

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - N/S Aylesbury Road,
225' W of the c/l York Road * DEPUTY ZONING COMMISSIONER
(4 West Aylesbury Road)
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 98-2-SPHA

LRS Group, LLC
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, LRS Group, LLC, by Scott Dorsey, Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of a retail sales showroom of up to 45% of a warehouse/office building as incidental retail sales in lieu of the maximum permitted 10%, pursuant to Section 253.1.F.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 413.6 of the B.C.Z.R. to permit an identification sign of 288 sq.ft. (8' x 36' in dimension) in lieu of the maximum permitted 168 sq.ft. (1.5' x 112') to be located on the building. 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 hearing on behalf of the Petitions were Scott Dorsey and Gena Scaggs, representatives of LRS Group, LLC, property owners, David Martin, Registered Landscape Architect with George W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this property, Al Rubeling, Registered Architect, Brian Hudkins, Robb Merritt, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.12 acres, more or less, zoned M.L.-I.M., and is improved with a one-story masonry building of 9,870 sq.ft. The property was formerly occupied by Bell Atlantic Mobile; however, they have since relocated their operation. The Petitioners now wish to lease the subject site to Gramophone, a business which offers audio and visual entertainment equipment to the general public. Much of the merchandise sold by Gramophone includes large screen and projection-type television devices. Given the size and magnitude of these items, the Petitioners offer mock living room/family room settings in which these items can be displayed and demonstrated, which requires a substantial amount of space. Obviously, the 10% limit is much too restrictive to allow the Petitioners to operate successfully. In addition, the Petitioners need a great deal of space for the storage of inventory, due to the size and magnitude of the merchandise they sell. Thus the relief requested in the Petition for Special Hearing is necessary in order to proceed as proposed.

The Petitioners have also requested a variance to allow a larger identification sign to be located on the building. Testimony revealed that the Petitioners submitted architectural renderings of the building and proposed sign to the Office of Planning for review and approval. The Office of Planning has approved same as being consistent with the existing use of the property and compatible with other uses in the area. As evidenced by the comments prepared by Jeffrey Long, a representative of that agency, dated July 29, 1997, the Office of Planning supports the Petitioners' requests, both in locating within the subject building and the sign variance.

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).

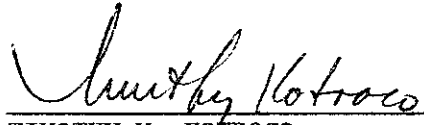
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, 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 special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of September, 1997 that the Petition for Special Hearing seeking approval of a retail sales showroom of up to 45% of a warehouse/office building as incidental retail sales in lieu of the maximum permitted 10%, pursuant to Section 253.1.F.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 413.6 of the B.C.Z.R. to permit an identification sign of 288 sq.ft. (8' x 36' in dimension) to be located on the building in lieu of the maximum permitted 168 sq.ft. (1.5' x 112'), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 9, 1997

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N/S Aylesbury Road, 225' W of the c/l York Road
(4 West Aylesbury Road)
9th Election District - 4th Councilmanic District
LRS Group, LLC - Petitioners
Case No. 98-2-SPHA

Dear Mr. Hoffman:

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

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

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Scott Dorsey and Ms. Gena Scaggs, LRS Group, LLC
2066 Lord Baltimore Drive, Baltimore, Md. 21244

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4 West Aylesbury Road
which is presently zoned ML-IM

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 part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a retail sales showroom of up to forty-five percent (45%) of a warehouse/office building
as incidental retail sales under Section 253.1.F.1. *in lieu of 10%*

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

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

Legal Owner(s):

Merritt LRS Group, L.L.C.

(Type or Print Name)

By:

Signature

Scott E. Dorsey, Member

(Type or Print Name)

Signature

2066 Lord Baltimore Drive

Address

410-298-2600

Phone No.

