IN THE MATTER OF THE APPLICATION OF ESCO, LTD. -PETITIONER FOR VARIANCE ON PROPERTY LOCATED ON THE WEST SIDE WHITEHEAD ROAD, 514' NORTH OF SECURITY BOULEVARD (1706 WHITEHEAD ROAD) 1ST ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	* * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 99-43-A

* * * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Robert W. Cannon, Esquire, on behalf of Hamilton Brothers Company, Appellant /Protestant, from the October 19, 1998 Order of the Zoning Commissioner in which the subject Petition for Variance was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition filed April 30, 1999 by Stanley S. Fine, Esquire, Counsel for Esco, Ltd., Petitioner (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Petitioner requests that the Petition for Variance filed in the above-referenced matter be withdrawn as of April 29, 1999,

IT IS THEREFORE, this 10th day of May, 1999 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Variance filed in Case No. 99-43-A is **WITHDRAWN AND DISMISSED**, and that the Zoning Commissioner's Order of October 19, 1998, including the relief granted therein, is rendered null and void.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Chairman

Lawrence S. Wescott

Donna M. Felling

County Board of Appeals of Baltimore County

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

May 10, 1999

Stanley S. Fine, Esquire
ROSENBERG PROUTT FUNK
& GREENBERG, LLP
2115 First Maryland Building
25 S. Charles Street
Baltimore, MD 21201

Robert W. Cannon, Esquire
WEINBERG AND GREEN
100 South Charles Street
Baltimore, MD 21201-2773

RE: In the Matter of Esco, Ltd.
Case No. 99-43-A Withdrawal of Petition

Dear Counsel:

Enclosed please find a copy of the Board's Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Radcliffe for

Kathleen C. Bianco
Administrator

encl.

cc: Esco, Ltd. /Ted Greenberg
William Monk, Inc.
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

IN RE:	PETITION FOR ZONING VARIANCE WS Whitehead Road, 514 ft. N of Security Boulevard 1706 Whitehead Road 1st Election District 2nd Councilmanic District Legal Owner: Esco, Ltd. Petitioner	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-43-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 1706 Whitehead Road in the Woodlawn section of western Baltimore County. The Petition was filed by Esco Ltd., property owner. Variance relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft. in lieu of the required 30 ft. and from Sections 238.1 and 303.2 to permit a front yard setback of 18 ft., in lieu of the required 39.5 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Ted Greenberg, on behalf of Esco Ltd., property owner. Also present was Bill Monk, a Land Planner and Consultant retained by the property owner to prepare the plat. The Petitioner was represented by Stanley S. Fine, Esquire. Douglas Hamilton III, a principal of Hamilton Brothers Company, appeared in opposition to the request. Hamilton Brothers Company owns an adjacent tract.

Testimony and evidence presented was that the subject property is approximately 2 acres in area, zoned B.R.-I.M. The property is located in the Meadows Industrial Park, an older business community located near Security Boulevard in Woodlawn. The property is presently improved with an existing one story brick building which is 21,587 sq. ft. in area. The

ORDER RECEIVED FOR FILING
Date 10/19/98
By M. Gorski

building is leased to a business entity known as Shoe City Warehouse Outlet. At this location, that entity stores and sells shoes and related apparel. The primary use of the existing building is as a warehouse, however, there is a small retail component.

The Petitioner proposes an 11,766 sq. ft. addition to the existing structure. As more particularly shown on the site plan, the addition will be primarily along the side (north) of the building and will attach to a small portion of the rear of the existing structure. It was indicated that the addition is designed to increase capacity of the warehouse portion of the building and also to improve the retail space. As shown on the site plan, presently there are two existing loading bays in the front of the building facing Whitehead Road. These bays will be closed and new storage bays will be located along the addition to promote a better and safer traffic flow on the property. Additionally, a 5300 sq. ft. retail area and related parking will be provided within the addition and to the rear of the existing building.

Mr. Monk testified extensively about these proposed changes and the reasons therefore. He particularly observed the fact that this is an old structure and was one of the first lots developed within the industrial park. He also noted the industrial/commercial character of the area and the fact that the property abuts the right of way for the Baltimore Beltway (I-695) to the rear. Mr. Monk testified that the narrowness and unusual configuration of the lot were unique factors which justified the variance. Particularly, the narrowness of the lot allows only a limited area for traffic circulation and for the addition. In Mr. Monk's judgment, the proposed plan represented the best and most appropriate use of the property in view of these site constraints. The balance of Mr. Monk's testimony is contained within the record of the case.

Contents ... Date 10/19/98 By Mark

Mr. Hamilton is a principal in the company which owns the adjacent lot next door. He strongly opposes the variance request. As he correctly noted, the addition will bring the building closer to his property. Presently, that portion of the subject lot is improved with a driveway which will be removed. Mr. Hamilton believes that the proposed improvements will negatively impact his property. It is to be noted, however, that the Hamilton Brothers building is located a significant distance from the property line and that the area between these two buildings is primarily is primarily used for parking. That is, both of these properties are already extensively developed.

Zoning Advisory Committee (ZAC) comments were also received regarding this proposal. There were no comments received from any County agency which oppose the request. To the contrary, a recommendation from the Office of Planning was received which supports the variance provided that additional landscaping along Whitehead Road was installed. A favorable comment was also received from the Department of Economic Development.

ORDER RECEIVED FOR FILING
Date 10/19/98
By M. Gorsk

Based upon the testimony and evidence received, I am persuaded to grant the variance. I agree with Mr. Monk's conclusion that the property is unique in view of its narrowness and unusual configuration. These factors permit only limited expansion. Moreover, I believe that the proposed addition will be located in the most appropriate place on the site and will not detrimentally impact surrounding properties. With all due respect to Mr. Hamilton's , I do not believe that the replacement of an existing parking lot with the building addition; located in an industrial park occupied by large buildings and vast parking fields is inappropriate.

I will, however, condition the relief granted by requiring the Petitioner to improve the landscaping along the frontage of the property

adjacent to Whitehead Road. The property is most frequently viewed from that location and an upgrade of the landscaping to the front portion of the property is appropriate. Thus, I will require that the Petitioner submit a landscape plan for that area for review and approval by the County's Landscape Architect and the Office of Planning.

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 for Baltimore County this 19th day of October 1998 that a variance from Section 238.2 of the BCZR to permit a side yard setback of 2 ft., in lieu of the required 30 ft., and from Sections 238.1 and 303.2 of the BCZR to permit a front yard setback of 18 ft., in lieu of the required 39.5 ft., be and is hereby GRANTED subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit a landscape plan for the frontage of the property adjacent to Whitehead Road for review and approval by the County's Landscape Architect and the Office of Planning.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

Baltimore County
Zoning Commissioner
Office of Planning

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

October 19, 1998

Stanley S. Fine, Esquire
Rosenberg, Proutt, Funk and Greenberg, LLP
25 South Charles Street
2115 First Maryland Building
Baltimore, Maryland 21201

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

RE: Case No. 99-43-A
Petition for Variance
Property: 1706 Whitehead Road
Esco Ltd., Petitioner

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Variance 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
att.
c: Mr. Douglas Hamilton, III
1435 Corbett Road
Monkton, Maryland 21111

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on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1706 Whitehead Road

which is presently zoned BR-1M

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2 to permit a side yard of 2' in lieu of the required 30' and Sections 238.1 and 303.2 to permit a front yard setback of 18' in lieu of the required 39.5'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Narrow industrial/commercial site (185') and location of existing site improvements (building and parking).

