IN THE MATTER OF BEFORE THE THE APPLICATION OF OZIEL ABBAS - PROPERTY OWNER; BOARD OF APPEALS CONTINENTAL PROPERTIES INC – C.P. FOR ZONING RECLASSIFICATION ON OF PROPERTY LOCATED ON THE NW/S PHILADELPHIA ROAD (ROUTE 7) AND NE/S * **BALTIMORE COUNTY** GOLDEN RING ROAD (ROUTE 588) (8606 PHILADELPHIA ROAD) Case No. R-98-370 (Cycle III, 1998) 14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

M

ORDER OF DISMISSAL OF PETITION

This case came to the Board on a Petition for Reclassification filed by Newton A.

Williams, Esquire, and NOLAN, PLUMHOFF & WILLIAMS, CHTD., on behalf of Petitioners
for zoning reclassification on property located on the northwest side Philadelphia Road (Route 7)
and northeast side Golden Ring Road (Route 588) known as 8606 Philadelphia Road in the
Fourteenth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

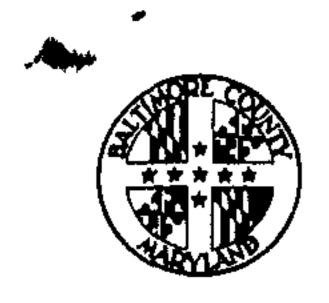
WHEREAS, no further action has been taken in this matter since a continuance was granted on October 29, 1998,

IT IS, THEREFORE, this <u>Alat</u> day of <u>Movember</u>, 2003, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-98-370 be and the same is declared moot, and the Petition DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY /

Lawrence M. Stahl, Chairman



OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 21, 2003

NOLAN, PLUMHOFF & WILLIAMS, CHTD. Suite 700, Nottingham Centre 520 Washington Avenue Towson, MD 21204

> RE: In the Matter of: Oziel Abbas – Property Owner; Continental Properties, Inc. – C.P. Case No. R-98-370 / Order of Dismissal of Petition

Dear Sir or Madam:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco

Administrator

Enclosure

c: Oziel Abbas
Robert Pallokoff /Continental Properties, Inc.
Daft-McCune-Walker, Inc.
Nancy N. Leiter /Rosedale Community Assn.
Russell Mirabile /Greater Chesaco Association
Bernard W. Merling, Sr.
Carol Saffron-Brinks, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM

Timothy M. Kotroco, Director /PDM



Petiten for Reclassification

to the Board of Appeals of Baltimore County

for the Property at 8606 Philadelphia Road

this Langou sugn of med with the Debaltment of Lelmits & Deaerobment Lightsement	
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached heret	to and
made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law	

of Baltimore County, from an RO zone to an B.L. (Business Local) zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

NONE

and (3) for the reasons given in the attached statement a variance from the following sections of the Zoning Regulations of Baltimore County.

NONE

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

1, 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.

Legal Owner(s):

Contract Purchaser/Lessee:					
Continental Properties Incorporated (Type or Print Name), Callebrat Puls.					
Signature		· · · · · · · · · · · · · · · · · · ·			
514 North Crain High	hway				
Address	• • • • • • • • • • • • • • • • • • • •				
Glen Burnie	<u>MD</u>	21061			
City	State	Zip Code			
Attorney for Petitioner: Newton A. Williams Nolan, Plumhoff & Williams					
(Type or Print Name)					
Newton a. VI	Vellam	2			
Signature 502 Washington Av Suite 700	An110	0-823-7800			
Address		Phone No.			
Towson	MD	21204			
City	State	Zip Code			

Oziel Abbas			
(Type or Print Name) 3cel (Who)			
Signature			
(Type or Print Name)			
·		 -	·· · · · · · · · · · · · · · · · · · ·
Signature			
8608 Philadelphia Road		Unlisted	
Address		Phone No.	
Address		21237	7
Rosedale City Name, address and phone number of legal of the contacted		State Zip	Code
Rosedale	wner, con	State Zip tract purchaser or	Code
City Name, address and phone number of legal of to be contacted. Newton A. Will:	owner, constants Willi	State Zip tract purchaser or	Code
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City Name, address and phone number of legal of to be contacted. Newton A. Will: Nolan, Plumhoff & Name 502 Washington Avenu	owner, constants Willi ue	State Zip tract purchaser or ams	Code
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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.

98 FEB 26 PM 2: 46

COMMIX BOYED OF APPEALS
RECEIVED

Revised 9/5/95

R.98.370

FEDDER PROPOSED FULL BL ZONING NE/C PHILADELPHIA ROAD AND GOLDEN RING ROAD

REQUESTED FULL BL

GOLDEN RING ROAD AREA GATEWAY SITE

OUTDATED, UNDERSIZED BL ERRONEOUS, HARMFULL AND STULTIFYING FOR AREA FOR THE FOLLOWING REASONS:

- 1. BLZONE DATES TO 40'S ERA CARRYOUT WITH SECOND FLOOR APARTMENT
- 2. INTERSECTION NOW LEVEL OF SERVICE "C", IMPROVED FROM "D"
- 3.SITE IS GATEWAY TO ROSEDALE AND GOLDEN RING AREAS
- 4. NEARBY USES INCLUDE LARGE GAS STATION, FIREHOUSE, MEDICAL CENTER, OFFICES, CHURCH, HIGHWAY YARD, VACANT BL, LARGE ML_IM INDUSTRIAL PARK, APARTMENTS, BELTWAY AND GOLDEN RING MALL 5.FULL BL WILL ENCOURAGE NEW UPGRADED SITE AND USES 6.PRESENT SITE FOR SALE
- 7. RO/BL SPLIT ERRONEOUS, STULTIFYING, DATED, AND UNATTRACTIVE FOR GATEWAY SITE
- 8. SITE BISECTED BY WATER MAIN AND 45 FOOT PLUS EASEMENT_HARD TO BUILD IN EXISTING, UNDERSIZED, DATED BL
- 9.FULL BL CORRECT, FFURTHERS UPGRADES ON AND OFFSITE, CONVENIENT NEIGHBORHOOD SHOPPING SITE
- 10.OUT WITH THE 40'S SITE,IN WITH A NEW ZONE AND UPGRADED USE AND SITE
- 11. AREA DESERVES AND WILL BENEFIT FROM FULL, CORRECT BL ZONING TOUPGRADE THIS GATEWAY SITE
- 12. YEAR 2000 SHOULD HAVE FULL BL IN USE

Description

to Accompany Zoning Reclassification

1.429 Acre Parcel

Abbas Oziel Property

Northeast Side of Golden Ring Road Northwest Side of Philadelphia Road

Fourteenth Election District, Baltimore County, Maryland

DMW

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a point on the centerline of Golden Ring Road (40 feet wide) said point being Northwesterly, 155 feet, more or less, from the point formed by the intersection of the centerline of Golden Ring Road with the centerline of Philadelphia Road (73 feet wide), thence binding on said centerline of Golden Ring Road (1) North 53 degrees 10 minutes 47 seconds West 233.40 feet, thence leaving said centerline (2) North 49 degrees 11 minutes 52 seconds East 263.78 feet, thence (3) South 53 degrees 10 minutes 47 seconds East 234.64 feet, thence (4) South 49 degrees 49 minutes 13 seconds West 88.36 feet, thence (5) South 40 degrees 10 minutes 47 seconds East 153.81 feet to the aforementioned centerline of Philadelphia Road, thence binding on said centerline (6) South 50 degrees 09 minutes 21 seconds West 11.00 feet, thence leaving said centerline (7) North 37 degrees 47 minutes 52 seconds West 144.37 feet, and thence (8) South 52 degrees 27 minutes 06 seconds West 170.86 feet to the point of beginning; containing 1.429 acres of land, more or less.

Saving and Excepting therefrom, a 0.107 acre parcel of land within the right-of-way of Golden Ring Road and a 0.009 acre parcel of land within the right-of-way of Philadelphia Road.

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

February 24, 1998

Project No. 97159 (L97159)



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NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602(e) and Sec. 603 and the County Code, Section 2-368(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #R-98-370 8806 Philadelphia Road comer NW/S Philadelphia Road (Route 7) and NE/S Golden Ring Road (Route 588) 14th Election District
6th Councilmanic District
Legal Owner(s):
Ozisi Abbas
Contract Purchaser:
Continental Properties Incorporated Reclassification: from R.O.

to B.L.
Hearing: Thursday, October
29, 1998 at 10:00 a.m., in
Boom 48 of the Old Courthouse, 400 Washington Ave-

KRISTINE K. HOWANSKI, Chairman

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3180.
(2) For Information concerning the File and/or Hearing, Please Call (410) 887-3180.

.10/123 Oct. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., 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 successive
weeks, the first publication appearing on $\frac{108}{1998}$.
•

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

Most 10/14/48 RE: Case No.: 12-48-370 Petitioner/Developer: 17/6/ Date of Hearing/Closing: // 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 The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) (Printed Name) (Address) (City, State, Zip Code) (Telephone Number) 9/96

cert.doc

CERTIFICATE OF PUBLICATION

	5 14			8
THIS IS TO CERTIF	Y, that the annexed a	dvertisemen	t was publis	h-
ed in the CATONSVILLE	TIMES, a weekly	newspaper	published	in
Baltimore County, Md., one	ce in each of 2 s	uccessive we	eeks, the fin	rst
publication appearing on	51	· 	,19_98	•

CATONSVILLE TIMES

1. Henries

LEGAL AD. - TOWSON

TO: PATUXENT PUBLISHING COMPANY October 8, 1998 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204

410-823-7800

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602.(e) and Sec. 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-98-370 8606 Philadelphia Road

corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring Road (Route 588)

14th Election District; 6th Councilmanic District

Legal Owner: Oziel Abbas

Contract Purchaser: Continental Properties Incorporated

Reclassification from R.O. to B.L.

HEARING:

Thursday, October 29, 1998 at 10:00 a.m. in Room 48 of the Old Courthouse,

400 Washington Avenue

Kristine K. Howanski

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3180.



OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 3, 1998

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602.(e) and Sec. 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-98-370 8606 Philadelphia Road

corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring Road (Route 588)

14th Election District; 6th Councilmanic District

Legal Owner: Oziel Abbas

Contract Purchaser: Continental Properties Incorporated

Reclassification from R.O. to B.L.

HEARING:

Thursday, October 29, 1998 at 10:00 a.m. in Room 48 of the Old Courthouse,

400 Washington Avenue

Kristine K. Howanski

Chairman

c: Newton A. Williams, Esquire

Oziel Abbas

Continental Properties Incorporated

Leistine Houanski/sci

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.





OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

July 31, 1998

Newton A. Williams, Esquire NOLAN, PLUMHOFF & WILLIAMS, CHTD. Suite 700, Nottingham Centre 520 Washington Avenue Towson, MD 21204

> Case No. R-98-370 RE: Abbas /Continental Properties

Dear Mr. Williams:

The Board is in receipt of your letter dated July 20, 1998 regarding the subject reclassification petition scheduled for hearing on October 29, 1998.

Pursuant to your request, this matter will be opened and continued on the record on October 29th. No testimony or evidence will be presented at that time, and the case will be rescheduled for hearing on the merits only upon request.