Baltimore

City

MD

State

21244

Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7-1-97

Zoning Administration
& Development Management

ORDER RECEIVED FOR FILING

Date

By

2



Petition for Variance

98-2-SHA

to the Zoning Commissioner of Baltimore County

for the property located at 4 West Aylesbury Road
which is presently zoned ML-IM

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 part of hereof, hereby petition for a Variance from Section(s)

413.6 to permit a 8 ft. by 36 ft. (288 sq. ft.) sign to be located on the building in lieu of the permitted 1½ ft. by 112 ft. (168 sq. ft.)

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

To be determined at hearing.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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

Legal Owner(s):

LRS Group, L.L.C.

(Type or Print Name)

By:

Signature

Scott Dorsey, Member

(Type or Print Name)

Signature

2066 Lord Baltimore Drive

Address

410-298-2600

Phone No.

Baltimore

City

MD

State

21244

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

MD

State

21204

Zipcode



ORDER RECEIVED FOR FILING
Date
By

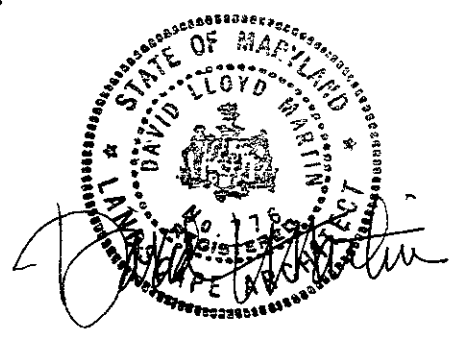
982 SPHA

ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point on the north side of Aylesbury Road (80 feet wide), distant 255.00 feet westerly from the west side of York Road (66 feet wide), and at the end of the third line described in the Agreement of Lease dated September 29, 1958 between Kilmarnock Associates and M.T.D. Research and Development Corporation which is recorded among the Land Records of Baltimore County in Liber 3541, folio 542, and running thence with and binding on said north side of Aylesbury Road, South 70 degrees 14 minutes 17 seconds West 82.00 feet and by a line curving to the right with a 340.00 foot radius the distance of 158.95 feet, said arc being subtended by a chord bearing South 83 degrees 37 minutes 52 seconds West 157.51 feet, thence leaving Aylesbury Road and running due North 226.88 feet to intersect a line drawn parallel to Aylesbury Road and 250.00 feet northerly therefrom, measured at a right angle thereto, thence binding on said line, North 70 degrees 14 minutes 17 seconds East 158.50 feet to the beginning of said third line in the aforementioned Lease to M.T.D. Research and Development Corporation, thence with and binding on said third line and parallel to and 255.00 feet westerly, measured at right angles, from the west side of York Road, South 19 degrees 45 minutes 43 seconds East 250.00 feet to the place of beginning. The improvements thereon being known as 4 West Aylesbury Road.

CONTAINING 1.12 acres of land, more or less.

2



This description for zoning purposes only, not for transfer of property or mortgage releases.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/31, 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 7/31, 1997.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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: #98-2-SPHA
4 W/ Aylesbury Road
W/S Aylesbury Road, 255
Westerly from W/S York Road
4th Election District
3rd Councilmanic
Legal Owner(s):
LRS Group, LLC

Special Hearing: to approve a retail sales showroom of up to forty-five percent (45%) of a warehouse/office building as incidental retail sales.

Hearing: Thursday, August 28, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

7/456 July 31 C162208

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041069

DATE

188, 97

ACCOUNT

R-001-6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

Venable

FOR:

4 West Applebury Rd
Additional variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/18/1997 7/18/1997 10:08:36

REG 4506 CASHIER BTRY BVT JANNER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 015838

OR NO. 041069

DELT

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041087

DATE

18/6/97

ACCOUNT

R-001-6150

Z CAN

AMOUNT

\$ 100.00

RECEIVED
FROM:

Venerable

FOR:

4 West A. Jesbury Rd

Revision Fee

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/18/1997 7/18/1997 13:51:01

REG 4506 CASHIER KIM KIM DRAWER
MISCELLANEOUS CASH RECEIPT

Receipt # 007262
CR NO. 041087

OFLN

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041010

DATE

7-

ACCOUNT

R001-6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

LOS Equip. L.L.C.