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

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

Stanley S. Fine
(Type or Print Name)

Stanley S. Fine
Signature

(410) 727- 6600

Rosenberg Proutt Funk & Greenberg, LLP
25 S. Charles St., 2115 First MD Bldg.
Address Phone No

Baltimore, MD 21201
City State Zipcode

Legal Owner(s):

ESCO, LTD, Ted Greenberg
(Type or Print Name)

Signature

TED GREENBERG
(Type or Print Name)

Signature

1706 Whitehead Road (410) 944-1666
Address Phone No

Baltimore, MD 21207
City State Zipcode

Name, Address and phone number of representative to be contacted

William Monk, Inc. (410) 494-8931
Name

222 Bosley Ave., Ste. B-6, Towson, MD 21204
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING N/A

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRA DATE 7-24-98

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Revised 9/5/95

99-43-A

43.

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

ZONING DESCRIPTION
GREENMOUNT AVENUE PARTNERSHIP PROPERTY
1706 WHITEHEAD ROAD
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point being distant 514.32 feet measured northerly along the westernmost side of Whitehead Road from the end of the curve at the northwest corner of Security Boulevard and Whitehead Road thence binding on the westernmost side of Whitehead Road (1) northwesterly by a line curving to the left with a radius of 700.00 feet for a distance of 120.00 feet, having a chord of North 31 degrees 44 minutes 17 seconds West 119.85 feet, thence leaving said right-of-way and traversing the following courses and distances to intersect with the right-of-way of the Baltimore Beltway, Interstate 695, (2) South 85 degrees 16 minutes 41 seconds West 526.55 feet, thence along the right-of-way (3) South 47 degrees 19 minutes 01 seconds East 197.49 feet, (4) South 04 degrees 14 minutes 21 seconds East 49.62 feet, thence leaving the right-of-way, (5) North 85 degrees 16 minutes 41 seconds East 290.00 feet, (6) North 56 degrees 03 minutes 34 seconds East 180.73 feet to the point of beginning.

Containing 2.0 acres of land, more or less.

STATE OF MARYLAND
PATRICK C. RICHARDSON
NO. 10557
REGISTERED
PROFESSIONAL ENGINEER

7/17/98

99-43-A

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

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: #99-43-A
1706 Whitehead Road
W/S Whitehead Road, 514' N of Security Boulevard
1st Election District
2nd Councilmanic District
Legal Owner(s):
ESCO, Ltd.

Variance: to permit a side yard of 2 feet in lieu of the required 30 feet and to permit a front yard setback of 18 feet in lieu of the required 39.5 feet.

Hearing: Monday, September 14, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/387 Aug. 27 c253845

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/27/, 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 8/27/, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050852

DATE 11/17/98 ACCOUNT 001-6150

AMOUNT $ 210.00

RECEIVED FROM: Saul Ewing Weinberg + Green

FOR: Appeal Case # 99-43-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
11/19/1998 11/18/1998 15:38:25
REG W506 CASHIER NWEL NRW DRAWER 6
5 MISCELLANEOUS CASH RECEIPT
Receipt # 055152 OFLN
CR NO. 050852
210.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

99 43A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056204

DATE 7-24-98 ACCOUNT R001 6150

AMOUNT $ 250.00

RECEIVED FROM: Escolta

FOR: 020 CUM. $250.00

TOTAL $250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JJA

PAID RECEIPT
PROCESS ACTUAL TIME
7/27/1998 7/24/1998 15:28:04
REG 4501 CASHIER CLUN CNL DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 059339 CASH
CR NO. 056204
250.00 CHECK
Baltimore County, Maryland

99-43-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-43-A

Petitioner/Developer: ESCO LTD.

Date of Hearing/Closing: _____

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

[redacted]

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 1706 WHITEHEAD RD.

The sign(s) were posted on 12/18/98
(Month, Day, Year)

Sincerely,

Gary C Freund 12/18/98
(Signature of Sign Poster and Date)

GARY C. FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

9/96
cert.doc

CERTIFICATE OF POSTING

RE: Case No. 99-43-A

Petitioner/Developer ESCO LTD

WM. MONK

Date of Hearing/Closing: 9/14/98

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 1706 WHITEHEAD RD.

The sign(s) were posted on 8/22/98
(Month, Day, Year)

Sincerely,

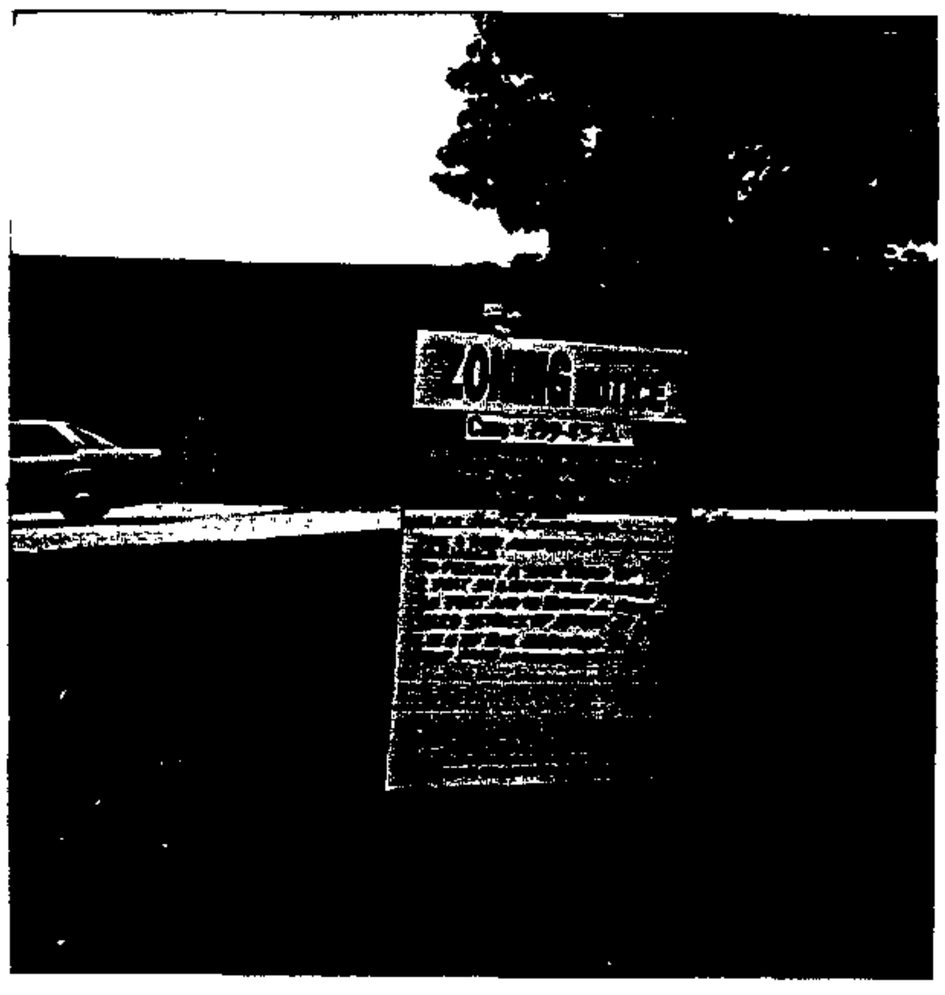
Patrick M O'Keefe 8/25/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



99-43-A
1706 WHITEHEAD
ESCO LTD 9/14/98

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Av
Towson, Maryland 2120

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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.: 43.

