

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
 SW/S Reisterstown Road, 399' NW \*  
 centerline of Ritters Lane \* DEPUTY ZONING COMMISSIONER  
 4th Election District \*  
 3rd Councilmanic District \* OF BALTIMORE COUNTY  
 (10910 Reisterstown Road) \*  
 \* CASE NO. 00-453-X  
 \*  
 Brian and Martha Bystry \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Brian and Martha Bystry. The Petitioners are requesting a special exception for a Class B office building for property they own at 10910 Reisterstown Road. The subject property is zoned RO.

Appearing at the hearing on behalf of the special exception request was Joe McGraw, a representative with JST Engineering Company and Charles Gilmore, appearing on behalf of the property owners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of approximately 1 acre of land zoned RO. The subject property is improved with an old two-story brick dwelling which, up until this time, was used as a residence. The long-time owner of the subject property passed away and the property was purchased by the Petitioners. They are desirous of converting the old dwelling into a Class B office building and adding 2 small additions to either side of the structure. In addition, parking will be provided to the rear of the site. In order to proceed with their plans a special exception is necessary.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permit the use proposed in an RO zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

ORDER RECEIVED FOR FILING  
 Date 6/14/00  
 By R. J. [Signature]

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

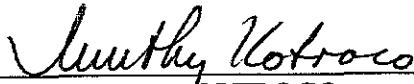
The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 14<sup>th</sup> day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request for a Class B office building for property they own at 10910 Reisterstown Road, 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

CYCLES - RESERVED FOR FILING  
Date 6/14/00  
BY R. J. G. [signature]



Baltimore County  
Zoning Commissioner

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

June <sup>14</sup>~~13~~, 2000

Mr. Joe McGraw  
c/o JST Engineering Co., Inc.  
6912 North River Drive  
Baltimore, Maryland 21220-1059

RE: Petition for Special Exception  
Case No. 00-453-X  
Property: 10910 Reisterstown Road

Dear Mr. McGraw:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception 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 Office 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,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Mr. & Mrs. Brian Bystry  
10 Ritters Lane  
Owings Mills, MD 21117



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 10910 REISTERSTOWN ROAD  
which is presently zoned RO

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A CLASS B OFFICE BUILDING IN AN RO. ZONE

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

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

X Debra Paul Perry  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

X Duan Van Buren  
Signature \_\_\_\_\_

X Martha A. Bystri  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

10 RITTERS LANE 410-356-9096  
Address Telephone No. \_\_\_\_\_  
OWINGS MILLS, MD. 21117  
City State Zip Code \_\_\_\_\_

### Representative to be Contacted:

JOE MCGRAW % JST ENG. Co., INC.  
Name \_\_\_\_\_  
6912 NORTH RIVER DRIVE 410-335-9142  
Address Telephone No. \_\_\_\_\_  
BALT. MD. 21220-1059  
City State Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JDF Date 05-03-00

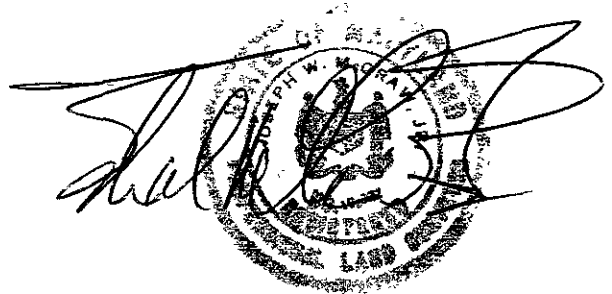
ORDER RECEIVED FOR FILING

Date 5/1/00  
By R. P. Perry  
09/15/98

Case No. 00-453-X

**ZONING DESCRIPTION FOR 10910 Reisterstown Road**

**Beginning at a point on the southwest side of Reisterstown Road which is 66 feet wide at the distance of 398.64 feet northwest of the centerline of the nearest improved street Ritters Lane which is 12 feet wide. Thence the following courses and distances: N.36 29' 04" W. 168.18 ft., S. 82 09' 09" W. 252.00 ft., S. 07 00' 00" E. 150.17 ft., and N. 81 43' 00" E. 334.83 ft. to the place of beginning as recorded in deed Liber 14067, Folio 136. Containing 1.004 acres. Also known as 10910 Reisterstown Road and located in the 4TH Election District, 3RD Councilmanic District.**



00-453-X

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

51214

No. **081351**

DATE 05-03-00

ACCOUNT RECEIPTS

AMOUNT \$ 300.00

RECEIVED FROM: BRAUN HANZWA BOSTON

FOR: SPECIAL SECTIONS \$300  
FOR CLASS B OFFICE BUDGET

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-453-X

**PAID RECEIPT**

PAYMENT	ACTUAL	TIME
5/06/2000	5/03/2000	14:41:45
REG NO: 01	CASHIER JRD JMR	DRAKER
DEPT 5 529	ZIMMERS VERIFICATION	
Receipt #	146169	
CR NO. 081351		
300.00	Receipt Tot	300.00
TX		.00
	Baltimore County, Maryland	CR

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-453-X

Petitioner/Developer: BYSTRY, ETAL

Date of Hearing/Closing: 6/13/00

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 #10910 REISTERSTOWN RD.

5/27/00  
(Month, Day, Year)

Sincerely,

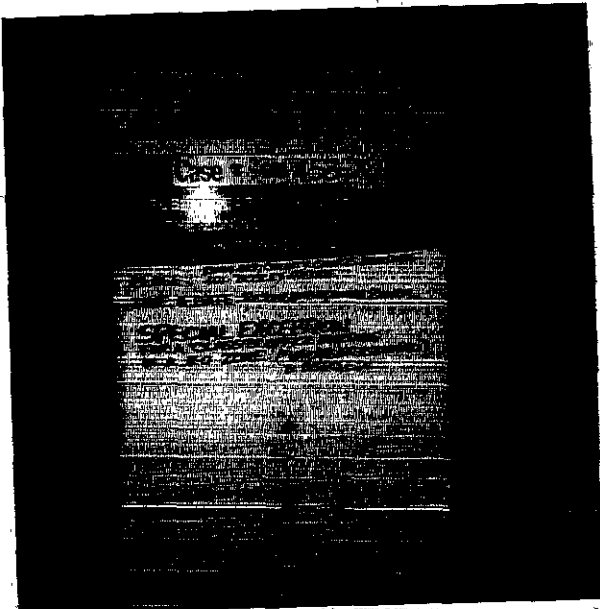
Patrick M. O'Keefe 6/1/00  
(Signature of Sign/Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



00-453-X  
#10910 REISTERSTOWN RD.

