

IN RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

S/S Lennings Lane, 445' E
of centerline Hospital Drive
14th Election District
6th Councilmanic District
(Lennings Lane +/- 420' E
of centerline of Hospital Drive)

Lennings Lane LLC &
Seven Square LLC
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-097-SPHA
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed for property located along Lennings Lane, 420 ft. east of Hospital Drive. The subject property is zoned D.R.3.5. A special hearing request was filed by the legal owners of the subject property, Lennings Lane LLC and Seven Square LLC, by and through Armando J. Cignarale, its member. The specific request is to allow business parking in a D.R.3.5 zone and variance relief: a) from Section 1B01.1B.le (3) to permit a water quality storm water management facility within a RTA buffer area; b) from Section 1B01.1B.le(5) to permit a parking setback of 10 ft. in lieu of the required 75 ft.; and c) from Section 1B01.1B.le (5) to permit a parking landscape buffer of 10 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the special hearing and variance relief were Joe Maranto, appearing on behalf of the owner of the property and John Gontrum, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 1.179 acres, more or less, zoned D.R.3.5. The subject property was recently improved with a macadam paved parking lot consisting of 49 parking spaces. In addition, a storm water management water quality facility was also installed on the property. The subject property is

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Date

10/25/99

By

J.R. Jameson

rectangularly shaped, comprising 115 ft. of frontage along Lennings Lane, with approximately 414 ft. of depth.

Testimony and evidence indicated that Mr. Maranto, on behalf of the owner of the property, obtained a valid Baltimore County building permit to install a parking lot on the subject property. The parking lot is utilized by the two adjacent office buildings situated to the south and west of the subject property. This parking lot is used by the tenants of the adjacent buildings as overflow parking. After the parking lot was complete, the owner was advised that the permit issued by Baltimore County was issued in error and, in actuality, that a special hearing and variance relief was needed. Therefore, the Petitioners have filed the instant request to legitimize the improvements that have been made to the property.

Testimony further revealed that the Petitioners own all of the surrounding land around the rectangularly shaped parcel which is the subject of this request, with the exception of two residential houses located along Lennings Lane. The Petitioners entered into evidence a letter written to the immediately adjacent property owner who has no objections to the parking area remaining. After considering the testimony and evidence offered at the hearing, I find that the special hearing relief and variance request should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 10/25/99
By J. R. [Signature]

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

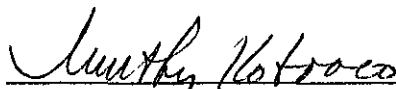
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance request should be granted.

THEREFORE, IT IS ORDERED this 25th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioners' Special Hearing Request to allow business parking in a D.R.3.5 zone and variance relief: a) from Section 1B01.1B.le (3) to permit a water quality storm water management facility within a RTA buffer area; b) from Section 1B01.1B.le(5) to permit a parking setback of 10 ft. in lieu of the required 75 ft.; and c) from Section 1B01.1B.le (5) to permit a

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10/25/99
By: R. G. Mason

parking landscape buffer of 10 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall complete all landscaping for the subject parking lot in accordance with their landscape plan.
- 3) When applying for a building permit, the landscape plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING
Date 10/25/99
By J. J. Gammeter



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at LENNINGS LANE 1/4 420' E. of HOSPITAL Ds
which is presently zoned DR3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a use permit for

Parking in a D.R. 3.5. Zone.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

JOHN B. GONTRUM
Name - Type or Print

Signature

ROMADKA, GONTRUM & McLAUGHLIN
Company

814 EASTERN BOULEVARD 410-686-8274
Address Telephone No.

BALTO.
City

MD
State

21221
Zip Code

Legal Owner(s):

LENNINGS LANE LLC
SEVEN SQUARE LLC
Name - Type or Print

Signature

ARMANDO J. CIGNARALE
Name - Type or Print

Signature

2401 YORK ROAD 410-561-4401
Address Telephone No.

BALTIMORE
City

MD
State

21043
Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By 800J Date 9-3-99

Case No. 00 97 SPWA

ORDER RECEIVED FOR FILING
Date 10/25/99
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at LENNINGS LANE + 1/4 20' E of HOSPITAL DR.
which is presently zoned DR3.5

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)

see attachment

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see attachment

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

JOHN B. GONTRUM
Name - Type or Print

Signature

ROMADKA, GONTRUM & McLAUGHLIN
Company

814 EASTERN BOULEVARD 410-686-8274
Address Telephone No.

BALTO. MD 21221
City State Zip Code

Legal Owner(s):

LENNINGS LANE LLC
SEVEN SQUARE L.L.C.