Petitioner: ESCO LTD.

Location: 1706 WHITEHEAD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TED GREENBERG - ESCO LTD.

ADDRESS: 1706 WHITEHEAD ROAD
BALTIMORE, MD 21207

PHONE NUMBER: 410-944-1666

AJ:ggs

(Revised 09/24/96)

99-43-A.

Exhibit B

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.: 99-43-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIENCES. TO PERMIT A SIDE YARD OF 2 FT IN LIEU OF 30 FT & A FRONT YARD SETBACK OF 18 FT IN LIEU OF 39.5 FT.

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

9/96
post.4.doc

43.

TO: PATUXENT PUBLISHING COMPANY
August 27, 1998 Issue - Jeffersonian

Please forward billing to:
Ted Greenberg 410-944-1666
ESCO, Ltd.
1706 Whitehead Road
Baltimore, MD 21207

NOTICE OF ZONING HEARING

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

CASE NUMBER: 99-43-A
1706 Whitehead Road
W/S Whitehead Road, 514' N of Security Boulevard
1st Election District - 2nd Councilmanic District
Legal Owner: ESCO, Ltd.

Variance to permit a side yard of 2 feet in lieu of the required 30 feet and to permit a front yard setback of 18 feet in lieu of the required 39.5 feet.

HEARING: Monday, September 14, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
A9

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Baltimore County
Department of Permits and
Development Management

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

August 4, 1998

NOTICE OF ZONING HEARING

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

CASE NUMBER: 99-43-A
1706 Whitehead Road
W/S Whitehead Road, 514' N of Security Boulevard
1st Election District - 2nd Councilmanic District
Legal Owner: ESCO, Ltd.

Variance to permit a side yard of 2 feet in lieu of the required 30 feet and to permit a front yard setback of 18 feet in lieu of the required 39.5 feet.

HEARING: *Monday, September 14, 1998 at 9:00 a.m. in Room 407, County Courts Building,* 401 Bosley Avenue

Arnold Jablon
Director

c: Stanley S. Fine, Esquire
Esco, Ltd.
William Monk, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 30, 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.

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on Recycled Paper

County Board of Appeals of Baltimore County

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

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

April 12, 1999

NOTICE OF ASSIGNMENT

CASE #: 99-43-A

IN THE MATTER OF: ESCO, LTD. -Petitioner 1705 Whitehead Road 1st E; 2nd C

(Petition for Variance GRANTED by Z.C.)

ASSIGNED FOR: THURSDAY, JUNE 3, 1999 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Petition W/D
Cy Dismissed for Petitioner 4/30/99. Order to be issued.

Kathleen C. Bianco
Administrator

cc: Counsel for Appellant /Protestant: Robert W. Cannon, Esquire
Appellant /Protestant: Douglas Hamilton III / Hamilton Brothers Company

Counsel for Petitioner : Stanley S. Fine, Esquire
Petitioner : Esco Ltd. /Ted Greenberg

William Monk /William Monk, Inc.

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

Date: August 12, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for August 10, 1998
Item Nos. 027, 028, 031, 032, 033,
035, 036, 037, 038, 039, 040, 041,
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 11, 1998

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

SUBJECT: 1706 Whitehead Road

INFORMATION

Item Number: 43

Petitioner: Esco, LTD

Zoning: BR-IM

Requested Action: Variance

Summary of Recommendations:

The Office of Planning has met with the applicant's representative, William Monk, and based on an agreement to provide additional landscaping along Whitehead Road, the Office of Planning supports the requested action.

Section Chief: Jeffrey W. Long

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\43.DOC

RECEIVED
AUG 17 '98

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 8/3/98

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 3, 98

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

Item #'s:

27	35	41
28	36	
	37	424 VA
31	38	43
33	39	

RBS:sp

BRUCE2/DEPRM/TXTSBP

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: ESCO, LTD. 043
424 VA/TOWSON LIMITED PTNP. USE PERMIT
ELDEN E. LEBRUN AND GERALDINE D. LEBRUN 042
EDGEMERE FREE METHODIST CHURCH 034
THOMAS G. MITCHELL 032
HOLSAN DEVELOPMENT CORPORATION 028

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: 028,032,034,042,USE PERMIT 043 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

cc: File

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on Recycled Paper

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 7·31·97
Item No. 043 JRA

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

	*	BEFORE THE
RE: PETITION FOR VARIANCE 1706 Whitehead Road, W/S Whitehead Road, 514' N of Security Blvd., 1st Election District, 2nd Councilmanic	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: ESCO, Ltd.	*	BALTIMORE COUNTY
Petitioner(s)		
	*	Case Number: 99-43-A

* * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates 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 18th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Stanley S. Fine, Esq., Rosenberg, Proutt, Funk, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201, 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
pdmlandacq@co.ba.md.us
410-887-3391

November 17, 1998

Stanley S. Fine, Esquire
Rosenberg Proutt Funk & Greenberg, LLP
25 S. Charles Street
2115 First Maryland Building
Baltimore, Maryland 21201

Dear Mr. Fine:

RE: Petition for Variance, Case No. 99-43-A.,1706 Whitehead Road , District: 1c2

Please be advised that an appeal of the above referenced case was filed in this office on November 16, 1998 by Robert W. Cannon, Esquire on behalf of Hamilton Brothers Company. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:cjs

c: People's Counsel

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98 NOV 19 AM 9:32

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on Recycled Paper

APPEAL

Petition for Zoning Variance
W/S Whitehead Road, 514 Ft. N. of Security Boulevard
1706 Whitehead Road
1st Election District - 2nd Councilmanic District
Esco, Ltd.
Case Number: 99-43-A

Petition for Variance

Description of Property

Certificate of Posting

Certification of Publication

Entry of Appearance of People's Counsel

Zoning Advisory Committee Comments

Petitioner(s) Sign-in Sheet

Protestant(s) Sign-in Sheet

Petitioners' Exhibits:
1 - Plat to Accompany Variance Application
2 - Letter from J. Thomas Sadowski to Mr. William P. Monk dated September 11, 1998
3. Ten photographs

Findings of Fact and Conclusions of Law by the Zoning Commissioner dated October 19, 1998 (Granted) √E

Notice of Appeal received on November 16, 1998 from Robert W. Cannon, Esquire on behalf of Hamilton Brothers Company

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COUNTY BOARD OF APPEALS
98 NOV 19 AM 9:32

c: Robert W. Cannon, Esquire, Saul Ewing, Weinberg & Green, LLP, 100 South Charles Street, Baltimore, Md. 21201-2773
Stanley S. Fine, Rosenberg Prost Funk & Greenberg, LLP, 25 South Charles, 2115 First Maryland Building, Baltimore, MD. 21201
Esco, Ltd., Ted Greenberg, 1606 Whitehead Road, Baltimore, Maryland 21207
William Monk, Inc. 222 Bosley Avenue, Ste. B-6, Towson, Maryland 21204
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 99-43-A

VAR -To permit side yard setback of 2' ilo required 30' and front yard setback of 18' ilo required 39.5'.

