

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND EXCEPTION	
SW/S Reisterstown Road, 400 ft. N	
Of Seven Mile Lane	* ZONING COMMISSIONER
120 Reisterstown Road	
3rd Election District	* OF BALTIMORE COUNTY
2 nd Councilmanic District	
Legal Owner: Jack Sokoloff	* Case No. 99-102-SPHX
Lessee: Darryl P. Bellamy	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Special Exception for the property located at 120 Reisterstown Road in the Milford Mill section of northwestern Baltimore County. The Petition was filed by Jack Sokoloff, property owner, and Darryl P. Bellamy, proposed Lessee. Special Hearing relief is requested to amend the site plan in zoning case No. 92-208-SPHXA and to utilize any applicable variances established in prior zoning cases 92-208-SPHXA and 68-199-RXA for the proposed special exception use. Special Exception relief is requested to permit a service garage pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly described on the plat to accompany the Petitions for Special Hearing and Special Exception, marked into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Melanie Moser, a Landscape Architect from Daft, McCune, Walker, Inc., preparers of the site plan. Also present was Richard W. Reische, Esquire, attorney for Darryl P. Bellamy, Lessee/co-Petitioner. Appearing as interested persons/Protestants were Dan S. Kozlow and Jeff Riegler on behalf of the Colonial Village Neighborhood Association, and Gordon L. Greenspun, a neighbor.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel located adjacent to Reisterstown Road in the Milford Mill section of Baltimore County. The property is approximately .4 acres in area, zoned B.L.-A.S. The property is presently improved with a story building which was at one time used as a gasoline station. Apparently, the property is quite run down and poorly kept. Additional information offered at the hearing was that the property owner (Jack Sokoloff) was in danger of losing the property as a result of an unpaid civil judgment rendered against him in the Circuit Court of

ORIGINAL FILED FOR FILING

Date 3/12/99

By [Signature]

Maryland for Baltimore City. It was unclear at the hearing whether Mr. Sokoloff would continue to own this property as a result of that judgment.

In any event, Mr. Bellamy apparently proposes to lease the property. Mr. Bellamy anticipates operating a car detailing (cleaning) operation on the site. Apparently, he has made tentative arrangements with the Frankel automobile group to detail vehicles for that dealer. Testimony was offered that there would be no repair business conducted on the site, no transmission or heavy engine repair work would be performed, nor will the property be used as a body shop. Apparently, it is anticipated that the vehicles will be hand washed by employees. The facility will not be open to the public but only do business through the contractual arrangement with the Frankel automotive group and/or other dealers.

The Protestants who appeared are highly suspicious of Mr. Sokoloff and his plans. Apparently, this site has been allowed to deteriorate and is considered by many as a blight on the community. They also fear the expansion of the proposed business on site. In this regard, the requested use is for a service garage. That term is defined in Section 101 of the BCZR as, "A garage, other than a residential garage, where motor vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale." The neighbors apparently feel that heavy duty repairs will be undertaken if the use is approved and that the property will be operated as a junk yard. To prevent this, a number of conditions or restrictions were suggested to the approval of the Petitions. These included that a landscape plan be submitted and approved for the site, that no over night parking be allowed, that no junk cars be stored on the property, that there will be no engine transmission or other mechanical repairs, that there be no body work, that the property not be used as a public carwash and that there be no retail sales of petroleum, anti-freeze or other products, except wash and wax materials. Lastly, restrictions were suggested to require elimination of any temporary buildings on the site and the general cleanup of the property. Most importantly, the Protestants are agreeable to the use of the property only by Mr. Bellamy and not by Mr. Sokoloff.

Questions were also raised regarding the use of water on the site and potential water runoff. Apparently, the community experiences water problems, notwithstanding the fact that the property is on public sewer and water.

I am troubled by the numerous and substantial restrictions which are requested. There comes a point when the implementation of so many restrictions on a proposed use

3/23/99
JN Frank

threatens the validity of the underlying use. Moreover, it is clear that Mr. Sokoloff has not previously operated or maintained the property in a fashion considered appropriate by his neighbors.

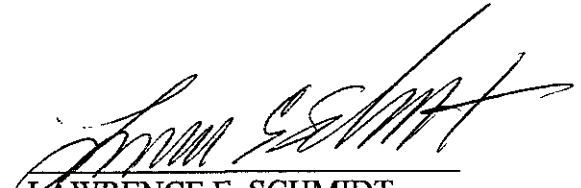
Subsequent to the hearing, correspondence was received that Mr. Bellamy is not pursuing the lease. Although any zoning order generally "runs with the land", the operation of a proposed business by someone else raises additional questions. Specifically, whether another tenant could operate the business appropriately with the numerous restrictions involved. Lastly, it is dubious whether the neighbors will support the Petitions, even with restrictions, if Mr. Bellamy is not the proprietor of the proposed operation.

