

IN RE: PETITION FOR SPECIAL HEARING
W/S William Parks Road, 200' N
Centerline of Old Padonia Road
8th Election District
3rd Councilmanic District
(9704 William Parks Road)

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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 00-324-SPHA

Estate of May C. Brewer,
By: Walter L. Brewer Jr.,
Personal Representative
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, the Estate of May Brewer, by Walter Brewer, Personal Representative. The special hearing and variance request were for property located at 9704 William Parks Road, located in the Cockeysville area of Baltimore County. Specifically, the Petitioner is requesting an amendment to a previously approved special exception granted in Case No. 93-102-XA, to allow a plumbing contractor business with a storage facility to be located on the property. The variance request is from Sections 102.2, 238.1 and 238.2 of the Baltimore County Zoning Regulations, to permit a 50 ft. distance between buildings in lieu of 60 ft., to permit a side set back of 3 ft. in lieu of 30 ft., to permit a rear set back of 25 ft. in lieu of 30 ft., and from Section 409.4.c to permit a 20 ft. aisle in lieu of 22 ft.

Appearing at the hearing on behalf of the requests were Mr. Roy Brewer and Michael B.

Sauer, attorney at law. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 0.38 acres, zoned ML-IM. The property is currently improved with an office building at this time. The property has been in the Brewer family for many years. The Brewers own and operate a plumbing and heating business that has been located in the Timonium/Cockeysville

ORDER RECEIVED FOR FILING

Date

3/21/2000

By

J.P. Omerston

area for over 50 years. They are desirous of moving their office to this location, which property was owned by the Brewer's mother, Mrs. May Brewer. They intend to construct a storage building on the site in order to keep and maintain plumbing equipment and supplies for their business. They also propose 8 parking spaces on the subject site. All of these improvements are shown on Petitioner's Exhibit No. 1, the site plan of the property. In order to proceed with the relocation of their office to this site, the special hearing and variances are necessary.

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

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

ORDER RECEIVED FOR FILING

Date 3/21/2000

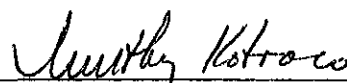
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of March, 2000, that the Petitioner's Request for Hearing, to approve an amendment to a previously approved special exception granted in Case No. 93-102-XA, to allow a plumbing contractor business with a storage facility to be located on the property, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request from Sections 102.2, 238.1 and 238.2 of the Baltimore County Zoning Regulations, to permit a 50 ft. distance between buildings in lieu of 60 ft., to permit a side set back of 3 ft. in lieu of 30 ft., to permit a rear set back of 25 ft. in lieu of 30 ft. and from Section 409.4.c to permit a 20 ft. aisle in lieu of 22 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/21/2000
By: R. Jameson



Baltimore County
Zoning Commissioner

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

March 21, 2000

Michael B. Sauer, Esquire
401 Washington Avenue, Suite 802
Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance
Case No 00-324-SPHA
Property: 9704 William Parks Road

Dear Mr. Sauer:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the 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 cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Walter L. Brewer, Jr.
212 Morris Avenue
Lutherville, Maryland 21093





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9704 William Parks Road
which is presently zoned ML-1M

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment of the Special Exception granted in Case No: 93-102-XA to permit a plumbing Contractor business with a Storage facility (building).

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Michael B. Sauer, Esquire
Name - Type or Print _____
Signature _____
Firm 802
Company _____
401 Washington Avenue (410) 296-2151
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Estate of May C. Brewer
PERSONAL Rep Walter L. Brewer Jr
Name - Type or Print _____
Signature _____
Estate of May C. Brewer
Name - Type or Print _____
by: Walter L. Brewer Jr., Personal
Signature _____ Representative
212 Morris Ave. (410) 560-0739
Address _____ Telephone No. _____
Lutherville, Maryland 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Michael B. Sauer, Esquire
Name _____
Firm 802, 401 Washington Avenue
Address _____ Telephone No. _____
Towson, Maryland 21204 (410) 296-2151
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING _____

