

IN RE: PETITION FOR SPECIAL HEARING
NE/S York Road, 648' & 701' E
of the c/l of Ridgely Road
(1725 York Road)
8th Election District
4th Councilmanic District

Lan Lea Realty Company
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-63-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Lan Lea Realty Company, by Robert E. Morrow, President, Royal York Realty Corporation, a General Partner, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks approval of a use permit for parking in a residential zone in accordance with the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert A. Hoffman, Esquire, attorney for the Petitioner, and Charles V. Main and George E. Gavrelis, Professional Engineers with Daft-McCune-Walker, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 8.001 acres, of which 7.128 acres are zoned B.L., and the remaining 0.828 acres zoned D.R.16. The property is presently improved with a residential apartment complex; however, the Petitioner is desirous of redeveloping the site for retail/commercial use. As shown on the site plan, the existing apartment buildings will be razed and several one-story retail buildings constructed in their place. Testimony indicated that the Petitioner has entered into a restrictive covenant agreement

ORDER RECEIVED FOR FILING

Date

By

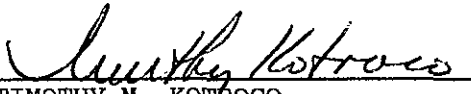
with the surrounding community, as reflected on the site plan, to address their concerns regarding the proposed improvements. However, in order to proceed as proposed, the requested special hearing is necessary to permit parking in the D.R.16 zoned portion of the site.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of September, 1997 that the Petition for Special Hearing seeking approval of a use permit for parking in a residential zone, 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 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 9/29/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

September 29, 1997

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

RE: PETITION FOR SPECIAL HEARING
NE/S York Road, 648' & 701' E of the c/l of Ridgely Road
(1725 York Road)
8th Election District - 4th Councilmanic District
Lan Lea Realty Company - Petitioner
Case No. 98-63-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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. Robert E. Morrow, President, Royal York Realty Corp.
825 Third Avenue, New York, NY 10022

People's Counsel; Case Files





Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at East side York Road approximately 570 ft.

98-63-SPH

south of Ridgely Road (1725 York Rd)

which is presently zoned DR16, BL

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

use permit to park in a residential zone.

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.

(410) 494-6200

Address

Phone No

Towson

MD

21204

State

Zipcode

Legal Owner(s):

Lan Lea Realty Company
c/o Royal York Realty Corporation, General Partner

(Type or Print Name)

By:

Signature

Robert E. Morrow, President

(Type or Print Name)

Signature

825 Third Avenue

212-593-4600

Address

Phone No.

New York

NY

10022

City

State

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

(410) 494-6200

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

8-15-9

#63

ORDER RECEIVED FOR FILING

Date

By

RECEIVED AUG 21 1997



Description

**To Accompany Petition for
Variance and Use Permit**

7.128 Acre Parcel

98-63-SPH **Northeast Side of York Road
Southeast of Ridgely Road**

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

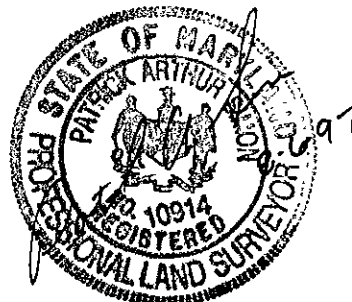
Environmental Professionals

Beginning for the same on the northeast side of York Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Ridgely Road with the centerline of York Road (66 feet wide) (Maryland Route 45) (1) Southeasterly along the centerline of York Road 701 feet, more or less, and thence (2) Northeasterly 33 feet to the point of beginning, thence leaving said beginning point and running the nine following courses and distances, viz: (1) North 77 degrees 18 minutes 09 seconds East 76.90 feet, thence (2) South 12 degrees 41 minutes 51 seconds East 55.00 feet, thence (3) North 77 degrees 18 minutes 09 seconds East 144.00 feet, thence (4) North 12 degrees 41 minutes 51 seconds West 35.00 feet, thence (5) North 57 degrees 41 minutes 51 seconds West 28.28 feet, thence (6) North 20 degrees 11 minutes 51 seconds West 156.27 feet, thence (7) North 74 degrees 59 minutes 03 seconds East 414.48 feet, thence (8) South 31 degrees 30 minutes 43 seconds East 512.70 feet, and thence (9) South 70 degrees 07 minutes 12 seconds West 712.56 feet to intersect the northeast side of York Road, thence binding on the northeast side of York Road (10) North 20 degrees 11 minutes 51 seconds West 406.17 feet to the point of beginning; containing 7.128 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 6, 1997

