

IN RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 330' NW of
the c/l Montrose Avenue
(9700 Reisterstown Road)
3rd Election District
3rd Councilmanic District

J & D Realty L.P., Owners;
Driftwood, Inc., t/a Northwest Honda,
Contract Lessee

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-009-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, J & D Realty Limited Partnership, and the Contract Lessee, Driftwood, Inc., t/a Northwest Honda, by Edward K. Dreiband, General Partner, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek relief from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit surface parking spaces to be located 4 feet from the Maryland State Highway Administration right-of-way line in lieu of the required setback of 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case were Edward K. Dreiband, General Partner for Driftwood, Inc., co-Petitioner, Thomas J. Hoff, the Landscape Architect who prepared the site plan for this property, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

An examination of the site plan discloses that the subject property consists of a gross area of 2.86 acres, more or less, zoned B.M. and is the site of the respective Northwest Honda/Northwest BMW automobile dealerships. The property is improved with two large buildings used showrooms/sales offices in conjunction with the operation of the two dealerships. The balance of the site contains a large, macadam-paved parking that provides for a display area

ORDER RECEIVED FOR FILING

Date

By

for automobiles as well as parking for customers and employees. The property is an irregularly shaped parcel, with frontage on Reisterstown Road (Maryland Route 140), just north of Greenspring Valley Road in Owings Mills.

Testimony offered indicated that variance relief is being requested for an area of the site that is located immediately adjacent to the State right-of-way for Reisterstown Road. As shown on the site plan, that area contains 15 parking spaces which are used to display automobiles being offered for sale. This area also immediately abuts a strip of land which was recently landscaped, in compliance with the landscape plan approved by Avery Harden on November 16, 1998. Photographs were submitted of the site which show the landscape area and that the property is maintained in an attractive manner.

On behalf of the Lessee, Mr. DiPaula testified that the Northwest Honda/BMW dealerships have been at the subject location for some time. He noted that due to the irregular shape of the subject property, the 15 parking spaces in question have always been used as a display area, due to their location immediately adjacent to Reisterstown Road. Mr. DiPaula also advised that the 15 spaces were situated as close as possible to the right-of-way to allow a large drive aisle in the interior of the lot for traffic circulation. Specifically, he stated that, unlike many dealerships, vehicles are unloaded from a car carrier directly on the site, not from the adjacent public road. Thus, a large internal drive aisle is necessary to accommodate this unloading and the tractor trailer trucks which make those deliveries.

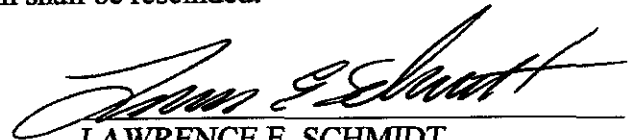
Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. I am convinced that the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R., as construed by the case law, and that the Petitioner has justified the variance relief by proffering evidence that the site is unique, that a practical difficulty would result if relief were denied, and that there would be no detrimental impact upon surrounding properties. It is also to be noted that a favorable comment was received from the State Highway Administration regarding the landscaping strip within their right-of-way. Moreover, the Petitioner has an approved landscape plan which has, in fact, been installed. Additionally, there were no adverse Zoning

Plans Advisory Committee (ZAC) comments from any Baltimore County reviewing agency. Thus, it is clear that the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of August, 1999 that the Petition for Variance seeking relief from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit surface parking spaces to be located 4 feet from the Maryland State Highway Administration right-of-way line in lieu of the required distance of 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

6/27/99
bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 27, 1999

Anthony J. DiPaula, Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 330' NW of the c/I Montrose Avenue
(9700 Reisterstown Road)
3rd Election District - 3rd Councilmanic District
J & D Realty, L.P., Owners/Northwest Honda, Contr. Lessee - Petitioners
Case No. 00-009-A

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edward K. Dreiband
Northwest Honda, 9700 Reisterstown Road, Owings Mills, Md. 21117
Mr. Thomas J. Hoff
406 W. Pennsylvania Avenue, Towson, Md. 21204
People's Counsel; Case File