Reviewed By mtk Date 2/11/98

Case No. 00-324-SH-A

REV 9/15/98

ORDER RECEIVED FOR FILING
3/21/2002
R. J. G. J. G.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9704 William Parks Road

which is presently zoned ML-IM

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) 102.2, 238.1 and 238.2 of the B.C.Z.R to permit a 50' distance between buildings in lieu of 60', to permit a side set back of 3' in lieu of 30', to permit a rear set back of 25' in lieu of 30' and from Section 409.4.c to permit a 20' aisle in lieu of 22'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Strict compliance with the above regulations would unreasonably prevent the Petitioner use of the property as a site for a Plumbing contractor business with storage; the site's use as of right as a Plumbing contractor business necessarily requires a storage facility. Further, special conditions to the site unduly restrict the site requiring the relief sought herein.

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:

Michael B. Sauer, Esquire

Name - Type or Print

Signature

Ste 802

Company

401 Washington Avenue

(410) 296-2151

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

Estate of May C Brewer
Personal Rep Walter L Brewer Jr

Name - Type or Print

Signature

Estate of May C. Brewer

Name - Type or Print

by: Walter L. Brewer, Jr., Personal

Signature

Representative

212 Morris Avenue

(410) 560-0739

Address

Telephone No.

Lutherville, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING

Reviewed By MLL

Date 2/11/08

Case No. 00-324-5PHA

REV 9/15/98

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3908

RESIDENCE: 771-4592

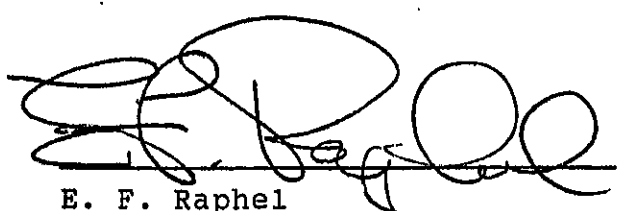
DESCRIPTION TO ACCOMPANY
ZONING PETITION
#9704 WILLIAM PARKS ROAD

Beginning for the same at a point on the west side of a 15' private right of way, known as William Parks Road, said point being located N 78° 03' 30" W 550' ± along the north right of way of Old Padonia Road, and N 11° 56' 30" E 200' along the west side of the 15' private right of way, known as William Parks Road, from the intersection formed by the center line of York Road, and the northern right of way line of Old Padonia Road, thence leaving said 15' right of way and running the 5 following courses and distances; 1) N 78° W 178.00', 2) N 5° 13' E 84.59', 3) S 78° E 200.00', to the west side of said 15' right of way, thence on west side of said 15' right of way, 4) S 5° 13' W 56.00' and 5) S 45° 17' W 33.98' to the place of beginning.

Containing 0.38 Acres ± .

Being known as #9704 Williams Parks Road.




E. F. Raphael
Reg. Prof. Land Surveyor
2246

324
00-324-SPHA

Should Read
00-324-SPA

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: #00-342-SPA
9704 William Parks Road
W/S William Parks Road, 200' N of centerline
Old Padonia Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Estate of May C. Brewer

Special Hearing: to approve an amendment of the special exception granted in case number 93-102-XA. **Variance:** to permit a 50-foot distance between buildings in lieu of 60 feet; to permit a side setback of 3 feet in lieu of 30 feet; to permit a rear setback of 25 feet in lieu of 30 feet; and to permit a 20-foot aisle in lieu of 22 feet.

Hearing: Monday, March 20, 2000 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.

3/024 March 2

C3735

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/2/, 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 3/2/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

No. 078674

Inc. : 324

13. $\log 1000$

AMOUNT \$ 500.⁰⁰

RECEIVED
FROM: Walter Bauer "Inc. 9704 William A. to Pol

020- Common Var. - 1/150.00

FOR: 0410 - Curran Sp House - \$1250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-324-SPHA

CERTIFICATE OF POSTING

Should READ
00-324-SPH

RE Case No 00-342-SPHA

Petitioner/Developer BREWER, ETAL
W. BREWER

Date of Hearing/Closing 3/20/00

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 #9304 WILLIAM
PARKS RD.

