

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Belair Road and
Schroeder Avenue
(BG&E Parcel, 0.560 Acres)
11th Election District
5th Councilmanic District

Baltimore Gas & Electric Co., Owners
Franco Marcantoni, Lessee

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-211-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, Baltimore Gas & Electric Company, by Stephen C. Roth, Director of Real Estate and Facilities Planning, and the Contract Lessee, Franco Marcantoni, through their attorney, Victor J. D'Avella, Esquire. The Petitioners seek approval of business parking in a residential zone. 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 Petition were Franco Marcantoni, Contract Lessee, and Victor D'Avella, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Robert Loudermilk, adjacent property owner.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.560 acres, more or less, zoned D.R.3.5 and is unimproved but for a paved parking area. The property is used for parking by BG&E service personnel who are working on the electric transmission lines which traverse this area of Baltimore County. Adjacent to the subject property is a two-story commercial building owned by Mr. Marcantoni and leased to various tenants. Mr. Marcantoni's wife also operates a

ORDER RECEIVED FOR FILING

Date

By

beauty salon on the second floor of this building. Approximately one year ago, Mr. Marcantoni entered into a lease agreement with BG&E to use the subject parking lot for overflow parking for tenants of his building to free up customer parking onsite. Mr. Marcantoni paved the parking lot and put in wheel stops for parking up to 16 vehicles. Mr. Marcantoni was not aware that a special hearing was needed to use the subject property for parking until advised by Baltimore County. He subsequently barricaded the parking lot and ceased using same pending the outcome of this hearing.

As noted above, Robert Loudermilk, an adjacent property owner, appeared as an interested party. Mr. Loudermilk resides adjacent to the subject parking lot on Schroeder Avenue. Mr. Loudermilk is concerned that the headlights from vehicles being parked on this lot will shine into his house. Mr. Loudermilk further testified that on occasion, tractor trailers have used this lot for overnight parking and on one particular weekend last summer, individuals set up impromptu yard sales on the lot. Mr. Loudermilk is concerned that the parking lot will become a public parking area with individuals coming and going all hours of the day and night, every day of the week. He believes that some appropriate screening is necessary to shield his house from the parking lot and that parking should be restricted to Mr. Marcantoni's employees and BG&E personnel.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing. It appears that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel and that relief can be granted without causing any detriment to the public health, safety, and general welfare. However, appropriate conditions and restrictions shall be imposed to insure that the parking lot is used in an

appropriate manner, given its location in a residential zone, and to protect Mr. Loudermilk's residence from the use on this property.

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 28th day of January, 1998 that the Petition for Special Hearing to approve business parking in a residential zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their use 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) Use of the subject parking lot shall be limited to employees/tenants of the businesses located within the commercial building at 9722 Belair Road, and BG&E service personnel.

3) Appropriate signs shall be installed on this lot notifying the public that parking is limited to employees/tenants of the adjacent building at 9722 Belair Road, and BG&E personnel, only, and that all other vehicles shall be towed away at owner's expense.

4) Appropriate screening shall be installed along the northwest edge of the parking lot area to shield Mr. Loudermilks' residence from this lot. The Petitioners shall submit a landscape plan setting forth the type and amount of screening proposed for review and approval by Avery Harden, Landscape Architect for Baltimore County. Said landscaping shall be of sufficient size and spacing to adequately shield the Loudermilk residence from vehicle headlights.

5) The parking lot entrance shall be gated to better control the use of this lot after hours and on weekends when businesses are closed. The purpose for gating the entrance will be to secure the lot and prohibit tractor trailers and people who wish to set up flea

ORDER RECEIVED FOR FILING

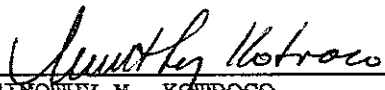
Date

By

markets from using the subject property when employees are not utilizing the site.