By copy of this letter, all parties indicated have been advised of this continuance hearing.

Very truly yours,

Kathleen C. Bianco

Administrator

Mr. Oziel Abbas CC: Robert Pollokoff /Continental Properties Daft-McCune-Walker, Inc. Nancy N. Leiter, President Rosedale Community Association Greater Chesaco Association c/o Russell Mirabile James Earl Kraft /Board of Education People's Counsel for Baltimore County Pat Keller, Director /Planning Jeffrey Long Lawrence E. Schmidt /Z.C. W. Carl Richards / PDM Arnold Jablon, Director / PDM Virginia W. Barnhart, County Attorney



OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

August 10, 1998

Mr. Bernard W. Merling, Sr. 8608 Philadelphia Road Baltimore, MD 21237

RE: Your Letter of July 18, 1998

Dear Mr. Merling:

We are in receipt of your recent correspondence entitled: "CVS Zoning appeal." In order to respond to your letter, I have reviewed the Board's current docket of cases, with particular attention to Petitions for Reclassification.

As a result of that review, I found no cases pending where CVS has been "denied out of cycle zoning." However, a Petition for Reclassification for property located at 8606 Philadelphia Road is pending under Case No. R-98-370 (Oziel Abbas, Legal Owner; Continental Properties, Inc., Contract Purchaser). This matter is scheduled to be opened and continued on the record on Thursday, October 29, 1998 at the request of Petitioner.

For your information, I have enclosed copies of recent correspondence in this regard. I have also added your name and address to the file to assure your receipt of all future notices.

Should you have any questions, please call me at 410-887-3180.

Very truly yours, Hakken d. Beared

Kathleen C. Bianco

Administrator

Enclosures (2)

c: Newton A. Williams, Esquire Peter Max Zimmerman /People's Counsel for Baltimore County

		N. T. #10.TO		a naci	A CICITATI	N A 1777 (*) N T	*		BEFORE	THE		
RE: PETITION FOR ZONING RECLASSIFICATION 8606 Philadelphia Road, Corner NW/S Philadelphia						*		COUNT	Y BOAR	D OF A	PPEALS	
Rd (Route 7) and NE/S Golden Ring Rd (Route 588), 14th Election District, 6th Councilmanic					*		FOR					
_	l Owners ract Purcl			tal Prope	erties, Inc	;,	*		BALTIM	ORE CO	UNTY	
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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 of other proceedings in this matter and of the passage of any preliminary or final Order.

Reter Mars Zimmennen Oarole S. Demilio

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this _____ day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

Beter Max Zimmeiman

11:E M9 T- 3UA 88

COUNTY BOARD OF APPEALS
RECEIVED

FAX TRANSMISSION

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED 502 Washington Avenue, Suite 700 Towson, Manyland 21204 (410) 823-7800 Fax: (410) 298-2765

To: Ms. Syphie Jenninga Fax #: 410-882-28224	کر :Date	July 8, 1998
Fax #: 410-887 -28224	Pages:	, including this cover sheet.
From: Muster Williams		, rugstaß erra covet. Stiest"
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a violation of rederal and Maryland laws."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action is reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecapy in error, please immediately notify us by telephone to arrange for return of the original

Fux CC! Board of appeals, Mrs. Kathy Bearier, 410-887-3182 CC's Office of Planning, Ms. Jeff Jung, 410-887-3211

-<u>.</u>

PUBLIC NOTICE

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III -APRIL - OCTOBER 1998

Reclassification & Redistricting Petitions Accepted For Filing By Baltimore County Board of Appeals For The April - October 1998 Zoning Reclassification Cycle III

WESTERN SECTOR

STEM #7

Property Down: Extends Stations, Inc. Cros St. (Spining Sale: 5-95-35); \$17/90 Content Purchaser: Nexal Projectes, LLC Location: Miles Westerging Washerer expense Landsdoore Brast (340E Vershagten Bosteren) Edding James MIR-IM Butter theret is

Propositiones ML-LM Allenger, Recent & Hateres

Marie Com Park 打毛網 异龙

Property Street, 1985 Register & Villa Register . Core No. Remarke Date: CR-98-357-A: 92498 Contract Parchager: N/A

LOCATION: NETS Windsor Mill Plant, 531.51" SE of centralize Cressus Avenue (7218 Wardste Mili Food) Existing Basing: 84.65

Plactice Statelet 2nd Prencincels Westell: 2rd

- A

Proposed Engine 31. Parings to pour! र्क हर के पुरस्कार के शिक्ष की प्रेस त्या कर है। Attenue: Merica & Miller's Mint: Engemented Pien

ÉASTERN SECTOR

ITEM \$5

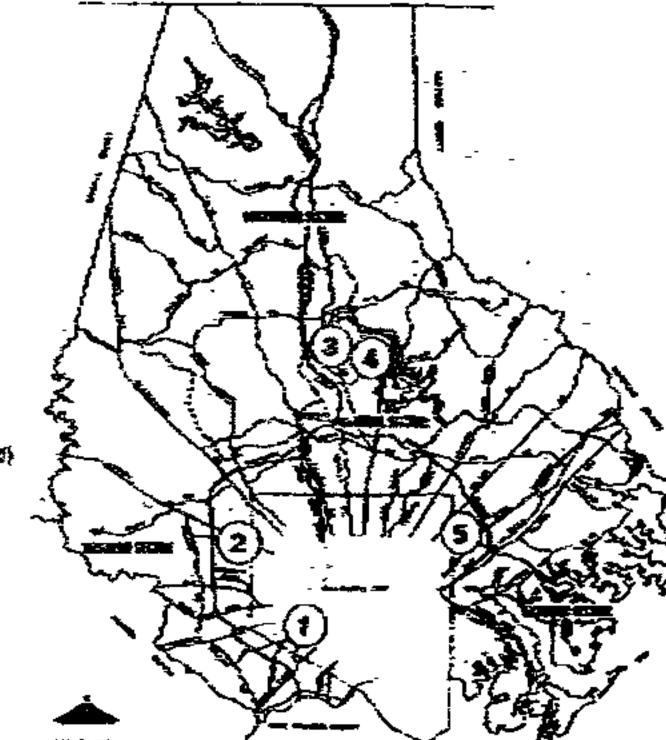
Personal Summer: Const Attention Comm Bin. (Bernatury Brake: 19-58-37-0) 10/29/98 Contract Paralment: Contracted Property: learn provided

LOCATION CODE HING PRESIDENT AND ROOM PORTY TO BUILD HEAS CONTROL STORY (SEE: STORY (SEE: PRESIDENCE STORY) Existing Comings (LQ.

Brotter Mebiet idt Councilments Shakket 685 Acres: 1313

Proposed Zinker 81 Alterny: Newton & Walters Marie Open Plan

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III - APRIL - OCTOBER 1998



CENTEAL SECTOR

ITEM #3

Property Brown: James K.S. Horn & Tiley Mar Mary County State: 8-83-355 10000 Contract Parchage: NO. Location: NES Patrois Pain Read, 350 Web York Most also NIS You float, 217 to the our

CON YOU BOX Estalling Zoolog: SLL: Hucker Guttet 30

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Proposed Zeeing 234 Attenue Charles E. Brooks

Agriculture Society, Inc. & Bullingin Count Maryland dix Bellimore County Controlled Shoots Carrie Ma. Allerting State: 1:55-352 10/22/52

Contract Partices: #1 Counties: NES Count and Mile Central Light Rail Conservy Personal Contracts right of way.

3741 9F Not 065 Temperary Board Extelling Juniog: D.R.-35 Section Nativel: 82 Commitments State 15: 45

Acres: 4902 🔩 Proposet James 145 Minerary Microsoft Wast When Open Part Possible Hoodshippen

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BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW LISTINGS OF PETITIONS: Nurabers in the listings are keyed to the map above.

BY ORDER OF KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS

N



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

July 24, 1998

Kristine K. Howanski, Esq., Chairman County Board of Appeals Courthouse Towson, MD 21204

Dear Ms. Howanski:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1998.

After discussion in the Board's meeting on July 9, 1998, the report was adopted by the Planning Board in its meeting on July 23, 1998, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Arnold F. 'Pat' Keller, III

Secretary

AFK:TD:jw

Enclosure

c: Robin L. Churchill, Administrative Officer Peter Max Zimmerman, People's Counsel Report by the Baltimore County
Office of Planning to the
Baltimore County
Planning Board

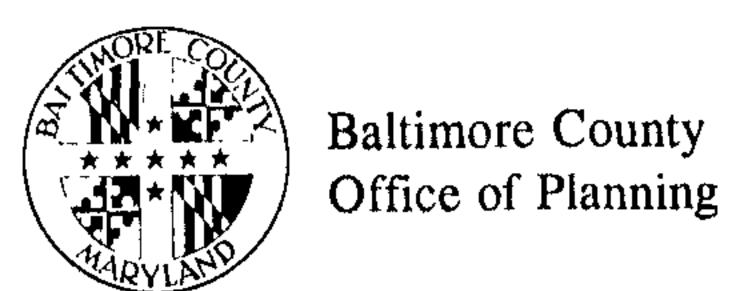
ZONING RECLASSIFICATION PETITIONS

Cycle III, 1998

May 29, 1998

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401 Bosley Avenue Towson, Maryland 21204 (410) 887-3211

Fax: (410) 887-5862

TO:

Members

DATE: May 29, 1998

Baltimore County Planning Board

FROM:

Arnold F. 'Pat' Keiler, III

Director, Office of Planning

In the current cycle, five zoning reclassification petitions were accepted by the Baltimore County Board of Appeals. In compliance with the County Code, recommendations on the petitions are submitted in the attached report.

The Planning Board is scheduled to review the petitions on July 9, 1998, and to make final recommendations on July 23, 1998. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than July 31, 1998.

The Board of Appeals has tentatively scheduled hearings on these petitions and will advertise these hearings as required. Hearings are set to take place during the period from September 17, 1998, through October 29, 1998.

Arnold F. 'Pat' Keller, III

AFK:JL:lsn

Attachment

Introduction

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The five petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning staff's analysis and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current <u>Baltimore County Master Plan</u>, and the preparation and adoption of the 1996 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356 (j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356 (k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 8, 1996] was established in error".

PETITIONS FOR RECLASSIFICATION CYCLE III, 1998

Assigned Hearing Dates County Board of Appeals

Week of September 14, 1998

Case No. R-98-366

Eichelman Brothers, Inc.

Merritt Properties, LLC

Thursday, September 17, 1998 @ 10:00 a.m.

Week of September 21, 1998

Case No. CR-98-367-A

Elias Rizakos, et ux

Thursday, September 24, 1998 @ 10:00 a.m.

Week of October 5, 1998

Case No. R-98-368

James K. S. Hom, et ux

Thursday, October 8, 1998 @ 10:00 a.m.

Week of October 19, 1998

Case No. R-98-369

Maryland State Fair and Agricultural Society, Inc.

Thursday, October 22, 1998 @ 10:00 a.m.

Week of October 26, 190°

Case No. R-98-370

Oziel Abbas/Continental Properties, Inc.

