

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S Franklin Blv d., 116 ft.
 NE of c/l Owings Court * ZONING COMMISSONER
 16-18 Franklin Boulevard * OF BALTIMORE COUNTY
 4th Election District *
 3rd Councilmanic District *
 Franklin & Reisterstown LLC * Case No. 97-298-A
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 16-18 Franklin Boulevard in Reisterstown. The Petition is filed by Franklin and Reisterstown, LLC, property owner. Variance relief is requested, pursuant to Section 230.12C of the Baltimore County Zoning Regulations (BCZR), to permit drycleaning equipment of greater than 5 horsepower for an individual machine, and a total of 24 horsepower for all machines, in lieu of the total permitted 15 horsepower. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Larry Schultz, a tenant of the site and proprietor of the proposed drycleaning business. Also present was Tim Madden, the engineer who prepared the site plan and Ronald Schaftel, a principal of Franklin and Reisterstown, LLC, property owner. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

The subject site is .42 acres in area, split zoned B.L. and B.L.-C.N.S. The site is located at the intersection of Franklin Boulevard and Owings Court in Reisterstown. I am familiar with the property by virtue of the prior opinion issued by me in zoning case No. 96-128-A. That Order, which was issued on November 7, 1995, granted variance relief from Section 409.6 and 409.8 of the BCZR to allow 25 parking spaces in

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 Date 12/29/97
 By M. Brock

1000 11/13

lieu of the required 30 and to permit a 4 ft. setback, in lieu of the required 10 ft., from a right of way line.

The site is being improved with a small commercial/retail building, which will house approximately four (4) tenants. One of the tenants which will operate the site is Mr. Schultz' business, known as Eagle Cleaners. This is a drycleaning establishment which is permitted by right in the B.L. zone, pursuant to Section 230.9 of the BCZR.

Mr. Schultz indicated that his business will be a neighborhood cleaners. Garments which are dropped off at the site by customers will, in most cases, be cleaned on the premises. The business will not operate as a regional cleaners or accept garments from other drycleaning establishments. The machinery to be used in the drycleaning business will be state of the art. In this regard, a copy of a memorandum outlining the equipment to be utilized was submitted as Petitioner's Exhibit No. 3. Mr. Schultz stated that this would be the minimum equipment required to operate the business. The Exhibit indicates that a drycleaning machine, powered by a series of small motors, will be utilized on site and that the same machine produces an energy level of 10.6 horsepower. An air compressor will also be used which is 10.0 horsepower. Other small machines will be on the premises and when their power levels are collectively added, the total is slightly under 24 horsepower. This total level and the individual level for the drycleaning machine and air compressor exceeds that permitted for uses in the B.L. zone, pursuant to Section 230.12C of the BCZR.

Section 230.12F of the BCZR allows a modification of these standards if the Zoning Commissioner finds that strict compliance would create undue hardship. Thus, the Petition has been filed.

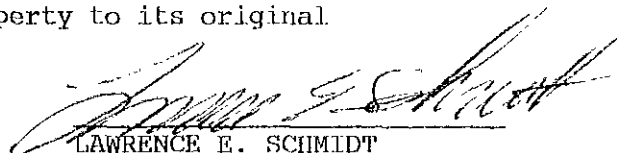
ORDER RECEIVED FOR FILING
Date 7/28/87
By [Signature]

Based on the testimony and evidence presented, I am persuaded to grant the Petition. This is clearly a neighborhood business and appropriate for the zoned neighborhood. Mr. Schultz' uncontradicted testimony was persuasive that the machines identified in Petitioner's Exhibit No. 3 are the minimum required for the operation of this business. I find that the Petitioner would suffer an undue hardship if relief were granted, namely, the business could not operate at this site. Clearly, there will be no detrimental impact to the surrounding locale. Moreover, as requested at the hearing, this Order will also permit the substitution of Petitioner's Exhibit No. 1 (the current site plan) for the site plan previously received and approved in case No. 96-128-A.

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 ^{28th} ~~28~~ day of February 1997 that a variance from Section 230.12C of the Baltimore County Zoning Regulations (BCZR) to permit dry-cleaning equipment of greater than 5 horsepower for an individual machine, and a total of 24 horsepower for all machines, in lieu of the total permitted 15 horsepower, 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 26, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 97-298-A
Petition for Zoning Variance
Property: 16-18 Franklin Blvd.
Franklin and Reisterstown, LLC, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, 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 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Ronald O. Schaftel, 9832 York Rd., Suite 2B, Cockeysville 21030
c: Mr. Larry Schultz, 1235 Uniontown Road, Westminster, Md. 21158

2008



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

16 - 18 FRANKLIN BLVD.