The sign(s) were posted on

3/4/2000
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date 3/4/00)

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)

Just-It* Fax Note

7671

Date	# of pages
To <u>L. SCHMIDT</u>	From <u>O'KEEFE</u>
Co./Dept. <u>ZONING</u>	Co.
Phone #	Phone # <u>512-4621</u>
Fax # <u>887-3468</u>	Fax # <u>324-4100</u>

Post-It* Fax Note

7671

Date	# of pages
To	From
Co./Dept.	Co.
Phone #	Phone #
Fax #	Fax #

PLACE: Room 407, County Courts Building
401-805LEY AVE.
TIME & DATE: MONDAY, MARCH 19, 2000 2:00 PM.
SPECIAL HEARING TO APPROVE AN AMENDMENT OF
THE SPECIAL EXCEPTION GRANTED IN CASE #93-023A
VARIANCE TO PERMIT A 50 FOOT DISTANCE BETWEEN
THE REAR OF 44 FEET, 10 PERCENT A SIDE YARD
OF 40 FEET, AND TO PERMIT

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

Case # 00-342-SPHA

ZONING NOTICE

9 04

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
9704 William Parks Road, W/S William Parks Rd,
200' N of c/l Old Padonia Rd
8th Election District, 3rd Councilmanic

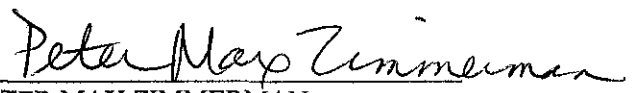
Legal Owner: Estate of May C. Brewer
Petitioner(s)

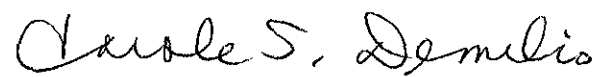
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-324-SPHA

* * * * *

ENTRY OF APPEARANCE

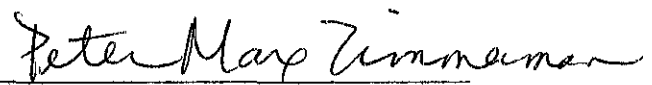
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Michael B. Sauer, Esq., 401 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).


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

February 22, 2000

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: 00-342-SPHA
9704 William Parks Road
W/S William Parks Road, 200' N of centerline Old Padonia Road
8th Election District – 3rd Councilmanic District
Legal Owner: Estate of May C. Brewer

Special Hearing to approve an amendment of the special exception granted in case number 93-102-XA. Variance to permit a 50-foot distance between buildings in lieu of 60 feet; to permit a side setback of 3 feet in lieu of 30 feet; to permit a rear setback of 25 feet in lieu of 30 feet; and to permit a 20-foot aisle in lieu of 22 feet.

HEARING: Monday, March 20, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Michael Sauer, Esquire, 401 Washington Ave., Suite 802, Towson 21204
Estate of May Brewer, 212 Morris Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 5, 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
Thursday, March 2, 2000 Issue – Jeffersonian

Please forward billing to:

Walter L. Brewer, Jr.
212 Morris Avenue
Lutherville, MD 21093

410-560-0739

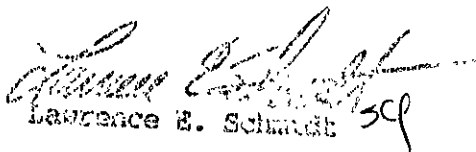
NOTICE OF ZONING HEARING

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: 00-342-SPHA
9704 William Parks Road
W/S William Parks Road, 200' N of centerline Old Padonia Road
8th Election District – 3rd Councilmanic District
Legal Owner: Estate of May C. Brewer

Special Hearing to approve an amendment of the special exception granted in case number 93-102-XA. Variance to permit a 50-foot distance between buildings in lieu of 60 feet; to permit a side setback of 3 feet in lieu of 30 feet; to permit a rear setback of 25 feet in lieu of 30 feet; and to permit a 20-foot aisle in lieu of 22 feet.

HEARING: Monday, March 20, 2000 at 2:00 p.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.

