

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SW/S Reisterstown Road, 165 ft.
NW of c/l Ritters Lane * ZONING COMMISSIONER
10 Ritters Lane
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Susan C. Sidney * Case No. 98-298-X
Contract Purchaser: Brian P. Bystry
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 10 Ritters Lane in Owings Mills. The Petition was filed by the Susan Cohen Sidney, property owner, and Brian P. Bystry, Contact Purchaser. Special Exception relief is requested to approve a Class B office building, pursuant to Section 204.3.B.1.a. of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on Petitioner's Exh. 1, the plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Susan Cohen Sidney, property owner. Also appearing in support of the Petition were Chuck Gilmore, Joe McGraw, Richard Fradkin, Rob Feedman, Nick Pirone and Marc Witman. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel, approximately 3 acres in area, split zoned R.O. and D.R.3.5. The property is improved with an existing 2-1/2 story frame structure, which is located in the R.O. portion of the lot, fronting Reisterstown Road. The R.O. part of the lot is approximately 1 acre in area and occupies that part of the property which abuts Reisterstown Road. The rear of the site is zoned D.R.3.5 and is 2.0384 acres in area. Vehicular access to the site is by way of Ritters Lane, from which a lengthy existing macadam driveway leads to the structure described above. Vehicular access

CASE FILED FOR FILING

Date

By

4/22/98
M. P. Bystry

can also be obtained by a private drive which connects with Pleasant Hill Road.

Ms. Susan Sidney indicated that the subject structure is presently used as an office for her business; a graphic design advertising firm. However, the property is under sale to Mr. Bystry, who intends on using a site as an office building for his commercial contracting company. It was indicated at the hearing that contractor's equipment would not be stored on the property and that the business would be confined to the structure.

Presently, the structure contains approximately 2400 sq. ft. of space. However, several additions are proposed to enlarge the building. A porch and sunroom area will be enclosed so that same can be utilized year around. Additionally, an addition is also proposed. When completed, the building will feature approximately 4270 sq. ft. of office area.

It was indicated that, other than these improvements, the character of the property will not change. Vehicular access will continue to be by way of Ritters Lane and a private drive which leads to Pleasant Hill Road. Additionally, an existing swimming pool to the rear of the structure will be removed. An area for parking is also shown on the site plan.

4/2/98
S. J. [Signature]
A Class B office building is defined in Section 101 of the BCZR as, "A principal building used for offices in which is not a Class A office building". A Class A office building is a principal building that was originally constructed as a one family or two family detached dwelling, and was converted by a proper permit to office use without any external enlargement for the purpose of creating the office space or, otherwise, accommodating the office use. Construction of the additions and external improvements make the subject building a Class B building. Class B office buildings are permitted in the R.O. zone by special exception only.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition. In my judgment, the proposed improvements and conversion will not be detrimental to the health, safety and general welfare of the locale. Testimony presented at the hearing is that the neighborhood is generally a mix between retail office and residential uses. Moreover, the location of the existing structure, immediately adjacent to Reisterstown Road is persuasive. That is, the office building is oriented towards that major roadway and will not adversely impact the residences which are located to the interior.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of April 1998 that, pursuant to the Petition for Special Exception, approval for use of the subject site as a Class B office building, pursuant to Section 204.3.B.2.a. of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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:mmn



Baltimore County
Zoning Commissioner
Office of Planning

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

April 2, 1998

Ms. Susan Cohen Sidney
P.O. Box 724
Brooklandville, Md. 21022

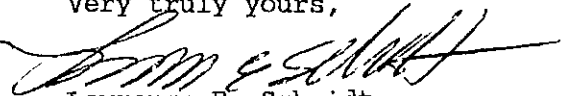
RE: Petition for Special Exception
Case No. 98-298-X
Property: 10 Ritters Lane
Susan C. Sidney/Brian P. Bystry, Petitioners

Dear Ms. Sidney:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception 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. Brian P. Bystry
11419 Cronridge Drive, Suite 8
Owings Mills, Maryland 21117

c: Mr. Richard Fradkin
10220 S. Dolfield Road, Suite 200
Owings Mills, Md. 21117





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10 RITTERS LANE

which is presently zoned RD/DP3.5

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A CLASS "B" OFFICE BUILDING

PURSUANT TO SECTION 204.3.B.2.a; BCZR.

