

IN RE: PETITION FOR VARIANCE  
W/S Reisterstown Road, 25' N  
of the c/l Brightside Avenue  
(700-718 Reisterstown Road)  
3rd Election District  
2nd Councilmanic District  
  
Rothschilds Realty, LLC  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-253-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Rothschilds Realty, LLC, by Brian C. Loeffel, President, and the Contract Lessee, Stanley J. Drebin, through their attorney, Christopher Trikeviotis, Esquire. The Petitioners seek relief from Sections 409.6 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 63 parking spaces in lieu of the required 90 and a parking space setback to the street right-of-way of 0 feet in lieu of the minimum required 10 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.

Appearing at the hearing on behalf of the Petition were Stanley J. Drebin, Contract Lessee, Larry Goetz, Joerg Richelberger, and Christopher Trikeviotis, 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 0.822 acres, split zoned B.L. and D.R. 5.5, and is improved with a small strip shopping center containing a variety of retail uses. The property is located on the south side of Reisterstown Road, between Clarendon Avenue and Brightside Avenue in Pikesville. The

ORDER RECEIVED FOR FILING  
Date 8/25/98  
By [Signature]

Petition ers are desirous of opening a kosher bagel shop within the shopping center in the spaces known as 702 and 704 Reisterstown Road. The proposed bagel shop will comprise approximately 2,332 sq.ft. of space and provide seating for a number of customers. There are a total of 63 parking spaces available on site; however, because the proposed bagel shop will provide seating for customers, the method for calculating the number of parking spaces changes and a total of 90 spaces is required. Thus, a variance is necessary in order to proceed with the proposed use.

Mr. Drebin indicated at the hearing that at the present time there is not a fully kosher bagel shop in Baltimore County. The bagel shop he proposes to open will provide kosher bagels to customers in the Pikesville and surrounding area. The bulk of Mr. Drebin's business is anticipated to be in the early morning hours when many of the other retail operations at this location are closed. Therefore, it appears that the proposed parking arrangement will be sufficient for all of the businesses, given that their peak hours of operation occur at different times of the day.

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.

ORDER RECEIVED FOR FILING  
Date 1/20/78  
By [Signature]


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

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of February, 1998 that the Petition for Variance seeking relief from Sections 409.6 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 62 parking spaces in lieu of the required 90 and a parking space setback to the street right-of-way of 0 feet in lieu of the minimum required 10 feet, 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

By



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

February 25, 1998

Christopher Trikeviotis, Esquire  
9505 Reisterstown Road  
Pikesville, Maryland 21208

RE: PETITION FOR VARIANCE  
W/S Reisterstown Road, 25' N of the c/l Brightside Avenue  
(700-718 Reisterstown Road)  
3rd Election District - 2nd Councilmanic District  
Rothschilds Realty, LLC - Petitioner  
Case No. 98-253-A

Dear Mr. Trikeviotis:

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

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

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Brian C. Loeffel, President, Rothschilds Realty, LLC  
714 Reisterstown Road, Pikesville, Md. 21208

Mr. Stanley J. Drebin, 3603 Glen Avenue, Baltimore, Md. 21215  
Mr. Larry Goetz, 3417 Glen Avenue, Baltimore, Md. 21215  
Mr. Joerg Eichelberger, 31 Walker Avenue, Baltimore, Md. 21208

People's Counsel; Case Files





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

### for the property located at #700-#718 Reisterstown Road

which is presently zoned B.L. &

This Petition shall be filed with the Department of Permits & Development Management D.R. 5.5  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6, 409.8.A.4 To allow

*63 parking spaces and a parking space set back to the street Right of Way of 0ft in lieu of the minimum required 90 and 10ft respectively.*

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

Property has existing macadam parking, additional parking can not be supported by the lot area.

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

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

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

Contract Purchaser/Lessee:

Stanley J. Drebin

(Type or Print Name)

Signature

3603 Glen Avenue

Address

Baltimore, MD 21215

City

State

Zipcode

Attorney for Petitioner:

Christopher Trikeviotis

(Type or Print Name)

Signature

9505 Reisterstown Road (410)902-7200

Address

Phone No.