For Newspaper Advertising:

Item Number or Case Number: 00-324-5PHA
Petitioner: Estate of May C. Brewer
Address or Location: 9704 William Parks Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Walter L. Brewer, Jr.
Address: 212 Morris Ave.
Lutherville, MD 21093
Telephone Number: (410) 560-0739



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

March 16, 2000

Mr. Michael Sauer
401 Washington Avenue, Ste 802
Towson, MD 21204

Dear Mr. Sauer:

RE: Case Number 00-324-SPHA , 9704 William Parks Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 02/11/00.

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:rsj

Enclosures

c: Mr. Walter Brewer, Jr.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

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

March 1, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY ^{22.} 28, 2000

Item No.: 321, 322, AND 324

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.

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 site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

Jim
3/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FEB 29

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

Date: February 29, 2000

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

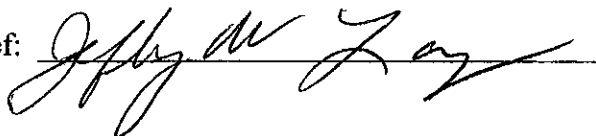
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 324 and 329

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

#324
MICHAEL B. SAUER

ATTORNEY AT LAW

SUITE 802, 401 WASHINGTON AVENUE, TOWSON, MARYLAND 21204
TELEPHONE (410) 296-2151
FAX (410) 321-1820

February 9, 2000

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

(Hand Delivered)

ATTN: Mitch

RE: Petitions for Special Hearing and Zoning Variance
W/S William Parks Road, 200' N of Old Padonia Road
(9407 William Parks Road)
8th Election District- 3rd Councilmanic District
Petitioner: Walter L. Brewer Jr., Personal
Representative of the Estate of May C.
Brewer

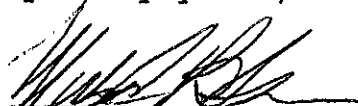
Dear Mitch:

On behalf of my client enclosed is Original and two (2) copies
of Petition for Special Hearing and Petition for Variance together
with the supporting documents.

Please assign a hearing date with notice to this office.

Thank you for your cooperation in this matter.

Very truly yours,


MICHAEL B. SAUER

MBS/ms

CC: Walter L. Brewer Jr., Personal Representative of the Estate of
May C. Brewer

00-324-SPNA



00-324-SP-14

DR. 6

DR.3.5

BM-CCC

BM

BM-CCC

BL-CCC

DR.3.5

BM

ML

BM

BR-CCC

BM-CCC

OR-I

OR-I

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PARKING

BL

RO

DR.3.5

DR.16

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DR.