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

FMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/28/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

January 28, 1998

Victor J. D'Avella, Esquire
44 East Broadway
Bel Air, Maryland 21014

RE: PETITION FOR SPECIAL HEARING
NW/Corner Belair Road and Schroeder Avenue
(BG&E Parcel, 0.560 Acres)
11th Election District - 5th Councilmanic District
Baltimore Gas & Electric Co., Owners; Franco Marcantoni, Lessee
Case No. 98-211-SPH

Dear Mr. D'Avella:

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 black ink, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Stephen C. Roth, BG&E Real Estate & Facilities Planning
7152 Windsor Boulevard, Baltimore, Md. 21244

Mr. Franco Marcantoni
9722 Belair Road, Baltimore, Md. 21236

Mr. Robert Loudermilk
4027 Schroeder Avenue, Perry Hall, Md. 21128

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

BELAIR ROAD & SCHRODER

which is presently zoned

DR-3.5

This Petition shall be filed with the Department of Permits & Development Management

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

PARKING LOT TO BE UTILIZED FOR EMPLOYEES OF ADJACENT COMMERCIAL
PROPERTY AT 9722 BELAIR ROAD.

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.

Contract Purchaser/Lessee

Franco Mascanton:
(Type or Print Name)

Signature

9722 Belair Road
Address

Baltimore, Maryland 21236
City State Zipcode

Attorney for Petitioner.

VICTOR J. D'Avella
(Type or Print Name)

Signature

44 East Broadway 410 838-7782
Address Phone No.

Bel Air, Maryland 21014
City State 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):

Baltimore Gas and Electric Company
(Type or Print Name)

by:

Signature

Stephen C. Roth
Stephen C. Roth

Director of Real Estate & Facilities Planning
(Type or Print Name)

Signature

7152 Windsor Blvd. 410 281-3126
Address Phone No.

Baltimore, Maryland 21244
City State Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 12-3-97

Revised 9/5/95

98-211-SPH

211

ORDER RECEIVED FOR FILING

Date

By

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NWC Belair Road and Schroeder Avenue * ZONING COMMISSIONER
11th Election District, 5rd Councilmanic *
Legal Owners: Baltimore Gas & Electric * OF BALTIMORE COUNTY
Lessee: Franco Marcantoni *
Petitioners * CASE NO. 98-211-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 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Victor J. D'Avella, Esq., 44 East Broadway, Bel Air, MD 21014, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

METES AND BOUNDS DESCRIPTION OF PROPERTY
LOCATED AT THE CORNERS OF BELAIR ROAD AND SCHROEDER AVENUE

Beginning for the same at the corner formed by the intersection of the northwest side of Belair Road and with the southwest side of Schroeder Avenue and running thence north 37 degrees 30 minutes west binding on the southwest side of Schroeder Avenue 200.00 feet to a point.

Thence south 52 degrees 30 minutes west 190.25 feet to a point northeast side of the right of way of the transmission line.

Thence south 71 degrees 46 minutes east 240.65 feet to a point on the northwest side of Belair Road and thence

North 53 degrees 08 minutes east 54.71 feet to the place of beginning. Containing 24,394 square feet or 0.560 acres of land.

Being the same lot of ground which by deed dated January 15, 1931 and recorded among the land records of Baltimore County prior hereto was granted and conveyed by Roland J. Davis unmarried to the said party of the first part in fee simple. (Recorded in Liber 866, folio 321)



98-211-SPH

211

BALTIMORE COUNTY, MAI
AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046940

DATE 12-3-97 ACCOUNT R-001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Victor J. D'AVELLA

FOR: Zoning Hearing, Commercial
NWC Belair Rd. & Schroeder Ave.
Owner = BGE Leasee Morcontor

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
2/05/1997 12/03/1997 09:40:30
B2004 CASHIER LINDA LYS DEXNER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 029961
CR. NO. 046940
250.00 CHECK
BALTIMORE COUNTY, Maryland

98-211-5PH
CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 26, 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 Dec. 25, 1997.

THE JEFFERSONIAN,

A. H. Enick
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission 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 #96-211-SPH
NWC Belair Road and Science-der Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): Baltimore Gas & Electric Company
Lessee: Franco Marcaponi

Special Hearing: to approve parking lot to be utilized for employees of adjacent commercial property at 8722 Belair Road.

