

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 S/S Northpoint Blvd., 345 ft.
 +/- E of c/l Norris Lane * ZONING COMMISSIONER
 2719 North Point Blvd.
 15th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District
 Legal Owner:SSAK Partnership * Case No. 96-519-A
 Lessee: Cox Auto Parts, Inc.

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2719 North Point Boulevard in eastern Baltimore County. The Petition is filed by SSAK Partnership, property owner and Cox Auto Parts, Inc., Lessee. Both of those entities are family businesses operated by Stanley Dansicker, identified on the Petition as a Partner of the SSAK Partnership. Variance relief is requested from Sections 102.2 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 36 ft. between buildings in lieu of the required 60 ft. The request for variance in the instant case actually seeks an amendment from relief previously granted in case No. 96-141-A. In that matter, I granted variance relief to allow a 52 ft. distance between buildings in lieu of the required 60 ft. The variance relief is sought in accordance with nonconforming use granted in a prior case (case No. 38-14).

Appearing at the public hearing held for this case was Stanley Dansicker, on behalf of the Petitioner. Also present was Paul Lee, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

As noted above, a Petition for Variance for this property recently came before me within case No. 96-141-A. By Order of March 22, 1996, I granted variance relief for reasons fully set forth in the Findings of Fact and Conclusions of Law issued on that date. To the extent that same are not expressly modified by this opinion, those previous findings,

ORDER RECEIVED FOR FILING
 Date 8/2/96
 By M. Shook

MICROFILMED

conclusions and the order issued in connection therewith is hereby adopted.

The relief requested in that case was to permit construction of a building addition on the southeast side of the lot. As shown on the previously submitted site plan, the proposed addition was to be located approximately 2 ft. from the property line, and would maintain a setback of 52 ft. from an existing shed. In that the BCZR mandates that a minimum 60 ft. distance be observed between buildings, a variance of 8 ft. was sought. As fully discussed in my prior Order, that variance was granted.

At the hearing on the pending Petition, Mr. Lee testified that when the Petitioner attempted to obtain permits to construct the building, he was advised that same must be set back 15 ft. from the property line. Apparently, the fire code requires that minimum setback, in view of the intended industrial use of the building. Thus, the building's location was shifted on the property to meet the 15 ft. required setback. In view of this relocation, the proposed addition will now be only 36 ft. from the existing shed; thus, the instant variance is requested.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, I am persuaded to grant the Petition for Zoning Variance. In my judgment, a relocation of the building is appropriate in view of the Fire Department's standards. It is to be noted that the lot is relatively narrow and this unique characteristic justifies the variance relief. Moreover, a clustering of the buildings within the lot would cause less impact on the surrounding locale. For all of these reasons, I will grant the Petition for Variance.

It is to be noted that a Zoning Plans Advisory Committee (ZAC) comment was received regarding the Petition from the Office of Planning. This comment suggested that certain landscaping be undertaken on the site consistent with the County's efforts to upgrade the North Point Boulevard

ORDER RECEIVED FOR FILING

Date

By

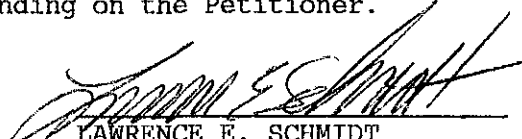
5/2/96
A. J. [Signature]

corridor. This ZAC comment is consistent with the comment issued in the previous case, which was discussed fully in my prior opinion. The amended variance request presented in this case does not, in my judgment, alter the reasoning previously applied to this issue. As I pointed out in the prior Order, the inherent nature and use of the site limit the amount of visual screening which can be applied. However, some efforts to buffer the use from North Point Boulevard, consistent with the County's revitalization efforts in the overall area, is appropriate. For those reasons, the restrictions previously entered in the prior decision shall remain in full force and effect.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of August, 1996 that a variance from Sections 102.2 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 36 ft. between buildings in lieu of the required 60 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Except as expressly modified herein, the Order and restrictions previously entered in case No. 96-141-A are binding on the Petitioner.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

