

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-253-A

\* CASE NO. 00-253-A  
\*  
\*

\* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the contract purchasers of the subject property, Stephen P. & Catherine E. James. The Petitioners are requesting a variance from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) for property they intend to purchase at 4305 Butler Road, which property is zoned RC-2. The variance request is to allow a single-family dwelling with a height of 39 ft. in lieu of the permitted 35 ft.

Appearing at the hearing on behalf of the variance request were Stephen and Catherine James, the prospective property owners and James Matthews of O'Connor, Piper & Flynn, appearing on behalf of the owner of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 10.83 acres, more or less, zoned RC-2. The subject property is unimproved at this time. The Petitioners intend to purchase the property and build a single-family residential dwelling thereon. The Petitioners intend to build a house on the property which has parts of its roof structure extending to 39 ft. in height. Therefore, the variance request is necessary.

Wapaco

R. J. J. J.

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).

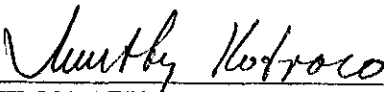
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of 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' variance request should be granted.

COPIES FOR RECORD FILING  
1/20/2000  
J.R. JAMES

THEREFORE, IT IS ORDERED this 20<sup>th</sup> day of January, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a single-family dwelling with a height of 39 ft. in lieu of the permitted 35 ft., be and is hereby GRANTED, , subject, however, to the following restriction which is a condition 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 his 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.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

OFFICE OF THE CLERK  
JAN 20 11 22 AM 2000  
R. J. JAMES



Baltimore County  
Zoning Commissioner

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

January 20, 2000

Mr. & Mrs. Stephen P. James  
4632 Sherwood Mills Road  
Owings Mills, Maryland 21117

Re: Petition for Variance  
Case No. 00-253-A  
Property: 4350 Butler Road

Dear Mr. & Mrs. James:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Copies to:

Mr. Carlyle N. Montanye, Jr.  
4500 Prospect Avenue  
P. O. Box 14  
Glyndon, Maryland 21071-0014

Mr. James E. Matthews  
O'Connor, Piper & Flynn  
22 W. Padonia Road, Suite A-100  
Timonium, Maryland 21093



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4350 Butta Road  
which is presently zoned BC-2

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) 1A01.3.A; BC2R, TO PERMIT  
A HEIGHT OF 39ft. IN LIEU OF THE ~~R~~ PERMITTED 35ft.  
for a dwelling.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Given the large lot size (60 acres) and the adjacent lot house sizes, it is reasonable to build a 5,500+ sq. ft. house. The height of the main roof of the house will extend 4'0" beyond the height limit allowed. The top 20% of the roof height extend beyond the height limit. Given the property value of the adjacent lots, a house of this size & style will improve the property proportionately.  
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.

To be presented at hearing.

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:

Stephen P. James / Catherine E. Kozidek-James  
Name - Type or Print  
Stephen P. James / Catherine E. Kozidek-James  
Signature  
4632 Sherwood Mills Road (410) 654-9810  
Address Telephone No.  
Dwings Mills, MD 21117  
City State Zip Code

## Attorney For Petitioner:

1/20/2000  
[Signature]  
Name - Type or Print  
Signature  
Company  
Address Telephone No.  
City State Zip Code

## Legal Owner(s):

CARLYLE N. MONTANYE, JR.  
Name - Type or Print  
Carlyle N. Montanye Jr  
Signature  
Name - Type or Print  
Signature  
4500 PROSPECT AVE, P.O. Box 114 410-833-4110  
Address Telephone No.  
GLYNDON MD 21071-0014  
City State Zip Code

## Representative to be Contacted:

JAMES E. MATTHEWS  
O'Connor, Piper & Flynn  
Name  
22 W. Padonia Rd, Suite A-100 410-252-2111  
Address Telephone No.  
TIMONIUM MD 21093  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By [Signature] Date 12.11.99

Case No. 00-253 A

ZONING DESCRIPTION FOR: 4350 BUTLER ROAD

BEGINNING AT A POINT 160 FEET ON THE EAST SIDE OF A PRIVATE DRIVEWAY WHICH HAS A 40 FOOT RIGHT OF WAY WIDTH AT THE DISTANCE OF 1900 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET ROUTE 128 BUTLER ROAD WHICH HAS A 45 FOOT RIGHT OF WAY. BEING LOT # 4, BLOCK N/A, SECTION N/A, IN THE SUBDIVISION OF SEVEN SPRINGS AT WORTHINGTON VALLEY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 70, FOLIO # 85, CONTAINING 10.83 ACRES. ALSO KNOWN AS 4350 BUTLER ROAD AND LOCATED IN THE 4<sup>TH</sup> ELECTION DISTRICT AND 3<sup>RD</sup> COUNCILIMATIC DISTRICT.

253

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 076695

DATE 12 11 97 ACCOUNT B. I. - 1150  
AMOUNT \$ 50.00

RECEIVED  
FROM:

FOR:

DISTRIBUTION

TE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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: #00-253-A  
4350 Butler Road  
N/S Butler Road, 1800' +/-  
NE from Worthington Ave.  
4th Election District  
3rd Councilmanic District  
Legal Owner(s): Carlyle N. Montanye, Jr.

Contract Purchaser: Stephen P. James & Catherine E. Kozidek-James

**Variance:** to permit a height of 39 feet in lieu of the permitted 35 feet for a dwelling.

**Hearing:** Wednesday,  
January 19, 2000 at 9:00  
a.m. in Room 407, County  
Courts Building, 401 Bos-  
ley 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/01/601 Jan 4 C361526

## CERTIFICATE OF PUBLICATION

TOWSON, MD, 1-4, 2000

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 1-4, 2000.

*S. Williams*  
**THE JEFFERSONIAN,**  
LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 00-253-A

Petitioner/Developer: \_\_\_\_\_

Stephen P. James & Catherine E  
Kozoides-James

Date of Hearing/Closing: Jan. 19, 2000

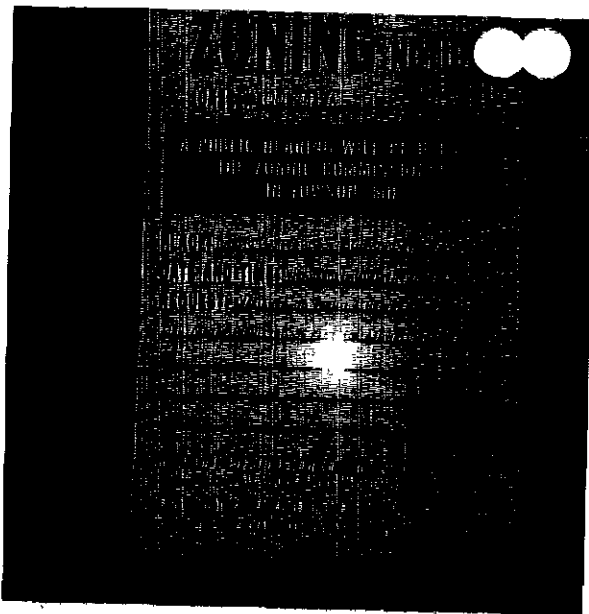
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 4350 Butler Road  
Glyndon, MD 21071

