

IN RE: PETITION FOR VARIANCE
NW/S Pulaski Highway and the future
Extension of Golden Ring Road
(8432 Pulaski Highway)
15th Election District
7th Councilmanic District

Devon Self Storage, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-141-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, Devon Self Storage, LLC, by Kenneth E. Nitzberg, Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Sections 238.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between buildings of as close as 25 feet in lieu of the required 60 feet for all buildings. 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 in support of the request were Jerod Duke, Mike Johnson, and Sung Roh, all members of the Devon Self Storage, LLC which owns the subject property, G. Damon Thayer, Registered Landscape Architect who prepared the site plan for this property, and Patricia A. Malone, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Pulaski Highway, adjacent to the future extension of Golden Ring Road in eastern Baltimore County. The property consists of a gross area of 6.582 acres, more or less, zoned B.R., and is presently improved with a one-story block and frame building and a two-story brick building. Previously, the one story building was occupied by a Roy Rogers fast food restaurant, and the two-story building was occupied by Best Products; however,

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Date

By

both buildings have been vacant for some time. The site was recently acquired by the Petitioners who are desirous of redeveloping the property for use as a public self-storage facility. As shown on the site plan, a series of mini-warehouse buildings will be constructed on the property. Those buildings will be 40 feet wide and will range in length from 165 feet to as much as 255 feet. The Petitioners also propose to utilize the large, two-story building to provide inside storage space while the smaller, one-story building will be used as office space for management.

As noted above, the Petitioners come before me seeking relief from Sections 238.2 and 102.2 of the B.C.Z.R. Section 238.2 of the B.C.Z.R. requires that the side and rear yard setbacks for buildings other than residences in the B.R. zone must be 30 feet minimum. Section 102.2 provides that no yard space or minimum area requirement for a building shall be considered as part of the yard space or minimum area requirement for another building. Reading these two Sections in conjunction, it is clear that the B.C.Z.R. requires a 60-foot separation between buildings. As shown on the site plan for this property, the Petitioners propose a distance of as little as 25 feet between all buildings.

During the hearing, Counsel for the Petitioners noted that variance relief might not be required, pursuant to the holding of the Court of Appeals in Friends of the Ridge v. BG&E Company, 352 Md. 645 (1999). It was argued that a reading of that case would support a finding that the variance relief being requested here is not required. Although the Petitioners' argument is worth consideration, I do not believe that Friends of the Ridge, infra, is controlling in this case. A reading of that case discloses that the Court held that the side yard minimum requirements were not applicable in that matter because the property at issue resulted from the consolidation of several different tracts. That is not the case in the instant matter. Thus, I decline to enter a finding that variance relief is not necessary. However, it is clear that the Petitioners are eligible for relief, pursuant to Section 307 of the B.C.Z.R.

In this regard, the uncontradicted testimony and evidence presented was persuasive that a variance should be granted from the 60-foot requirement. I find that the Petitioners have satisfied the burden of Section 307 and established that the property is a unique parcel. This

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Date 12/16/99
BY [Signature]

uniqueness drives the need for the variance. Additionally, I find that a practical difficulty would result if variance relief were denied, and that there will be no adverse impact to adjacent properties if relief were granted. In my view, the Petitioners' proposal is an appropriate use and scheme of development for this parcel.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of December, 1999 that the Petition for Variance seeking relief from Sections 238.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between buildings of as close as 25 feet in lieu of the required 60 feet for all buildings, 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

ORDER RECEIVED FOR FILING
Date 12/16/99
By [Signature]



Baltimore County
Zoning Commissioner

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

December 16, 1999

Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/S Pulaski Highway and the future Extension of Golden Ring Road
(8432 Pulaski Highway)
15th Election District – 7th Councilmanic District
Devon Self Storage, LLC - Petitioners
Case No. 00-141-A

Dear Mr. Hoffman:

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 dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Kenneth E. Nitzberg, Devon Self Storage, LLC
2000 Powell Street, Suite 1240, Emeryville, CA 94608
Mr. G. Damon Thayer, 2868 Constellation Way, Finksburg, Md. 21048-2068
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8432 Pulaski Hwy Baltimore
which is presently zoned BR

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)

238.2 and 102.2 of the B.C.Z.R. to permit a distance between buildings as close as 25 feet in lieu of the 60 feet required. *(for all buildings)*

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

to be determined at the hearing.

