

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - SE/S Cronridge Dr.,
640'NE of the c/l Cronhill Dr. * DEPUTY ZONING COMMISSIONER
(Lot 28, Owings Mills Commerce Ctr.)
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Case No. 98-164-SPHA
OMCC Lot 28 Limited Part., Owner;
Jarrett Industries, Contract Purchaser

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before me for consideration of Petitions for Special Hearing and Variance filed by OMCC Lot 28 Limited Partnership, owner of the subject property, and Jarrett Industries, Contract Purchaser, by and through John P. Evans, Esquire, attorney for the Petitioners. The Petitioners seek special hearing relief to approve the use of the subject property for office, warehouse, assembling or other comparable light processing or treatment of articles of merchandise and packaging of previously prepared materials such as cellophane and paper, cellophane-products processing-restricted production, and paper- and paperboard-products processing-restriction production, as being consistent with the requirements of Section 253.1, 253.3 and 241.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners seek variance relief from the B.C.Z.R. as follows: 1) From Sections 303.2, 238.1 and 255.1 to permit a front yard setback of 32 feet in lieu of the required 85 feet; 2) from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet; and 3) from Sections 255.2 and 243.3 to permit a rear yard setback of 30 feet in lieu of the required 50 feet. 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.

ORDER RECEIVED FOR FILING

Date

By

Appearing at the hearing on behalf of the Petitions were Les Leeb and Mel Leeb, representatives of Jarrett Industries, Charles Main II and Melanie Moser with Daft-McCune-Walker, Inc., who prepared the site plan for this property, and John P. Evans, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.8694 acres, more or less, zoned M.L.-I.M. and is presently unimproved. The property is located within the Owings Mills Commerce Center and is known as Lot 28 thereof. Jarrett Industries wishes to purchase the subject property and construct a one-story office/warehouse building with accessory parking. The Petitioners are in the packaging distribution business and are desirous of moving their operation from their current location in Roland Park to the subject site. However, due to the steep slopes that are located to the rear of this particular parcel and the irregular configuration of the property, the requested variances are necessary. Furthermore, the special hearing relief is necessary to insure that the manner in which they intend to utilize the property fits within those applicable Sections of the B.C.Z.R.

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 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 these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of December, 1997 that the use of the subject property for office, warehouse, assembling or other comparable light processing or treatment of articles of merchandise and packaging of previously prepared materials, such as cellophane and paper, cellophane-products processing-restricted production, and paper- and paperboard-products processing-restricted production, is consistent with the requirements of Section 253.1, 253.3 and 241.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and as such, the Petition for Special Hearing is hereby GRANTED; and,

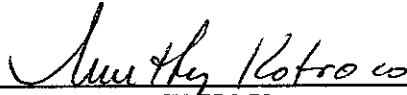
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: 1) From Sections 303.2, 238.1 and 255.1 to permit a front yard setback of 32 feet in lieu of the required 85 feet; 2) from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet; and 3) from Sections 255.2 and 243.3 to permit a rear yard setback of 30 feet in lieu of the required 50 feet, 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.

2) Prior to the issuance of any building permits, the Petitioners shall submit a landscape plan to Avery Harden, Landscape Architect for Baltimore County, for review and approval. In addition, the Petitioners shall submit building elevation drawings of the proposed building to the Office of Planning for review and approval prior to the issuance of any permits.

3) The Petitioners shall take appropriate steps to insure that no noise or excess lighting spills over into the adjacent residentially zoned properties.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER FILED FOR FILING
Date 12/2/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 2, 1997

John P. Evans, Esquire
Venable, Baetjer & Howard
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Cronridge Drive, 640'NE of the c/l Cronhill Drive
(Lot 28, Owings Mills Commerce Center)
4th Election District - 3rd Councilmanic District
OMCC Lot 28 Limited Part., Owner;
Jarrett Industries, Contract Purchaser
Case No. 98-164-SPHA

Dear Mr. Evans:

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. John A. Luetkemeyer, Jr., Pres., Continental Realty Investors Corp
17 W. Pennsylvania Avenue, Towson, Md. 21204

Mr. Melvin Leeb, Pres., Jarrett Industries
515 West Cold Spring Lane, Baltimore, Md. 21210

People's Counsel; Case Files





Petition for Special Hearing

98-164-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at Lot 28, Owings Mills Commerce Center

which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the use of the subject property for office, warehouse, assembling or other comparable light processing or treatment of articles of merchandise and packaging of previously prepared materials such as cellophane and paper, cellophane-products processing-restricted production, and paper-and paperboard-products processing-restricted production as being consistent with the requirements of Sections 253.1, 253.3, and 241.1 of the BCZR.