Project No. 95020.B (L95020.B.5)



Description

To Accompany Petition for

Variance and Use Permit

0.247 and 0.581 Acre Parcels

Northeast Side of York Road

Southeast of Ridgely Road

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the first on the northeast side of York Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Ridgely Road with the centerline of York Road (66 feet wide)(Maryland Route 45) (1) Southeasterly along the centerline of York Road 648 feet, more or less, and thence (2) Northeasterly 251 feet to the point of beginning, thence leaving said beginning (1) North 74 degrees 59 minutes 03 seconds East 208.22 feet to intersect the zoning line separating the DR-16 Zone from the BL Zone as shown on the 1996 Comprehensive Zoning Map of Baltimore County, thence binding along part of said zoning line, the three following courses and distances, viz: (2) Southwesterly by a line curving to the left with a radius of 50.00 feet for a distance of 2.76 feet (the arc of said curve being subtended by a chord bearing South 41 degrees 46 minutes 53 seconds West 2.76 feet and having a beginning tangent bearing of South 43 degrees 21 minute 45 seconds West and a departing tangent bearing of South 40 degrees 12 minutes 01 second West), thence (3) South 40 degrees 12 minutes 01 second West 36.59 feet, and thence (4) Southwesterly by a line curving to the right with a radius of 325.00 feet for a distance of 180.49 feet (the arc of said curve being subtended by a chord bearing South 56 degrees 06 minutes 37 seconds West 178.18 feet and having a beginning tangent bearing of South 40 degrees 12 minutes 01 second West and a departing

tangent bearing of South 72 degrees 01 minute 14 seconds West), thence leaving said zoning line (5) North 20 degrees 11 minutes 52 seconds West 80.35 feet to the point of beginning; containing 0.247 acres of land, more or less.

Beginning for the second on the northeast side of York Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Ridgely Road with the centerline of York Road (66 feet wide)(Maryland Route 45) (1) Southeasterly along the centerline of York Road 672 feet, more or less, and thence (2) Northeasterly 511 feet to the point of beginning, said beginning point being situated in the zoning line separating the DR-16 Zone from the BL Zone as shown on the 1996 Comprehensive Zoning Map of Baltimore County, thence leaving said beginning point and running the three following courses and distances, viz: (1) North 74 degrees 59 minutes 03 seconds East 71.77 feet, thence (2) South 31 degrees 30 minutes 43 seconds East 364.68 feet, and thence (3) South 70 degrees 07 minutes 12 seconds West 85.15 feet to intersect the aforesaid zoning line separating the DR-16 Zone from the BL Zone, thence binding along part of said zoning line, the following two courses and distances, viz: (4) North 26 degrees 48 minutes 25 seconds West 331.52 feet, and thence (5) Northwesterly by a line curving to the left with a radius of 50.00 feet for a distance of 40.65 feet (the arc of said curve being subtended by a chord bearing North 50 degrees 06 minutes 02 seconds West 39.54 feet and having a beginning tangent bearing of North 26 degrees 48 minutes 25 seconds West and a departing tangent bearing of North 73 degrees 23 minutes 39 seconds West) to the point of beginning; containing 0.581 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 4, 1997

Project No. 95020.B (L95020.B.2)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 8/15/97 ACCOUNT R-001-6150

ITEM No. 63
98.63 042723

040 Special Hearing AMOUNT \$ 250.00

RECEIVED
FROM: Yenable

FOR: (SPH) 1725 York Rd
Reg. T.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
8/15/1997	8/15/1997	11:28:18
REG 001	CASHIER CLUM CML	DRAWER
MISCELLANEOUS CASH RECEIPT		
Receipt #	018957	0414
CR NO.	042723	

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 28, 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 Aug 28, 1997.