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

I, or we, agree to pay expenses of above Special Exception 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 Purchase/Lessee:

BRIAN P. BUSTEY
(Type or Print Name)

Brian Paul Bustey
Signature

11419 CROWNIDGE DRIVE, SUITE 8
Address

OWINGS MILLS, MD. 21117
City State Zipcode
410-356-9096

Attorney for Petitioner:

N/A
(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

SUSAN COHEN SIDNEY
(Type or Print Name)

Susan Cohen Sidney
Signature

(Type or Print Name)

Signature

10 RITTERS LANE 410-363-6555
Address Phone No.

OWINGS MILLS, MARYLAND 21117
City State Zipcode
Name, Address and phone number of representative to be contacted.

BARBARA FRADKIN
Name

10220 S. DOLFIELD RD, STE 200 410-363-9500
Address Phone No.
OWINGS MILLS, MD 21117

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: gum DATE 2-6-98



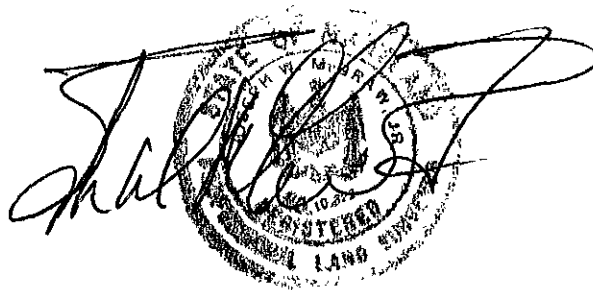
Revised 9/5/95

98-298-X

298

ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road which is 66 feet wide at the distance of 165 feet northwest of the centerline of the nearest improved intersecting street, Ritters Lane, which is 12 feet wide. Thence the following courses and distances: N.34 16'W. 233.64 ft., S.81 43'W. 334.83 ft., S.07E. 229.88 ft., S.75 20'W. 71.13 ft., S.29 24'E. 30.93 ft., S.29 24'E. 286.53 ft., N.60 29'E. 145.90 ft., N.29 31'W. 248.35 ft., and N.75 20'E. 354.40 ft. to the place of beginning as recorded in Deed Liber 8651, Folio 262, containing 3.0636 acres in the 4TH Election District and known as #10 Ritters Lane.



298

98-298-X

**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 #98-298-X
10 Pitters Lane
SWS Reisterstown Road,
165 NW of centerline Pitters
Lane
4th Election District
3rd Councilmanic District
Legal Owner(s)
Susan Cohen Sidney
Contract Purchaser:
Brian P. Bysty
Special Exception for a
Class B office building
Hearing: Monday, March 30,
1998 at 11:30 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) 887-3363.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

3/19/ Mar '12 C213149

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/12, 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 3/12, 1998.

THE JEFFERSONIAN,
A. H. Henkle
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

LAND 298 No. 048671

DATE 2-6-98 ACCOUNT Foot-6152

AMOUNT \$ 300.00

RECEIVED FROM: Susan Cohen Sinner 10 Partners Ln.

FOR: Sp. X-(050)

98-298-X

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Scan

CASHER'S VALIDATION

PAID FULLY
THE
BALTIMORE COUNTY OFFICE OF BUDGET & FINANCE
RECEIVED
2/10/98
\$300.00
RECEIVED
2/10/98
\$300.00
BALTIMORE COUNTY, MARYLAND

**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 #98-298-X
10 Ritters Lane
SWWS Racketstown Rd. 165
NW of Centenary Ritters Lane

4th Election District
3rd Congressional District
Legal Owner(s)
Susan Cohen Singer
Contract Purchaser
Brian P. Bystro
Special Exception for a
Class "B" office building.
Hearing: Wednesday, March
11, 1998 at 2:00 p.m., in
Room 407, County Courts
Bldg., 401 Busley 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

2/324 Feb 19 c208418

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-19-, 1998

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 2-19, 1998

THE JEFFERSONIAN,

A. Henricsson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No. 98-298-X

Petitioner/Developer: B. BYSTROM, ETAL

Date of Hearing/Closing: 3/30/98

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 #10 RITTERS LA.

