

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
W/S Reisterstown Road, 264' N \*  
of Old Milford Mill Road \* ZONING COMMISSIONER  
210 Reisterstown Road \*  
3rd Election District \* OF BALTIMORE COUNTY  
2nd Councilmanic District \*  
Banner Glass, Inc., Petitioner \* Case No. 99-20-SPH  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 210 Reisterstown Road in Pikesville. The Petition was filed by Banner Glass, Inc., property owner. Special Hearing relief is requested to approve the removal of restrictions Nos. 2, 4 and 5, and to affirm the approved site plan in case No. 76-186-XA. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Bruce Miles, on behalf of Banner Glass, Inc. Also present was Gabe Rosenbush, representing the Petitioner in regards to the potential sale of the property, and David S. Thaler, the engineer who prepared the site plan. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no Protestants present.

An examination of the site plan shows that the property is approximately .46 acres in area, zoned B.L.-A.S. The site is located on the southern corner of the intersection of Reisterstown Road (Md. Route 140) and Colby Road, in Pikesville. The property is improved with a one story concrete block building used as the offices/shop of Banner Glass, Inc. As the name suggests, the business sells and installs automobile glass and similar products. Vehicular access to the site is by way of existing curb cuts on both Reisterstown Road and Colby Road. As noted above, relief was granted in 1976 (case No. 76-186-XA) to allow this business, and same has

**ORDER RECEIVED FOR FILING**  
Date 9/27/98  
By CA. G. Gopak

operated at this site since that time. The relief granted was restricted, however, by several conditions, including No. 2 (hours of operation from 7:00 A.M. to 7:00 P.M. only), No. 4 (no body, fender or mechanical repair permitted), and No. 5 (no access from Colby Road).

This area of Reisterstown Road is intensely developed. Immediately across the street is a Hollywood Video Store and immediately adjacent to the property is a Kimmel Tire and Auto Service outlet. Obviously, the Kimmel business involves automobile repair. Other automobile businesses are in the area, including a new car dealership nearby. Moreover, the property's zoning classification, B.L.-A.S., encourages automotive land uses.

It was indicated that the Petitioner is desirous of selling the lot and relocating its business elsewhere. It was claimed that the imposition of the conditions described above limit the sales possibilities and prevent the Petitioner from obtaining a contract. Apparently, any potential purchasers are concerned over the limitations contained in the restrictions in former Zoning Commissioner DiNenna's Order.

As to restriction No. 2 (hours of operation), I agree that a modification is appropriate. In my judgment, it would seem that a prohibition of automobile business operations on the site from 11:00 P.M. to 6:00 A.M. would be appropriate. Thus, the restriction shall be modified accordingly

As to restriction No. 4, I believe that same should be eliminated. The existence of automobile dealerships in the vicinity and the Kimmel Auto business immediately next door is persuasive in this regard. These businesses do automobile repair and a prohibition is not warranted.

Finally, as to restriction No. 5, I appreciate Commissioner DiNenna's objective in discouraging traffic from exiting the site and proceeding into the residential community adjacent to Colby Road. However, an exami-

ORIGINAL FILED IN 9/2/98  
DWM

nation of the photographs submitted at the hearing show that this restriction is not being enforced. The photographs submitted show no evidence of the chaining and locking of that entrance. Moreover, uncontradicted testimony indicates that the entrance has never been locked and chained. The absence of any Protestants further suggests that there has not been a problem in this regard. Since the restriction has not been enforced and there has apparently been no negative impact, it should be removed.

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.

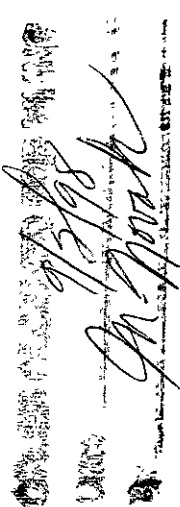
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2<sup>nd</sup> day of September 1998 that, pursuant to the Petition for Special Hearing, approval for the removal of restrictions Nos. 2, 4 and 5, and to affirm the approved site plan in case No. 76-186-XA, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her 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.