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:

Robert Hoffman
Name - Type or Print _____
Signature _____
Venable Attorneys at Law
Company _____
210 Allegany Avenue 410-494-6262
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Dexon Self Storage, LLC.
Name - Type or Print _____
Signature _____
By: Kenneth E. Nitzberg, Member
Name - Type or Print _____

Signature _____ 510-450-1300
2000 Powell Street, Ste. 1240
Address _____ Telephone No. _____
Emeryville, CA 94608
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert Hoffman, Venable Attorneys
Name _____
210 Allegany Avenue 410-494-6262
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTM/JRF Date 10/4/99

Case No. 00-141-A

220 9/15/98

ORDER RECEIVED FOR FILING

Date



THAYER AND ASSOCIATES, INC.

2868 Constellation Way • Finksburg, MD 21048

Zoning Description of the Devon Self Storage Property 8432 Pulaski Highway

Beginning for the same at a point on the center line of Pulaski Highway, (150 feet wide), opposite center line of Burk Avenue, (50 feet wide) as shown on State Roads Commission of Maryland Plat, thence binding along the center line of Pulaski Highway a distance of 1,120 feet to a point on the center line of Pulaski Highway opposite the easternmost side of Future Patapsco Freeway as shown on S.R.C. Plat. Thence 75 feet North to the corner of Future Patapsco Freeway and the Point of Beginning:

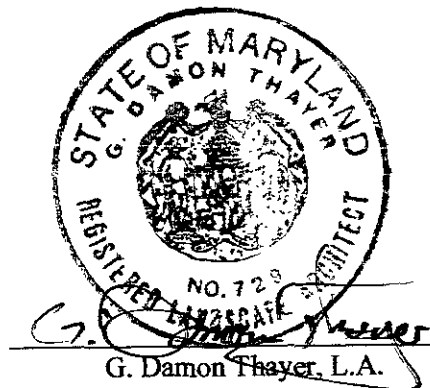
1. North $14^{\circ}32'26''$ East 110.99 feet to a point of curvature opposite Patapsco Freeway Center Line Station 79+68.36, and
2. Northeasterly, by curve to the left, said curve having a radius of 5,879.58 feet, an arc distance of 792.84 feet and a chord bearing North $10^{\circ}40'39''$ East 792.24 feet, to a point on the last or North 76° East 67.7 perches line of the parcel of land which by a deed dated April 27, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No 3985, Folio 623, was conveyed by Minnie A. Bohlen and others to C.J. Langenfelder & Son, Inc., thence binding on part of said last line,
3. North $73^{\circ}23'15''$ East 312.63 feet to a point on the westernmost right of way line of Relocated Golden Ring Road at the distance of 43.37 feet measured reversely along said last line of said conveyance from a stone heretofore set at the beginning of said conveyance; thence binding on said westernmost right of way line the following six courses:
 4. South $00^{\circ}21'29''$ East 48.69 feet,
 5. South $12^{\circ}38'25''$ East 103.47 feet,
 6. South $31^{\circ}52'57''$ East 53.62 feet,
 7. South $16^{\circ}58'12''$ East 16.89 feet,
 8. South $17^{\circ}17'59''$ East 198.51 feet,
 9. South $22^{\circ}31'04''$ West 139.17 feet to intersect with the aforesaid northwest side of Pulaski Highway opposite Center Line Station 126+00, thence binding on said northwest side of Pulaski Highway,
 10. Southwesterly, by a curve to the right with a radius of 25,389.79 feet, an arc distance of 697.36 feet and a chord bearing South $50^{\circ}15'02''$ West 697.36 feet to the place of beginning.