Pikesville, MD 21208

City

State

Zipcode

Legal Owner(s):

Rothschilds Realty LLC

(Type or Print Name)

Signature

Brian C. Loeffel

(Type or Print Name)

Pres.  
Title

Signature

714 Reisterstown Road (410)484-3300

Address

Phone No

Pikesville, MD 21208

City

State

Zipcode

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

M&H Development Engineers, Inc.

Name

200 E. Joppa Road, Room 101 (410)828-9060

Address

Towson, MD 21286

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

1-2-98

253



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

# 98-253-A

ORDER RECEIVED FOR FILING  
Date 1/2/98  
By [Signature]

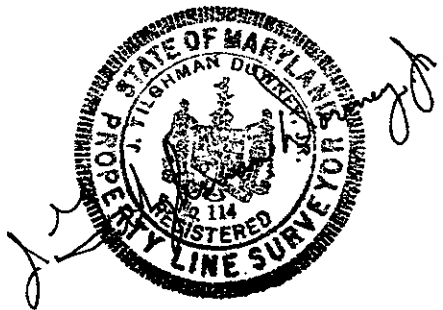
**M. & H. DEVELOPMENT ENGINEERS, C.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
(410)828-9060

December 12, 1997

ZONING DESCRIPTION FOR #700-718 REISTERSTOWN ROAD

BEGINNING at a point on the west side of Reisterstown Road which is 66' wide at the distance of 25' north of the centerline of the nearest improved street Brightside Avenue which is 50' wide. Being Lot Nos. 105-111 in the subdivision of Ralston as recorded in Baltimore County Plat Book No. 1, folio 275, containing 35,819 square feet. Also known as #700-718 Reisterstown Road and located in the 3rd. Election District, 2nd. Councilmanic District.



J. Tilghman Downey, Jr.

**98-253-A**

253

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

Item 253  
No. 046939

DATE 1-7-98 ACCOUNT R-001-6150

AMOUNT \$ 250.00

RECEIVED FROM: M & H Engineering

FOR: Commercial Variance Filing fee  
# 700-18 Reisterstown Rd.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
1/07/1998	1/07/1998	10:43:28
REG WS05	CASHIER BTRY BAT	DRAWER 5
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	047259	UFLN
CR NO.	046939	

250.00 CHECK  
Baltimore County, Maryland

**98-253-A**

CASHIER'S VALIDATION

**A-253-70**

**CERTIFICATE OF POSTING**

**RE: Case No. 98-253-A  
Petitioner/Developer:  
(Stanley J. Drebin)  
Date of Hearing/Closing:  
(Feb. 19, 1998)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21284**

**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**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 \_\_\_\_\_  
700-718 Reisterstown Road Reisterstown, Maryland 21208 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Feb. 4, 1998 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

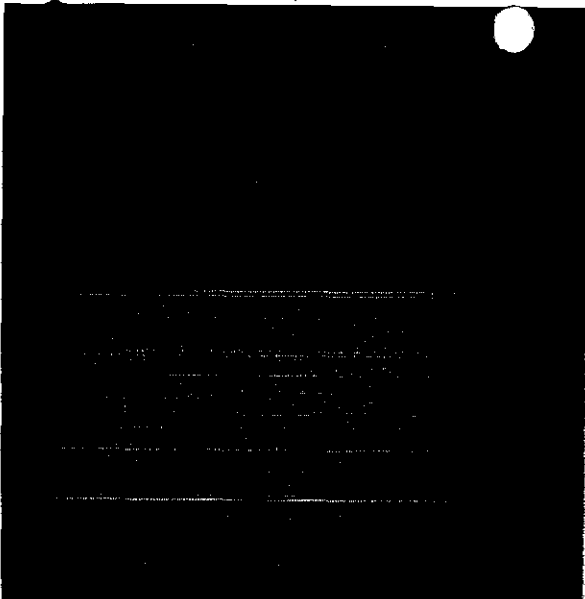
  
**(Signature of Sign Poster & Date)**

\_\_\_\_\_**Thomas P. Ogle, Sr.**\_\_\_\_\_

\_\_\_\_\_**325 Nicholson Road**\_\_\_\_\_

\_\_\_\_\_**Baltimore, Maryland 21221**\_\_\_\_\_

\_\_\_\_\_**(410)-687-8405**\_\_\_\_\_  
**(Telephone Number)**



*98-253-A*



# CERTIFICATE OF PUBLICATION

TOWSON, MD., January 29, 19 98

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 Jan. 29, 19 98.