Thursday, October 29, 1998 @ 10:00 a.m.

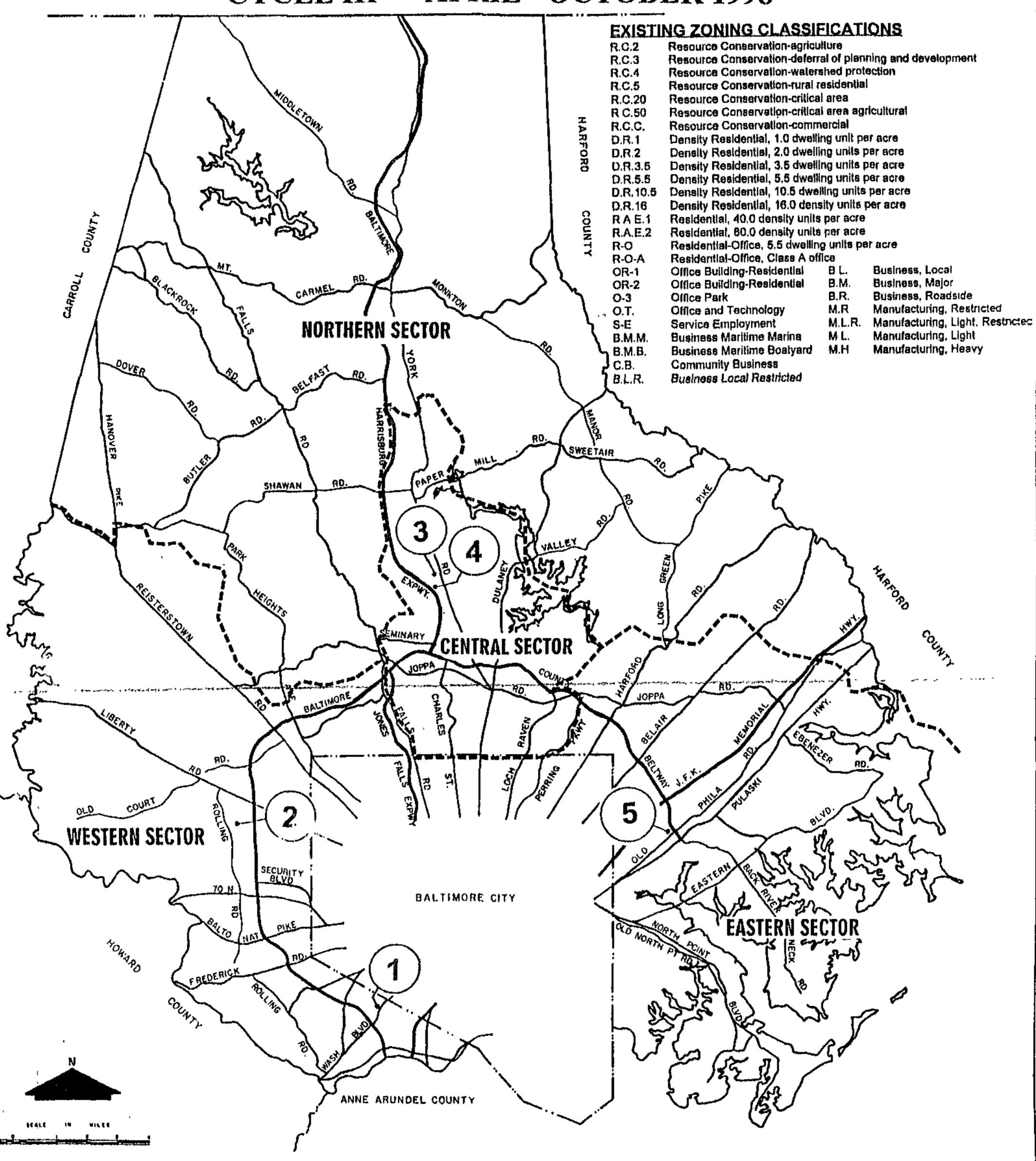
BALTIMORE COUNTY, MD

RECOMMENDATIONS OF THE OFFICE OF PLANNING

MAY 29, 1998

ITEM NO. and PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	REQUESTED ZONING	PLANNING RECOMMENDATION
Item No. 1 Eichelman Brothers, Inc. (legal owner) & Merritt Properties, LLC (contract Purchaser)	NW/S Washington Boulevard Opposite Lansdowne Road (3406 Washington Blvd.)	1.8	MLR-IM	ML-IM	ML-IM
ltem No. 2 Elias Rizakos & Vula Rizakos	NE/S Windsor Mill Rd., 531 feet SE of the center line of Cresson Ave. (7218 Windsor Mill Rd.)	.40	DR 5.5	BL	BL
Item No. 3 James K. S. Hom & Tuey Ma Hom	NE/S Padonia Park Rd., 364 feet W of York Rd., also W/S York, 211 feet to the rear of 9726 York Road	1.8	ML	BM	BLR
Item No. 4 Maryland State Fair and Agricultural Society, Inc. & Baltimore County MD	NE/S Conrail & MTA Central Light Rail right-of-way, 3,741 feet of N/S Timonium Rd.	4.9	DR 3.5	ML	DR 3 .5
Item No. 5 Oziel Abbas (Legal Owner) & Continental Properties, Inc. (Contract Purchaser)	NW/S Philadelphia Road & NE/S Golden Ring Road (8606 Philadelphia Rd.)	1.3	RO	BL	RO

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



SOURCE MATERIAL

Recommendations for the five (5) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 8, 1998;
- 2. Capital Budget and 5-Year Capital Program;
- 3. Zoning Plans Advisory Committee comments;
- 4. Discussions with other governmental agencies;
- 5. Field inspections of subject sites; and
- 6. Baltimore County Master Plan.

CASE NO.:

R-98-370

PETITIONER:

Continental Properties Incorporated

REQUESTED ACTION:

Reclassification to BL (Business Local)

EXISTING ZONING:

RO (Residential-Office)

LOCATION:

Rear of 8606 Philadelphia Road

AREA OF SITE:

1. 313± acres

ZONING OF ADJACENT PROPERTY/USE:

NE:

DR 16

Church

SE:

BL & RO

Restaurants & Residential-Office

SW:

DR 16 & BL

Single Family Dwelling & Medical Offices

NW:

DR 16

Fire Station

SITE DESCRIPTION:

The portion of the petitioner's property which is the subject of the rezoning request, is part of a 1.641± acre parcel. The subject site (1.313± acres) is zoned RO, while the remainder of the petitioner's property (0.328±) acres) is zoned BL. The petitioner is requesting a zoning change so that the entire 1.641± acre parcel is zoned BL.

The BL zoned portion of the petitioner's property is improved with the Golden Ring Inn restaurant, the Pizza Factory restaurant, and accessory off-street parking. The Golden Ring Inn is a one-story structure attached to the rear of an older two-story structure occupied by the Pizza Factory on the first floor and an apartment on the second floor.

The subject site is gently sloping and is partially improved to provide parking for the two restaurants. The remainder of the subject site is unimproved and is maintained as a grass covered area.

The subject site has frontage on, and access to, Golden Ring Road. The BL zoned portion of the petitioner's property has frontage on, and access to, Golden Ring Road and Philadelphia Road. There are 40+ parking spaces on the entire parcel.

WATER AND SEWERAGE:

The site and surrounding area are served by public water and public sewer and are designated as W-1, S-1 (Existing Service Area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Golden Ring Road and Philadelphia Road are minor arterials. Both of these thoroughfares are state roads. Golden Ring Road is also known as Maryland Route 588 and Philadelphia Road is also known as Maryland Route 7.

The intersection of Golden Ring Road and Philadelphia Road is signalized. It was designated as a "D" level intersection on the 1997 Basic Services Transportation Area Map. According to the Department of Public Works, this intersection is currently rated as having a level of service "C", and therefore it is not specifically identified on the 1998 Basic Services Map.

ZONING HISTORY:

In 1988, the site was rezoned from DR 16 to RO by the County Council (see CZMP Issue 6-154). In 1996, a request for BL zoning was denied by the County Council (see Issue 6-065).

MASTER PLAN/COMMUNITY PLANS:

The site is located in a Community Conservation Area according to the Baltimore County Master Plan.

PROPOSED vs. EXISTING ZONING:

The BL zone permits a wide range of light-business uses by right, and a number of uses are also permitted by special exception.

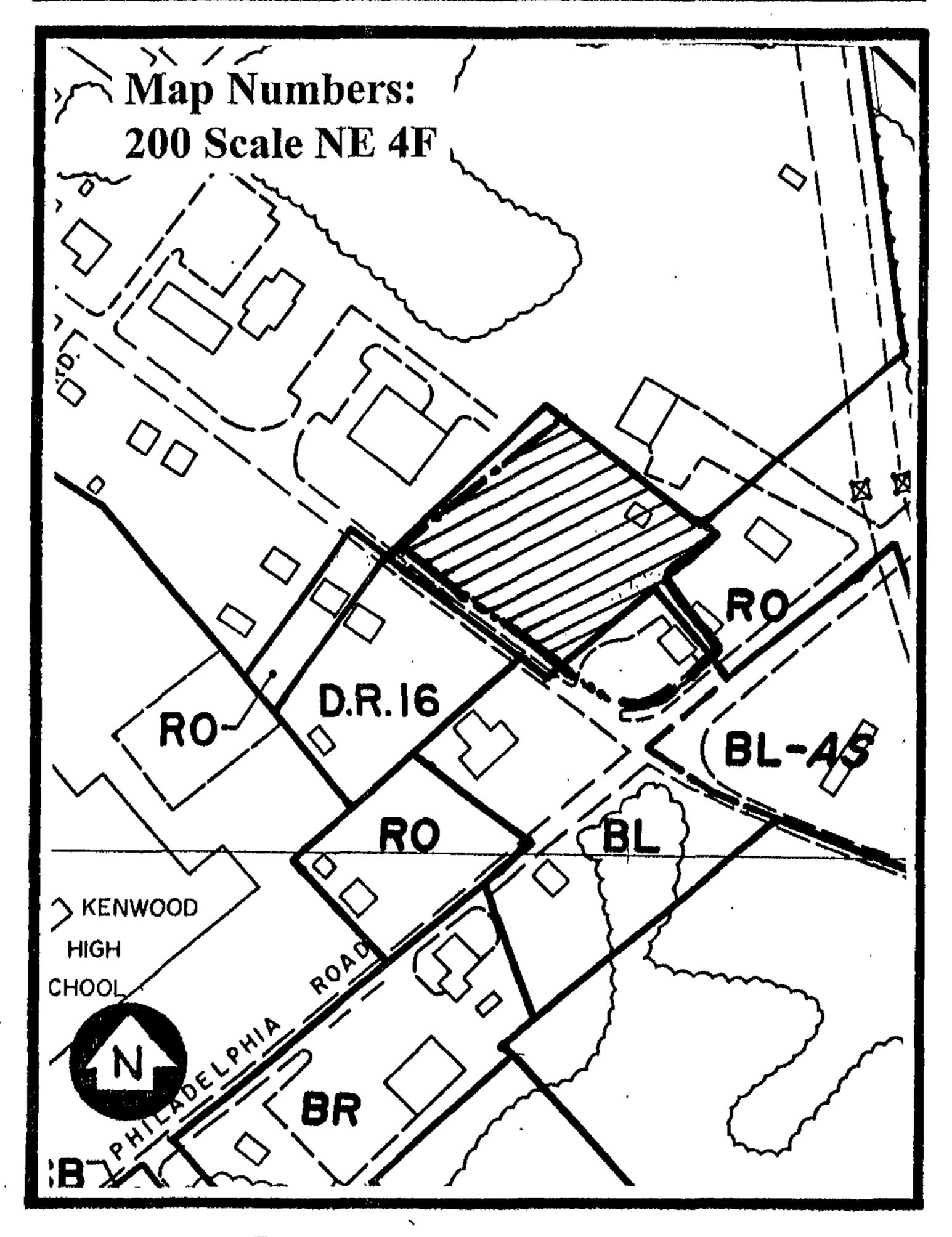
The RO zone was created to accommodate houses converted to office buildings (Class A) and residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Building and uses in the RO zone should be compatible with nearby residential properties.