The sign(s) were posted on January 4, 2000  
(Month, Day, Year)



Sincerely,

Stacy Gardner 1/4/00  
(Signature of Sign Poster and Date)

Stacy Gardner  
(Printed Name)

**SHANNON-BAUM SIGNS INC.**  
**105 COMPETITIVE GOALS DR.**  
**ELDERSBURG, MD. 21784**

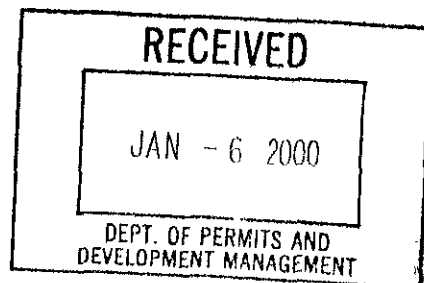
(City, State, Zip Code)

410-781-4000

(Telephone Number)

Rec 1/17/00  
JH

ELDERBURG, MD. 21784  
FOR COMPETITIVE BIDS OR  
FOR BIDDING ONLY



RE: PETITION FOR VARIANCE  
4350 Butler Road, N/S Butler Rd,  
1800' +/- NE from Worthington Ave  
4th Election District, 3rd Councilmanic

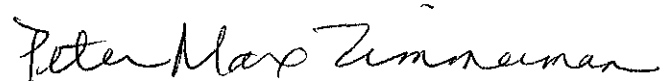
Legal Owner: Carlyle N. Montanye, Jr.  
Contract Purchaser: Stephen P. & Catherine E. James  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-253-A

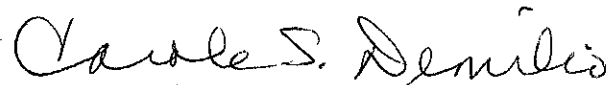
\* \* \* \* \*

### 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 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to James E. Matthews, O'Connor, Piper & Flynn, 22 W. Padonia Road, Suite A-100, Timonium, MD 21093, representative 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

December 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: 00-253-A

4350 Butler Road

N/S Butler Road, 1800' +/- NE from Worthington Avenue

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Carlyle N. Montanye, Jr.

Contract Purchaser: Stephen P. James & Catherine E. Kozoidek-James

Variance to permit a height of 39 feet in lieu of the permitted 35 feet for a dwelling.

HEARING: Wednesday, January 19, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon  
Director

- c: Carlyle Montanye, Jr., 4500 Prospect Ave., PO Box 14, Glyndon 21071-0014  
Stephen James & Catherine Kozoidek-James, 4632 Sherwood Mills Road,  
Owings Mills 21117  
O'Connor Piper & Flynn, 22 W. Padonia Rd., Ste. A-100, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 4, 2000.**  
(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, January 4, 2000 Issue – Jeffersonian

Please forward billing to:

Catherine James  
4632 Sherwood Road  
Owings Mills, MD 21117

410-654-9810

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## 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: 00-253-A

4350 Butler Road

N/S Butler Road, 1800' +/- NE from Worthington Avenue

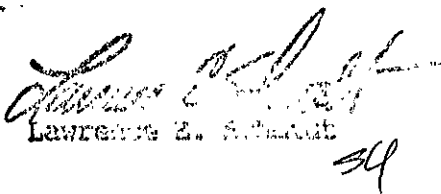
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Carlyle N. Montanye, Jr.

Contract Purchaser: Stephen P. James & Catherine E. Kozoidek-James

Variance to permit a height of 39 feet in lieu of the permitted 35 feet for a dwelling.

HEARING: Wednesday, January 19, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

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**For Newspaper Advertising:**

Item Number or Case Number: 253  
Petitioner: CATHERINE JAMES  
Address or Location: 4350 BUTLER RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: CATHERINE JAMES  
Address: 4632 SHERWOOD RD. OWINGS MILLS, MD. 21117  
Telephone Number: (410) 654-9810

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

January 13, 2000

Ms. Catherine E. James  
4632 Sherwood Mills Road  
Owings Mills MD 21111

Dear Ms. James:

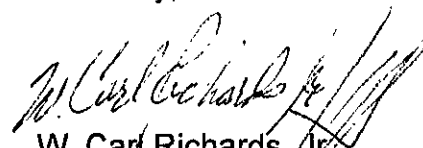
RE: Case Number 00-253-A , 4350 Butler Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

c: Mr. James E. Matthews



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting  
for January 3, 2000  
Item Nos. 245, 246, 247, 248, 249,  
250, 251, 252, 253, 254, 255, 256,  
257, 259, and 261

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon  
FROM: R. Bruce Seeley /MS  
DATE: January 5, 2000  
SUBJECT: Zoning Item #253  
4350 Butler Road

*Zoning Advisory Committee Meeting of December 27, 1999*

- \_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- \_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- \_\_\_\_\_   X   Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X   Agricultural Preservation can not support request when no information is provided. Request more detailed description of proposed variance.

Jim  
1/19

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

JAN 10

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

**Date:** January 10, 2000

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

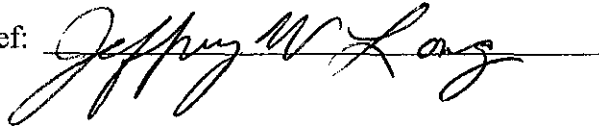
**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 253, 254, 261, and 262

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: 1.5.00

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

RE: Baltimore County  
Item No. 253 JCM

RECEIVED JAN 06 2000

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., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