Name - Type or Print

Signature

ARMANDO J. CIGNARALE
Name - Type or Print

Signature

2401 YORK ROAD 410-561-4401
Address Telephone No.

TIMONIUM, MD 21093
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By SM Date 9-3-99

Case No. 00-975PMH

REV 9/15/98

VARIANCES REQUESTED:

- A) From Section 1B01.1B.1e(3) to permit a water quality storm water management facility within a RTA buffer area.
- B) From Section 1B01.1B.1e(5) to permit a parking setback of 10' in lieu of the required 75'.
- C) From Section 1B01.1B.1e(5) to permit a parking landscape buffer of 10' in lieu of the required 50'.

STATEMENT OF REASONS:

The site is long and narrow, and the setbacks would render the property, which sits adjacent to large office complex, virtually unusable. The parking is not part of a zoning requirement for the offices, but rather is to supplement existing parking and to meet the added demand for parking in the area in order to avoid on-street parking in the residential neighborhood to the east. The proposed parking would be supplemented by plantings and landscaping to buffer the site from properties to the east and across the street.



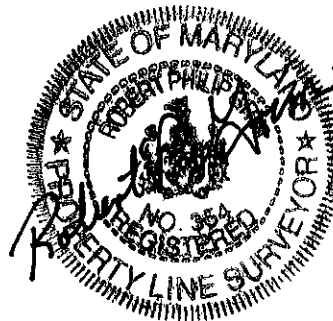
Zoning Description
1.179 Acre $\pm$ Parcel, South Side
Lennings Lane, East of Hospital
14th. Election District
Baltimore County, Maryland

This description is to accompany the request for "RTA" variances and to allow parking in a residential zone.

Beginning for the same at a point on the southeasterly right of way line of Lennings Lane, said point being distant 444.52 feet $\pm$, as measured along said right of way line, from the intersection of said right of way line with the centerline of Hospital Drive (Formerly known as Lennings Avenue), thence binding on said right of way line of Lennings Lane,

1. North 49 degrees 32 minutes 10 seconds East 115.00 feet $\pm$ to a point on said right of way line, thence
2. South 47 degrees 52 minutes 19 seconds East 414.98 feet $\pm$ to a point, thence
3. South 42 degrees 07 minutes 41 seconds West 113.97 feet $\pm$ to a point, thence binding on the southeasterly boundary line of number 6820 Hospital Drive (Lot 2),
4. South 50 degrees 01 minutes 29 seconds West 18.00 feet $\pm$ to a point on said line, thence,
5. In a northwesterly direction 10.00 feet $\pm$ to intersect the "0-1"/"DR 3.5" Zoning Line as shown on the Baltimore County Zoning Map "NE 5 G", thence binding on said Zoning Line as shown on said map,
6. Northwesterly 370.00 feet $\pm$ to intersect the northeasterly boundary line of number 6830 Hospital Drive (Lot 1); thence binding on said line,
7. North 47 degrees 52 minutes 26 seconds West, 47.00 feet $\pm$ to the point of beginning.

CONTAINING 51,354 square feet, more or less or 1.179 acres of land, more or less.



JGA 00-97-SP4A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCIAL
MISCELLANEOUS RECEIPT

00-97-SP4A-
No. 069870

DATE 9.1.99. ACCOUNT R001-6150.
AMOUNT \$ 500.00

RECEIVED FROM: LENNING LANE LLC.
FOR: C. SPEC. HEADING: VALUATION.
TOTAL \$500

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5377

PAID RECEIPT

MODEM ACTUAL TIME
9/03/1999 9/03/1999 09:57:56
REG 4804 CASHIER JIM JLY DRAVES
Lent 5 528 ZONING VERIFICATION
Receipt # 091076
CR NO. 069870