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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9700 REISTERSTOWN ROAD

which is presently zoned BM

This Petition shall be filed with the Department of Permits and 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) 409.8A4 TO ALLOW SURFACE PARKING SPACES FOUR FEET FROM AN EXISTING RIGHT-OF-WAY LINE IN LIEU OF THE MINIMUM REQUIRED TEN FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) **THE EXISTING SPACES AND SETBACK ARE IN CONFORMANCE WITH THE REGULATIONS IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION. THE VARIANCE IS NECESSARY TO ALLOW SAFER ACCESS FOR AUTO CARRIERS IN LIEU OF BLOCKING TRAVEL LANES ON THE HIGHWAY TO UNLOAD VEHICLES BEING DELIVERED.**

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

DRIFTWOOD, INC. T/A NORTHWEST HONDA
Name - Type or Print
X Edward K. Dreiband Gen. Partner
Signature BY: **EDWARD K. DREIBAND, GEN. PARTNER**
9700 REISTERSTOWN ROAD 410-363-8700
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Attorney For Petitioner:

ANTHONY J. DIPAUOLA, ESQUIRE
Name - Type or Print
Signature [Signature]
COVAHEY & BOOZER, P.A.
Company
614 BOSLEY AVENUE 410-828-9441
Address Telephone No.
TOWSON MD 21204
City State Zip Code

Legal Owner(s):

J&D REALTY LIMITED PARTNERSHIP
Name - Type or Print
X Edward K. Dreiband Gen. Partner
Signature BY: **EDWARD K. DREIBAND, GEN. PARTNER**
EDWARD K. DREIBAND
Name - Type or Print

Signature
9700 REISTERSTOWN ROAD 410-363-8700
Address Telephone No.
OWINGS MILLS MD 21117
City State Zip Code

Representative to be Contacted:

THOMAS J. HOFF
Name
406 W. PENNSYLVANIA AVENUE 410-296-3668
Address Telephone No.
TOWSON, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 7-8-99

Case No. 00-9A

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8/27/99
By [Signature]

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

July 6, 1999

Description of Northwest Honda/BMW, 9700 Reisterstown Road, to Accompany Petition for Variance.

BEGINNING FOR THE SAME at a point on the west side of Reisterstown Road (State Route 140, 66' R/W) 330 feet more or less northwest of the centerline of Montrose Avenue.

Thence leaving the west side of Reisterstown Road,

- (1) South 40 degrees 44 minutes 18 seconds West 269.16 feet,
- (2) South 74 degrees 02 minutes 18 seconds West 51.05 feet,
- (3) North 48 degrees 55 minutes 42 seconds West 524.00 feet,
- (4) South 78 degrees 40 minutes 42 seconds East 101.00;
- (5) South 84 degrees 25 minutes 42 seconds East 185.00 feet,
- (6) North 41 degrees 16 minutes 19 seconds East 152.00 feet, to the west side of Reisterstown Road,

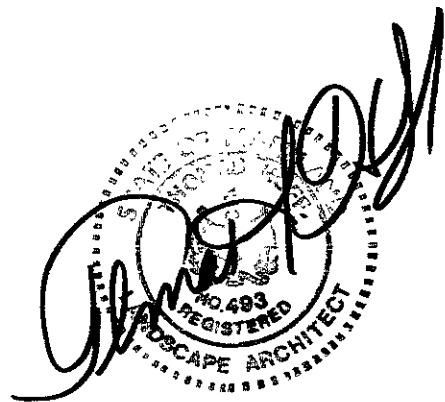
thence binding on the west side of Reisterstown Road,

- (7) South 49 degrees 22 minutes 19 seconds East 311.39 feet,
- to the point of beginning containing 2.63 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

9



00-009-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07042,

DATE 7.8.99 ACCOUNT Boil-6150

AMOUNT \$ 250.00

RECEIVED FROM: Diffusion Inc. 1700 Kesterson Rd.
(020) VAR.

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

509

00.009-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/08/1999	7/08/1999	10:16:20
REG #501	CASHIER JRG JMR	DRAWER 1
DEPT 5	ZINING UNIT LOCATION	
Receipt #	107518	DEPT
DR NO.	070427	

Receipt Tot 250.00
250.00 OK
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

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 8/5/, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