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 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:

Jarrett Industries

(Type or Print Name)

Signature

Melvin Leeb, President

515 West Cold Spring Lane

Address

Baltimore, MD 21210

City

State

Zipcode

Attorney for Petitioner:

John P. Evans

(Type or Print Name)

Signature

4th Floor

210 W. Pennsylvania Ave

Address

Phone No.

Towson, MD 21204

State

410-832-2027

Zipcode

Legal Owner(s):

OMCC Lot 28 Limited Partnership

(Type or Print Name)

Signature

John A. Luetkemeyer, Jr.

President of Continental Realty Investors

(Type or Print Name)

Corp., General Partner

Signature

17 W. Pennsylvania Ave

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

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

John P. Evans

410-832-2027

Name

210 W. Pennsylvania Ave, Towson, MD 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

JPA

DATE 10-23-97

164

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

98-164-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at Lot 28, Owings Mills Commerce Center

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 a part hereof, hereby petition for a Variance from Section(s) (1) 303.2, 238.1 and 255.1 to permit a front yard setback of 32 feet in lieu of the required 85 feet; (2) 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet; and (3) 255.2 and 243.3 to permit a rear yard setback of 30 feet in lieu of the required 50 feet.

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

To be presented at the 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 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.

Contract Purchaser/Lessee:

Jarrett Industries

(Type or Print Name)

Signature

Melvin Leeb, President

515 West Cold Spring Lane

Address

Baltimore, MD 21210

City

State

Zipcode

Attorney for Petitioner:

John P. Evans

(Type or Print Name)

Signature

4th Floor

210 W. Pennsylvania Ave 410-832-2027

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

(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):

OMCC Lot 28 Limited Partnership

(Type or Print Name)

Signature

John A. Luetkemeyer, Jr.

President of Continental Realty Investors Corp.,

(Type or Print Name)

General Partner

Signature

17 W. Pennsylvania Ave

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

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

John P. Evans

410-832-2027

Name

210 W. Pennsylvania Ave, Towson, MD 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SPH

DATE 10-23-97

164

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

98-164-SPHA

Description
To Accompany Petition for Special Hearing and Zoning Variance
2.180 Acre Parcel
Southeast Side of Cronridge Drive
Northeast Side of Cronhill Drive
Fourth 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

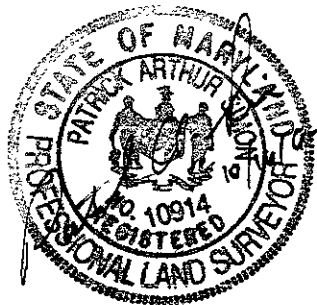
Beginning for the same on the southeast side of Cronridge Drive at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Cronridge Drive with the centerline of Cronhill Drive, viz: (1) Northwesterly, along said centerline of Cronridge Drive 687.17 feet, and thence (2) South 61 degrees 29 minutes 22 seconds East 30.00 feet to the point of beginning, thence leaving said point of beginning and binding on the southeast side of Cronridge Drive, the four following courses and distances, viz: (1) Northeasterly by a line curving to the right with a radius of 216.45 feet for a distance of 164.11 feet (the arc of said curve being subtended by a chord bearing North 50 degrees 13 minutes 49 seconds East 160.20 feet and having a beginning tangent bearing of North 28 degrees 30 minutes 38 seconds East and a departing tangent bearing of North 71 degrees 57 minutes 00 seconds East), thence (2) North 71 degrees 57 minutes 00 seconds East 500.00 feet, thence (3) Northeasterly by a line curving to the right with a radius of 399.51 feet for a distance of 101.08 feet (the arc of said curve being subtended by a chord bearing North 79 degrees 11 minutes 53 seconds East 100.81 feet and having a beginning tangent bearing of North 71 degrees 57 minutes 00 seconds East and a departing tangent bearing of North 86 degrees 26 minutes 46 seconds East), and thence (4) North 86 degrees 26 minutes 46 seconds East 235.37 feet,