97-298-A

which is presently zoned BL / BL-CNS

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)

230.12C

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) **TO PERMIT DRY CLEANING EQUIPMENT OF GREATER THAN 5 HORSEPOWER FOR AN INDIVIDUAL MACHINE AND NOT TO EXCEED A TOTAL OF 24 HORSEPOWER FOR ANY MACHINE(S) IN LIEU OF THE TOTAL PERMITTED OF 15 HORSEPOWER.**

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.

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:

Legal Owner(s): **FRANKLIN AND REISTERSTOWN, L.L.C.**

(Type or Print Name)

RONALD O. SCHAFFTEL, PRINCIPAL

(Type or Print Name)

Signature

Ronald O. Schaf Tel

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

ROBERT A. HOFFMAN, ESQ.

9832 YORK ROAD, SUITE 2B (410) 666 1900

(Type or Print Name)

Address

Phone No

Signature

COCKEYSVILLE MD 21030

City State Zipcode

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

210 ALLEGHENY AVE. (410) 823 4111

Address Phone No.

TOWSON MD 21204

City State Zipcode

TIMOTHY F. MADDEN, MORRIS & RITCHIE ASSOC.

Name

110 WEST ROAD, SUITE 105 (410) 821 1690

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

**DROP OFF
NO REVIEW
1/22/97 ucr**



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

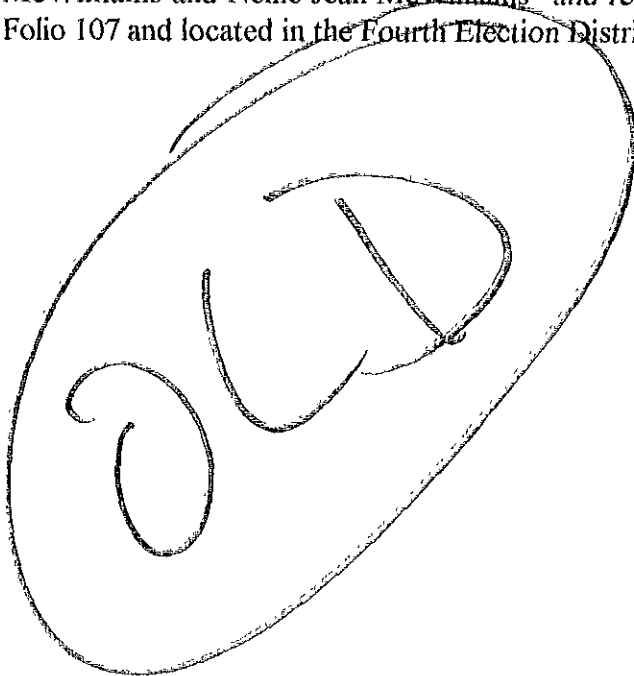
97-298-A

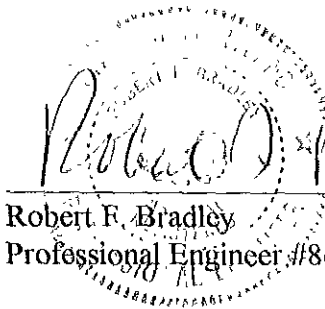
BEGINNING at a point on the northwest side of Franklin Boulevard, variable width, at the distance of 43 feet more or less measured northwesterly from the centerline of Owings Court, 60 feet wide. Thence the following courses and distances:

North 43° 31' 39" West 94.47 feet, North 27° 34' 53" East 136.64 feet, South 43° 31' 39" East 137.95 feet, South 46° 12' 23" West 3.11 feet, South 45° 03' 39" West 123.83 feet, and North 89° 21' 59" West 3.31 feet to the place of beginning.

CONTAINING 15,170 square feet.

