

IN RE: PETITION FOR VARIANCE
NW/S Belair Road, 1214.05' NW
of Joppa Road
(8842 Belair Road)
11th Election District
5th Councilmanic District

Aziz M. Iskander, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-358-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 8842 Belair Road, located in the vicinity of Joppa Road in Parkville. The Petition was filed by the owners of the property, Aziz M. and Houda A. Iskander. The Petitioners seek relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-way driveway width of 14 feet in lieu of the required 20 feet for a proposed dry cleaning business. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Aziz Iskander, property owner, Gelacio P. Dela Cruz, Professional Engineer who prepared the site plan for this project, and Patrick O'Keefe, Zoning Consultant. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.43 acres, more or less, zoned B.L., and is improved with a two-story dwelling on the front portion of the site and an accessory garage to the rear of the dwelling, which is accessed via an existing bituminous paved driveway on the west side. The residence was recently converted to

ORDER RECEIVED FOR FILING
Date 11/2/97
By [Signature]

11/2/97

commercial use, given its B.L. zoning, and the Petitioners wish to establish a specialty dry cleaning and restoration business on the site. The Petitioners have provided six parking spaces for employees to the rear of the building (three on each side of the existing garage). However, in order to provide access to this parking area, utilizing the existing driveway, the requested variance is necessary. As can be seen from the site plan, the existing dwelling is located 14 feet off the west side property line and 10 feet off the east side property line. Therefore, it is impossible to meet driveway width requirements.

In response to Zoning Plans Advisory Committee comments received from the State Highway Administration (SHA), dated March 13, 1997, and the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated March 17, 1997, Mr. O'Keefe testified that improvements to the driveway access from this property to Belair Road have already been made, pursuant to the recent upgrades made by the SHA in this area. He testified that curb and gutter and driveways along Belair Road have been newly constructed in accordance with SHA standards. Therefore, it will not be necessary for the Petitioners to make improvements to the access driveway to their property from Belair Road.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser

relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

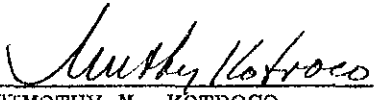
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of April, 1997 that the Petition for Variance seeking relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-way driveway width of 14 feet in lieu of the required 20 feet for a proposed dry cleaning and restoration business, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

ORDER RECEIVED FOR FILING
Date 4/15/97
By [Signature]

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECORDED FOR FILING
4/15/97
bjs

APPROVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 15, 1997

Mr. & Mrs. Aziz M. Iskander
15709 Ensor Mill Road
Sparks, Maryland 21152

RE: PETITION FOR VARIANCE
NW/S Belair Road, 1214.05' NW of Joppa Road
(8842 Belair Road)
11th Election District - 5th Councilmanic District
Aziz M. Iskander, et ux - Petitioners
Case No. 97-358-A

Dear Mr. & Mrs. Iskander:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

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

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Gelacio P. Dela Cruz
9502 Hickory Hurst Drive, Baltimore, Md. 21236

People's Counsel

✓ File

RECORDED



RE: PETITION FOR VARIANCE
8842 Belair Road, NW/S Belair Road,
1214.05 NW of c/l Joppa Road
11th Election District, 5th Councilmanic

Aziz M. and Howda A. Iskander
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-358-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Gelacio P. Delacruz, PE, 9502 Hickury Hurst Drive, Baltimore, MD 21236, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

97-358-A

to the Zoning Commissioner of Baltimore County

for the property located at 8842 Belair Road

which is presently zoned

BL

This Petition shall be filed with the Department of Permits & 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) 409.4A (BCZR)

To allow a 2way driveway width of 14' in lieu of the minimum required of 20'.