thence leaving said road, and running the six following courses and distances, viz: (5) South 03 degrees 33 minutes 14 seconds East 20.00 feet, thence (6) South 86 degrees 26 minutes 46 seconds West 236.02 feet, thence (7) South 56 degrees 33 minutes 54 seconds West 452.98 feet, thence (8) South 29 degrees 01 minute 23 seconds West 145.79 feet, thence (9) North 73 degrees 39 minutes 31 seconds West 24.84 feet, and thence (10) North 63 degrees 13 minutes 59 seconds West 252.63 feet to the point of beginning containing 2.180 acres of land, more or less.

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

October 16, 1997

Project No. 97109 (L97109.1)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

48-164564A.

No. 044295

DATE 10-23-97.

ACCOUNT 7001-GLD

AMOUNT \$ 500.00

RECEIVED

FROM: Baltimore County Department of Public Works

Excluding Ill. & Consumables

020 - Consumables 250.
040 - Consumables 250.

FOR: 6712C

1500

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

500.00

CASHIER'S VALIDATION

PAYD RECEIPT

PROCESSED 06/10/01

07/26/1997 10/23/1997 15:45:50

REF 1601 CASHIER CLERK ONE DROPPER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 127537

CR. NO. 066276

500.00 11/01/97

Baltimore County, Maryland

NOTICE OF HEARING

The Zoning Commissioner of
Baltimore County, the authority
of the County, and the
Baltimore County Board of
Baltimore County Board of
Baltimore County Board of

For the County of Baltimore
Baltimore County Board of

SE/8 Cronridge Drive, 640' NE
of centerline Cronhill Drive
4th Election District
3rd Councilmanic
Legal Owner(s):

OMCC Lot 28 Limited Part-
nership
Contract Purchaser(s):
Jarrett Industries

Special Hearing: to approve
the use of the subject prop-
erty for office, warehouse, as-
sembling or other comparable
light, processing or treatment
of articles of merchandise and
packaging of previously pre-
pared materials such as cello-
phane and paper, cellophane-
products processing-
restricted production, and
paper-and paperboard-
products processing-
restricted production **Vari-
ance:** to permit a front yard
setback of 32 feet in lieu of the
required 85 feet; to permit a
side yard setback of 30 feet in
lieu of the required 50 feet
and to permit a rear yard set-
back of 30 feet in lieu of the re-
quired 50 feet

Hearing: November 24, 1997
at 11:00 a.m. in Room 407
Courts Bldg., 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391

11/059 Nov. 6 C187401

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1997

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

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1997

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THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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ing the File and/or Hearing,
Please Call (410) 887-3391

11/059 Nov 6 C187401

ACCOUNT NUMBER

PHONE NUMBER

LEGAL ADVERTISING

CCHR00672

4108322027

5501

INVOICE NO. 018485

10750 Little Patuxent Parkway
Columbia, MD 21044

Advertising/Towson Office (410) 337-2425 (Ext. 418) or (Ext. 425)
Columbia Office (410) 730-3990 (Ext. 123)
Billing (410) 730-3990 (Ext. 217)

- Columbia Flier
- Howard County Times
- Laurel Leader
- Soundoff!
- Gazette
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

C187401



JARRETT IND. C/O JOHN P EVANS
WHITFORD, TAYLOR & STE. 400
210 W. PENNSYLVANIA AVENUE
TOWSON, MD
21204

98-164-SPHA zoning hearing

PAYMENT DUE UPON RECEIPT OF INVOICE			INVOICE DATE 11/05/97				
DATE	DATE	DESCRIPTION	LINES	TIMES	TOTAL LINES	RATE	AMOUNT
START	STOP						
11/06/97	11/06/97	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	90	1	90		86.40
SKIP INSERTIONS							
PUBLICATIONS ▶			ADJUSTMENTS				
P.O. NO. JEFF 11/059			PROOF CHANGES				
			PREPAID AMOUNT		0.00		
			TOTAL AMOUNT DUE		86.40		

ORIGINAL

This invoice has been printed with environmentally safe ink.