Receipt Tot 500.00
500.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-097-SPHA
PETITIONER/DEVELOPER:
(Lenning Lane LLC)
DATE OF Hearing
(Oct. 20, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
S/S Lennings Lane Baltimore, Maryland 21237 _____

The sign(s) were posted on _____ 10-4-99 _____
[Month, Day, Year]

Sincerely,

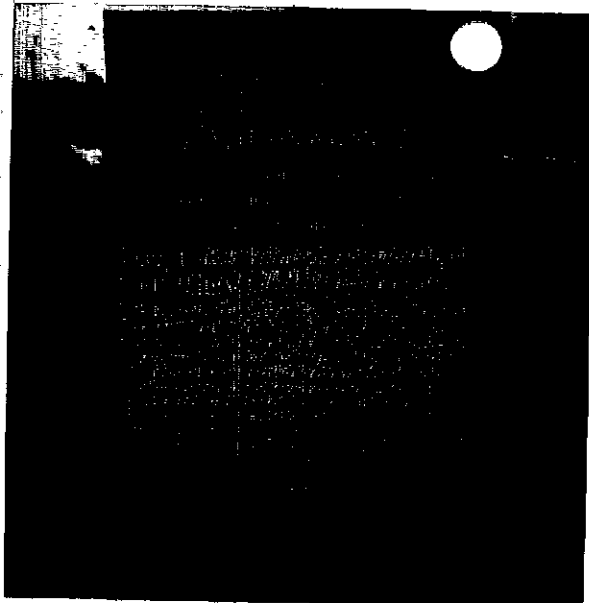

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



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: 00-097-SPHA

S/S Lennings Lane, 445' E of centerline Hospital Drive

14th Election District - 6th Councilmanic District

Legal Owner: Lennings Lane LLC & Seven Square LLC

Special Hearing: to approve a use permit for parking in a D.R.3.5 zone. **Variance:** to permit a water quality storm water management facility within a RTA buffer area; to permit a parking setback of 10 feet in lieu of the required 75 feet; and to permit a parking landscape buffer of 10 feet in lieu of the required 50 feet.

Hearing: Wednesday, October 20, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JTU/10/6/16 October 5

C343852

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/8, 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 Tues 10/5, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

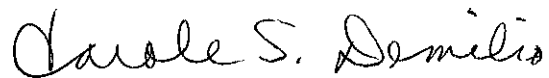
RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
Lennings Lane, S/S Lennings Ln,	*	ZONING COMMISSIONER
445' E of c/l Hospital Dr		
14th Election District, 6th Councilmanic	*	FOR
Legal Owner: Lennings Lane LLC and Seven Square LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	Case No. 00-97-SPHA

* * * * *

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 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.


 PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 22, 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: 00-097-SPHA

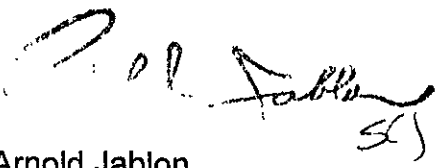
S/S Lennings Lane, 445' E of centerline Hospital Drive

14th Election District – 6th Councilmanic District

Legal Owner: Lenning Lane LLC & Seven Square LLC

Special Hearing to approve a use permit for parking in a D.R.3.5 zone. Variance to permit a water quality storm water management facility within a RTA buffer area; to permit a parking setback of 10 feet in lieu of the required 75 feet; and to permit a parking landscape buffer of 10 feet in lieu of the required 50 feet.

HEARING: Wednesday, October 20, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Arnold Jablon
Director

c: John Gontrum, Esquire, 814 Eastern Boulevard, Baltimore 21221
Lenning Lane LLC & Seven Square LLC, 2401 York Road, Baltimore 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 5, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 5, 1999 Issue – Jeffersonian

Please forward billing to:
Lennings Lane LLC 410-561-4901
2401 York Road
Timonium, MD 21093-2220

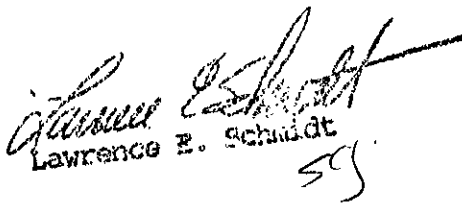
NOTICE OF ZONING HEARING

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: 00-097-SPHA
S/S Lennings Lane, 445' E of centerline Hospital Drive
14th Election District – 6th Councilmanic District
Legal Owner: Lenning Lane LLC & Seven Square LLC

Special Hearing to approve a use permit for parking in a D.R.3.5 zone. Variance to permit a water quality storm water management facility within a RTA buffer area; to permit a parking setback of 10 feet in lieu of the required 75 feet; and to permit a parking landscape buffer of 10 feet in lieu of the required 50 feet.