#141

Containing 286,711 sq. ft. or 6.582 acres of land, more or less as calculated by the above courses which were determined within the precision requirements of a Class A ALTA/ACSM Land Title Survey of 1992.

Being part of two deeds, the first dated June 29, 1946, from George H. Langenfelder et al to George H. Langenfelder recorded in Liber R.J.S. 1459, Folio 424, the second dated April 27, 1962 from Minnie A. Bohlen et al to C. J. Langenfelder & Son, Inc. recorded in Liber W.J.R. 3985 Folio 623, and all of a deed dated June 11, 1962, from Minnie A. Bohlen et al to C. J. Langenfelder, recorded in Liber W.J.R. 4007 Folio 239, all three deeds being recorded among the Land Records of Baltimore County, Maryland.

This description is as described on the ALTA/ACSM SURVEY ABANDONED BEST STORE, prepared by McCrone and dated 22 July 1998. This description only satisfies the requirements of the office of zoning and is not intended to be used for conveyance purposes.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073209

DATE 10-4-99

ACCOUNT R-001-6150

AMOUNT \$ 250.00

RECEIVED Variable, Budget and Howard, LLP

FROM: 8432 Pulaski Highway ITEM: 141

FOR: 020 - Variance Taken by: LTM/Hele

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTION DATE

10/04/1999 10/04/1999 10:45:01

REG 00005 CASHIER PENDING PRINTER

Doc# 5 520 ZWING DEFECTION

Receipt # 100667 0111

CR NO. 073209

Receipt Tot 250.00

250.00 OK 100 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-141-A
8432 Pulaski Highway
1120' NE of G. Berk and G/H
Pulaski Highway
15th Election District
7th Councilmanic District
Legal Owner(s): Byron Self
Storage, LLC

Variance: To permit a distance between buildings as close as 26 feet in lieu of the 60 feet required.

Hearing: Tuesday, November 18, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley 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.

10/27/2 Oct. 28 C349801

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/28, 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 10/28, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

LS

RE: Case No.: 00-141-A

Petitioner/Developer DEVON SELF STR
ETAL
c/o R. HOFFMAN

Date of Hearing/Closing: 11/16/99

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 #8432 PULASKI HWY.

The sign(s) were posted on 11/1/99
(Month, Day, Year)

Sincerely,

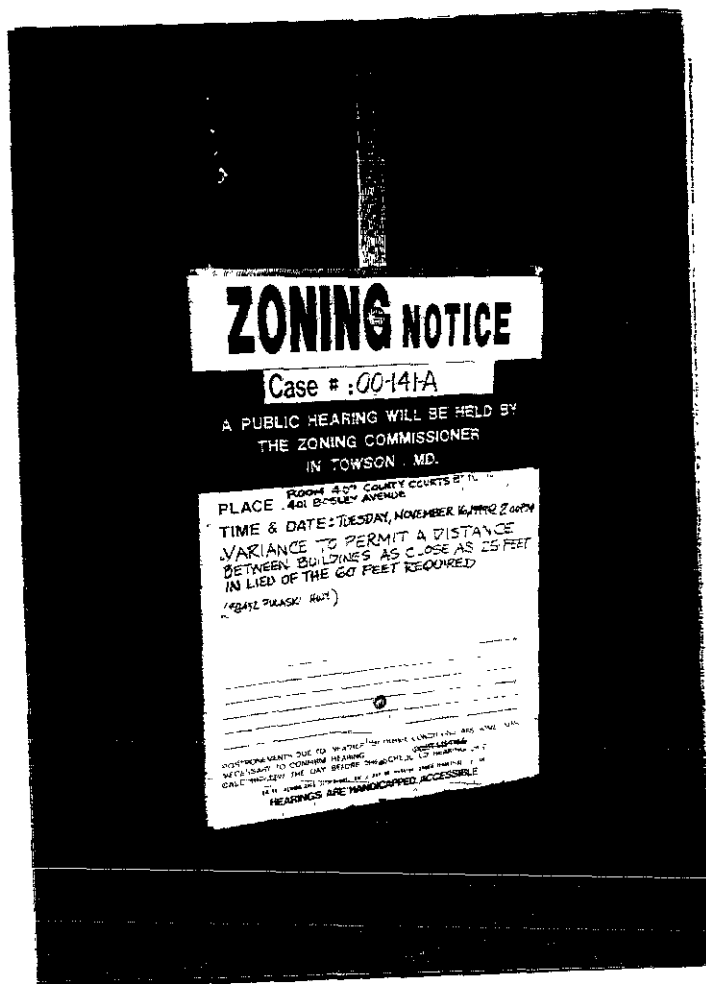
Patrick O'Keefe 11/4/99
(Signature of Sign Poster and Date)