00.00
NOTICE OF ZONING HEARING
The Zoning Commission of Baltimore County, by its resolution of the Zoning Act and Regulations of Baltimore County, Maryland on the 23rd day of August 1999, at 1:00 p.m. in Room 407, of the Courts Building, 401 Baltimore Avenue, 3rd Floor, Baltimore, Maryland, will hold a public hearing on the following application for a zoning variance:
Case #00-009-A
9700 Reisterstown Rd., 330' W/S Reisterstown Rd. 330' W/S of center
Avenue
3rd Election District
3rd Councilman District
Legal Owner(s) Realty Limited Partnership
Lessee: Driveway, Inc.
1/4 Northwood
Variance: 10' surface parking spaces set from an existing right-of-way line in lieu of the minimum required 10 feet.
Hearing: Mon. August 23, 1999 at 1:00 p.m. in Room 407, of the Courts Building, 401 Baltimore Avenue.
LAWRENCE E. SIDI
Zoning Commissioner for Baltimore County
NOTES: (1) Persons who are Handicapped, Able, for special accommodations. Please Contact Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the file and hearing, Contact the Zoning Office at (410) 887-4386.
8/03/99 August 5 1999 18

CERTIFICATE OF POSTING

RE Case No 00-009-A
Petitioner/Developer R&H, ETAL
% TOM HOFF, ESQ
Date of Hearing/Closing: 8/23/99
@ 11:00 AM
RM-407
CCB

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 # 9700 REISTERSTOWN
ROAD

The sign(s) were posted on 8/5/99
(Month, Day, Year)

Sincerely,

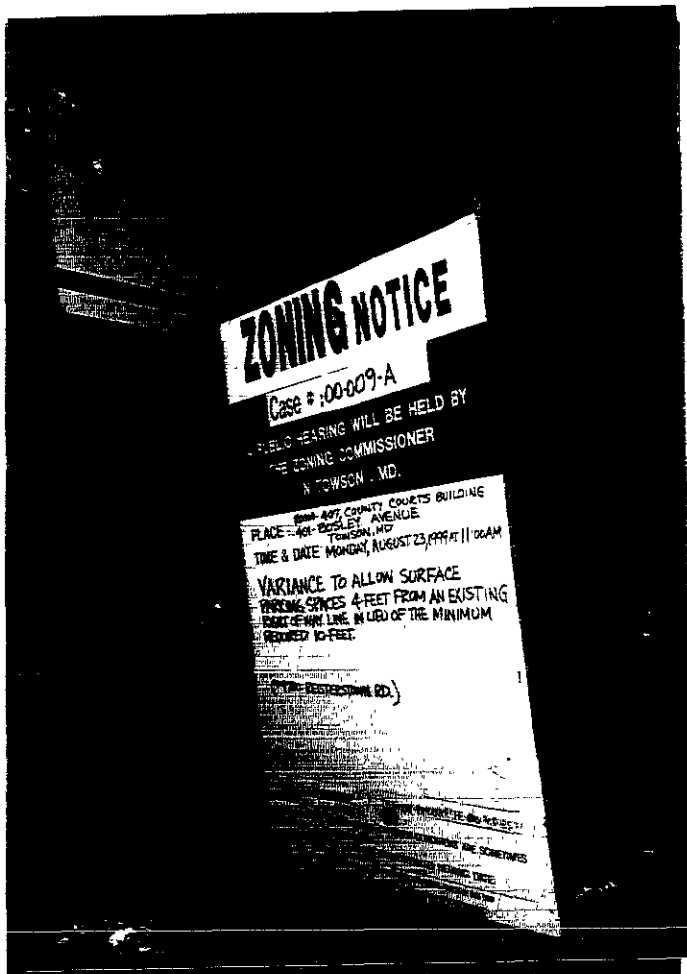
Patrick M. O'Keefe 8/5/99
(Signature of Sign Poster and Date)

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)



RE: PETITION FOR VARIANCE
9700 Reisterstown Road, W/S Reisterstown Rd,
330' +/- NW of c/l Montrose Ave
3rd Election District, 3rd Councilmanic

Legal Owner: J&D Realty L.P.
Lessee: Driftwood, Inc., T/A Northwest Honda
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-9-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 or 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 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.


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

July 27, 1999

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: 00-009-A
9700 Reisterstown Road
W/S Reisterstown Road, 330' +/- NW of centerline Montrose Avenue
3rd Election District – 3rd Councilmanic District
Legal Owner: J&D Realty Limited Partnership
Lessee: Driftwood, Inc., T/A Northwest Honda

Variance to allow surface parking spaces 4 feet from an existing right-of-way line in lieu of the minimum required 10 feet.

HEARING: Monday, August 23, 1999 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", with the letters "SC" written below it.