BYSTRY 6/13/00

**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: #00-433-X  
10910 Reisterstown Road, SW/S Reisterstown Road, 399' NW of centerline - Rivers Lane  
4th Election District  
3rd Councilmanic District  
Legal Owners: Martha & Brian Bystry

Special Exception: for a class-B Office Building in a R-O zone.  
Hearing: Tuesday, June 13, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bealey 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.  
5/24/ May 25 5893425

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, 5/26/, 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 5/25/, 2000.

THE JEFFERSONIAN,  
*J. William Sr.*

LEGAL ADVERTISING



**CERTIFICATE OF POSTING**

**RE: CASE #00-453-X  
PETITIONER/DEVELOPER  
(Brian Bystry)  
DATE OF Hearing  
( 6-13-00)**

**BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204**

**ATTENTION : MS. GWENDOLYN STEPHENS**

**LADIES AND GENTLEMEN:**

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

**10910 Reisterstown Road Baltimore, Maryland 21117**\_\_\_\_\_

\_\_\_\_\_  
**THE SIGN(S) WERE POSTED ON**\_\_\_\_\_ **5-26-00** \_\_\_\_\_  
**(MONTH, DAY, YEAR)**

**SINCERELY,**

  
**(SIGNATURE OF SIGN POSTER & DATE)**

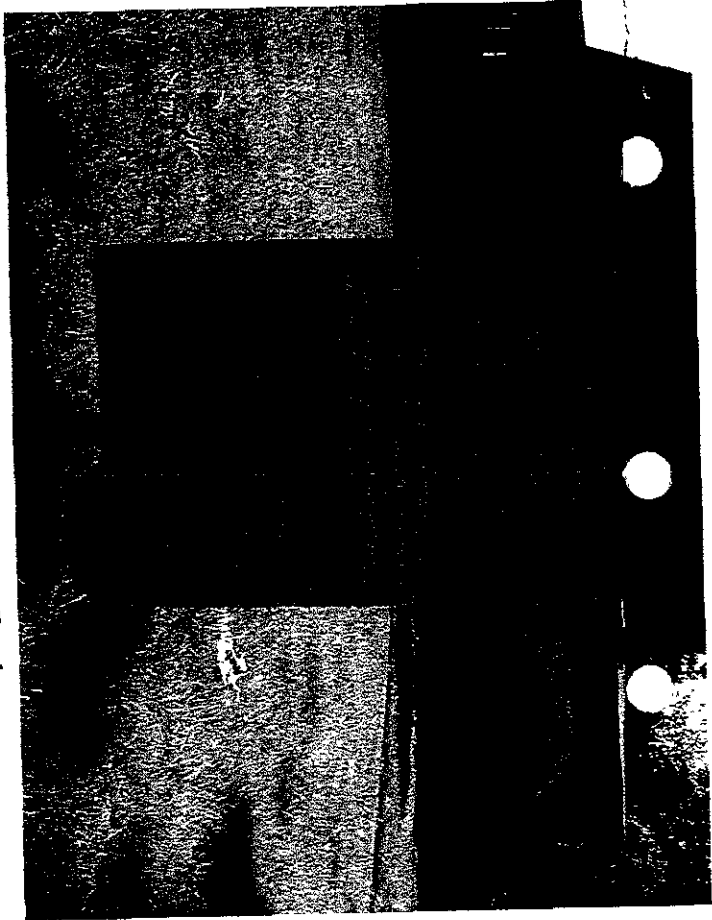
\_\_\_\_\_ **THOMAS P. OGLE SR.** \_\_\_\_\_

\_\_\_\_\_ **325 NICHOLSON ROAD** \_\_\_\_\_

\_\_\_\_\_ **BALTIMORE, MARYLAND 21221** \_\_\_\_\_

\_\_\_\_\_ **410-687-8405** \_\_\_\_\_  
**(TELEPHONE NUMBER)**

Posted at 10910 Reisterstown Road



RE: PETITION FOR SPECIAL EXCEPTION  
10910 Reisterstown Road, SW/S Reisterstown Rd,  
399' NW of c/l Ritters Ln  
4th Election District, 3rd Councilmanic


Legal Owner: Brian P. & Martha A. Bystry  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-453-X

\* \* \* \* \*

**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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

  
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 22nd day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Joe McGraw, JST Engineering Co., Inc., 6912 N. River Drive, Baltimore, MD 21220, 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

May 18, 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: 00-453-X  
10910 Reisterstown Road  
SW/S Reisterstown Road, 399' NW of centerline Ritters Lane  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Martha & Brian Bystry

Special Exception for a Class B Office Building in a R-O zone.

HEARING: Tuesday, June 13, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon  
Director

C: Martha & Brian Bystry, 10 Ritters Lane, Owings Mills 21117  
Joe McGraw, JST Engineering Co. Inc., 6912 North River Drive, Balto. 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 29, 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, May 25, 2000 Issue – Jeffersonian

Please forward billing to:

Martha & Brian Bystry  
10 Ritters Lane  
Owings Mills, MD 21117

410-356-9096

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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: 00-453-X  
10910 Reisterstown Road  
SW/S Reisterstown Road, 399' NW of centerline Ritters Lane  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Martha & Brian Bystry

Special Exception for a Class B Office Building in a R-O zone.