2. Any automobile related business which occupies the premises shall not operate between the hours of 11:00 P.M. and 6:00 A.M.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



LES:mmm



Baltimore County  
Zoning Commissioner  
Office of Planning

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

September 1, 1998

Benjamin Bronstein, Esquire  
George & Bronstein, LLP  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No. 99-20-SPH  
Banner Glass, Inc., Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm

att.

- c: Mr. Gabe Rosenbush  
P.O. Box 32172  
Pikesville, Maryland 21208
- c: Mr. Bruce Miles  
Banner Glass, Inc.  
P.O. Box 8340  
Silver Spring, Maryland 20907





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 210 Reisterstown Road

which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

removal of restrictions nos. 2, 4 and 5 and to affirm the approved site plan in Case No.: 76-186-XA

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

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

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

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

Banner Glass, Inc.

(Type or Print Name)

Signature

BY: *Robert Lilly*

Signature

Address

Robert Lilly, President

(Type or Print Name)

City

State

Zipcode

Signature

P.O. Box 8340

Address

Phone No.

Attorney for Petitioner: Benjamin Bronstein  
George & Bronstein, LLP

Silver Spring, Maryland 20907

City

State

Zipcode

(Type or Print Name)

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

Signature

*Lilya Sporn*

Stacey McArthur

D.S. Thaler & Associates, Inc.

Name

29 W. Susquehanna Ave., Ste 205

Address (410) 296-0200 Phone No.

7115 Ambassador Road, Balto MD 21244

Address (410) 944-3647 Phone No.

Towson, Maryland 21204

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: BR DATE 7/14/98



# 99-20-SPH

June 16, 1998

PROPERTY DESCRIPTION  
(Description for Zoning Petition)

BANNER GLASS, INC.

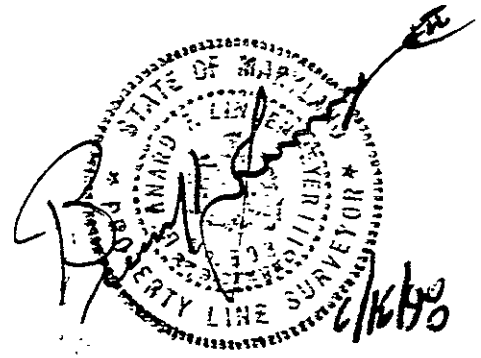
Beginning at a point in the center of Reisterstown Road 264 feet northwesterly from the intersection of the center line of Reisterstown Road, and the centerline of Old Milford Mill Road; thence leaving the centerline of Reisterstown Road, with courses referred to the True Meridian as established by Baltimore County, running the following four (4) courses and distances:

1. South 52°59'16" West 168.00 feet to a point on the northeast side of a 10 foot alley; thence,
2. North 37°00'44" West 120.00 feet to a point on the southeast side of Colby Road, 50 feet wide right-of-way; running and binding on the southeast side of Colby Road; thence,
3. North 52°59'16" East 168.00 feet to a point on the centerline of Reisterstown Road; thence, running and binding on the centerline of Reisterstown Road;
4. South 37°00'44" East 120.00 feet to the point of beginning.

Being all that land described on Deed, Liber 7506, Page 199 recorded on March 30, 1997.

Containing 20,160 square feet or 0.463 acres of land, more or less.

DESCR DSK #198/BANNER GLASS YDG



99-20-SPH

#20

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

PAID RECEIPT  
PROCESS ACTUAL TIME  
7/14/1998 7/14/1998 11:44:11  
REG 4606 CASHIER MEL NEW DRAWER 6  
5 MISCELLANEOUS CASH RECEIPT  
RECEIPT # 024226  
CR NO. 056520