In any event, based upon these factors, I am not persuaded to grant the relief requested. I am unconvinced that the Petitioner has met the standards set forth in Section 502.1 of the BCZR; to wit, that the proposed use could be operated without detrimental impact to the health, safety and general welfare of the locale. Thus, the Petition for Special Exception shall be denied. In so denying that Petition, the Petition for Special Hearing must, likewise, be denied.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of March 1999, that the Petition for Special Hearing to approve and utilize any applicable variances established in prior zoning cases 92-208-SPHXA and 68-199-RXA, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for approval to permit a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR), be and is hereby DENIED.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

FILED
3/22/99
J. J. H. H. H.
J. J. H. H. H.



Baltimore County
Zoning Commissioner
Office of Planning

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

March 10, 1999

Richard W. Reische, Esquire
The Park Plaza, Suite 400, 800 N. Charles St.
Baltimore, Maryland 21202

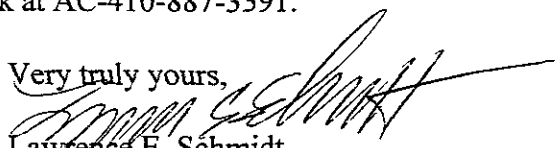
RE: Petitions for Special Hearing and Special Exception
Case No. 99-102-SPHX----- Property: 120 Reisterstown Road
Legal Owner: Jack Sokoloff – Lessee: Darryl P. Bellamy

Dear Mr. Reische:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been denied, 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 from 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 AC-410-887-3391.

Very truly yours,

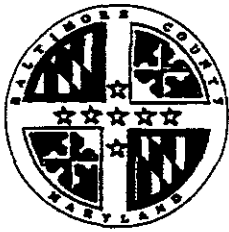

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl. Copy to:
Mr. J. Sokoloff
3609 Seven Mile Lane
Baltimore, Maryland 21208
Ms. Melanie Moser – Daft-McCune-Walker, Inc.
120 E. E. Pennsylvania Avenue
Towson, Maryland 21286
Messrs. Jeff Ziegler and Dan S. Kozlow
Colonial Village Neighborhood Assn.
7104 Plymouth Road
Baltimore, Maryland 21208
Mr. Gordon L. Greenspun
115 Sudbrook Lane, Suite 210
Baltimore, Maryland 21208

99-102-SPHX

Special Exception forms will be accepted as is (this time only). Special Hearing forms must be replaced with new, current forms before the hearing.

UCI



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 120 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 Commissioners should approve

AN AMENDMENT OF THE SITE PLAN IN ZONING CASE 92-208 SPXA AND TO UTILIZE ANY STILL APPLICABLE VARIANCES ESTABLISHED IN ZONING CASES 92-208 SPXA AND 68-199 RXA

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.

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:

DARRYL P. BELLAMY

(Type or Print Name)

Darryl P Bellamy

Signature

1007 WILD WOOD PKWY

Address

BALTO

City

MD

State

21229

Zipcode

Attorney for Petitioner:

RICHARD W. REISCHE, P.A.

(Type or Print Name)

Richard W Reische

Signature

THE PARK PLAZA - SUITE 400
800 NORTH CHARLES STREET (410) 685-8866

Address

BALTIMORE

City

MD

State

Phone No.

21201

Zipcode

JACK SOKOLOFF

(Type or Print Name)

Jack Sokoloff

Signature

(Type or Print Name)

Signature

3609 SEVEN MILE LANE

Address

Phone No.

BALTIMORE

City

MD

State

21208

Zipcode

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

RICHARD W REISCHE
800 NICHARLES ST #400

Name

BALT, MD 21201

Address

DAY 410-685-8866 (NIGHT) 410-653-3033

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: *BR*

DATE

9/8/98

99-102-SPHX
#102

Zoning Administration
& Development Management



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 120 Reisterstown Rd.
which is presently zoned BL-AS

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SERVICE GARAGE PURSUANT TO SECTION 230-13 OF THE BALTIMORE COUNTY ZONING REGULATIONS

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:

DARRYL P. BELLAMY

(Type or Print Name)

Darryl P Bellamy

Signature

1007 WILD WOOD PKWY

Address

BALTO md 21229

City

State

Zipcode

Attorney for Petitioner:

RICHARD W. REISCHE, P.A.