HEARING: Tuesday, June 13, 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.



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

June 8, 2000

Mr. Joe McGraw  
JST Eng. Co., Inc.  
6912 North River Road  
Baltimore MD 21220-1059

Dear Mr. McGraw:

RE: Case Number 00-453-X , 10910 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 2000.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

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



Baltimore County  
Fire Department

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

May 16, 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: CHESAPEAKE & YORK, LLC - 448  
BRIAN PAUL BYSTRY, MARTHA A. BYSTRY - 453  
WHEELLESS ENTERPRISES, INC. - 458

Location: DISTRIBUTION MEETING OF May 15, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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 *RBS*  
DATE: June 6, 2000  
SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of May 15, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
447	6505 Gardenwick Road
448	321 York Road
449	2416 Ellis Road
451	315 Stonewall Road
452	2001 Bluemont Road
453	10910 Reisterstown Road
456	11341-11347 Holter Road
457	9709 Beaver Dam Road
458	6902 Holabird Avenue
459	143 Carolstowne Road



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** July 14, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 22, 2000  
Item Nos. 446, 447, 448, 449, 450, 451,  
452, 453, 456, 457, 459, 460, 461

**and**

Case #99-320-SPHXA

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

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 19, 2000

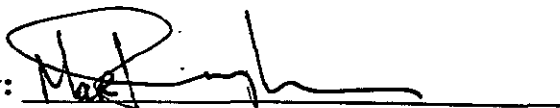
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case 447, 449, 450, 452 and 453

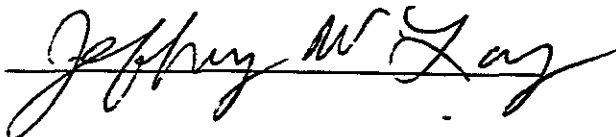
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 5-15-00

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

RE: Baltimore County  
Item No. 453

JRA

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.', written over a horizontal line.

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

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

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

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Joe McGrady  
Charles M. Gilmore

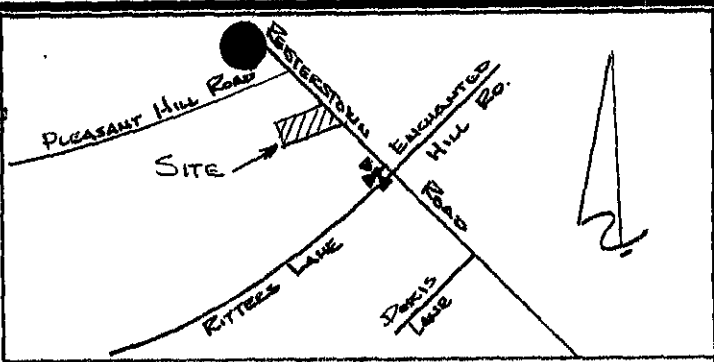
ADDRESS

6912 North River Dr.  
10 Potters Lane



NOTES (CONTINUED)

- 12. THERE IS NO SIGN PLANNED AT THE CURRENT TIME.
- 13. PRIVATE SEPTIC SYSTEM FOR THIS SITE IS LOCATED BETWEEN THE BLDG. ON THIS SITE AND THE BLDG. KNOWN AS #10 RITTERS LANE