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

Both Hardship and Practical Difficulty

I have only 14 feet between the side of the of the building and the property line.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

AZIZ M. ISKANDER
(Type or Print Name)

Signature

HONDA A. ISKANDER
(Type or Print Name)

Signature

15709 ENSOR MILL RD
Address

SPARKS MD 21152 Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

GELACIO P. DELA CRUZ, P.E., L.S.
Name 9502 HICKORYHURST DR.
BALTO. MD 21236 (410) 256-7078
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 2-25-97

ITEM # 358

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95



ORDER RECEIVED FOR FILING
Date 4/13/97
By [Signature]

TECHNICAL DESCRIPTION
8842 Belair Road
Baltimore County, Maryland

97-358-A

BEGINNING for the same at a point on the northwest side of Belair Road, said point bearing South 50 degrees 31 minutes West, distant 1213.05 feet from the intersection of the northwest side of Belair Road and the south side of Joppa Road, thence running and binding on the northwest side of Belair Road South 50 degrees 31 minutes West, 50.00 feet to a point on the northwest side of Belair Road, thence leaving the northwest side of Belair Road the following three courses; 1) North 39 degrees 29 minutes West, 376.74 feet to a point, 2) North 55 degrees 25 minutes East, 50.19 feet to a point, 3) South 39 degrees 29 minutes East 372.46 feet to the point of beginning. Also known as Lot No. 20 in a subdivision plat known as BEL-JOPPA PARK, recorded among the Land Records of Baltimore County in Plat Book L. McL.M. No. 9-40, dated July 27, 1929.

CONTAINING 18,730 square feet or 0.43 acres more or less.



ITEM # 358

CERTIFICATE OF PUBLICATION

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: #97-358-A
8842 Belair Road
NW/8 Belair Road, 1214.05
NW of c/A Joppa Road -
11th Election District

5th Councilmanic

Legal Owner(s):

Aziz M. Iskander and Howda
A. Iskander

Variance: to allow a 2-way
driveway width of 14 feet in
lieu of the minimum required
of 20 feet.

Hearing: Thursday, April 3,
1997 at 9:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

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

3/164 March 13 C126335

TOWSON, MD., 3/13, 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 3 successive
weeks, the first publication appearing on 3/13, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

032476
 No.
 ITEM #358
 DATE 2-25-97
 ACCOUNT 12-01 61500
 020-VARIANCE
 250 00
 AMOUNT \$
 RECEIVED
 FROM: A 212 W. ISKANDER
 CM. WAR 8842 BELAIR (R)
 FOR:

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

NO. 076604	ACCOUNT 001-6152	DATE 1/5/00
AMOUNT \$ 40.00 (mk)	RECEIVED	FROM:
8842 Adkins Rd	FOR:	99-3374

CERTIFICATE OF POSTING

RE: Case No.: 97-358-A

Petitioner/Developer: AZIZ M. ISKANDER, ETAL

Date of Hearing/Closing: 4/3/97

THURS. AT 9:00 AM.
RM 118 - OCH

**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 # 8842 BELAIR RD.

The sign(s) were posted on

3/14/97
(Month, Day, Year)

Sincerely,

Rafuall Okeke
(Signature of Sign Poster and Date)

3/18/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

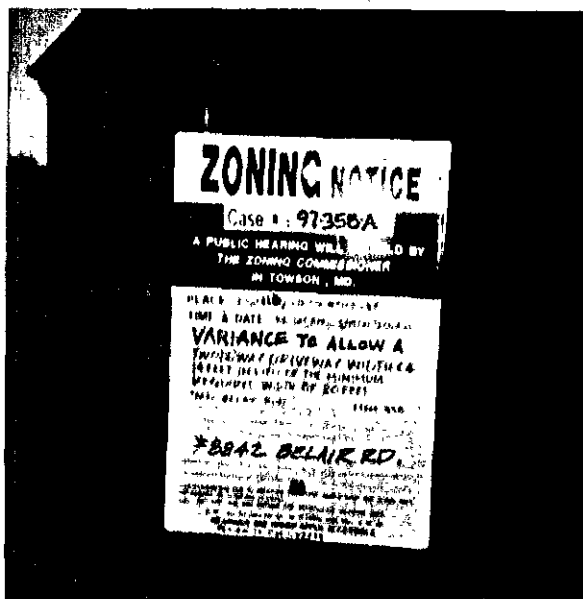
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



#8842 BELAIR ROAD
Case 97-350-A

P. 3/14/97



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

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

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 358

Petitioner: AZIZ ISKANDER

Location: 8842 BELAIR R.D.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: AZIZ ISKANDER

ADDRESS: 15709 ENSOR MILL RD
SPARK, MD 21152

PHONE NUMBER: _____

AJ:ggs

(Revised 09/24/96)

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

Date to be Posted: Anytime before but no later than 3/2/97.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 358

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

PLACE: _____

DATE AND TIME: _____

REQUEST: To allow a 2 way driveway width of 14 ft.
in lieu of the minimum required of 20 ft.