Hearing: Tuesday, January 13, 1998 at 10:00 a.m.
Room 407 County Courts Bldg, 441 Bayley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations
Please Call: (410) 887-3383
(2) For information concerning the File-and/or Hearing, Please Call (410) 887-3383.

12/26/97 Dec. 26 0197A86

CERTIFICATE OF POSTING

RE: Case No.: 98-211-SPH

Petitioner/Developer: _____

FRANCO MARCANTONI

Date of Hearing/Closing: 1/13/98

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

Attention: Ms. Gwendolyn Stephens

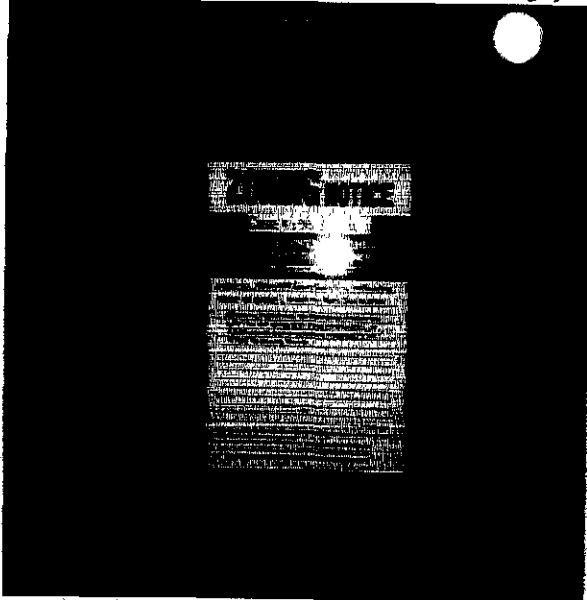
Ladies and Gentlemen:

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 _____

NW 1/4 BELAIR RD. ADJ. TO 9722 BELAIR RD

The sign(s) were posted on 12/29/97
(Month, Day, Year)

ADJ. TO 9722 BELAIR RD.



Sincerely,

Richard E Hoffman 12/29/97
(Signature of Sign Poster and Date)

RICHARD E HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 875-3122
(Telephone Number)

CASE # 98-211-SPH

POSTED DEC 29, 1997

Richard E Hoffman 12/29/97

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.: 98-211-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A special Hearing to allow commercial
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



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 211

Petitioner: B G + E

Location: N W C Belair Rd & Schroeder Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VICTOR J. D'AVEILA

ADDRESS: 44 E. BROADWAY

BEL AIR, MD. 21014

PHONE NUMBER: 410-838-7782

AJ:ggs

(Revised 09/24/96)

98-211-SPH



Baltimore County
Department of Permits and
Development Management

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

December 12, 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: 98-211-SPH
NWC Belair Road and Schroeder Avenue
11th Election District - 5th Councilmanic District
Legal Owner: Baltimore Gas & Electric Company
Lessee: Franco Marcantoni

Special Hearing to approve parking lot to be utilized for employees of adjacent commercial property at 9722 Belair Road.

HEARING: Tuesday, January 13, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "scs" written below it.

Arnold Jablon
Director

c: Victor J. D'Avelle, Esquire
Baltimore Gas & Electric Company
Franco Marcantoni

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 29, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

Victor J. D'Avella, Esquire 410-838-7782
44 E. Broadway
Bel Air, MD 21014

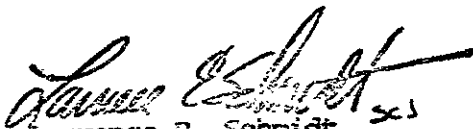
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-211-SPH
NWC Belair Road and Schroeder Avenue
11th Election District - 5th Councilmanic District
Legal Owner: Baltimore Gas & Electric Company
Lessee: Franco Marcantoni

Special Hearing to approve parking lot to be utilized for employees of adjacent commercial property at 9722 Belair Road.

HEARING: Tuesday, January 13, 1998 at 10:00 a.m. in Room 407, County 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.