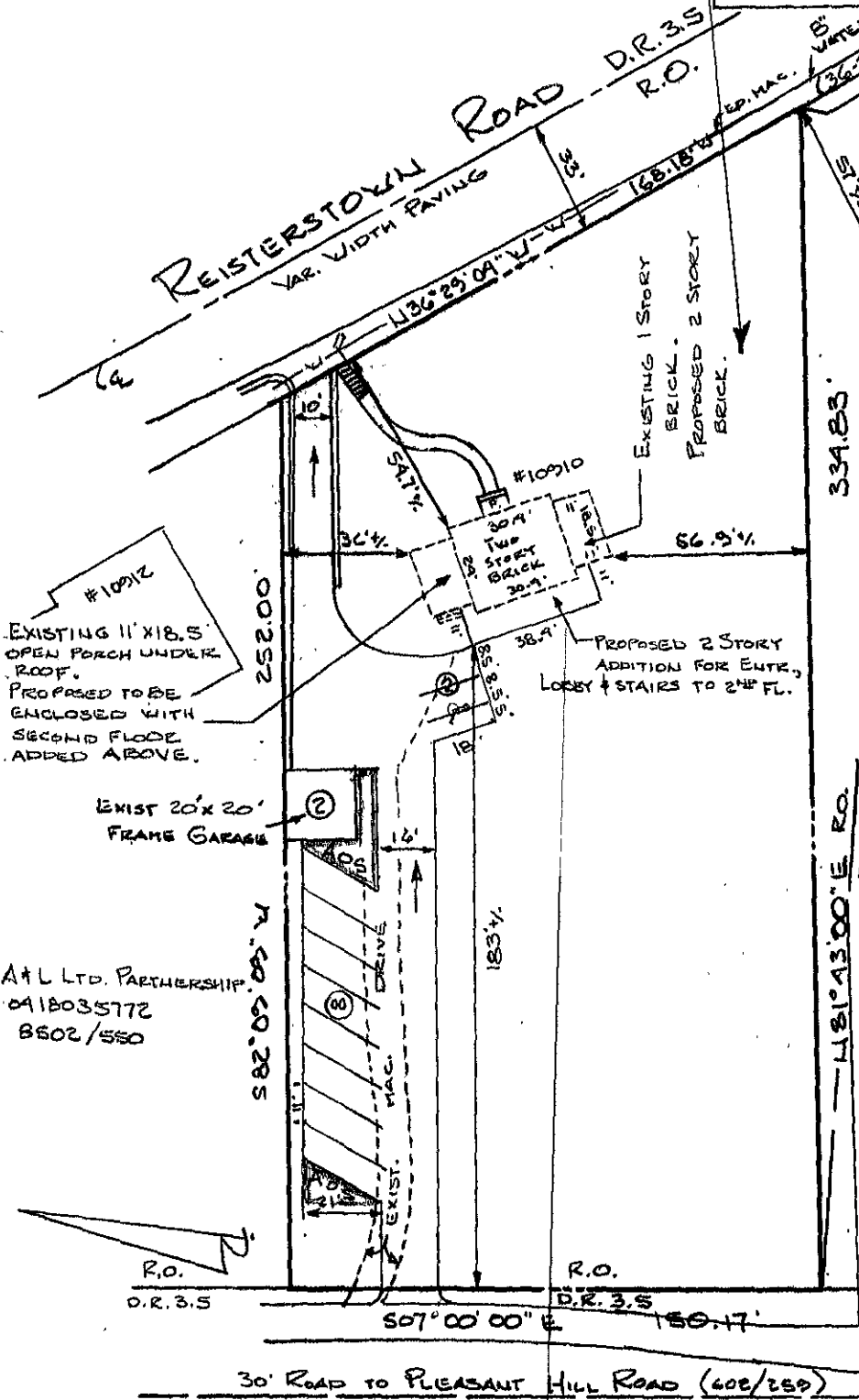
VICINITY SKETCH

SCALE: 1" = 1000'

NOTE: THE STRUCTURE ON THIS LOT IS A CLASS "B" OFFICE BUILDING CONTAINING GENERAL OFFICES.  
 (K/A. #10 RITTERS LANE)  
 BRIAN + MARTHA A. BYSTRY  
 0413055550 12901/74

GENERAL NOTES:

1. OWNERS: BRIAN P. + MARTHA A. BYSTRY  
 10910 REISTERSTOWN ROAD  
 BALTIMORE, MD. 21117-2504  
 (410) 356-9096
2. ZONING: RO (MAP NW 12-I)
3. DEED REFERENCE: M067/136
4. TAX ACCT.#: 0423036020
5. AREA: NET - 43,732.86% S.F. (1.0040% ACS)  
 GROSS - 43,732.86 + (30 x 148.18) = 48,778.26% S.F. (1.120% ACS.)
6. BLDG. AREA (PROPOSED)  
 1ST + 2ND FLOOR 1,468 SQ. FT. EACH  
 TOTAL = 2,936 SQ. FT.
7. PARKING: REQUIRED  $\frac{2936}{1000} \times 3.3 = 10.69$   
 PROPOSED = 12