250.00 CHECK  
Baltimore County, Maryland

DATE 7/14/98 ACCOUNT R001.6150  
AMOUNT \$ 250.00

RECEIVED FROM: Bob Brusterik  
FOR: Special Hearing

99-20-SPH

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
T-7 pm # 20

CASHIER'S VALIDATION

492.02.00

**CERTIFICATE OF POSTING**

**RE: Case # 99-20-SPH  
Petitioner/Developer:  
(Banner Glass, Inc.)  
Date of Hearing/~~Listing~~:  
(August 25, 1998)**

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

**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_**

**210 Reisterstown Road Baltimore, Maryland 21208 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ August 9, 1998 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

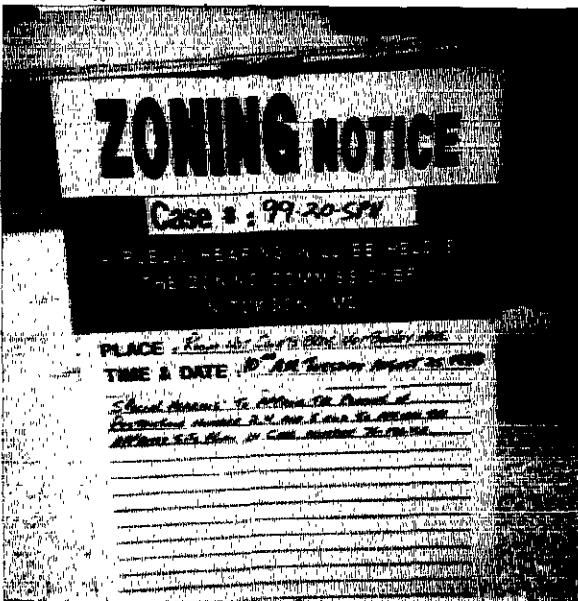
*Thomas P. Ogle, Sr.*  
**(Signature of Sign Poster & Date)**

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

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

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

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





# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/6/, 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 8/6/, 1998.

THE JEFFERSONIAN,

*A. Amickson*

LEGAL AD. - TOWSON

## 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: #99-20-SPH  
210 Reisterstown Road  
WS Reisterstown Road, 264'  
N of Old Millard Mill Road,  
3rd Election District  
2nd Councilmanic District  
Legal Owner(s):  
Banner Glass, Inc.

Special Hearing: to approve the removal of restrictions numbers 2, 4, and 5 and to affirm the approved site plan in case number 78-186-XA.

Hearing: Tuesday, August 25, 1998 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bayley 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) 887-3351.

8/057 Aug. 6 C249024

RE: PETITION FOR SPECIAL HEARING  
210 Reisterstown Road, W/S Reisterstown Road,  
264' N of Old Milford Mill Rd, 3rd Election District,  
2nd Councilmanic

Legal Owners: Banner Glass, Inc.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-20-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7<sup>th</sup> day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

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

July 28, 1998

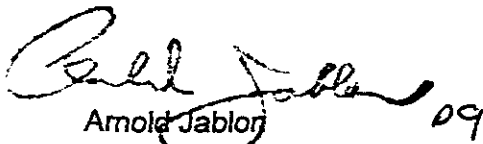
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W/S Reisterstown Road, 264' N of Old Milford Mill Road  
3rd Election District - 2nd Councilmanic District  
Legal Owner: Banner Glass, Inc.

Special Hearing to approve the removal of restrictions numbers 2, 4, and 5 and to affirm the approved site plan in case number 76-186-XA.

HEARING: Tuesday, August 25, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
Arnold Jablon  
Director

c: Benjamin Bronstein, Esquire  
Banner Glass, Inc.  
DS Thaler & Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 10, 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  
August 6, 1998 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire  
29 W. Susquehanna Avenue  
Towson, MD 21204

410-296-0200

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**NOTICE OF ZONING HEARING**

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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 Ave  
 Towson, Maryland 21284

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

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

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

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 99-20-SPH

Petitioner: Banner Glass Inc

Location: 210 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Brandein Esq

ADDRESS: 29 W Susquehanna Ave  
Towson 21284

PHONE NUMBER: 410 296 0208

AJ:ggs

(Revised 09/24/96)

#20

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.: 99-20-SPH

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

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

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

REQUEST: Special Hearing to remove the following restrictions:  
(1) hours of operation between 7 a.m. and 7 p.m.; (2) body and  
feeder and automotive repair; (3) chained and locked  
entrance on Colby Road. These restrictions were ordered  
in case # 76-186-XA by the Zoning Commissicker.

