1-401

IN THE MATTER OF
THE APPLICATION OF
EUGENE LORENZO -LEGAL OWNER /
PETITIONER (LORENZO PROPERTY)
FOR A ZONING RECLASSIFICATION ON
PROPERTY LOCATED ON THE NORTHWEST
SIDE BELAIR ROAD (U.S. ROUTE 1),
167' NORTHEAST OF THE CENTERLINE
OF PUTTY HILL AVENUE
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

- * BEFORE THE
- * COUNTY BOARD OF APPEALS
- * OF
- BALTIMORE COUNTY
- * CASE NO. R-97-296 (Out of Cycle)

OPINION

*

This case comes before the County Board of Appeals of Baltimore County in response to a request by the Petitioner that the subject property, located at 8102-8110 Belair Road should be rezoned to B.L. (Business Local) from the present zoning classification of D.R. 5.5.

The Board has received documentation that the Baltimore County Planning Board, at its regularly scheduled monthly meeting on November 7, 1996, voted, in accordance with Section 2-356(i) of the Baltimore County Code, to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required. On December 2, 1996, the Baltimore County Council unanimously approved the resolution, approving the Planning Board's certification.

A public hearing was conducted by this Board on February 13, 1997 with a public deliberation held on Wednesday, March 12, 1997. At the public hearing, Petitioner was represented by James V. McFaul, Esquire, with the law firm of Covahey & Boozer, P.A., Mr. Eugene Lorenzo, legal owner /Petitioner, and Mr. Kenneth J. Wells testified on behalf of the reclassification. Carole S. Demilio,

Case No. R-97-296 / Eugene Lorenzo - Legal Owner / Petitioner (Lorenzo Property)

Deputy People's Counsel for Baltimore County, also participated in these proceedings. There were no protestants at the public hearing.

In support of the Petitioner's request for a reclassification of the subject property, Mr. Kenneth J. Wells testified, and was accepted by People's Counsel, as an expert in the field of property surveying. Mr. Wells resides at 7403 New Cut Road, Kingsville, MD and has been a registered surveyor since 1983. He is licensed by the State of Maryland, and he testified that he had prepared the site plan accepted as Petitioner's Exhibit No. 1. He described the parcels in question as being located close to the corner of Putty Hill Avenue and Belair Road (Route 1), and consisted of two lots. One lot was approximately 100 ft. wide and 100 ft. deep (Parcel No. 1); and the second lot was 100 ft. wide and 500 ft. deep (Parcel No. 2). Both parcels contain a total of approximately .89 acre more or less. Parcel No. 1 is unimproved with a parking lot. Parcel No. 2 is improved with a two-story frame dwelling, sitting off Belair Road. Mr. Wells submitted recent photographs taken of the subject site, and immediate surrounding area. These were reviewed in detail by the Board members as Mr. Wells commented on each (Petitioner's Exhibits Nos. 2, 3, 7, 8, 9, 10, 11, 12 and 15, consisting of nine photographs). Mr. Wells opined as to the general commercial nature of immediate area. To the south, across Putty Hill Avenue, was a commercial animal feed store (Klein's), a local savings and loan association, a medical office, an animal

3

Case No. R-97-296 /Eugene Lorenzo - Legal Owner /Petitioner (Lorenzo Property)

hospital, and a local Moose Lodge. To the north was the adjacent vacant property, a large Sears HomeLife store across the new Route 43, an ambulance service facility, and the Dunfield Road property being vacant. Directly across the street is an auto dealership and the Ridge Lumber Company (now defunct and in bankruptcy proceedings). Mr. Wells stated that the east side of Belair Road consisted of an auto glass distributorship, local tavern, and a Denny's franchise, next to another automobile dealership. To the rear of Denny's is a popular Skateland facility; and a small minioffice complex.

On cross-examination by People's Counsel, Mr. Wells again restated very clearly the heavily mixed commercial nature of the area; and that the framed dwelling on one of the properties had long since outlived its economic usefulness as a private residence, and, in fact, was the only such house existing as a residence between Dunfield Road and the entrance to a shopping center complex about 3/4 mile to the south (Putty Hill Shopping Center). In proximity was also located a rather large WalMart discount store; and what, to the west along Route 43 had formerly been a permanent trailer park on the east side of Belair Road, had been restructured into a multi-faceted shopping center with a B.J. Discount Outlet as the lead store.

Mr. Eugene Lorenzo, 3703 Putty Hill Avenue, also testified in support of the reclassification. He stated that he had filed a petition during the last comprehensive zoning period for a "B.L."

Case No. R-97-296 /Eugene Lorenzo -Legal Owner /Petitioner (Lorenzo Property)

classification, and that it had been denied. However, in his opinion, the house on the property was not suitable for D.R. usage because of the overwhelming and heavy commercialization of the area and the very heavy traffic on Belair Road, which supported several lanes of traffic.

On cross-examination by Ms. Demilio, Mr. Lorenzo admitted to the presence of residential properties behind the subject property on Putty Hill Avenue, and that access to Parcel No. 2 could be from Belair Road.

Mr. Jeff Long appeared on behalf of the classification request. Mr. Long is a Planner II in the Office of Planning. He stated that the Baltimore County Planning Board had certified to the County Council that early action on the "Petition for Zoning Reclassification" of the subject property was manifestly required; and that the County Council had unanimously passed a resolution approving the Planning Board's certification on December 2, 1996 (Petitioner's Exhibit No. 5). Mr. Long testified relative to the latest comprehensive zoning map of the location and stated that the Planning Office was of the opinion that an error had been made during the 1996 Comprehensive Map in failing to rezone the property to "B.L. -Business Local" from "D.R." He stated very clearly that the immediate area was of a mixed commercial usage; and submitted Petitioner's Exhibit No. 6 reflecting the Baltimore County Office of Planning Report, reflecting such mixed commercial usage along showing such usages. the map Numerous with photographs

Case No. R-97-296 /Eugene Lorenzo -Legal Owner /Petitioner (Lorenzo Property)

(Petitioner's Exhibits No. 7 through No. 13) were admitted into evidence and reviewed by the Board members. Petitioner's Exhibit No. 14 was entered into evidence reflecting a letter from the State Highway Administration documenting information concerning the evidence of congestion on the site and efforts being made by that Department to relieve traffic backups along U.S. Route 1 (Belair Road) north of the Beltway. In basic summary, Mr. Long testified that the subject site was no longer a viable use for a D.R. zoning classification on the property.

On cross-examination by People's Counsel, Mr. Long testified that there were no D.R. zoning classifications along Belair Road in the immediate vicinity of the subject site. People's Counsel offered no witnesses; and, again, no protestants appeared at the hearing, nor was there any documentation in the Board's file to indicate that anyone had filed a written protest.

This Board has the authority to make a change as to the district, division or zone which a property is classified (zoning reclassification) as provided by the <u>Baltimore County Zoning Regulations</u>, Section 2-356. However, before any property is reclassified pursuant to Section 2-356(j), this Board must determine from the testimony and evidence produced at the hearing that (1) there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified; or (2) that the last classification of the property was established in error and the property's

reclassification is warranted by that change or error. A finding of such change or error and that the prospective reclassification is warranted may be made only upon consideration of the factors related to the purposes of the zoning regulations and maps. These include, but are not limited to, all of the following: population trends; availability and adequacy of present and proposed transportation facilities, water supply facilities, sewerage, solid-waste disposal facilities, schools, recreational facilities, and other public facilities, compatibility of uses generally allowable under the prospective classification with the present and projected development or character of the surrounding area; any pertinent recommendation of the Planning Board or Office of Planning and Zoning; and consistency of the current and prospective classifications with the master plan, the county plan for sewerage and water-supply facilities, and the capital program.

The Board having heard from all parties and having reviewed all the exhibits placed into evidence has unanimously concluded that the subject property should be reclassified from D.R. 5.5 to B.L. (Business-Local). There is no doubt that the subject property is an isolated property in a heavily mixed commercial use area of Belair Road, and accordingly is no longer suitable or functional as a residential property based on a D.R. 5.5 zone so that the reclassification of the property is warranted by such change; and that the last classification of the property was established in error. Clearly, the County Council erred in the adoption of the

Case No. R-97-296 /Eugene Lorenzo -Legal Owner /Petitioner (Lorenzo Property)

1996 Comprehensive Zoning Map which classified the property as D.R. 5.5 in that the Council failed to consider the presence of a substantial number of commercial projects which have developed since the last comprehensive zoning cycle in proximity to the property, which have substantially changed the character of the neighborhood. These include construction of both a Sears HomeLife Center approximately 1,000 feet to the northeast of the subject property, the construction and presence of a WalMart department store approximately 1,000 feet to the northwest of the subject property, and the expansion of the auto dealership and service center directly across the road from the subject property, along with the expansion of Belair Road and the finalization of Route 43, increasing the volume of traffic and accompanying noise levels. The Board further concludes that based upon the facts and evidence submitted at the hearing the reclassification of the property to a "B.L." zone will not in any manner affect the factors relating to the purposes of the zoning regulations and maps which are specifically identified above. On the contrary, the Board conclusively finds that the reclassification of the property will substantially improve the subject site and enhance the Putty Hill /Belair Road area which is one of the routes leading to the designated growth area of White Marsh.

For the reasons so stated, the Board approves the reclassification of the subject property from the present zoning of D.R. 5.5 to B.L.

Case No. R-97-296 /Eugene Lorenzo -Legal Owner /Petitioner (Lorenzo Property)

ORDER

IT IS THEREFORE, this 29th day of April, 1997 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from D.R. 5.5 to B.L. be and the same is hereby GRANTED.

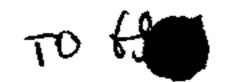
Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles L. Marks, Acting Chairman

S. Diane Levero

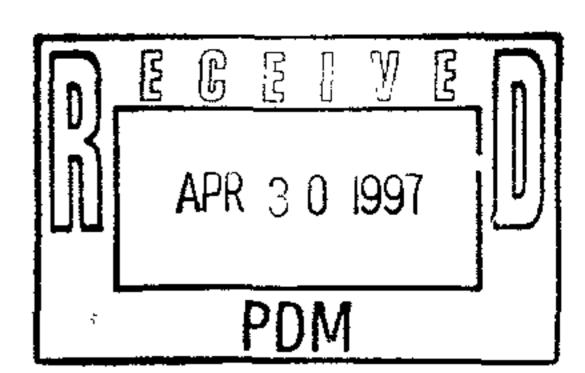
Harry E./Buchheister, Jr.





County Board of Appeals of Baltimore County

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



April 29, 1997

F. Vernon Boozer, Esquire COVAHEY & BOOZER, P.A. 614 Bosley Avenue Towson, MD 21204

RE: Case No. R-97-296 Lorenzo Property

Dear Mr. Boozer:

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

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen C. Bianco
Legal Administrator

Enclosure

CC: Eugene Lorenzo
Kenneth J. Wells, Inc.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



R-29-296

IN THE MATTER OF * BEFORE THE

THE APPLICATION FOR * COUNTY BOARD

ZONING RECLASSIFICATION * OF APPEALS OF

OF EUGENE S. LORENZO * BALTIMORE COUNTY

Petitioner * Case No.

PETITION AND BRIEF IN SUPPORT OF ZONING RECLASSIFICATION REQUEST

EUGENE S. LORENZO, by F. Vernon Boozer and Covahey & Boozer, P.A., his attorneys, presents this Petition and Brief pursuant to Section 2-356, et. seq. of the Baltimore County Code. The grounds in support of the Petitioners Reclassification Request are as follows:

- 1. The subject property, located at 8102-8110 Belair Road, is presently zoned DR-5.5, and the Petitioner requests that it be rezoned to BL (Business Local).
- 2. The property fronts on Belair Road and is one of the sole remaining residentially zoned properties on Belair Road in a mile-long expanse which extends from I-695 (Baltimore Beltway) to North of Maryland Route 43 (White Marsh Boulevard).
- 3. A Petition to rezone the subject property from DR-5.5 to BL was submitted as a part of the 1996 Comprehensive Zoning Map Process, under Issue No. 6-031. The Petition was denied by the County Council and the DR-5.5 zoning was retained

in the Comprehensive Maps adopted by the Council in October, 1996.

- 4. The County Council erred in the adoption of the 1996 Comprehensive Zoning Map, which classified the property as DR-5.5, for the following reasons:
- A. The Council failed to take into account a number of commercial projects which have been undertaken since the previous comprehensive zoning cycle, in the near vicinity of the property, and which have greatly changed the character of the neighborhood. These commercial projects include the following:
- (1) Construction of a Walmart Department store less than 1,000 feet to the Northwest of the subject property, with extensive parking areas and a high volume of vehicular traffic.
- (2) The construction of a Sears Home Life Center on the West side of Belair Road, approximately 1,000 feet to the Northeast of the subject property.
- (3) The expansion of the Schaeffer and Strohminger auto dealership and service center, directly across Belair Road from the subject property.
- (4) The addition of a car wash and convenience store to the Exxon service station directly across

Belair Road from the subject property. This has increased the volume of traffic and noise associated with the service station operation.

- (5) The construction of the White Marsh Commercial Center on the East side of Belair Road, less than 800 feet to the Northeast of the subject property. The White Marsh Center includes, among other businesses, restaurant and fast food establishments, and BJ's Wholesale Club.
- B. The Council failed to take into account the expansion of that portion of Belair Road from I-695 to White Marsh Boulevard from a 4-lane to a 6-lane, divided highway. Said expansion was begun in September, 1993 and completed in November, 1995, and has resulted in a greatly increased volume of traffic and associated noise and hazards.
- C. The Council failed to take into account the foreseeable impact upon the subject property of the approval, as part of the 1996 Comprehensive Zoning Map Process, of a Petition (No. 6-033) to rezone the immediately adjacent parcel of land owned by Harrison Limited Partnership, from DR-5.5 to BM (Business Major). The parcel abuts the Lorenzo property on the North side, and comprises about 1.21 acres. This parcel is part of a larger, 5.33 acre tract which is currently projected to be developed as a hotel and restaurant, with associated parking.

- D. The Council failed to take into consideration the fact that, as a result of the aforementioned recent commercial development and the foreseeable future development which will result from the rezoning of the Harrison Limited Partnership property on the north side of the subject property, the subject property will be surrounded on three sides by intensive commercial uses, to include BM and BR zones. These commercial uses render the property entirely unsuitable for continued residential use.
- 5. In light of the aforementioned recent commercial development, and projected future commercial development and trends, the residential zoning classification of DR-5.5 established by the County Council in the 1996 Comprehensive Zoning Map Process was in error, and a reclassification by the Board of Appeals is warranted.
- 6. The rezoning of the subject property to BL would be entirely consistent and compatible with the existing commercial zoning along this stretch of Belair Road. Adequate infrastructure and municipal facilities exist to support BL zoning on the subject property, and a rezoning of the property should have no adverse impact upon the existing neighborhood.

WHEREFORE, Petitioner respectfully requests that the Board approve this Petition to Reclassify the zoning of the subject property from DR-5.5 to Business Local.

F. VERNON BOOZER
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204
(410) 828-9441
Attorney for Petitioners

CERTIFICATION OF MAILING

I HEREBY CERTIFY, that on this _____ day of January, 1997, a copy of the foregoing Petition and Brief in Support of Reclassification Request was mailed, first class mail, postage prepaid, to:

Baltimore County Office of Law 400 Washington Avenue, 2nd Floor Towson, Maryland 21204

E VEDNON DOOZED

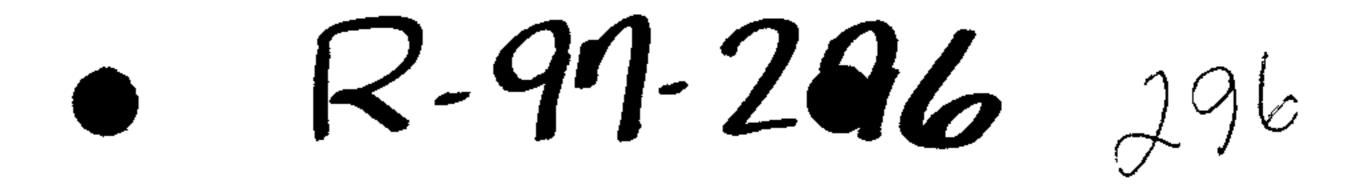
97-01-23.gab



Petition for Reclassification 296 to the Board of Appeals of Baltimore County for the Broperty at 2102-8110 RELATE ROAD

for the Property at 8102-8110 BELAIR ROAD

This Petition shall be filed with to The undersigned, legal owner(s) of made a part hereof, hereby petition	f the property situnction (1) that the zon	ing status of the he	erein described	property be reclas	sified, pursuant to	me Zoning Law
of Baltimore County, from an given in the attached and (2) for a	DR 5.5 Special Exception	n under the Zoning	zone to an Regulations o	BL of Baltimore County	, to use the herei	zone, for the reasons described property for:
(SEE ATTACHED MEMORAL	NDUM IN SUF	PPORT OF PET	TITION FOR	R RECLASSIFI	CATION)	
and (3) for the reasons given in the	e attached staten	nent a variance froi	m the following	sections of the Zo	ning Regulations	of Baltimore County:
Property is to be posted and 1, or we, agree to pay eand are to be bound by the zoning	vacace of show	e Special Exception	n advertising, primore County a	oosting, etc., upon to adopted pursuant to	under the penalties	of penuty, that liwe are the
Contract Purchaser/Lessee:	•		Legal Owner(s		m to	ren
(Type or Print Name)		·	(Type or Print I	Name)		· · · · · · · · · · · · · · · · · · ·
Signature		<u> </u>	Signature			
Address	<u> </u>	<u></u>	(Type or Print!	Name)	<u> </u>	
City	State	Zip Code	Signature 3703 PUT	TTY HILL AVE		665-0359 if
Attorney for Petitioner:			Address BALTIMOI	RE, MD 2123	86 No	Phone No. DAYTIME #
F. VERNON BOOZER (Type or Print Name)	hyla	<u></u>	City Name, address to be contacted		of legal owner, co	State Zip Code ntract purchaser or representation
Signature 614 BOSLEY AVE.		28-9441	Name			
Address	- 0,	Phone No.	Address			Phone No
TOWSON, MD 21204	State	Zip Code		OFFICE USE	ONLY	
City	Jible	Zip Otto		STIMATED LENGTH		
				available for Hearing text TWO Months	are solowing dates_	
*		set BY BOA	AL	\sim	OTHER	DATE 1/17/17

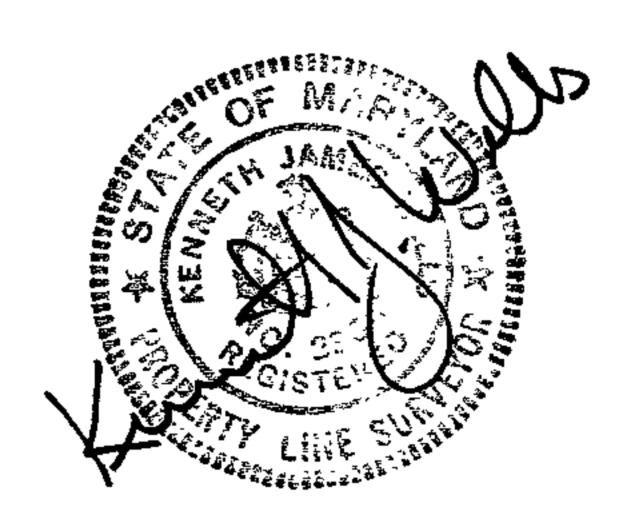


ZONING DESCRIPTION OF AREA TO BE RECLASSIFIED

EUGENE LORENZO PROPERTY BALTIMORE COUNTY, MARYLAND

1/16/97

Beginning at a point on the northwest side of Belair Road, which varies in width, at a distance of 167 feet plus or minus northeasterly from the approximate centerline of Putty Hill Avenue, which varies in width; thence North 50 degrees 50 minutes 02 seconds West 97.4 feet; thence South 38 degrees 53 minutes 06 seconds West 65.9 feet; thence North 58 degrees 12 minutes 41 seconds West 33.0 feet; thence North 26 degrees 24 minutes 58 seconds East 90.0 feet; thence North 75 degrees 02 minutes 22 seconds West 94.6 feet; thence North 38 degrees 31 minutes 42 seconds East 121.3 feet; thence South 75 degrees 02 minutes 23 seconds East 257.7 feet; thence South 38 degrees 21 minutes 35 seconds West 104.6 feet; thence with a line curving to the right having a radius of 11407.16 feet and an arc length of 101.2 feet being subtended by a chord bearing South 38 degrees 36 minutes 50 seconds West 101.2 feet to the place of beginning.



Case #R-97-296
BM2 10 Betair Burar
NW/S Belair Road (U.S. Route
1), 167 NE of c/l Puthy Hill Ave
14th Election District
6th Councilmanic
Legal Owner(s);
Eugene Lorenzo

Reclassification to B.1.

Hearing: Tuersday, February 13, 1997 at 10:00 a.m. in Rm. 48, 310 Courthouse, before the County Board of Appeals.

ROBERT O. SCHUETZ Chamman County Board of Appeals

1/379 Jan 30 C1161

CERTIFICATE OF PUBLICATION

	1
TOWSON, MD.,	/30
THIS IS TO CERTIFY, that the annexe	ed advertisement was
published in THE JEFFERSONIAN, a weekly	newspaper published
in Towson, Baltimore County, Md., once in ea	ach ofsuccessive
in Towson, Baltimore County, Md., once in ea	<u>//30</u> , 1997.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

CERTIFICATE F POSTING

	RE:	Case No.:	R-9-	7-296	
		Petitioner/De	veloper:	EUGINE	LORE
		Date of Hear	ing/Closing	: 2-13-9	2
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Fowson, MD 21204					
Attention: Ms. Gwendolyn Stephens					
Ladies and Gentlemen:					
This letter is to certify under the penalties were posted conspicuously on the propert			_	_	law
The sign(s) were posted on	1 -	24-9	7		
	(Mont	h, Day, Year))		
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	-	410-	848-66	20	
		(Tei	ephone Nu	mber)	

9/96 cert.doc January 24, 1997

NOTICE OF HEARING

CASE NUMBER: R-97-296
8102 - 10 Belair Road
NW/S Belair Road (U.S. Route 1), 167' NE of c/l Putty Hill Avenue
14th Election District - 6th Councilmanic
Legal Owner(s): Eugene Lorenzo

Reclassification to B.L.

HEARING: THURSDAY, FEBRUARY 13, 1997 at 10:00 a.m. in Room 48, Old Courthouse, before the County Board of Appeals.

ROBERT O. SCHUETZ, CHAIRMAN COUNTY BOARD OF APPEALS

cc: Eugene Lorenzo F. Vernon Boozer, Esq. To: Pautuxent Publishing Company For: 1/30/97 Issue - Jeffersonian

Please forward billing to:

F. Vernon Boozer, Esq. 614 Bosley Avenue Towson, Maryland 21204 828-9441

NOTICE OF HEARING

CASE NUMBER: R-97-296 8102 - 10 Belair Road

NW/S Belair Road (U.S. Route 1), 167' NE of c/l Putty Hill Avenue

14th Election District - 6th Councilmanic

Legal Owner(s): Eugene Lorenzo

Reclassification to B.L.

HEARING: THURSDAY, FEBRUARY 13, 1997 at 10:00 a.m. in Room 48, Old Courthouse, before the County Board of Appeals.

ROBERT O. SCHUETZ, CHAIRMAN COUNTY BOARD OF APPEALS



County Board of Appeals of Baltimore County

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

February 18, 1997

NOTICE OF DELIBERATION

Having concluded its hearing on February 13, 1997, the Board of Appeals has scheduled the following date and time for deliberation in the matter of:

Lorenzo Property CASE NO. R-97-296

DATE AND TIME: Wednesday, March 12, 1997 at 9:30 a.m.

LOCATION: Room 48, Basement, Old Courthouse

Kathleen C. Bianco Legal Administrator

cc: Counsel for Petitioner Legal Owner /Petitioner

Vernon F. Boozer, Esquire Eugene Lorenzo

Kenneth J. Wells, Inc.

James Earl Kraft, Bd of Education
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

copied /C.B.M.



County Board of Appeals of Baltimore County

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

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 26, 1997

NOTICE OF ASSIGNMENT

CASE #: 97-296-SPHA

IN THE MATTER OF: JAMES WHITE -Petitioner 8910 Harford Road 9th E; 6th C

(Petition for Special Hearing GRANTED; Petition for Variance DISMISSED in part as moot and GRANTED in part with restrictions by Z.C. /APPEALED AS TO RESTRICTION #2 ONLY.)

ASSIGNED FOR:

TUESDAY, DECEMBER 30, 1997 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco Administrator

cc: Appellant /Petitioner

: James White

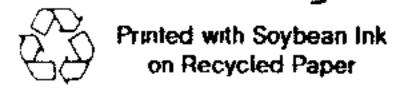
Paul Lee Engineering, Inc.

Protestants

: Debra Pacheco
Paul F. Insley and
Robert B. Insley
Joseph Portera
John Disney

Mary Ginn

People's Counsel for Baltimore County Pat Keller, Director /Planning Lawrence E. Schmidt /Z.C. Arnold Jablon, Director /PDM Virginia W. Barnhart, County Attorney





401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

TENTATIVE SCHEDULE OF MEETINGS

JANUARY - MARCH, 1997

January

2	Planning Board Meeting
2	Public Hearing
14	Committee on Capital Budget
16	Planning Board Meeting
21	Committee on Capital Budget
28	Committee on Capital Budget (tentative)

February

4	Committee on Capital Budget
6	Planning Board Meeting
11	Committee on Capital Budget (alternate)
13	Committee on Capital Budget (alternate)
18	Committee on Capital Budget
20	Planning Board Meeting
20	Public Hearing

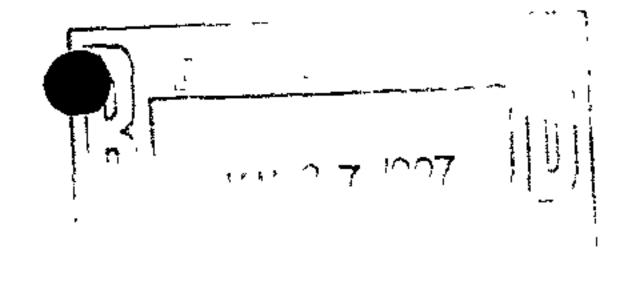
March

6	Planning I	Board	Meeting
20	Planning I	Board	Meeting
20	Public Hea	aring	

. . . .

Baltimore County Government Fire Department





700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal **DATE**: (410) 887-4880

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

RE: Property Owner: EUGENE LORENZO

Location: NW/S BELAIR RD. (U.S. RT. 1),167' NE OF CENTERLINE

PUTTY HILL AVE.

Item No.: R-97-296 Zoning Agenda: OUT OF CYCLE ZONING

RECLASSIFICATION

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.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





David L. Winstead Secretary

Parker F. Williams
Administrator

January 28, 1997

RE:

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

Baltimore County
Case No. R-97-296
8102-10 Belair Road
NW/S Belair Road
167' north east of
Putty Hill Avenue
US 1

Mile Post 17.79

Dear Ms. Eubanks:

This letter is in response to your request for our review of the referenced item.