**THE JEFFERSONIAN,**

*U. H. [Signature]*  
**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: #98-253-A  
700-718 Reisterstown Road  
W/S Reisterstown Road, 25' N  
of centerline Brightside  
Avenue  
3rd Election District  
2nd Councilmanic District  
Legal Owner(s): Rothschilds  
Realty LLC  
Contract Purchaser: Stanley J.  
Drebin

Variance: to allow 63 parking spaces and a parking space setback to the street right of way of zero feet in lieu of the minimum required 90 and 10 feet respectively.

Hearing: Thursday, February 19, 1998 at 10:00 a.m., Room 407 County Courts Bldg., 401 Besley 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.

1/438 Jan. 29 C203268



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.: 253

✓ Petitioner: Rothschilds Realty LLC % Brian Loeffel

✓ Location: 700-718 Rustertown Road

✓ PLEASE FORWARD ADVERTISING BILL TO:

✓ NAME: Brian Loeffel Rothschilds Realty LLC

✓ ADDRESS: 714 Rustertown Road

✓ Pikesville, MD 21208

✓ PHONE NUMBER: (410) 484-3300

AJ:ggs

(Revised 09/24/96)

**98-253-A**

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.: 98-253-A

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

*A Variance*

REQUEST: *To allow 63 parking spaces and a 0 Ft. parking space to street Right of way setback in lieu of the minimum required 90 and 10 Ft. respectively.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
January 29, 1998 Issue - Jeffersonian

Please forward billing to:

Brian Loeffel 410-484-3300  
Rothschilds Realty LLC  
714 Reisterstown Road  
Pikesville, MD 21208

---

**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: 98-253-A  
700-718 Reisterstown Road  
W/S Reisterstown Road, 25' N of centerline Brightside Avenue  
3rd Election District - 2nd Councilmanic District  
Legal Owner: Rothschilds Realty LLC  
Contract Purchaser: Stanley J. Drebin

Variance to allow 63 parking spaces and a parking space setback to the street right of way of zero feet in lieu of the minimum required 90 and 10 feet respectively.

HEARING: Thursday, February 19, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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 15, 1998

## 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: 98-253-A  
700-718 Reisterstown Road  
W/S Reisterstown Road, 25' N of centerline Brightside Avenue  
3rd Election District - 2nd Councilmanic District  
Legal Owner: Rothschilds Realty LLC  
Contract Purchaser: Stanley J. Drebin

Variance to allow 63 parking spaces and a parking space setback to the street right of way of zero feet in lieu of the minimum required 90 and 10 feet respectively.

HEARING: Thursday, February 19, 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".

Arnold Jablon  
Director

c: Christopher Trikeviotis, Esquire  
M&H Development Engineers, Inc.  
Rothschilds Realty LLC  
Stanley J. Drebin

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 4, 1998.**
- (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.





Baltimore County  
Department of Permits and  
Development Management

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

February 12, 1998

Christopher Trikeviotis, Esquire  
9505 Reisterstown Road  
Pikesville, MD 21208

RE: Item No.: 253  
Case No.: 98-253-A  
Petitioner: Rothschilds Realty, LLC

Dear Mr. Trikeviotis:

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 January 7, 1998.

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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. 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:** January 27, 1998

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

**SUBJECT:** 700-718 Reisterstown Road

**INFORMATION**

Item Number: 253

Petitioner: Rothschilds Realty, LLC

Zoning: DR 5.5 & BL

Requested Action: Variance

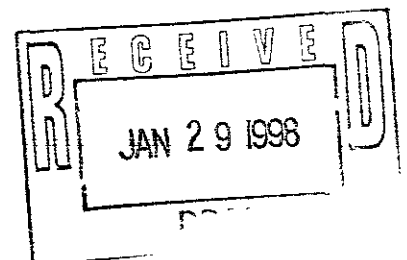
**Summary of Recommendations:**

The subject property is located within the boundaries of the Pikesville Revitalization Plan area. The Pikesville Revitalization Plan focuses on the attraction of new businesses to the area. The Office of Planning recommends that the variance to allow 63 parking spaces in lieu of the required spaces be granted.