The sign(s) were posted on 3/13/98
(Month, Day, Year)

Sincerely,

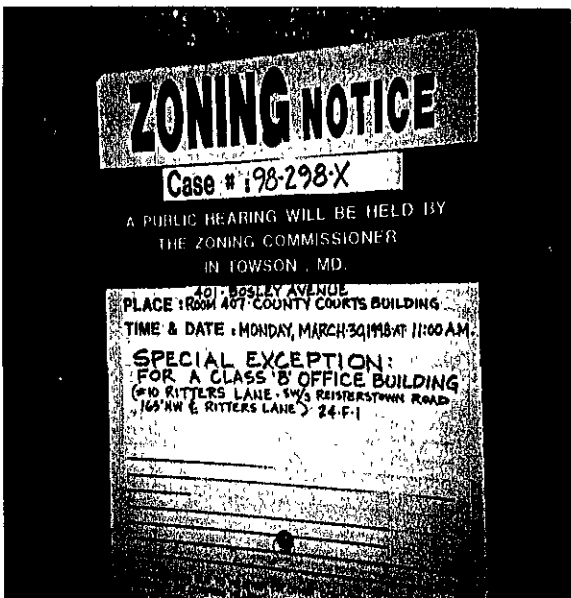
Patrick M. O'Keefe 3/16/98
(Signature of Sign Poster and Date)

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)



#10 RITTERS LANE
@ REGISTERSTOWN RD.
98-298-X

P.3/13/98

A-3/30/98

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.: 98-298-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL EXCEPTION FOR A CLASS
"B" OFFICE BUILDING.

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

March 5, 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: 98-298-X

10 Ritters Lane

SW/S Reisterstown Road, 165' NW of centerline Ritters Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Susan Cohen Sidney

Contract Purchaser: Brian P. Bystry

Special Exception for a Class "B" office building.

HEARING: Monday, March 30, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon". Below the signature, the number "54" is handwritten in a circle.

Arnold Jablon
Director

c: Richard Fradkin
Susan Cohen Sidney
Brian P. Bystry

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 15, 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.



TO: PATUXENT PUBLISHING COMPANY
March 12, 1998 Issue - Jeffersonian

Please forward billing to:

Brian P. Bystry 410-356-9096
11419 Cronridge Drive
Suite 8
Owings Mills, MD 21117

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: 98-298-X

10 Ritters Lane

SW/S Reisterstown Road, 165' NW of centerline Ritters Lane

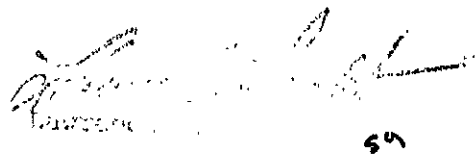
4th Election District - 3rd Councilmanic District

Legal Owner: Susan Cohen Sidney

Contract Purchaser: Brian P. Bystry

Special Exception for a Class "B" office building.

HEARING: Monday, March 30, 1998 at 11:00 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.

3/4/98

TC from Chuck Gilmore
for Brian Bystuy. Sign was
not posted - sign poster
never got fax for posting.
Reschedule hearing.

410-977-8324 cell
410-356-9096 office

98-298-X

8-11/45

Admission Ticket No. 107
to the 1945-46 season
at the University of
California, Berkeley
for the 1945-46 season
at the University of
California, Berkeley

For the 1945-46 season
at the University of
California, Berkeley

107-108-109



Baltimore County
Department of Permits and
Development Management

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

February 13, 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: 98-298-X

10 Ritters Lane

SW/S Reisterstown Road, 165' NW of centerline Ritters Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Susan Cohen Sidney

Contract Purchaser: Brian P. Bystry

Special Exception for a Class "B" office building.

HEARING: Wednesday, March 11, 1998 at 2:00 p.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: Richard Fradkin
Susan Cohen Sidney
Brian P. Bystry

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 24, 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.



TO: PATUXENT PUBLISHING COMPANY
February 19, 1998 Issue - Jeffersonian

Please forward billing to:

Brian P. Bystry 410-356-9096
11419 Cronridge Drive
Suite 8
Owings Mills, MD 21117

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: 98-298-X

10 Ritters Lane

SW/S Reisterstown Road, 165' NW of centerline Ritters Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Susan Cohen Sidney

Contract Purchaser: Brian P. Bystry

Special Exception for a Class "B" office building.

