

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
E/S York Road, 40 ft. +/- S		
of c/l Scott Adam Road	*	ZONING COMMISSIONER
10251 York Road		
8th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
Legal Owner: Scotts Corner	*	Case No. 98-272-A
Ltd. Partnership		
Lessee: Tony Petronelli	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 10251 York Road in Cockeysville. The Petition was filed by Scotts Corner Limited Partnership, Legal Owner of the property and Tony Petronelli, Lessee. Variance relief is requested from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to allow 221 parking spaces in lieu of the required 265 spaces in order to permit the expansion of an existing restaurant on the property trading as "Vito's". The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was the aforementioned Tony Petronelli, co-Petitioner/Lessee. Also present was John Harrington representing Scotts Corner Limited Partnership and Green Tree Realty, Inc., the reversionary owner of the property. Also present was Paul Lee, the engineer who prepared the plan. The Petitioner was represented by Michael E. Marino, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel located at the southeast corner of the intersection of York Road and Scott Adam Road in Cockeysville. The property is well known to this Zoning Commissioner and is the site of a strip shopping center which contains a Talbots Clothing Store, a First Union Bank, the

COPIES RECEIVED FOR PLANS
 Date 3/6/98
 By J. M. Howard

aforementioned Vito's Restaurant and similar retail/commercial uses. In addition to these businesses, the balance of the property is improved with a large macadam parking area. The property is 3.8841 acres in area, zoned B.L.-A.S. The property was developed as a shopping center many years ago. As noted above, approximately 2,640 sq. ft. of the leasable space is occupied by Mr. Petronelli's business. Mr. Petronelli proposes acquiring neighboring space in order to expand his business. This adjacent space is 1360 sq. ft. in area. It is to be noted that no new external construction is proposed and that the gross square footage of the shopping center as a whole will not be increased. Rather, a former tenant in that space has vacated the shopping center and Mr. Petronelli's restaurant wishes to expand into this now open area.

Variance relief is requested pursuant to Section 409.6 of the BCZR. That section lays out the numeric parking space requirements for shopping centers, based upon the nature of the commercial/business uses therein. Under those regulations, 265 spaces are required, however, only 221 spaces are provided.

It is to be noted that the same corporate owner of the subject property also controls adjacent commercial property which is located across Scott Adam Road. Originally, when these parcels were developed a shared parking arrangement was used to provide sufficient spaces for both parcels. However, practical experience since that time has shown that such a shared arrangement is not necessary. Uncontradicted testimony and evidence presented was that there exists more than sufficient parking to accommodate patrons of the existing center. Additionally, the space presently occupied by the Talbots Clothing Store was previously a Super Fresh Supermarket. Since the time Talbots has acquired that space, the parking

usage on the site has decreased. Obviously, fewer parking spaces are utilized by Talbots customers then by the grocery store business.

Additional testimony and evidence presented was that enlargement of the parking lot is neither warranted or practical. As noted above, sufficient parking exists and the site is limited by the existence of steep slopes and a stream towards the rear of the property. Additionally, the rear property line abuts a condominium community, which would obviously prefer a natural buffer to the rear of the shopping center buildings as opposed to additional macadam parking.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the Petitioners have satisfied the requirements of Section 307 of the BCZR and the variance relief should be granted. I find that the property is unique by way of its configuration and site constraints (i.e., steep slopes, stream, etc.). Additionally, I believe that the Petitioner would suffer a practical difficulty if variance relief were denied and that there will be no detrimental impact on the surrounding locale. Thus, the variance will be granted.

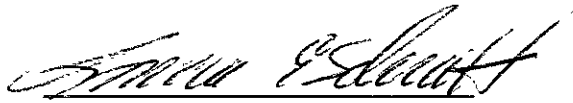
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

3/6/98
M. York

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 1998 that a variance from Section 409.6 of the BCZR to allow 221 parking spaces, in lieu of the required 265 spaces in order to permit the expansion of an existing restaurant on the property trading as "Vito's", be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmh

COPIES DESTROYED FOR PLANNING
DATE 3/6/98
BY M. G. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning

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

March 4, 1998

Michael E. Marino, Esquire
609 Bosley Avenue
Towson, Maryland 21204

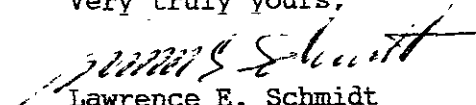
RE: Case No. 98-272-A
Petition for Zoning Variance
Location: 10251 York Road
Lessee: Tony Petronelli t/a Vito's Restaurant
Scotts Corner Limited Partnership, Legal owner, Petitioners

Dear Mr. Marino:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. John Harrington, Scotts Corner Ltd. Partnership,
2328 W. Joppa Road
Lutherville, Md. 21093
c: Mr. Tony Petronelli t/a Vito's Restaurant
10251 York Road
Cockeysville, Md. 21030





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10251 York Road, Cockeysville, MD 21030

which is presently zoned BL-AS

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) 409.6 to permit 221 parking spaces in lieu of the required 265 spaces, in order to permit the expansion of the existing restaurant on the property trading as "Vito's".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) the property and/or improvements thereon are unique and without the requested variances, the subject property is not capable of being developed as contemplated, thereby creating practical difficulty or hardship with regard to developability. The granting of this variance will not result in injury to public health, safety or welfare.

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.

~~XXXXXX~~ Lessee:

Tony Petronelli

(Type or Print Name)

Signature

10251 York Road

Address

Cockeysville, Maryland 21030

City

State

Zipcode

Attorney for Petitioner:

Michael E. Marino

(Type or Print Name)

Signature

609 Bosley Avenue (410) 821-6633

Address

Phone No.

Towson, Maryland 21204

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):

Scotts Corner Limited Partnership

(Type or Print Name)

By:

Signature

(Type or Print Name)

Signature

2328 W. Joppa Road (410) 821-8585

Address

Phone No.

Lutherville, Maryland 21093

City

State

Zipcode

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

John Harrington

Name

2328 W. Joppa Road (410) 821-8585

Address

Phone No.

Lutherville, Maryland 21093

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRP DATE 1/22/98



Zoning Administration

Development Management

98-272-A

272

Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

DESCRIPTION

SCOTTS CORNER SHOPPING CENTER

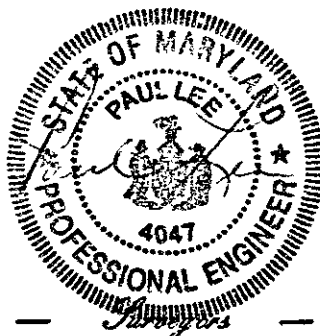
S.E. CORNER OF YORK ROAD AND SCOTT ADAM ROAD

ELECTION DISTRICT 8C3

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the east side of York Road, said point also being located Southerly- 40 feet⁺ from the center of Scott Adam Road; thence leaving said east side of York Road and running with and binding on the south side of Scott Adam Road the 3 following courses and distances (1) N 26°33'20" E - 14.14 feet, (2) by a curve to thr right R= 640.00 feet for a distance of 262.56 feet, and (3) S 84°56'20" E - 125.13 feet; thence leaving the south side of Scott Adam Road (4) S 05°03'40" W - 30.00 feet, (5) S 35°56'20" E - 85.43 feet, (6) S 11°06'00" E - 112.72 feet, (7) S 39°05'40" W - 39.05 feet, (8) S 78°54'00" W - 30.00 feet, (9) S 11°06'00" E - 61.00 feet, (10) S 78°54'00" W - 35.00 feet, (11) S 11°06'00" E - 38.17 feet, (12) S 20°54'20" W - 69.05 feet, (13) S 78°54'00" W - 63.40 feet, (14) S 11°06'00" E - 93.73 feet and (15) S78°54'00" W - 151.82 feet to the east side of York Road; thence running with and binding on said east side of York Road (16) N 18°26'40" W - 543.65 feet to the point of beginning.

Containing 3.8841 acres of land more or less.



272

J.O. 94-006

10/10/97

Engineers

Surveyors

Site Planners

98-272-A

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044570

DATE 1/22/98 ACCOUNT R-001-C/5 000

AMOUNT \$ 250.00

RECEIVED FROM: AMICI FOODS, INC.