Prepared by: *Jeffrey W. Jay*

Division Chief: *Gary L. Kerns*

AFK/JL





Baltimore County  
Fire Department

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

January 28, 1998

Arnold Jackson, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21284  
MAIL STOP-1105

RE: Property Owners: Rothschilds Realty LLC  
Thomas J. Karcher & Lisa F. May

Location: DISTRIBUTION MEETING OF January 20, 1998

Item No : 253 and 257 Zoning Agenda:

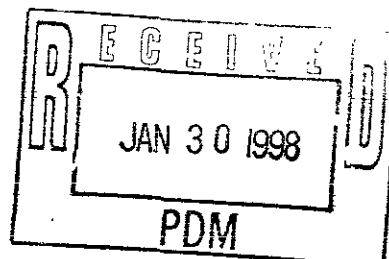
Gentlemen:

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.

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 827-4281, MS-1102F

cc: File







**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 12.19.98  
Item No. 253 (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,

*R. J. Gredlein*  
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

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

SUBJECT: Zoning Advisory Committee  
Meeting Date: *Jan 20, 98*

DATE: *Jan 16, 98*

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

Item #'s:

*249*

*253*

*255*

*257*

RBS:sp


BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 26, 1998

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

SUBJECT: Zoning Advisory Committee Meeting  
for January 26, 1998  
Item Nos. 250, 252, 253, 255,  
and 258

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Jim  
2/19

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**Date:** January 27, 1998

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

**SUBJECT:** 700-718 Reisterstown Road

**INFORMATION**

Item Number: 253

Petitioner: Rothschilds Realty, LLC

Zoning: DR 5.5 & BL

Requested Action: Variance

Summary of Recommendations:

The subject property is located within the boundaries of the Pikesville Revitalization Plan area. The Pikesville Revitalization Plan focuses on the attraction of new businesses to the area. The Office of Planning recommends that the variance to allow 63 parking spaces in lieu of the required spaces be granted.

Prepared by: Jeffrey W. Jay

Division Chief: Gary L. Kerns

AFK/JL

98-253



98-253-A

3/9

RE: PETITION FOR VARIANCE  
700-718 Reisterstown Road, W/S Reisters-  
town Rd, 25' N of c/l Brightside Ave  
3rd Election District, 2nd Councilmanic

Legal Owner: Rothschilds Realty LLC  
Contract Purchaser: Stanley J. Drebin  
Petitioners

\* \* \* \* \*

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-253-A

ENTRY OF APPEARANCE

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9<sup>th</sup> day of February, 1998, a copy  
of the foregoing Entry of Appearance was mailed to Christopher  
Trikeviotis, Esq., 9505 Reisterstown Road, Baltimore, MD 21208,  
attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Chris Trakenotis  
Larry Gorky  
Etcheberry Jody  
STANLEY J. DREBIN

ADDRESS  
207 Resden Rd Pk 110 MD 21228  
3417 Glen Av Balt. 21215  
31 Walker Ave. 21208  
3603 GLEN AVE 21215



#700-718 REISTERSTOWN ROAD  
N.W. 7-E  
SCALE: 1"=200'