10/19/98 -Z.C.'s Order in which Petition for Variance was GRANTED with restrictions.

4/12/99 -Notice of Assignment for hearing scheduled for Thursday, June 3, 1999 at 10:00 a.m. sent to following:

Robert W. Cannon, Esquire
Douglas Hamilton III /
Hamilton Brothers Company
Stanley S. Fine, Esquire
Esco Ltd. /Ted Greenberg
William Monk /William Monk, Inc.
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

4/30/99 -Letter from Stanley Fine, Esquire, Counsel for Petitioner - withdrawing "this matter from consideration by the County Board of Appeals." T/C to Mr. Fine - left message for clarification: is he withdrawing Petition for Variance, in which case CBA would issue Order of Dismissal of Petition and relief granted by ZC would then be null and void with the issuance of that Order.

5/04/99 -T/C w/S. Fine; confirmed his message left 5/03 that Petition for Variance is being withdrawn and that Petitioner no longer wishes to pursue the requested variance for the subject property. Confirmed this with Mr. Cannon; hearing to be pulled from Board's docket and Order of Dismissal of Petition issued.

Baltimore County
Zoning Commissioner
Office of Planning

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

November 19, 1998

Stanley S. Fine, Esquire
Rosenberg, Proutt Funk and Greenberg, LLP
2115 First Maryland Building
25 South Charles St.
Baltimore, Md. 21201

RE: Petition for Variance
Property: 1706 Whitehead Road
Case No. 99-43-A
Esco Ltd., Petitioner

Dear Mr. Fine:

This is to acknowledge receipt of your letter of November 10, 1998 regarding the above matter. Shortly after the receipt of your letter, I received a copy of the Notice of Appeal filed by Robert W. Cannon, Esquire, on behalf of Hamilton Brothers Company. In accordance with County law, this file will be forwarded to the County Board of Appeals for additional proceedings. As you are aware, the Board will conduct a de novo hearing and make its own findings of fact upon which a decision will be issued. Thus, the clarification that you seek as it relates to my findings has been rendered moot by the appeal and subsequent proceedings. Nonetheless, I will include your letter in the case file.

Please call me should you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
c: Robert W. Cannon, Esquire
Saul, Ewing, Weinberg and Green
100 South Charles Street
Baltimore, Md. 21201-2773

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** October 14, 1999
Permits & Development Management

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed Files /Case Nos.:
98-050-M /Lawrence C. Post Property
99-60-SPH /Dahl M. and Dorothy B. Miller, Sr.
99-43-A /Esco, Ltd.

Since no appeals were taken from the Board's Orders in the above captioned cases, we are hereby closing the files and returning same to you herewith.

Attachment (Case No. 98-050-M; 99-60-SPH; & 99-43-A)

LAW OFFICES OF

SAUL, EWING, WEINBERG & GREEN

SAUL, EWING, REMICK & SAUL LLP
100 SOUTH CHARLES STREET
BALTIMORE, MD 21201-2773
(410) 332-8600

PHILADELPHIA, PENNSYLVANIA
BERWYN, PENNSYLVANIA
HARRISBURG, PENNSYLVANIA

NEW YORK, NEW YORK
PRINCETON, NEW JERSEY
WILMINGTON, DELAWARE

ROBERT W. CANNON
(410) 332-8816
FACSIMILE (410) 332-8817
rcannon@saul.com

FILE NUMBER

November 16, 1998

VIA HAND DELIVERY

Ms. Gwendolyn G. Stephens
Baltimore County Office of Permits
and Development Management
First Floor - Northwest Corner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Gwen:

In accordance with our telephone conversation, I am enclosing a Notice of Appeal together with our check in the amount of $210.00 to pay for the filing fee and advertising. Please acknowledge receipt on the enclosed copy and return it to me in the enclosed self-addressed stamped envelope. It would also be appreciated if you could call me upon receipt and leave a message in my voicemail in the event that I am not available. Thank you for your assistance. If you have any questions please call me.

Sincerely yours,

Bob Cannon

Robert W. Cannon

211951:DS13:4jjj_1/0081/pag
Enclosures

RECEIVED
NOV 17 1998
PDM

LAW OFFICES OF

SAUL, EWING, WEINBERG & GREEN

SAUL, EWING, REMICK & SAUL LLP
100 SOUTH CHARLES STREET
BALTIMORE, MD 21201-2773
(410) 332-8600

PHILADELPHIA, PENNSYLVANIA
BERWYN, PENNSYLVANIA
HARRISBURG, PENNSYLVANIA

NEW YORK, NEW YORK
PRINCETON, NEW JERSEY
WILMINGTON, DELAWARE

ROBERT W. CANNON
(410) 332-8816
FACSIMILE (410) 332-8817
rcannon@saul.com

FILE NUMBER

RECEIVED
NOV 17 1998
PDM

November 16, 1998

NOTICE OF APPEAL

TO: Honorable Arnold Jablon, Esquire
Director - Department of Permits and
Development Management - Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

IN RE:	PETITION FOR ZONING VARIANCE WS Whitehead Road, 514 Ft. N of Security Boulevard 1706 Whitehead Road 1st Election District 2nd Councilmanic District Legal Owner: Esco, Ltd. Petitioner	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-43-A

* * * * * * * * *

On behalf of Hamilton Brothers Company, 11403 Cronridge Drive, Owings Mills, Maryland 21117-2247 by Douglas W. Hamilton, Jr., Authorized Agent, we appeal the decision of Zoning Commissioner Lawrence E. Schmidt as set forth in his Order dated October 19, 1998, a copy of which is attached.