BEING Parcel "A" as shown on a plat entitled "Final Subdivision Plat, Property of Clarence E. McWilliams and Nellie Jean McWilliams" and recorded in Baltimore County Plat Book S.M. 66, Folio 107 and located in the Fourth Election District. Also known as #10-#18 Franklin Boulevard




Robert F. Bradley
Robert F. Bradley
Professional Engineer #8641

97-298-A

139 N. MAIN STREET, SUITE 200
BELAIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 21403
(410) 792-9146 (301) 470-1170
FAX (410) 792-7395

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

298



Rev 1/22/97

ZONING DESCRIPTION

97-298-A

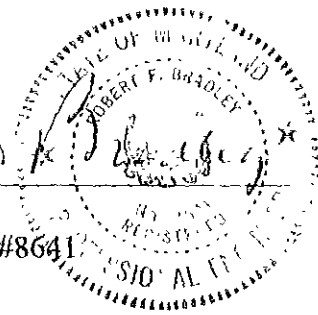
BEGINNING at a point on the northwest side of Franklin Boulevard, variable width, at the distance of 43 feet more or less measured northwesterly from the centerline of Owings Court, 60 feet wide. Thence the following courses and distances:

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CONTAINING 15,170 square feet.

BEING Parcel "A" as shown on a plat entitled "Final Subdivision Plat, Property of Clarence E. McWilliams and Nellie Jean McWilliams" and recorded in Baltimore County Plat Book S.M. 66, Folio 107 and located in the Fourth Election District. Also known as #16 and #18 Franklin Boulevard.

Robert F. Bradley
Robert F. Bradley
Professional Engineer #8641



[] 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

[] 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

[] 9090 JUNCTION DRIVE, SUITE 3
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

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 in Towson, Maryland on the property identified herein as follows:

Case #97-298-A
(Item 298)
16 - 18 Franklin Boulevard
NW/S Franklin Boulevard, 116
NE of Cl Owyngs Court
4th Election District
3rd Councilmanic
Legal Owner(s):
Franklin and Reisterstown,
LLC

Variance: to permit dry cleaning equipment of greater than 5 horsepower for an individual machine and not to exceed a total of 24 horsepower for any machine(s) in lieu of the total permitted of 15 horsepower.

Hearing: Monday, February 24, 1997 at 9:00 a.m. in Rm. 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call 887-3383.
(2) For information concerning the file and/or hearing, please call 887-3391

2/06/98 Feb. 6

C117730

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 6, 1997.

THE JEFFERSONIAN,

A. H. Smith
LEGAL AD. - TOWSON

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

No. 0127 12-1-91

NON-PAYABLE
PAGE 2500

DATE 1/22/91 ACCOUNT 011-6150

AMOUNT \$ 270.00 (D.B.)

RECEIVED FROM: ALCO Properties, Inc.

1990 -- VARIANCE
10 18 Months Unemployed

FOR: _____

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-298-A

Petitioner/Developer: FRANKLIN REISTERSTOWN LLC

% ROB HOFFMAN, ESQ.
% TIM MADDEN

Date of Hearing/Closing: 2/24/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #16-18 FRANKLIN BLVD.

The sign(s) were posted on 2/7/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/7/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

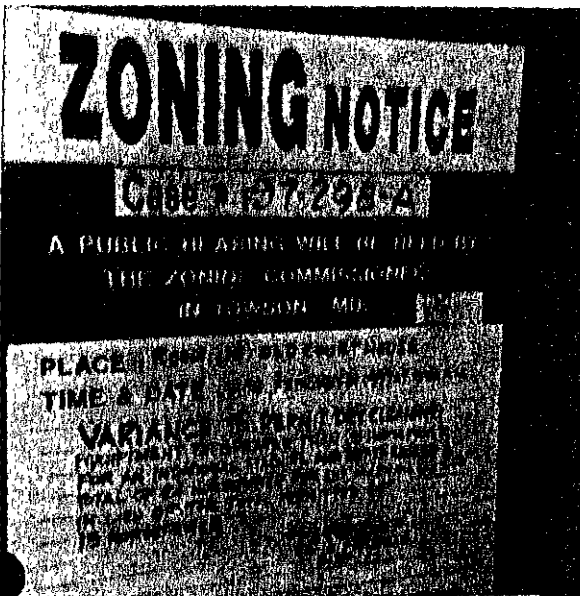
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



#97-298-A
#16-18 FRANKLIN BLVD
% ROB HOFFMAN - V.B.H.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 298

ZONING NOTICE

Case No.: 97-298-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT DRY CLEANING
EQUIPMENT OF GREATER THAN 5 HP FOR AN
INDIVIDUAL MACHINE AND NOT TO EXCEED A
TOTAL OF 24 HP FOR ANY MACHINE(S) IN LIEU
OF THE TOTAL PERMITTED OF 15 HP.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTKENT PUBLISHING COMPANY
February 6, 1997 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
210 Allegheny Avenue
Towson, MD 21204
823-4111

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-298-A (Item 298)
16 - 18 Franklin Boulevard
NW/S Franklin Boulevard, 116' NE of c/l Owings Court
4th Election District - 3rd Councilmanic
Legal Owner(s): Franklin and Reisterstown, LLC

Variance to permit dry cleaning equipment of greater than 5 horsepower for an individual machine and not to exceed a total of 24 horsepower for any machine(s) in lieu of the total permitted of 15 horsepower.