SUBURBAN CLUB  
GOLF COURSE

D.R. 2

253

D.R. 1

BL-AS

140

HAWTHORNE AVE

N 27,000

BL

SITE

DITCH

CLARENDON AVE

BL

REISTERSTOWN AVE

R-97-137

BRIGHTSIDE

D.R. 5.5

PIKESVILLE ARMORY

98-253-A

N 26,000

RO

IRVING PLACE

BL-AS

BL

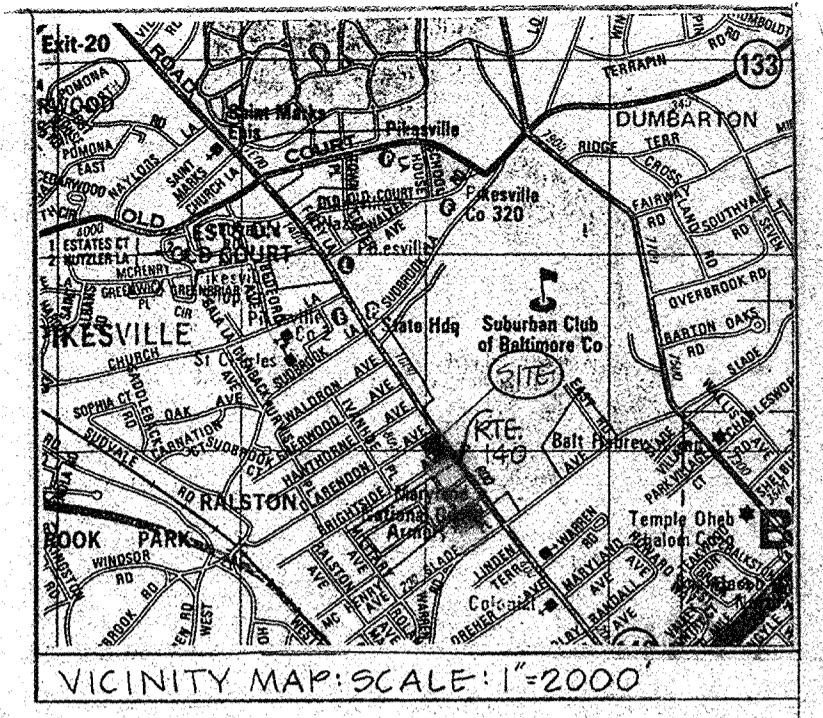
LAWN AREA

PI



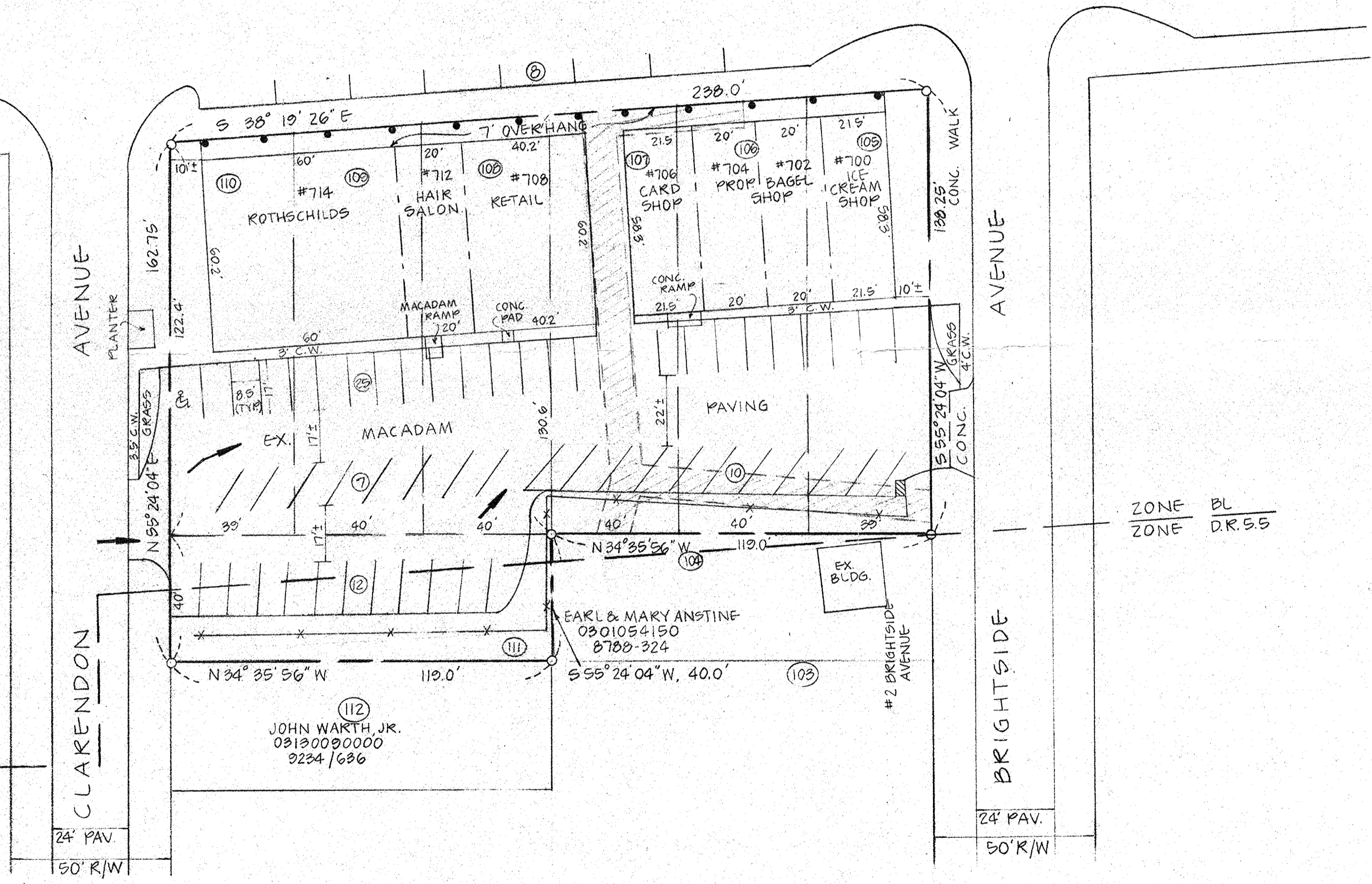
PARKING REQUIRED -  
 (RETAIL) ROTHSCHILDS: 3618 SQ. FT @ 5/1000 = 18.9  
 HAIR SALON: 1206 SQ. FT @ 5/1000 = 6.0  
 RETAIL: 2424 SQ. FT @ 5/1000 = 12.12  
 CARD SHOP: 1253 SQ. FT @ 5/1000 = 6.2  
 PROP BAGEL: 2932 SQ. FT @ 16/1000 = 37.3  
 SHOP  
 ICE CREAM SHOP: 1253 SQ. FT @ 5/1000 = 6.2  
 (CARRYOUT ONLY) TOTAL: 90 SPACES