Our check in the amount of $210.00 is enclosed. The address of the appellants for purposes of this appeal is:

c/o Robert W. Cannon, Esquire
Saul, Ewing, Weinberg & Green
100 South Charles Street
Baltimore, Maryland 21201
Attorneys for Appellant

Respectfully submitted,

SAUL, EWING, WEINBERG & GREEN

By: Robert W. Cannon
Robert W.Cannon

211622:DS13:0081:4jae_1//pag

cc: Honorable Kristine K. Howanski
Stanley S. Fine, Esquire
Honorable Lawrence E. Schmidt

ROSENBERG PROUTT FUNK & GREENBERG, LLP
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION
2115 FIRST MARYLAND BUILDING
25 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

STANLEY S. FINE

(410) 727-6600

FACSIMILE: (410) 727-1115

E-MAIL ADDRESS
stanley@rpfg.com

RECEIVED
10

November 10, 1998

VIA HAND DELIVERY

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 99-43-A
Petition for Variance
Property: 1706 Whitehead Road
Esco, Ltd., Petitioner

Dear Mr. Schmidt:

I am in receipt of your decision dated October 19, 1998 in the above-captioned matter. In reviewing your decision, I note that on page 2, paragraph 1, you indicate that the 2 existing loading bays in the front of the subject building facing Whitehead Road will be closed and that new storage bays will be added. The testimony of Mr. Ted Greenberg and Mr. William Monk in this matter indicated that the 2 existing loading bays in front of the building facing Whitehead Road would be maintained and utilized. The property owner does not intend to close these bays. They are to remain open and be used along with the bays in the future loading area.

I am sending you this letter with the request that the record in this matter be clarified so that the 2 existing loading bays will remain in use.

If you have any questions, please do not hesitate to contact me.

Thank you for your cooperation in this matter.

Sincerely,

Stanley S. Fine

Stanley S. Fine

SSF:sac
0106251.01

cc: Esco, Ltd.
Mr. William Monk

ROSENBERG PROUTT FUNK & GREENBERG, LLP
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION
2115 FIRST MARYLAND BUILDING
25 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

(410) 727-6600

FACSIMILE: (410) 727-1115

STANLEY S. FINE

E-MAIL ADDRESS
stanley@rpfg com

April 29, 1999

Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
400 Washington Avenue
Old Courthouse, Room 49
Towson, Maryland 21204

Re: Case No. 99-43-A
ESCO, Ltd. - 1705 Whitehead Road

Dear Ms. Bianco:

Please be advised that this firm represents the Petitioner in the above matter. On behalf of our client, we hereby withdraw this matter from consideration by the County Board of Appeals of Baltimore County.

Sincerely,

Stanley S. Fine

Stanley S. Fine

SSF:sac

cc: ESCO, Ltd.
Mr. William Monk
Robert W. Cannon, Esquire

0113291.01

99 APR 30 PM 2:46
RECEIVED
COUNTY BOARD OF APPEALS

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
BILL MONK	222 BOSLEY AVE
	SUITE B-6
	TOWSON, MD 21204
TED GREENBERG	1706 Whitehead Rd.
	BALTO., MD. 21207
STANLEY S FINE, ESQ.	
25 S. Chas St.	
2115 1st MD Bld	
Balto 21201	

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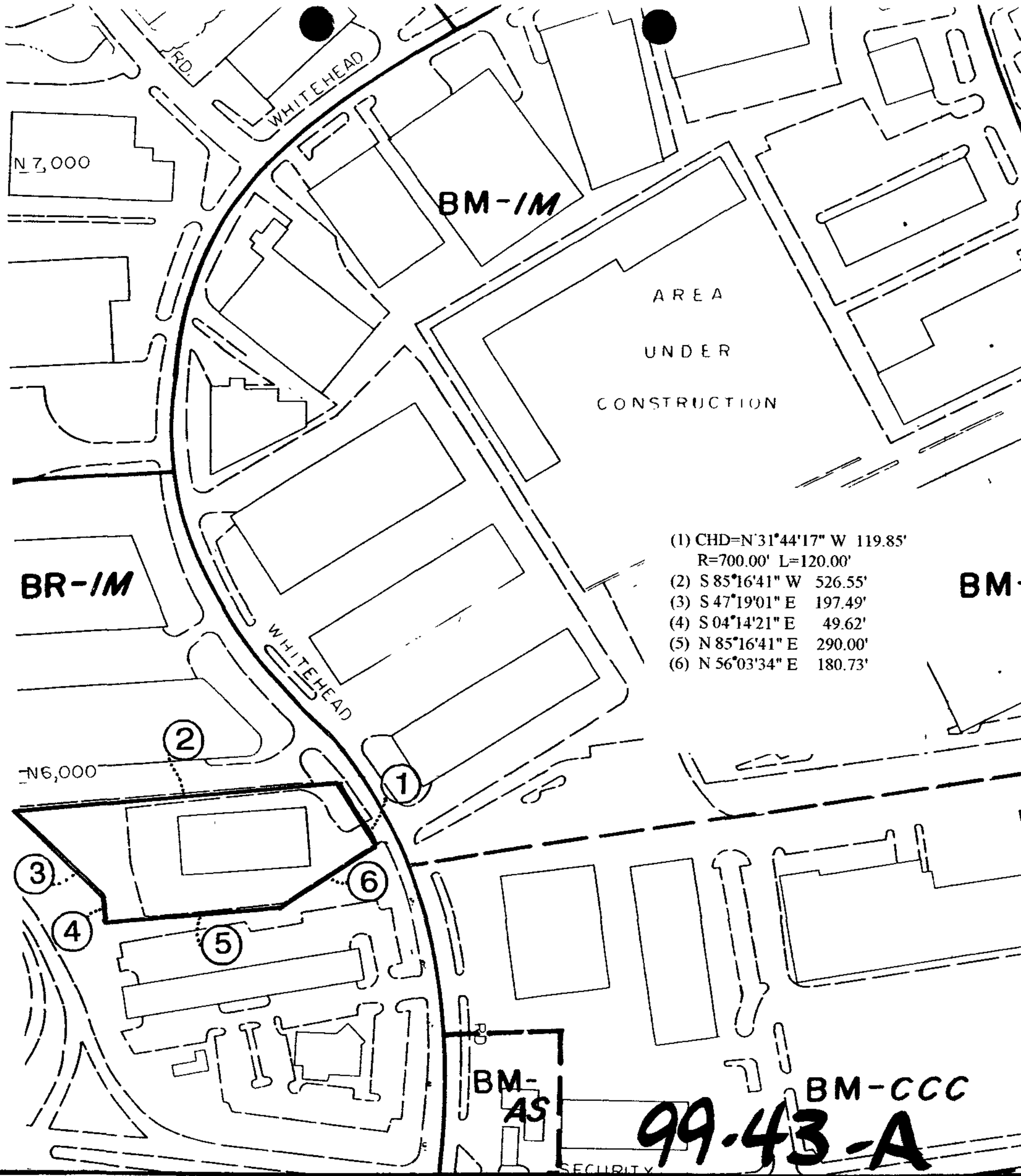
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Douglas Hamilton, III	1435 Corbett Rd Monkton, MD 21111



1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenetz
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'±	WOODLAWN	N W
DATE OF PHOTOGRAPHY JANUARY 1986	43-	2-F

Baltimore County
Department of Economic Development

400 Washington Avenue
Towson, Maryland 21204
410-887-8000
Fax: 410-887-8017
econdev@co.ba.md.us
www.co.ba.md.us

September 11, 1998

Mr. William P. Monk
William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

Re: 1706 Whitehead Road
Case # 99-43 A
Project # 98-075 (ESCO, Ltd.)

Dear Mr. Monk:

This department has considered the above referenced issue concerning ESCO, Ltd. and supports the expansion of its operations as proposed at 1706 Whitehead Road in the Meadows Industrial Park in Woodlawn.