HEARING: MONDAY, FEBRUARY 24, 1997 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 31, 1997


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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-298-A (Item 298)
16 - 18 Franklin Boulevard
NW/S Franklin Boulevard, 116' NE of c/l Owings Court
4th Election District - 3rd Councilmanic
Legal Owner(s): Franklin and Reisterstown, LLC

Variance to permit dry cleaning equipment of greater than 5 horsepower for an individual machine and not to exceed a total of 24 horsepower for any machine(s) in lieu of the total permitted of 15 horsepower.

HEARING: MONDAY, FEBRUARY 24, 1997 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue.



Arnold Jablon
Director

cc: Franklin and Reisterstown, LLC
Timothy F. Madden/Morris & Ritchie Assoc.
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 9, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 24, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 298
Case No.: 97-298-A
Petitioner: Ronald O. Schaftel

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 22, 1997.

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)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: January 31, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (298) 299, 306, 307, and 309

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gay L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB 03, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS (298, 299, 301, 302, 307,
308 AND 310.

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



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

TO: PDM

DATE: Feb 4, 97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 3rd, 97

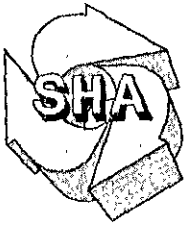
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

298 307
299
300
301
302
304
305

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 1.31.97
Item No. 298 (WCR)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: February 18, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for February 18, 1997
Item Nos. 298 (Rev.), 312, 315, 317 & 318

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

RWB:HJO:cab

cc: File

ZONE49

**16-18 FRANKLIN BOULEVARD
ITEM #298**

This petition was dropped-off on 1/17/97.

On 1/17/97, WCR said that we needed new descriptions for 16-18 Franklin Boulevard only. (The description dropped-off was for 10-18 Franklin Boulevard.) SCJ called Barb on 1/17/97. Barb said that we would have new descriptions by Tuesday morning. She was informed that if the descriptions were not here first thing Tuesday morning, they would lose one week on the agenda.

On 1/22/97, Barb dropped off new descriptions, new plats, and new petitions for 16-18 Franklin Boulevard.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*File
3/11
P.P.*

TO: Arnold Jablon, Director
and Development Management

Date: March 4, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 10 Ritters Lane

INFORMATION

Item Number: 298
Petitioner: Susan Cohen Sidney
Zoning: RO and DR 3.5
Requested Action: Special Exception

Summary of Recommendations:

In order to prevent increased commercial traffic from using Pleasant Hill Road as an access point to Reisterstown Road, use of the existing driveway to Pleasant Road should be chained and its use limited to emergency vehicles.

Prepared by: *Jeffrey W. Long*

Division Chief: *Arnold Keller*

AFK/JL

98-298-X

PP. Sept
3/11

RE: PETITION FOR SPECIAL EXCEPTION
10 Ritters Lane, SW/S Reisterstown Rd,
165' NW of c/l Ritters Ln
4th Election District, 3rd Councilmanic

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-298-X

Legal Owner(s): Susan Cohen Sidney
Contract Purchaser(s): Brian P. Bystry
Petitioners

* * * * *

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 9th day of March, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard Fradkin, 10220 S. Dolfield Road, Suite 200, Owings Mills, MD 21117, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

January 22, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #298)
16-18 Franklin Boulevard
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink that reads "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures





Baltimore County
Department of Permits and
Development Management

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

February 10, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

97-298-A

RE: Drop-Off Petition Review (Item #298)
16-18 Franklin Boulevard
Franklin and Reisterstown, L.L.C.
4th Election District

Dear Mr. Hoffman:

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.

1. The section reference on the petition forms is incomplete as to the request. The appropriate wording has been listed under the hardship or practical difficulty section of the petition, while no practical difficulty or hardship is listed.
2. In light of the plan reference to prior zoning case #96-128-A, an amendment to the previous plan and order should be requested in the variance petition wording.
3. The zoning description and the site plan metes and bounds information do not agree on the first and last calls.