8. THERE ARE NO KNOWN PRIOR PERMITS, CRG HEARINGS, ZONING HEARINGS OR WAIVERS FOR THIS SITE.
9. PROPOSED USE OF SITE IS FOR GENERAL OFFICES.
10. FLOOR AREA RATIO:  
 $\frac{2936}{48778.26} = 0.060$
11. AMENITY OPEN SPACE:  
 REQ: 7% (2244) = 157 SQ. FT.  
 PROPOSED: 361 SQ. FT.



A+L LTD. PARTNERSHIP  
 0418035772  
 BS02/SS0

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING FOR

10910 REISTERSTOWN ROAD  
 4TH ELECTION DISTRICT  
 3RD COUNCILMANIC DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 21117

ITEM # 00-453-X

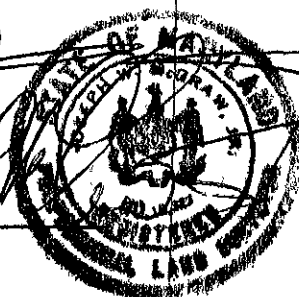
PLAN PREPARE BY:

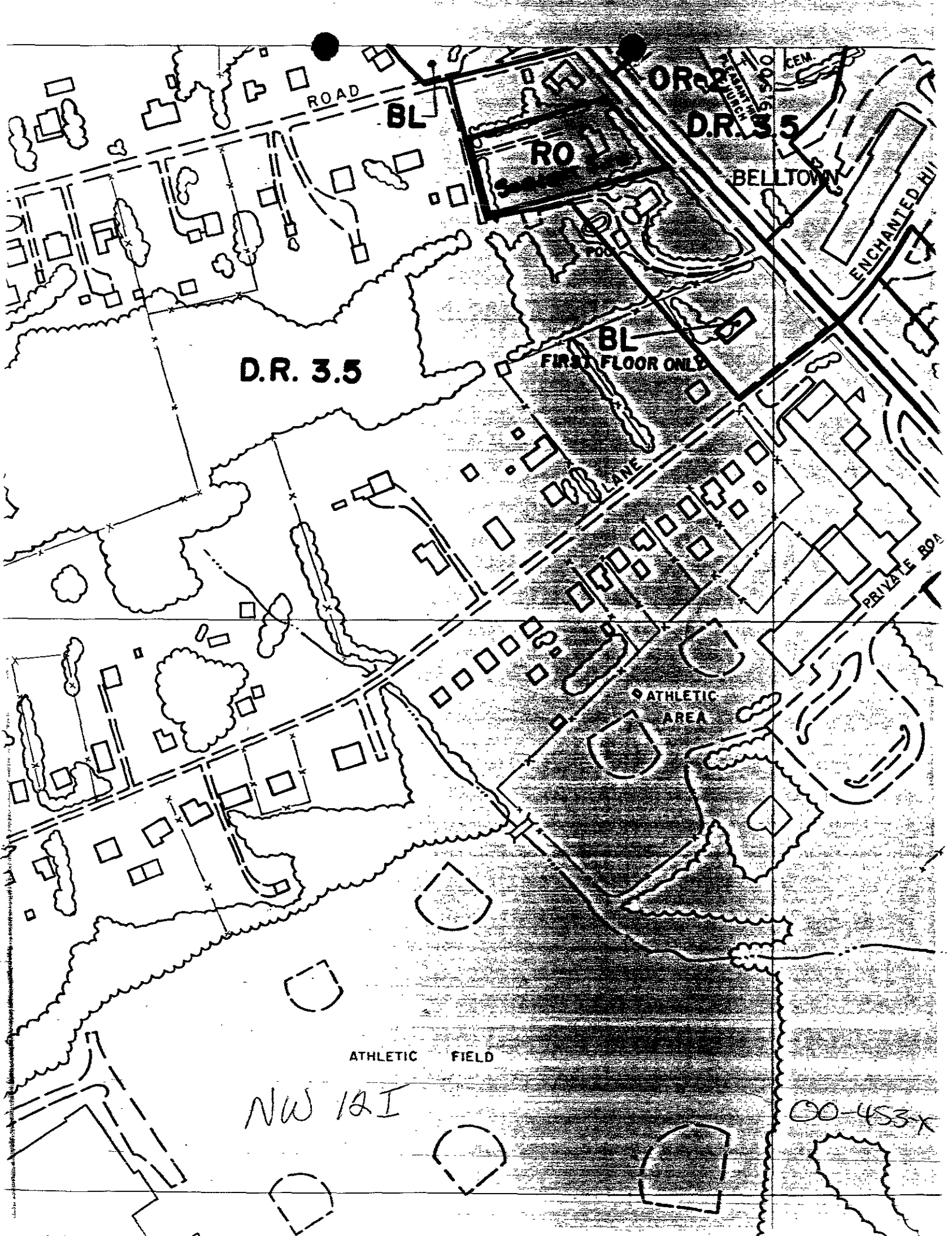
J.S.T. Engineering Co., Inc.  
 6912 North River Drive  
 Baltimore, MD. 21220  
 410 335-9142 Fax 410 335-9144