Although we have no objection to the zoning petition, we will require the following conditions of the development:

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office.

Please submit the following to this office:

- a. Nine (9) 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 checks only) in the amount of 150% 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.

410-545-5600 (Fax# 333-1041)

My telephone number is ______

Ms. Rostyn Eubanks Page Two January 28, 1997

> A letter of authorization from the appropriate agency relative to the e. 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 the cost for the utility 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 any building permits for this development.

Should you have any questions, or require additional information, please contact Larry Gredlein at 410-545-5606. Thank you for your cooperation.

Very truly yours,

Ronald Burns, Chief Engineering Access Permits

Division

LG/eu

BALTIMORE COUNTY, MARYLAND

Inter - Office Memorandum

To: Carl Richards, Jr, Zoning Supervisor Date: Jan. 23, 1997

Permits and Development Management

From: Michael Grossman, LOS Coordinator

Department of Recreation and Parks

Subject: Out-of-Cycle Documented Zoning Reclassification Petition

R97-296

This Office has no comment in regard to the request of zoning reclassification of 8102-10 Belair Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Robert O. Schuetz, Chairman DATE: February 4, 1997

Baltimore County Board of Appeals

FROM:

Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: CASE NO. R-97-296

EUGENE LORENZO

8102 - 8110 BELAIR ROAD

At its regularly scheduled monthly meeting on November 7, 1996, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on December 2, 1996.

Enclosed herewith is a copy of the report of the Office of Planning.

Arnold F. 'Pat' Keller, III

AFK/JL:rdn

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Pat Keller, Planning Director DATE: January 14, 1997

Attention: Jeffrey Long

FROM: Lawrence M. Stahl, Acting Chairman

County Board of Appeals

SUBJECT: Submittal of Amendments to -- Case No. CR-97-243 /Klein

Family Development Corporation

Pursuant to the appropriate sections of the Baltimore County Code and a public hearing on January 14, 1997, we are transmitting to you a copy of the Amended Plan and the alternate Amended Plan with accompanying Petition for Special Exception submitted to the County Board of Appeals. These amendments and any accompanying documentation are being forwarded to you for processing pursuant to Section 2-356(m) of the Code.

By copy of this memorandum, we are also forwarding ten copies of these amended plans and a copy of the Petition for Special Exception and accompanying documentation to the Office of Permits and Development Management.

Lawrence M. Stahl, Acting Chairman

County Board of Appeals

Attachment (1 copy of amendedments submitted with accompanying documentation)

Arnold Jablon, Director /PDM w/10 copies of Amended Plans; cc: and 1 copy of accompanying documentation

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Arnold Jablon, Director DATE: January 16, 1997

Department of Permits / & Development Management

FROM: Kathleen C. Bianco County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-

Request for Reclassification /8102-8110 Belair Road

/Lorenzo Property

Sixth Councilmanic District

Approval by County Council December 2, 1996

Date for Hearing before the Board - 2/13/97 @ 10:00 a.m.

pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Thursday, February 13, 1997 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its December 2, 1996 meeting (a copy of Resolution 108-96 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of February 13, 1997.

Should you have any questions, please call me at extension 3180.

cc: Carl Richards, Jr. /PDM
 Gwen Stephens /PDM
 Jeffrey Long /Planning
 Office of People's Counsel
 The Honorable Joseph Bartenfelder
 Baltimore County Council

BALTIMORE COUNTY, MARYLAND JAN



DATE: January 16, 1997

PDM

TO: Arnold Jablon, Director

Department of Permits & Development Management

FROM: Kathleen C. Bianco

County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-

Request for Reclassification /8102-8110 Belair Road

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I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of February 13, 1997.

Should you have any questions, please call me at extension 3180.

cc: Carl Richards, Jr. /PDM
 Gwen Stephens /PDM
 Jeffrey Long /Planning
 Office of People's Counsel
 The Honorable Joseph Bartenfelder
 Baltimore County Council

Kathi

Gwen: Please call with the case number for this out-of-cycle so I can complete my docket entries. Also, please send me a copy of the notice when it is sent to the parties regarding this hearing date.

Thanks

ZONING ADVISORY COMMITTEE AGENDA DISTRIBUTION MEETING OF JANUARY 27, 1997

\$ Distributed at Meeting

* Agenda Only

+ Agenda and Petition

& Agenda and Plat

Agenda, Petition and Plat

Distribution:

- # Board of Appeals (Kathi Bianco); MS #2013#
- * Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
- # PDM, Zoning Review H.O. Hearing File (Gwendolyn Stephens)
- # PDM, Zoning Review Work File (Roslyn Eubanks)
- * PDM, Project Management (David Flowers)
- * PDM, Code Enforcement (Helene Kehring)
- PDM, Zoning Review (John Alexander)
- \$& PDM, Development Plans Review (Robert W. Bowling)
- \$* Planning Office Director (Pat Keller)
- # Planning Office (Jeffrey Long)
- * Recreation and Parks (Jean Tansey); MS #52
- # DEPRM (Bruce Seeley) 2 plats
- * DEPRM, Air Quality Management (Jerry Siewierski); MS #3404
- & State Highway Administration, Access Permits Division (David N. Ramsey)
- & PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
- * Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07
- * Highways (Tim Burgess); MS #1003
- Community Development (David Fields); MS #1102M
- + People's Counsel (Peter Zimmerman); MS #2010
- * Honorable McIntire, County Council, District 3; MS #2201
- # IF CRITICAL AREA, Maryland Office of Planning (Bill Carroll)
- # IF ELDERLY HOUSING, Community Development; MS #1102M
- # IF FLOODPLAIN, Department of Natural Resources (John Joyce)
- # IF FLOODPLAIN, Public Works (David Thomas); MS 1315

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" before the hearing date. If no written response is received by the committee before this hearing date, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number or case number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Roslyn Eubanks. If you have any questions regarding these zoning petitions, please contact either Sophia Jennings or Carl Richards at 887-3391 (FAX - 887-5708).

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

DATE:

January 21, 1997

TO:

Baltimore County Zoning Advisory Committee

FROM:

W. Carl Richards, Jr.

Zoning Supervisor (887-3391)

SUBJECT:

Out-of-Cycle Documented Zoning Reclassification Petition

Case Number R-97-296

Legal Owner: Eugene Lorenzo

Contract Purchaser: N/A

Address: 8102-10 Belair Road

Description: NW/S Belair Road (U.Ş. Route 1), 167' NE of centerline

Putty Hill Avenue

14th Election District; 6th Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON NOVEMBER 7, 1996 AND BY RESOLUTION NO. 108-96 OF THE BALTIMORE COUNTY COUNCIL DATED DECEMBER 2, 1996 (ATTACHED). PURSUANT TO SECTION 2-356(I) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF FEBRUARY 13, 1997. YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY, OR MYSELF IMMEDIATELY.

WCR:scj

Revised 9/26/96

CASE NO. R97-296

PETITIONER:

Eugene Lorenzo

REQUESTED ACTION:

Reclassification to BL (Business Light)

EXISTING ZONING:

DR 5.5

LOCATION:

8102 - 8110 Belair Road

AREA OF SITE:

.89± acre

ZONING OF ADJACENT PROPERTY/USE:

North: BM/vacant (site of proposed hotel and restaurant) South: BL-AS/Commercial (Offices and a vacant tavern) East: BR/Commercial (auto sales and service station)

West: DR 5.5/Residential

SITE DESCRIPTION:

The property is comprised of portions of two separate parcels of land which are identified as parcels one and two on the petitioner's open site plan.

The site contains an apparent abandoned two-story single/family detached dwelling. Current vehicular access to the dwelling is from Putty Hill Avenue via a ten foot wide use-in-common right-of-way. This use-in-common access is not included in the area of the applicant's open site plan. The access right-of-way is located, in fact, just outside the western boundary of the parcel labeled "J. Lorenzo 5177/529."

The property has a much higher topographic elevation than Belair Road which borders the site to the east. Belair Road at this point is a 6-lane divided highway.

WATER AND SEWERAGE:

The parcel is served by public water and sewer, and the area is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

Memo to Board of Appals Subject: Eugene Lorenzo

Case #: R97-296

TRAFFIC AND ROADS:

The site fronts along Belair Road, a principal arterial highway. The subject site is also located within close proximity to MD 43, a controlled access highway.

ZONING HISTORY:

The site has been zoned DR 5.5 since prior to 1976. In 1996, a request for BL zoning was denied by the County Council (see CZMP Issue No. 6-031). In 1988, a request for BR zoning for the land area designated as parcel No. 2 was denied by the County Council (see CZMP Issue No. 6-127). In 1988, DR 5.5 zoning on a portion of the land area designated as parcel No. 1 was retained by the Council Council (see CZMP Issue No. 6-165).

MASTER PLAN/COMMUNITY PLANS:

The site is designated mixed use commercial on the 1995 Proposed Land Use Map (adopted by the Baltimore County Planning Board on June 15, 1995).

PROPOSED VS. EXISTING ZONING:

Regulations governing the BL zone may be found in Section 230 of the Baltimore County Zoning Regulations (BCZR). Regulations covering the DR zones may be found in Section 1B01 of the BCZR. The BL zone allows a wide range of uses in addition to those permitted in the residential zone immediately adjoining the property. Density is regulated by a floor area ratio of 3.0. However, density is generally limited by parking requirements and economic constraints. Building height is limited by the height tent regulations; setbacks include front yards not less than 10 feet or not less than 40 feet from the center line of the street, except as specified in Section 302.2. No setback is required for side yards, except for lots abutting a residential zone or on a corner lot on the street side; in these cases, a 10 foot setback is required.

OFFICE OF PLANNING AND COMMUNITY CONSERVATION ANALYSIS AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends the applicant's request be granted for the reasons as follows:

- 1. The site is no longer viable for residential use since it is the only residentially zoned property on Belair Road between the Baltimore Beltway and MD 43.
- 2. Numerous commercial properties have been developed in close proximity to the property, and the parcel immediately adjacent to the petitioner's site is slated for the development of a hotel and restaurant.

Memo to Board of Appeals Subject: Eugene Lorenzo

Case #: R97-296

3. The property at 8100 Belair Road-located just to the south and owned by another Lorenzo family member will likely be redeveloped as it is currently partially vacant. The existing site at 8100 Belair Road and the subject property are both relatively small; the combination of these two properties is logical and the development of a project complying with and or exceeding current development standards is not only feasible, but desirable.

This request presents an unique opportunity to improve the visual character of the west side Belair Road between Putty Hill Avenue and MD 43.

MISTAKE/CHANGE/ERROR:

For the reasons stated above, the Planning Office believes the County Council was in error when the existing zoning (DR 5.5) was retained on the subject property.









401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

Advance Tentative Agenda*
for the
Thursday, November 7, 1996
MERTING
beginning at 4:00 p.m., in
Room 106, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Meeting of the Baltimore County Planning Board Mr. Worrall, Chairman

Call to order, introduction of Board members, pledge of allegiance to the flag, and announcements.

- 1. Review of today's Agenda
- 2. Minutes of the October 17, 1996 meeting
- 3. Items for initial or continued discussion
- ** a. Amendments to the Zoning Regulations Landfills: Introduction of a Revised staff report (for vote on 11/21/96)
- 4. Items for final vote by the Planning Board
- ** a. Out-of-cycle action on Zoning reclassification 8102-8110 Belair Road (Lorenzo property): Certification to County Council
- ** b. Amendments to the Zoning Regulations Rental Housing in Higher-density Residential Zones: Recommendations to County Council
- 5. Reports by Officers and Committees
- 6. Other business
- 7. Adjournment

PBAGNII.7/PZONE/TXTRLH



- * This tentative Agenda, published October 30, 1996, is subject to review and modification at the meeting. Copies of the Agenda and of the enclosures, if any, being sent to the Planning Board members have been provided for public inspection and copying at the following Baltimore County libraries: Arbutus, Catonsville, Cockeysville, Essex, Hereford, North Point, Parkville, Perry Hall, Pikesville, Randallstown, Reistestown, Rosedale, Towson, White Marsh and Woodlawn.
- ** For each Agenda item marked with a double asterisk, there is a separate sign-up sheet, posted in the hallway outside the meeting room, on which citizens may register to address the Planning Board (for themselves or as representatives of organizations or clients). The Chairman will announce the point(s) during the Board's deliberations (generally, after the presentation by County staff and/or applicant) at which this testimony will be received. The specific rules of procedure for the testimony are also posted in the hallway.

AGNPB11.7/PZONE/TXTRLH

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AGNPB11.7/PZONE/TXTRLH



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

Advance Tentative Agenda*
for the
Thursday, January 2, 1997
MEETING
beginning at 5:00 pm, and
PUBLIC HEARING
beginning at 5:30 pm, in
Room 106, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Meeting of the Baltimore County Planning Board Mr. Worrall, Chairman

Call to Order, Introduction of Board Members, Pledge of Allegiance to the Flag, and Announcements.

- 1. Review of Today's Agenda
- 2. Minutes of the November 21, 1996 Meeting
- 3. Items for Initial or Continued Discussion
- **. a. Development Sax Property involving a County Landmarks List Structure (Milton Inn): Initial presentation (For vote on 1/16/97)
 - b. Amendments to the Master Plan Compliance with the 1992 Maryland Planning Act: Briefing in preparation for today's Public Hearing.
- 4. Items for Vote by the Planning Board
- 5. Reports by Officers and Committees
- 6. Other Business
- 7. Adjournment of the Board Meeting

Public Hearing*** of the BALTIMORE COUNTY PLANNING BOARD Mr. Worrall, Chairman

- Call to Order, Introduction of Board Members, and Introductory Remarks by the Chairman
- 2. Comments by Citizens
- ** Amendments to the Baltimore County Master Plan 1989-2000 Compliance with the 1992 Maryland Planning Act

- * This tentative Agenda, published December 26, 1996, is subject to review and modification at the meeting. Copies of the Agenda and of the enclosures, if any, being sent to the Planning Board members have been provided for public inspection and copying at the following Baltimore County libraries: Arbutus, Catonsville, Cockeysville, Essex, Hereford, North Point, Parkville, Perry Hall, Pikesville, Randallstown, Reisterstown, Rosedale, Towson, White Marsh and Woodlawn.
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- *** As advertised, the Public Hearing will begin at 5:30 pm.