OFFICE OF PLANNING RECOMMENDATION:

In light of the fact that a documented site plan has not been filed to more completely enable County agencies to examine the traffic impact of a particular use of the property, it is recommended that the existing RO zoning be retained.

MISTAKE/CHANGE/ERROR:

It will be incumbent upon the petitioner that the County Council made an error when the Comprehensive Zoning Maps were last adopted.



ITEM NUMBER 5
Location of Property Under Petition

Scale: 1"= 200'

OZIEL ABBAS -Property Owner; Continental Properties Incorporated -C.P. /Petitioner Corner NW/s Philadelphia Road (Route 7) and NE/s Golden Ring Road (Route 588) (8606 Philadelphia Road)

R-98-370 CYCLE III, 1998

14th Election District 6th Councilmanic District

Reclassification: From R.O. to B.L. 1.313 acres / Open Site Plan

February 26, 1998

Petition for Reclassification filed by Newton A. Williams, Esquire, on behalf of Petitioners.

Newton A. Williams, Esquire NOLAN, PLUMHOFF & WILLIAMS, CHTD. Suite 700, Nottingham Centre 520 Washington Avenue Towson, MD 21204 Counsel for Petitioners

Oziel Abbas 8608 Philadelphia Road Rosedale, MD 21237 Property Owner

Robert Pallokoff, President Continental Properties Incorporated 514 North Crain Highway Glen Burnie, MD 21061

Contract Purchaser

Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286

James Earl Kraft Baltimore County Board of Education Mail Stop 1102-J

People's Counsel for Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards, Jr.
Docket Clerk / PDM
Arnold Jablon, Director / PDM

Nancy N. Leiter, President Rosedale Community Association P.O. Box 9680 Baltimore, MD 21237

Greater Chesaco Association c/o Russell Mirabile P.O. Box 70065 Baltimore, MD 21237

Mr. Bernard W. Merling, Sr. 8608 Philadelphia Road Baltimore, MD 21237



- R-98-370 Abbas /Continental Properties, Inc. -Petitioners 8606 Philadelphia Road 14th E; 6th C
- 7/08/98 -cc of FAX transmission from N. Williams to S. Jennings /PDM regarding advertising deadlines for this matter and possibly holding this matter over as map issue.
- 7/23/98 -Letter from Newton A. Williams, Esquire, on behalf of Petitioner /intention to request indefinite continuance on record; attempts to document the site plan have not been successful; may become a map issue in 1999. Will appear on 10/29/98 at scheduled hearing time to request said continuance. PDM has been notified of this intent, with second newspaper ad to reflect this continuance if possible.
- 7/31/98 -Letter to N. Williams, copy to all listed, indicating that the Board will note the file; and that this matter is now docketed for a continuance hearing; to be opened and continued on the record on the scheduled hearing date of October 29, 1998. Also added Greater Chesaco Assn and Rosedale Community Assn to the file.
- 8/07/98 -Copy of letter addressed to the Board (forwarded to this office by J. Bartenfelder's office) written by Bernard W. Merling, Sr. -- referencing "CVS" zoning appeal.
- 8/10/98 Concluded that this letter refers to R-98-370; letter to Mr. Merling re status of this matter before the Board with copies of recent correspondence re continuance on record 10/29/98.
- 10/29/98 -Case opened on the record; Counsel for Petitioner requested and was granted indefinite continuance and will advise of status as to future need for hearing in this matter (diary for one year for follow-up).
- 11/12/03 Order of Dismissal of Petition to be issued; moot due to CZMP; file to be closed after period of 30 days from issuance of Order of Dismissal.

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS CHARTERED

SÜITE 700, NOTTINGHAM CENTRE 502 WASHINGTON AVENUE TOWSON, MARYLAND 21204-4528

TELEFAX (410) 296-2765

(410) 823-7800

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JAMES D. NOLAN

J. EARLE PLUMHOFF

RALPH E. DEITZ (1918-1990)

WRITER'S DIRECT DIAL 823 - 7856

ALSO ADMITTED IN D.C.

C. WILLIAM CLARK

E. BRUCE JONES**

**ALSO ADMITTED IN NEW JERSEY

NEWTON A. WILLIAMS

WILLIAM P. ENGLEHART, JR.

THOMAS J. RENNER

STEPHEN J. NOLAN*

ROBERT L. HANLEY, JR.

ROBERT S. GLUSHAKOW

DOUGLAS L. BURGESS

ROBERT E. CAHILL, JR.

CATHERINE A. POTTHAST*

July 20, 1998

Mrs. Kathleen Bianco, Administrator County Board of Appeals Court House Towson, Maryland 21204

Re: Requested Continuance of the Abbas/Continental Properties Inc.

Case No. R-98-370

Scheduled Hearing Date: October 29, 1998

Dear Mrs. Bianco:

On behalf of our client, Continental Properties, Inc., we wish to request a continuance of the above-entitled hearing on an indefinite basis. We will appear on October 29th and request an indefinite continuance in order that it may become a map issue in 1999, automatically, without further cost to the owner, Mr. Abbas or Continental Properties.

We had expected to be able to document our open plan, but to date, this has not been accomplished.

Also, I have spoken to Mrs. Sophia Jennings at PDM, and if possible, we would ask that the second newspaper ad, due to be run in August, show indefinite continuance to be requested.

Very truly yours,

Newton G. Williams

Newton A. Williams

cc: Honorable Joseph Bartenfelder

Greater Chesaco Association

Rosedale Community Association

Mr. Oziel Abbas

Mr. Robert Pollokoff, Continental Properties

People's Counsel

Mr. Michael Maguire

Mr. Dennis German

Ms. Pat Pimentel, Patuxent Publishing

88 1NF S3 BW 3:33

COUNTY BOARD OF APPEALS RECEIVED

Eathleen Branes

July 18,1998

Board of Appeals, Balto. County Room 49 Washington Ave. Towson Md 21204

Re: CVS Zoning appeal

Messrs:

I am told that CVS has been denied " out of cycle zoning" for the property P488 On Golden Ring Rd.

It is their intention to erect a 24 hr. pharmacy and they will need a change of zoning to do so since the upper end is zoned DR 16.

As stated by their representative they would enter and exit at the upper end next to the fire station. They also plan to use the present corner at Philadelphia Rd and Golden Ring Rd.

This has been a very bad corner due to left and right turns from Golden Ring Rd and Philadelphia Rd. The number of accidents at this intersection surely put it in a fail-ing category.

I cannot understand the urgency of this request. We certainly donot need another drug store. There is a Rite Aid at Kenwood Ave and Golden Ring Rd and CVS has a new store at Middle River Rd and Philadelphia Rd. They also have a store next to Metro at Eastpoint.

I am told that CVS has plans for another store at Martin Blvd.

It seems to me that we are being inundated by CVS.

Thank you for taking the time to read this.

Please keep me apprised of this matter,

Sincerely yours,

Sincerely yours,

Bernard W Merling Sr.

Bernard W Merling Sr.

PS. At a meeting of the Rosedale Senior Citzens some in attendance voiced their concerns that it would not allow an easy exit for an ambulance or a fire vehicle since Golden Ring Rd is allways crowded with north or south bound vehicles.

8608 Philadelphia Rd Baltimore Md 21237 COUNTY HOARD OF APPEALS

COUNTY HOARD OF APPEALS

July 18,1998

Board of Appeals, Balto. County Room 49 Washington Ave. Towson Md 21204

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Lemare W Merling 87.

Bernard W Merling 87.

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8608 Philadelphia Rd Baltimore Md 21237

98 JUL 23 PM 3: 33

COMMIX BOVISD OF APPEALS
RECEIVED

Kathi 5/29/98

Newton Williams called 5/29/98 - wants to submit documented site plan now in attached reclass case. Should he request an earlier hearing date, just to put this change on the record.

823-7800

Donate John Now.

TO: PATUXENT PUBLISHING COMPANY May 6, 1998 & May 13, 1998 Issues -- Catonsville Times Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND COMMUNITY CONSERVATION

ACCEPTED FOR ILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

WESTERN SECTOR

<u> ITEM #1</u>

Property Owner:

Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Proposed Zoning:

51.92

M.L.-I.M.

Attorney: Misc.:

Acres:

Robert A. Hoffman Open Plan

ITEM #2

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd

Councilmanic District:

2nd

Acres:

.40

Proposed Zoning:

B.L. Variance to permit 16 parking spaces in lieu of the required 20.

Attorney:

Newton A. Williams

Misc.:

Documented Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

CLIMITATE SECTOR

<u> LTEM #3</u>

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning: M.L. **Election District:** 8th

Councilmanic District: 3rd Acres:

1.8 Proposed Zoning: B.M.

Attorney: Charles E. Brooks

Misc.: Open Plan

ITEM #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser: N/A

Location: NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning: D.R.-3.5

Election District: 8th Councilmanic District: 4th Acres: 4.902 Proposed Zoning:

M.L. Attorney: Michael T. Wyatt

Misc.: Open Plan; Possible Floodplain/zone

EASTERN SECTOR

<u> LTEM #5</u>

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser: Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