Scale: 1" = 50' Date: 1-20-00

*Pet. Pl. #1*

00-453-X





ROAD

BL

OR

D.R. 35

BELLTOWN

ENCHANTED HILL

D.R. 3.5

BL  
FIRST FLOOR ONLY

LANE

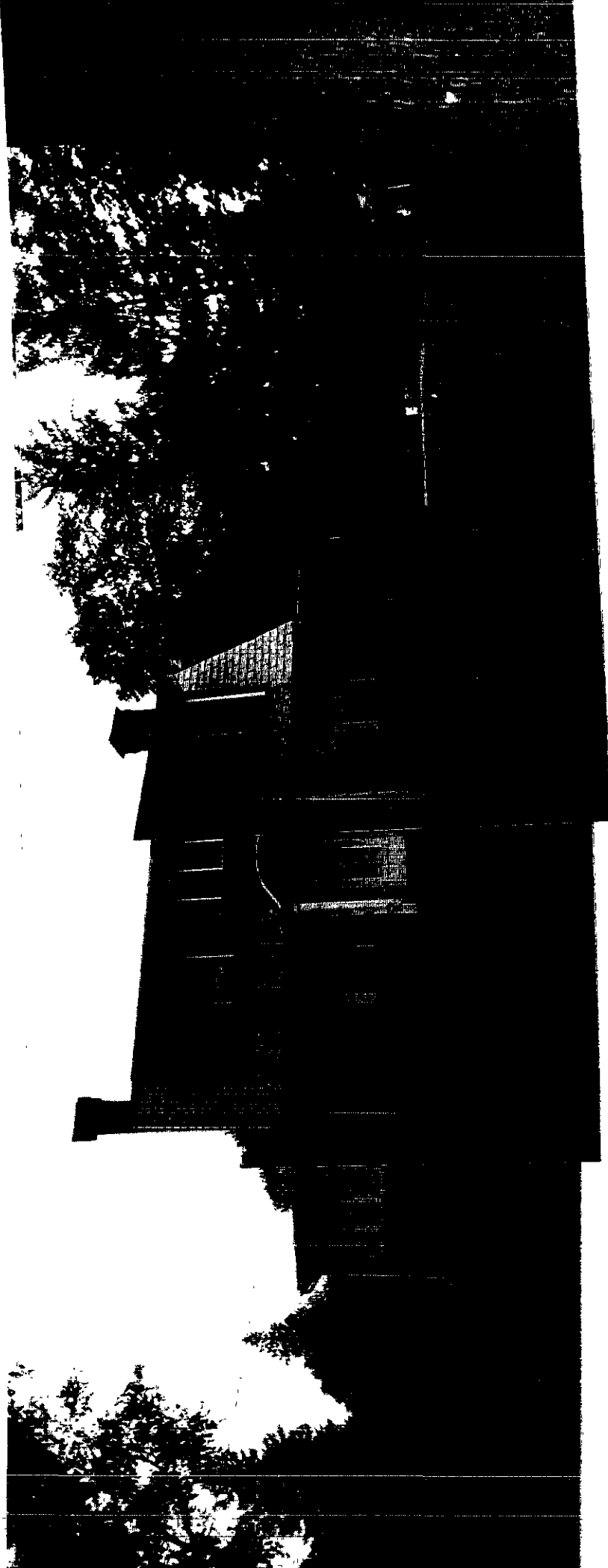
PRIVATE ROAD

ATHLETIC AREA

ATHLETIC FIELD

NW 121

00-453-X



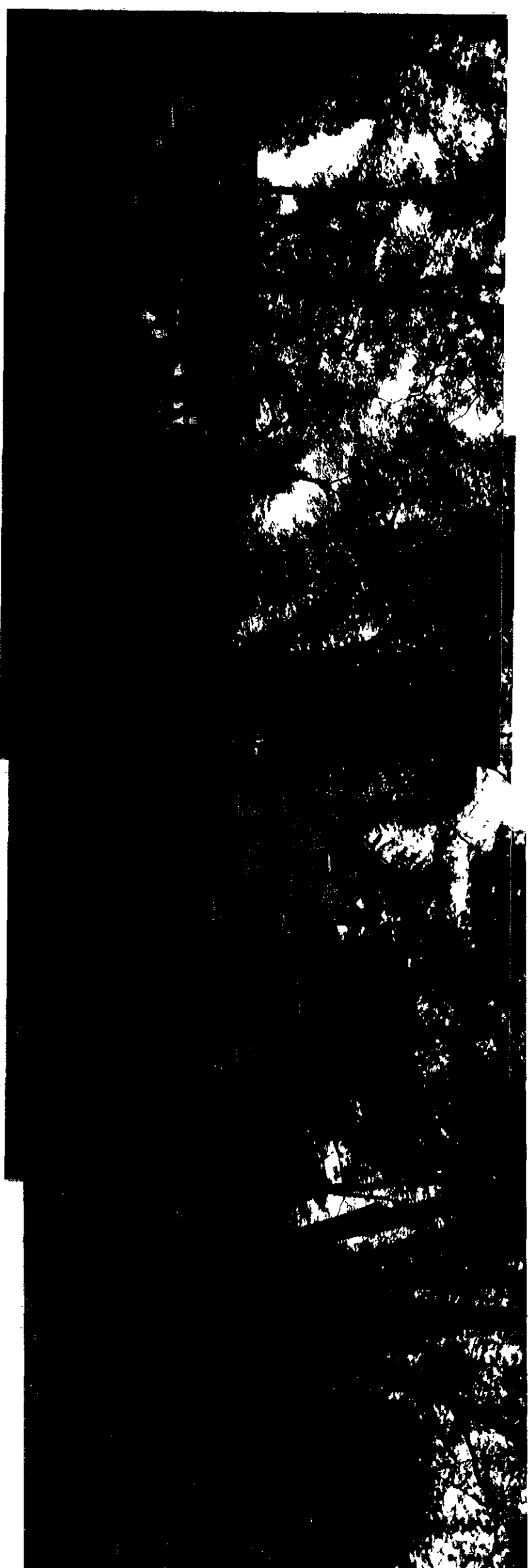
VIEW OF FRONT OF EXIST. HSE. - EASTERN EXPOSURE  
(FROM REISTERSTOWN ROAD  $\frac{3}{4}$  MILE  $\frac{1}{2}$ .)