Arnold Jablon
Director

c: Anthony J. DiPaula, Esquire, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
J&D Realty Limited Partnership, 9700 Reisterstown Road, Owings Mills 21117
Driftwood, Inc., T/A Northwest Honda, 9700 Reisterstown Road, Owings Mills 21117
Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 8, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

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



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

410-296-3668

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: 00-009-A

9700 Reisterstown Road

W/S Reisterstown Road, 330' +/- NW of centerline Montrose Avenue

3rd Election District – 3rd Councilmanic District

Legal Owner: J&D Realty Limited Partnership

Lessee: Driftwood, Inc., T/A Northwest Honda

Variance to allow surface parking spaces 4 feet from an existing right-of-way line in lieu of the minimum required 10 feet.

HEARING: Monday, August 23, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LS

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 9

Petitioner: DRIFTWOOD

Address or Location: 9700 REISTERSTOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS J. HOFF

Address: 406 W. PENNSYLVANIA AVE.

TOWSON, MD. 21204

Telephone Number: 410-296-3668

Revised 2/20/98 - SCJ

00.009-A



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

August 20, 1999

Anthony J. DiPaula, Esq.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. DiPaula:

RE: Case No.: 00-9-A
Petitioner: J&D Realty/Driftwood, Inc., t/a Northwest Honda
Location: 9700 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 8, 1999.

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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 4, 1999

FROM: Robert W. Bowling, Supervisor *RWB/DNK*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 26, 1999
Item Nos. 525, 526, 528, 529, 530,
531, 532, 001, 002, 003, 004, 005,
006, 007, 009, 010, 011, 012, 013,
and 014

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 21, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 19, 1999

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

525, 526, 528, 529, 531, 532, 002, 003, 004, 007, 008,

(009), 010, 011, 012, AND 013.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 20, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - JP
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 009
PETITIONER: J & D Realty Limited Partnership

VIOLATION CASE NO.: 98-4748

LOCATION OF VIOLATION: W/S Reisterstown Road, 330' +/- NW of centerline
Montrose Avenue (9700 Reisterstown Road)

DEFENDANT(S): J & D Realty Limited Partnership

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/jp/lmh

00-009-A

hsp
8/23

BALTIMORE COUNTY, MARYLAND

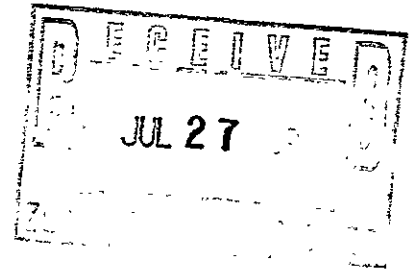
INTER-OFFICE CORRESPONDENCE

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

Date: July 26, 1999

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

SUBJECT: Zoning Advisory Petitions



The Office of Planning has no comment on the following petition(s):
Item No(s): 527, 529, 530, 002, 009, and 013

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: _____

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.21.99

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

RE: Baltimore County
Item No. 009 JCM

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Michael M. Lenhart, Chief
Engineering Access Permits Division

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



Maryland Department of Transportation
State Highway Administration

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

PLEASE REPLY TO
OFFICE OF DISTRICT ENGINEER
2323 WEST JOPPA ROAD
BROOKLANDVILLE, MARYLAND 21022
1-800-962-3077

October 19, 1998

Mr. Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson MD 21204

ATTN Ms. Safieh Laaly

Dear Ms. Laaly:

Thank you for your recent request asking for approval to install Landscape Plantings within the State Highway Right-of-Way in the 9700 block of Reisterstown Road (MD Route 140).

Your request is approved. In order for you to accomplish this work, we are asking you to submit two (2) copies of detailed plans showing the size and types of plantings, to the District Engineer, Mr. David J. Malkowski, 2323 West Joppa Road, Brooklandville, Maryland, 21022.

Should you have any questions or need additional information, please give me a call at 410-321-2841.

Sincerely,

Joseph D. McMahon
District 4 Utility/Access Engineer

JDM:mlm

cc: Mr. Terry Fairbairn
140 File

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.24.00

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

RE: Baltimore County
Item No. 009 LTM

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Anthony J. DiPaula, Esq.