**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

August 19, 1998

Benjamin Bronstein, Esq.  
George & Bronstein, LLP  
29 W. Susquehanna Avenue, Suite 205  
Towson, MS 21204

RE: Item No.: 20  
Case No.: 99-20-SPH  
Location: 210 Reisterstown Rd.

Dear Mr. Bronstein:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 14, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



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: August 10, 1998

FROM:         Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:      Zoning Advisory Committee Meeting  
              for August 3, 1998  
              Item No. 020

The Development Plans Review Division has reviewed the subject zoning item. It is recommended that restriction #5 not be removed.

RWB:HJO:jrb

cc: File

ZONE0803.020





Baltimore County  
Fire Department

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

AUGUST 7, 1998

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

RE: Property Owner: BANNER GLASS, INC.

Location: DISTRIBUTION MEETING OF JULY 27, 1998

Item No.: 020 Zoning Agenda:

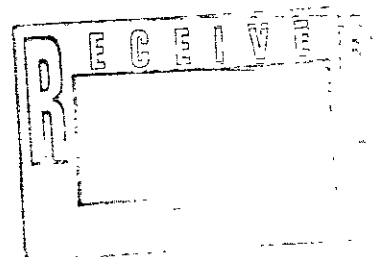
Gentlemen:

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



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

TO: PDM  
FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 7/27/98

DATE: 7/27/98

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

Item #'s:

19	24
20	25
21	
22	

RBS:sp

BRUCEZ/DEPRM/TXTS8P



**Maryland Department of Transportation  
State Highway Administration**

**Parris N. Glendening**  
Governor  
**David L. Winstead**  
Secretary  
**Parker F. Williams**  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-24-91  
Item No. 020 132

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

*Handwritten initials/signature in the top right corner.*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** August 13, 1998

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

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 20

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

*Handwritten signature of Jeffrey W. Long*

AFK/JL

# FYI-THIS CASE HAS GONE TO THE ZONING COMMISSIONERS OFFICE

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

DATE: August 4, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - LW  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 020  
PETITIONER: Owings Mills Self-Storage

VIOLATION CASE NO.: 99-4681

LOCATION OF VIOLATION: W/S Owings Mills Boulevard at Groff's Lane  
(11000 Owings Mills Boulevard)

DEFENDANT(S): Owings Mills Self-Storage

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/lw/lmh

*Temporary Sign Case #99-4681  
is closed as of 8/10/99  
Violations were removed  
L. J.*

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Gabe Rosenbush  
Bonner Glass, Inc.  
by 39uce Miles, Controller  
Ben Burstein

P.O. Box 32122 Pikesville MD 21208  
7900 Fenton St.  
Silver Spring, Md. 20910  
29 W Susquehanna Ave 21204  
7115 AMBASSADOR RD  
BALTIMORE MD 21244

DAVIDS. TRALER

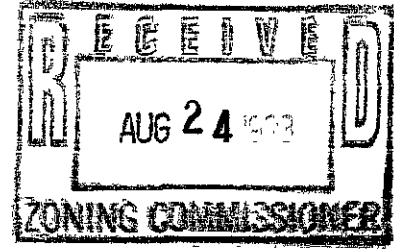




CHAMBER OF COMMERCE

7 Church Lane  
Pikesville, MD 21208  
484-2337

August 21, 1998



Mr. Lawrence Schmidt  
Zoning Commission, Baltimore County  
County Courthouse  
401 Bosley Ave.  
Towson, MD 21204

Re: Case #: 99-20-SPH  
210 Reisterstown Road  
W/S Reisterstown Rd.264  
N of Old Milford Mill Rd.