Baltimore County
Department of Permits and
Development Management

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

January 7, 1998

Victor J. D'Anella, Esquire
44 East Broadway
Bel Air, MD 21014

RE: Item No.: 211
Case No.: 98-211-SPH
Petitioner: Baltimore Gas & Electric

Dear Mr. D'Anella:

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 December 3, 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 "Carl Richards, Jr.", is written over a pre-printed name and title.
Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 19, 1997

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

SUBJECT: 9700 Belair Road

INFORMATION

Item Number: 211

Petitioner: BGE

Zoning: DR 5.5

Requested Action: Special Hearing

Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that a landscape plan be submitted which reflects the provision of a landscape buffer along Belair Road and Schroeder Avenue. In addition, a site visit indicated that the property suffers to a degree from deferred maintenance; therefore, all junk and weeds should be immediately removed, and every effort should be made to maintain the property in a desirable manner in the future.

Prepared by: Jeffery M. Day
Division Chief: Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item No. 211

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Schroeder Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way. Developer will be responsible for construction of a single commercial entrance per the Department of Public Works' Standard Plate R-32 in its ultimate location.

Entrances shall be a minimum of 38 feet and a maximum of 24 feet wide. Depressed curb is to be used with no curb returns to the property line.

RWB:HJO:jrb

cc: File

ZONE1222.211



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 12.15.97
Item No. 211 JJS

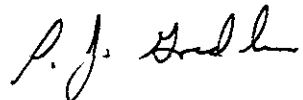
Dear Ms. Eubanks:

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

DATE: 12/17/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

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

Item #'s: 208 218
209 219
210
211
213
214
215

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government
Fire Department



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

(410) 887-4500

December 29, 1997

Arnold Sablon, 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 December 15, 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.

- B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

208, 209, 210, 211, 212, 213, 214, 215, 216, 218 and
use permit legal owner: Henry Reitberger (Golden Oaks
General Partnership)

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

cc: File



FACILITIES & FLEET SERVICES

Baltimore Gas and Electric Company
P.O. Box 1475
Baltimore, Maryland 212039

November 7, 1997



Mr. Victor J. D'Avella
Attorney at Law
44 East Broadway
Bel Air, Maryland 21014

RE: Parking lot 9700 Belair Road
Marcantoni

Dear Mr. D'Avella:

Please find enclosed a signed Petition for Special Exception. We fully support Mr. Marcantoni's Petition for the parking lot. Thank you for your attention to this matter, and please do not hesitate to call me at (410) 281-3126 if any questions arise.

Very truly yours,

A handwritten signature in black ink, reading 'R. Scott Woodall', is written over the typed name.

R. Scott Woodall
Land Management Representative

enclosure

marcant.doc

211

48-211-SPH

Semi
1/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 19, 1997

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

SUBJECT: 9700 Belair Road

INFORMATION

Item Number: 211

Petitioner: BGE

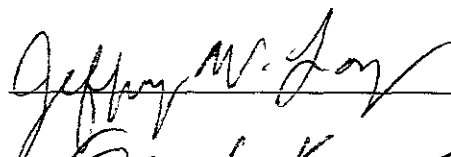
Zoning: DR 5.5

Requested Action: Special Hearing

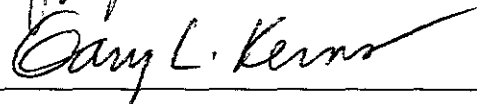
Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that a landscape plan be submitted which reflects the provision of a landscape buffer along Belair Road and Schroeder Avenue. In addition, a site visit indicated that the property suffers to a degree from deferred maintenance; therefore, all junk and weeds should be immediately removed, and every effort should be made to maintain the property in a desirable manner in the future.