614 Bosley Ave - 21204

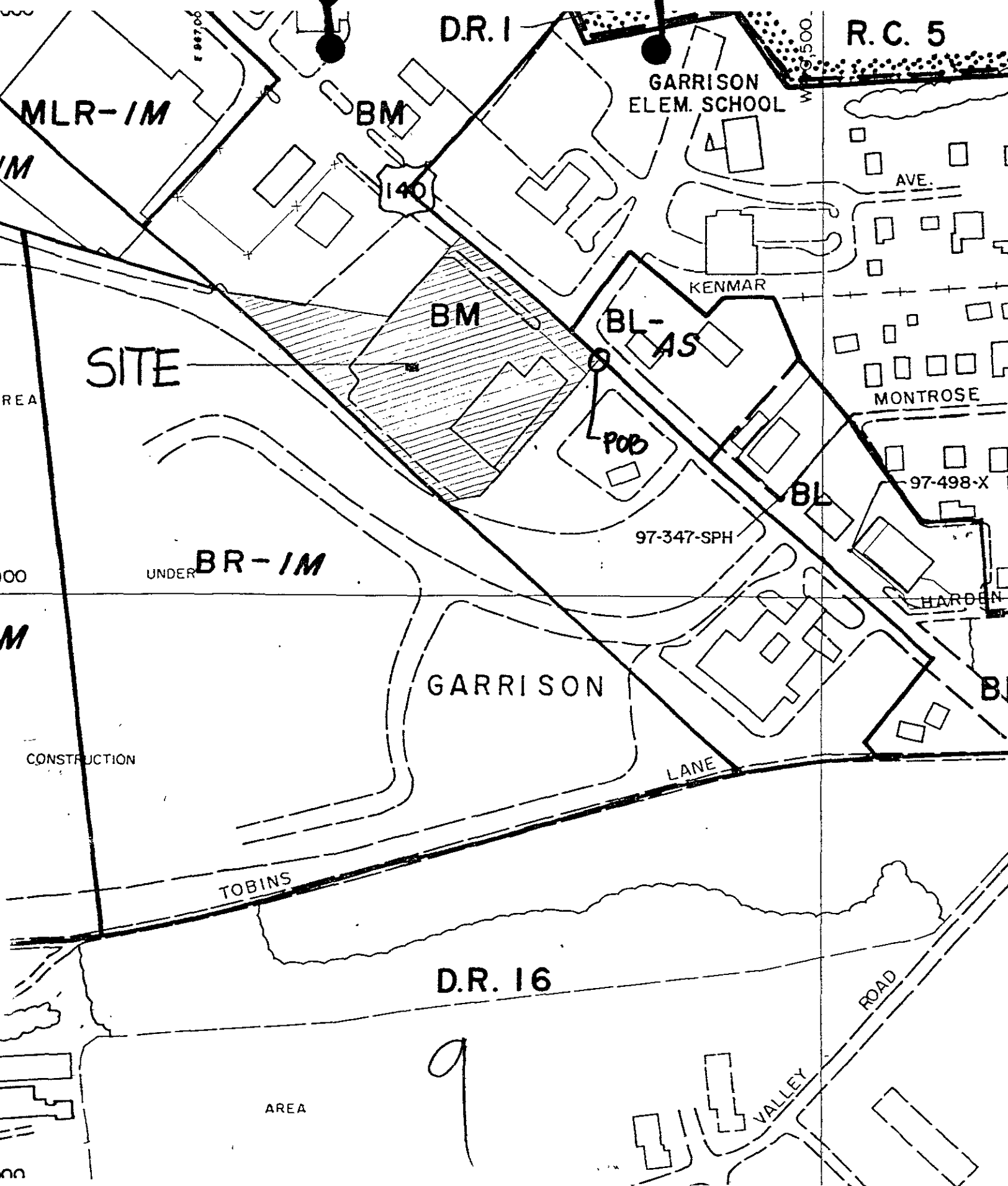
THOMAS J. HOFF

406 W. PENNSYLVANIA AVE.

Ed Dreiband

9700/9702 Reisterstown Rd.





N.W.
10-G

DATE OF TOPOGRAPHY: JANUARY 1986

SCALE: 1"=200'