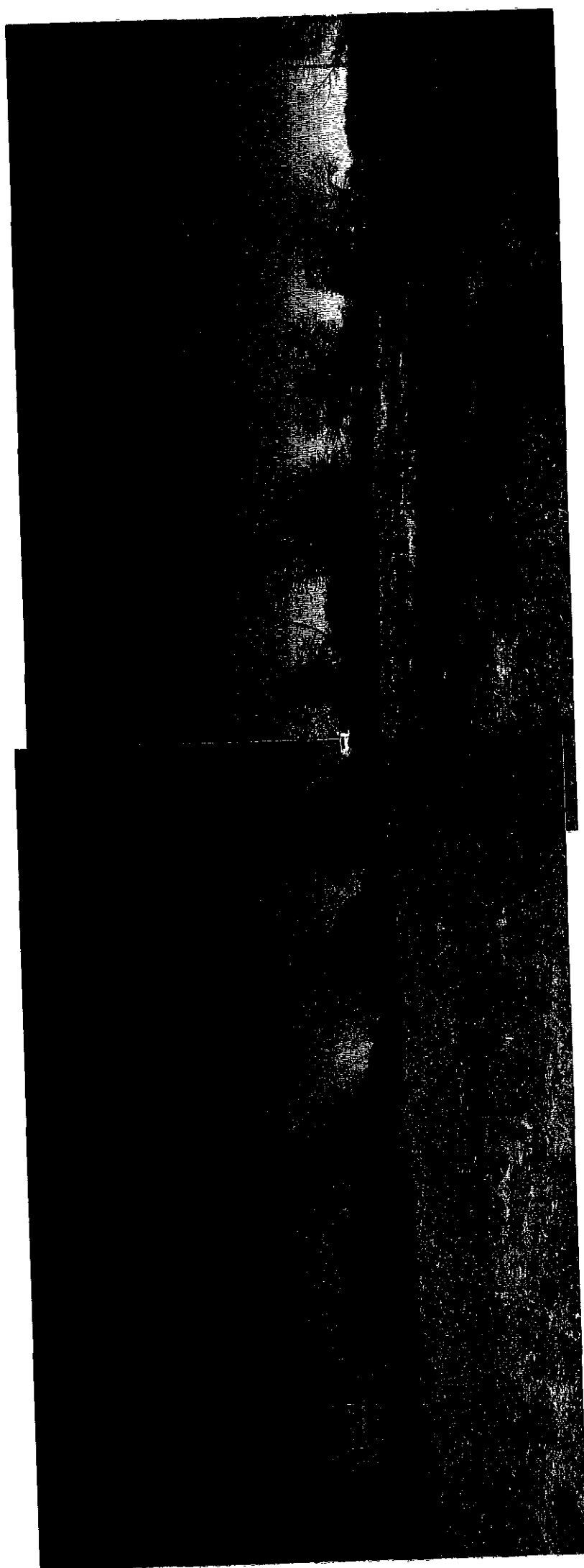
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

3. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9<sup>th</sup> amended regulations and on the overall authorization plan. This includes revising the density and bulk regulation chart in Section 5 (page 36 of the regulations) for the Phase 9 changes and add Phase 9 to the chart on page 37).
4. The following setbacks are based from prior approved Phase 8 in light of the plan note indicating that Phase 9 is proposed for the "same type of density and dwelling units...used for Phase 8". This type of dwelling (where perpendicular parking is located) must be 44 feet from street centerline (smaller) unit 39 and (larger) unit 24 through 28 do not meet this requirement.
5. A 500-square foot minimum private space is required in the rear yards of garage townhouses. The small additions?, decks?, on the rear of units 18 and 20 (and possibly others) are not set back from the rear lot lines the necessary 19 feet, 3 inches for the 26-foot lot width to provide the 500 square feet. Adjust plan accordingly.
6. Be aware that if these rear additions are sunrooms; i.e., with side windows, a 15-foot window to side lot line and 40-foot facing window separation is required.
7. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

---

John L. Lewis  
Planner II  
Zoning Review





00-253-1

BALTIMORE COUNTY LIQUOR BOARD

Hearing Location  
County Office Bldg. - Room 106  
111 W. Chesapeake Ave., Towson, Md. 21204

DATE: January 24, 2000  
PAGE: 1 of 7

HEARINGS

COURT REPORTER: \_\_\_\_\_

| <u>NAME AND ADDRESS</u>                                                                                                                                                            | <u>TIME</u> | <u>CLASS</u>       | <u>REMARKS .</u>                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Estaban (Steve) F. DeCastro<br>Ely Horwitz<br>David W. Dopkin<br>LOU VILLE, LLC<br>t/a Ruth's Chris Steak House<br>(Pikesville)<br>1777 Reisterstown Road<br>Pikesville, Md. 21208 | 1:00 p.m.   | B(BWL)<br>TRANSFER | Application for transfer of Class B<br>(on sale) Beer, Wine & Liquor License<br>from Edward L. Dopkin, David W. Dopkin<br>of Classic Commerce Center, LLC t/a<br>Loco Hombre. |

DISTRICT (03) Miller

ATTORNEY: Stanley Fine, Esq.

00-253-A



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 2 of 7

HEARINGS

COURT REPORTER: \_\_\_\_\_

NAME AND ADDRESS

TIME

CLASS

REMARKS

Jerome C. Di Paolo  
Mark S. Robinow  
Richard B. Bevilacqua  
RAINFOREST CAFÉ, INC. -  
BALTIMORE COUNTY  
t/a Rainforest Café  
Suite 200  
825 Dulaney Valley Road  
Towsontowne Center  
Towson, MD 21204

1:30 p.m. B(BWL)  
CHANGE OF CORPORATE  
OFFICERS

(Continued from 1/10/00  
at 1:30 P.M.)

Application for Change of Corporate  
Officers of Class B (on sale) Beer,  
Wine & Liquor License from Jerome C.  
Di Paolo, Mark S. Robinow, Michael J.  
Halpern of Rainforest Café, Inc. -  
Baltimore County t/a Rainforest Café.

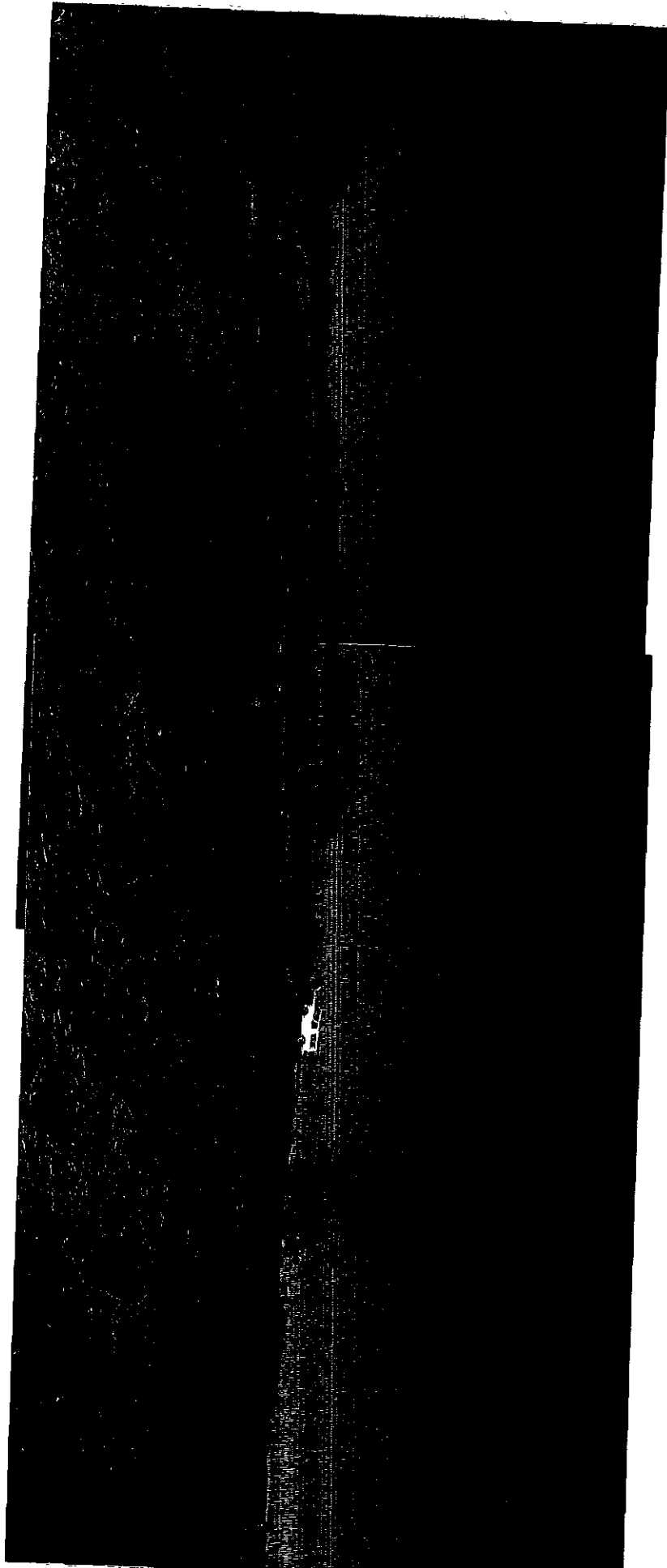
DISTRICT (09) Bromwell

ATTORNEY: Charles E. Brooks, Esq.





00-253-A



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 3 of 7

HEARINGS

COURT REPORTER: \_\_\_\_\_

NAME AND ADDRESS

TIME

CLASS

REMARKS

George A. Storm  
Louis DiPasquale, III  
Mary DiPasquale  
G.L.M., INC.

1:45 p.m. D(BWL)  
SHOW CAUSE

Hearing to Show Cause Why License Should  
Not Be Suspended or Revoked Due to Alleged  
Violations.

t/a Excape Lounge  
10025 Pulaski Highway  
Baltimore, MD 21220

(Rescheduled from  
12/13/99 at 2:10 p.m.)

ARTICLE 2B - Annotated Code of MD

Section 10-401 Causes  
Section 10-403 Procedures  
Section 12-108 Sales to Minors &  
Intoxicated Persons  
Prohibited

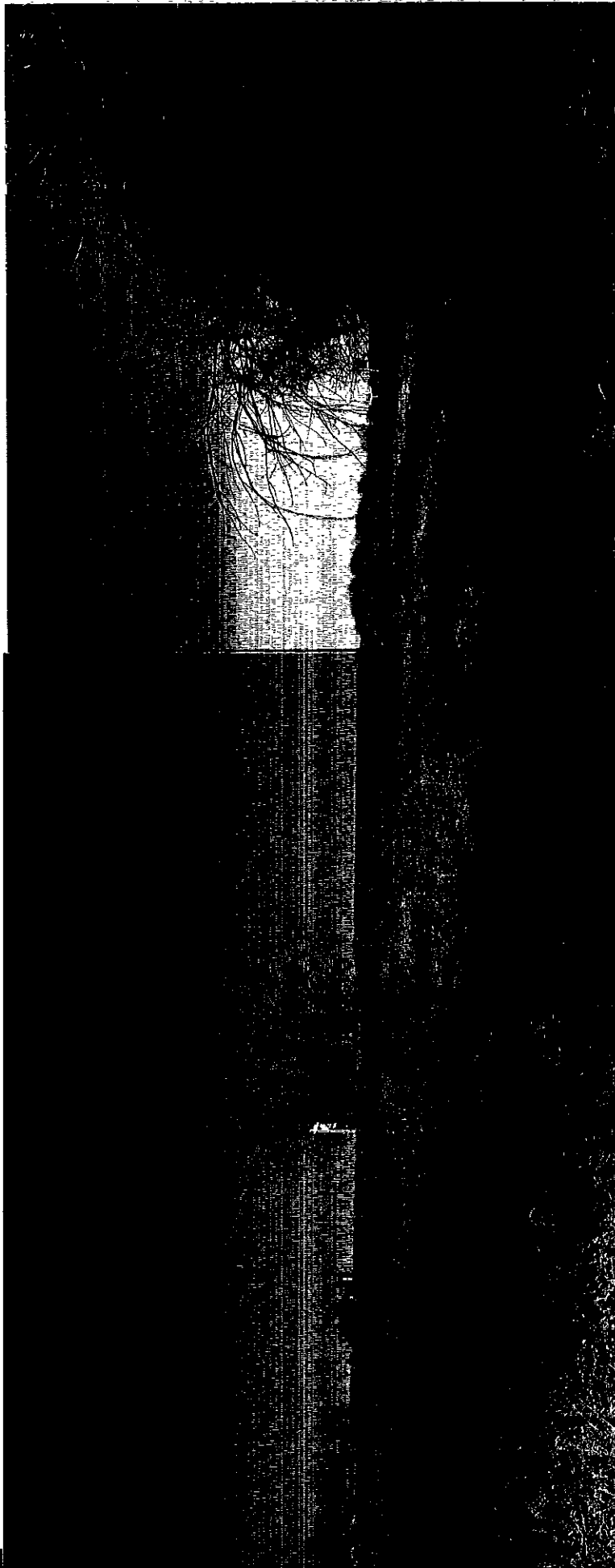
RULES AND REGULATIONS OF THE BOARD OF  
LIQUOR LICENSE COMMISSIONERS FOR  
BALTIMORE COUNTY.

RULE 2 - PROHIBITED PRACTICES  
RULE 28 - NO SALES TO MINORS

DISTRICT (15) Eckard

ATTORNEY: F. Vernon Boozer, Esq.

00.253-A



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 4 of 7

## HEARINGS

COURT REPORTER: \_\_\_\_\_

NAME AND ADDRESS

TIME

CLASS

REMARKS

Anna Marie DiPasquale Boone 2:05 p.m. D(BWL)  
Darlene Petrauskas SHOW CAUSE  
M.L.G., INC.

t/a Dreamer's  
4000 Old North Point Road (Rescheduled from  
Baltimore, MD 21222 12/13/99 at 1:50 p.m.)

Hearing to Show Cause Why License Should  
Not Be Suspended or Revoked Due to Alleged  
Violations.

ARTICLE 2B - Annotated Code of MD

Section 10-401 Causes  
Section 10-403 Procedures

RULES AND REGULATIONS OF THE BOARD OF  
LIQUOR LICENSE COMMISSIONERS FOR  
BALTIMORE COUNTY.

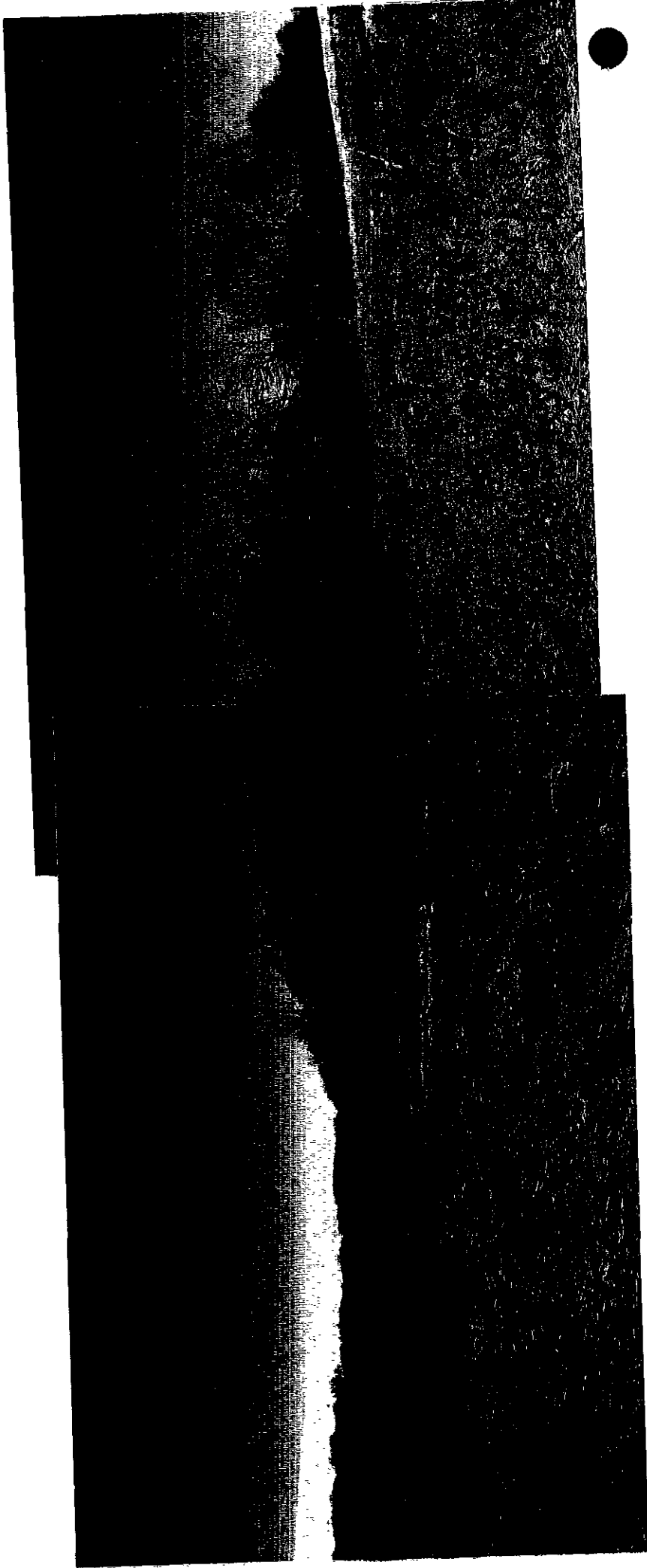
## RULE 2 - PROHIBITED PRACTICES

DISTRICT (15) Brooks

ATTORNEY: F. Vernon Boozer, Esq.



00-253-A



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 5 of 7

HEARINGS

COURT REPORTER: \_\_\_\_\_

NAME AND ADDRESS

TIME

CLASS

REMARKS

Kerry C. Canavan  
Patricia Connolley Donoho  
FANTASY ENTERPRISES, INC.  
t/a Memories  
4040 North Point Boulevard  
Baltimore, Md. 21222

2:25 p.m. D(BWL)  
SHOW CAUSE

Hearing to Show Cause Why License Should  
Not Be Suspended or Revoked Due to Alleged  
Violations.

ARTICLE 2B - Annotated Code of MD

Section 10-401 Causes  
Section 10-403 Procedure

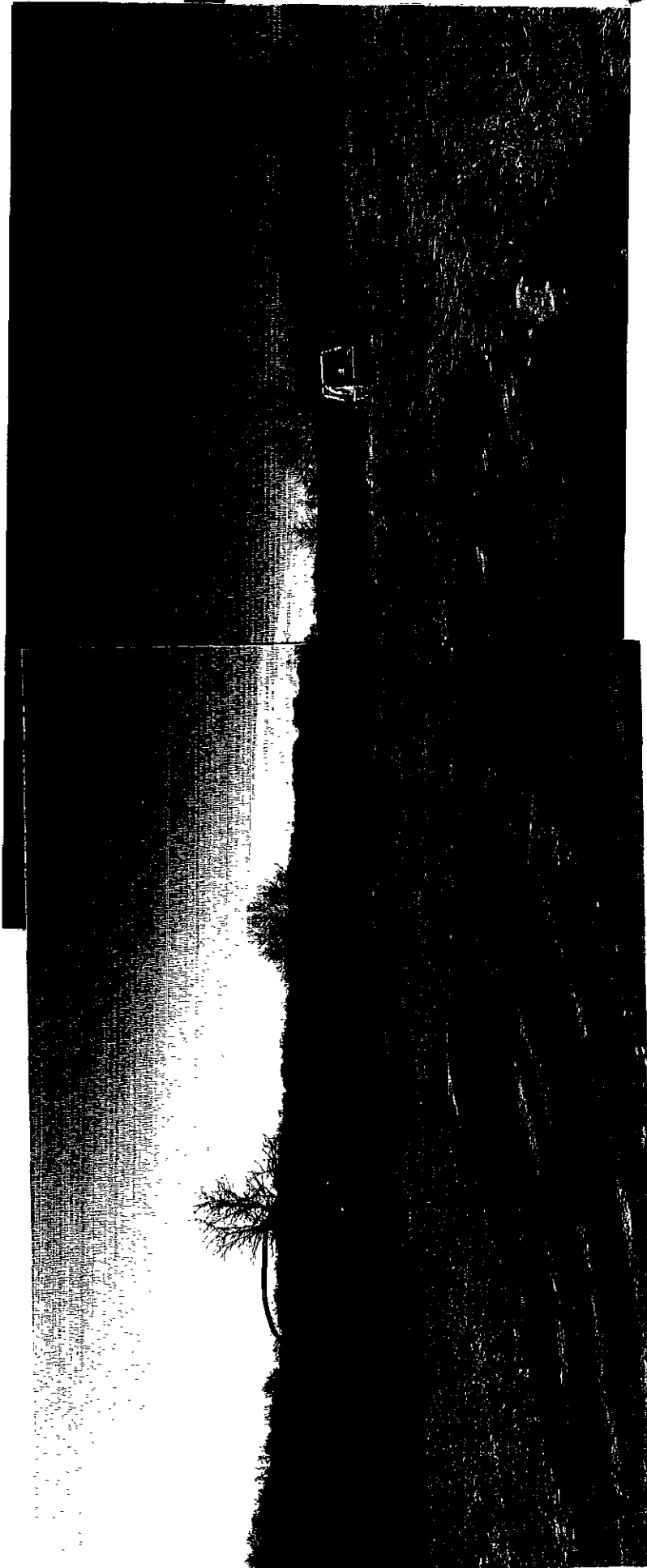
RULES AND REGULATIONS OF THE BOARD OF  
LIQUOR LICENSE COMMISSIONERS FOR  
BALTIMORE COUNTY.

RULE 2 - PROHIBITED PRACTICES

DISTRICT (15) BROOKS

ATTORNEY: \_\_\_\_\_

00-253-A



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 6 of 7

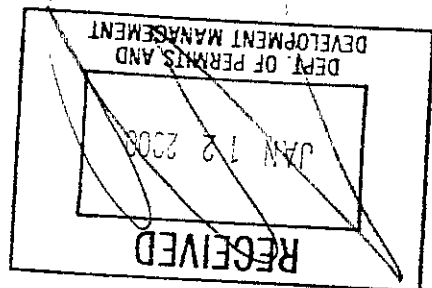
HEARINGS

COURT REPORTER: \_\_\_\_\_

| <u>NAME AND ADDRESS</u>                                                                                        | <u>TIME</u>             | <u>CLASS</u> | <u>REMARKS</u>                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------|-------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Christina Marie Manoto<br>CMMAN, INC.<br>t/a Christina's<br>4508 North Point Boulevard<br>Baltimore, Md. 21219 | 2:45 p.m.<br>SHOW CAUSE | D(BWL)       | Hearing to Show Cause Why License Should<br>Not Be Suspended or Revoked Due to Alleged<br>Violations.<br><br>ARTICLE 2B - Annotated Code of MD<br><br>Section 10-401 Causes<br>Section 10-403 Procedure<br><br>RULES AND REGULATIONS OF THE BOARD OF<br>LIQUOR LICENSE COMMISSIONERS FOR<br>BALTIMORE COUNTY.<br><br>RULE 2 - PROHIBITED PRACTICES |

DISTRICT (15) BROOKS

ATTORNEY: \_\_\_\_\_



00-251-1



BALTIMORE COUNTY LIQUOR BOARD

DATE: January 24, 2000

PAGE: 7 of 7

HEARINGS

COURT REPORTER: \_\_\_\_\_

NAME AND ADDRESS

TIME

CLASS

REMARKS

Nikolaos Kosmakos  
MARIA'S CARRY OUT  
RESTAURANT, INC.  
t/a Nick's Place  
8521 Liberty Road  
Randallstown, Md. 21133

3:05 p.m. D(BWL)  
SHOW CAUSE

Hearing to Show Cause Why License Should  
Not Be Suspended or Revoked Due to Alleged  
Violations.

ARTICLE 2B - Annotated Code of MD

Section 10-401 Causes  
Section 10-403 Procedure  
Section 11-303 Beer, Wine & Liquor License  
Section 11-304 Consumption - In General

RULES AND REGULATIONS OF THE BOARD OF  
LIQUOR LICENSE COMMISSIONERS FOR  
BALTIMORE COUNTY.

RULE 31 - PROHIBITED HOURS

DISTRICT (02) MILLER

ATTORNEY: \_\_\_\_\_



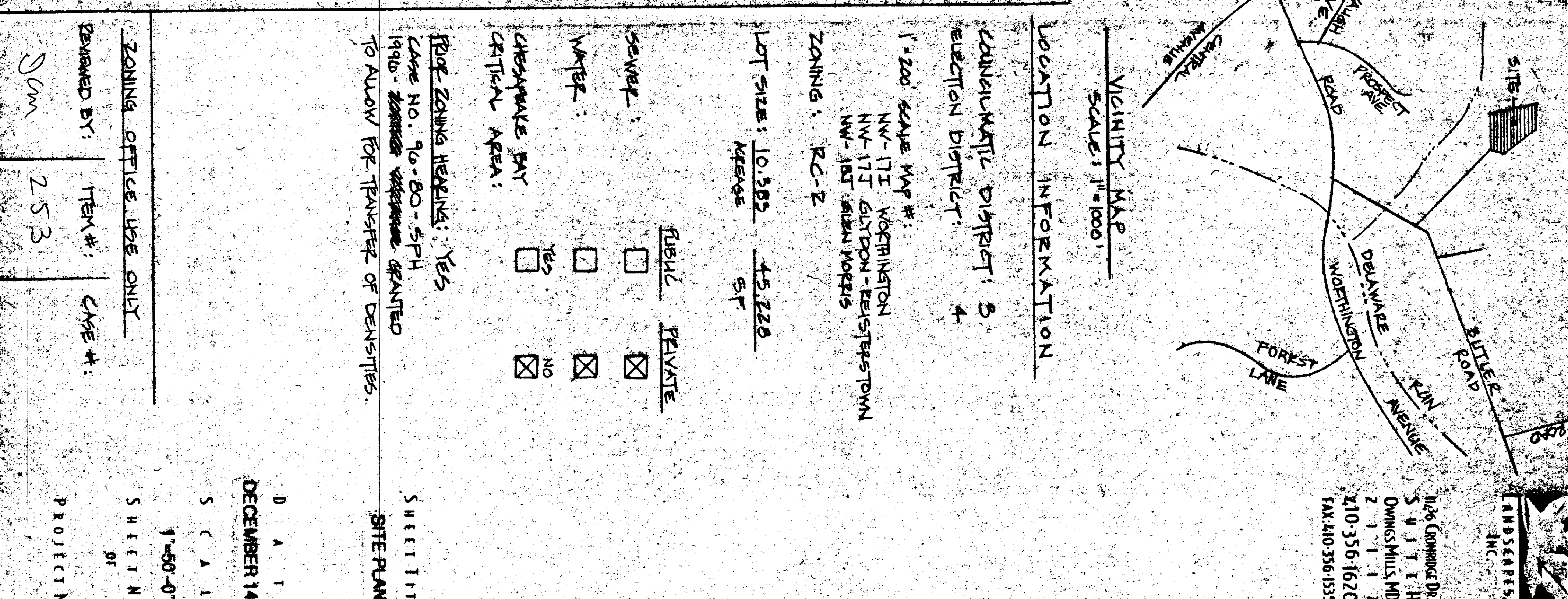
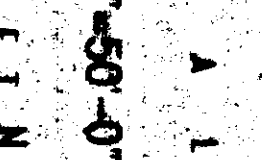
**SPECIAL HEARING**

11236 GROMPGE DR.

2 1 1 1 1  
410-356-1620  
FAX: 410-356-1533

100

# PROJECT



LANDSCAPES,  
INC.

DRAWING NUMBER

DRAWING NUMBER

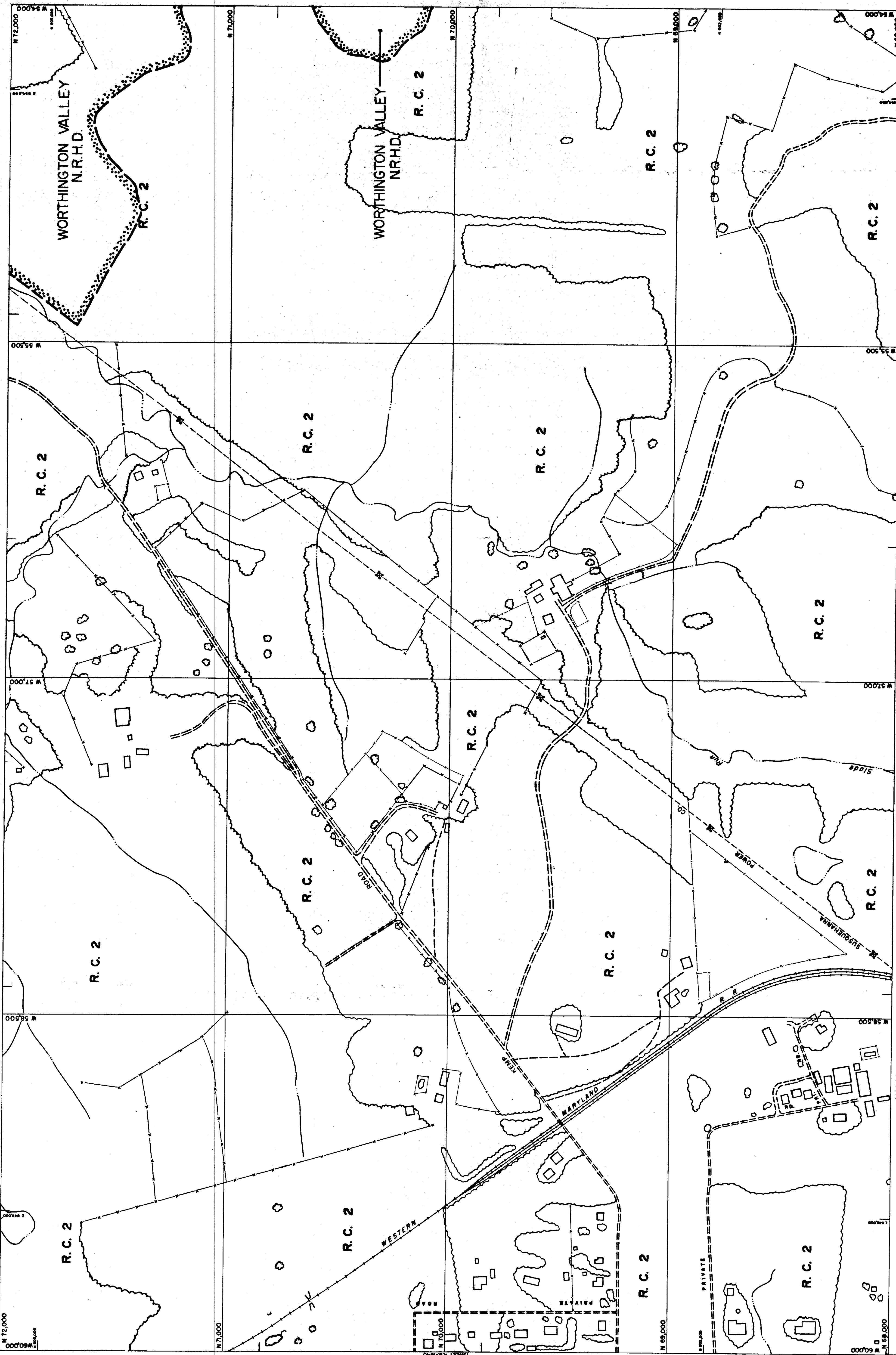
DRAWING NUMBER

DRAWING NUMBER

NW 18-J

253

00-25



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kevin Kaneney*  
Chairman, County Council