Please call me if there are any questions or further assistance is required.

Sincerely,

J. Thomas Sadowski
Business Development Director

JTS/ts

c: Robert L. Hannon, Executive Director

Ret No 2

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WILLIAM MONK, INC.

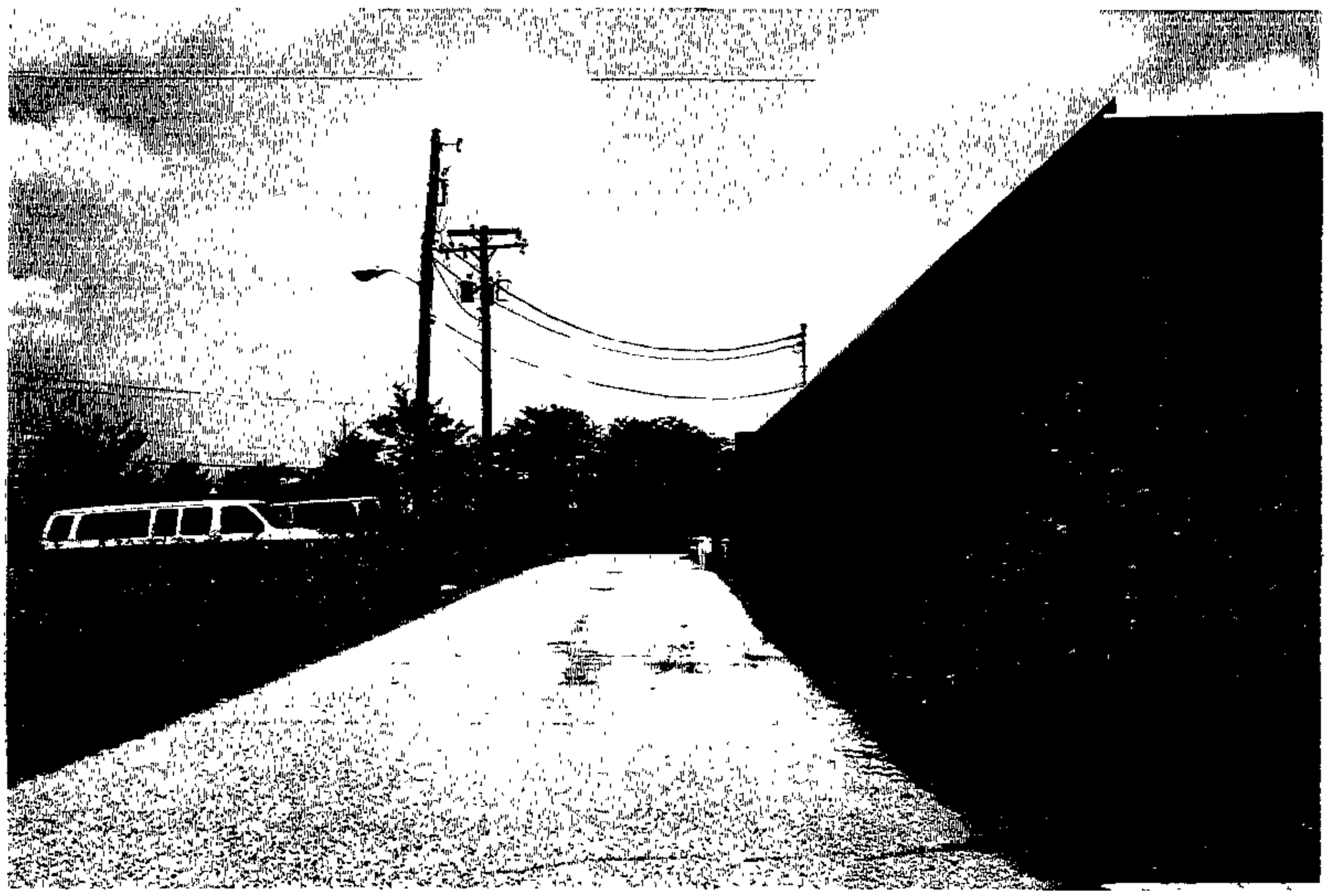
ENGINEERS • PLANNERS

VIEW WEST

Ref No 3

WAREHOUSE EXPANSION AREA

VIEW EAST

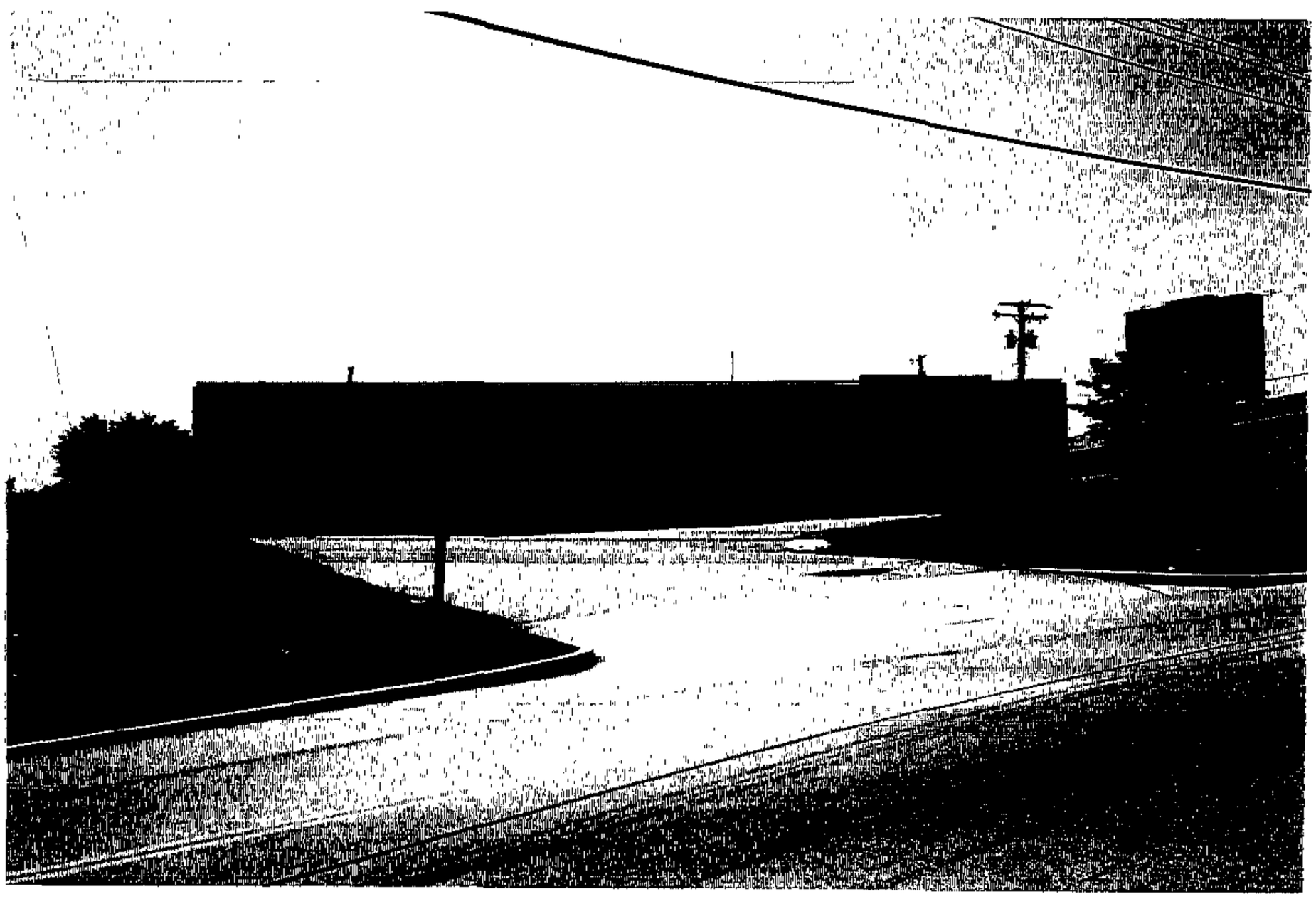


COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