HEARING: Wednesday, October 20, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

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/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 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: CO-97-SP4A.

Petitioner: Seven Savers LLC

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lennings Lane LLC

Address: 2401 York Rd.

Tirionium, MD. 21093-2220

Telephone Number: 410-561-4501

Revised 2/20/98 - SCJ

CO-97-SP4A



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

October 15, 1999

Mr. John Gontrum
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

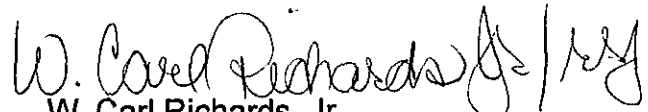
RE: 00-097-SPHA , Lennings Lane +/- 420' E of Hospital

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, (097), and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

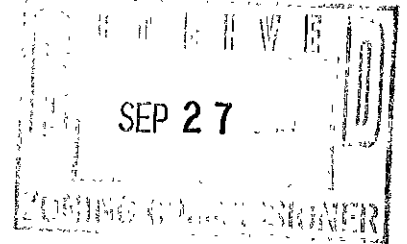
Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: September 24, 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): 097

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:

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 9.13.99

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

RE: Baltimore County
Item No. 097 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.

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,

for Kenneth A. McDonald Jr.
Acting 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

SEVEN SQUARE L.L.C.

2401 York Road
Timonium, MD 21093-2220
TEL 410-561-4901 ♦ FAX 410-561-4905

September 29, 1999

Mr. & Mrs. Joseph R. Sykes
9115 Lennings Lane
Baltimore, MD 21237

00-97-SPHA

RE: Development of adjacent property

Dear Mr. & Mrs. Sykes:

Thank you for inviting us into your home so that we could share the plans for future development adjacent to your property on Lennings Lane.

With this correspondence, I am forwarding a copy of our preliminary concept plan for development of the parcels abutting the Bell Atlantic facility down to the frontage along Philadelphia Road. This future development is contingent upon rezoning in the fall of 2000, the preparation of more detailed plans and development plan approval. It is our intention to keep you informed of each step in the process so that you will know the timing and placement of every aspect of our development.

It was reassuring to hear how pleased you are with the development of the parking lot adjacent to your property. Your description as "beautiful" is quite a compliment to our design firm and contractors. I am certain that you will no longer be troubled by the snakes and the overgrown jungle as you called it, that caused a problem backing out of your driveway.

As we discussed, the large evergreens were placed along your property line to provide a buffer where our contractor will continue to maintain a neatly mowed appearance. It was also interesting to note that much of the storm water from across Lennings Lane is now directed onto our property and away from yours.

The two (2) lights we have installed on the new lot were selected to provide low level lighting within the property. I am especially pleased that the lights cause no disruption to

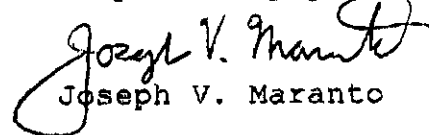
Mr. & Mrs. Joseph R. Sykes
September 29, 1999
Page Two