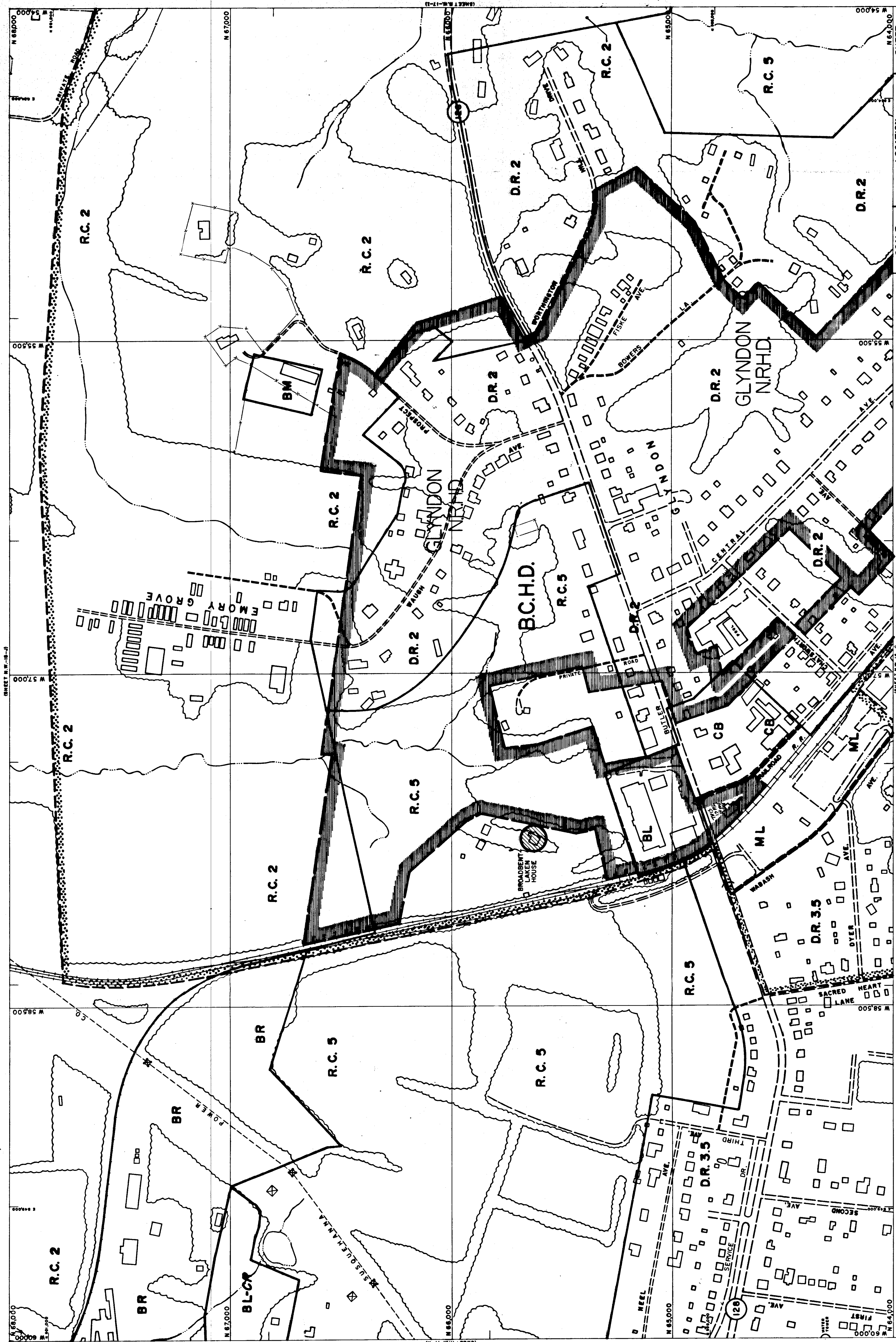
X - SE W - SW  
X - NE W - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

LOCATION  
GLEN MORRIS

SHEET  
N.W.  
18-J



**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

**1996 COMPREHENSIVE ZONING MAP  
ADOPTED by**

**ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996**

**Nov. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96**

Kevin Kamenetz

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 0704R  
POSITION: SEE PLAN ON THE LINE

DRAWING NUMBER

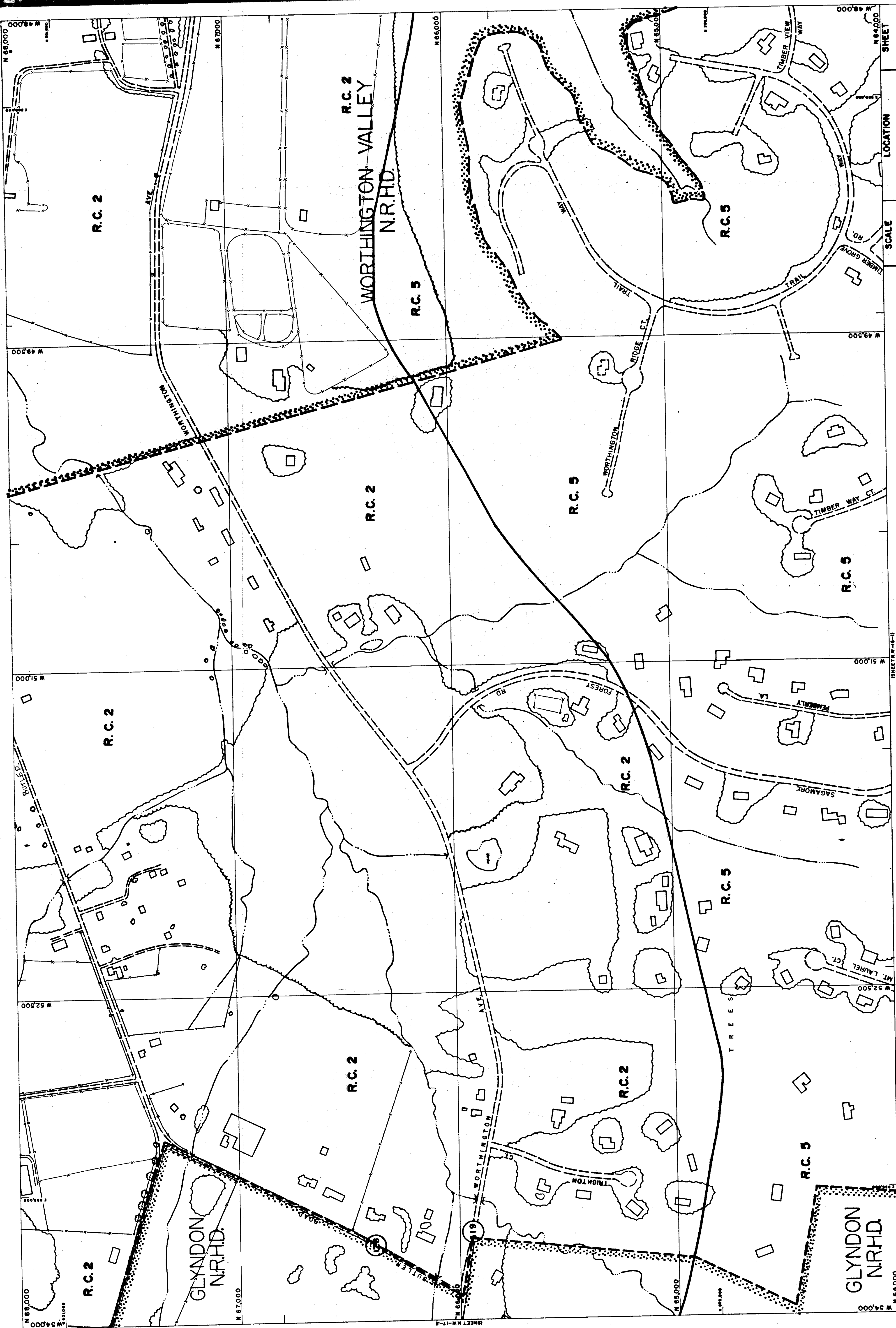
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 0704R  
POSITION: SEE PLAN ON THE LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 0704R  
POSITION: SEE PLAN ON THE LINE

DRAWING NUMBER  
**NW 17-1**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 0704R



# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
BCH No. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kevin Kamenev*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

W-SW

N.W.

LOCATION  
WORTHINGTON

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

SHEET  
N.W. 17-1