(Type or Print Name)

Richard W. Reische

Signature

THE PARK PLAZA - SUITE 400
800 NORTH CHARLES STREET (410) 685-8866

BALTIMORE MD 21201

City

State

Zipcode

Legal Owner(s):

JACK SOKOLOFF

(Type or Print Name)

Jack Sokoloff

Signature

(Type or Print Name)

Signature

3609 SEVEN MILE LANE

Address Phone No.

BALTIMORE MD 21208

City

State

Zipcode

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

DAY (410) 685-8866

RICHARD W. REISCHE EVE (410) 653-8033

Name

THE PARK PLAZA STE 400

Address Phone No.

800 N. CHAS. ST. BALT. MD.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: BR DATE 9/8/98

Zoning Administration

& Development Management

99-102-SPHX

#102



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

Description

To Accompany Petition for Special Exception and Special Hearing

0.409 Acre Parcel

120 Reisterstown Road

Southwest Side of Reisterstown Road

Southeast Side of Old Milford Mill Road

Third Election District, Baltimore County, Maryland

Beginning for the same on the southwest side of Reisterstown Road, 66 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Reisterstown Road with the centerline of Old Milford Mill Road (1) South 31 degrees 02 minutes 20 seconds East 35.14 feet, and thence (2) South 58 degrees 47 minutes 40 seconds West 33.00 feet to the point of beginning, thence leaving said point of beginning and binding on the southwest side of Reisterstown Road (1) South 31 degrees 02 minutes 20 seconds East 130.84 feet, thence leaving said southwest side of Reisterstown Road and running the three following courses and distances, viz: (2) South 75 degrees 15 minutes 10 seconds West 106.25 feet to a point of curvature, thence (3) Northwesterly by a line curving to the right with a radius of 25.00 feet for a distance of 32.16 feet (the arc of said curve being subtended by a chord bearing North 67 degrees 53 minutes 35 seconds West 29.98 feet) to a point of tangency, and thence (4) North 31 degrees 02 minutes 20 seconds West 130.84 feet to the southeast side of Old Milford Mill Road, 50 feet wide, thence binding on said southeast side of Old Milford Mill Road the two following courses and distances, viz: (5) North 75

degrees 15 minutes 10 seconds East 106.26 feet to a point of curvature, and thence
(6) Southeasterly by a line curving to the right with a radius of 25.00 feet for a
distance of 32.16 feet (the arc of said curve being subtended by a chord bearing
South 67 degrees 53 minutes 35 seconds East 29.98 feet) to a point of tangency at the
point of beginning; containing 0.409 acres of land, more or less.

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

September 8, 1998

Project No. 98087 (L98087)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054713

DATE 9/8/98 ACCOUNT R001-6150

AMOUNT \$ 550.00

RECEIVED FROM: Richard Reische

FOR: 040 Special Hearing
050 Special Exception

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #102

PAID RECEIPT

PROCESS ACTUAL TIME
9/08/1998 9/08/1998 12:24:46
REG 0003 CASHIER PMS PEN DRAFTER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 057509 OFLN
OR NO. 054712
550.00 CHECK
Baltimore County, Maryland

99-102-SPHX

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 99-102 SPHX

Petitioner/Developer RICHARD REISCHE, ESQ
ETAL

Date of Hearing/Closing: 10/26/98

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 #120 REISTERSTOWN RD.

The sign(s) were posted on 10/1/98
(Month, Day, Year)

Sincerely,

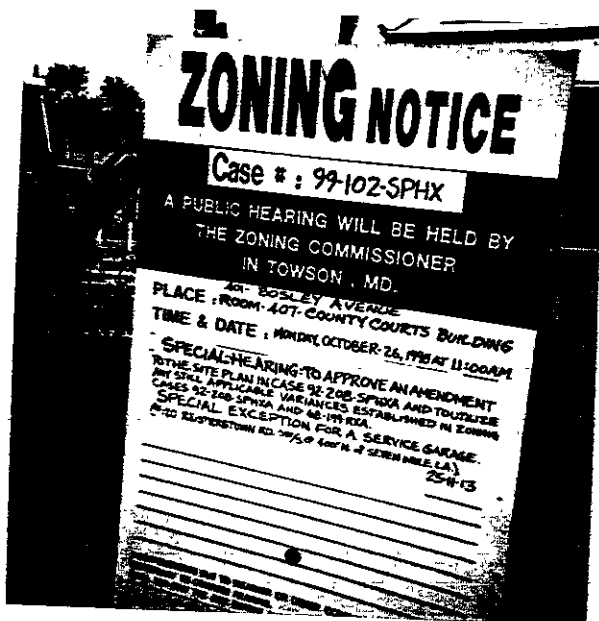
Patrick M. O'Keefe 10/12/98
(Signature of Sign Poster and Date)

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)



99-102-SPHX
120 REISTERSTOWN RD.