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
8432 Pulaski Highway,
1120' NE of c/I Berk and c/I Pulaski Hwy
15th Election District, 7th Councilmanic

Legal Owner: Devon Self Storage, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-141-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 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, 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

October 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: 00-141-A
8432 Pulaski Highway
1120' NE of c/l Berk and c/l Pulaski Highway
15th Election District - 7th Councilmanic District
Legal Owner(s): Devon Self Storage, LLC

VARIANCE: To permit a distance between buildings as close as 25 feet in lieu of the 60 feet required.

HEARING: TUESDAY, NOVEMBER 16, 1999 at 2:00 P.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Devon Self Storage, LLC
Robert Hoffman, Esq.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 1, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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
October 28, 1999 Issue - Jeffersonian

Please forward billing to:

Mrs. Barbara Ormord
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson MD 21204

410-494-6201

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: 00-141-A
8432 Pulaski Highway
1120' NE of c/l Berk and c/l Pulaski Highway
15th Election District - 7th Councilmanic District
Legal Owner(s): Devon Self Storage, LLC

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HEARING: TUESDAY, NOVEMBER 16, 1999 at 2:00 P.M. IN ROOM 407 COUNTY COURTS
BUILDING 401 BOSLEY 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.

**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: 00-141-A

Petitioner: Devon Self Storage LLC

Address or Location: 8432 Pulaski Highway

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. ORMORD, LEGAL ASSISTANT

Address: VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ



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

November 12, 1999

Mr. Robert Hoffman
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: 00-141-A , 8432 Pulaski Hwy

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

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

November 29, 1999

RECEIVED JAN 06 2000

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:
NORTH OAKS REAL ESTATE PTNP. & GWYNNS FALLS L P - 136*
PATRICIA L. SHANEYBROOK & SUSAN H. BASSO - 139
DEVON SELF STORAGE, LLC - 141
ELKRIDGE PLAZA, INC. - 147
MARK E. GREEN & GORDON K. HARDEN, JR. - 154

Location: DISTRIBUTION MEETING OF OCTOBER 25, 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 4, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 1, 1999
Item Nos. 130, 131, 132, 133, 134,
135, 136, 137, 138, 140, 141, 142,
144, 145, 146, 148, 149, 150, 152,
153, and 154

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

RWB:HJO:jrb

cc: File

HS
11/16

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: November 2, 1999

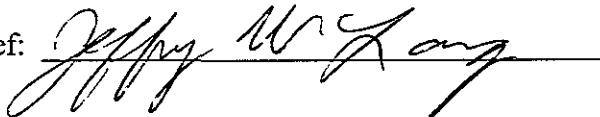
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 130, 135, 141, and 152

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 black ink, appearing to read "Jeffrey Long", is 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: 8-25-99