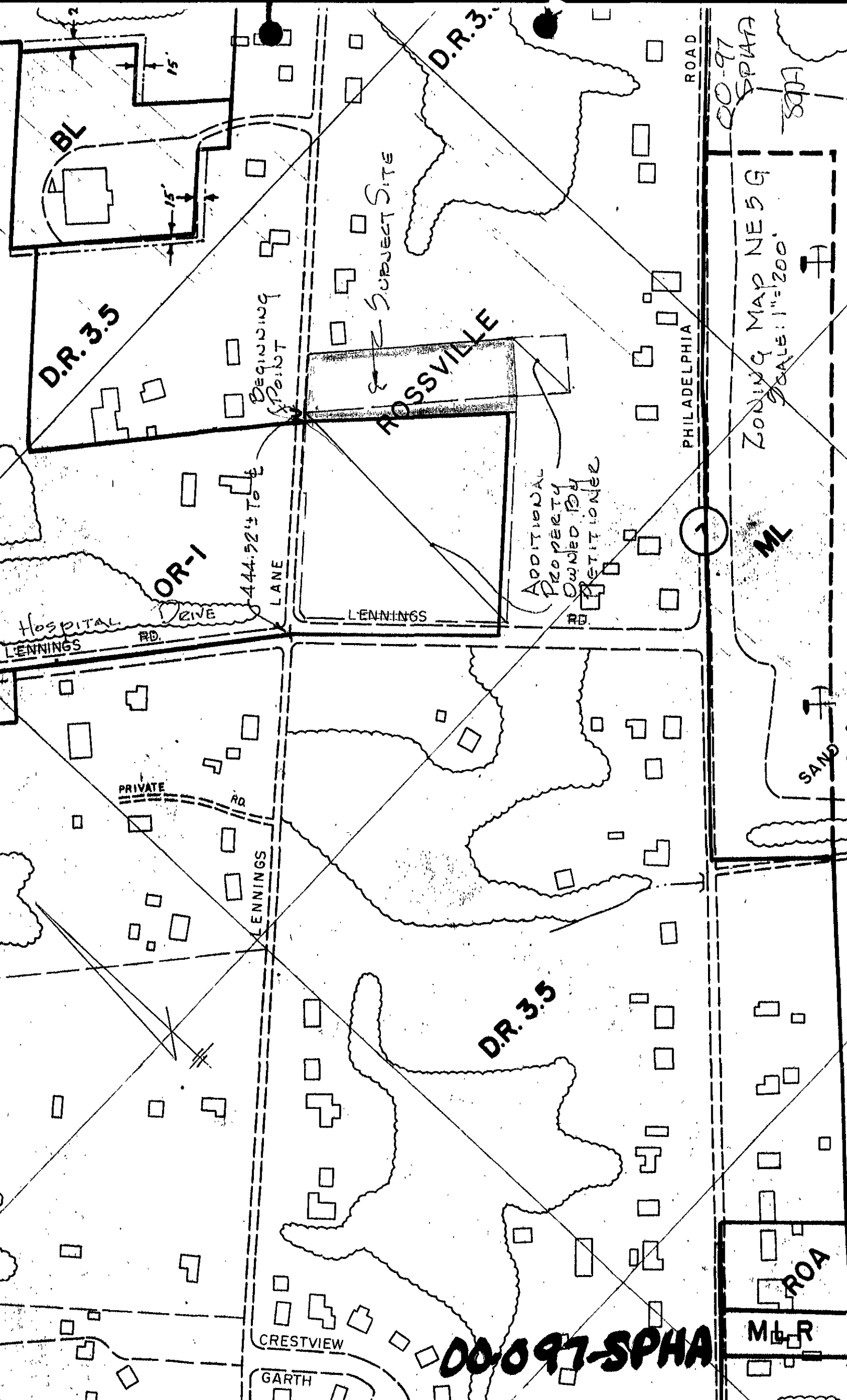
your family and even provide beneficial lighting along our shared perimeter boundary.