THE JEFFERSONIAN,

A. Henrickson
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: #98-03-SPH
1726 York Road
NE's York Road - 672
and 701 9th St. of 124 Ridgely Road
8th Election District
4th Councilmanic
Legal Owner(s):

Lan Lea Realty Company
Special Hearing: to approve a use permit to park in a residential zone.

Hearing: Friday, September 19, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake 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

8/31 August 28 C169205

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: Case No.: 98-63 SPH

Petitioner/Developer: LAN-LEA REALTY CO, ETAL
% ROBERT HOFFMAN, ESQ.

Date of Hearing/Closing: 9/19/97
@ 9⁰⁰ AM

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 #1725 YORK ROAD

The sign(s) were posted on 8/28/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/29/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

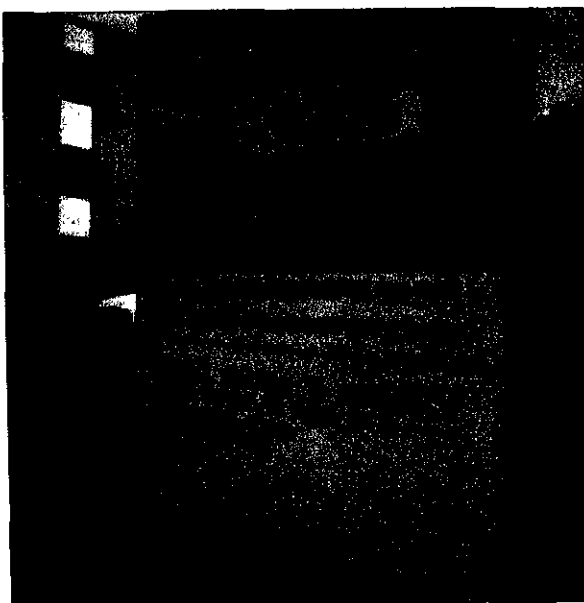
523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905 8571
Pager (410) 666-6364



98-63 SPH V.B.H.
#1725 YORK ROAD
H. 9/19/97 @ 9⁰⁰

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.: 98-63 SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: Special Hearing to permit parking
in a Residential zone.

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

(98-63 SPH)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake
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.: 63

Petitioner: Lan Lea Realty Co. (1725 York Rd)

Location: Eastside York Rd. 570' south of Ridgely Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Oremars

ADDRESS: 210 Allegheny Ave

Towson, Md. 21204

PHONE NUMBER: 410-494-6701

AJ:ggg

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 15, 1997

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #63
1725 York Road

The zoning petition was partially reviewed by myself. Then Regulo accepted the petition for filing. In my review, I did not think a building setback variance was required so only a special hearing was filed. Any questions, let me know.

MJK:scj

TO: PUTUXENT PUBLISHING COMPANY
August 28, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
Venable Baetjer and Howard LLP
210 Allegheny Avenue
Towson MD 21204
410-494-6200

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: 98-63-SPH
1725 York Road
NE/S York Road, 648', 672', and 701' SE of c/l Ridgely Road
8th Election District - 4th Councilmanic
Legal Owner(s): Lan Lea Realty Company

Special Hearing to approve a use permit to park in a residential zone.

HEARING: FRIDAY, SEPTEMBER 19, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake 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

August 22, 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: 98-63-SPH
1725 York Road
NE/S York Road, 648', 672', and 701' SE of c/l Ridgely Road
8th Election District - 4th Councilmanic
Legal Owner(s): Lan Lea Realty Company

Special Hearing to approve a use permit to park in a residential zone.

HEARING: FRIDAY, SEPTEMBER 19, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Lan Lea Realty Company
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 3, 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

September 11, 1997

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

RE: Item No.: 63
Case No.: 97-63-SPH
Petitioner: Lan Lea Realty Company

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 August 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 black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "W" at the beginning.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 25, 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 AUGUST 25, 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. THE FOLLOWING INFORMATION APPLIES TO THE BELOW MENTIONED ITEM NUMBERS: 053, 056, 061, AND 063

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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 P. SAUERWALD

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

cc: File



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: August 29, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 2, 1997
 Item No. 063

 The Development Plans Review Division has reviewed the subject zoning item. If granted, the RTA buffer may be subject to additional content and design refinement.