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: PUTUXENT PUBLISHING COMPANY
March 13, 1997 Issue - Jeffersonian

Please forward billing to:

Aziz Iskander
15709 Ensor Mill Road
Sparks, MD 21152
771-4751

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: 97-358-A
8842 Belair Road
NW/S Belair Road, 1214.05 NW of c/l Joppa Road
11th Election District - 5th Councilmanic
Legal Owner: Aziz M. Iskander and Howda A. Iskander

Variance to allow a 2-way driveway width of 14 feet in lieu of the minimum required of 20 feet.

HEARING: THURSDAY, APRIL 3, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

March 7, 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: 97-358-A
8842 Belair Road
NW/S Belair Road, 1214.05 NW of c/l Joppa Road
11th Election District - 5th Councilmanic
Legal Owner: Aziz M. Iskander and Howda A. Iskander

Variance to allow a 2-way driveway width of 14 feet in lieu of the minimum required of 20 feet.

HEARING: THURSDAY, APRIL 3, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Azia and Howda Iskander
Gelacio P. Dela Cruz

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 19, 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

March 27, 1997

Mr. and Mrs. Aziz Iskander
15709 Ensor Mill Road
Sparks, MD 21152

RE: Item No.: 358
Case No.: 97-358-A
Petitioner: Aziz Iskander, et ux

Dear Mr. and Mrs. Iskander:

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 February 23, 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).

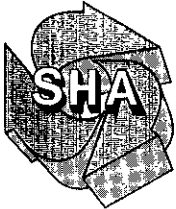
Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

March 13, 1997

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

RE: Baltimore County
Item 358 (RT)
8842 Belair Road
US 1
Mile Post 15.42

Dear Ms. Eubanks:

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

Although we have no objection to approval to the variance, we will require the following condition of the development.

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

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,

R Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

cc: Mr. Dave Malkowski
Mr. Allan Price

My telephone number is 410-545-5600 (Fax# 333-1041)

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 13, 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. 358 & 375

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:

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 17, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 17, 1997
Item No. 358

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

ZONE317.358

Baltimore County Government
Fire Department



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

(410) 887-4500

March 12, 1997

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 March 10, 1997.

Item No.: SEE BELOW

Zoning Agendas:

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:

355, 356, 357, 358, 359, 360, 361, 362, 364, 365, 366, & 367



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 14, 97

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

Item #'s: 353 367
 356
 358
 359
 360
 361
 362
 363
 364
 365

RBS:sp

BRUCE2/DEPRM/TXTSBP

PETITION PROBLEMS

#353 --- JRF

1. Sign form is incomplete.

#354 --- JRF

1. Need telephone number for legal owners.
2. Need title of person signing for contract purchaser.
3. Sign form is incomplete.

#355 --- RT

1. No section number or wording on the petition form.
2. Notary section is incomplete.

#356 --- JCM

1. Sign form is incomplete.

#357 --- JCM

1. No review information on bottom of petition form.

#358 --- RT

1. No review information on bottom of petition form.
2. Sign form is incomplete.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 11, 2000

Mr. Paul Lee, P.E.
Vice President, Civil Division
Century Engineering
32 West Road
Towson, Maryland 21204

Dear Mr. Lee:

RE: Spirit and Intent, 8842 Belair Road, Zoning Case 97-358-A, 11th Election District

Thank you for your letter of December 28, 1999, to Arnold Jablon, Director of Permits and Development Management. This correspondence has been referred to me for reply.

Please be advised that the Zoning Review Office will consider the modified (red-lined) site plan as within the spirit and intent of the referenced zoning case, provided that all other zoning requirements, different from which was shown on the original site plan, are complied with (i.e. setbacks, amount of parking).

Please also be aware that the new building must be reviewed by the Development Review Committee prior to building permit application.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:kew



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

12/9/99
To: M5/C
11/4/00 ua
CEI CONSULTING ENGINEERS
12/1/00 ua

December 28, 1999

Mr. Arnold Jablon, Director
Baltimore County PDM
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 8842 Belair Road
Zoning Case #97-358-A
CEI Project No. 99128.00

Dear Mr. Jablon:

As a result of a meeting with Mr. Mitchell Kelman of your office, I am enclosing herewith a red-lined plan showing a revision to the Site Plan presented at Zoning Case 97-358-A for the above mentioned property.

The property is 0.43 Ac.± and is presently zoned "BL". There is an existing 2-story dwelling and garage located on the site. The existing dwelling is proposed for retail use; a specialty dry clean and restoration business. Because of the location of the existing building, a Variance was granted to permit an existing 14-ft. driveway in lieu of the required 20 feet.

At present, the cleaning and restoration work required for storage is now being done offsite due to the lack of space and equipment for the operation.

My client wishes to raze the existing garage and construct a new 34' x 100' building in its place to house 1.) an airmatic fur cleaner, which would clean and restore fine furs to their original natural luster. This would also include cleaning, tumbling and compound removal operations. 2.) A heavy weight deck storage system for fur vault storage, rental tux storage and other garments. The storage area would be from floor to ceiling and 3.) A vault master unit will be installed to provide the environmental control to the fur storage vault. Precise control of the humidity, temperature and air quality are essential to protect fur from damage in the vault.

The size of the storage building is dictated by the equipment required for environmental control. The installation of this building will permit the owner to provide a complete service on site for his customers.

The 14-ft. driveway will be extended to the proposed building and the staff is presently employed for these operations.

The requirements of Section 230.12 of the DCZR have been met and the proposed building will be used for cleaning and storage and not as a warehouse.

December 28, 1999

Page 2

Mr. Arnold Jablon, Director

Baltimore County PDM

8842 Belair Road / Zoning Case #97-358-A

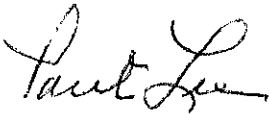
CEI Project No. 99128.00

We would appreciate your office review of our request that this proposal meets the spirit and intent of the Deputy Zoning Commissioner's order for Case #97-358-A. I am also enclosing a check for \$40.00.

Thanking you for your cooperation .

Very truly yours,

CENTURY ENGINEERING, INC.



Paul Lee, P.E.

Vice President, Civil Division

PL/mfm

Enclosures

cc: Mr. Aziz Iskander

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PATRICK O'KEEFE (AGENT)