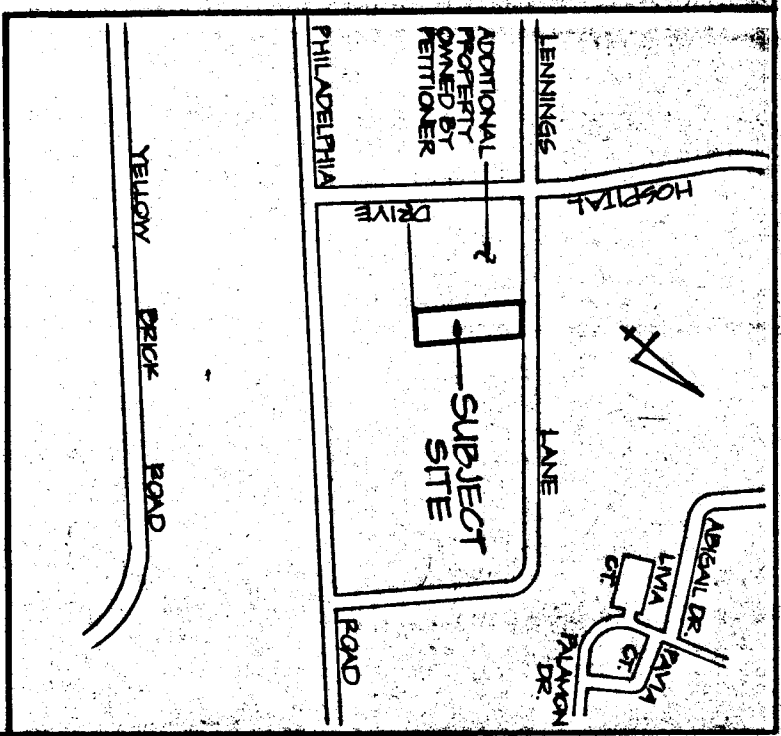
As I explained to you, a public hearing will be held before the Baltimore County Zoning Commissioner on October 20, 1999 where we will seek final approvals for the Bell Atlantic parking facility. With your permission, I will submit a copy of this letter to the Commissioner as an indication that you and Mrs. Sykes have discussed this matter with me in detail.

Thank you again for your time and support. As always, should you have any questions or concerns, do not hesitate to call me at 410-561-4901 ext. 19.