Public Hearing*** of the BALTIMORE COUNTY PLANNING BOARD Mr. Worrall, Chairman

- 1. <u>Call to Order, Introduction of Board Members, and Introductory Remarks by the</u>
 Chairman
- 2. Comments by Citizens
- ** Amendments to the Baltimore County Master Plan 1989-2000 Compliance with the 1992 Maryland Planning Act

- * This tentative Agenda, published December 26, 1996, is subject to review and modification at the meeting. Copies of the Agenda and of the enclosures, if any, being sent to the Planning Board members have been provided for public inspection and copying at the following Baltimore County libraries: Arbutus, Catonsville, Cockeysville, Essex, Hereford, North Point, Parkville, Perry Hall, Pikesville, Randallstown, Reisterstown, Rosedale, Towson, White Marsh and Woodlawn.
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INDEX TO THE MINUTES Baltimore County Planning Board November 21, 1996

- 1. Review of today's Agenda
- 2. Minutes of the November 7, 1996 meeting
- 3. Items for initial or continued discussion
 - a. PUD-C Map Annual review
- 4. Items for vote by the Board
 - a. Out-of-cycle certification 14322 Jarrettsville Pike
 - b. Amendments to BCZR Landfills
 - c. Amendments to the Master Plan 1992 Maryland Planning Act
- 5. Reports by Officers and Committees
- 6. Other business
- 7. Adjournment

APPENDICES

Appendix A-1 -	Agenda
Appendix A-2 -	Minutes of the November 7, 1996 meeting
Appendix B-1 -	November 13, 1996 Report - 14322 Jarrettsville Pike
Appendix B-2 -	November 13, 1996 Memorandum - Landfills
Appendix B-3 -	September 18, 1996 Draft - Amendments for Compliance with the 1992 State Planning Act

MINUTES Baltimore County Planning Board November 21, 1996

A regularly-scheduled meeting of the Planning Board was called to order at 4:06 p.m. by the Vice Chair, Ms. Healey; the following Board members were:

Present

Not Present

Ms. Elizabeth L. Healey, Vice Chair

Mr. William J. Bauman

Ms. Laura Brecht

Mr. I. William Chase

Ms. Cabrina Dembow

Ms. Dorothy Foos

Mr. Gordon K. Harden, Jr.

Mr. Charles Klein

Mr. Kenneth Oliver

Mr. Bob Palmer

Mr. Ellwood Sinsky

Mr. Wayne Skinner

Mr. John A. Micklos Mr. Phillip W. Worrall

Planning Office staff present included Arnold F. 'Pat' Keller, III (Secretary to the Planning Board), Robert Bendler, Tim Dugan, Jeffrey Long, Gary Kerns, Hillorie Morrison, Jackie MacMillan, Nicholas Linehan and Dennis Wertz.

1. Review of today's Agenda

There was no substantive change to the published Agenda, which is filed with the Minutes as Appendix A-1.

2. Minutes of the November 7, 1996 meeting

Mr. Klein moved the approval of the minutes, as mailed, of the November 7, 1996 meeting. The motion was seconded by Mr. Bauman and passed by acclamation. Absent were Messrs. Harden, Micklos, Sinsky and Worrall.

The minutes are filed as Appendix A-2.

3. Items for initial or continued discussion

a. Mr. Keller reported that the County Council is considering amendments to the procedure for processing Commercial Planned Unit Development plans, and that no requests had been received to amend the PUD-C Opportunity Areas map.

4. Items for vote by the Planning Board

a. Mr. Klein moved that the Planning Board accept the November 13, 1996 staff report and certify to the County Council that early action on the zoning reclassification Petition for the Klein's property (no relation to Mr. Charles Klein) at 14322 Jarrettsville Pike is manifestly required. The motion was seconded by Ms. Foos, and passed by acclamation. Absent were Mr. Micklos and Mr. Worrall.

The staff report is filed as Appendix B-1.

b. Mr. Klein moved that the April 29, 1996 staff report regarding Landfills, as revised by the October 31, 1996 Addendum and the November 13, 1996 memorandum from the Director of Planning, be approved to constitute a Final Report by the Planning Board in response to County Council Resolution No. 74-95. The motion was seconded by Mr. Oliver, and passed by acclamation. Absent were Mr. Micklos and Mr. Worrall.

The November 13, 1996 memorandum is filed as Appendix B-2.

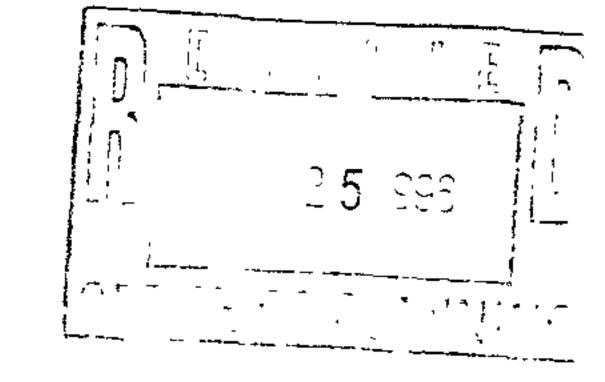
c. Mr. Klein moved that the September 18, 1996 draft of the Amendments to the Master Plan for Compliance with the 1992 State Planning Act be accepted for a Public Hearing by the Planning Board on January 2, 1997. The motion was seconded by Mr. Bauman, and passed by acclamation. Absent were Mr. Micklos and Mr. Worrall.

The draft report is filled as Appendix B-3.

- 5. Reports by Officers and Committees- None
- 6. Other business None
- 7. Adjournment- The meeting was adjourned at 4:30 pm

AFK/TD/vc





COUNTY COUNCIL OF BALTIMORE COUNTY COURT HOUSE, TOWSON, MARYLAND 21204

JOSEPH BARTENFELDER COUNCILMAN, SIXTH DISTRICT

COUNCIL OFFICE: TOWSON 887-3388 DISTRICT OFFICE - FULLERTON 887-5223

October 23, 1996

Arnold F. "Pat" Keller, III, Director Office of Planning 401 Bosley Avenue Towson, Maryland 21204

Re: CZMP Issue 6-031

Dear Mr. Keller:

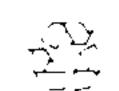
As you know, the County Council voted on October 8 to retain the existing zoning for the parcel of land which was the subject of the abovecaptioned zoning issue. That was an error on my part when recopying the final draft of my decisions. I had intended to recommend to my colleagues that a change to BL zoning be approved for this issue. I believe such a change is manifestly in the public interest.

Very truly yours,

Soseph Bartenfelder
Councilman Councilman

JB:ml

KELLER.1





County Council of Baltimore County

Court House, Towson, Maryland 21204 (410) 887-3196 Fax (410) 887-5791

Stephen G. Samuel Moxley
PRST DISTRICT

Kevin Kamenetz SECOND DISTRICT

T. Bryan McIntire

Douglas B. Riley FOURTH DISTRICT

Vincent J. Gardina

Joseph Bartenfelder

Louis L. DePazzo
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

December 3, 1996

Robert O. Schuetz, Chairman Board of Appeals for Baltimore County 400 Washington Avenue Towson, Maryland 21204

Dear Mr. Schuetz:

Attached please find a copy of Resolution 108-96 to approve the Planning Board's certification that the zoning reclassification petition filed by Gene Lorenzo for the property located at 8102 - 8110 Belair Road and situated in the Sixth Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at its December 2, 1996 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.

Thems // Eddeward

Legislative Counsel

TJP:clh
Enclosure

SCHUETZ.LTR

the transfer of

COUNTY CUNCIL OF BALTIMORE COUNTY IARYLAND Legislative Session 1996, Legislative Day No. 22

Resolution No. 108-96

Mr. Joseph Bartenfelder, Councilman

By the County Council, December 2, 1996

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by Gene Lorenzo for the property located at 8102-8110 Belair Road and situated in the Sixth Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated November 7, 1996, has certified that early action on the Petition for Zoning Reclassification filed by Gene Lorenzo, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i), may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by Gene Lorenzo be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

TJP:pln R10896 READ AND PASSED this 200 day of December, 1996.

BY ORDER .

Thomas J. Peddicord, Jr.

Secretary

Lewin Kamenetz

Kevin Kamenetz

Chairman, County Council

ITEM Resolution 108-96



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

November 12, 1996

Hon. Kevin Kamenetz Chairman, Baltimore County Council County Courthouse Towson, MD 21204

> Re: Certification on Reclassification Petition - 8102-8110 Belair Road

Dear Councilman Kamenetz:

At a regularly scheduled meeting on November 7, 1996, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the Lorenzo property at 8102-8110 Belair Road is manifestly required.

Enclosed is the report on this matter by the Office of Planning, as accepted by the Planning Board. The Planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely,

Arnold F. "Pat" Keller, III

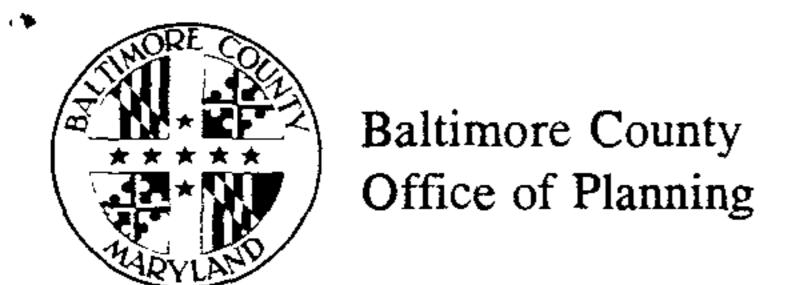
Secretary

AFK/TD/rh

Enclosure

Members, Baltimore County Council Merreen E. Kelly, Administrative Officer Thomas Peddicord, Legislative Counsel/Secretary Brian Rowe, County Auditor Virginia W. Barnhart, County Attorney Patrick Roddy, Assistant County Attorney Robert J. Barrett, Spec. Asst. to the Co. Executive Robert O. Schuetz, Chairman, Board of Appeals P. David Fields, Director, Community Conservation Arnold Jablon, Director, Permits & Development Management Peter Max Zimmerman, People's Counsel F. Vernon Boozer, Petitioner's Attorney

BELAIR.CER/PZONE/TXTRLH



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3211

Fax: (410) 887-5862

DATE:

October 29, 1996

TO:

Baltimore County Planning Board

FROM:

Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: 8102 - 8110 Belair Road

The attached letter from F. Vernon Boozer, Esquire, on behalf of Mr. Gene Lorenzo, requests certification by the Planning Board for out of cycle action on a zoning petition for reclassification of the subject property from DR 5.5 to BL.

Section 2-356(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, we recommend to the Board that certification for early action upon this zoning classification petition is required.

Arnold F. 'Pat' Keller, III

AFK: JL: bjs

Attachment

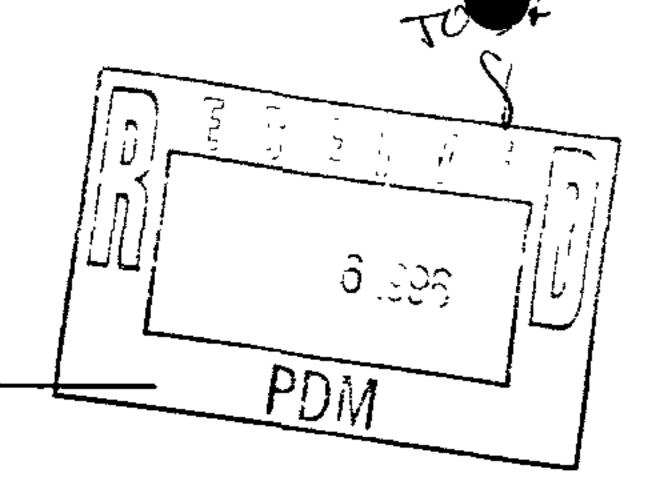
400 Washington Avenue

Towson, Maryland 21204

Fax: (410) 887-5781

(410) 887-2460

Baltimore County Administrative Office



December 13, 1996

Mr. F. Vernon Boozer Covahey & Boozer, P.A. 614 Bosley Avenue Towson, Maryland 21204

RE: Waiver of Filing Fee Lorenzo - Belair Road

Dear Mr. Boozer:

This will confirm receipt of your correspondence of December 10, 1996, requesting a waiver of the filing fee for Mr. Eugene Lorenzo's petition to reclassify the zoning of his property at 8110 Belair Road. Because of the circumstances in this specific Special Petition filing, I will waive the \$500.00 fee.

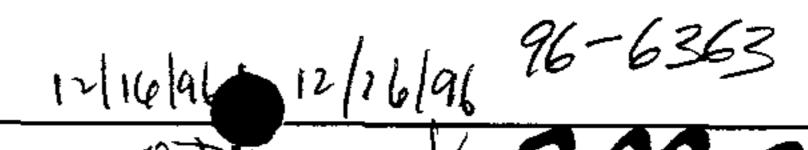
By a copy of this correspondence, the Department of Permits and Development Management has been notified.