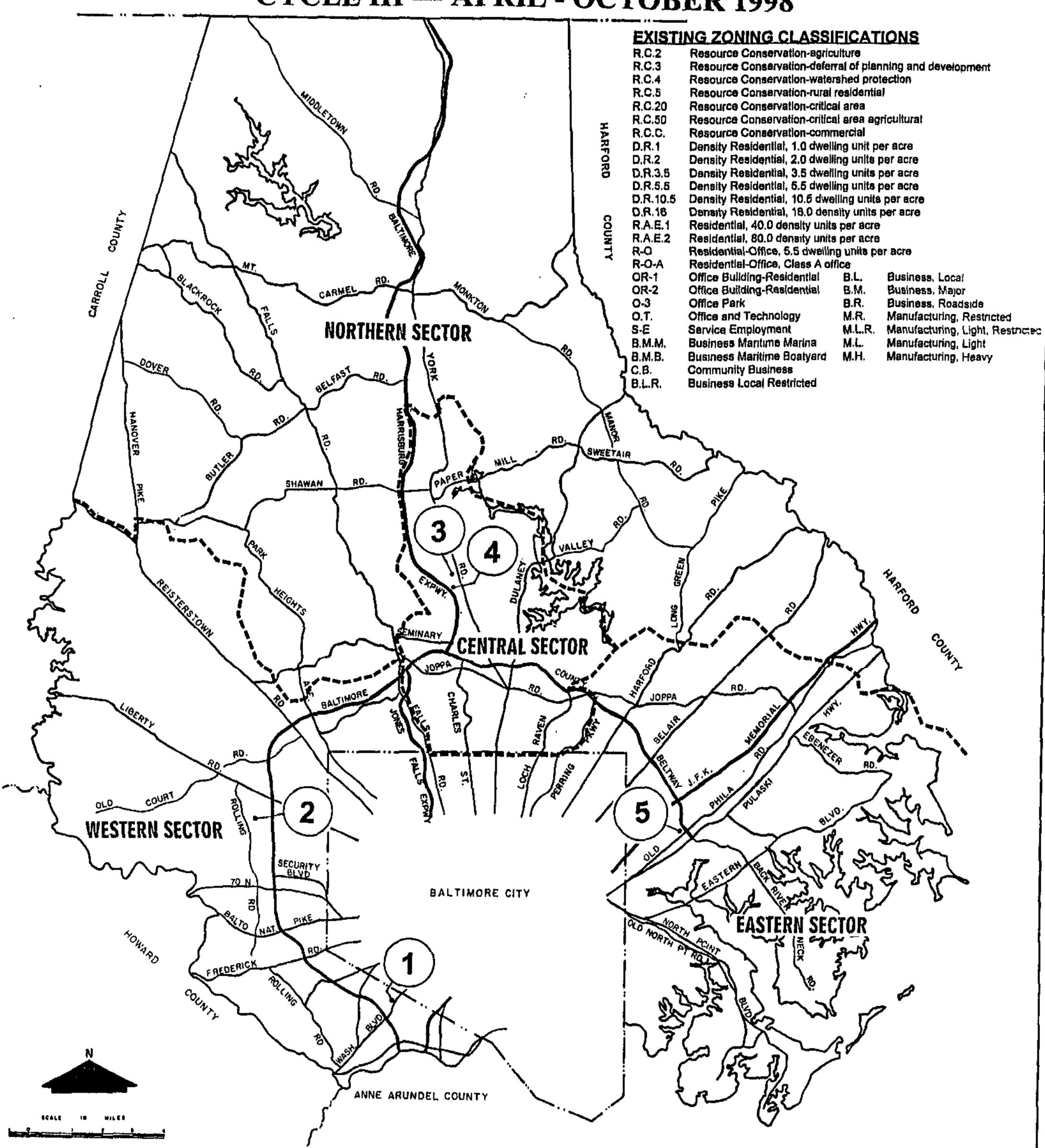
Existing Zoning: **Election District:** 14th Councilmanic District: 6th

Acres: 1.313 Proposed Zoning:

B.L. Attorney: Newton A. Williams

Misc.: Open Plan

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTOR

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. Election District: 3rd Councilmanic District: 3rd

Acres: 5.81 +/- or 5.25 +/-Proposed Zoning: B.L.

NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

· Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc.

Contract Purchaser: N/A

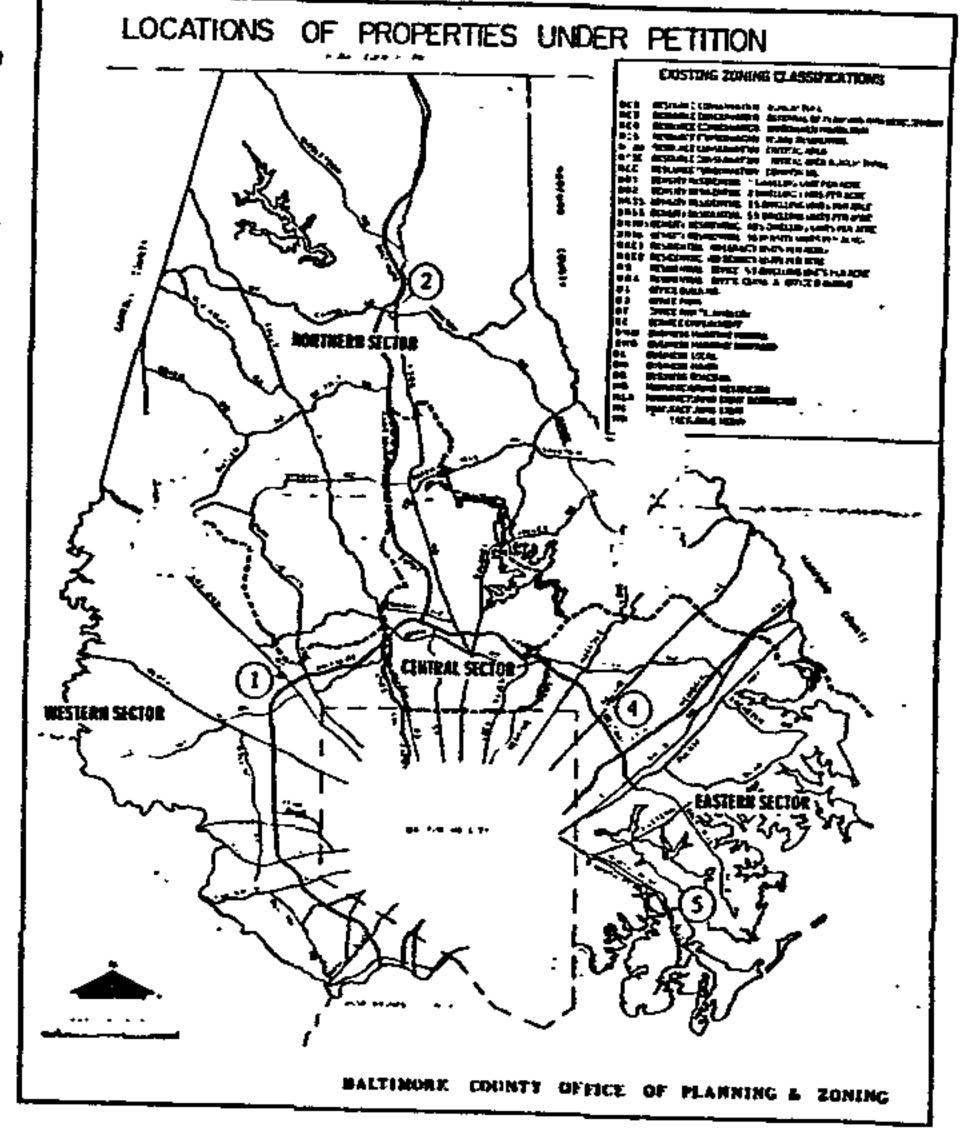
Location: SE/S Larry Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th Acres: 5.2 +/-Proposed Zoning: M.L.

CENTRAL SECTOR

No Petitions in the Central Sector

EASTERN SECTOR

4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh

Boulevard (8204 Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th -

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1

Election District: 15th

Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

TO: PATUXENT PUBLISHING COMPANY April 30, 1998 & May 7, 1998 Issues - Jeffersonian Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
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RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

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ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED FOR ILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

WESTERN SECTOR

<u>ITEM #1</u>

Property Owner:

Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Acres:

51.92

Proposed Zoning:

M.L.-I.M.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

ITEM #2

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd

Councilmanic District:

2nd

Acres:

.40

Proposed Zoning:

B.L. Variance to permit 16 parking spaces in lieu of the required 20.

Attorney:

Newton A. Williams

Misc.:

Documented Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

<u>ITEM #3</u>

Property Owner:

James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date:

R-98-368; 10/8/98

Contract Purchaser:

N/A

Location:

NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning:

M.L.

Election District:

8th

Councilmanic District:

3rd

Acres:

1.8

Proposed Zoning:

B.M.

Attorney:

Charles E. Brooks

Misc.:

Open Plan

<u>ITEM #4</u>

Property Owner:

Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date:

R-98-369; 10/22/98

Contract Purchaser:

N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning:

D.R.-3.5

Election District:

8th 4th

Councilmanic District: Acres:

4.902

Proposed Zoning:

M.L.

Attorney:

Michael T. Wyatt

Misc.:

Open Plan; Possible Floodplain/zone

EASTERN SECTOR

ITEM #5

Property Owner:

Oziel Abbas

Case No./Hearing Date: Contract Purchaser:

R-98-370; 10/29/98

Location:

Continental Properties Incorporated corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

Existing Zoning:

R.O.

Election District: Councilmanic District:

14th 6th

Acres:

1.313

Proposed Zoning:

B.L.

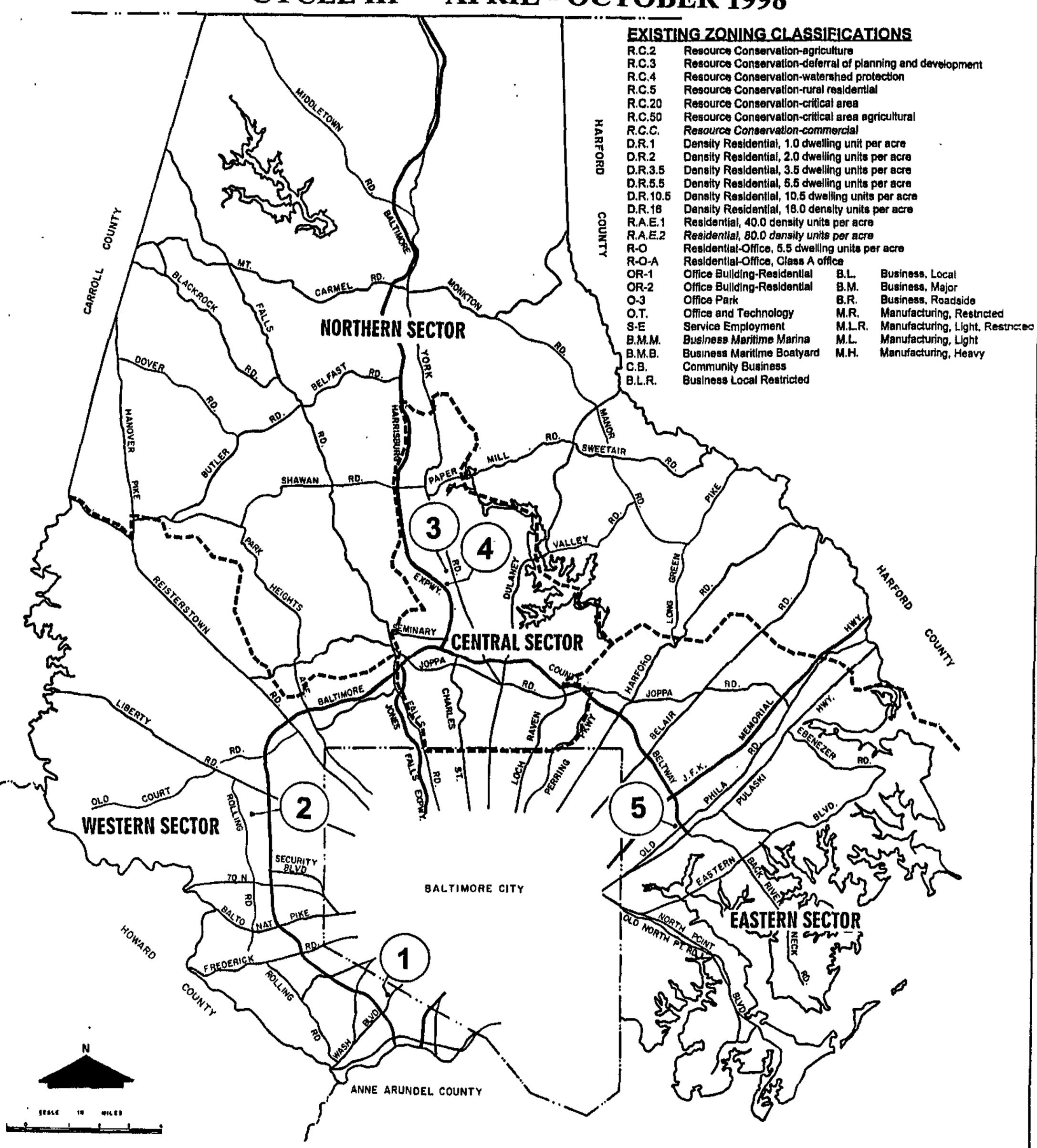
Attorney:

Newton A. Williams

Misc.:

Open Plan

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE #

WESTERN SECTOR

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O.