RWB:HJO:jrb

cc: File

ZONE902.063

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

TO: PDM
FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 25, 97

DATE: 8/26/97

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

Item #'s: 52
53
56
57
58
60
61
62
63
64

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-5-7

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

RE: Baltimore County
Item No. 063 (MSK)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a ~~field inspection reveals~~ ^{proposed} the existing entrance ~~(4)~~ onto MD/16 ^{#45}. ~~are~~ ^{is} acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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 *Bob Small*
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

RE: PETITION FOR SPECIAL HEARING
1725 York Road, NE/S York Road, 648',
672', and 701' SE of c/l Ridgely Road
8th Election District, 4th Councilmanic

Lan Lea Realty Company
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-63-SPH

* * * * *

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

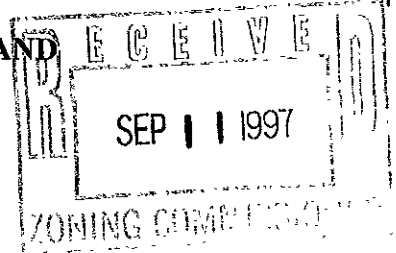
I HEREBY CERTIFY that on this 3rd day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: September 9, 1997

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

SUBJECT: 1725 York Road

INFORMATION

Item Number: 63

Petitioner: Lan Lea Realty Co.

Zoning: DR16 and BL

Based upon a review of the information provided, Staff offers the following comments:

1. Plan needs to specify roof-mounted equipment and how noise will be shielded from adjacent residences.
2. This office would like to examine two cross-sections.
 - a) First: from the middle of lot 20 through berm, parking and building
 - b) Second:: from lots 22/23 through parking/loading area and building (see drawing 1 of 2)
3. South building wall should be extended eastward and northward to enclose the loading area
4. Outdoor electrical outlets should be installed to accommodate refrigerated trucks in rear of buildings.

Arnold Jablon
Subject 1725 York Rd.
September 9, 1997
Page 2

5. A board-on-board privacy fence should be installed along rear of property between berm and residences.
6. Plan needs to show building elevations, specifying finishes for all sides of the building.

Prepared by: _____

Jeffrey W. L.