Sincerely,

Merreen E. Kelly Administrative Officer

MEK:cr

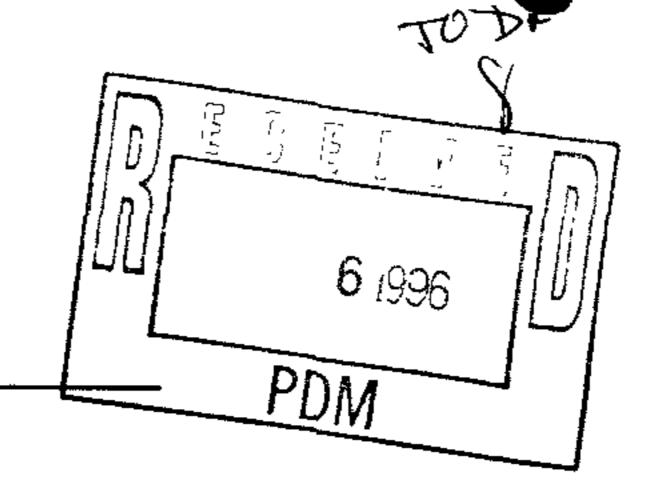
Donald T. Rascoe Joseph Bartenfelder





Baltimore County

Administrative Office



December 13, 1996

400 Washington Avenue Towson, Maryland 21204 (410) 887-2460

Fax: (410) 887-5781

Mr. F. Vernon Boozer Covahey & Boozer, P.A. 614 Bosley Avenue Towson, Maryland 21204

RE: Waiver of Filing Fee Lorenzo - Belair Road

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By a copy of this correspondence, the Department of Permits and Development Management has been notified.

Sincerely,

Merreen E. Kelly
Administrative Officer

MEK:cr

c: Arnold Jabion
Donald T. Rascoe
Joseph Bartenfelder

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

OFFICE ANNING

ANNEX OFFICE SUITE 302 606 BALTIMORE AVE TOWSON, MD 21204

MARK 5 DEVAN
ANTHONY J D'PAULA *
THOMAS P DORE
ROGER J SULLIVAN

EDWARD C COVAHEY, JR

F VERNON BOOZER

* ALSO ADMITTED TO D C BAR

October 16, 1996

HAND DELIVERED

Mr. Pat Keller, Director Office of Planning 401 Bosley Avenue Towson, Maryland 21204

RE: Request to take Petition for Zoning Reclassification Out-Of-Cycle

Dear Pat:

I am writing to request that the Petition for Zoning Reclassification for the property located at 8102-8110 Belair Road be taken out of cycle.

This Petition was originally submitted as part of the 1996 Comprehensive Zoning Map process. It was the intention of the County Councilman to approve the request for rezoning, but through an oversight the original zoning was left in place. This has created a crisis of public confidence in the integrity of the legislative process, as representations had been made that the Petition would be approved. Needless to say, it was a shock to all when the Petition was unintentionally overlooked during the County Council vote of October 8th.

The intent of this request is to correct the error, and restore confidence in the legislative process.

We appreciate your consideration in this matter, and the assistance your staff has provided.

F. VERNON BOOZER

FVB/gab cc: Mr. Gene Lorenzo

16 gab.01

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Lorenzo Property / Case No. R-97-296

: March 12, 1997 @ 9:30 a.m. DATE

: Charles L. Marks (CLM) BOARD / PANEL

> (HEB) Harry E. Buchheister, Jr. SDL)

S. Diane Levero

: Kathleen C. Bianco SECRETARY

Legal Administrator

Those present included Leslie M. Pittler, Esquire, on behalf of Petitioner; and Peter Max Zimmerman, People's Counsel for Baltimore County.

PURPOSE -- to deliberate issues in Case No. R-97-137, petition for reclassification.

CLM: The Board of Appeals for Baltimore County will hold this public deliberation as required by the open meetings law relative to the hearing concluded in Case No. R-97-137, which is a petition to change the property's zoning from D.R. 5.5 to B.L.

The reclassification of the property is pursuant to the Baltimore County Code Section 2-356(j)(1); and that section sets forth two tests in order for the Board to consider reclassification, the first of which is substantial change in the character of the neighborhood; and did the County Council err in assigning the last classification. There was no testimony offered basically as to character change in the neighborhood because there has not been any. Based on the testimony and evidence produced, it is obvious that this section of Baltimore County is commercially zoned, and D.R. 5.5 appears to be in error.

This is a relatively easy deliberation for me because I find that everything has been properly done to bring it before the Board relative to the Planning Board's approval and approval by County Council. The function of this Board is to conduct a hearing; there were no protestants at the hearing.

Based on the evidence and testimony produced, and the fact that there does not appear to be opposition on the part of People's Counsel, or any other protestants which did appear, that this property should have been reclassified some time ago from the present D.R. 5.5 to B.L.

Minutes of Deliberation /Lorenzo Property Case No. R-97-296

Testimony at the hearing and evidence produced at the hearing from Petitioner and Jeffrey Long makes it plain to me that the B.L. zoning of this property would have no adverse effect on the community; proper zoning on portion of land in question should be considered B.L.

Therefore, I would find that the Petition for Reclassification from D.R. 5.5 to B.L. should be granted.

MW: I agree with my Chairman that it should be reclassified from D.R. 5.5 to B.L.

HEB: I likewise agree.

CLM: It seems as though the Board is in agreement with the reclassification. I would just like to note for the record that the Board will issue a formal Opinion and Order very shortly, and any appeal must be taken in accordance with the Maryland Rules of Procedure.

I thank everyone for attending. I thank Petitioner's Counsel and People's Counsel for the excellent presentation of the merits of this case.

As there is nothing further to deliberate or discuss, this meeting is adjourned.

Respectfully submitted,

Kathleen C. Bianco Legal Administrator

ZONING ADVISORY COMMITTEE MEETING OF JANUARY 27, 1997

Case Number:

R-97-296

Item Number:

296

Legal Owner:

Eugene Lorenzo

Contract Purchaser:

N/A

Location:

NW/S Belair Road (U.S. Route 1), 167' NE of

centerline Putty Hill Avenue (#8102-10 Belair

Road)

Existing Zoning:

D.R.-5.5

Proposed Zoning:

B.L.

Area:

0.89 acre

District:

14th Election District

6th Councilmanic District

Attorney:

F. Vernon Boozer

Misc.:

1996 Comprehensive Zoning Map Process

Issue #6-031)

LORENZO PROPERTY
NW/s Belair Road (U.S. Route 1), 167'
NE of c/l Putty Hill Avenue
Legal Owner - Eugene Lorenzo
.89 acre +/-

R-97-296 (Out-of-Cycle)

14th Election District 6th Councilmanic District

From D.R. 5.5 to B.L. (Business Light)

November 7, 1996 Planning Board Meeting and recommendation for early action.

December 2 Approved by County Council.

January 17, 1997 Petition for Reclassification filed by F.

Vernon Boozer, Esquire, on behalf of

Petitioner.

F. Vernon Boozer, Esquire COVAHEY & BOOZER, P.A. 614 Bosley Avenue Towson, MD 21204 Counsel for Petitioner

Legal Owner /Petitioner

Eugene Lorenzo 3703 Putty Hill Avenue Baltimore, MD 21236

Kenneth J. Wells, Inc. 7403 New Cut Road Kingsville, MD 21087

James Earl Kraft /Bd of Education
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

2/13/97 -Hearing concluded before Board; deliberation to be scheduled and notice sent to parties.

2/18/97 -Deliberation scheduled for Wednesday, March 12, 1997, at 9:30 a.m.; Notice of Deliberation sent to following:

Vernon F. Boozer, Esquire
Eugene Lorenzo
Kenneth J. Wells, Inc.
James Earl Kraft, Bd of ducation
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director DATE: November 18, 1997

Permits & Development Management

FROM:

Charlotte E. Radcliffe

County Board of Appeals

SUBJECT: Closed File: Case No. R-97-296

EUGENE LORENZO, L.O. /Petitioner

(LORENZO PROPERTY)

14th E; 6th C

As no further appeals have been taken in the above captioned case, we are hereby closing the file and returning same to you herewith.

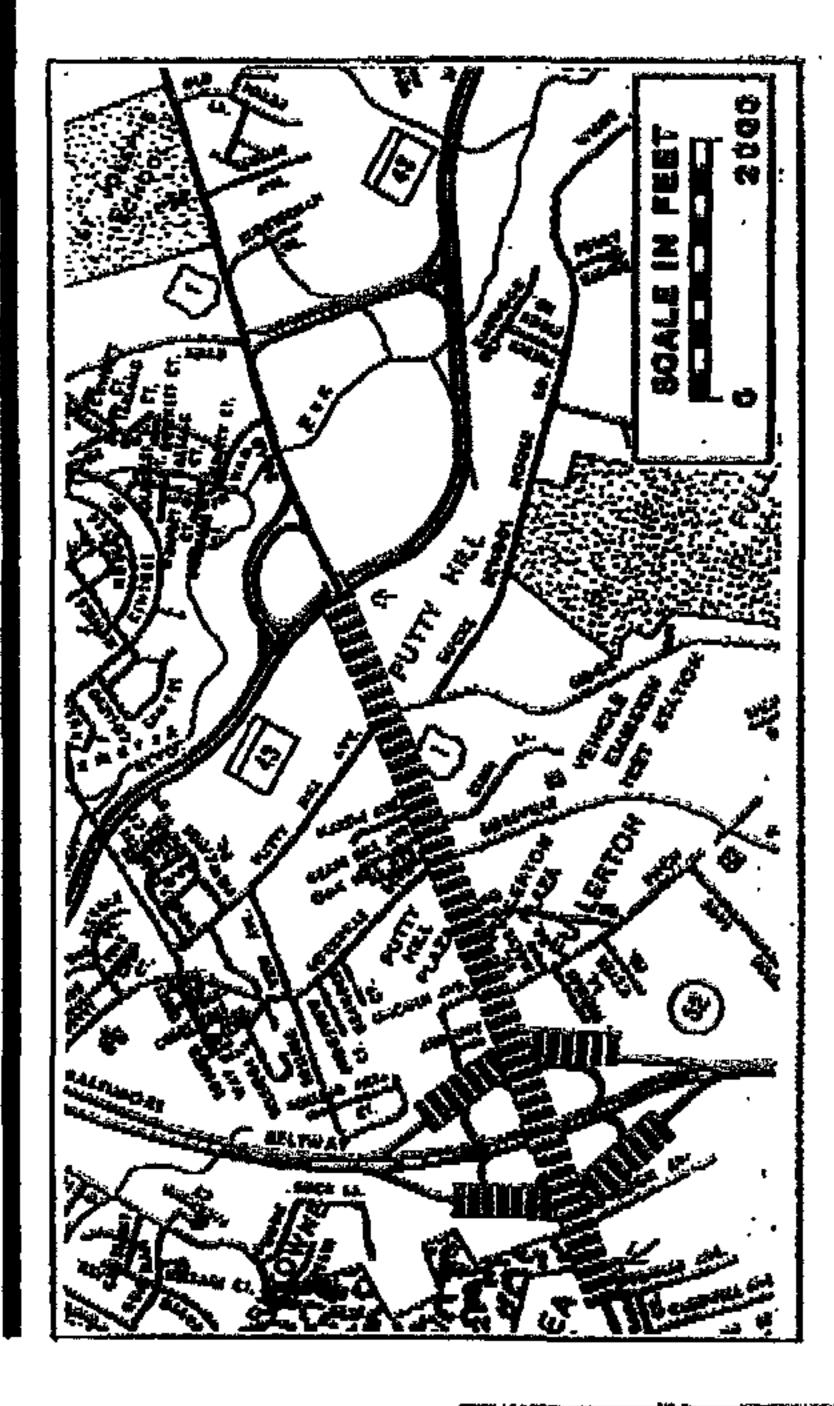
Attachment (Case File No. R-97-296)