EXISTING PARKING  
 HANDICAP SPACES: 1  
 REGULAR SPACES: 62  
 TOTAL: 63 SPACES



REISTERSTOWN ROAD (MD ROUTE 140)  
 (66' R/W)

- LOCATION INFORMATION
1. COUNCILMANIC DISTRICT: 2
  2. ZONING MAP: N.W. 7-E
  3. ZONING: B.L. & D.R. 5.5
  4. LOT SIZE: 0.222 ACRES 35,819 SQ. FT.
  5. SEWER & WATER: PUBLIC
  6. CHESAPEAKE BAY CRITICAL AREA: NO
  7. PRIOR ZONING HEARING: 71-226-A CASE NO: 34825 DOES NOT APPLY



- LEGEND
- ⑩ LOT NO
  - ⊞ HANDICAP PARKING
  - ⊞ INLET
  - \* CHAINLINK FENCE
  - COLUMN
  - /// DRAINAGE & UTILITY ESMT. (R/W N° 74-139-1) (5464-036)

ZONE BL  
 ZONE D.R. 5.5

ZONE BL  
 ZONE D.R. 5.5

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE  
 #700-718 REISTERSTOWN ROAD  
 LOTS 105-111  
 "RALSTON" (1-275)  
 ELECTION DISTRICT N° 3  
 BALTIMORE CO, MD  
 SCALE: 1"=30'  
 DECEMBER 8, 1997

OWNER: ROTHSCHILDS REALTY LLC  
 % BRIAN LOEFFEL  
 1 GALA LANE  
 PIKESVILLE, MD 21208  
 (410) 484-0043  
 TAX MAP: 78 GRID: B PARCEL: 448  
 TAX ACCT N° 2200020671  
 DEED: 10629/375

LOTS 105-111 INFORMATION  
 TAX ACCT. N°: 2200020671  
 DEED REF: 10629/375  
 ROTHSCHILDS REALTY LLC

98.253-A

253

#37-7084

ZONING OFFICE USE ONLY

REVIEWED BY: *PA* ITEM #: CASE #: