IN RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
NE/S Reisterstown Road at intersection with centerline of Keller Road	*	DEPUTY ZONING COMMISSIONER
3rd Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District (1853 Reisterstown Road)	*	CASE NO. 00-193-SPH
Southwood Properties II, L.L.C. Petitioner	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Special Hearing filed by the owner of the subject property, Southwood Properties II, L.L.C. The Petitioner seeks a waiver pursuant to Sections 26-171, 26-172(b), 26-203(C)(8) and Section 26-278 of the Baltimore County Code to raze an existing structure which is situated on property located at 1853 Reisterstown Road in the Woodholme area of Baltimore County. The structure to be razed is contained on the Maryland Historic Trust Inventory as BA-690 and is known as the "Brewster-Keller" House. The subject property and relief sought are more particularly described on the site plan submitted which was marked as Petitioner's Exhibit No. 1.

As noted above, the Petitioner filed the instant request through a Petition for Administrative Hearing. The administrative hearing process is similar to the administrative variance process set out in Section 26-127 of the Baltimore County Code whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an administrative variance from an owner, occupant of residential property, the property in question is posted with notice of the variance relief sought for a period of fifteen (15) days. During that time, any interested party who owns or occupies property within 1,000 ft. of the lot in question may request that a public hearing be held before the Zoning Commissioner to determine the appropriateness of the relief requested. If such a request is filed,

the matter is then scheduled for a public hearing at which time testimony and evidence are taken from all parties present and a decision rendered thereafter.

A similar process has been developed by the Director of the Department of Permits and Development Management (DPDM) for special hearing requests. Administrative special hearing relief is available to the owner/occupant of lots zoned residential. The administrative special hearing process is not found in Section 26-127 of the Baltimore County Code; however, its features are similar. The authority for the administrative special hearing process is set out in Section 26-171 and 26-172 of the Baltimore County Code. Those sections actually regulate the development review process in Baltimore County. Section 26-171 of the Code sets out limited exemptions from certain requirements of the development review process (i.e., Divisions 3, 4 and 5). Section 26-172 sets out waivers which might be granted by the Hearing Officer (i.e., Zoning Commissioner) or the Director of DPDM. Section 26-172(b) allows the Director of DPDM to waive the requirements of Section 26-203 (i.e., the development plan) and from the Hearing Officer's Hearing, under certain conditions. The Director of DPDM has designated the Hearing Officer to grant waivers and exemptions from Section 26-203 and 26-278. Section 26-203(C)(8) requires that the development plan contain the identification of any building, property or site which is included on the Maryland Historical Trust Inventory of Historic Properties, the County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or, identification in any County Historic District or National Register District. Section 26-278 states that historic sites or structures identified on any of the lists referred to in Section 26-203(C)(8) must be preserved.

In this case, the Petitioner, Southwood Properties II, L.L.C. has filed a Petition for Administrative Special Hearing seeking approval to raze the historic structure located on its property. The subject property was posted with notice of this request. No hearing was requested on the matter therefore the case stands ready for a decision. The issue of whether to tear down this

historic structure was brought to the attention of the Landmarks Preservation Commission. On October 14, 1999, the Commission reviewed the proposal to tear down this historic Brewster-Keller House and has recommended that the waiver be granted. Apparently, the Petitioner is desirous of tearing down the old historic structure so that a new building can be built on this lot.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested waiver should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1999 that the Petitioner's request for a waiver pursuant to Sections 26-171, 26-172(b), 26-203(C)(8) and Section 26-278 of the Baltimore County Code to raze an existing structure known as the "Brewster-Keller" House situated on property located at 1853 Reisterstown Road, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner shall submit full photographic documentation and drawings of the structure per MHT standards, as approved by the County Historian to the Office of Planning, prior to a razing permit being issued.

Timothy M. Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 12/8/99
By R. Jameson

TMK:raj

Baltimore County
Zoning Commissioner

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

December 8, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 00-193-SPH
Property: 1853 Reisterstown Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has 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 Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Harold Rubin
c/o Southwood Properties II, L.L.C.
7951 Starburst Drive
Baltimore, Maryland 21208

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1353 Reisterstown Road
which is presently zoned BL

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

approve a waiver to raze the existing structure on the property.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

Legal Owner(s):

Southwood Properties II, LLC
Name - Type or Print

By: [signature]
Signature

Harold Rubin
Name - Type or Print

Signature

7951 Starburst Drive — 410-602-2111
Address — Telephone No.

Baltimore, MD 21208
City — State — Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

[signature]
Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, #920 (410-494-8080)
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name

409 Washington Ave., #920 410-494-8080
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-193-SPH **Reviewed By** LTM **Date** 11/4/99

Estimated Posting Date 11/14/99

REV 9/18/98

12/8/99

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7951 Starburst Drive
Address

Baltimore, MD 21208
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Southwood Properties II, LLC

By: [signature]
Signature

Signature

Harold Rubin
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harold Rubin, on behalf of Southwood Properties II, LLC

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-2-99
Date

[signature]
Notary Public

My Commission Expires 7-1-2000

RZU 9/18/98

STV Incorporated
21 Governors Court
Baltimore Maryland 21244-2722
410 944-9112 fax 410 298-2794

ZONING DESCRIPTION
NO. 1853 REISTERSTOWN ROAD
AT KELLER ROAD
PIKESVILLE, BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the northeast side of Reisterstown Road (right-of-way width varies), at its intersection with the centerline of Keller Road (12 feet wide right-of-way), being distant 38 feet northeasterly of the centerline of said Reisterstown Road, thence running on said centerline of Keller Road,

1. North 47^0 15' 35" East 149.00 feet to a point, thence leaving Keller Road and running,

2. South 42^0 07' 51" East 154.00 feet to a point, thence

3. South 47^0 15' 35" West 149.00 feet to a point on said northeast side of Reisterstown Road, thence along same,

4. North 42^0 07' 51" West 154.00 feet to the place of beginning, as recorded in Deed Liber S.M. No. 13536, Folio 001.

CONTAINING 22,945 square feet or 0.527 acre of land, more or less. Also known as No. 1853 Reisterstown Road, and located in the Third (3rd) Election District.

November 3, 1999

STV INCORPORATED
Mark A. Riddle
MD Professional Land Surveyor No. 10899

MAR/js
1893-02472

STATE OF MARYLAND
MARK ALAN RIDDLE
No. 10899
REGISTERED
PROFESSIONAL LAND SURVEYOR

00-193-SPH
#193

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07328

DATE 11/4/90 ACCOUNT R001 6150

AMOUNT $ 250.00

RECEIVED FROM: DEBORAH C. DOPKIN PA

FOR: 040 ADM SPH

ADMINISTRATIVE SPECIAL HEARING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
POSTING ACTUAL TIME
11/06/1990 11/06/1990 11:59:33
MFG 0805 CASHIER FEES PTU ORDANCE 3
Dept 4 522 ZONING VERIFICATION
Receipt # 10525 0018
CR NO. 073288
Recpt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

00.193. SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-193-SPA

Petitioner/Developer:

SOUTHWEST PROPERTIES

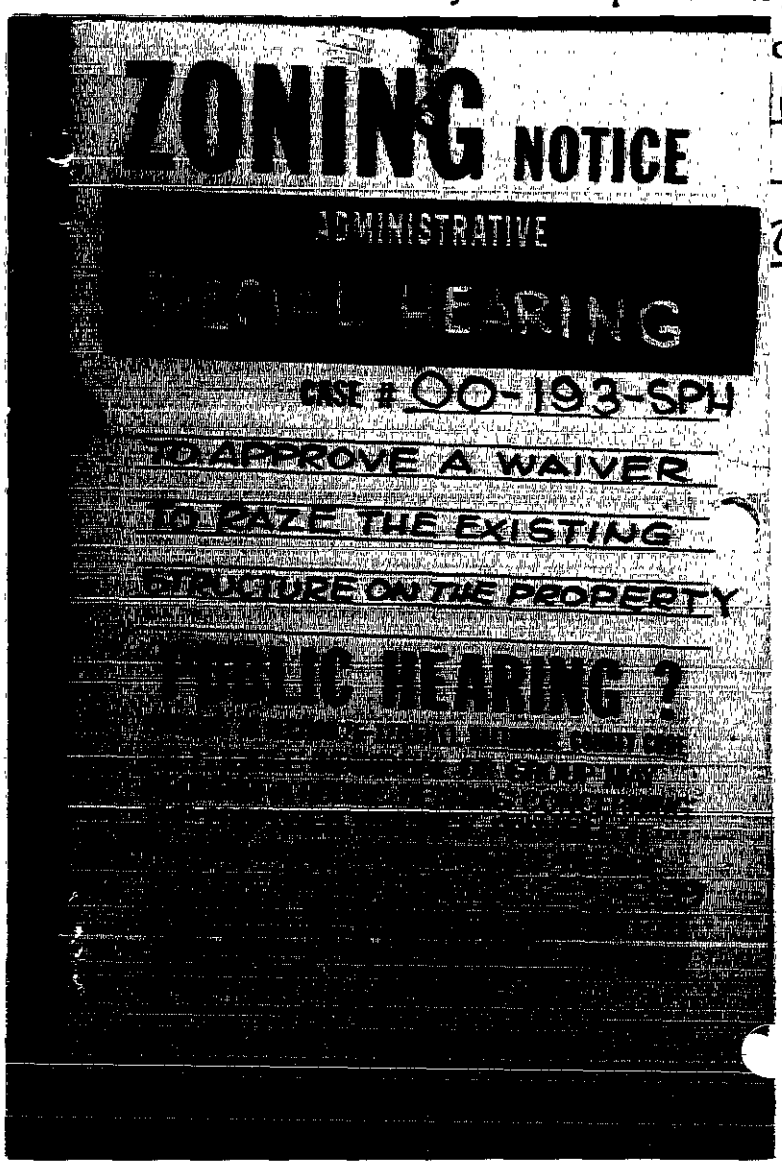
Date of Hearing/Closing: NOV. 29, 1999

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



ocated at

REISTERSTOWN ROAD

2, 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING 1853 Reisterstown Road, NE/S Reisterstown Rd at intersection of Keller Rd 3rd Election District, 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Southwood Properties II, LLC Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-193-SPH

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

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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00-193 -SPH Address 1853 REISTERSTOWN RD

Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/4/99 **Posting Date:** 11/14/99 **Closing Date:** 11/29/99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00-193 -SPH Address 1853 REISTERSTOWN ROAD

Petitioner's Name SOUTHWOOD PROPERTIES II, LLC Telephone (410) 602-2111

Posting Date: 11/14/99 **Closing Date:** 11/29/99

Wording for Sign: *Administrative Special Hearing to approve* A WAIVER TO RAZE THE EXISTING STRUCTURE ON THE PROPERTY.

#193

WCR - 7/28/99

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: 00-193-SPH

Petitioner: SOUTHWOOD PROPERTIES II, LLC

Address or Location: 1853 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SOUTHWOOD PROPERTIES II, LLC

Address: 7951 STARBURST DRIVE

BALTO MD 21208

Telephone Number: 410-602-2111

Revised 2/20/98 - SCJ

193

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

December 1, 1999

Deborah Dopkin, Esq.
409 Washington Avenue, Ste 920
Towson, Maryland 21204

Dear Dopkin, Esq.:

RE: 00-193-SPH , 1853 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/4/99.

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.

Sincerely,

W. Carl Richards Jr. /rsj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure

c: Southwood Properties II, LLC

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

INTEROFFICE CORRESPONDENCE

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

Date: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 22, 1999
Items No. 183, 185, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197 & 198

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

RWB:HJO:cab

cc: File

ZAC1122.NOC

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 0 6 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: SEE BELOW

Location: DISTRIBUTION MEETING OF November 15, 1999

Item No.: See Below

Dear Mr. 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:

183, 185, 186, 187, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198

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

cc: File

PSPH
11/29

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 29, 1999

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

30

SUBJECT: No. 1853 Reisterstown Road

INFORMATION

Item Number:	00-193-SPH
Petitioner:	Deborah Dopkin (attorney)
Zoning:	BL
Requested Action:	Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

On October 14, 1999 the Landmarks Preservation Commission (LPC) held a public hearing to consider placing the "Brewster-Keller" House, MHT # BA 690, 1853 Reisterstown Road, on the preliminary landmarks list.

The Commission determined that the structure did not meet any of the criteria necessary for landmarks list status. The Commission unanimously agreed to recommend to the hearing officer that the LPC takes no exception to the demolition ~~permit, pending~~ full photographic documentation and drawings of the structure per MHT standards, as approved by the County Historian. to the OPP prior to a razing permit being issued. The Petitioner shall submit

Section Chief: Jeffrey W. Long

AFK:KA:rlh

Baltimore County
Landmarks Preservation Commission

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

#193-SPH

August 13, 1999

Mr. Harold T. Rubin, Principal
Southwood Holdings Corporation
7951 Starburst Drive
Baltimore, MD 21208

Dear Mr. Rubin:

As you had been informed on July 20, 1999, the application for a permit to demolish the "Brewster-Keller House" at 1853 Reisterstown Road was scheduled for review at yesterday's meeting of the Landmarks Preservation Commission (LPC). This is in accordance with a standing request from the Zoning Commissioner that the Commission be given the opportunity to advise him regarding proposed changes to the condition of designated historic structures.

After discussion of the available information, the Commission decided by unanimous vote (pursuant to County Code Sec. 26-540(b)) to initiate the procedure for placing this structure on the Preliminary Landmarks List by scheduling a public hearing, to be held on Thursday, October 14, 1999 (7:30 p.m. in Room 407, County Courts Building, Towson).

This letter, therefore, has two purposes for compliance with amended Sec. 26-540(b):

1. It gives notice on the scheduling of the hearing and the opportunity for the property's owner and/or agent(s) to participate in the hearing. The letter is being sent to you as a principal in Southwood Properties II LLC, which is identified in the State's Real Property System records as the property's owner.

2. It also alerts the owner that the County will post an official sign on the property giving notice of the hearing.

Additionally, by copies of the letter, the relevant County officials are being advised of the need to consider the effect of the new paragraph (c) added by the amendments to Sec. 26-540 enacted earlier this year by Council Bill 6-99 (copy enclosed). This is the first case to arise since the law was amended, and it appears that paragraph (c) precludes the County's approval of a demolition permit either before the LPC has acted or without the Commission's concurrence.

The Commission specifically requested that the Zoning Commissioner postpone his decision, if not also his hearing, until the Commission acts.

Please feel free to contact me (410-887-3495) if you need additional information.

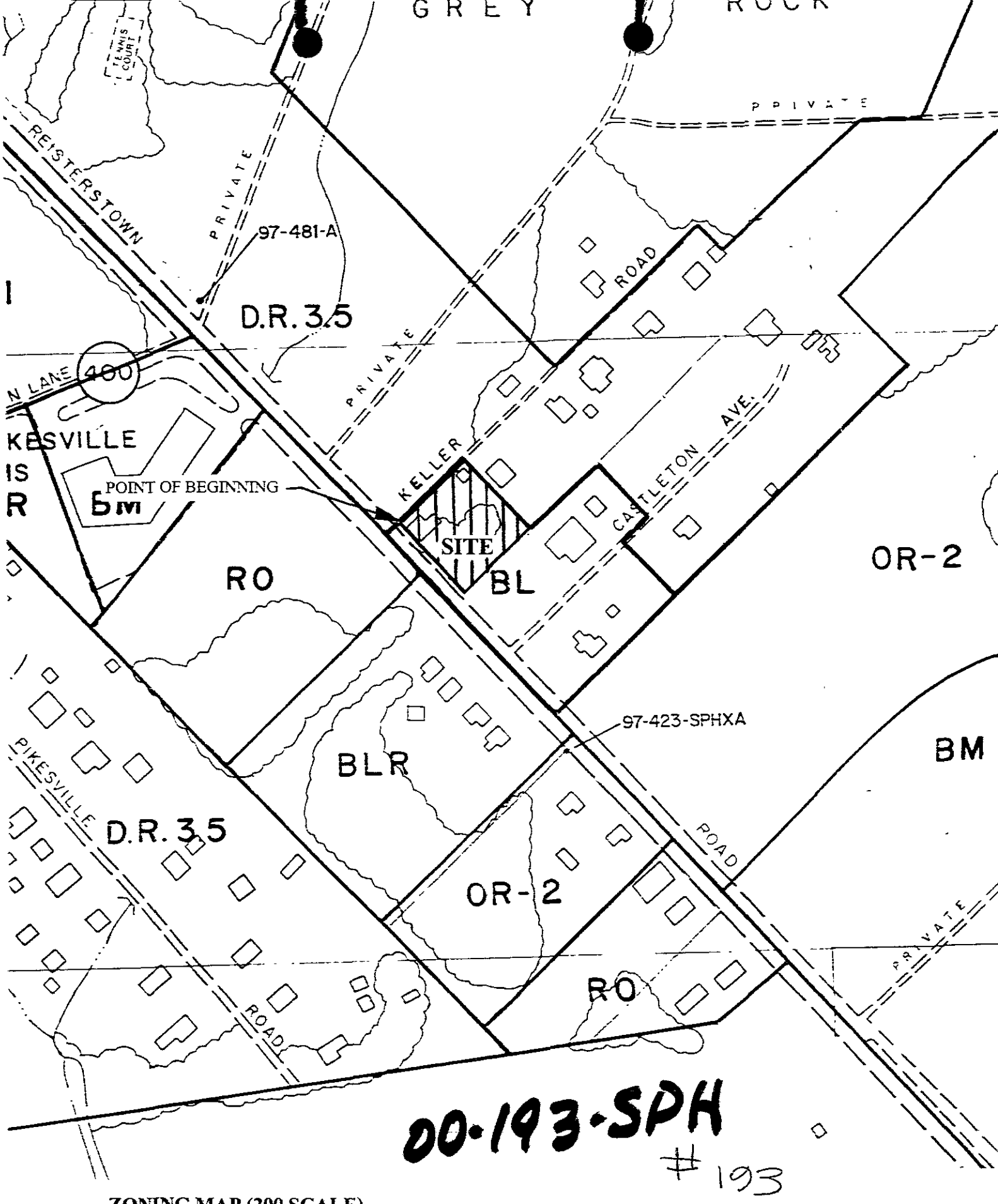
Sincerely,

Kimberly R. Abe
Administrative Secretary

KRA:TD:rlh

Enclosure

c: Hon. Kevin Kamenetz, Councilman, Second District
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director, Permits & Development Mgmt.



00-193-SPH

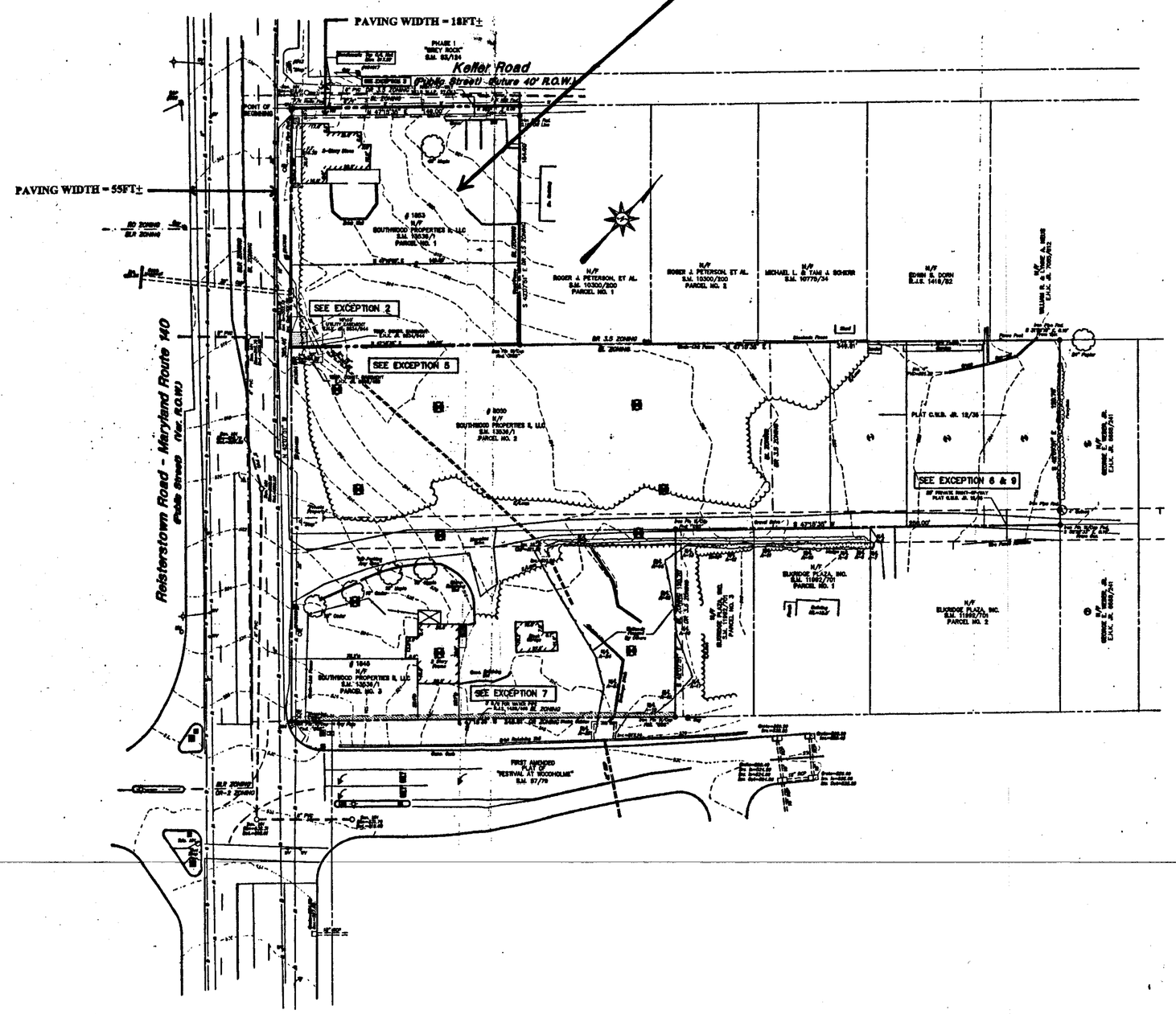
#193

ZONING MAP (200 SCALE)

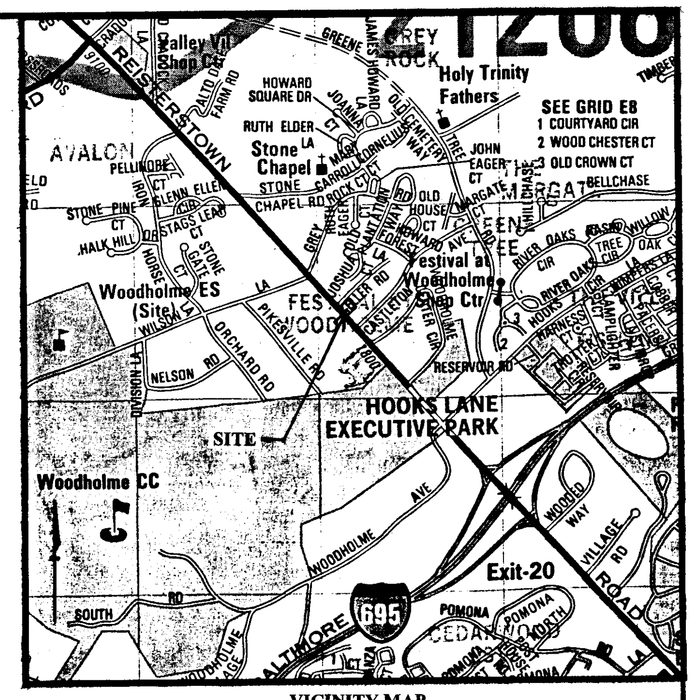
LANDS OF SOUTHWOOD PROPERTIES II, LLC

BALTIMORE COUNTY ZONING MAP N.W. 9-F **SCALE: 1" = 200'-0"**

1853 REISTERSTOWN ROAD REQUEST TO APPROVE A WAIVER TO RAZE THE EXISTING STRUCTURE ON THE PROPERTY



NOTE: PLAN INFORMATION WAS TAKEN FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY: LANDS OF SOUTHWOOD PROPERTIES II, LLC" PREPARED BY BARAKOS-LANDINO DESIGN GROUP DATED 6/30/99.



VICINITY MAP
SCALE: 1" = 1000 FT

GENERAL NOTES:

1.) APPLICANT/DEVELOPER/OWNER:

HAROLD RUBIN
SOUTHWOOD HOLDINGS CORPORATION
7951 STARBURST DRIVE
BALTIMORE, MARYLAND 21208

2.) ELECTION DISTRICT: 3 COUNCILMANIC DISTRICT: 3
CENSUS TRACT 4037.02

3.) SITE DATA:

A. EXISTING USE: COMMERCIAL

B. CURRENT ZONING AND ACREAGE
NET: 0.53 AC ± 22,940 S.F.± B.L.

GROSS: 0.67 AC± 29,000 S.F. ± B.L.
(INCLUDES 30' OF REISTERSTOWN ROAD R/W AND 10' OF KELLER ROAD R/W LOCATED AT THE WEST SIDE OF THE SITE.)

4.) ZONING SETBACK REQUIREMENTS:

B.L. ZONE

MIN FRONT YARD = 10'
MIN SIDE YARD INTERIOR = 0'
MIN STREET CORNER SIDE = 10'
MIN REAR YARD = 0'

5.) THE LANDMARKS PRESERVATION COMMISSION HELD A PUBLIC MEETING ON 10/14/99. THE COMMISSION VOTED TO RECOMMEND TO THE ZONING COMMISSIONER THAT THE EXISTING STRUCTURE BE DEMOLISHED.