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Ø BAL TIMORE COUNTY LINE STATE HIGHWAY ADMINISTRATION -



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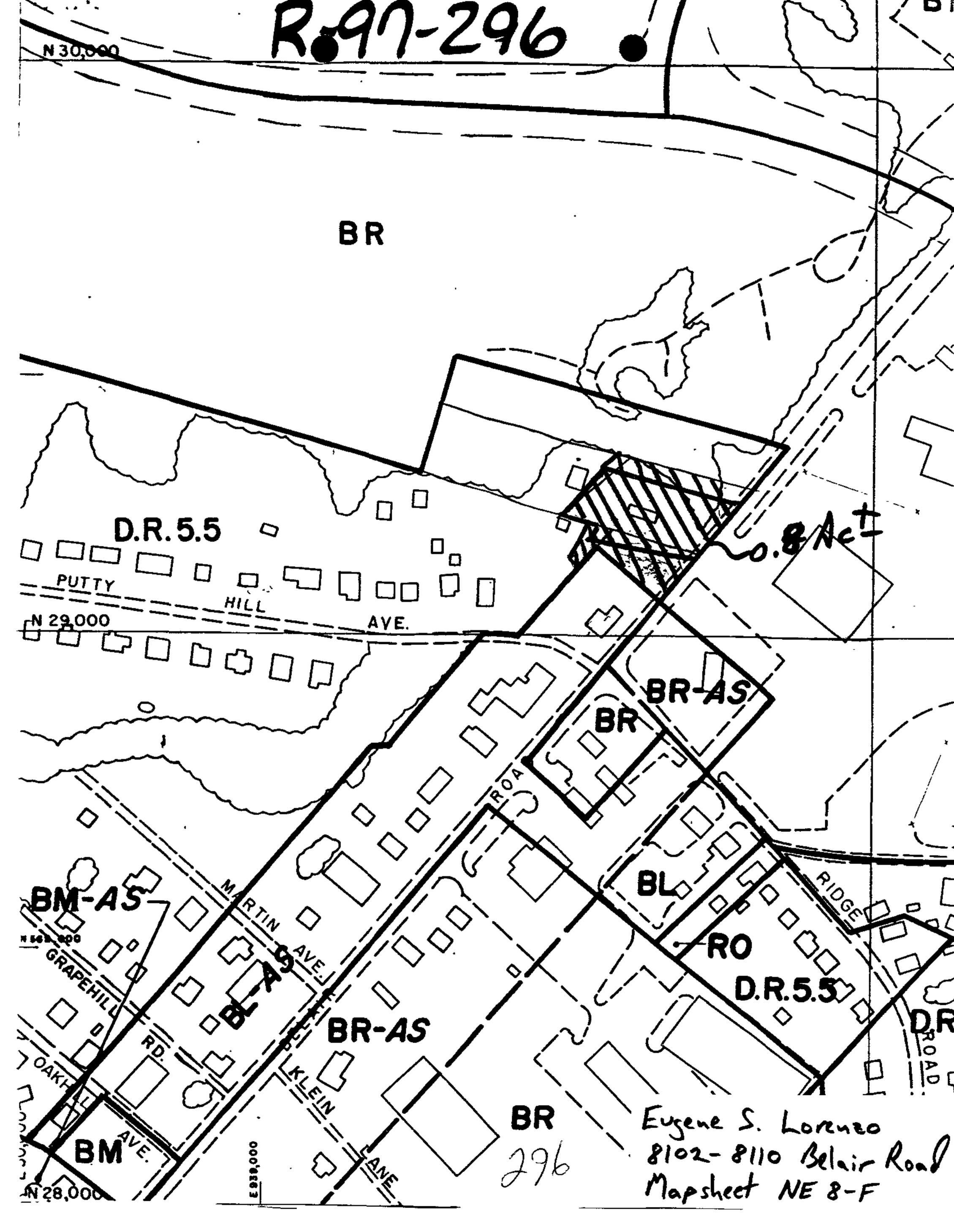
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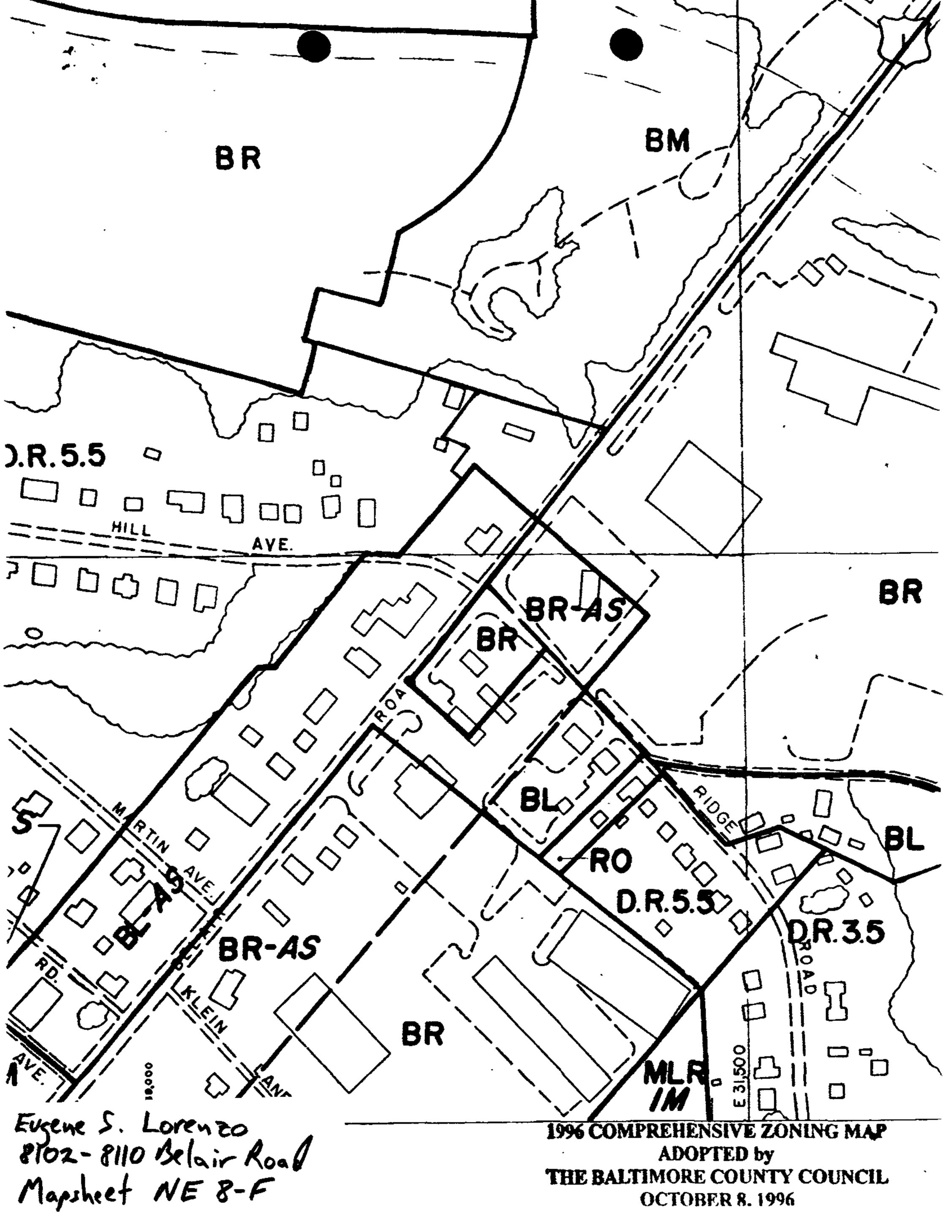
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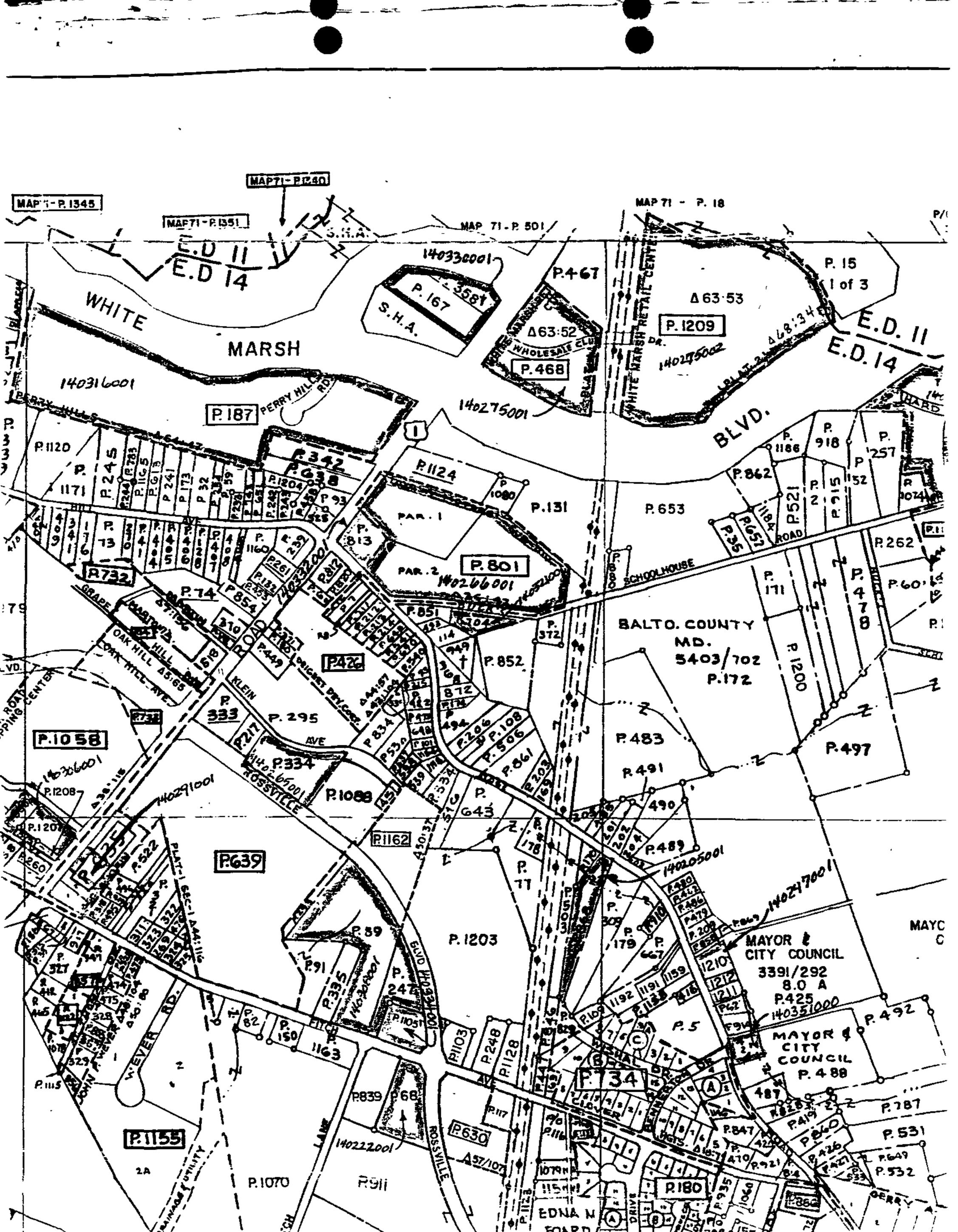
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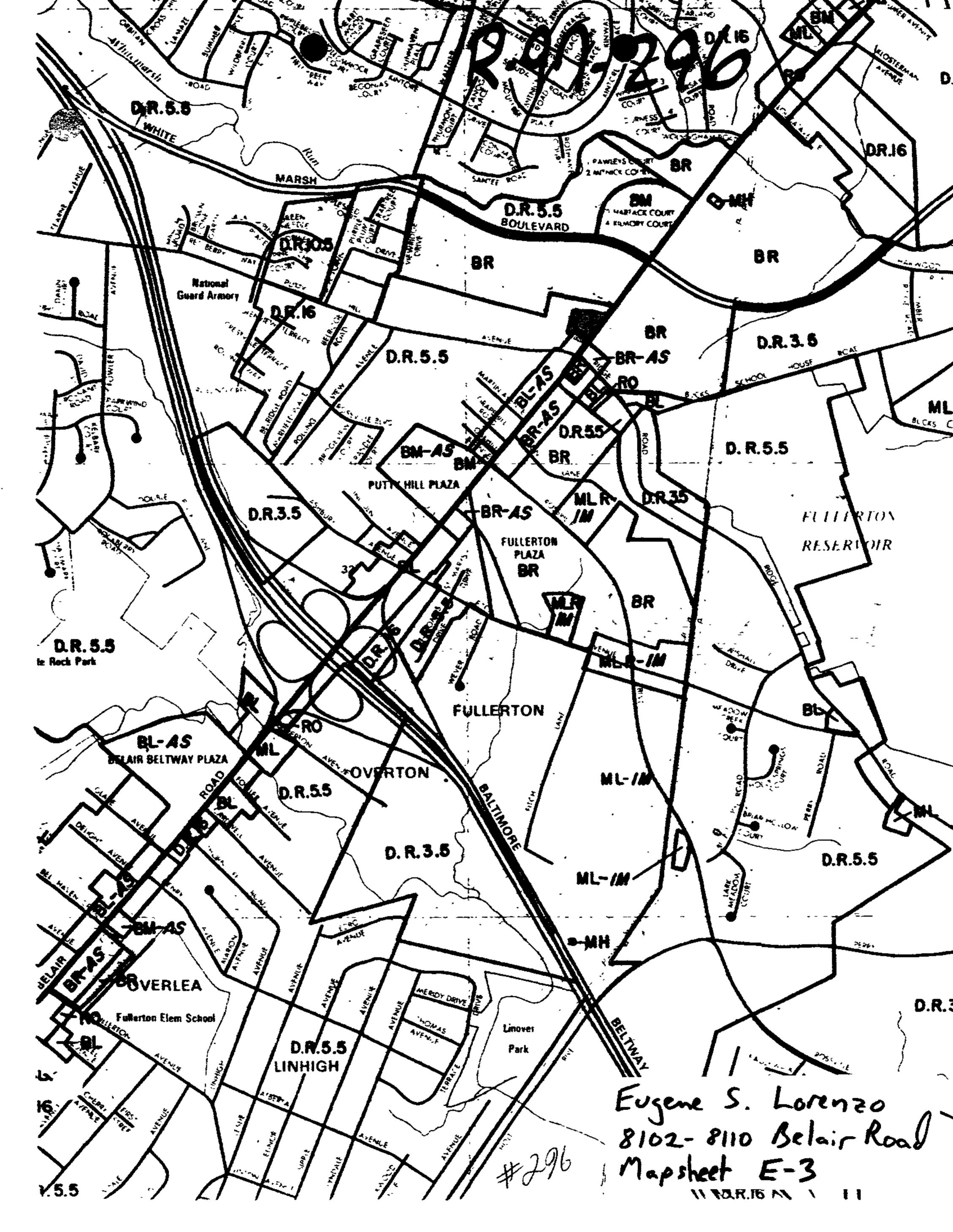
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PUMB / BTIP REFERENCE