Dear Mr. Schmidt:

In regard to the Special Hearing to approve the removal of restrictions numbers 2,4 and 5 to affirm the approved site plan in Case Number 76-186-XA, we make the following comments:

1. We are in agreement to remove Restriction No.2.
2. In regard to Restriction No. 4, we are in agreement to remove the portion prohibiting automotive repair, but the restriction against body and fender repair work should remain.
3. We are opposed to the removal of Restriction No. 5 as this restriction helps to retain the residential character of the immediate neighborhood by preventing unnecessary truck traffic.

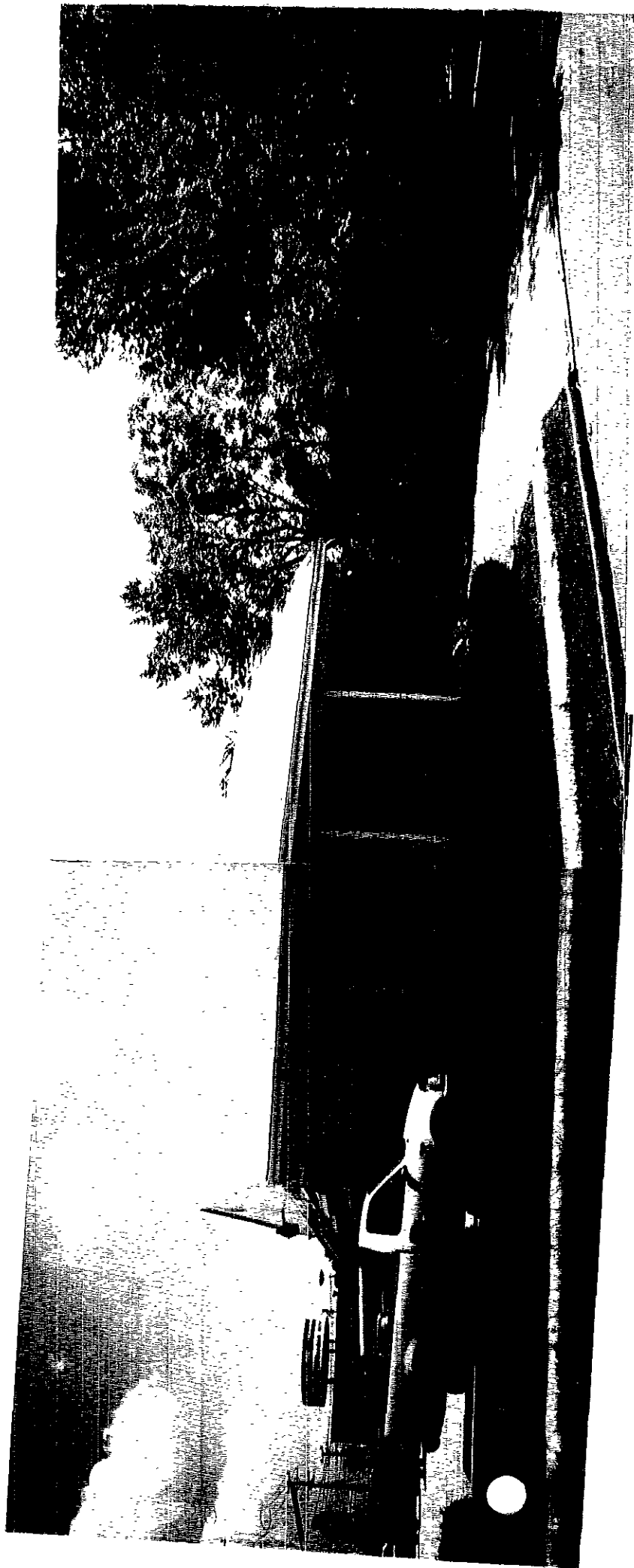
In addition, we suggest that a condition of any restriction removal be that no vehicles without valid license plates be permitted to park on the premises. This would prevent junk cars from being stored on site.

Very truly yours,

Gordon L. Greenspun  
Chairman, Zoning Committee  
Pikesville Chamber of Commerce

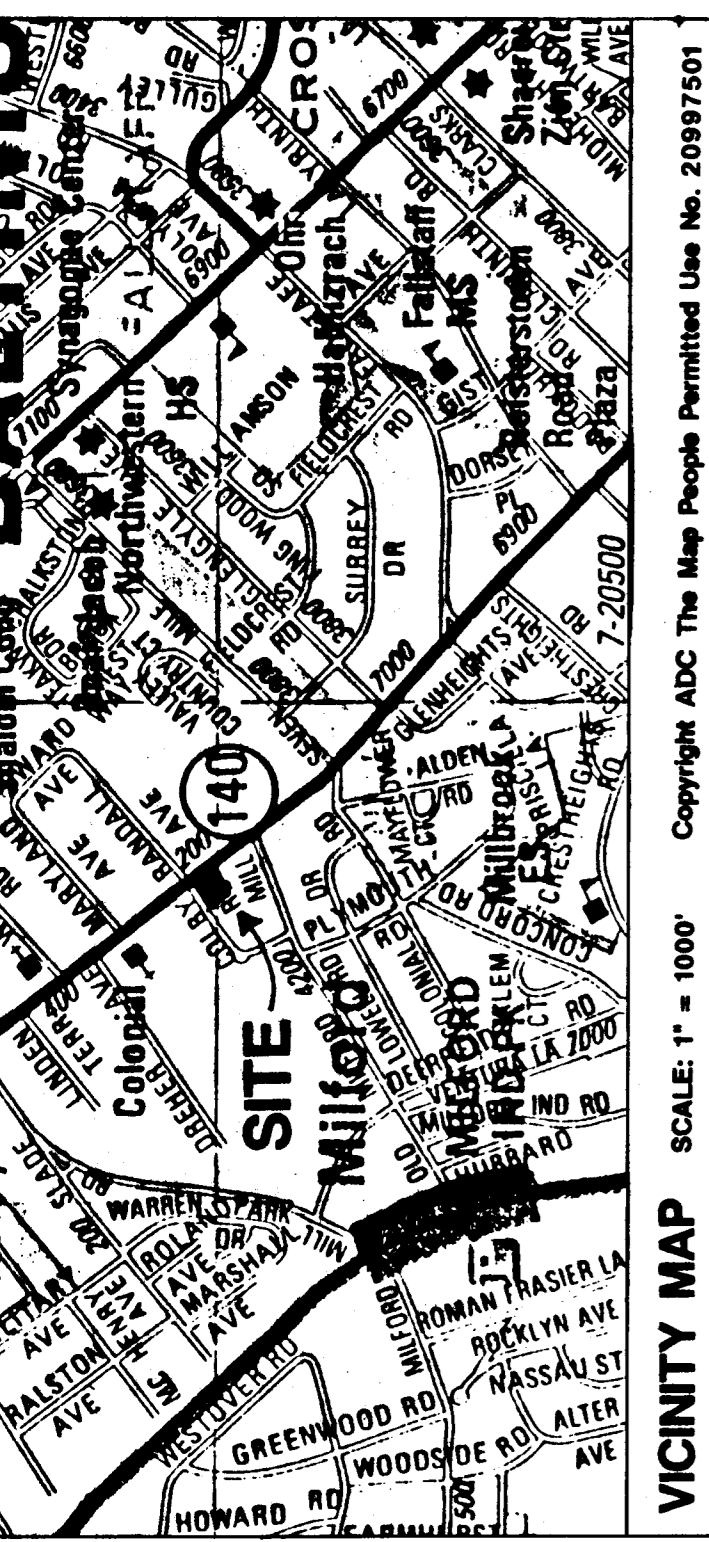












**GENERAL NOTES**

1. DEVELOPMENT NAME: Banner Glass, Inc.
2. APPLICANT/OWNER: Banner Glass, Inc.  
P.O. Box 834  
Silver Spring, MD 20907
3. PLAN PREPARED BY: D.S. Thaler & Associates, Inc.  
7115 Ambassador Road  
Baltimore, MD 21208  
(410) 944-3471  
ATTN: Alan T. Spill, R.L.A.
4. PROPERTY REFERENCES:
 

PARCEL NUMBER	TAX ACCOUNT NUMBER	DEED	TAX MAP	GRID	ADC MAP
331	1500108	1500108	78	5A 13	23

**PROPERTY REFERENCES**

Boundary: Check information table from: Site Plan prepared by Colin D. McChes, Architect  
2713 North China Street, Baltimore, MD 21218 (NW 7-E)

Utilities: Baltimore County Key Sheet (S-S-M) and Utility Drawings  
Zoning: Baltimore County 200 Sash Zoning Map (1998) (NW 7-E)

**GENERAL DATA:**  
Election District: 3  
Comprehensive District: 2

**SITE INFORMATION:**

1. Acreage: Net = 0.46 AC; (to continue of Resterstown Road) Gross = 0.49 AC; (100' Under Vei Along Resterstown Road 30 Feeg Wide RW) B. Existing Building: 3,500 sq ft of 4,511 S.F. F.A.R. Existing: 0.27 or 4,511 S.F.
2. C. Use: Existing Automotive Glass Shop
3. D. Parking Required = 13 Spaces  
3 Spaces per 1,000 S.F. of G.F.A. (1.4 x 4,511 S.F.) = 13 Spaces  
Printing Provided = 13 Spaces (one for each of the 13 workstations)  
20 Spaces Total

**REVISIONS:**

PROJECT NAME: BANNER GLASS, INC.  
PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION  
COUNCLMANIC DIST.: 2  
ELECTION DIST.: 3

**D. S. THALER & ASSOC., INC.**  
SURVEYORS  
LAND PLANNERS  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD, SUITE 104  
BALTIMORE, MD 21208  
(410) 944-ENGR (410) 944-8647

1. The Special Exception for an Automotive Service Station shall be used when the same is GRANTED, from and after the date of this Order, and the Variance to permit a colonial lantern approach light of 12 feet high, a colonial lantern labeled light of 9 feet high and a sign of 11 feet high of 18 feet high instead of the required 8 feet high, and to permit a message of 120 feet along Resterstown Road instead of the required 120 feet should be and the same are GRANTED, from and after the date of this Order, subject to the following:

1. Structure shall be 6 feet 6 inches in height shall be placed along the rear property line.
2. There shall be no signs or signs on the property.
3. The site plan to be subject to approval of the Board of Public Safety, the Board of Public Safety and the Office of Planning and Zoning.

The Variance to permit an entrance on a secondary street and designated as a Class I Motorway and permission to use the rear street as off-street parking in a residential zone shall be and the same are hereby GRANTED.

APPEAL FILED ON 04/23/04  
APPEAL FILED ON 04/23/04  
APPEAL FILED ON 04/23/04

ACTION BY COUNTY BOARD OF APPEALS: 04/23/04  
APPEAL FILED ON 04/23/04  
APPEAL FILED ON 04/23/04

Joseph W. Lasky  
SENIOR CONSULTANT

CASE # 78-180-5A (Item No. 118) (4-8-78)

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County, this 6<sup>th</sup> day of April, 1978, that the Special Exception for a Service Garage shall be and the same is GRANTED, and the Variance to permit a rear yard setback of 18 feet to the line of the required 30 feet shall be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Strict compliance with the plan, dated February 2, 1978, shall be required.
2. Any structure which is located on the subject property overheight must be kept within the setbacks.
3. Body and fender or automobile repair (interior and/or mechanical) shall not be performed on the subject property.
4. No entrance shall be permitted onto Colby Road, as shown on the plan, and the entrance shall be kept closed and locked and used only for large vehicles or in cases of emergency.
5. Approval of the site plan by the State Highway Administration, Department of Transportation, shall be required.

Office of Planning and Zoning  
Zoning Commissioner of Baltimore County

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

APPEAL FILED ON 04/23/04  
APPEAL FILED ON 04/23/04  
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