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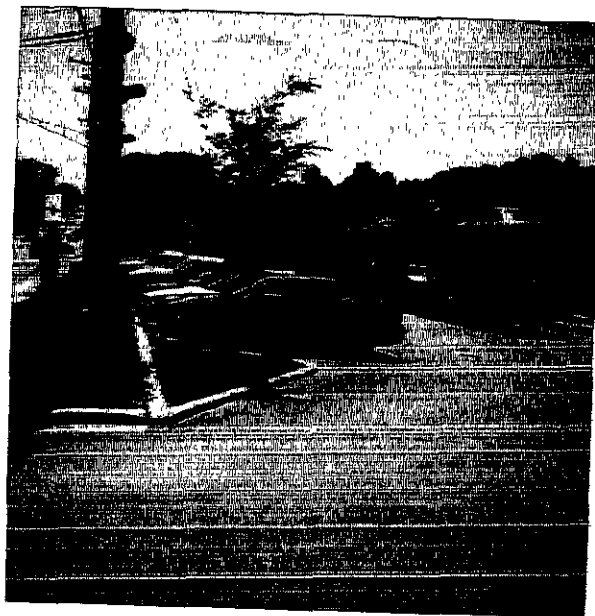
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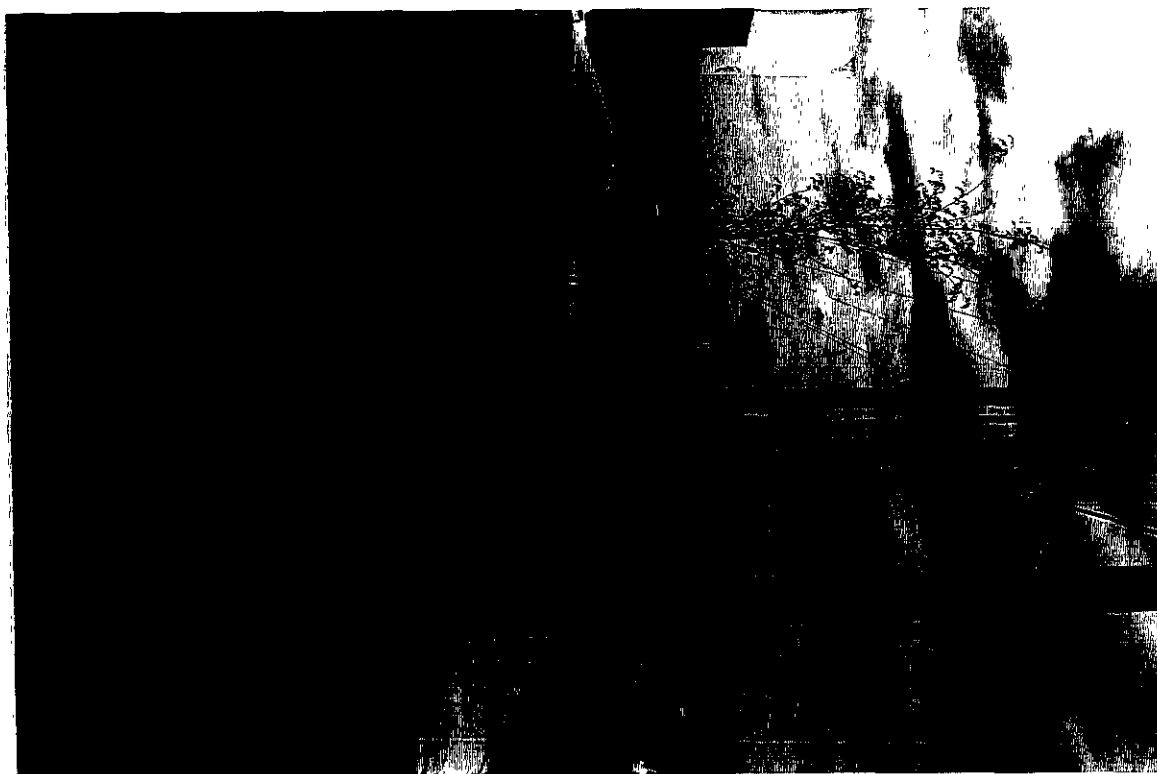
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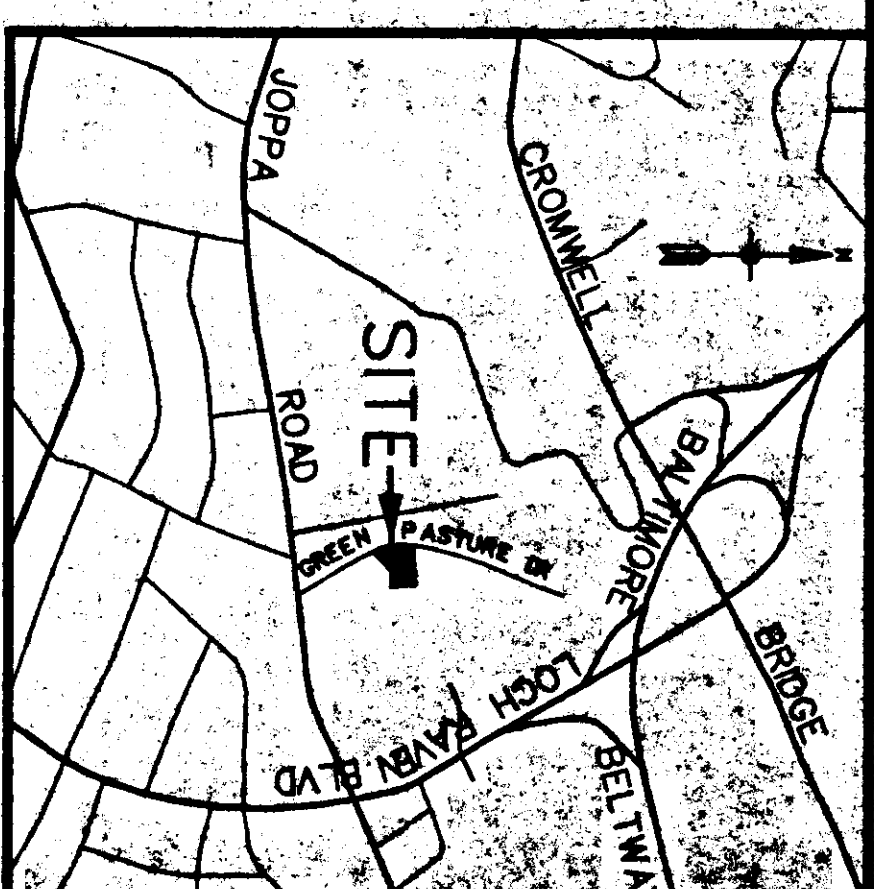