11-10-100



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 102

Petitioner: DARRYL BELLAMY

Location: 120 REISTERSTOWN RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RICHARD W REISCHKE, ESQ

ADDRESS: 800 N. CHARLES ST, STE 400
BALT, MD 21201

PHONE NUMBER: 410-685-8866

AJ:ggs

(Revised 09/24/96)

99-102-SPHX
#102

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.: 99-102-SPHX

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Petition for Special Exception for a service
garage and a petition for a Special Hearing for an
amendment of the site plan in zoning case # 92-208
SPHXA and to utilize any applicable variances established in
zoning cases 92-208 SPHXA and 68-199 RXA.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

Please forward billing to:

Richard W. Reische, Esquire
800 North Charles Street
Suite 400
Baltimore, MD 21201

410-685-8866

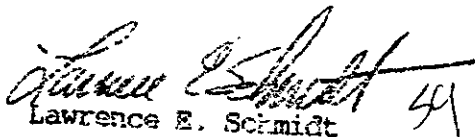
NOTICE OF ZONING HEARING

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: 99-104-X
4101 North Point Boulevard
SW/S North Point Boulevard and SE/S New Battle Grove Road
15th Election District - 5th Councilmanic District
Legal Owner: Robert Zampini

Special Exception for the sale of used automobiles, in addition to the existing uses (sale of new auto parts and service bay).

HEARING: Monday, October 26, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 25, 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: 99-102-SPHX
120 Reisterstown Road
SW/S Reisterstown Road, 400' N of Seven Mile Lane
3rd Election District - 2nd Councilmanic District
Legal Owner: Jack Sokoloff
Contract Purchaser: Darryl P. Bellamy

Special Hearing to approve an amendment to the site plan in zoning case 92-208-SPHXA and to utilize any still applicable variances established in zoning cases 92-208-SPHXA and 68-199-RXA. Special Exception for a service garage.

HEARING: Monday, October 26, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Jack Sokoloff
Darryl P. Bellamy
Richard W. Reische, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 11, 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.

Come visit the County's Website at www.co.ba.md.us



for
10/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 1998

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

SUBJECT: 120 Reisterstown Road

INFORMATION:

Item Number: 102

Petitioner: Darryl P. Bellamy, Contract Purchaser

Zoning: BL-AS

Requested Action: Special Exception and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The subject property is located within the area of the Pikesville Revitalization District. Therefore, redevelopment of this site represents an opportunity to enhance a property located at a critical point in the revitalization area.

The Office of Planning supports the applicant's request; however, the staff requests that a condition be placed in the order requiring the applicant to submit a landscape plan to the Office of Planning for review and approval prior to the issuance of any permits.

If there should be any questions, please contact David Green at 410-887-3480.

Section Chief:

Jeffrey W. Long

AFK/JL:



Baltimore County
Fire Department

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

September 24, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: JACK SOKOLOFF

Location: SW/S REISTERSTOWN RD., 400' N OF SEVEN MILE LA.
(120 REISTERSTOWN RD.)

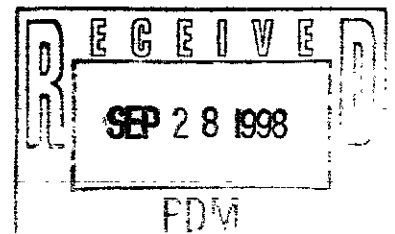
Item No.: 102

Zoning Agenda: SPECIAL EXCEPTION
SPECIAL HEARING

Gentlemen:

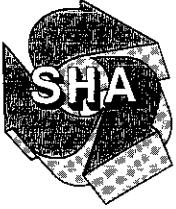
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable 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", 1991 edition prior to occupancy.