Election District: 3rd

Councilmanic District: 3rd

Acres: 5.81 +/- or 5.25 +/-

Proposed Zoning: B.L.

NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc.

Contract Purchaser: N/A

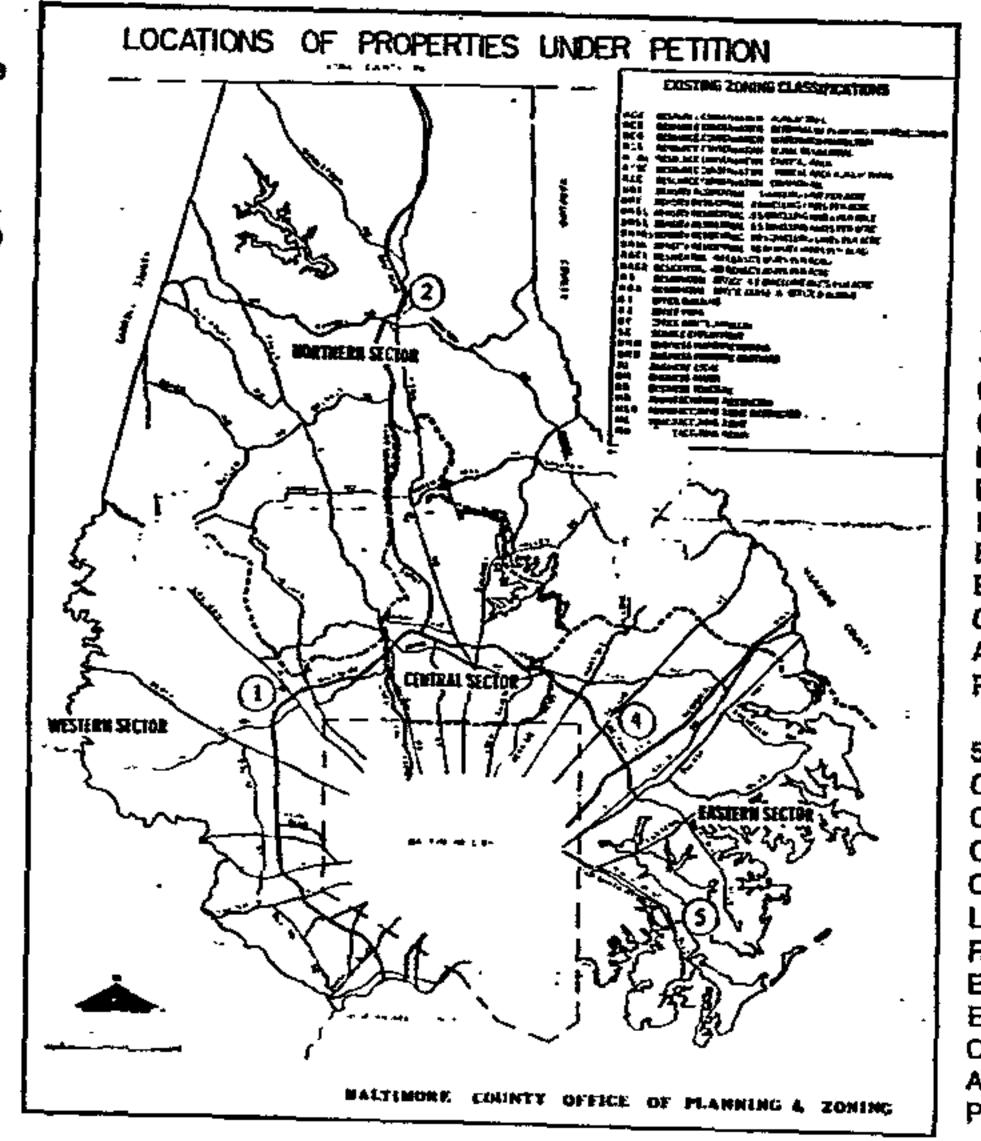
Location SE/S Local Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

CENTRAL SECTOR

No Petitions in the Central Sector

EASTERN SECTOR

4. Property Owner: State Highway Administration

Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th -

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood)

Existing Zoning: D.R.-1

Election District: 15th

Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

TO: PATUXENT PUBLISHING COMPANY August 13, 1998 - Jeffersonian Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502-Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

WESTERN SECTOR

ITEM #1

Property Owner: Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Proposed Zoning:

51.92

Attorney:

M.L.-I.M. Robert A. Hoffman

Misc.:

Acres:

Open Plan

<u>ITEM #2</u>

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd 2nd

Councilmanic District: Acres:

.40

Proposed Zoning:

B.L. Variance to permit 16 parking spaces in lieu of the required 20.

Attorney:

Newton A. Williams

Misc.:

Documented Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

CLIAILVAL SECIOR

ITEM #3

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning:

Election District:

8th
Councilmanic District:

3rd

Acres: 1.8

Proposed Zoning: B.M.

Attorney: Charles E. Brooks Misc.: Open Plan

ITEM #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser: N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning: D.R.-3.5

Election District: 8th
Councilmanic District: 4th
Acres: 4 90'

Acres: 4.902
Proposed Zoning: M.L.

Attorney: Michael T. Wyatt

Misc.: Open Plan; Possible Floodplain/zone

EASTERN SECTOR

ITEM #5

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser: Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)
Existing Zoning:
R.O.
Election District:
14th

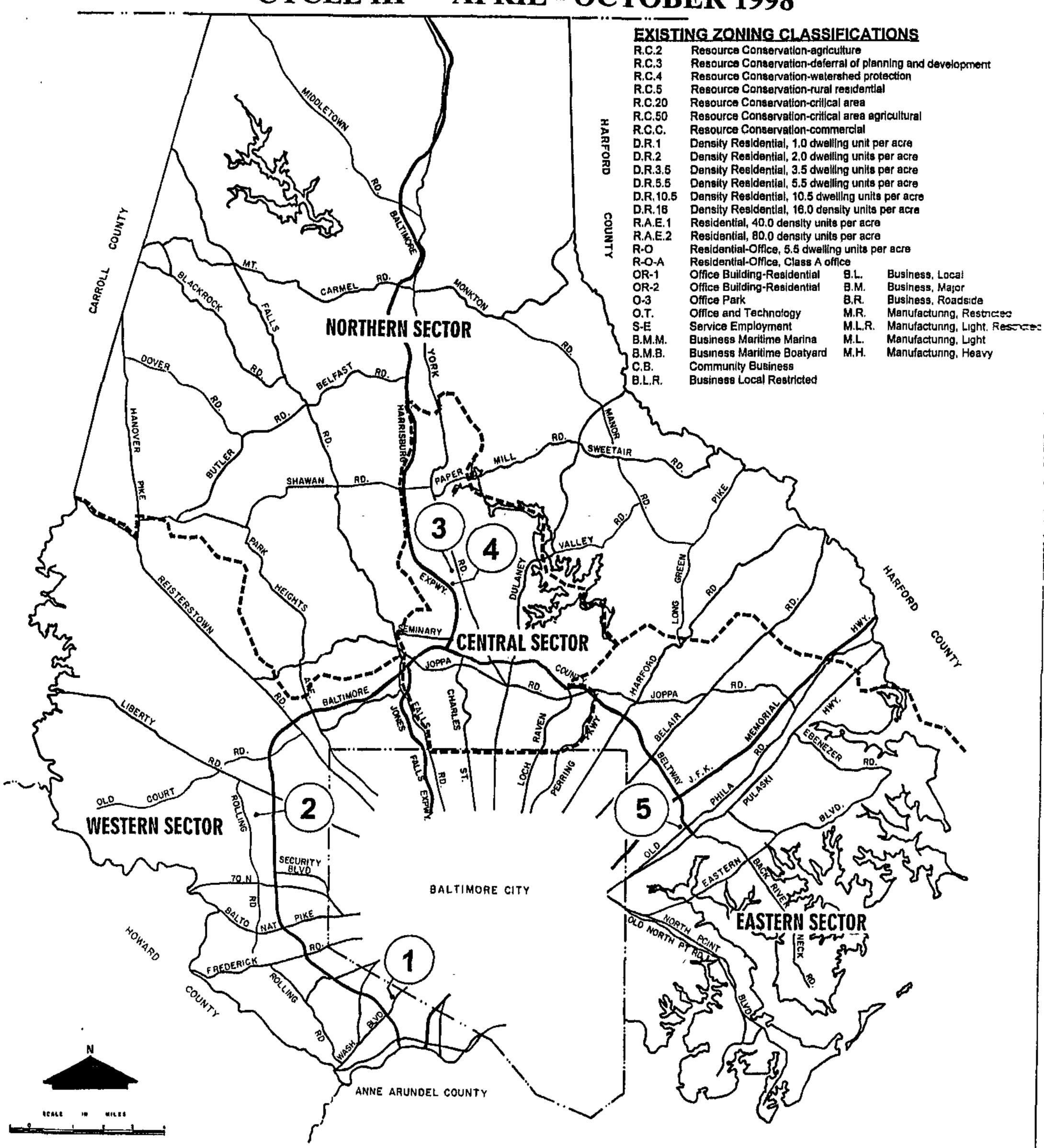
Election District: 14th
Councilmanic District: 6th
Acres: 1,313

Acres: 1.313
Proposed Zoning: B.L.

Attorney: Newton A. Williams

Misc.: Open Plan

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTOR

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. **Election District: 3rd** Councilmanic District: 3rd Acres: 5.81 +/- or 5.25 +/-Proposed Zoning: B.L.

NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

· Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 **Election District: 7th** Councilmanic District: 3rd

Acres: .90 +/-

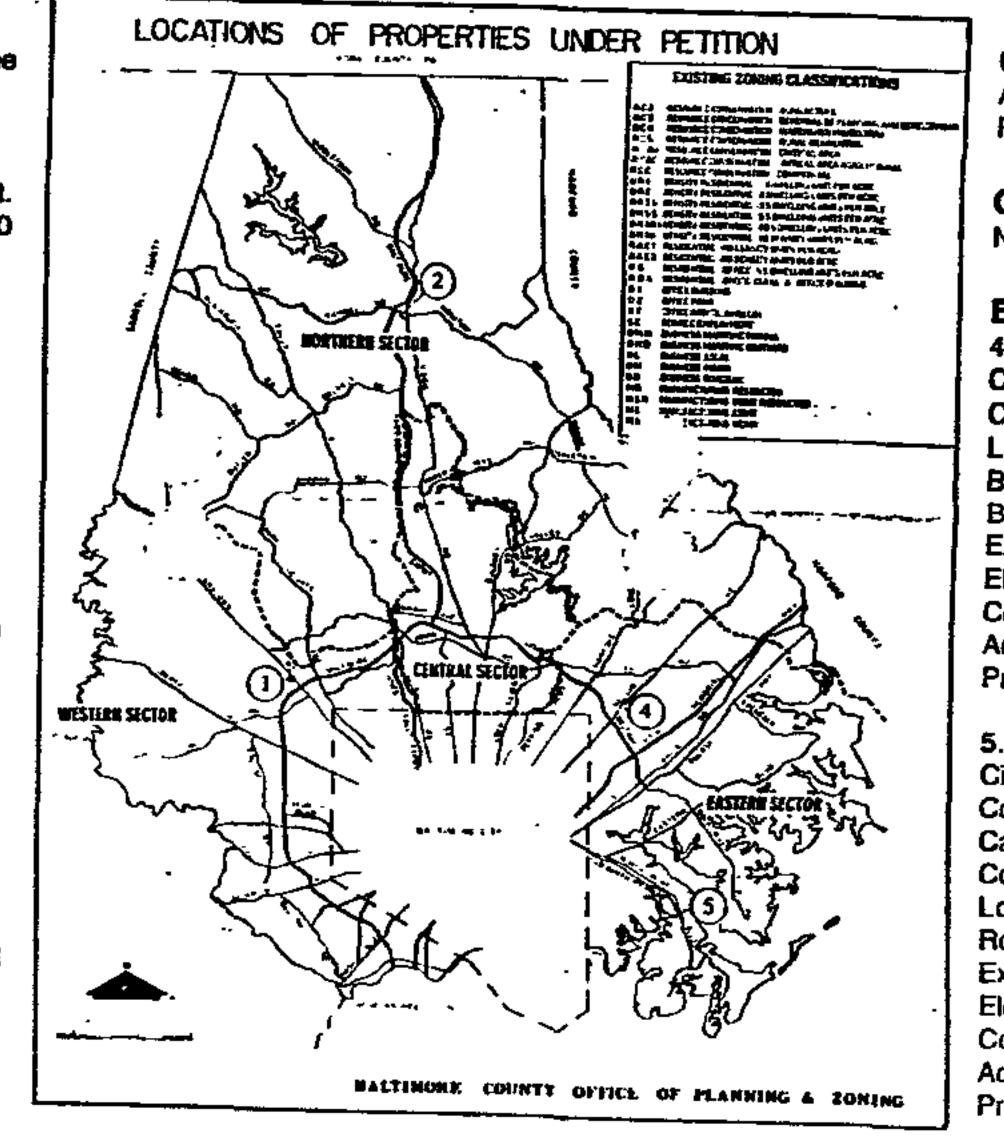
Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. Case No./Hearing Date: CR-94-143; 4/6/94

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R C.-5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

CENTRAL SECTOR

No Petitions in the Central Sector

EASTERN SECTOR

4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership &

Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1

Election District: 15th

Councilmanic District: 7th Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

Contract Purchaser: N/A Location: SE/S Lorty Green Pike and NW/S Glen Arm Road (12107 & 12109

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

TO: PATUXENT PUBLISHING COMPANY August 12, 1998 - Towson Times Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
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PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

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RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

WESTERN SECTOR

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Property Owner:

Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Acres:

51.92

Proposed Zoning:

M.L.-I.M.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

ITEM #2

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd 2nd

Councilmanic District:

.40

Acres:

Proposed Zoning:

B.L. Variance to permit 16 parking spaces in lieu of the required 20. Newton A. Williams

Attorney: Misc.:

Documented Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

ITEM #3

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning: M.L. **Election District:** 8th

Councilmanic District: 3rd

Acres:

1.8 Proposed Zoning: B.M.

Attorney:

Charles E. Brooks

Misc.: Open Plan

<u>ITEM</u> #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser:

N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning: D.R.-3.5

Election District: 8th Councilmanic District: 4th Acres: 4.902

Proposed Zoning:

M.L.

Attorney:

Michael T. Wyatt

Misc.: Open Plan; Possible Floodplain/zone

EASTERN SECTOR

ITEM #5

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser: Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

Existing Zoning: R.O. Election District: 14th Councilmanic District: 6th Acres: 1.313

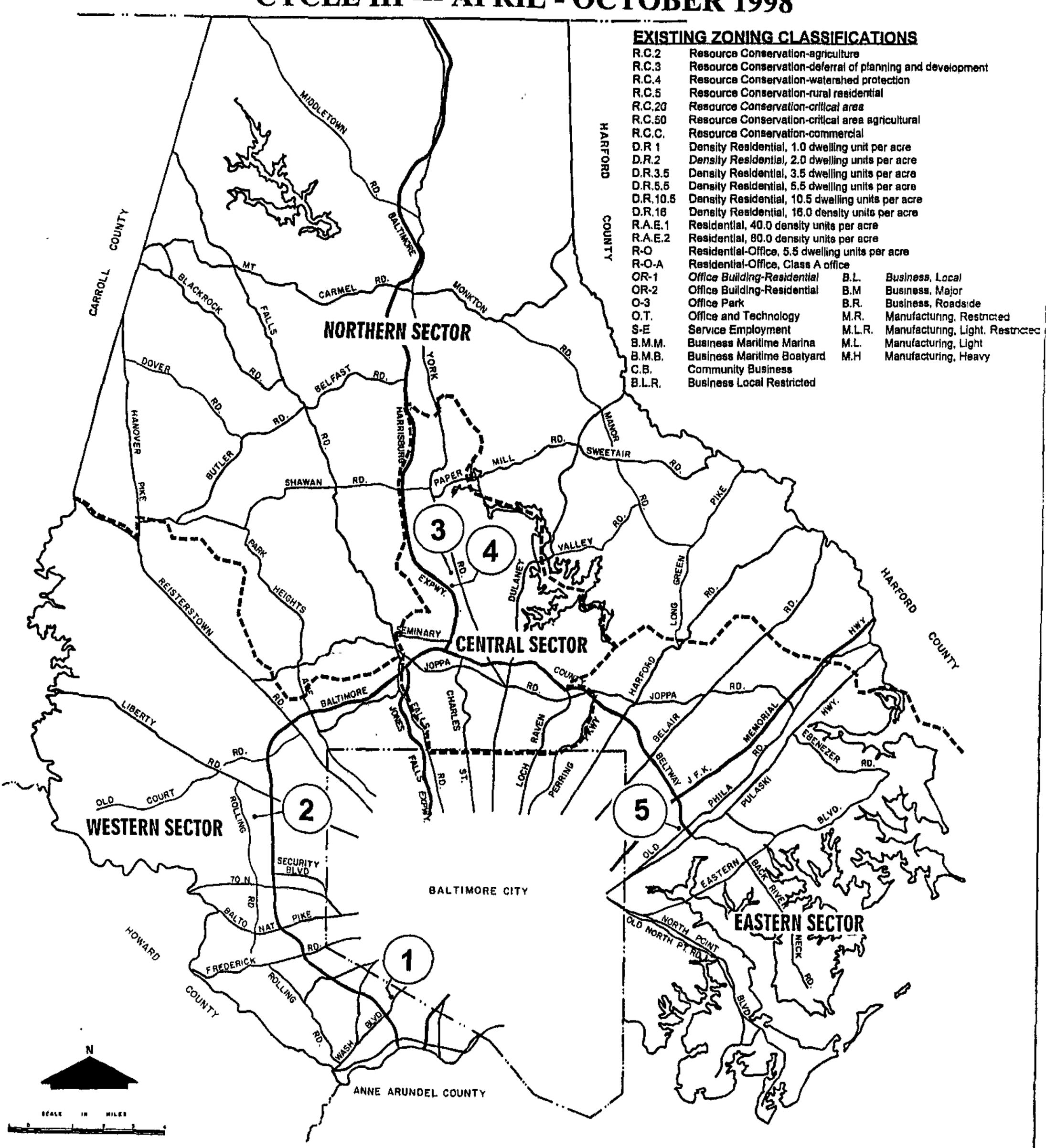
Proposed Zoning: B.L.

Attorney:

Newton A. Williams

Misc.: Open Plan

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTOR

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. **Election District: 3rd** Councilmanic District: 3rd Acres: 5.81 +/- or 5.25 +/-Proposed Zoning: B.L.

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2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94 · Contract Purchaser: N/A Location: N/S Everett Road, W/S York Road (Monkton Centre) Existing Zoning: R.C.-5

Election District: 7th Councilmanic District: 3rd Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. Case No./Hearing Date: CR-94-143, 4/6/94