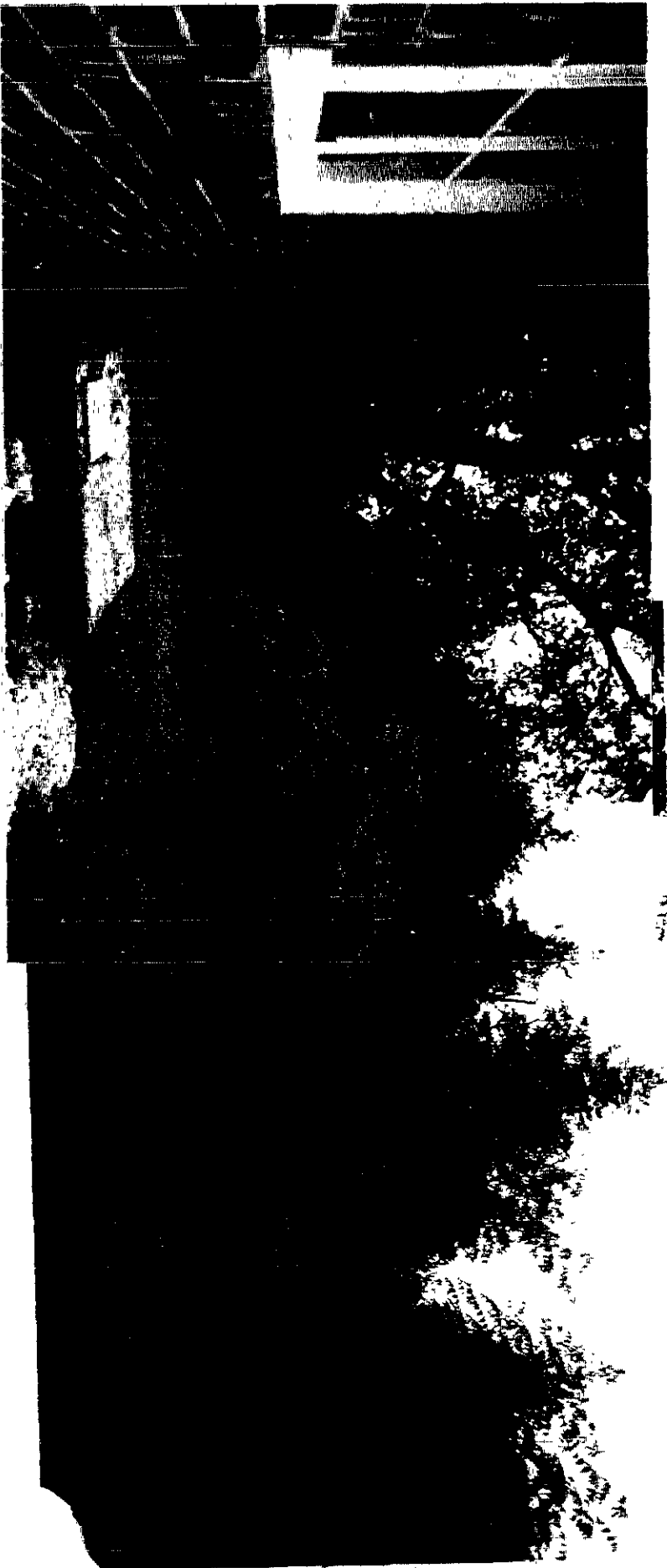


SOUTHERN EXPOSURE

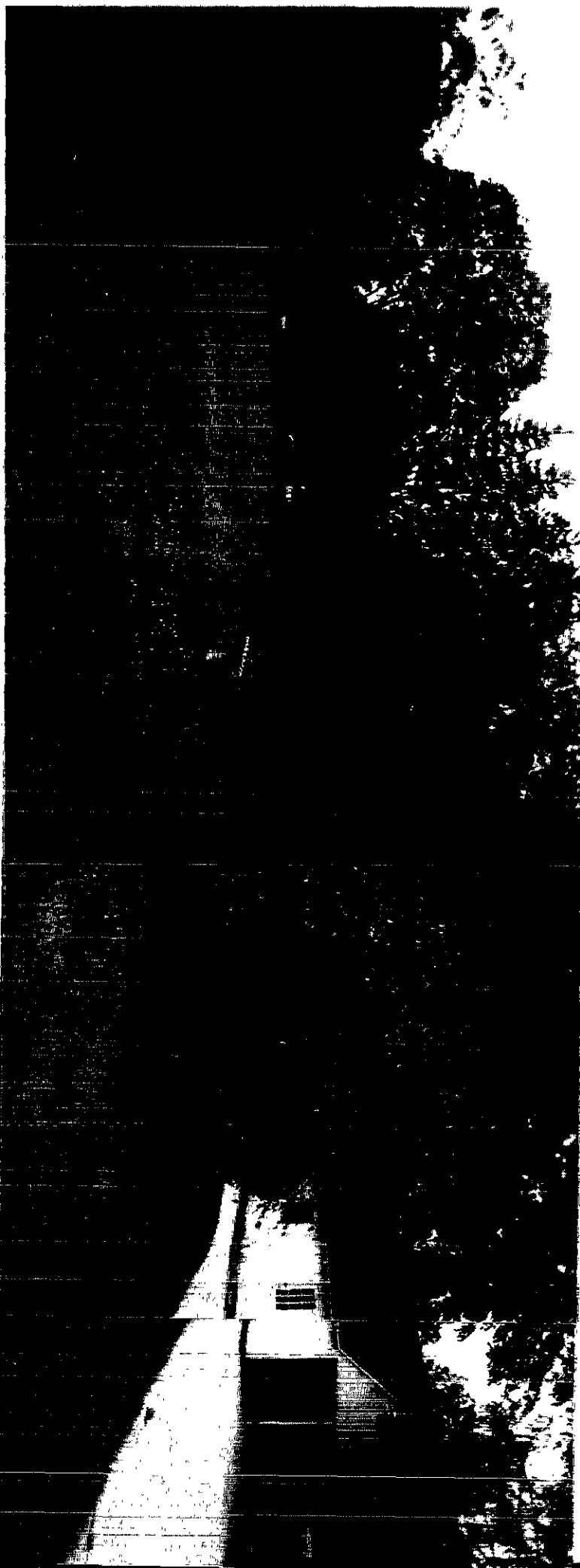


View of South Property Line  
From S/E of House

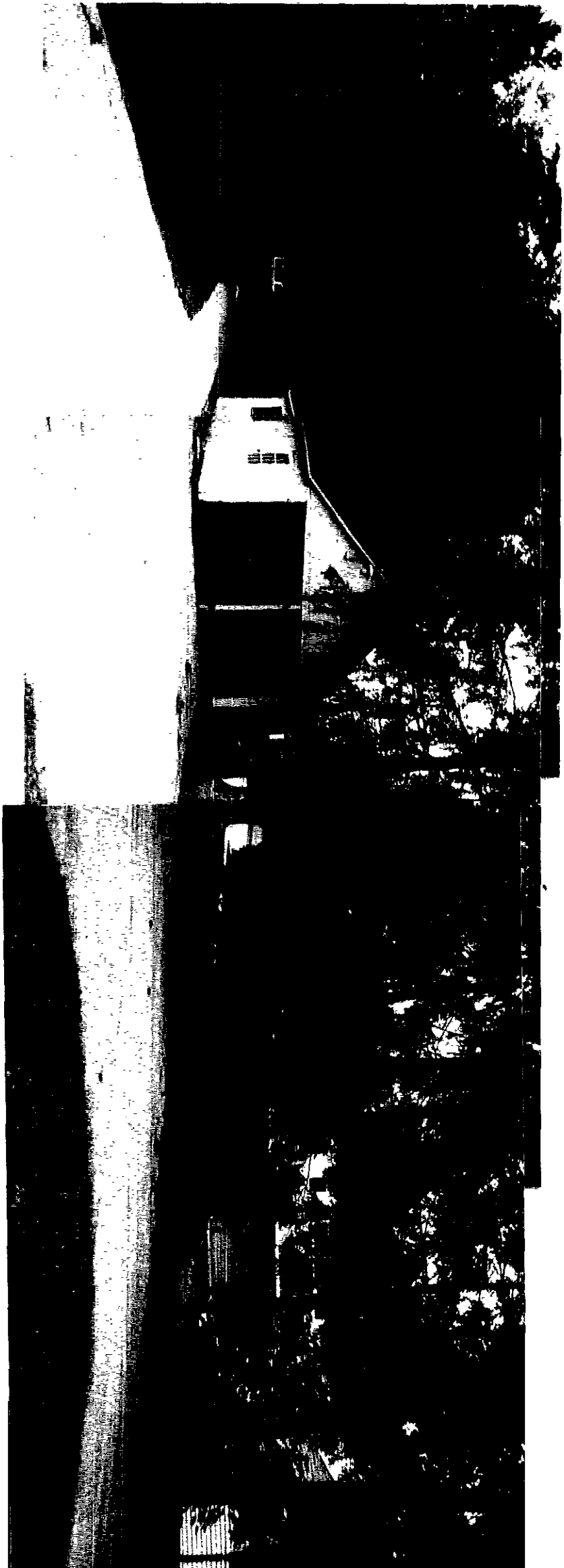




PANORAMIC VIEW OF REAR YARD



View of North R  
From N/S of House





VIEW OF BUSINESS TO NORTH  
(FROM FRONT OF GARAGE)

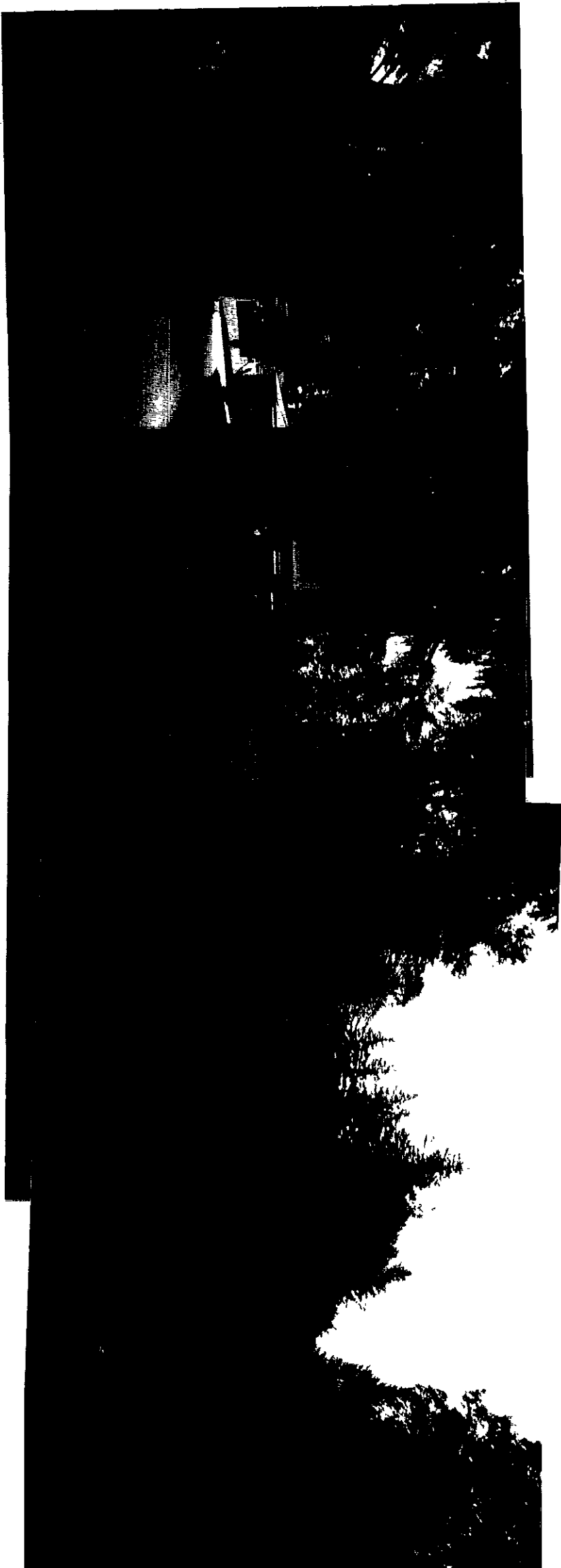


VIEW OF BUSINESS TO NORTH  
(FROM REAR OF GARAGE)

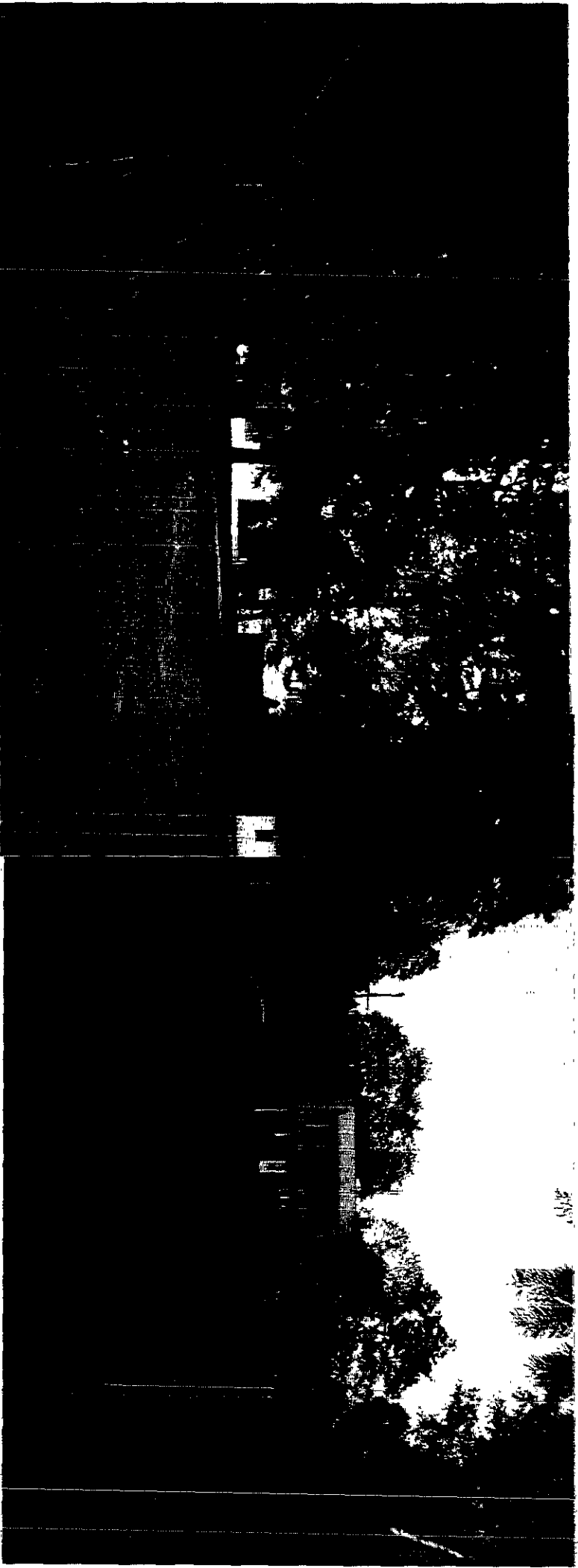


VIEW OF NORTH & WEST ELEVATIONS

View of Rear Yard from Driveway @ West R



VIEW OF REAR YARD FROM CENTER OF WEST RE







VIEW OF PROPERTY TO WEST (IN REAR)