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HARDING

BROAD

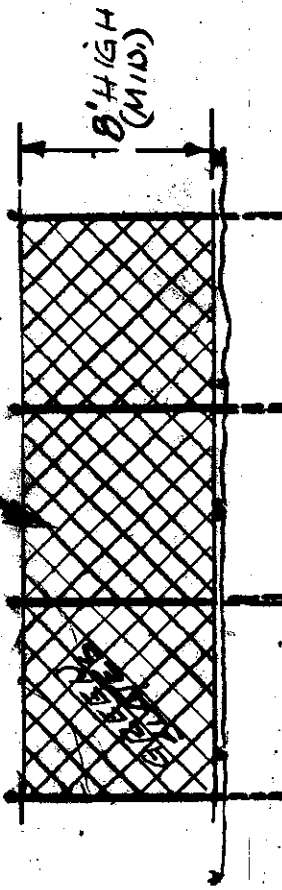
MAIN

SE

NW
15-A

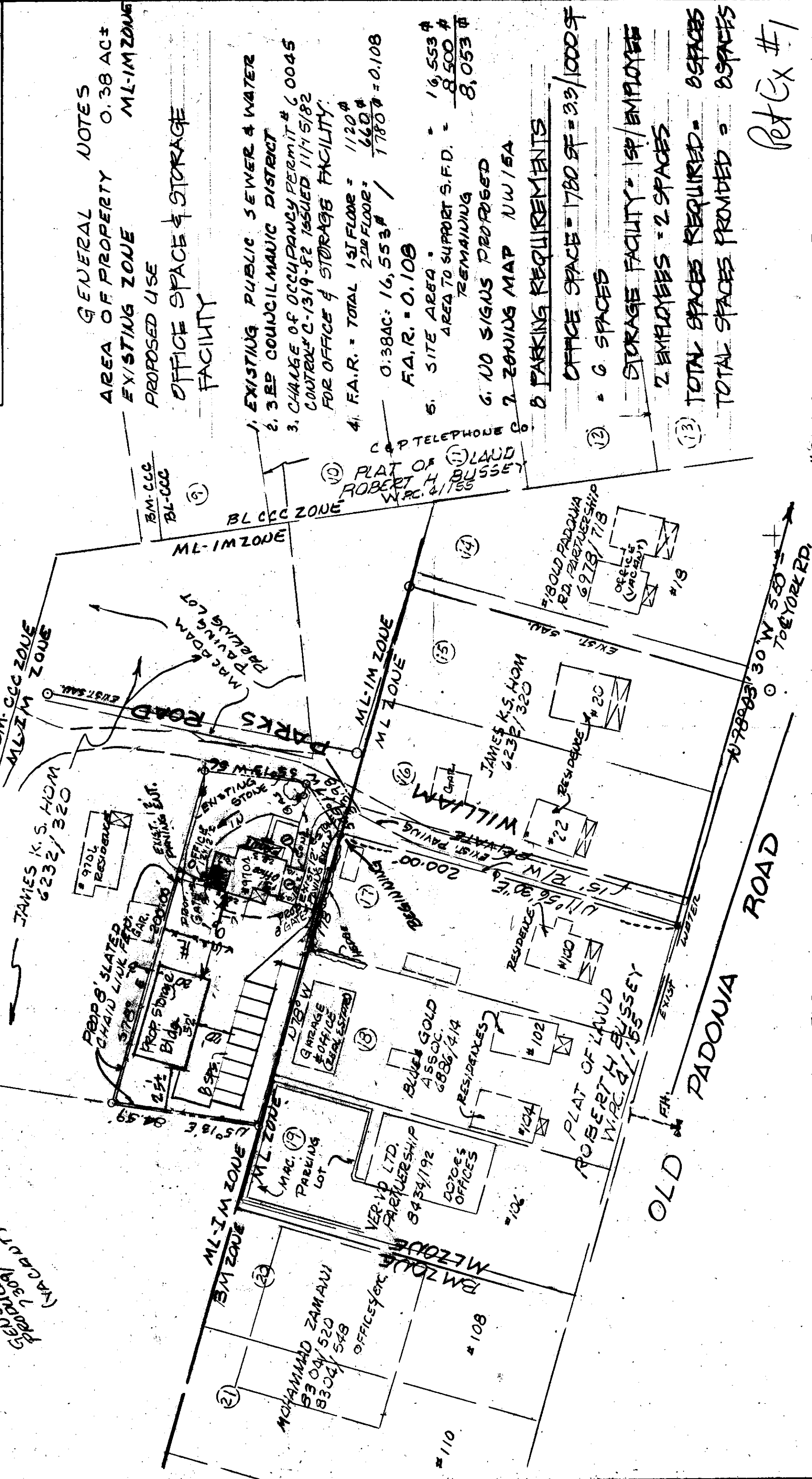
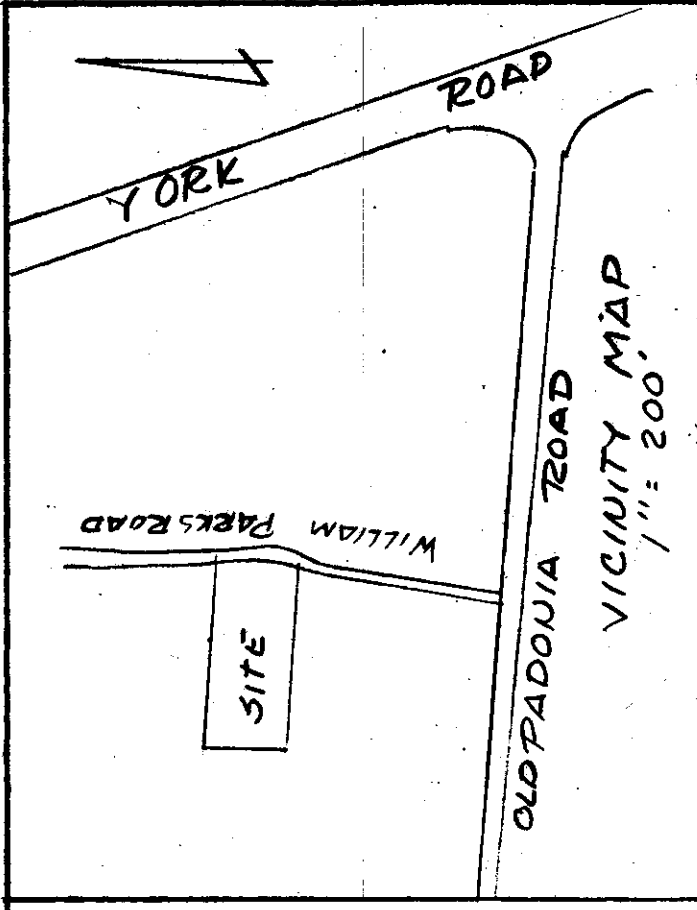
324