4 West Ayle-

Ruby

(040) SDH.

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS ACTUAL TIME
7/11/1997 7/11/1997 10:30:22

REG 4504 CASHIER LORI LOR DRAWER
MISCELLANEOUS CASH RECEIPT

Receipt # 010466
CR NO. 041010

OFLN

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.:

98-2-SPHA

Petitioner/Developer: LRS GROUP, LLC
c/o ROBERT HOFFMAN

Date of Hearing/Closing: 8/28/97

@ 2:00 PM

RM-407 - C.C.B.

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 #4 W. AYLESBURY RD.

The sign(s) were posted on

7/29/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/29/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

354

98-2-SPHA
#4 AYLESBURY RD.

P

H-8/28/97

98-2-SPHA
#4 AYLESBURY RD.

H-8/28/97

Request for Zoning: Variable Special Exception, or Special Hearing

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-2-SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO APPROVE A RETAIL
SALES Showroom of up to 45% of A
WAREHOUSE / OFFICE BUILDING AS INCIDENTAL RETAIL
SALES. ~~WARE~~

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

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:

ZONING NOTICE

Case No.: 98-02-SPHA

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

PLACE: *

DATE AND TIME: *

REQUEST: To permit an 8' x 36', 288 sq' on an
ML zoned building is less of the MAXIMUM
1 1/2' * 112, 168 sq'

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



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (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.: 2

Petitioner: LBS Group, LLC

Location: 4 West Ayresburg Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormord

ADDRESS: 1017 ERWIN DRIVE

Joppa, Md 21085

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
July 31, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
Venable Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

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: 98-2-SPHA
4 W. Aylesbury Road
N/S Aylesbury Road, 255' Westerly from W/S York Road
4th Election District - 3rd Councilmanic
Legal Owner(s): LRS Group, LLC

Special Hearing to approve a retail sales showroom of up to forty-five percent (45%) of a warehouse/office building as incidental retail sales.
Variance to permit a 8 foot by 36 foot (288 sq. ft.) sign to be located on the building in lieu of the permitted 1-1/2 ft. x 112 ft. (168 sq. ft.)

HEARING: THURSDAY, AUGUST 28, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley 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

July 25, 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: 98-2-SPHA

4 W. Aylesbury Road

N/S Aylesbury Road, 255' Westerly from W/S York Road

4th Election District - 3rd Councilmanic

Legal Owner(s): LRS Group, LLC

Special Hearing to approve a retail sales showroom of up to forty-five percent (45%) of a warehouse/office building as incidental retail sales.

Variance to permit a 8 foot by 36 foot (288 sq. ft.) sign to be located on the building in lieu of the permitted 1-1/2 ft. x 112 ft. (168 sq. ft.)

HEARING: THURSDAY, AUGUST 28, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: LRS Group, LLC
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 13, 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

August 22, 1997

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

RE: Item No.: 2
Case No.: 97-2-SPHA
Petitioner: LRS Group, LLC

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 July 1, 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 (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a rectangular stamp that contains the word "RECEIVED" in a grid pattern.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

INTEROFFICE CORRESPONDENCE

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

DATE: July 21, 1997

FROM: Robert W. Bowling, Chief ~~3/25/97~~ ROBERT W. BOWLING
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997
 Item No. 002

The Development Plans Review Division has reviewed the subject zoning item. If proposal requires a change of use permit, conformance with the Landscape Manual to the extent possible is required.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901

Towson, MD 21286-5500

(410) 887-4500

Arnold Jablon, Director

Zoning Administration and Development Management

Baltimore County Office Building

Towson, MD 21204

MAIL STOP-1105

RE: Property Owner: LRS Group, L.L.C.

Parcels 1 & 2: Chris Teodoropoulos &

Konstantin Theodoropoulos; Parcels A-1

& A-2: George D. Mathias

Location: DISTRIBUTION MEETING OF July 14, 1997

Item No.: 002, 005

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT A. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 29, 1997

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

SUBJECT:

INFORMATION

Item Number: 2

Petitioner: LRS Group, L.L.C.

Zoning: ML-IM

Requested Action: Special Hearing and Variance

Summary of Recommendations:

The Office of Planning and the Department of Economic Development have met with the applicant's representative, Robert A. Hoffman, to discuss the reuse of the subject property. The proposed use of the site as a retail sales showroom of up to 45% of a warehouse/office building as incidental retail sales under Section 253.1.F.1 is consistent with the existing use of the property and compatible with other uses located along Aylesbury Road. Therefore, the Office of Planning and Department of Economic Development support the subject request.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

AFK/JL

RECEIVED

31 1997

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

7/14/97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date:

7/14/97

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

Item #'s:

591
559
579
002
005
006
007
004

RBS:sp

BRUCE2/DEPRM/TXTSBP

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 29, 1997

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

SUBJECT:

INFORMATION

Item Number: 2

Petitioner: LRS Group, L.L.C.

Zoning: ML-IM

Requested Action: Special Hearing and Variance

Summary of Recommendations:

The Office of Planning and the Department of Economic Development have met with the applicant's representative, Robert A. Hoffman, to discuss the reuse of the subject property. The proposed use of the site as a retail sales showroom of up to 45% of a warehouse/office building as incidental retail sales under Section 253.1.F.1 is consistent with the existing use of the property and compatible with other uses located along Aylesbury Road. Therefore, the Office of Planning and Department of Economic Development support the subject request.

Prepared by: *Jeffrey W. Lenz*

Division Chief: *Pat Keller*

AFK/JL

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

98-2 SPHA

DATE: July 1, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #2
4 West Aylesbury Road

Advised applicant a petition for variance may also be required (i.e., area variance for percentage of sales).

Show on plan wall of division between warehouse use and sales area.

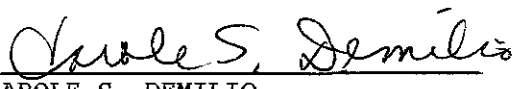
JCM:scj

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
4 W. Aylesbury Road, N/S Aylesbury Rd,	*	ZONING COMMISSIONER
55' Westerly from W/S York Road		
4th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
LRS Group, LLC	*	CASE NO. 98-2-SPHA
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.


PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


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 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

ADDRESS

216 ALLEGHENY 21204

658 FAMILIARITY AVE. 21204

10801 Tony Drive Lutherville, Md 21093

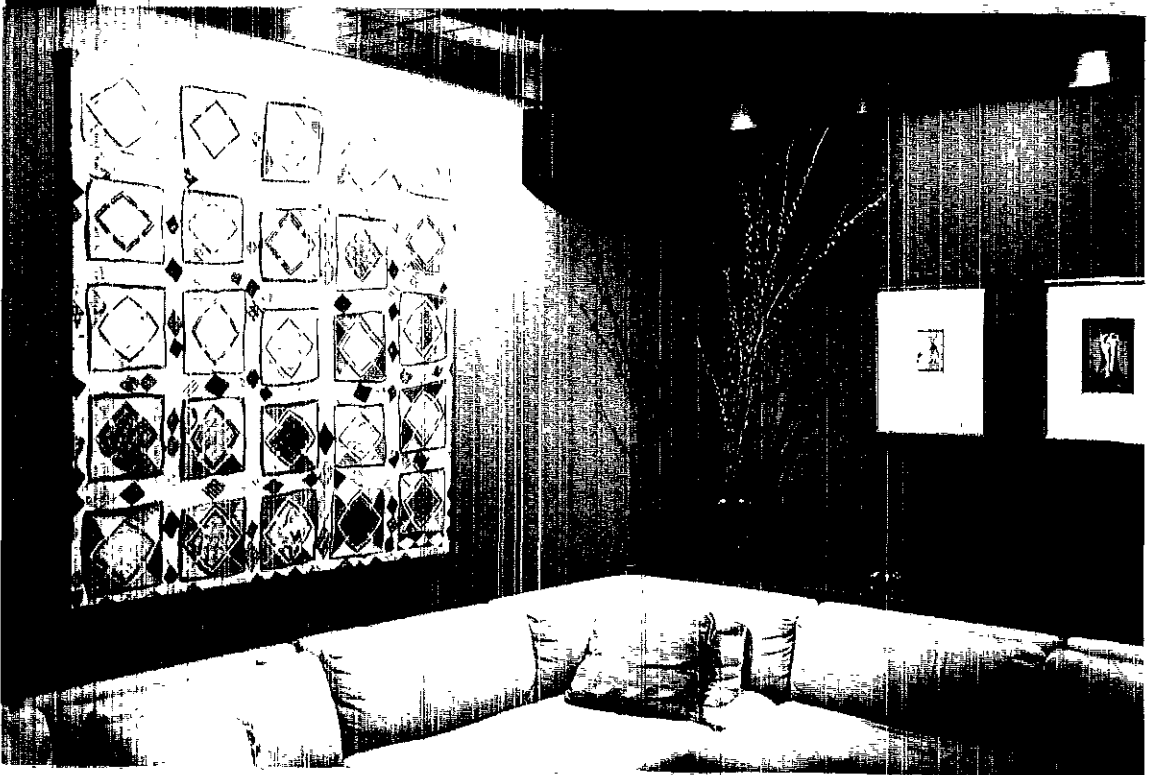
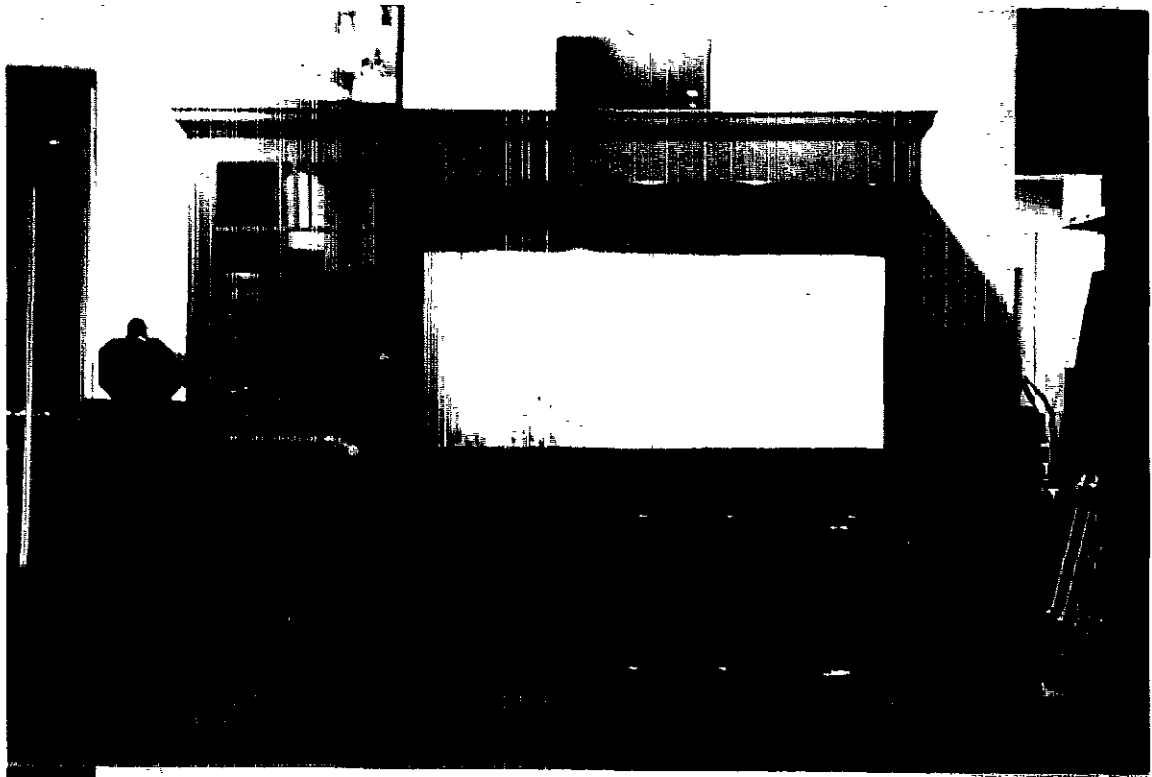
401 JEFFERSON AVE TOWSON 21226

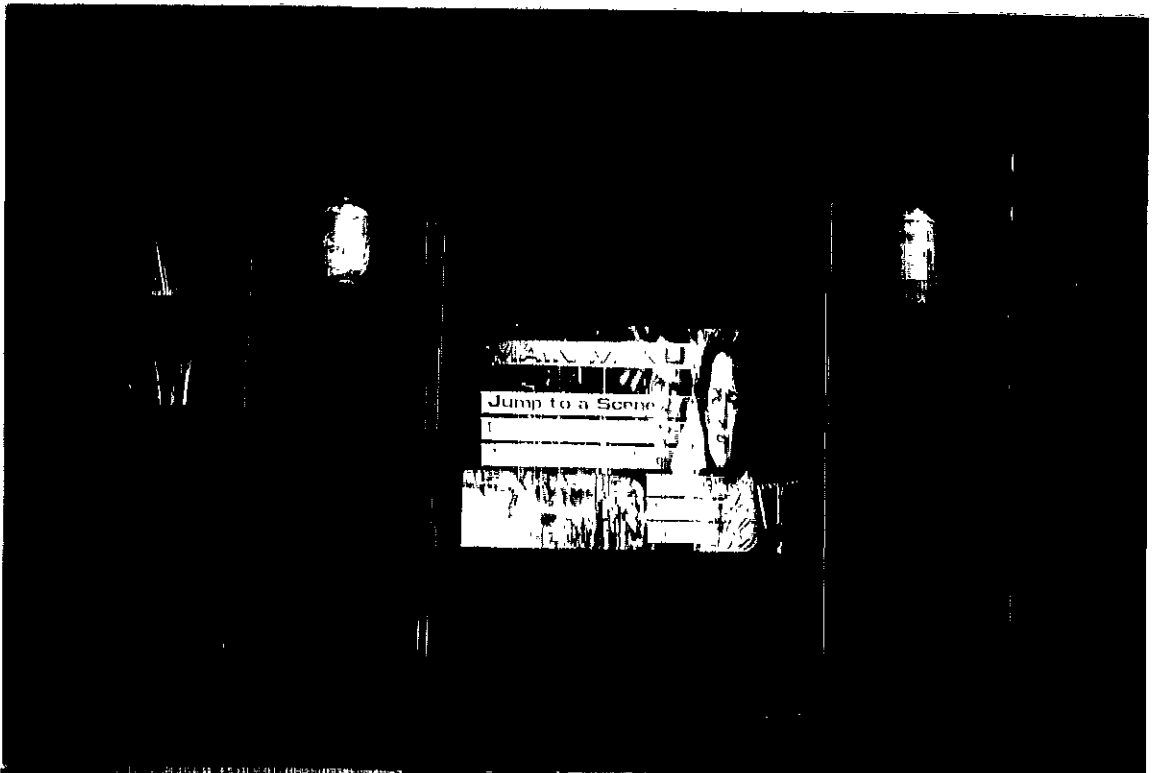
1107 TIMBER TRAIL 21286

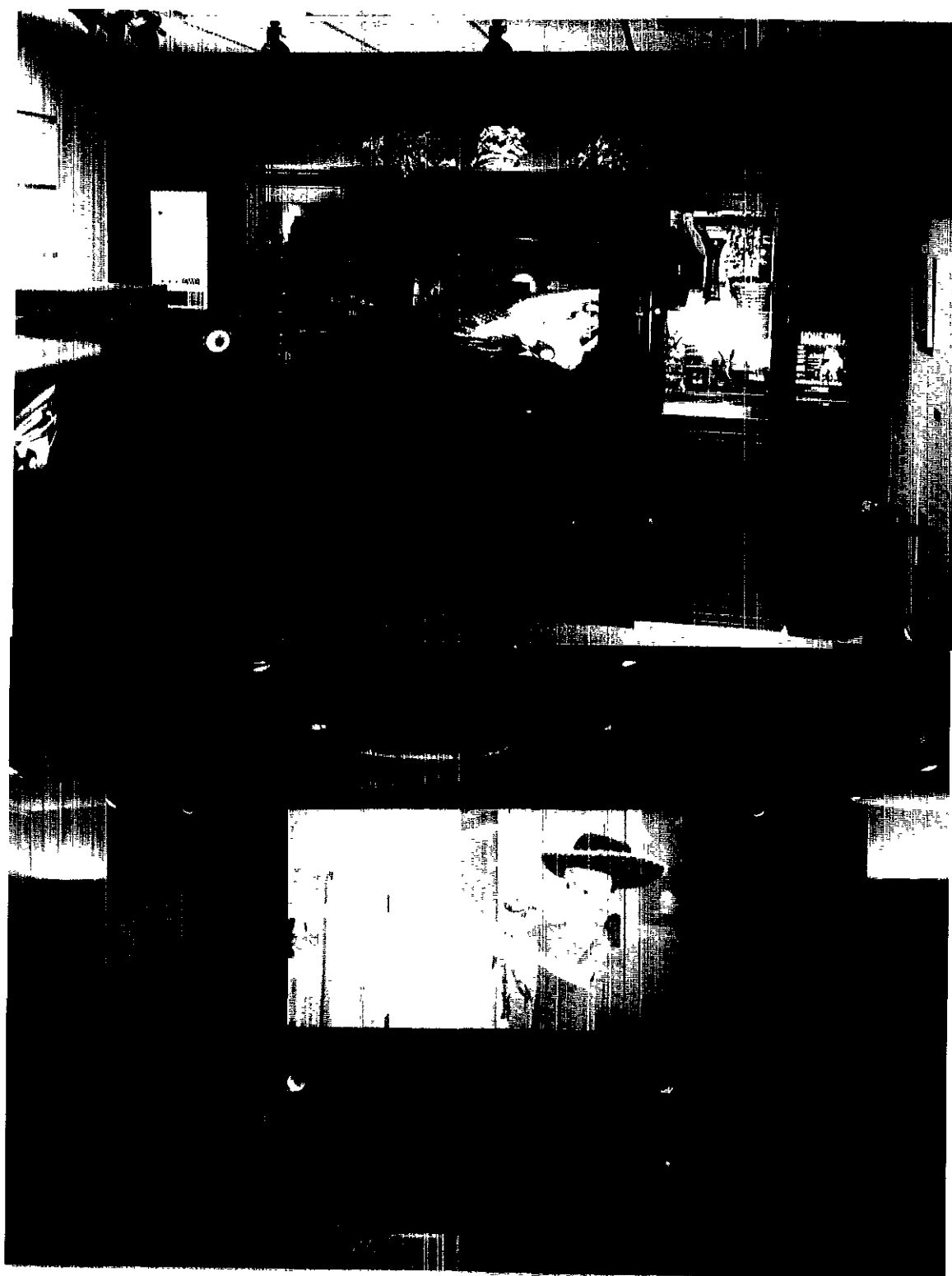
2066 LORD BALTO DR. 21244

photographs

Case 98-2-SPA







800-762-2777

containing 1.12 acres of land, more or less

SCALE: 1/8" = 1'-0"



SIGN B ELEVATION



REFERENCE

4) Subject property is zoned ML-1M.



(410) 825-8120

MIL-IN



31

PROPOSED USE

SIGNAGE TABULATION

SIGN A PERMITTED = 138 S.F. (1.5 x 92')

PERMITTED SIGN AREA

10
 11
 12
 13
 14
 15

HEARING REQUEST

LING VARIAN

TIMONIUM, MARYLANDE

SCALE: 1 INCH = 30 FEET

DATE: APRIL 10, 1991

S.F. AS DEFINED IN SECTION 413.6 A

S.F. AS DEFINED IN SECTION 413.6 A



P - SW
P - NW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kim Kennedy
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION TIMONUM 2	SHEET N. W. 13-A
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