INTEROFFICE CORRESPONDENCE

ZONE0928.102



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: September 23, 1998

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

RE: Baltimore County
Item No. 102 (BR)

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval of the Special Exception.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

[Signature]
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

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

TO: PDM
FROM: R. Bruce Seeley - *RRJ/gp*
Permits and Development Review
DEPRM

DATE: 9/23/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/21/98

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

Item #'s:

101	110
<u>102</u>	111
103	112
107	
109	

RBS:sp

BRUCE2/DEPRM/TXTS8P

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
120 Reisterstown Road, SW/S Reisterstown Rd,
400' N of Seven Mile Lane, 3rd Election District,
2nd Councilmanic

Legal Owners: Jack Sokoloff
Contract Purchaser: Darryl P. Bellamy

Petitioner(s)

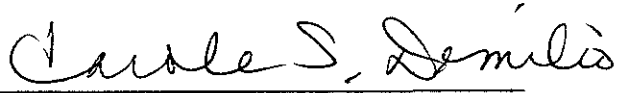
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-102-SPHX

* * * * *

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
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

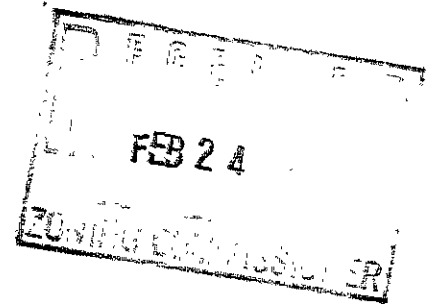
I HEREBY CERTIFY that on this 8th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard W. Reische, Esq., , 800 N. Charles Street, Suite 400, Baltimore, MD 21201, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



7 Church Lane
Pikesville, MD 21208
484-2337

February 18, 1999



Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
Court House 4th Floor
301 Bosley Avenue
Towson, MD 21204

RE: Reisterstown Road and
Milford Mill Road
120 Reisterstown Road
Sokoloff Property

Dear Mr. Schmidt:

It has come to our attention that the prospective tenant who desired to open a hand operated car wash at the above location, never did consummate the lease which had been proposed.

The Pikesville Chamber of Commerce had supported that use for this property as it has been vacant for a long period of time. As the deal was never completed, we hereby withdraw our support and ask that you deny any change or special exception in the zoning for this property.

For additional information concerning this matter we refer you to Richard Reische, 800 N. Charles Street, (410) 685-8866. Mr. Reische represented the prospective tenants and knows all the details of this matter.

Thank you in advance for your kind attention to our request.

Very truly yours,

Gary Van Hoven
President
Pikesville Chamber of Commerce

Nancy Garfinkel
Executive Director
Pikesville Chamber of Commerce

cc: Councilman Kevin Kamenetz
Richard Reische

RICHARD W. REISCHE, P.A.

ATTORNEYS AT LAW
THE PARK PLAZA - SUITE 400
800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

OFFICE
(410) 685-8866

FACSIMILE
(410) 837-6344

EMERGENCY
(410) 653-3033

October 21, 1998

Department of Permits and
Development Management
Baltimore Co. Office Bldg, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Bruno Rudoitus

RE: 120 Reisterstown Road
Date of Hearing: 10/26/98 @ 11:00 a.m.

Dear Mr. Rudoitus:

As you may recall, during later part of December 1997, the enclosed Petitions for Special Exception and Special Hearing were presented for your review. You discovered that the forms utilized were not the correct ones. We attempted to cure the problem by attaching the signature sheets to the correct Petitions Forms. Apparently this was rejected by the zoning Commissioner.

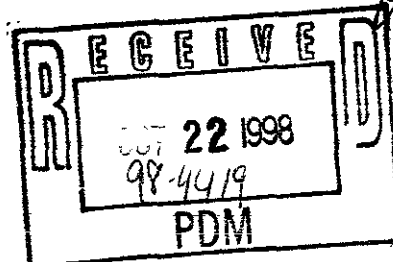
Enclosed you will find copies of the Petitions Forms in the original and on the appropriate forms. Please enter these into the file in this case so that we may go forward with the hearing on 10/26/98, as anticipated.

Should you have any questions or comments, please do not hesitate to contact me. Thank you for your assistance and cooperation.

Very truly yours,

Richard W. Reische

RWR/wms



COLONIAL VILLAGE NEIGHBORHOOD IMPROVEMENT ASSOCIATION

Date: 10-24-98

To: Lawrence E. Schmidt, Zoning Commissioner

From: Tamra Spink, Colonial village Neighborhood Improvement Association

Subject: Zoning Hearing (Case# 99-104-SPHX)

I am writing on behalf of the Colonial village Improvement Association.(CVNIA), as the president I had hoped to discuss these matters with Mr. Reisch, however, we were unable to arrange a meeting time and my last message to him was not returned. These are our thoughts on the matter. Thank you for considering our position on this matter. After all, we as a community will be highly affected by any changes.