8' CHAIN LINK FENCE
WITH GREEN SLATES FOR SCREENING



FENCE DETAIL
(60 SCALE)

5' CHAIN LINK FENCE
WITH GREEN SLATES FOR SCREENING
(60 SCALE)



GENERAL NOTES
AREA OF PROPERTY 0.38 AC±
EXISTING ZONE ML-1M ZONE
PROPOSED USE
OFFICE SPACE & STORAGE
FACILITY

1. EXISTING PUBLIC SEWER & WATER
2. SEE COUNCILMANIC DISTRICT
3. CHANGE OF OCCUPANCY PERMIT # 60045
CONTINUED 1314-82 ISSUED 11/15/82
FOR OFFICE & STORAGE FACILITY
4. F.A.R. = TOTAL 131 FLOOR = 11204
2ND FLOOR = 6604
17804 = 0.108
0.38 AC = 16,553 #
F.A.R. = 0.108

5. SITE AREA = 16,553 #
AREA TO SUPPORT S.F.D. = 8,500 #
REMAINING 8,053 #

6. NO SIGNS PROPOSED
7. ZONING MAP NW 1/4
8. PARKING REQUIREMENTS

OFFICE SPACE = 1780 SF = 33/1000 SF
STORAGE FACILITY = 14/EMPLOYEE
2 EMPLOYEES = 2 SPACES
TOTAL SPACES REQUIRED = 8 SPACES
TOTAL SPACES PROVIDED = 8 SPACES

Ret Ex #1

NOTE: THIS SITE IS AS APPROVED FOR
OFFICE / RESIDENT USE UNDER
PERMIT # 60045

1. The petitioners are applying for their building permit and be granted same upon receipt of this order. However, petitioners are hereby made aware that such building as this building process from this order has expired. If, for whatever reason, this order is reversed, the petitioners could be required to return to the original condition.

2. Within thirty (30) days of the date of this order, the petitioners shall submit to the Planning and Zoning Commission a landscape plan for the proposed building. The landscape plan shall be approved by the Planning and Zoning Commission. A landscape plan shall be submitted to this office within the time specified.

3. There shall be no service signs or body of water on the property. The petitioners shall be responsible for the maintenance of the property and shall be responsible for the maintenance of the property and shall be responsible for the maintenance of the property.

4. The petitioners shall be responsible for the maintenance of the property and shall be responsible for the maintenance of the property and shall be responsible for the maintenance of the property.

#9704 WILLIAM PARKS ROAD
PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL HEARING
AND VARIANCE

PROPERTY OF
WALTER L. BREWER
BALTO. CO. MD.
JANUARY 07, 1999

00-324-
SPHA

324



E. E. INPHEL & ASSOCIATES
Registered Professional Land Surveyors
280 Carroll Avenue
Baltimore, Maryland 21204

#1909