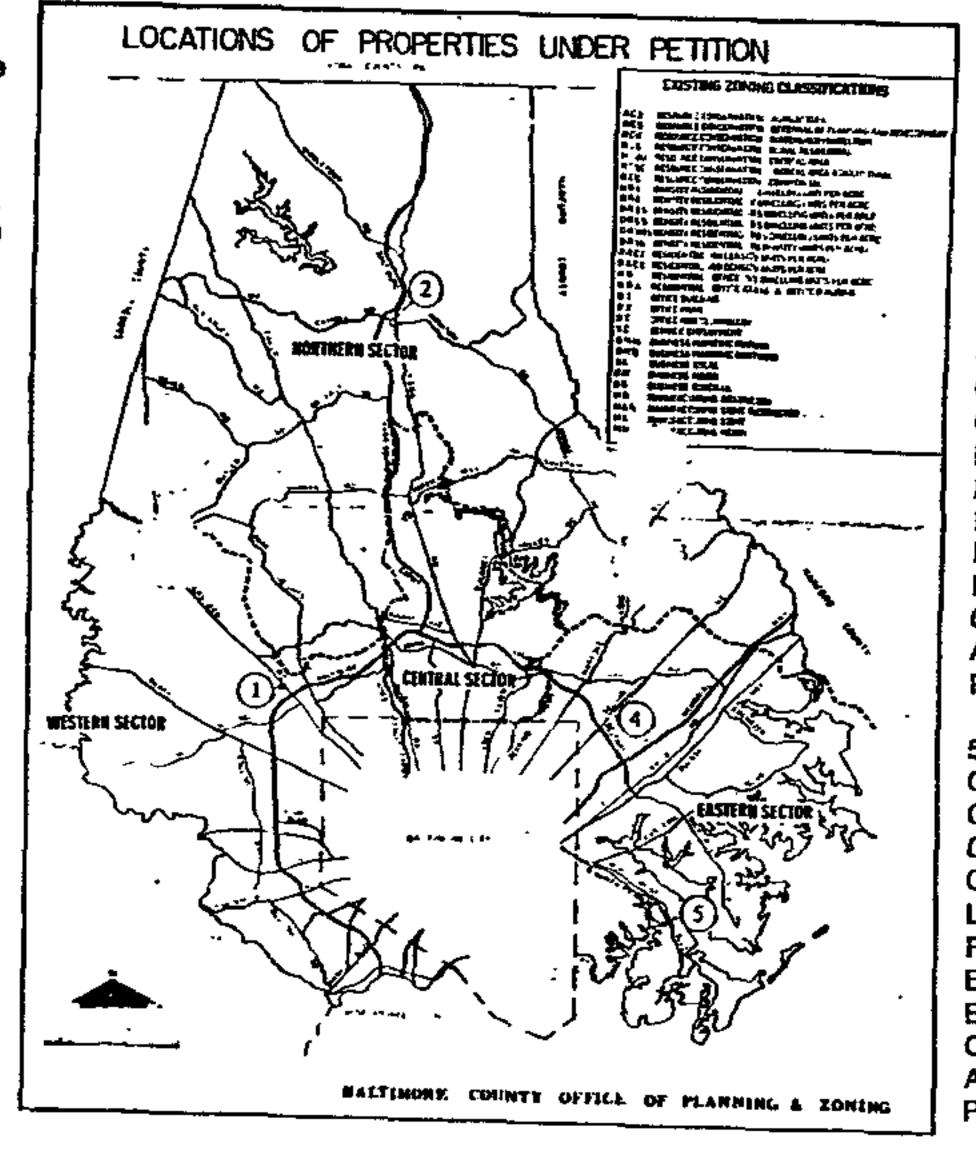
Contract Purchaser: N/A

Location: SE/S Lang Green Pike and NW/S Glen Arm Road (12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th Acres: 5.2 +/-

Proposed Zoning: M.L.

CENTRAL SECTOR

No Petitions in the Central Sector

EASTERN SECTOR

4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th -Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1 Election District: 15th Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FILLDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

February 6, 2004

TO:

Timothy Kotroco, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

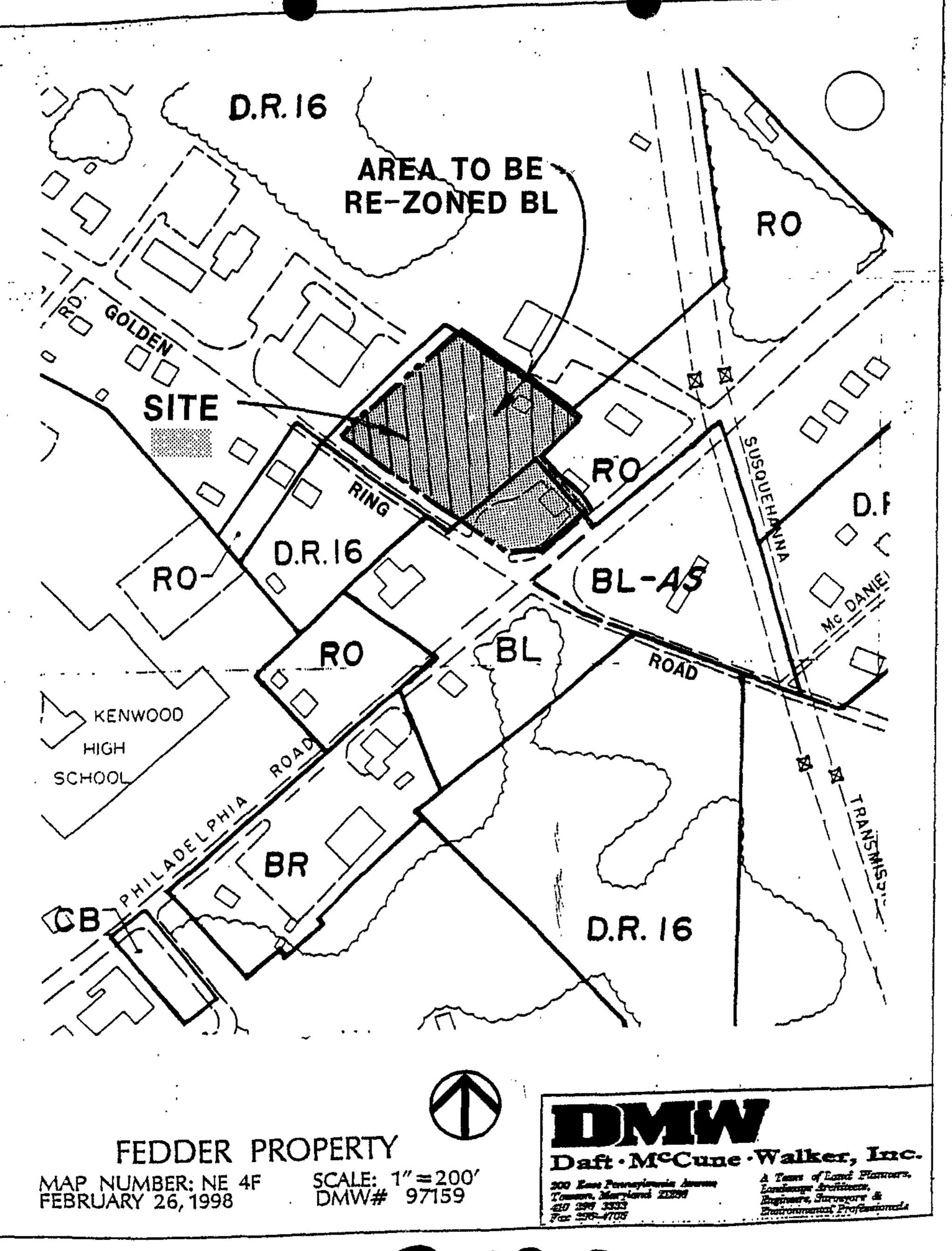
SUBJECT:

CLOSED APPEAL CASE FILES

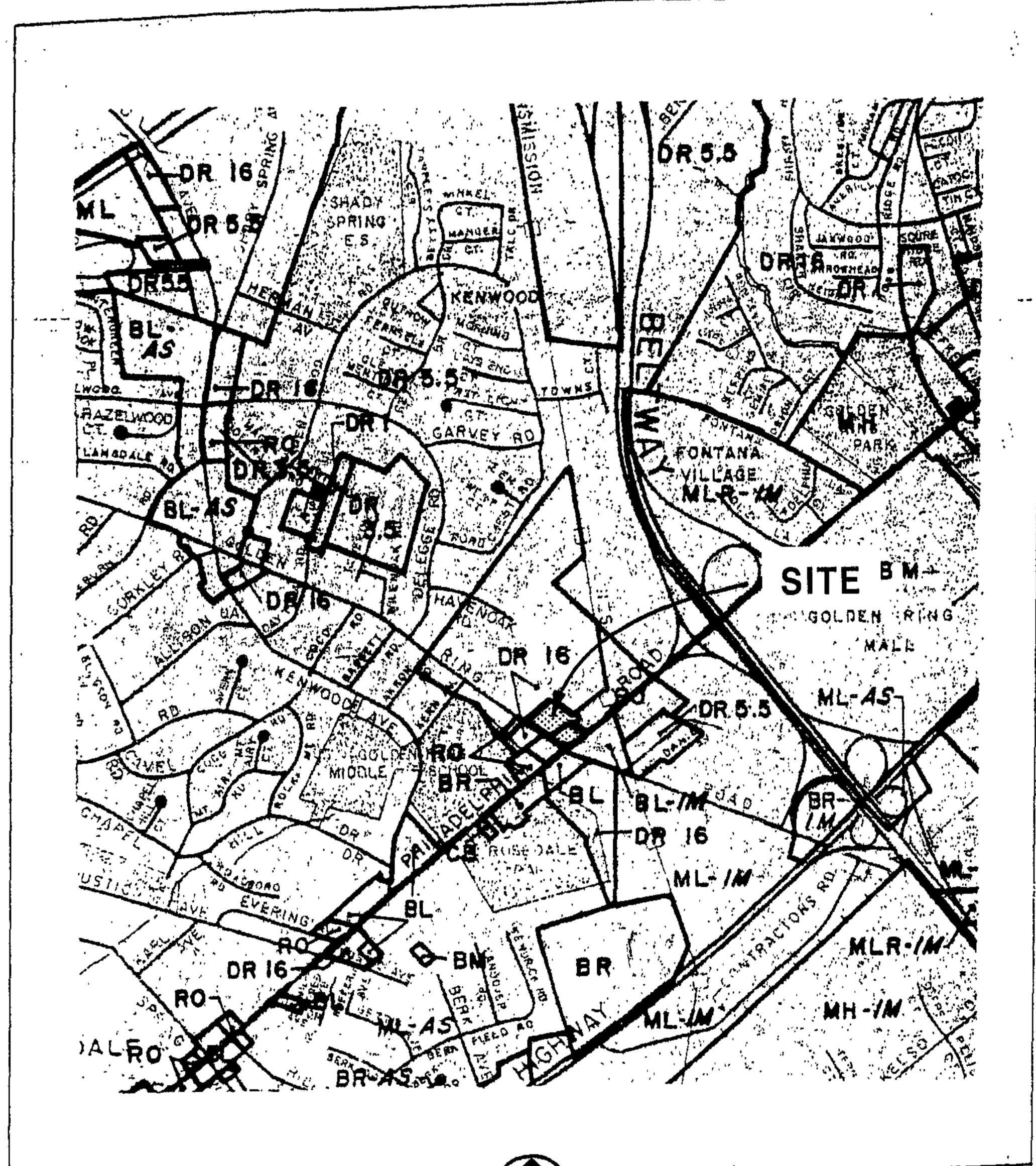
The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

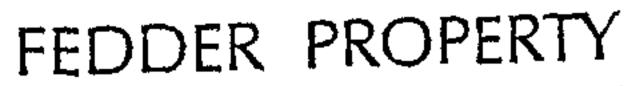
BOARD OF APPEALS CASE NUMBER	PDM FILE NUMBER	NAME	LOCATION
R-98-370	R-98-370 CYCLE III, 1998	OZIEL ABBAS	PHILADELPHIA ROAD/ GOLDEN RING ROAD
CR-98-59-SPHXA	CR098-59- SPHXA (Out of Cycle)	AIGBURTH VALE, LOT 1	AIGBURTH ROAD AND DONNYBROOK LANE
CR-99-411	CR-99-411 CYCLE V 1999	VANDERMAST JOINT VENTURE	VANDERMAST LANE/ HOLLY NECK GOFF ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;



R-98-370





MAP NUMBER: 4B FEBRUARY 26, 1998 SCALE: 1"=1000' DMW# 97159



Daft · McCune · Walker, Inc.

200 East Permaylauria America Tourson, Maryland 22200 410 290 3233 Fee: 256-4705 A Team of Land Planners, Landscope Sections, Supreme Surveyors & Environmental Professionals

R-98-370