We are not opposed to a car detailing business which is in compliance with zoning regulations and EPA laws operating on the site, provided certain conditions are met. However, we are opposed to any zoning change that would allow for more than one business to operate on the site.

Mr. Solokov has exercised extremely poor management of the property and it has become a blight on our community. We vehemently oppose any action which would allow him to continue in this matter. There is often illegal signage on the property, garbage and debris strewn about the sight, a leaning pole, and an old run down kiosk which is in extremely poor condition and in need of removal. Unless all fines are paid, the property cleaned up, appropriately landscaped, and brought into compliance, and a legal, binding and enforceable agreement (with funds in escrow) is reached regarding the maintenance of the property, then CVNIA opposes any zoning change.

We oppose any action which will allow cars to remain parked on the property overnight.

We oppose any action which will negatively impact Colonial Village's already questionable water supply.

We oppose any action which will result in the property being used as a "hang out" for youths.

We oppose any action which will allow business to operate on the site in the future which may introduce an unwanted element into our community.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Gordon L. Greenspan

115 Sudbrook Lane, Suite 210
Baltimore, MD 21208

DAN S. KOZLOW

7018 PLYMOUTH ROAD

Colonial Village
Past President Neighborhood Assoc.

Pikesville, MD 21208-6022

JEFF ZIEGLER V.P.