CERTIFICATE OF POSTING

RE: Case No.: 98-164-SPHA

Petitioner/Developer: JARRETT, ETAL

Date of Hearing/Closing: 11/24/97

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at LOT-28 - O.M.

COMMERCE CENTER - CRONRIDGE DR @
N. CRONHILL CT.

The sign(s) were posted on 11/8/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/18/97
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

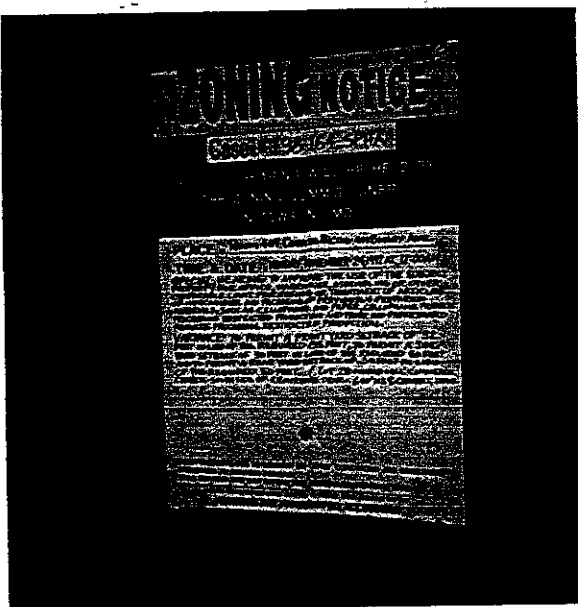
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

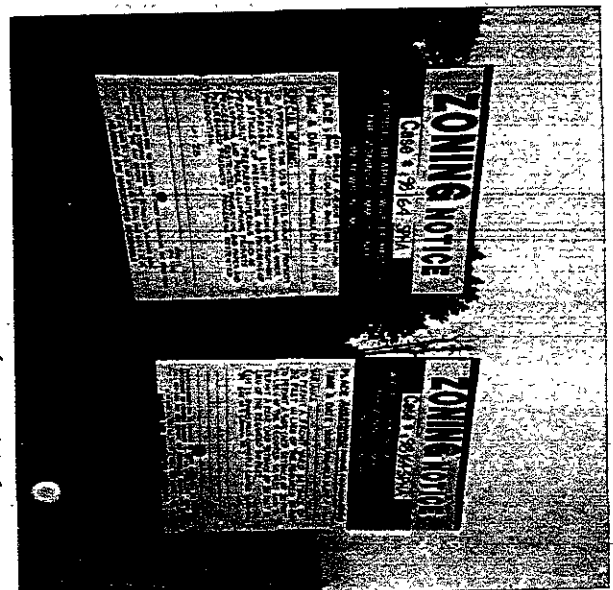
410-666-5366 ; CELL-410-905-8571

(Telephone Number)



98-164 SPHA
LOT-28 - O.M. COMMERCE CENTER
JARRETT INDUSTRIES
11/8/97 # 11/24/97

LOT 28
JARRETT IND.
11/24/97



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.: 98-164-SPHA.

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO ALLOW OFFICE/WAREHOUSE/MANUFACTURING WITHIN THE 100FT USE RESTRICTION LINE FROM A DR. 1 ZONE.

VARIANCE TO ALLOW 32 FT. W/LINE OF 95 FT. FRONT YARD AVERAGE, 30 FT. SIDE & REAR YARD SETBACKS W/LINE OF 50 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



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/neighbor 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.: 164

Petitioner: JARRETT INDUSTRIES, INC.

Location: LOT 28, OWINGS MILLS COMMERCE CENTER

PLEASE FORWARD ADVERTISING BILL TO:

JARRETT INDUSTRIES, INC.