HEARING: Wednesday, March 11, 1998 at 2:00 p.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

March 5, 1998

Richard Fradkin
10220 S. Dolfield Rd., #200
Owings Mills, MD 21117

RE: Item No.: 298
Case No.: 98-298-X
Petitioner: Susan Cohen Sidney/Brian P. Bystry

Dear Mr. Fradkin:

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 February 6, 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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/ggs
Attachment(s)





Baltimore County
Fire Department

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

FEBRUARY 23, 1998

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

RE: Property Owner: SUSAN LOHEN SIDNEY

Location: DISTRIBUTION MEETING OF FEBRUARY 17, 1998

Item No.: 298 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 provisions 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 "Fire Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MG 1102

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 24, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 23, 1998
 Item Nos. 287, 289, 292, 293, 294,
 296, 297, and 298

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

RWB:HJO:jrb

cc: File

ZONE0223.NOC

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

TO: PDM
FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

DATE: *2/18/98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *Feb. 17, 98*

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

Item #'s:

287

291

297

(298)

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 2/13/98
Item No. 298 JCM

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,

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

2-12-98

TC to Richard Fradkin.

No form in file for advertising
billing. He said to send
bill to C.P.

Sophia

98-298-X

NOTE TO FILE:

1. Applicant was advised regarding issue of commercial access through Residential Zone per ZOPM Section 102.6.A.4, pg. 1-42.2.
2. Applicant advised of potential issue of traffic flow onto "30' Road leading to" Pleasant Hill Rd, Alley?

JCM

298

98-298-X



Baltimore County
Department of Permits and
Development Management

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

March 4, 1998

Mr. Brian P. Bystry
11419 Cronridge Drive
Suite 8
Owings Mills, MD 21117

RE: Case Number 98-298-X
Petitioner: Susan Cohen Sidney
Location: 10 Ritters Lane

Dear Mr. Bystry:

The above matter, previously assigned to be heard on March 11, 1998 has been postponed at your request, due to the sign not being posted timely.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp that is partially obscured by the signature.

Arnold Jablon
Director

AJ:scj

c: Susan Cohen Sidney
Richard Fradkin



SIEMENS

9690 DEERCO ROAD
SUITE 600
TIMONIUM, MD 21093
410-453-6655
410-453-6901 (FAX)



FAX TRANSMITTAL

DATE: 3-13-98 TOTAL NUMBER OF PAGES: 2
(INCLUDING COVER SHEET)

TO: Mr. Lawrence E. Schmidt

COMPANY: Bath Co. Zoning Commission

PHONE# _____ EXT: _____

FAX# _____ M/S: _____

FROM: Cathy Young

REFERENCE: _____

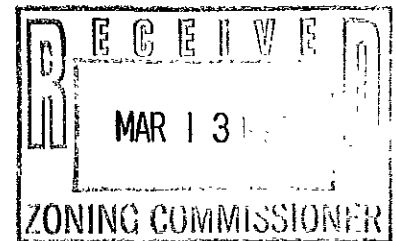
LOC/DEPT: _____ DID# 410-453- 6975
RNET: 960- _____

COMMENTS / SPECIAL INSTRUCTIONS: Please deliver ASAP

March 13, 1998

RE: 98-298-X

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
Room 405 of the County Courts Building
401 Bosley Ave.
Towson, MD 21204



Dear Mr. Schmidt,

On Thursday March 12 a zoning notice was posted at 10 Ritters Lane N. in Owings Mills advising of a hearing to grant a variance in zoning for a class 'e' office building that will actually be built between four homes. My home borders this property, as do 5 others. I beg you **NOT** to grant this exception. This is an old established residential neighborhood with lots of young children.

I am scheduled to attend a business meeting out of town on March 30, 1998 and cannot reschedule this. My company will not let me change the date. **Please reschedule this hearing** so that I may attend. I live alone and have no one else to represent me. My home faces this property, is three years old and it will be a tragedy if in Baltimore County I must look at a commercial property and parking lot after moving in to a nice residential neighborhood that is more than 100 years old.

Thank you for taking the time to read my letter and to consider my request for a new hearing date. I can be reached at 410-453-6975 (office) or 410-998-3988 at my home.

Sincerely,

Cathy Young
18 Ritters Lane N
Owings Mills, MD 21117

I called Cathy Young, explained to her what case was about, hearing procedure etc - I also had called Brad Friedman - they oppose no development because they are going to settlement + need demand ASAP. Young withdrew request but PP - Will call me if need be. JES