Colonial Village Neighborhood Assn. 7104 Plymouth Rd

Belt 21208 -

RW Reische, Esq. atty

for Petitioner Bellamy

800 N. Charles St., #400
Balt. 21201

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

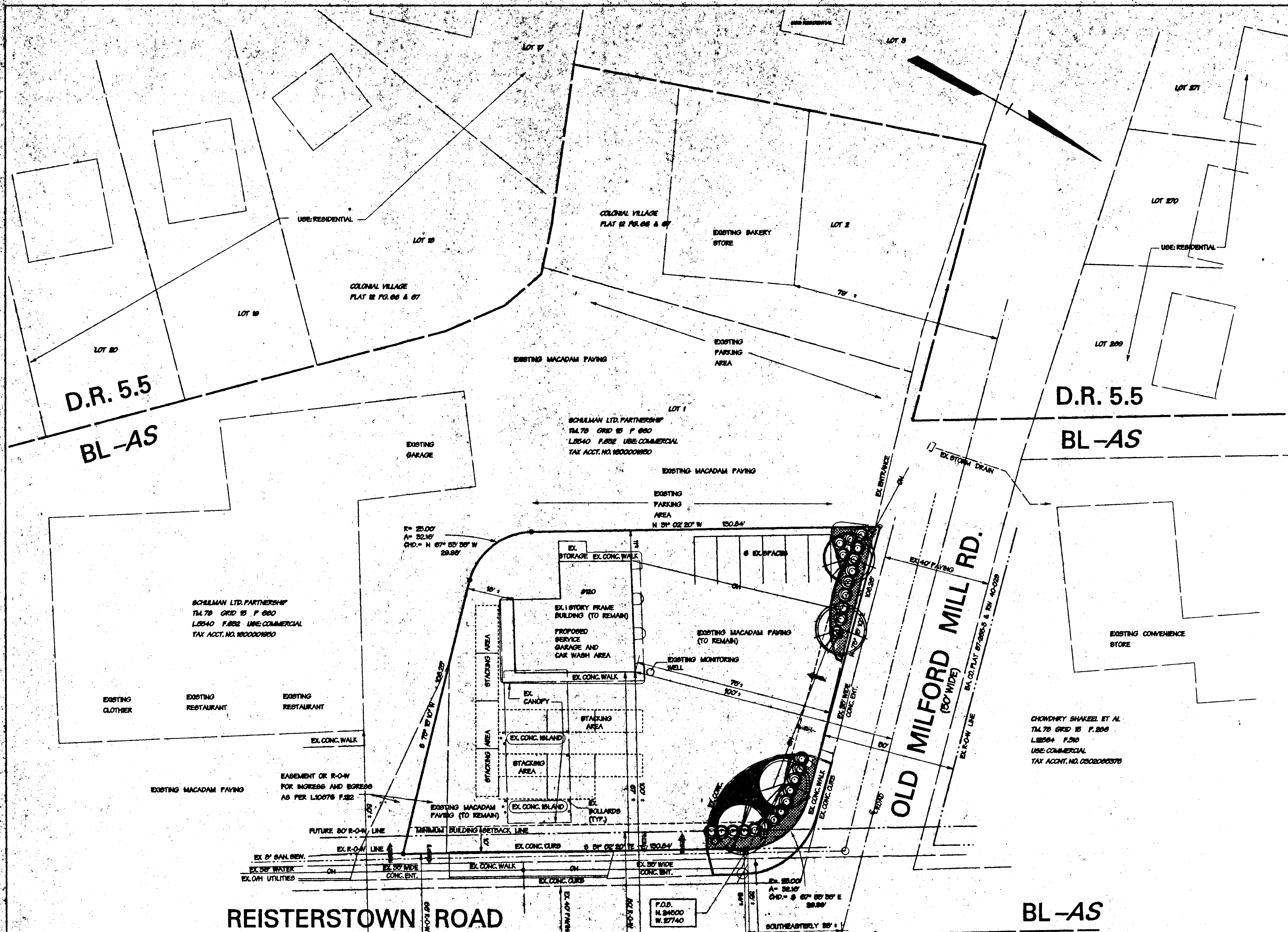
NAME

ADDRESS

MELANIE MOSER

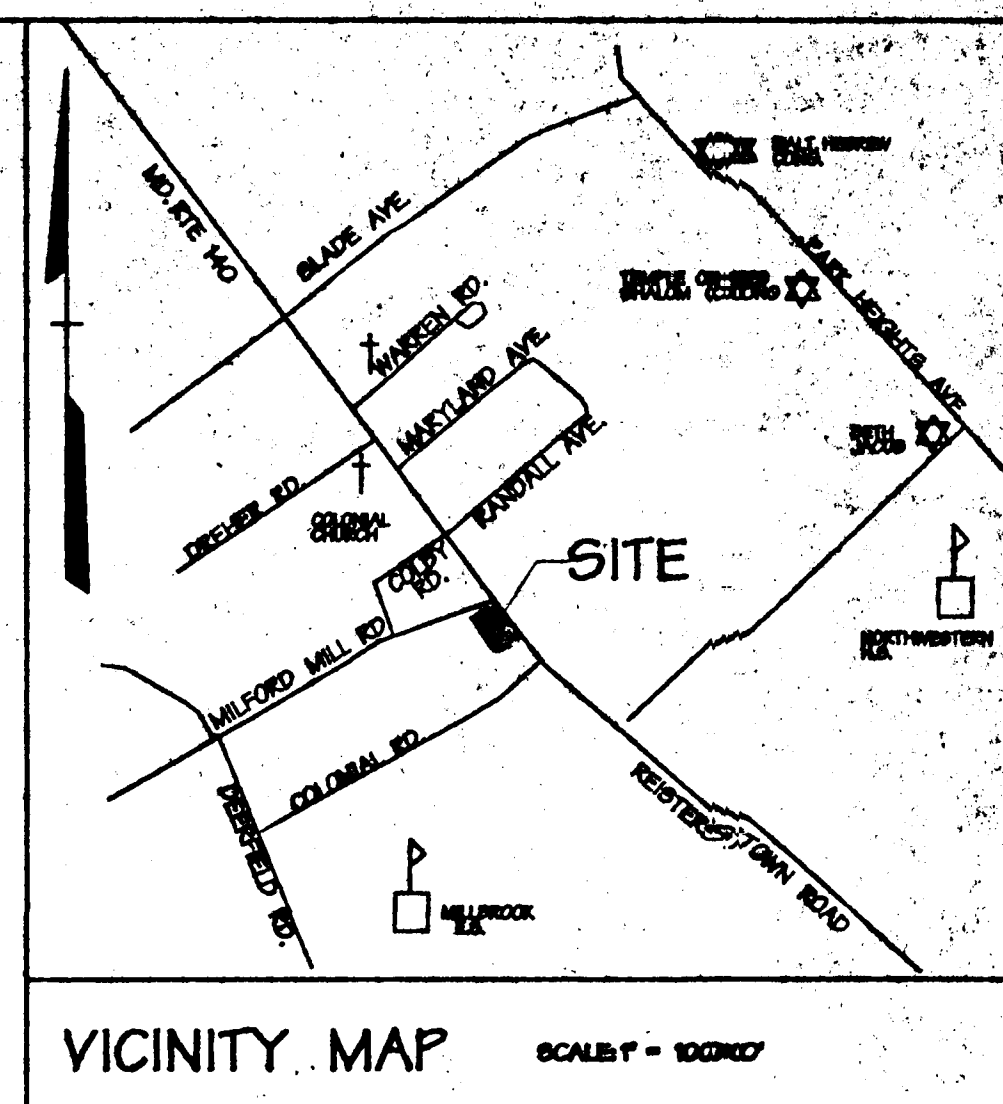
DMW- 200 E Pennsylvania Ave
Towson, MD 21286