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

RE: Baltimore County
Item No. 141 JRF/LTM

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 40 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,

for 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

Patricia A. Malone
G. Damon Thayer
SUNG ROH
JERED DUKE
MIKE JOHNSON

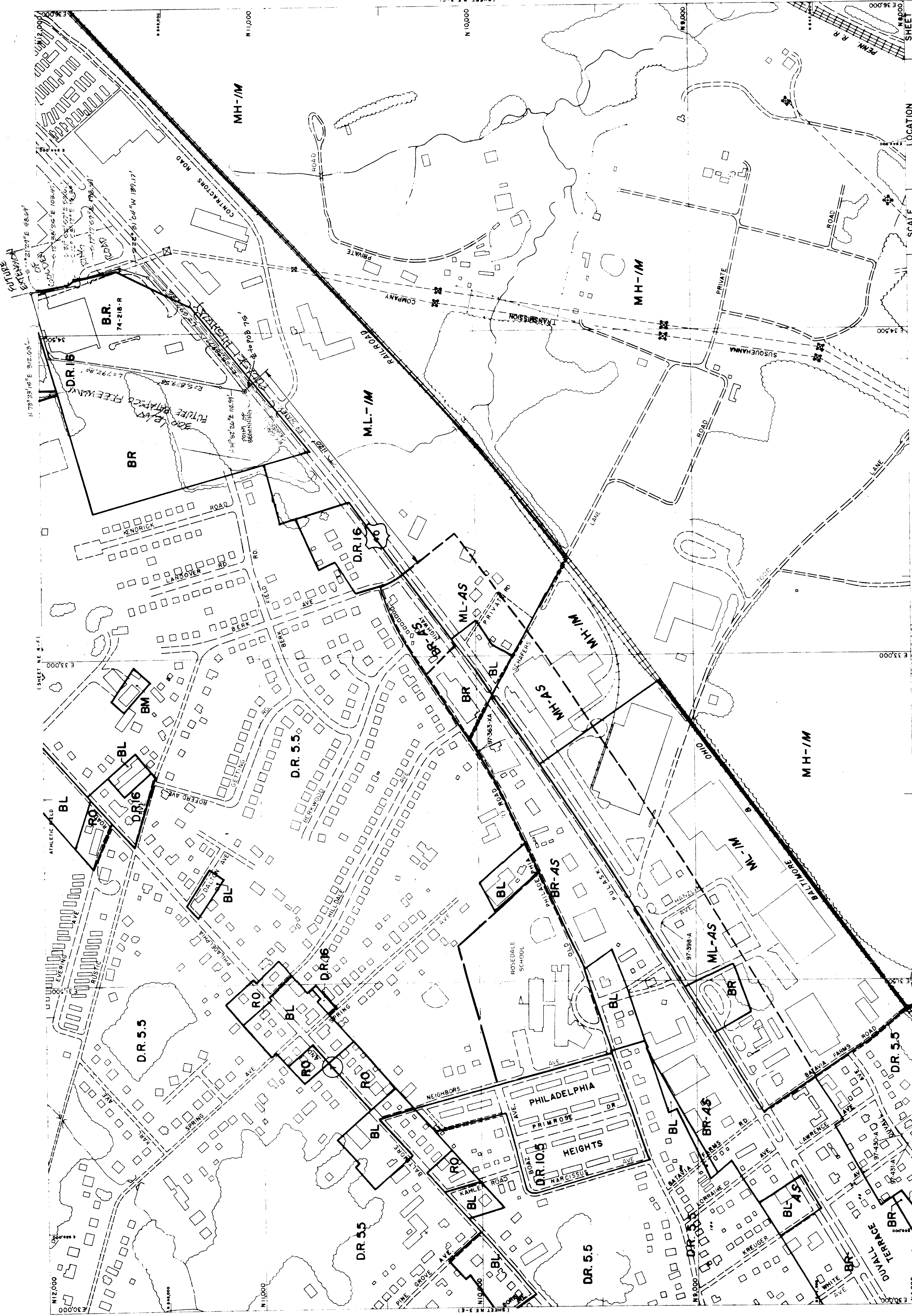
210 Allegheny Avenue
2868 Constellation Way
12407 POPAR VIEW DR.
8432 PULASKI HWY.
8482 PULASKI HWY



00-141-A

NE 3-F

14



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ROSEDALE

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kananev
Chairman, County Council

J-SE 1-SW
J-NE 1-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT CHANGES MADE BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210