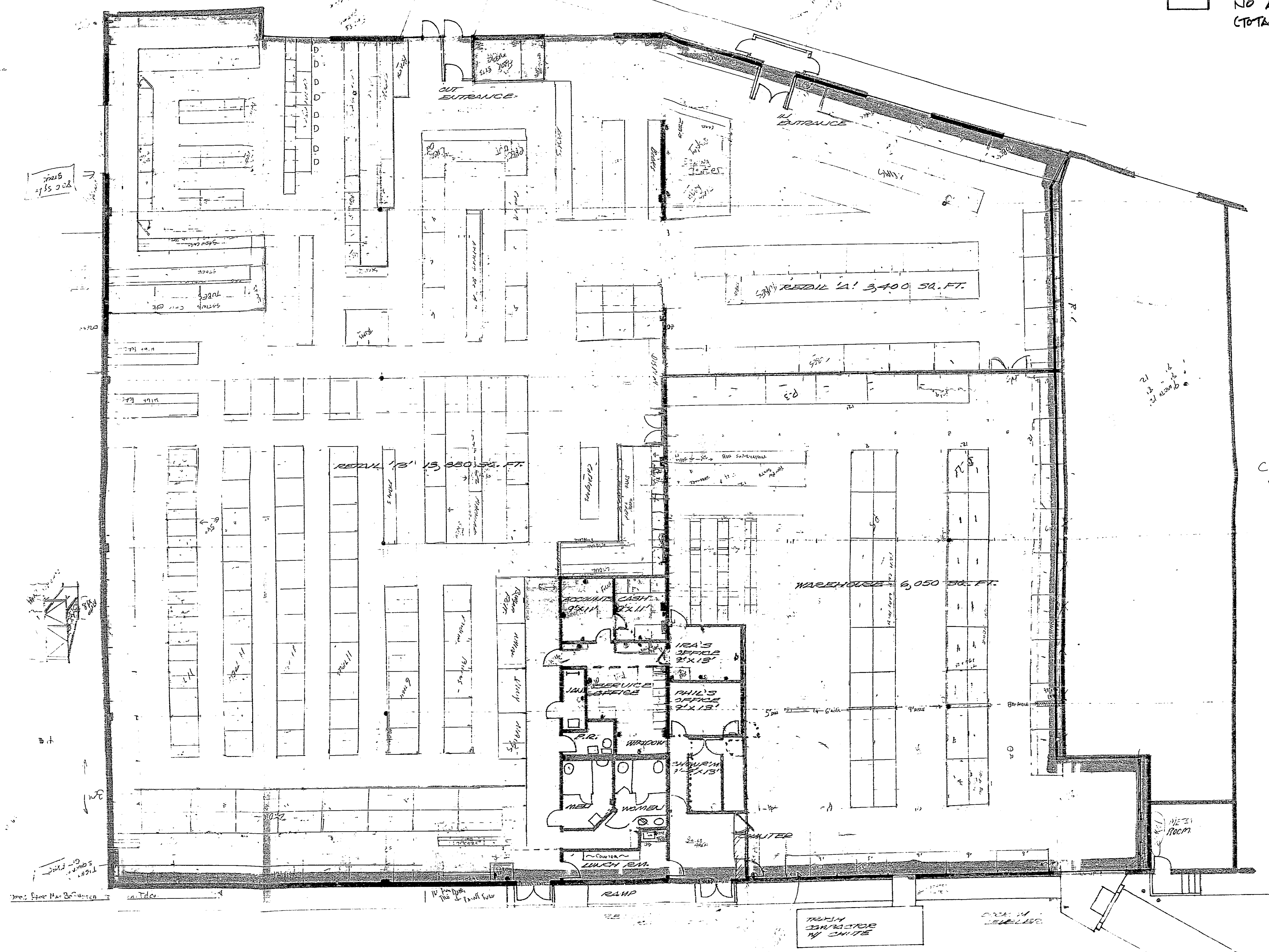
#4866, 1960	ZONE RECLASSIFICATION TO ML-IM
#5225X, 1961	SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING STATION
#92-463X, 1992	SPECIAL EXCEPTION FOR A SERVICE GARAGE IN AN ML ZONE. DISMISSAL WAS REQUESTED BY COUNSEL.
 - EXISTING BUILDINGS LOCATED WITHIN 100' OF THE PROPERTY - 6707 WHITESTONE ROAD OWNED BY EMMES MEADOWS CORPORATION. OFFICE/WAREHOUSE USE.
 - F.A.R.: ALLOWED: 2.0
EXISTING: 0.34
 - INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY BY CENTURY ENGINEERING, INCORPORATED DATED DECEMBER 5, 1994.
 - THE LATEST COMMERCIAL PERMIT WAS FOR INTERIOR ALTERATIONS, 1974/21 MAY 11, 1994.
 - ZONING VARIANCE REQUESTED TO ALLOW AN INCREASE IN THE ALLOWED RETAIL SPACE FOR BLANKS TO 69% FROM AN ALLOWED 15%.
 - THERE ARE NO STREAMS OR STORM WATER MANAGEMENT SYSTEMS ON THIS SITE.
 - SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 413.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS



Ret Ex 1A

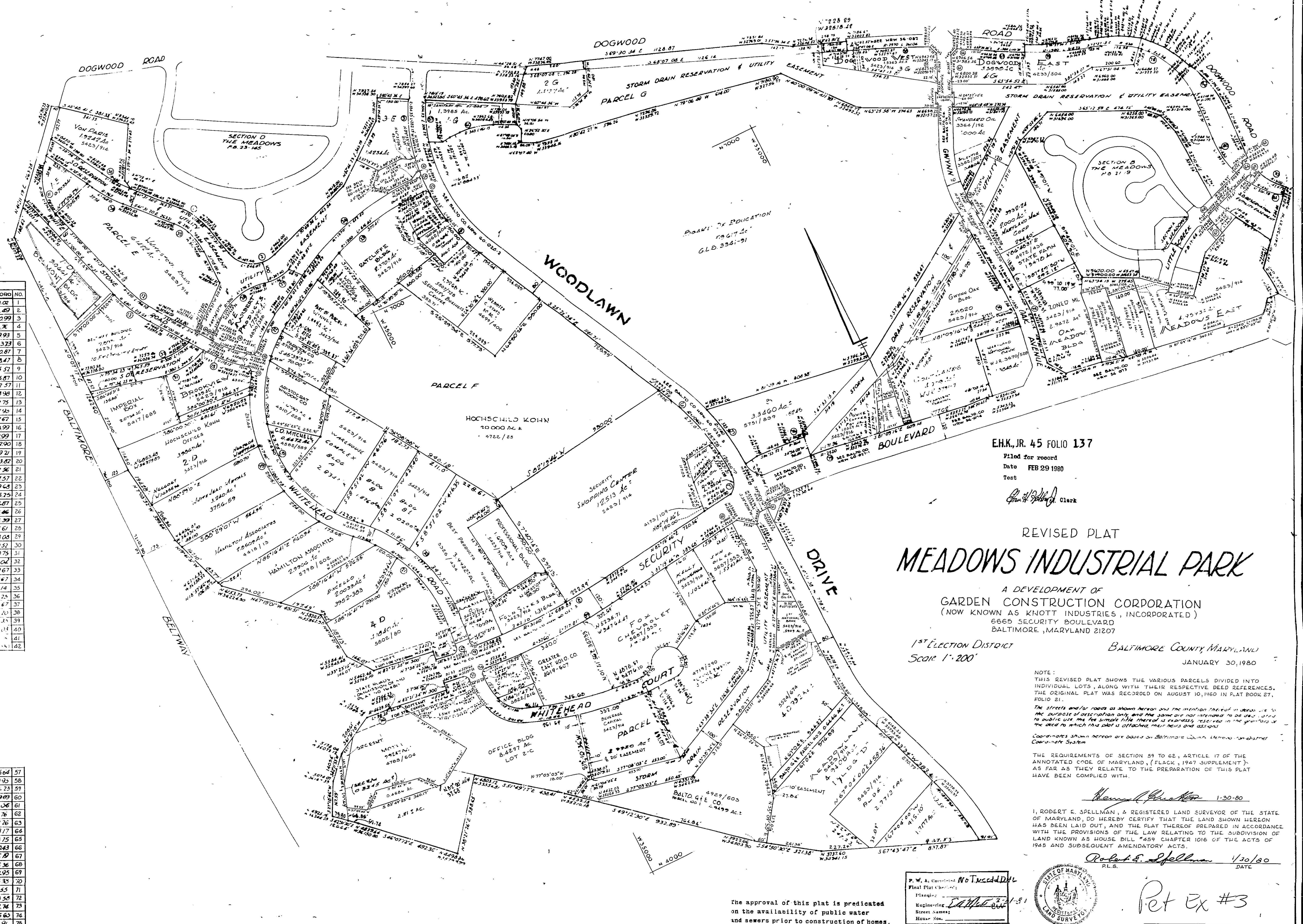
PLAN PREPARATION	PLAN TO ACCOMPANY APPLICATION FOR ZONING HEARING	DRAWING NO.
MADE BY: [Signature]	MEADOWS BUSINESS PARK	61-9250
DATE: 1-1-95	6799 WHITE STONE ROAD	SHEET NO.
	"BELMONT BUILDING"	1 OF 1

NO ACCESS AREAS
(TOTAL AREA = 11,990 S.F.)



Δ	RADIUS	ARC	TAN	L.C. BRNG.	CHORD	NO.
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	1
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	2
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	3
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	4
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	5
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	6
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	7
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	8
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	9
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	10
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	11
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	12
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	13
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	14
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	15
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	16
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	17
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	22
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	23
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	41
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	1
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	11
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	12
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	13
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	14
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	17
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	24
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	25
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	26
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	27
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	28
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	29
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	30
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1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	35
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	36
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	37
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	38
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	39
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	40
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	41
1800.00	370	180.00	92.25	N 27° 34' 20" W	179.02	42



E.H.K., JR. 45 FOLIO 137

Filed for record
Date FEB 29 1980
Tost

Clark

REVISED PLAT MEADOWS INDUSTRIAL PARK

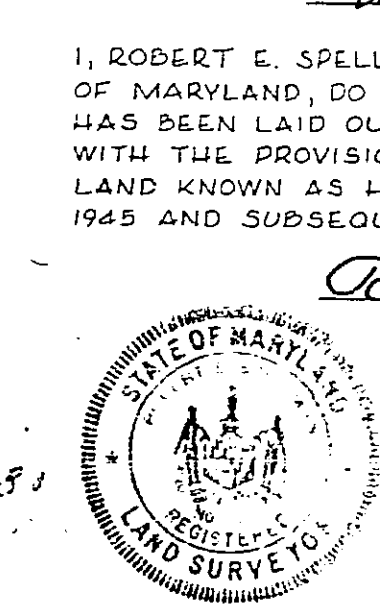
A DEVELOPMENT OF
GARDEN CONSTRUCTION CORPORATION
(NOW KNOWN AS KNOTT INDUSTRIES, INCORPORATED)
6665 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

1ST ELECTION DISTRICT
Scale 1"=200'

BALTIMORE COUNTY, MARYLAND
JANUARY 30, 1980

NOTE:
THIS REVISED PLAT SHOWS THE VARIOUS PARCELS DIVIDED INTO
INDIVIDUAL LOTS, ALONG WITH THEIR RESPECTIVE DEED REFERENCES.
THE ORIGINAL PLAT WAS RECORDED ON AUGUST 10, 1960 IN PLAT BOOK 27,
FOLIO 21.
The streets and/or roads as shown hereon and the mention thereof in the deed is
the purpose of description only, and the same are not intended to be used, used
to divide the land, but the same are intended to be used, used to divide the land,
to the end to which this plat is attached, their heirs and assigns.
Coordinates shown hereon are based on Baltimore Datum, Maryland Township
Coordinate System.
THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE
ANNOTATED CODE OF MARYLAND, (BLACK, 1947 SUPPLEMENT)
AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT
HAVE BEEN COMPLIED WITH.

Robert E. Spellman 1-30-80



Robert E. Spellman 1/30/80
DATE

Ret Ex #3

SPELLMAN, LARSON
& ASSOCIATES, INC.
110 JEFFERSON BLDG.
TOWSON, MARYLAND

The approval of this plat is predicated
on the availability of public water
and sewers prior to construction of homes.

APPROVED BALTIMORE CO. PLANNING BOARD
APPROVED
APPROVED
APPROVED