People's Cour. Ex. 1

Baltimore County 1996 Comprehensive Zoning Map Issues

October 8, 194

Issue Numbe	mber Petitioner Zonir Ad		Exist Zoning Acri	g and Zoning and res Acres		ng and cres	Pianning Board Recommendations		County Council Decisions		Comment
5-027	Heng K. Ke	West side of Belair (7204 Belair Road)		southwest	of Fuller Ave						
		DR	16	0 240	ROA	0 240	ROA	0 240	ROA	0 240	
		Tot	al	0 240	Total	0 240	Total	0 240	Total	0 240	
5-028	Ernest Ellis, Jr , et al	Northwest side of a	Belair Road unfield Roa	, 250' north d (8336 Bel	east of air Road)						<u> </u>
		DR	16	0 744	BL	1 330	DR 5 5	0 744	СВ	1 330	See Betair Roa
		RO		0 586	Total	1 3 30	CB	0 586	Total	1 330	Study
		RO Tot	 al	0 586 1 330	Total	1 3 30	CB Total	0 586	Total	1 330	Study See Issuc 6 01
5-029	Gholamalı Delkhoon			1 330		1 3 30			Total	1 330	
 5-029		South side of Jopp (3307 E. Joppa Roa	——- a Road, 100 d).	1 330	ırton Ave		Total	1 330			
5-029		Tot South side of Jopp	e Road, 100 d).	1 330		0 340 0 340			CB Total	0 340 0 340	
		South side of Jopp (3307 E Joppa Roa DR	a Road, 100 d). 5 5	1 330 o' west of Bu 0 340 0 340	Irton Ave BL Total	0 340	Total	0 340	<u>CB</u>	0 340	
6-029 6-030	The Manor Area	South side of Jopp (3307 E Joppa Roa DR	a Road, 100 d). 5 5	1 330 o' west of Bu 0 340 0 340	Irton Ave BL Total	0 340	Total	0 340	<u>CB</u>	0 340	

		E	Baltimore Co	unty 199	96 Comp	rehensive	Zoning 1	Map Issu	es	October 8 1996
issue Numbe	Owner, r Petitioner	Location	Existing Zoning and Acres	Zor	quested ning and Acres		ng Board nendations		ty Council cisions	Comment
6-031 Eugene S. Lorenzo		Northwest side of Be Hill Ave (8102 and 8	elair Road, 200' north 110 Belair Road)	east of Putty	,					· · · · · · · · · · · · · · · · · · ·
		DR 5	5 0 400	₿i.	0 400	DR 5.5	0 400	DR 5.5	0 400	See Issue 6-033
		Total	0 400	Total	0 400	Total	0 400	Total	0 400	366 ISSUE 0-033
6-032	James and Ellen Winterstein	Southwest side of Pu Harford Road (3001 F	itty Hill Ave., 240' so Putty Hill Ave)	utheast of		<u> </u>	<u>. </u>			
		DR 5 5	0 160	BO	0 160	DR 5 5	0 160	RO	0 160	See Issue 6 025
		Total	0 160	Total	0 160	Total	Q 160	Total	0 160	000 10000 0 020
6-033	Harrison Limited Partnership	East side of Perry Hil	is Road/West side o	Belair Road						
		DR 5 5	1 210	8R	5 330	ВМ	5 330	Вм	5 330	See Issue 6 031
		SR	4 120	Total	5 330	Total	5 330	Total	5 330	000 13300 0 007
		Total	5 330							
-034	Catherine Barto	Southeast side of Old Hillford Drive (8925 Ol	Harford Road, 75' so d Harford Road)	outhwest of			<u> </u>			·
		DR 5 5	0 2 6 0	BL	0 260	ROA	0 260	ROA	0 260	
		Total	0 260	Total	0 260	Total	0 260	Total	0 260	

IN THE MATTER OF THE
THE APPLICATION OF
IDA LTD. PARTNERSHIP
FOR A ZONING RECLASSIFICATION
FROM D.R. 5.5 TO B.R. ON
PROPERTY LOCATED ON THE
NORTHWEST SIDE OF BELAIR
ROAD, 440' NORTHEAST OF C/L
PUTTY HILL AVENUE
("PERRY HILLS" PARCEL)
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. R-90-176
Item #7, Cycle II
1989-1990
(Documented Site Plan)

OPINION

This case comes before this Board on a Petition for Reclassification of 20 +/- acres from D.R. 5.5 to B.R. on a documented site plan.

Developer of the property seeking the reclassification. He submitted Petitioner's Exhibits No. 1, No. 2 and No. 3 which described in detail the documented use of the land. He also submitted a plat showing traffic flows and, as Petitioner's Exhibit No. 6, a paper entitled "Applicant's Conditions Precedent to Development," which had been worked out and agreed upon by all County authorities. He further described his reasons for why the property could not be developed residentially, and his reasons why the D.R. 5.5 was in error.

The next witness was Samuel Crozier, a land planner and expert who did a study of this site and testified to his reasons why the D.R. 5.5 was not the proper zoning but that the best zoning would in fact be B.R. He further testified that his office prepared Petitioner's Exhibits No. 1, No. 2 and No. 3.

P.C. Ex. 2 B

IN THE MATTER OF THE
THE APPLICATION OF
IDA LTD. PARTNERSHIP
FOR A ZONING RECLASSIFICATION
FROM D.R. 5.5 TO B.R. ON
PROPERTY LOCATED ON THE NORTHWEST
SIDE OF BELAIR ROAD, 440' NORTHEAST OF C/L PUTTY HILL AVENUE
("PERRY HILLS" PARCEL)
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE

COUNTY BOARD OF APPEALS

· OF

BALTIMORE COUNTY

CASE NO. R-90-176 Item #7, Cycle II

1989-1990

(Documented Site Plan /

Amended Plan/Petition)

OPINION

This case comes before this Board upon a First Amendment to Petition for Reclassification of 20+/- acres which had originally been before the Board and had been granted reclassification from D.R. 5.5 to B.R. zoning by way of a documented site plan pursuant to an Order of this Board dated August 29, 1990.

The Petitioner has presented an amendment to the documented site plan which proposes to construct one large retail building in place of three of the previously approved automobile sales buildings on 16.266 acres of the site, and to retain the original approved documented site plan uses for the remaining 4.2-acre parcel. The proposed amendment is more particularly described on Petitioner's Exhibits No. 1 and No. 1A presented during the testimony of the Petitioner's first witness, Lawrence Macks. Pursuant to Baltimore County Code Section 2-356(m), the proposed amendment was submitted to the Director of the Baltimore County Office of Planning & Zoning and to the Baltimore County Planning Board for their consideration and comment. The Board notes that present in the file are a resolution in favor of the amended plan

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE TO: Robert O. Schuetz, Chairman DATE: February 4, 1997 Baltimore County Board of Appeals Arnold F. 'Pat' Keller, III, Director FROM:

Office of Planning

SUBJECT: CASE NO. R-97-296

EUGENE LORENZO

8102 - 8110 BELAIR ROAD

At its regularly scheduled monthly meeting on November 7, 1996, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on December 2, 1996.

Enclosed herewith is a copy of the report of the Office of Planning.

Arnold F. 'Pat' Keller, III

AFK/JL:rdn

Enclosure

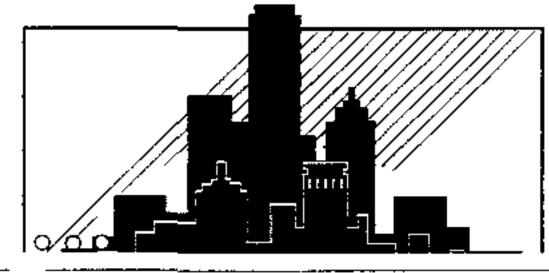


Baltimore County, Office of Planning

8 Peti Ex. 6



SUBDIVISION REPORT



FILE# 140266001	ZIPCODE:	21237	
PROJECT SCHAEFER & STROHMING	SER OLDSMOBILE		
LOCATION 8115 BELAIR ROAD			
STATUS PLAN APPROVED BY CRG	# PROPOSED UNITS/LOTS	1	<u>SFD:</u> 0 <u>SFA:</u> 0
DEVELOPMENT TYPE COMMERCIAL	# DEVELOPED UNITS/LOTS	1	MULTIFAMILY: 0
ACREAGE 5.7	TAX MAP # 081		SQ FEET OF BLDG: 17400
PLAN APPROVAL 5/20/88	PARCEL 801		SEWERSHED 03
PLAT APPROVAL	ZONING1: BR		WATERSHED
DATE RECORDED	ZONING2:		GROWTH MONITORING AREA GA-WM
LIBER/FOLIO 00000/00000	ZONING3:		COUNCIL DISTRICT 6
	18,000 SQ FT.PROPOSED BUILDING SERVICE & PARTS 17,400 SQ FT	G	CENSUS TRACT 440600
FILE # 140275001	ZIPCODE:	21236	
PROJECT WHITE MARSH RETAIL CE	NTER		
LOCATION 4111 WHOLESALE CLUB DRIVE			
STATUS AMENDED PLAT RECORDED	# PROPOSED_UNITS/LOTS	4	<u>SFD:</u> 0 <u>SFA:</u> 0
DEVELOPMENT TYPE COMMERCIAL	# DEVELOPED UNITS/LOTS	4	MULTIFAMILY: 0
ACREAGE 23.1	<u>TAX MAP #</u> 081		SQ FEET OF BLDG: 146078
PLAN APPROVAL 3/2/89	PARCEL 468		
PLAT APPROVAL 4/15/91	ZONING1: DR 5.5		SEWERSHED 18 WATERSHED E 3
DATE RECORDED 5/14/91	ZONING2: BR		GROWTH MONITORING AREA GA-WM
LIBER/FOLIO 00063/00052	ZONING3:		COUNCIL DISTRICT 6
	B EVANS (LOT 1) PLAN APPROVED IDED LOT 2 INTO 2A & 2B, BURGER ROGERS ROASTERS		CENSUS TRACT 440600
FILE # 140316001	ZIPCODE:	21236	
PROJECT PERRY HILLS			
LOCATION 8118 PERRY HILLS ROAD			
STATUS PLAT RECORDED	# PROPOSED_UNITS/LOTS	1	<u>SFD:</u> 0 <u>SFA:</u> 0
DEVELOPMENT TYPE COMMERCIAL	# DEVELOPED UNITS/LOTS	1	MULTIFAMILY: 0
ACREAGE 16.2	TAX MAP # 081		SQ FEET OF BLDG: 116847
PLAN APPROVAL 7/16/92	PARCEL 187		
PLAT APPROVAL 11/10/92	ZONING1: BR		SEWERSHED 18 WATERSHED E 3
DATE RECORDED 11/23/92	ZONING2:		GROWTH MONITORING AREA CCA
LIBER/FOLIO 00064/00147	ZONING3:		COUNCIL DISTRICT 6
COMMENT			CENSUS TRACT 440300



Maryland Department of Transportation State Highway Administration

Pet. tx. 14

David L. Winstead Secretary Parker F. Williams Administrator

February 3, 1997

Mr. Jeff Long Baltimore County Office of Planning 401 Bosley Avenue Towson MD 21204

Dear Mr. Long:

As a result of a letter and telephone call by Mr. James V. McFaul, the following information is provided on the status of our US 1 (Bel Air Road) mainline widening and reconstruction project, from south of I-695 to MD 43 (White Marsh Boulevard). The project consisted of widening US 1 from its original four lane configuration to a six lane divided highway with a four foot concrete median. The US 1 bridge over I-695 was replaced, and the interchange ramps were modified to tie into the widened roadway cross-section of US 1. Median breaks and selected turn lanes were provided. Some streetscaping features were added. The project also included a seven lane section on US 1, between Martin Avenue and Putty Hill Road.

Our records indicate that the contractor was given a notice to proceed with construction of the project on September 14, 1993. The project was essentially opened to service in November 1995, with minor items carrying the project into the spring of 1996. The project was accepted for maintenance on September 12, 1996.

The project was undertaken to relieve traffic congestion along this stretch of Belair Road, which has been impacted by residential and commercial development along US 1 north of the beltway. Our latest traffic volume map (1995) for Baltimore County indicates that an average daily traffic volume (ADT) of 40,200 is experienced on US 1 south of I-695. North of MD 43, the ADT on US 1 is 32,325.

Enclosed is a copy of the project information form for the US 1 project from our FY 1997-FY 2002 Consolidated Transportation Program. If I can of further assistance, please let me know. My telephone number is (410) 545-5677.