Prepared by:



Division Chief:



AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

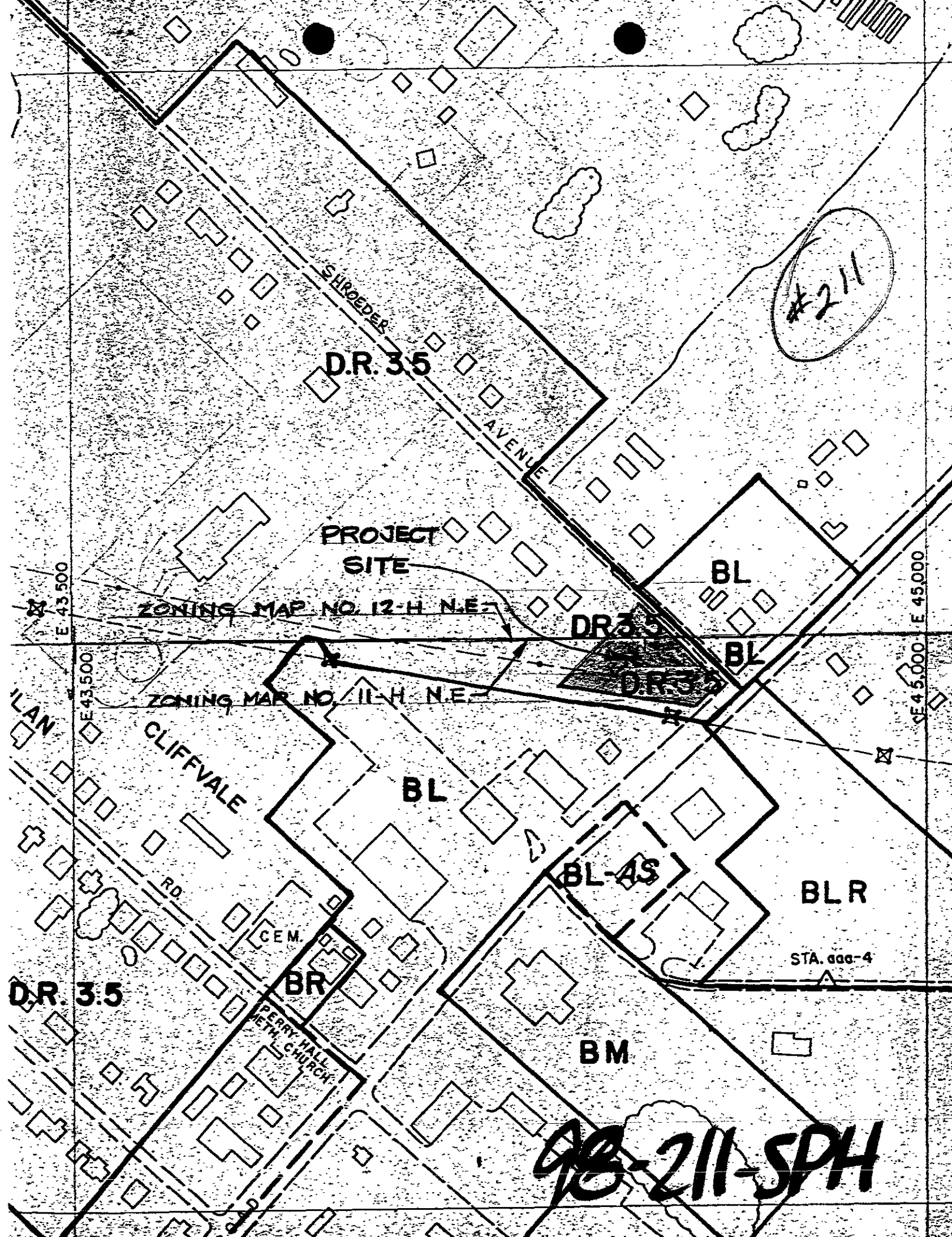
NAME

ADDRESS

Franco Marcantoni

12806 Gent Road Reisterstown 21136





#211

DR. 3.5

PROJECT SITE

ZONING MAP NO. 12-H N.E.

DR 3.5

BL

BL

DR 3.5

ZONING MAP NO. 11-H N.E.

CLIFFVALE

BL

BL-AS

BLR

STA. 666-4

BM

DR. 3.5

BR

CEM.

PERRY HALL
METH. CHURCH

98-211-SPH

photograph

Case 98-211-SPH