Ref 4A



Ref 4C





VICINITY MAP
SCALE: 1"=1000'

8. UTILITIES:
SEWER - PRIVATE
WATER - PUBLIC

9. VARIANCE:
A. SECTION 23.1 TO PERMIT A FRONT YARD OF 3' IN LIEU OF THE
B. SECTION 25 FROM THE FRONT PROPERTY LINE.
C. SECTION 409.84(2) AND (6) TO PERMIT A CRUSHER RUN
PARKING AREA WITHOUT STRIPING.

10. ELECTION DISTRICT: 9

11. COUNCILMANIC DISTRICT: 4

12. CENSUS TRACT: 4912.07

13. WATERSHED: 4

14. SUBWERSHED: 28

15. DEED REFERENCE: 16105/263

16. PROPERTY ACCOUNT NO.: 0916004272

17. TAX MAP TO GRID 17, PARCEL 538

18. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 2.0
PROPOSED - .046

19. HEIGHT OF BUILDING: 2 STORIES

20. MASS TRANSIT ADJUSTMENT: N/A

21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS
EXISTING ON SITE.

22. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS
MATERIALS EXISTING ON SITE.

23. AMENITY OPEN SPACE: N/A

24. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT
PROPERTIES.

25. HANDICAP RAMPS AS REQUIRED.

26. STORMS: STORMS TO BE IN CONFORMANCE WITH SECTION 450 BCZM.

27. PREVIOUS COMMERCIAL PERMIT: NONE

28. ZONING HEARINGS: NONE

29. OWNERS:
HARRY R. THORN
8719 GREEN PASTURES DRIVE
BALTIMORE, MD 21286-2100

30. APPLICANT:
C/O STEPHEN J. SAUSNOCK, PRESIDENT
10811 SANDRINGHAM ROAD
BALTIMORE, MD 21030
(410) 651-0168

William Monk, Inc.