Sincerely,

Steven R. McHenry, ADC Regional and Intermodal

Stired Mily

Planning Division

Encl	osure
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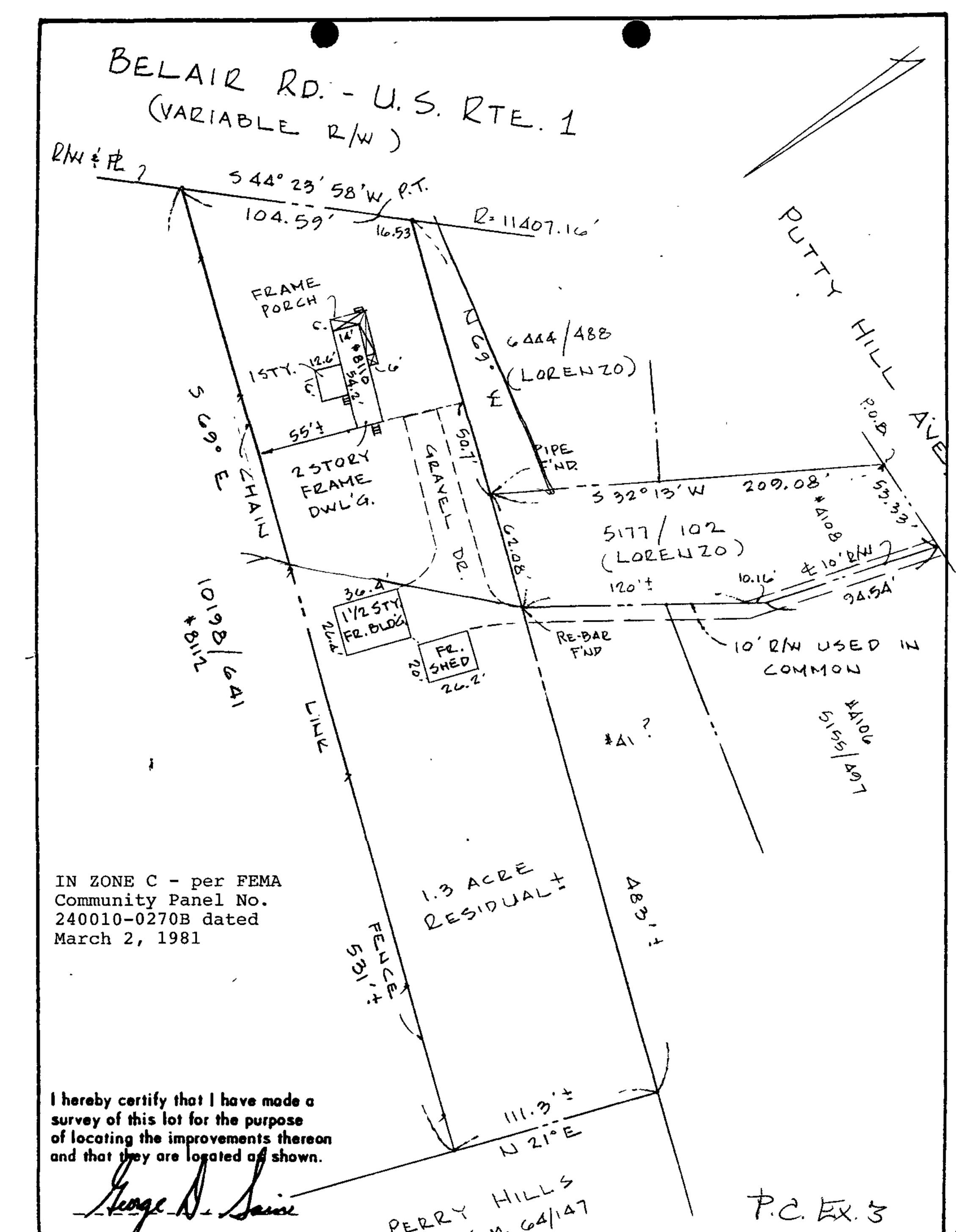
cc: Mr. James V. McFaul

My telephone number is ______

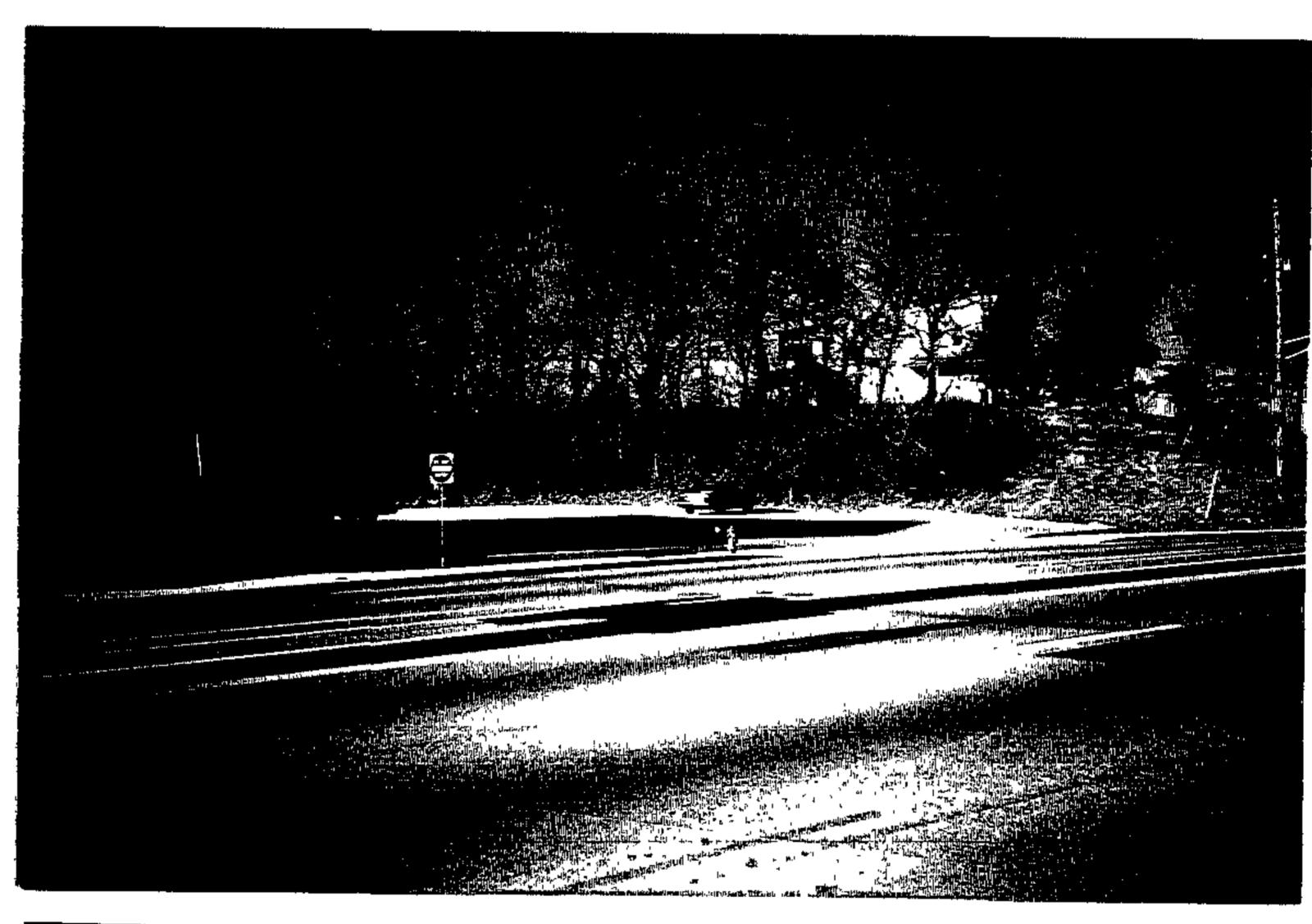
Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mr. Jeff Long Page Two

bcc: Ms. Mary Deitz

Mr. David Malkowski Mr. Douglas H. Simmons

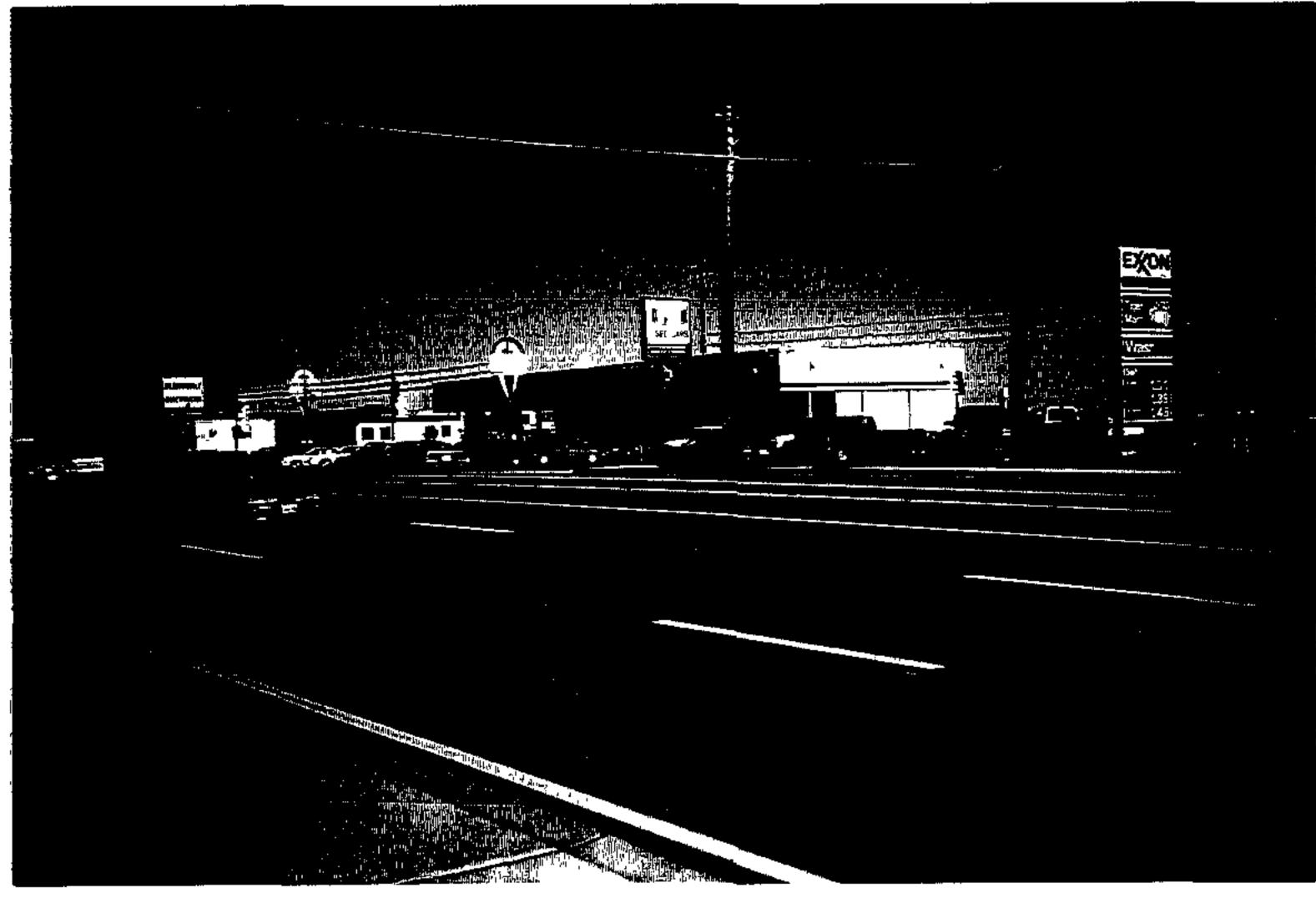






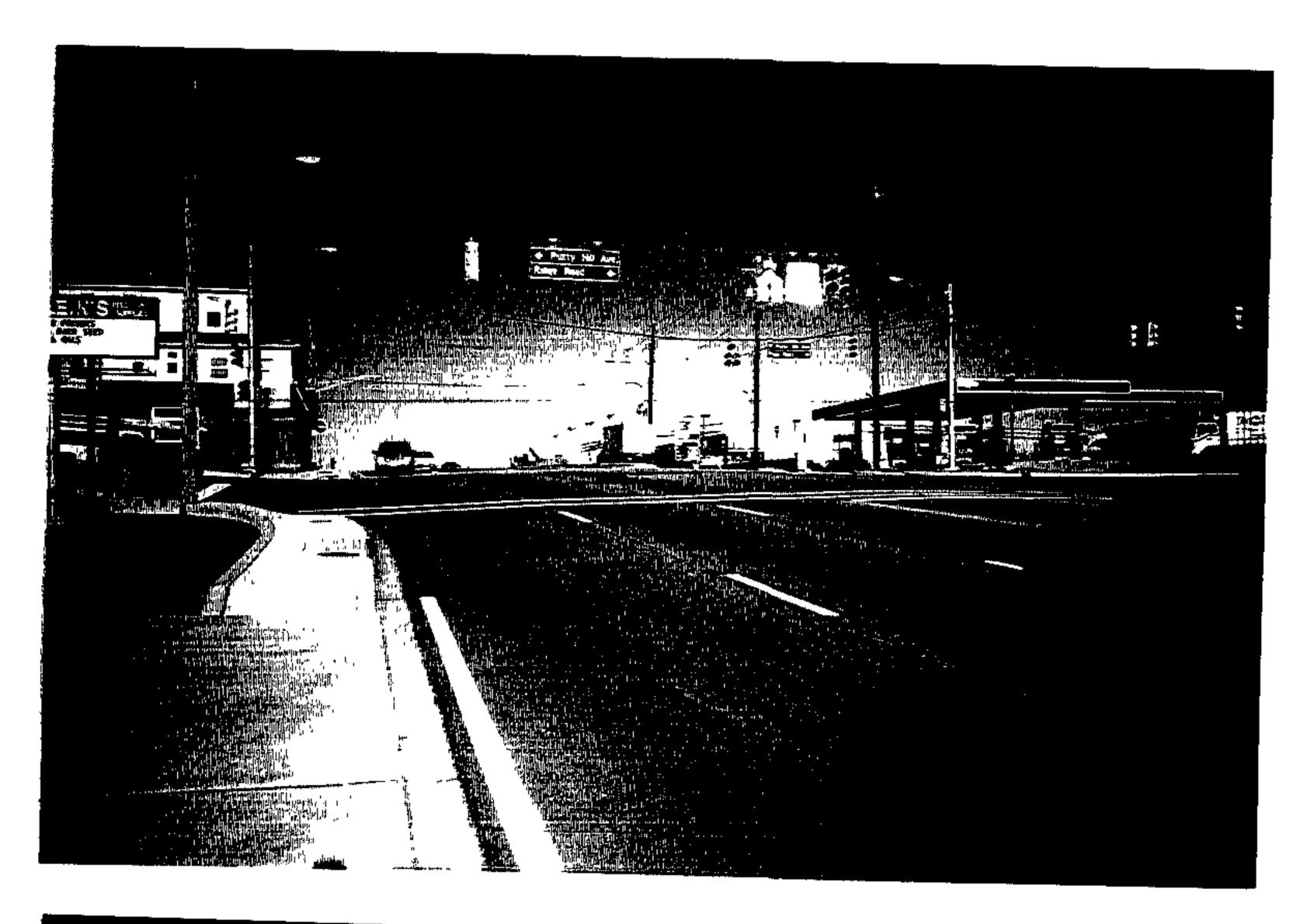
















9-97-29

LOCENZO

ettimers #2-3-7-8-10A-10B-11-12-13 (9 photos)