1706 WHITEHEAD ROAD



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WILLIAM MONK, INC.

ENGINEERS • PLANNERS

EAST

ADJACENT LAND USES

NORTH

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WILLIAM MONK, INC.

ENGINEERS • PLANNERS

VIEW NORTH

WHITEHEAD ROAD

VIEW SOUTH

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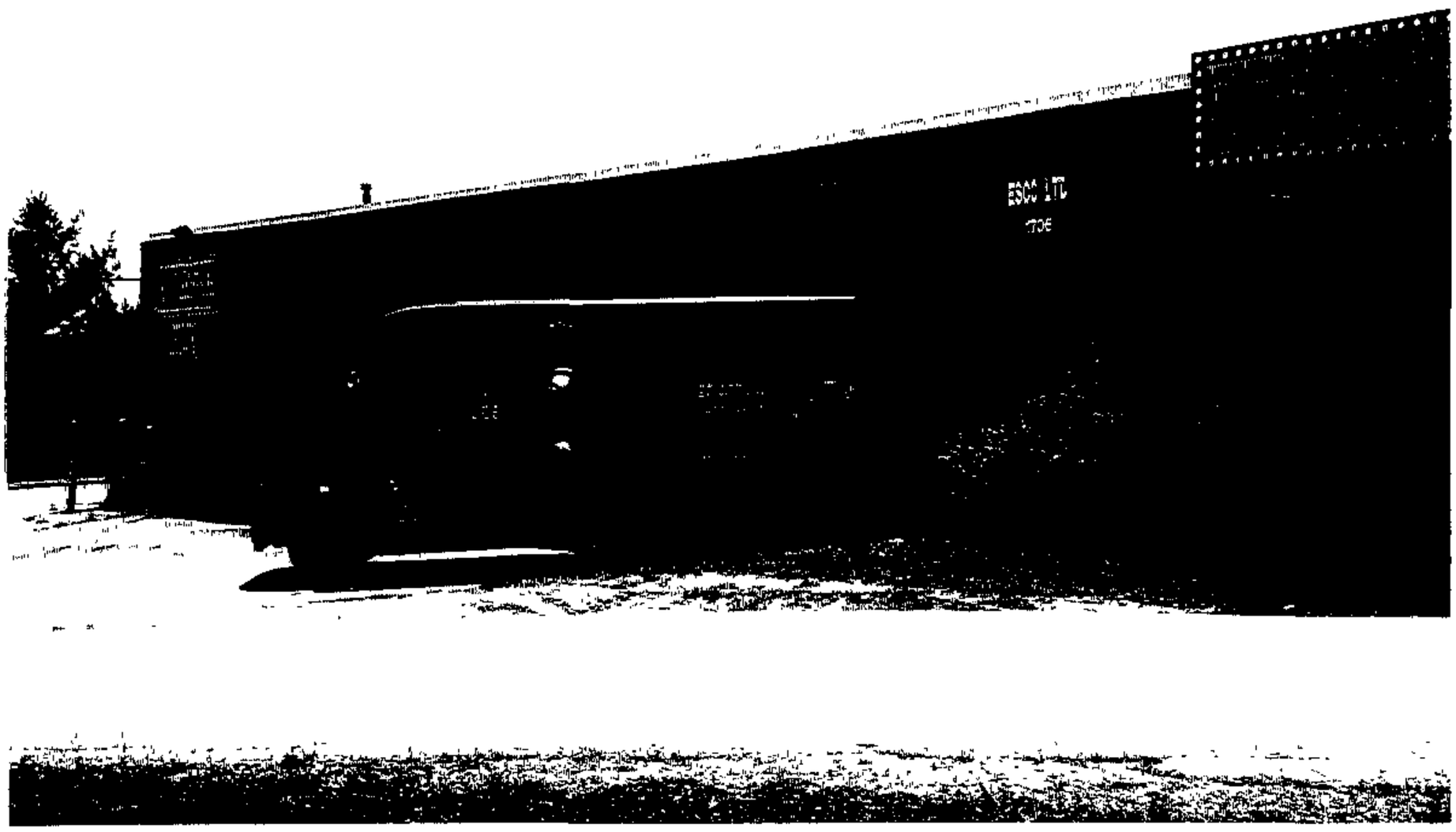
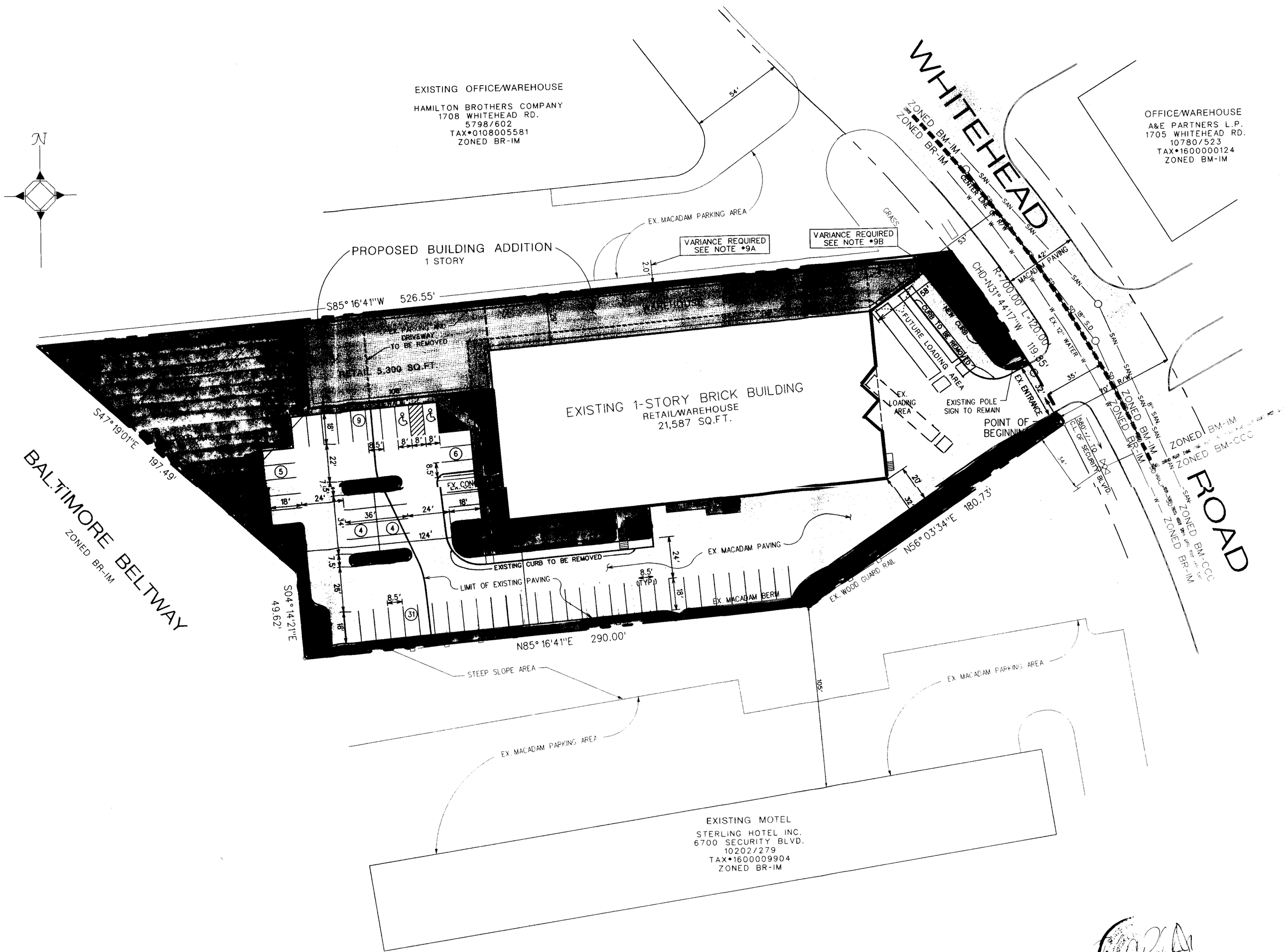
WILLIAM MONK, INC.