10251 York Road Item # 272
FOR: 020 Variance Taken by: MRP

98-272-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS AMBA INC.

1/22/1998 1/22/1998 10:22:44

MR 0501 CASHIER OF UM CBL INSOLE

5 MISCELLANEOUS (MR) RECEIPT

Receipt # 035726

TR NO. 044570

250.00 (240)

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-12, 1978

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 2-12, 1978

THE JEFFERSONIAN,

A. H. Erickson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

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

Case #98-272-A

10261 York Road, E/S York Road & 8th Election District

centerline Scott Adam Road, 3rd Councilmanic District

Legal Owner(s): Scotts Corner Limited Partnership

Lessee(s): Tony Patrone

Variance: to permit 22 parking spaces in lieu of the required 265 spaces

Hearing: Tuesday, March 3, 1998 at 10:00 a.m. in Room 407, County 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) 887-3383.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3383.

2/13/98 Feb. 12

0206386

CERTIFICATE OF POSTING

RE: Case No. 98-272-A
Petitioner/Developer:
(Tony Petronelli)
Date of Hearing/Closings
(Mar. 3, 1998)

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

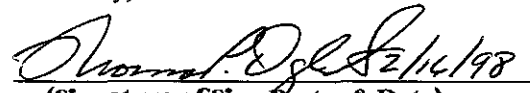
Attention : Ms. Gwendolyn Stephens

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 _____
10251 York Road Baltimore, Maryland 21030 _____**

**The sign(s) were posted on _____ Feb. 16, 1998 _____
(Month, Day, Year)**

Sincerely,

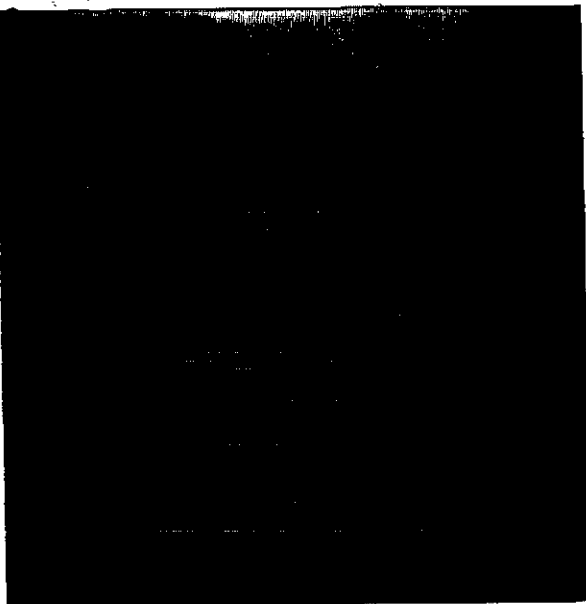

(Signature of Sign/Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



98-272-A



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/neighborhood 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.: 272

Petitioner: SCOTT'S CORNER LIMITED PARTNERSHIP
JOHN HARRINGTON

Location: 10251 YORK RD COCKEYSVILLE, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: AMICI FOODS, INC T/A VITO'S CAFE

ADDRESS: 10249 YORK ROAD

COCKEYSVILLE, MD 21030

PHONE NUMBER: (410) 666-3100

AJ:ggs

98-272-A

(Revised 09/24/96)

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.: 98-272-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - TO PERMIT 221 PARKING SPACES
IN LIEU OF THE REQUIRED 265 SPACES.

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
February 12, 1998 Issue - Jeffersonian

Please forward billing to:

Amici Foods, Inc.

410-666-3100

T/A Vito's Cafe

10249 York Road

Cockesville, MD 21030

NOTICE OF ZONING 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: 98-272-A

10251 York Road

E/S York Road, 40' +/- S of centerline Scott Adam Road

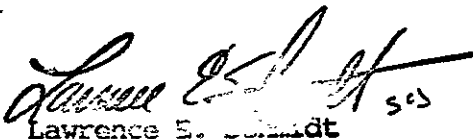
8th Election District - 3rd Councilmanic District

Legal Owner: Scotts Corner Limited Partnership

Lessee: Tony Petronelli

Variance to permit 221 parking spaces in lieu of the required 265 spaces.