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

August 2, 1996

Mr. Stanley Dansicker
SSAK Partnership
2719 North Point Boulevard
Baltimore, Maryland 21222

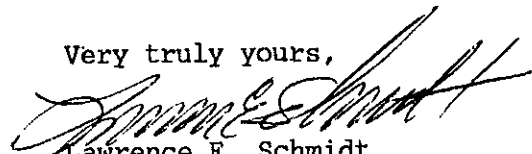
RE: Petition for Variance
Case No. 96-519-A
Property Location: 2719 North Point Blvd.

Dear Mr. Dansicker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,



Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

MICROFILMED



524



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2719 North Point Blvd.
which is presently zoned Br-CS-1, BR & BL

96-519-A

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) 102.2 & 238.2 of the BCZR to permit a distance of 36' between buildings in lieu of the previously granted 52' Case #96-141A (required 60') an additional variance of 16' in lieu of the previously granted 8' or 24' (Required 24') in accordance with non-conforming use granted in Case #3814.

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

To be determined at 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.

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:
Cox Auto Parts, Inc.
(Type or Print Name)

Legal Owner(s)
SSAK Partnership
(Type or Print Name)

Signature

Stanley Dansicker (Partner)
Signature

2719 North Point Blvd.
Address

Stanley Dansicker (PARTNER)
(Type or Print Name)

Baltimore, Maryland 21222
City State Zipcode

Signature

Attorney for Petitioner.
(Type or Print Name)

2719 North Point Blvd. (410) 288-6646
Address Phone No

Signature

Baltimore, Maryland 21222
City State Zipcode
Name, Address and phone number of representative to be contacted

Address Phone No

Paul Lee
Name

City State Zipcode

204 W. Pennsylvania Ave 821-5941
Address Phone No

**DROP-OFF
NO REVIEW**



Printed with Soybean Ink on Recycled Paper

6/28/96
UCR

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: _____ DATE _____

MICROFILMED

524

Paul Lee P.E.

Paul Lee Engineering Inc.

96-519-A

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5944

DESCRIPTION

#2719 NORTH POINT BOULEVARD

15TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the south side of North Point Boulevard, said point also being located 345 feet + east of the center of Norris Lane; thence leaving said south side of North Point Boulevard:

- (1) South 24°42'12" East - 9.20 feet
- (2) South 45°07'41" West - 127.84 feet
- (3) South 24°42'12" East - 36.06 feet
- (4) South 65°17'48" West - 280.15 feet
- (5) South 24°42'12" East - 164.25 feet, and
- (6) North 65°17'48" East - 515.87 feet

to the south side of North Point Boulevard; thence binding on the south side of North Point Boulevard

- (7) North 49°14'00" West - 278.75 feet
- to the point of beginning.

Containing 2.00 acres of land, more or less.



MICROFILMED

Engineers — Surveyors — Site Planners

6/24/96

J.O. 86022

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-519-17

District: 15th

Date of Posting: 6/13/96

Posted for: Various

Petitioner: SSAIC Partnership & Cox Auto Parts

Location of property: 7719 NOPTIBLV

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: [Signature]
Signature

Date of return: 6/19/96

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING
 The zoning commission of Baltimore County, Maryland, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 11 W. Chase Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case: #96-519-A
 2719 North Point Boulevard, S/S North Point Boulevard, 346 1/2 E of North Lane, 7th Councilmanic District
 Legal Owner(s): SSAK Partnership
 Contract Purchaser/lessee: Cox Auto Parts, Inc.
 Variance: to permit a dis- tance of 36 ft. between build- ings in lieu of the previously granted 52 ft. in Case #96-141-A (required: 60) an additional variance of 16 ft. in lieu of the previously granted 8 ft. or 24 ft. (required 24 ft.) in accordance with 1 non- correcting use, provided in Case #96-141-A. Hearing: 7/11/96, 10:30 AM
 1996 at 1100 E. North Lane, 118, Old Courthouse, Baltimore County, Maryland
 LAWRENCE J. ...
 Zoning Commission
 Baltimore County, Maryland
 NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please call 887-3353. (2) For information concern- ing the file and/or Hearing, please call 887-3381.
 7/122 July 11 086573

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/11, 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 7/11, 1996.