Division Chief: _____

Samuel L. Kerns

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Hoffman

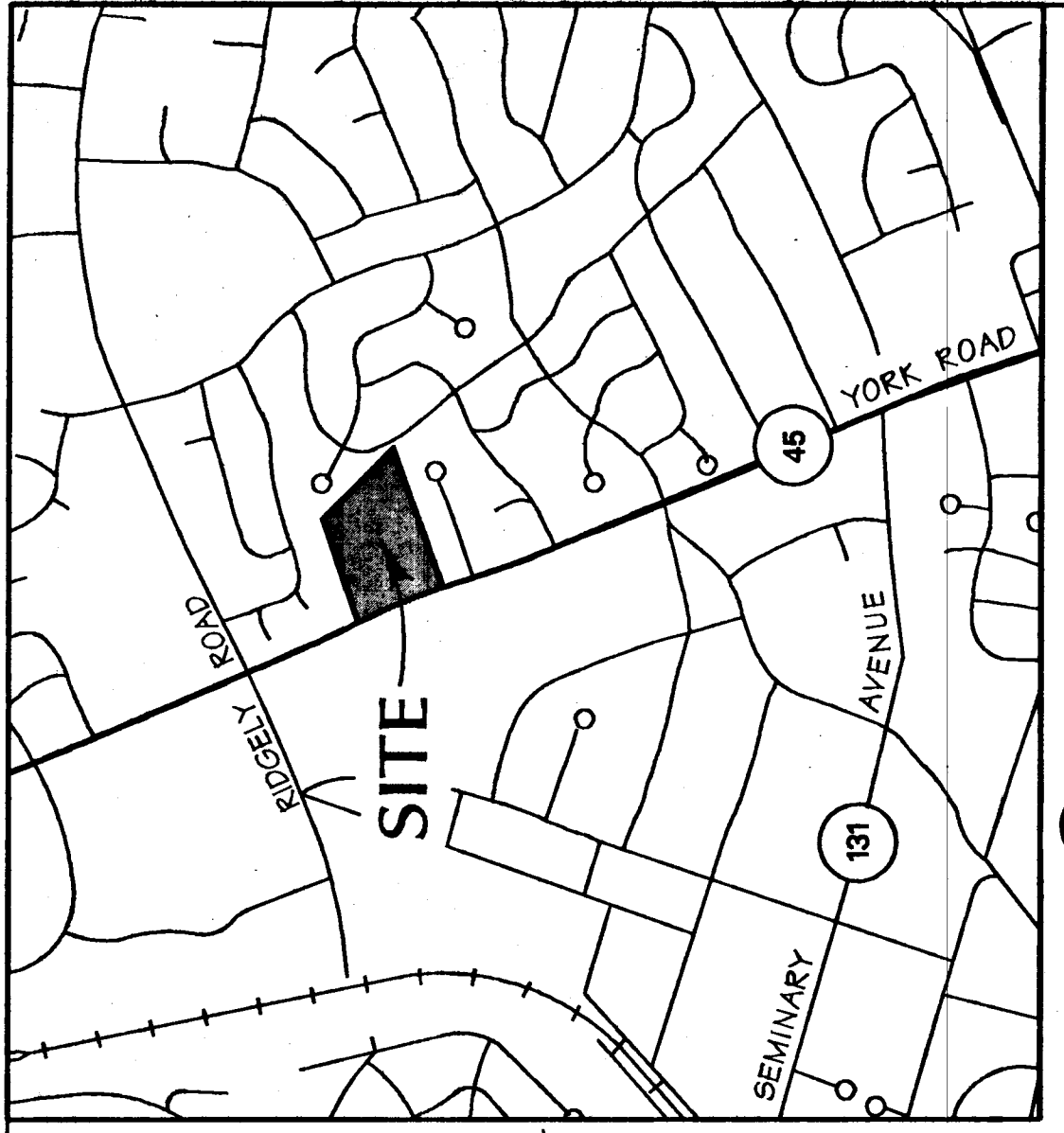
ADDRESS

210 Allegheny Ave 21204

Charles V. Main
George F. Garrels

DMV 200 E. Penn Ave
TOWSON 21206





Vicinity Map
1" = 1,000

- Legend**
- Computed Tract Boundary
 - Adjacent Property Line
 - Zoning District
 - Specimen Tree
 - Under Ground Tanks
- Proposed Plants**
- 17 Deciduous Trees
 - 102 Evergreen Trees
 - 26 Ornamental Trees
 - 145 Proposed Trees
- Existing Plants to Remain**
- 31 Existing Trees To Remain
- DATA SOURCES**
- The topography shown hereon is based on DMW topography survey completed on March 21, 1995.
 - Property lines shown hereon are based on DMW boundary survey completed on March 21, 1995.
 - Zoning lines shown hereon are taken from Baltimore County 200 Scale Zoning Map NW 12-A.

DMW
Date: 08/08/97
300 East Pennsylvania Avenue
Towson, Maryland 21206
Tel: 410-286-1700

**PLAN TO ACCOMPANY
PETITION FOR
VARIANCE
USE PERMIT**

Lan Lea Property
1725 York Road
Lutherville, Maryland 21093

PRINTED
AUG 07 1997
DAVE-MACQUE-WALKER, INC.