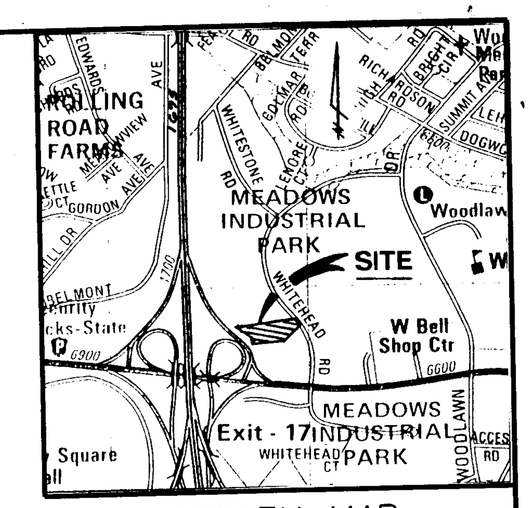
ENGINEERS • PLANNERS



EXISTING LOADING BAYS IN FRONT OF BUILDING

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B 6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903





VICINITY MAP
SCALE: 1"=1000'

NOTES:

1. ZONING:
   EXISTING: BR-IM
   PROPOSED: BR-IM
2. LOT AREA:
   GROSS - 90,791 SQ.FT.+/- OR 2.1 ACRES+/-
   NET - 87,120 SQ.FT.+/- OR 2.0 ACRES+/-
3. EXISTING USE: WAREHOUSE AND RETAIL
4. PROPOSED USE: NO CHANGE
5. BUILDING SETBACKS:

	REQUIRED	PROVIDED
* FRONT, FROM PROPERTY LINE -	39.5'	18.1'+/-
INTERIOR SIDE (NORTH) -	30'	2.0'
INTERIOR SIDE (SOUTH) -	30'	32.0'
REAR -	30'	76.2'+/-

   * BASED UPON FRONT YARD AVERAGING PROVISION (54'+25'+79/2=39.5')
6. BUILDING AREA:
   EXISTING ..... 21,587 SQ.FT.*
   PROPOSED - ..... 11,776 SQ.FT.*
   TOTAL ..... 33,363 SQ.FT.*
7. PARKING:
   REQUIRED - RETAIL 5,300 SQ.FT. @ 5/1,000 = 27 SPACES
   WAREHOUSE 1 SPACE/EMPLOYEE @ 20 EMPLOYEES =20 SPACES
   TOTAL 47 SPACES
   PROVIDED - 59 SPACES
8. UTILITIES:
   SEWER - PUBLIC: 8" LINE IN WHITEHEAD ROAD
   WATER - PUBLIC: 12" LINE IN WHITEHEAD ROAD
9. VARIANCE:
   A. TO PERMIT AN INTERIOR SIDE YARD OF 0'IN LIEU OF THE REQUIRED 30'PER SECTION 238.2 (BCZR)
   B. TO PERMIT A FRONT YARD SET BACK OF 18'IN LIEU OF THE REQUIRED 39.5'PER SECTIONS 238.1 AND 303.2 (BCZR)
10. ELECTION DISTRICT: 1
11. COUNCILMANIC DISTRICT: 2ND
12. CENSUS TRACT: 4011.02
13. WATERSHED: 26
14. SUBSEWERSHED: 69
15. DEED REFERENCE: 9426/403
16. PROPERTY ACCOUNT NO.: 0105990010
17. TAX MAP: 95, GRID: 1, PARCEL: 403
18. FLOOR AREA RATIO:
    MAXIMUM PERMITTED - 2.0
    PROPOSED - 0.37
19. HEIGHT OF BUILDING: 1 STORY, 30'
20. MASS TRANSIT ADJUSTMENT: N/A
21. TO THE BEST OF OUR KNOWLEDGE NO CRITICAL AREAS EXIST ON THE SITE.
22. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS MATERIALS EXIST ON THE SITE.
23. AMENITY OPEN SPACE: N/A
24. OUTDOOR LIGHTING: ANY FIXTURE USED TO ILLUMINATE ANY PARKING FACILITY SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING OR LANDSCAPING.
25. HANDICAP RAMPS TO BE PROVIDED AS REQUIRED BY CODE.
26. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 (BCZR)
27. PREVIOUS COMMERCIAL PERMIT: N/A
28. ZONING HEARINGS: CASE# 67-130A, DATE: 11/15/65 (WITHDRAWN 4/3/67)
29. OWNER/ ADDRESS: GREENMOUNT AVENUE PARTNERSHIP
    1706 GREENMOUNT ROAD
    BALTIMORE, MARYLAND 21207-4003

William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204
Phone: 410-494-8931 Fax: 410-494-9903

PLAT TO ACCOMPANY VARIANCE APPLICATION

1706 WHITEHEAD ROAD

1

BALTIMORE COUNTY, MARYLAND

7/17/98

REVISIONS	DRAWN BY: TLS/MGH	DESIGNED BY: WPM	SCALE: 1"=30'
	DATE: 7-16-98	JOB NO.: 98-075	SHEET NO.: 1 OF 1