523 PENNY LANE

HUNT VALLEY, MA - 21030

GERALD P. DELA CRUZ

9502 Hichamhurst Dr.
Baltimore, MA 21236

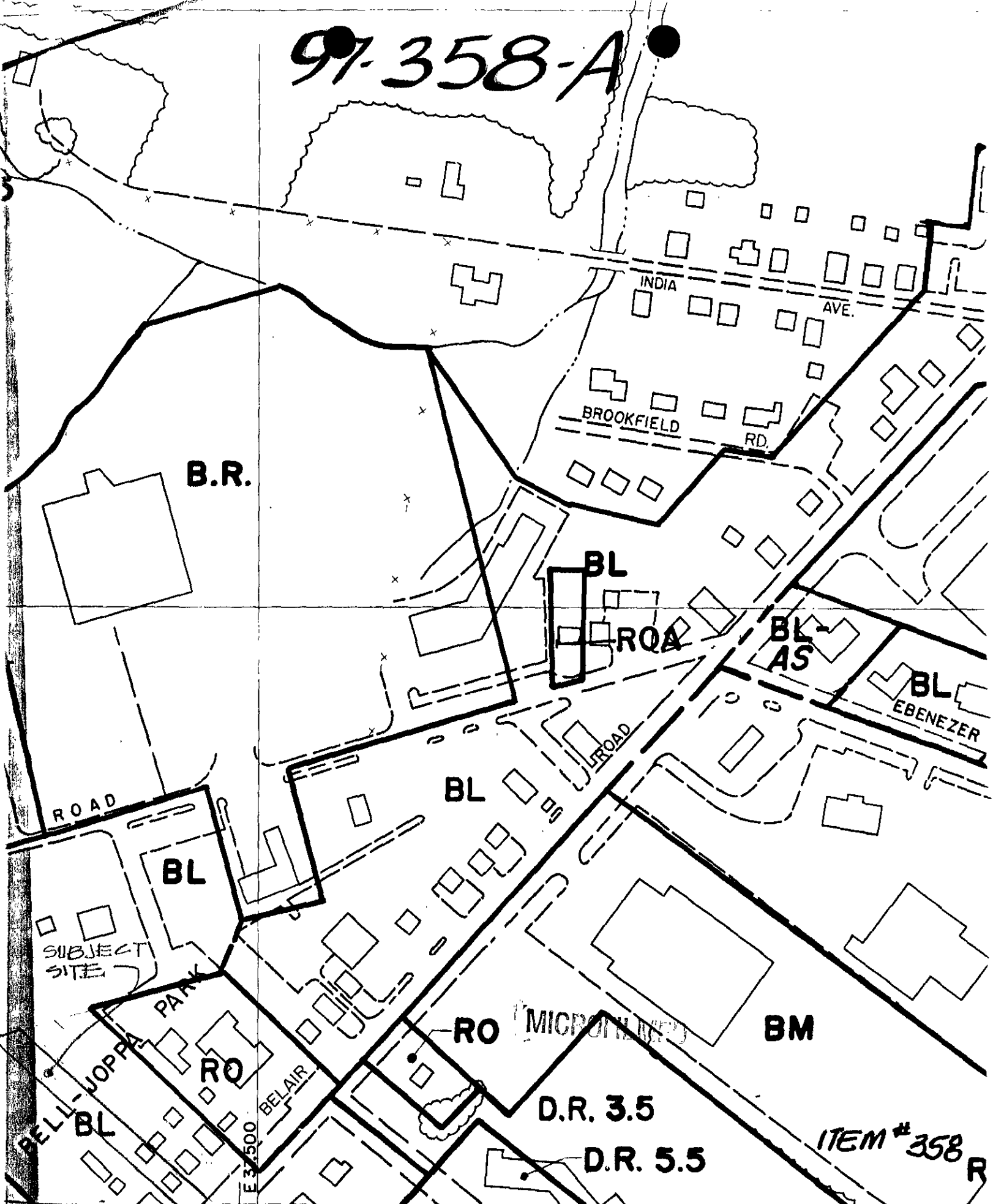
AZIZ ISKANDER

15709 ENSLOW MILL LN

SPARKS, MA 21152



97-358-A



ITEM # 358 R

1996 COMPREHENSIVE ZONING MAP

ADOPTED BY

THE BALTIMORE COUNTY COUNCIL

NE 1061 MAP

BAIT

SCALE: 1" = 30'

DEC. 28, 1993

8842 BELAIR RD

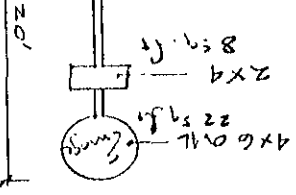
CASE # 91-358 A

8842 BELAIR RD

RD

BELAIR

PROPOSED SIGN



1. Owner: Iskander, Aziz M. & Houda A.
2. Address: 8842 Belair Road
3. Existing Zoning: BL
4. Existing Use: Residential
5. Proposed Use: Retail
6. Parking Data:
 - (a) Existing Use: Residential
 - (b) 1st Floor Area = 26 x 25 = 650 S.F.
 - (c) 2nd Floor Area = 26 x 25 = 650 S.F.
 - (d) Total Area = 1300 S.F.
 - (e) Space Req'd = $\frac{1300}{1000} \times 5 = 6.5$ spaces
 - (f) Parking Space Shown = 7
 - (g) Parking Space in Garage = 8
7. FAR = $\frac{1300}{11,730} = 0.11 < 0.30$

GENERAL NOTES

BRUNO, THOMAS V. & DEBORAH J.
KNOLL, LAWRENCE C. & CHARLOTTE V.
1410 MARVON RD.
KINGSVILLE, MD. 21087-1349
Liber 11673, Folio 626
Tax Acct. No. 1111000650

E. C. INVESTMENTS
2038 Kansas Ave. NE
St. Petersburg, FL 33703
Liber B662 Folio 767
Tax Acct. No. 3110008625

DEAMING BASELINE
FOR EXIST. DITCH

PARK

JO PPA

BELL

BELAIR

SITE