NAME: C/O JOHN P. EVANS

ADDRESS: WHITEFORD, TAYLOR & PRESTON L.L.P., SUITE 400,

210 W. PENNSYLVANIA AVE., TOWSON, MD 21204

PHONE NUMBER: 410-832-2027

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

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: 98-164-SPHA

Lot 28, Owings Mills Commerce Center

SE/S Cronridge Drive, 640' NE of centerline Cronhill Drive

4th Election District - 3rd Councilmanic District

Legal Owner(s): OMCC Lot 28 Limited Partnership

Contract Purchaser(s): Jarrett Industries

Special Hearing to approve the use of the subject property for office, warehouse, assembling or other comparable light processing or treatment of articles of merchandise and packaging of previously prepared materials such as cellophane and paper, cellophane-products processing-restricted production, and paper-and paperboard-products processing-restricted production. Variance to permit a front yard setback of 32 feet in lieu of the required 85 feet; to permit a side yard setback of 30 feet in lieu of the required 50 feet; and to permit a rear yard setback of 30 feet in lieu of the required 50 feet.

HEARING: NOVEMBER 24, 1997 at 11:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

cc: Jarrett Industries
John P. Evans, Esquire
OMCC Lot 28 Limited Partnership

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



TO: PATUXENT PUBLISHING COMPANY
November 6, 1997 Issue - Jeffersonian

Please forward billing to:

Jarrett Industries, Inc.
c/o John P. Evans, Esquire
Whiteford, Taylor & Preston L.L.P.
Suite 400
210 W. Pennsylvania Avenue
Towson, MD 21204
410-832-2027

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: 98-164-SPHA
Lot 28, Owings Mills Commerce Center
SE/S Cronridge Drive, 640' NE of centerline Cronhill Drive
4th Election District - 3rd Councilmanic District
Legal Owner(s): OMCC Lot 28 Limited Partnership
Contract Purchaser(s): Jarrett Industries

Special Hearing to approve the use of the subject property for office, warehouse, assembling or other comparable light processing or treatment of articles of merchandise and packaging of previously prepared materials such as cellophane and paper, cellophane-products processing-restricted production, and paper-and paperboard-products processing-restricted production. Variance to permit a front yard setback of 32 feet in lieu of the required 85 feet; to permit a side yard setback of 30 feet in lieu of the required 50 feet; and to permit a rear yard setback of 30 feet in lieu of the required 50 feet.

HEARING: NOVEMBER 24, 1997 at 11:00 a.m. in 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

November 19, 1997

John P. Evans, Esquire
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Item No.: 164
Case No.: 98-164-SPHA
Petitioner: OMCC Lot 28 Ltd. Part.

Dear Mr. Evans:

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 October 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 (410-887-3391).

Sincerely,

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

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

November 5, 1997

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

RE: Property Owner: Joseph Charles Doetsch & Sabrina Ann Doetsch
155
OMCC Lot 28 Limited Partnership, 164

Location: DISTRIBUTION MEETING OF November 3, 1997

Item No.: 155 and 164

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 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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: November 10, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 10, 1997
 Item No. 164

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The submitted plan indicates a proposed wall along the southeast edge of the proposed parking lot. This wall is located in an existing 20-foot-wide County drainage and utility easement occupied by an 8-inch sanitary sewer line. Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

The Developer must demonstrate that no noise or lighting will penetrate the residential landscape buffer.

RWB:HJO:jrb

cc: File

ZONE1110.164



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 11-3-97
Item No. 164 JRA

Dear Ms. Eubanks:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 5, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 164, 165, 166, 169, 170, 174, and 176

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

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

TO: PDM

DATE: Nov. 5, 97

FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 3, 1997

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

Item #'s: 158
159
161
164
161
167
168

RBS:sp

BRUCE2/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
Lot 28, Owings Mills Commerce Ctr, SE/S * ZONING COMMISSIONER
Cronridge Dr, 640' NE of c/l Cronhill Dr * OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic *
Legal Owner: OMCC Lot 28 Ltd Partnership * CASE NO. 98-164-SPHA
Contract Purchaser: Jarrett Industries *
Petitioners *

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to John P. Evans, Esq., 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

JOHN P. EVANS

10/23/97

JOHN -

ATTACHED IS THE FILING PACKAGE W/ THE
PLANS REVISED TO SHOW THE NEIGHBORING
RESIDENCE.

THANKS FOR YOUR HELP. PLEASE CALL ME
AT 410-832-2027 IF YOU NEED ANYTHING ELSE.

Jack

WHITEFORD, TAYLOR & PRESTON LLP.
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
(410) 832-2027 • FAX (410) 296-2885
jpevans@wtplaw.com

98-164-SPHA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Les Leeb

Mel Leeb

Charles Main II

Melanie Moser

DMV,
u

2316 Velvet Ridge Dr.

2316 Velvet Ridge Dr.

200 East Penn Ave. 21286
u



17. Zoning relief being sought:
- a. Zoning variance for a front yard setback of 32 feet to the lot line of the required 50 feet setback of 30 feet in line of the required 30 feet setback of 30 feet and a rear yard setback of 30 feet in line of the required 30 feet setback of 30 feet.
- b. A special hearing to approve the use of the subject property for office, retail, and light industrial use, and to allow the use of the subject property for the processing of materials such as cellophane and paper, cellophane products, and paper products, and to allow the use of the subject property for the processing of materials such as cellophane and paper, cellophane products, and paper products.

General Notes

1. Owner: OMCC Lot 24 Limited Partnership
17 W. Pennsylvania Ave.
Towson, Maryland 21204

2. Site Area: Net: 2.150 acres (94,791 sq. ft.)
Gross: 2.150 acres (94,791 sq. ft.)
Includes 30 feet of
Cronridge Drive right-of-way

3. Building Use: Warehouse/Office

4. Floor Area Ratio: Minimum allowed = 0.05 (0.0499 sq. ft. per sq. ft. of lot area)
Proposed = 15.56 sq. ft. per sq. ft. of lot area

5. Amenity Open Space: N/A

6. Parking: Required: 40
Existing: 0

7. Zoning History: No prior zoning history on the property.

8. Minimum Building Height: 35 feet

9. Landscaping: Required landscaping will be provided.

10. Signs: Signs will be provided in accordance with Baltimore County Zoning Regulations.

11. Site Date: Ten Map 38, Block 4, Parcel 664, Lot 28

12. Deed Reference: S.M. 882357

13. Tax Account No.: 22-00-003648

14. Zoning: ML-IM

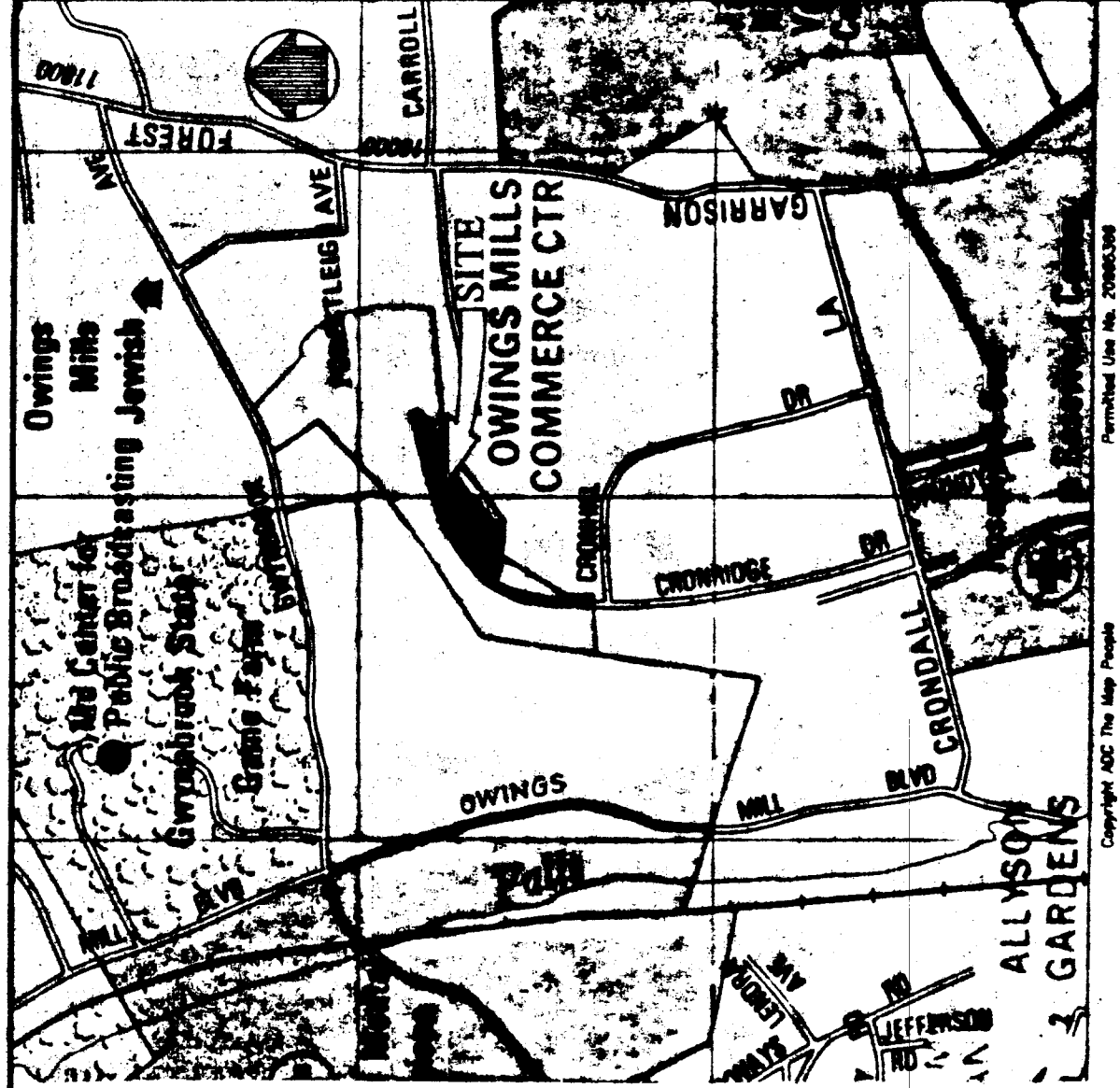
15. Easement District 4, Councilmanic District 3

16. Any future use to illuminate an off-street parking area shall be so designed as to reflect the light away from adjacent residential area and public streets.

17. Building Permits: No previous permit numbers found.

18. Curing and wetland work shall be provided around every parking area and around every building. The curing and wetland work shall be provided around every parking area and around every building.

19. The information and boundary location shown herein have been obtained from the Baltimore County Department of Planning and Zoning. The information and boundary location shown herein have been obtained from the Baltimore County Department of Planning and Zoning.



VICINITY MAP
Scale: 1" = 1000'

OMCC LOT 24 LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11520 CRONRIDGE DRIVE
882357
22-00-003648

OMCC LOT 25 LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11540 CRONRIDGE DRIVE
882357
22-00-003647

OMCC LOT 26 LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11530 CRONRIDGE DRIVE
882357
22-00-003646

OMCC LOT 23 LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11520 CRONRIDGE DRIVE
882357
22-00-003645

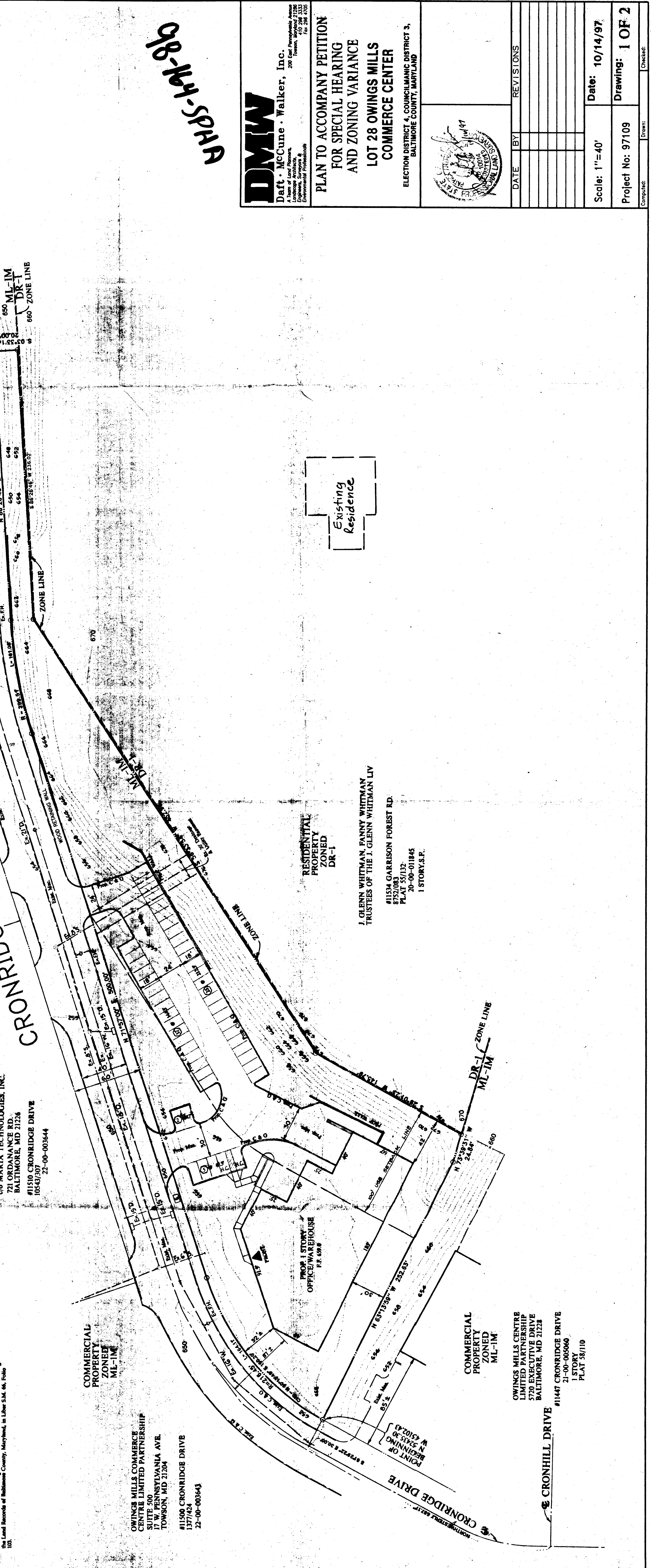
OMCC LOT 22 LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11510 CRONRIDGE DRIVE
882357
22-00-003644

STATE OF MARYLAND
NATURAL TECHNOLOGIES, INC.
70 ORDEN AVENUE
BALTIMORE, MD 21226
#11510 CRONRIDGE DRIVE
882357
22-00-003644

OWINGS MILLS COMMERCE
CENTRE LIMITED PARTNERSHIP
SUITE 500
17 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
#11500 CRONRIDGE DRIVE
1377424
22-00-003643

OWINGS MILLS CENTRE
LIMITED PARTNERSHIP
570 EXECUTIVE DRIVE
BALTIMORE, MD 21228
#1147 CRONRIDGE DRIVE
21-00-005060
1 STORY
PLAT 38/110

RESIDENTIAL
PROPERTY
ZONED
DR-1
J. GLENN WHITMAN, FANNY WHITMAN
TRUSTEES OF THE J. GLENN WHITMAN LIV
#11534 GARRISON FOREST RD.
8752/083
PLAT 35/132
20-00-01845
1 STORY S.F.



DMW
Daft - McCune - Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21206
Telephone: 410-576-1000
Fax: 410-576-1001

PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING
AND ZONING VARIANCE
LOT 28 OWINGS MILLS
COMMERCE CENTER
ELECTION DISTRICT 4, COUNCILMANIC DISTRICT 3,
BALTIMORE COUNTY, MARYLAND

DATE: BY: REVISIONS:

Scale: 1"=40'

Project No: 97109

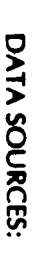
Date: 10/14/97

Drawing: 1 OF 2

Computed: Drawn: Checked:

Fr: D.L.

64



08-164-501A

					
DPA & Associates, Builders, Inc. 200 East Pennsylvania Avenue Tucson, Maryland 21286 (410) 296-3333 Fax: 296-4705					
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals					
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND ZONING VARIANCE LOT 28 OWINGS MILLS COMMERCE CENTER ELECTION DISTRICT 4 COMMUNICANT DISTRICT 3, BALTIMORE COUNTY, MARYLAND					
REVIEW:					
DATE	BY	REVISIONS			
ISSUE DATES	BASE:				
REVIEW:	DRAWN:				
BID:	DESIGNED:				
PERMIT:	CHECKED BY:				
CONSTRUCTION:	DATE CHECKED:				
SCALE:	T = 200'	DRAWING:			
PROJECT NO:	P7109	2 OF 2			