Respectfully yours,


Joseph V. Maranto

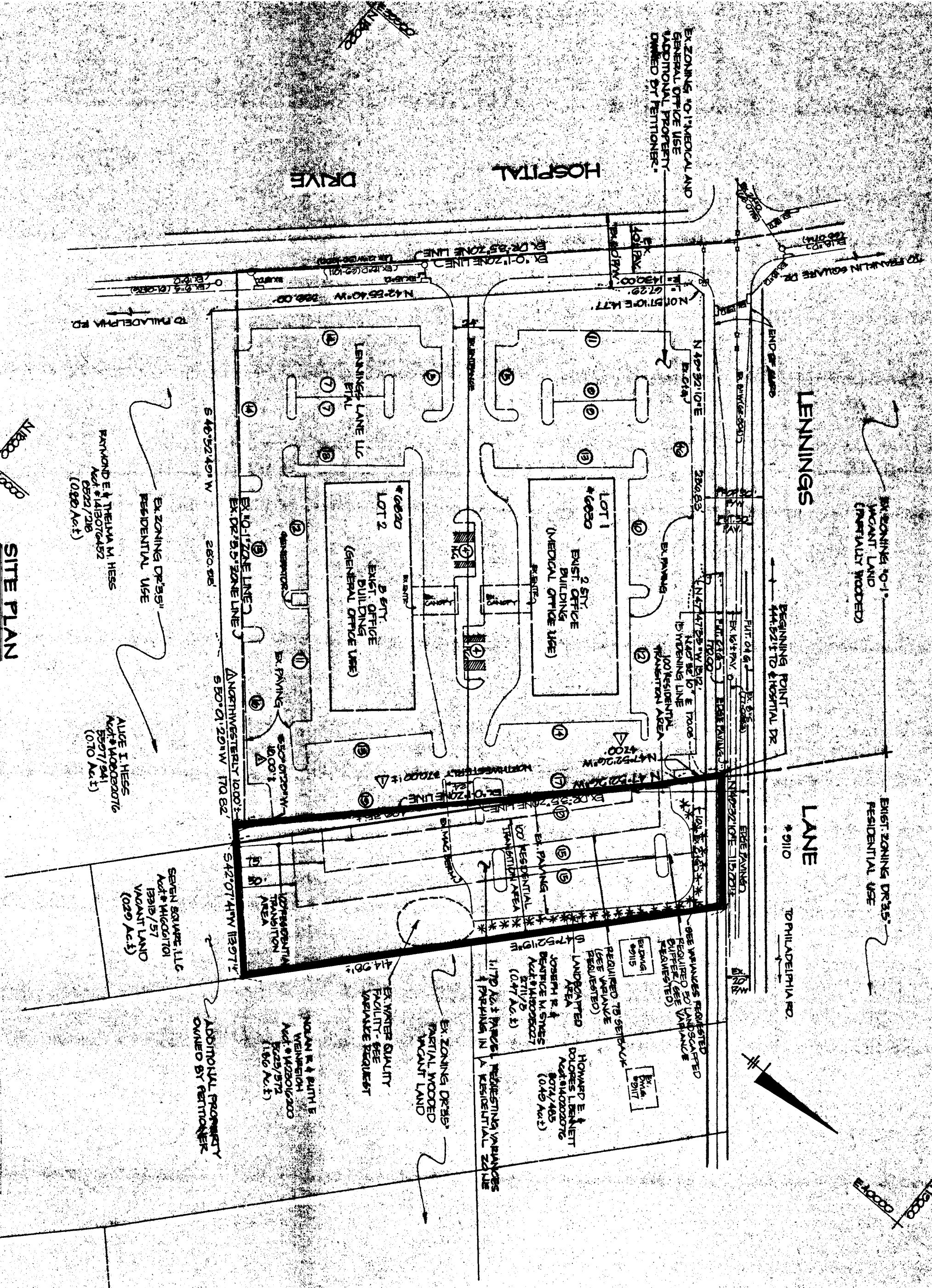




VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. Additional property owned by petitioner is No. 6020 (Lot 7) & No. 6020 (Lot 8) located at the intersection of Hospital Drive and Lennings Lane.
2. The subject site is located at the intersection of Hospital Drive and Lennings Lane.
3. The subject site is located at the intersection of Hospital Drive and Lennings Lane.
4. The subject site is located at the intersection of Hospital Drive and Lennings Lane.
5. The subject site is located at the intersection of Hospital Drive and Lennings Lane.



SITE PLAN
SCALE: 1"=50'

VARIANCES REQUESTED

1. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 1.
2. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 2.
3. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 1.
4. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 2.
5. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 1.
6. Petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 2.

REQUIREMENTS FOR PARKING IN A RESIDENTIAL ZONE

1. Only passenger vehicles, including taxis, may use the parking facility.
2. No building, structure or any other structure shall be located within the parking facility.
3. Lighting shall be provided to prevent glare from building and parking facility.
4. Landscaping shall be provided to prevent glare from building and parking facility.
5. The parking area shall be paved with asphalt or concrete.
6. The parking area shall be maintained in good condition.

STATEMENT OF PETITIONER'S INTENT (SOP)

The petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 1. The petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 2. The petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 1. The petitioner is requesting a variance to reduce the required setback from 10 feet to 5 feet for the 2-story building on Lot 2.



KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
1001 VALLEY HAVEN DRIVE
NORTH VALLEY, ALABAMA 35895 (404) 944-1900

PLAT TO ACCOMPANY PETITIONS

VARIANCES AND PARKING IN A RESIDENTIAL ZONE
1.10 ACRE PARCEL

DESIGN BY: ELC	SCALE: 1"=50'	DATE: AUG 1992	SHEET NUMBER: 1 OF 1	JOB NUMBER: 44-57-1-EAST OF HOSPITAL DRIVE
DRAWN BY: ELC				
CHECKED BY: ELC				



CITY OF BIRMINGHAM
COMMISSIONER OF PLANNING
1001 VALLEY HAVEN DRIVE
NORTH VALLEY, ALABAMA 35895

DATE: 8/19/92	REVISIONS:
1. 8/19/92	1. 8/19/92
2. 8/19/92	2. 8/19/92
3. 8/19/92	3. 8/19/92
4. 8/19/92	4. 8/19/92
5. 8/19/92	5. 8/19/92
6. 8/19/92	6. 8/19/92
7. 8/19/92	7. 8/19/92
8. 8/19/92	8. 8/19/92
9. 8/19/92	9. 8/19/92
10. 8/19/92	10. 8/19/92



Baltimore County
Zoning Commissioner

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

October ⁵~~22~~, 1999

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Special Hearing & Variance
Case No. 00-097-SPHA
Property: Lennings Lane +/- 420' E of Hospital Drive

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Variance have been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Armando J. Cignarale
Lennings Lane LLC/Seven Square LLC
2401 York Road
Timonium, Maryland 21093

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: September 20, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

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


RWB:HJO:jrb

cc: File