PARKING TABULATION

Category	Area (sq. ft.)	Number of Spaces
Permitted Required	1,000	10
Permitted Excess	1,000	10
Permitted Deficit	1,000	10

PERMITS

REVISIONS

DATE	BY	REVISIONS

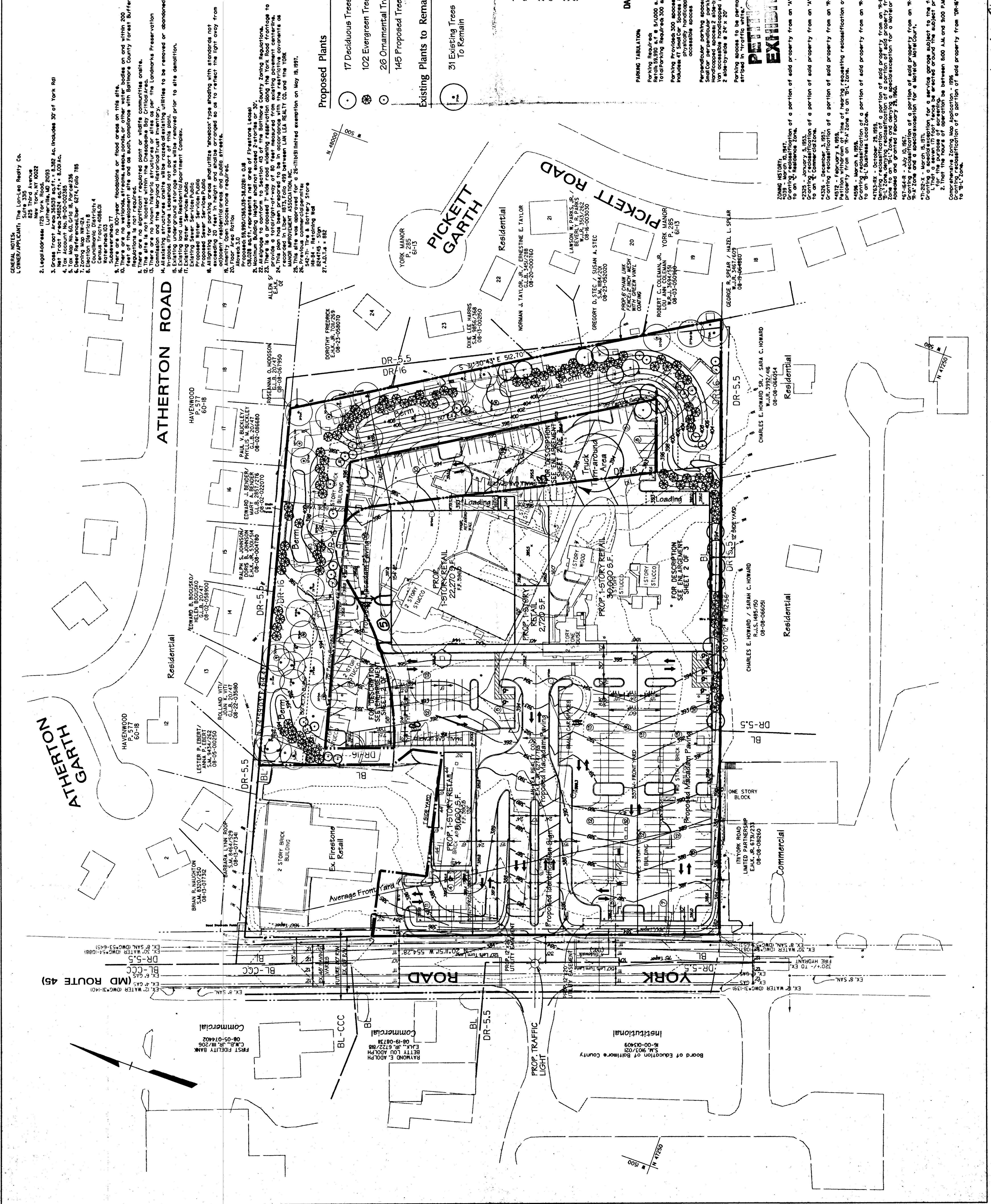
ISSUE DATES

BASE	RGB
REVIEW	RGB
BID	RGB
PERMIT	RGB
CONSTRUCTION	RGB

SCALE: 1" = 50'

PROJECT NO: 95020.8

DRAWING: 1 OF 2



As filed 8/15/97 Hm # 63