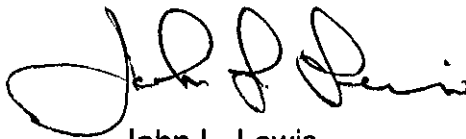


Robert A. Hoffman, Esquire
February 10, 1997
Page 2

4. The description covers the entire 15,170-square foot site area. This indicates to the reviewer that the entire building (5,870 square feet) is to be under the variance for horsepower in a dry cleaning establishment. If this is not correct, revise the descriptions and plans to match the dry cleaning/parking use.
5. The revised plans dropped off on January 22, 1997 and January 29, 1997 gave no indication in the revision blocks as to the reason for any kind of revisions. This must be stated so staff can determine what the revisions are and if they satisfy BCZR requirements.

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

Very truly yours,



John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

MAY 17 1997

RE: PETITION FOR VARIANCE	*	BEFORE THE
16 - 18 Franklin Boulevard, NW/S Franklin	*	ZONING COMMISSIONER
Boulevard, 116' NE of c/l Owings Court	*	OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic	*	CASE NO. 97-298-A
Franklin and Reisterstown, LLC	*	
Petitioner	*	

* * * * *

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.

MON 2/24

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 3rd day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

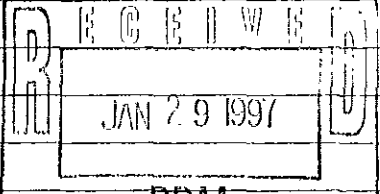
139 N. MAIN ST., STE. 200
BEL AIR, MD 21014

110 WEST RD., STE 105
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

(410) 821-1690
FAX (410) 821-1748

LETTER OF TRANSMITTAL

DATE	1/20/97	JOB NO.	0838
ATTENTION	CARL RICHARDS		
RE:	FRANKLIN BOULEVARD		
			

TO BALTIMORE COUNTY ZADM

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
12			VARIANCE PLAT

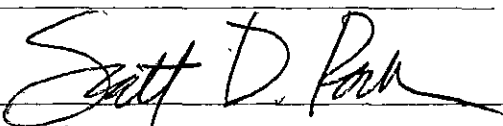
298
 Rev 12/29/97
 Drop Off
 No Review

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER _____ TO US

REMARKS _____

COPY TO _____

SIGNED: 

ABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

1/17/97
L8

97-228

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6201

January 16, 1997

Via Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

PDM

97-298-A

Re: Legal Owner: Franklin and Reisterstown, LLC
Property Location: 16 -18 Franklin Boulevard
Petition for Zoning Variance

Dear Carl:

I am hereby drop filing the enclosed Petition for Zoning Variance with regard to the above captioned property. This request has not been previously reviewed by your office. Pursuant to Zoning Enforcement, there is no evidence of any zoning citations currently outstanding on this site. Enclosed for submittal are the following documents:

1. Petition for Variance (3);
2. Zoning description (3);
3. Site plans (12);
4. 200' Scale Zoning Map (1); and
5. Check in the amount of \$250.00.

DROP OFF
1-17-97
OK WCR

If you have any questions, please give me a call.

#298

Sincerely,

Barbara Ormord
Barbara W. Ormord
Legal Assistant

Enclosures

cc: Ronald O. Schaftel
Robert A. Hoffman, Esquire
Timothy Madden

SEARCHED
SERIALIZED
INDEXED
FILED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave 21204