THE JEFFERSONIAN,
G. A. Jefferson
 LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCIAL REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT**

No. 23317
 96-519-A

DATE 6/28/96 ACCOUNT 001-6150

AMOUNT \$ 285.00 (WCR)

RECEIVED FROM: SSAK Partnership

#020 - VARIANCE -- \$250.00
 #080 - SIGN POSTING -- \$35.00

FOR: 2719 North Point Boulevard

MICROFILMED
 01A00M00Z3M1CHNC
 EA COLL:264M07-01-96
 \$285.00

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 VALIDATION OR SIGNATURE OF CASHIER

CR
 Sign

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

July 3, 1996

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: 96-519-A
2719 North Point Boulevard
S/S North Point Boulevard, 345'+/- E of c/l Norris Lane
15th Election District -
Legal Owner(s): SSAK Partnership
Contract Purchaser/Lessee: Cox Auto Parts, Inc.

Variance to permit a distance of 36 ft. between buildings in lieu of the perviously granted 52 ft. in Case #96-141-A (required 60) an additional variance of 16 ft. in lieu of the previously granted 8 ft. or 24 ft. (required 24 ft.) in accordance with non-conforming use granted in Case #3814.

HEARING: TUESDAY, JULY 30, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Cox Auto Parts/SSAK Partnership
Paul Lee

- 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.

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
July 11, 1996 Issue - Jeffersonian

Please forward billing to:

Cox Auto Parts, Inc.
2719 North Point Blvd.
Baltimore, MD 21222
288-6646

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: 96-519-A
2719 North Point Boulevard
S/S North Point Boulevard, 345'+/- E of c/l Norris Lane
15th Election District -
Legal Owner(s): SSAK Partnership
Contract Purchaser/Lessee: Cox Auto Parts, Inc.

Variance to permit a distance of 36 ft. between buildings in lieu of the perviously granted 52 ft. in Case #96-141-A (required 60) an additional variance of 16 ft. in lieu of the perviously granted 8 ft. or 24 ft. (required 24 ft.) in accordance with non-conforming use granted in Case #3814.

HEARING: TUESDAY, JULY 30, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

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.

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Baltimore County
Department of Permits and
Development Management

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

July 25, 1996

Mr. Stanley Dansicker
SSAK Partnership
2719 North Point Boulevard
Baltimore, MD 21222

RE: Item No.: 524
Case No.: 96-519-A
Petitioner: SSAK Partnership

Dear Mr. Dansicker:

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 June 28, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE MEMORANDUM

APRIL 17, 1996

TO: Arnold Jablon
Stanley Schapiro

FR: Eugene Freeman

RE: Bingo letter, National Kidney Foundation of Maryland

I am forwarding the above referenced letter with attachments to you with a recommendation that it be sent to the county attorney for review and response.

At issue is the legality of using a paid management group external to the non-profit or charitable organization to assist in the conduct of bingo games. The Internal Revenue Service does not agree that Section 252, Annotated Code of Maryland, permits the use of paid personnel to conduct bingo games. The current county policy ~~is resulting from previous opinions of the office of law~~ is that bingo licensees may rent facilities in which to hold bingo events and hire necessary people to conduct the bingo games.

Ms. Miller of the Internal Revenue Service telephoned me on April 16, 1996, to let me know that she had received a copy of the National Kidney Foundation of Maryland letter. She cautioned me with regard to our response to the letter, since the county and the IRS appear to be in disagreement over the interpretation of provisions of the Annotated Code of Maryland.

Ms. Miller also indicated that she has been trying to contact the county attorney regarding this issue for some time, but has not been successful.

There are some other details that I can provide verbally. Please let me know when you will be available.

EAF/nmm

attachments

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-8-96

DATE: 7-9-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	510	521
	511	522
	513	523
	514	524
	515	525
	516	
	517	
	519	

RBS:sp

BRUCE2/DEPRM/TXTSBP

R. Bruce Seeley
7-9-96

RECORDED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 07/12/96

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

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.
(12619 HARFORD RD.)

Item No.: 509

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 510, 511, 512, 513, 514, 515,
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 16, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 1996
Item No. 524

The Development Plans Review Division has reviewed the subject zoning item. Subject to Landscape Manual. Proposed landscaping should consist of a streetscape/buffer for North Point Boulevard. Utilize State right-of-way if necessary.

RWB:HJO:jrb

cc: File

ZONE17H

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: July 16, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 2719 North Point Boulevard

INFORMATION:

Item Number: 524

Petitioner: SSAK Partnership

Property Size: _____

Zoning: BR-AS, BR and BL

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based on the County's attempt to improve the visual quality along the North Point Boulevard Corridor and previous comments for other properties along North Point Boulevard, this office recommends the front of the property be improved with street trees. Therefore, the applicant should meet with Avery Harden for the purpose of approving a landscape plan prior to the issuance of building permits. In order to reinforce attempts to improve visual quality, no temporary or seasonal banners should be permitted along North Point Boulevard.

Prepared by: _____

Division Chief: _____

PK/JL

MICROFILM

RE: PETITION FOR VARIANCE * BEFORE THE
 2719 North Point Boulevard, S/S North Point * ZONING COMMISSIONER
 Boulevard, 345'+/- E of c/l Norris Lane * OF BALTIMORE COUNTY
 15th Election District, 7th Councilmanic *
 Legal Owner(s): SSAK Partnership
 Contract Purchaser/Lessee: Cox Auto Parts, Inc.
 Petitioner * CASE NO. 96-519-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 30th day of July, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, 304 W. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioner.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

NOT RECORDED



Baltimore County
Department of Permits and
Development Management

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

July 29, 1996

96-519
Hearing 7/30/96
at 11:00 A.M.

Mr. Paul Lee
304 West Pennsylvania Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #524)
2719 North Point Boulevard
Legal Owner: SSAK Partnership
Contract Purchaser: Cox Auto Parts, Inc.
15th Election District

Dear Mr. Lee:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

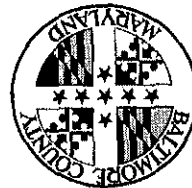
Need original signature and title (authorization) for contract purchaser/lessee (Cox Auto Parts).

Use of proposed addition (i.e., general office?); shown parking calculation = 3.3/1,000 square feet.

Give dimensions of existing sign.

Show traffic flow; i.e.  on entire site.





BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DIRECTOR

A handwritten signature in black ink, appearing to read "S. J. [unclear]", written over the word "DIRECTOR".

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", written over the words "BUILDINGS ENGINEER".

Mr. Paul Lee
July 29, 1996
Page 2

Add Floor Area Ratio (FAR).

Need to verify use of "trailer". What zoning hearing authorized this use.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



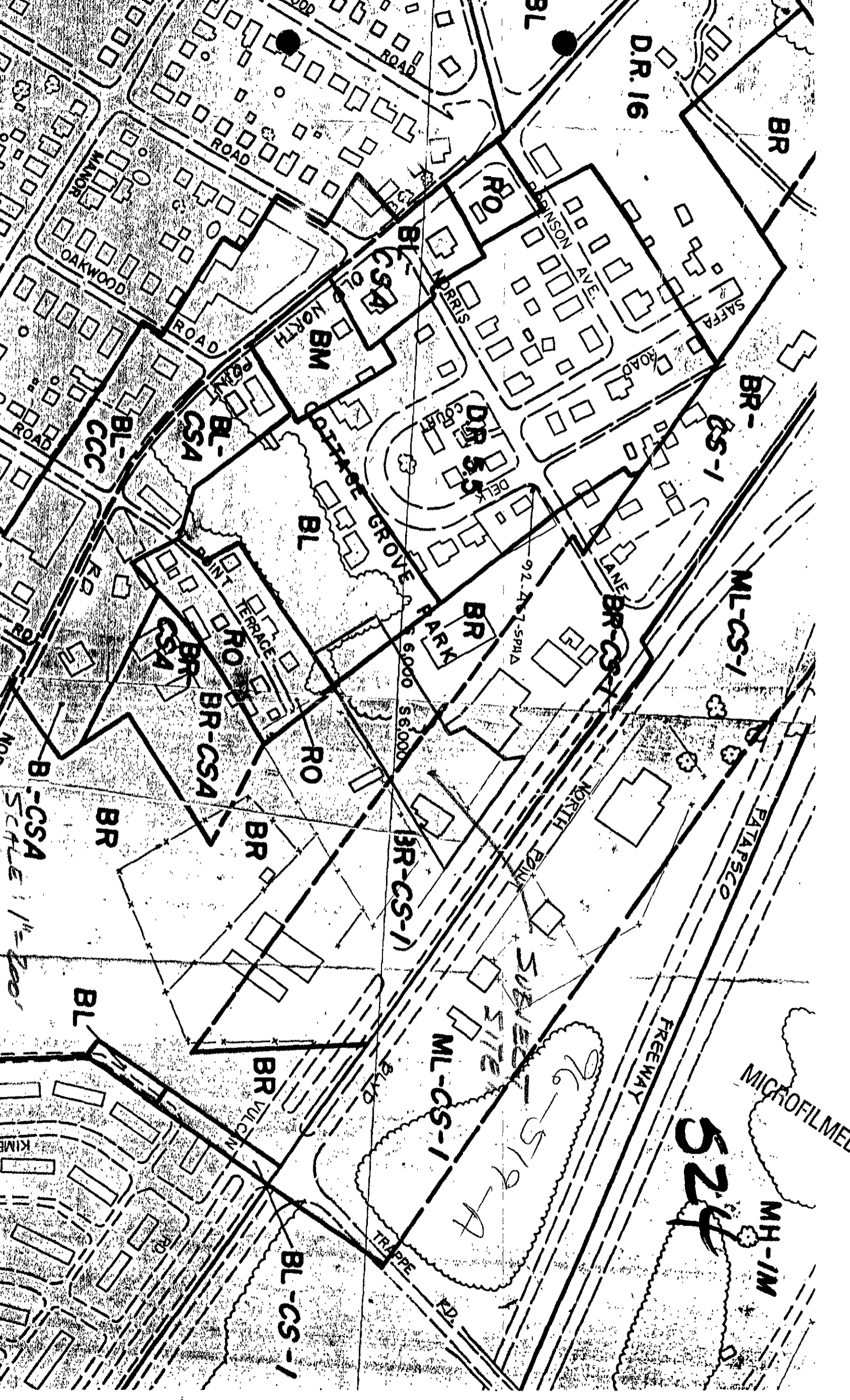
BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Handwritten Signature]
DIRECTOR

[Handwritten Signature]
BUILDINGS ENGINEER



DR. 16

BR

BL

RO

BLINSON AVE.

SAFFA

MANOR

OAKWOOD

CSA

BM

MORRIS

DR. 5.5

DELT. COURT

BR

CS-1

BL

COVAGE GROVE

PARK

ML-CS-1

LANE

BR-CS-1

92-477-SPH Δ

\$6,000

\$6,000

BR

NORTH

FATAPSCO

BR-CS-1

RO

TERRACE

RO

BR-CSA

BR

BR

BR

B-CSA

BR

NO. 9

SCALE 1" = 200'

ML-CS-1

TRAPPE RD.

FREEWAY

MICROFILMED

MH-1M

524

SUBJECT 519-A

TRAPPE

BL-CS-1

BR WILSON

BL

KIMBER