GENERAL NOTES

1. CURRENT OWNER AND STREET ADDRESS: JACK BOKLOFF, 5808 SEVEN MILE LANE, BALTIMORE MD. 21206
2. SITE AREA: 17815 SQ. FT. OR 0.4 AC +/- ZONING PARCEL
3. EXISTING USE: VACANT SERVICE STATION
4. SITE ADDRESS: 120 REISTERSTOWN ROAD
5. SITE DATA: DEED REFERENCE: L10076 F. 117 & 122, TAX ACCOUNT NUMBER: 0820020560, ELECTION DISTRICT: 5, ZONED: BL-AS, TAX MAP: 75, BLOCK: 15, PARCELS: 697, COUNCILMATIC DISTRICT: 2



6. THE PROPERTY INFORMATION AND LOCATION SHOWN HEREON HAVE BEEN COMPILED FROM DEEDS AND OTHER SOURCES BELIEVED TO BE RELIABLE. HOWEVER THEIR ACCURACY IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.
7. EXISTING UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS FOR THE CONTRACTOR'S CONSIDERATION ONLY WHILE THE INFORMATION SHOWN HAS BEEN GATHERED FROM SURVEYS AND SOURCES DEEMED TO BE RELIABLE. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.
8. REQUIRED COMMERCIAL BUILDING SETBACKS AS PER SECTION 222 OF THE B.C.Z.R.

	REQUIRED	PROVIDED
FRONT YARD	10' FT. PL. 40' FT. CL. RD.	67' ±
STREETSIDE	10'	74' ±
INTERIOR SIDE	0'	19' ±
REAR	0'	11' ±
MAX. FAR	5.0	0.1
9. HEIGHT DETERMINATION: THE EXISTING BUILDING IS NO GREATER THAN 40 FEET IN HEIGHT.
10. UTILITIES: N/A - ALL UTILITIES ARE EXISTING.
11. ZERO SETBACK BUILDINGS: N/A - ALL BUILDINGS ARE EXISTING.
12. THE CONTRACTOR IS TO NOTIFY MISS UTILITY (800) 257-7777 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS TO ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.
13. PARKING REQUIRED: (0.5 SPACES / 1000 SQ. FT. GROSS FLOOR AREA) X 1029 SQ. FT. = 5.14 OR 6 SPACES REQUIRED. 6 SPACES PROVIDED.
14. THIS SITE WAS THE SUBJECT OF THE FOLLOWING PERMITS: 0072206, E446667
15. THE PROPOSED USE WILL COMPLY WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.
16. SIGNS WILL COMPLY WITH SECTION 450 OF THE B.C.Z.R. OR A VARIANCE WILL BE APPLIED FOR.
17. F.O.B. COORDINATES SHOWN HEREON HAVE BEEN SCALED FROM 200' SCALE BALTIMORE COUNTY ZONING MAP MAP-7-E.
18. DIMENSIONS SHOWN HEREON ARE SCALED.
19. PROPOSED USE: SERVICE GARAGE PURSUANT TO SECTION 220.15 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
20. THE EXISTING FUEL PUMPS HAVE BEEN REMOVED.

LEGEND

- UTILITY POLE
- OVERHEAD WIRES
- UTILITY MANHOLE
- ZONING LINE
- EX. PROPERTY LINE
- ZONING PARCEL LINE
- EX. ADJACENT STRUCTURE
- EXISTING LIGHT POLE
- PROPOSED SHADE TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL BED
- PROPOSED LAWN
- BANK OF RIVERDALE
- PLAT 75 GRD 15 F. 1780
- 18997 F. 44 USE COMMERCIAL
- TAX ACCT. NO. 1800000850

DMW

Deak-McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 285-5333
Fax: 285-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PLAN
ON THE PROPERTY KNOWN AS
120 REISTERSTOWN ROAD
ELECTION DISTRICT NO. 5
BALTIMORE COUNTY, MARYLAND

PRINTED

SEP 08 1998

JAFT-MCCUNE-WALKER, INC.

DATE	BY	REVISIONS

99-102-SPHX

BASE: LTM
DRAWING: LTM
DESIGNED BY:
CHECKED BY:
DATE CHECKED:
SCALE: 1"=20'
PROJECT NO.: 98087
DRAWING: 1 OF 1

ROBERT E. FRANKEL
PL 75 GRD 15 F. 1847
18650 F. 11 USE COMMERCIAL
TAX ACCT. NO. 1800000847

#102