HEARING: Tuesday, March 3, 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 29, 1998

NOTICE OF ZONING 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: 98-272-A
10251 York Road
E/S York Road, 40' +/- S of centerline Scott Adam Road
8th Election District - 3rd Councilmanic District
Legal Owner: Scotts Corner Limited Partnership
Lessee: Tony Petronelli

Variance to permit 221 parking spaces in lieu of the required 265 spaces.

HEARING: Tuesday, March 3, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "scj" monogram at the bottom right.

Arnold Jablon
Director

c: Michael E. Marino, Esquire
Scotts Corner Limited Partnership
Tony Petronelli

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 16, 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 18, 1998

Michael E. Marino, Esquire
609 Bosley Avenue
Towson, MD 21204

RE: Item No.: 272
Case No.: 98-272-A
Petitioner: Scotts Corner Ltd. Part.

Dear Mr. Marino:

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 22, 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, reading "W. Carl Richards, Jr." in a cursive style.

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

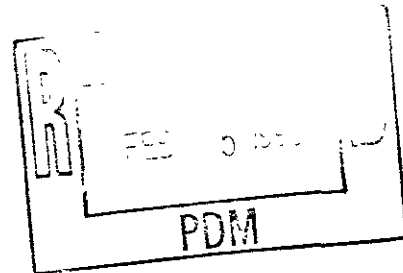
Date: February 4, 1998

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

SUBJECT: 10251 York Road

INFORMATION

Item Number: 272
Petitioner: Scotts Corner Limited Partnership
Zoning: BL-AS
Requested Action: Variance



Summary of Recommendations:

It is the position of the Office of Planning that the shared parking arrangement mitigates any on-site parking deficiency. In addition, there are no nearby residential streets or communities that would be negatively impacted by a lack of parking at the subject property; therefore, should a parking problem present itself, this contained site would essentially become a problem only in terms of parking space availability on-site.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

AFK/JL

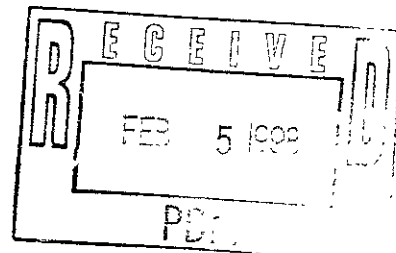


Baltimore County
Fire Department

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

February 4, 1998

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



RE: Property Owner: Terry J. Gerahy
Scotts Corner Limited Partnership

Location: DISTRIBUTION MEETING OF February 2, 1998

Item No. 267. 272 Zoning Appeal:

Gentlemen:

Pursuant to your request, the referenced property has been reviewed 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.

REVIEWER: LT. ROBERT P. SAUERWALL

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: February 10, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 9, 1998
 Item No. 272

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. If to be granted, this office requests that the Hearing Officer requires conformance with the Landscape Manual to the extent possible.

RWB:HJO:jrb

cc: File

ZONE0209.272

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

TO: PDM

DATE: 4/29/92

FROM: R. Bruce Seeley. RBS/92
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 2, 92

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

Item #'s:

98-156

267

269

270

272

273

274

275

RBS:sp

BRUCE2/DEPRM/TXTS8P



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 1/30/98
Item No. 272 JLF

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

fjr 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

AS
3/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 4, 1998

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

SUBJECT: 10251 York Road

INFORMATION

Item Number: 272

Petitioner: Scotts Corner Limited Partnership

Zoning: BL-AS

Requested Action: Variance

Summary of Recommendations:

It is the position of the Office of Planning that the shared parking arrangement mitigates any on-site parking deficiency. In addition, there are no nearby residential streets or communities that would be negatively impacted by a lack of parking at the subject property; therefore, should a parking problem present itself, this contained site would essentially become a problem only in terms of parking space availability on-site.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kelso

AFK/JL

RE: PETITION FOR VARIANCE
10251 York Rd, E/S York Rd,
40' ± S of c/l Scott Adam Rd
8th Election District, 3rd Councilmanic

Legal Owner(s): Scotts Corner L.P.
Contract Purchaser(s): Tony Petronelli
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-272-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
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael E. Marino, Esq., 609 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.



PETER MAX ZIMMERMAN