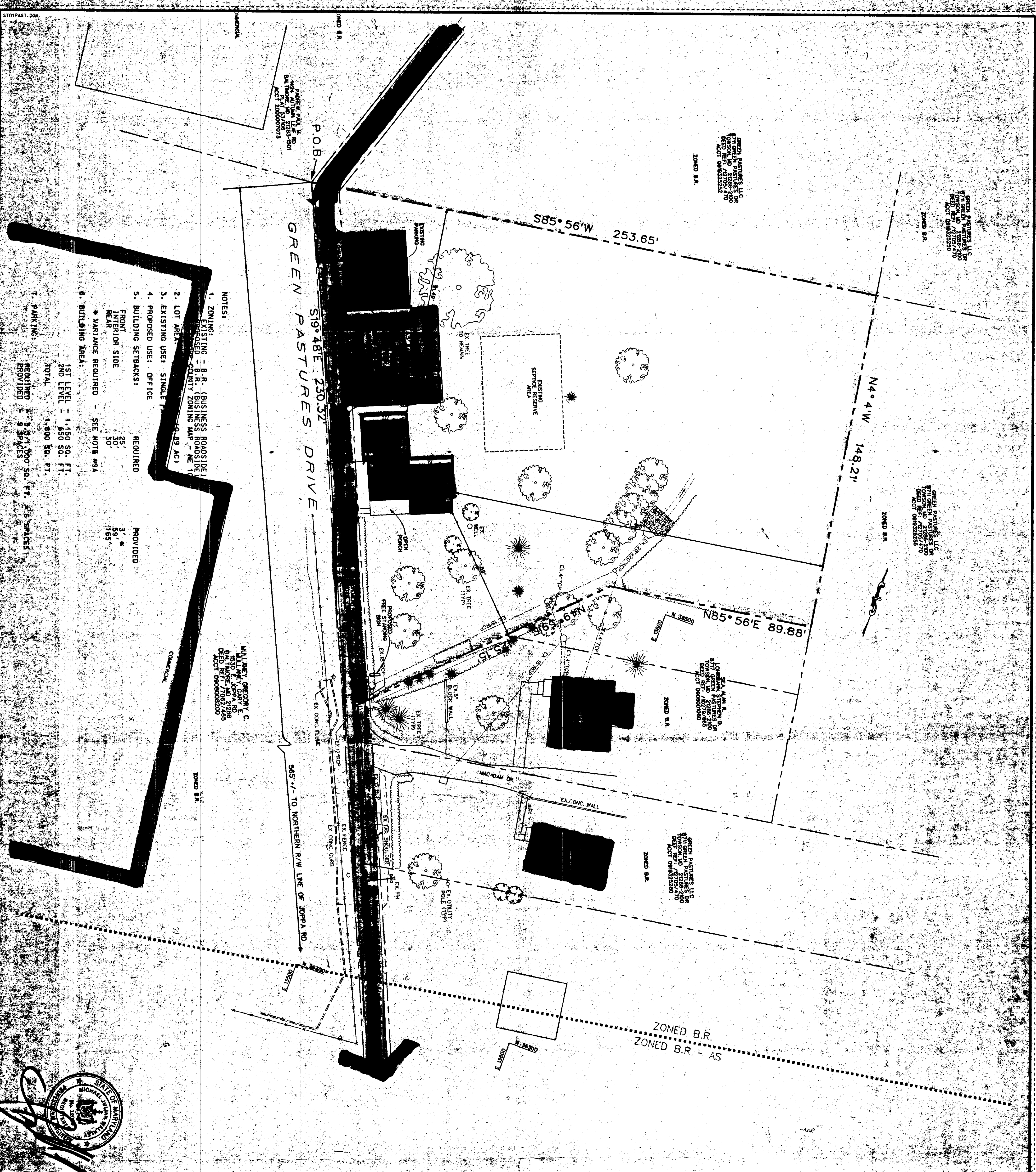
ENGINEERS - PLANNERS

885 Sandy Avenue, Suite C-6
Guthrie, Maryland 21040
Phone: 410-461-8888 Fax: 410-461-8888

PLAN TO ACCOMPANY VARIANCE HEARING

8719 GREEN PASTURES DRIVE
BALTIMORE COUNTY, MARYLAND

Pl Ex 1



NOTES:

1. ZONING:
EXISTING - B.R. (BUSINESS ROADSIDE)
PROPOSED - B.R. (BUSINESS ROADSIDE)
BALTIMORE COUNTY ZONING MAP - NE 10
2. LOT AREA:
EXISTING - 1.49 AC
PROPOSED - 1.49 AC
3. EXISTING USE: SINGLE FAMILY RESIDENTIAL
4. PROPOSED USE: OFFICE
5. BUILDING SETBACKS:
FRONT - 25' REQUIRED
INTERIOR SIDE - 30' PROVIDED
REAR - 30' PROVIDED
* VARIANCE REQUIRED - SEE NOTE #9A
6. BUILDING AREA:
1ST LEVEL - 1,150 SQ. FT.
2ND LEVEL - 650 SQ. FT.
TOTAL - 1,800 SQ. FT.
7. PARKING:
REQUIRED - 3 SPACES
PROVIDED - 3 SPACES



DATE	BY	REVISION
5/28/08	WJM	1.0