6.) THE SITE IS LOCATED ON BALTIMORE ZONING MAP N.W. 9-F

7.) DEED REFERENCES AND TAX ACCT. NOS. FOR THE PROJECT SITE:

LIBER	FOLIO	TAX ACCOUNT NO.
13536	1	03-02-069450

8.) THERE ARE NO FLOODPLAINS ON THE PROPERTY PER THE BALTIMORE COUNTY FEMA MAP (PANEL NO. 240010 0240B) DATED 3/2/81. THERE ARE NO KNOWN STREAMS, WETLANDS OR STORMWATER MANGEMENT FACILITIES ON THE SITE.

9.) THE FOLLOWING IS THE ZONING HISTORY FOR THE SITE:

CASE NO. 3-004 (1992)
THE 1853 REISTERSTOWN ROAD PARCEL WAS THE SUBJECT OF 1992 COMPREHENSIVE ZONING MAP ISSUE 3-004, A REQUEST FOR ZONING RECLASSIFICATION FROM D.R. 3.5 TO B.L. A RECLASSIFICATION WAS GRANTED FOR 2.5 AC TO BE REZONED TO B.L. THE REMAINING 0.55 AC WILL REMAIN DR 3.5.

CASE NO. CR-90-407 (1992)
A ZONING RECLASSIFICATION FROM D.R. 3.5 TO B.L FOR THE 1853 REISTERSTOWN ROAD PARCEL WAS REQUESTED. THE RECLASSIFICATION TO D.R. 3.5 WAS GRANTED BY THE COUNTY BOARD OF APPEALS ON SEPTEMBER 24, 1992.

CASE NO. 3-037 (1988)
THE 1853 REISTERSTOWN ROAD PARCEL WAS THE SUBJECT OF 1988 COMPREHENSIVE ZONING MAP ISSUE 3-037, A REQUEST FOR ZONING RECLASSIFICATION OF 0.53 AC FROM R.O. TO B.L. THE RECLASSIFICATION TO D.R. 3.5 WAS APPROVED BY COUNTY COUNCIL.

CASE NO. 3-24 (1984)
THE 1853 REISTERSTOWN ROAD PARCEL WAS THE SUBJECT OF 1984 COMPREHENSIVE ZONING MAP ISSUE 3-24, A REQUEST FOR ZONING RECLASSIFICATION OF 0.53 AC FROM D.R. 3.5 TO B.L. THE PLANNING BOARD RECOMMENDED RECLASSIFICATION TO D.R. 3.5. HOWEVER, R.O. ZONING WAS APPROVED BY COUNTY COUNCIL.

CASE NO. 3-95 (1984)
THE 1853 REISTERSTOWN ROAD PARCEL WAS THE SUBJECT OF 1984 COMPREHENSIVE ZONING MAP ISSUE 3-95, A REQUEST FOR ZONING RECLASSIFICATION OF 1.9 AC FROM B.L. TO D.R. 3.5. THE RECLASSIFICATION TO D.R. 3.5 WAS DENIED.

CASE NO. 2805 (1953)
A ZONING RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE WAS REQUESTED FOR THE 1853 REISTERSTOWN ROAD PARCEL. THE RECLASSIFICATION TO AN "E" COMMERCIAL ZONE WAS GRANTED BY THE ZONING COMMISSIONER ON DECEMBER 30, 1953.

CASE NO. 65-8
NO INFORMATION WAS AVAILABLE FOR THIS CASE.

STATE OF MARYLAND — GORDON LOCKE — 14550 — PROFESSIONAL ENGINEER

PET. EX. #1

STV Incorporated
engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION			
DRAWN BY:	MAB/AHP	DATE:	NOVEMBER 4,1999
DESIGNED BY:	.	SCALE:	1" = 50'
CHECKED BY:	D. OLSEN	JOB NO.:	030-2472

PLAN TO ACCOMPANY SPECIAL HEARING AND ADMINISTRATIVE SPECIAL HEARING

1853 REISTERSTOWN ROAD

BALTIMORE COUNTY, MARYLAND

DRAWING NO.

SHEET NO. 1 of 1

00-193-SPH #193