RONALD Schaffel

9832 York RD Suite 2B 21030

TIM MADDEN

MRA 110 WEST RD TOWSON 21204

LARRY SCHULTZ

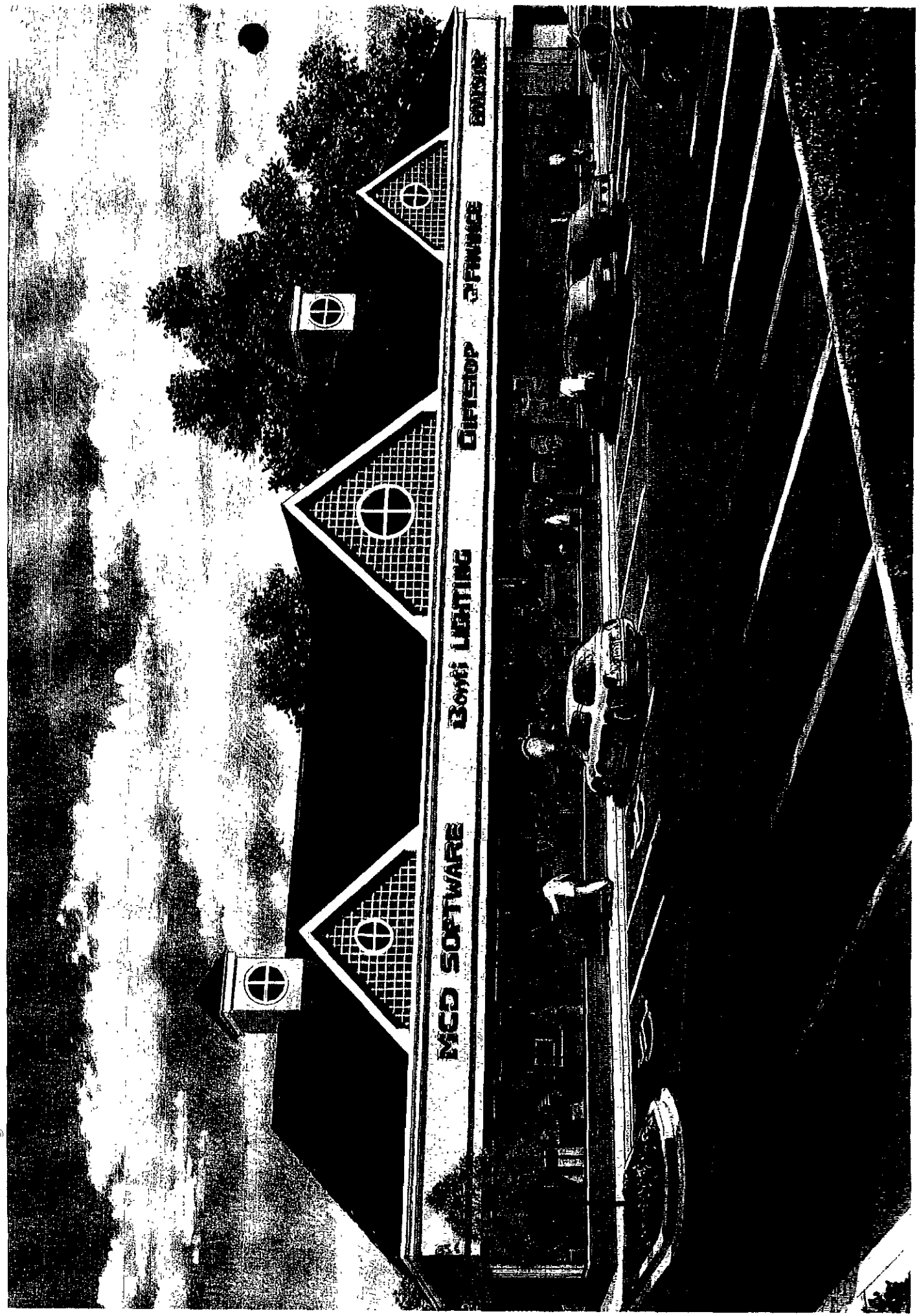
1235 Uniontown Rd. Westminster Md 21158



DATE: 11/15/04

bed No 2

REC-111-11111





TO: Mr. Altfeld
FROM: Gerard P. Teeven *Gerard Teeven*
DATE: January 17, 1997
SUBJECT: Motor Horsepower Ratings

SENT VIA FAX
(410) 666-7036

Mr. Altfeld:

Below is a list of the equipment going into Mr. Schultz's bay at Franklin Center and the horsepower rating for each.

EQUIPMENT

HORSEPOWER

Drycleaning Machine (Series of Small Motors)	10.6
Air Compressor	10.0
Boiler	.33 xxx
Vertical Condensate	.75
Vacuum	1.0
Air Form Finisher	.5
Semi-Auto Pants Topper	.33

As Mr. Schultz's business grows he's likely to add additional equipment. If you have any questions please call me.

GPT/lmr/altfeld
cc: L. Schultz
B. Turner
J. Savard

Per No 3



A Division of Great American Cleaners, Inc.
Corporate Offices: 1750 University Drive • Suite 111 • Coral Springs, Florida 33071
(954) 346-9501 • Fax: (954) 346-9505

Microfilm



Larry Schultz

Reistertown, MD

1/4" = 1 Foot

