

IN RE: PETITIONS FOR SPECIAL HEARING,	*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE		
S/S Sparrows Point Road, 400' E	*	DEPUTY ZONING COMMISSIONER
centerline Lakeview Avenue		
15th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
(2311 Sparrows Point Road)	*	CASE NO. 00-471-SPHXA
Richard and Catherine Staszak	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing, Special Exception and Variance filed for property located at 2311 Sparrows Point Road. The subject property is consists of 1.618 acres, more or less, split zoned BL and DR 5.5. The subject property is improved with an existing tavern known as "The Full House Saloon". The subject tavern has existed on Sparrows Point Road since 1933. The property is also improved with parking for the patrons and customers of the tavern.

The owners of the subject property, Richard and Catherine Staszak, propose to construct an addition on the side of the existing tavern as shown on Petitioners' Exhibit No. 1, the site plan of the property. In order to proceed with the addition, the Petitioners must bring the property into compliance with current regulations. Therefore, they are requesting a special hearing to allow business parking in the residentially zoned portion of the property, a special exception to allow living quarters on the second floor of the tavern and variances from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- a. A variance from Section 1B01.1.B.1.0 (2) to permit a 0 ft. setback in lieu of the required 75 ft. and a 0 ft. buffer in lieu of 50 ft. for RTA; and
- b. A variance from Section 409.8.A.1 to permit a 0 ft. setback and buffer in lieu of the requirements as set forth in the landscape manual.

ORDER RECEIVED FOR FILING

Date 7/24/00
By J. J. Jameson

All of these requests are for conditions that have existed on the property for many years. For example, there have always been living quarters on the second story of the tavern. However, those living quarters were never formally approved by way of a special exception request. Therefore, in addition to constructing the addition on the side of the tavern, the Petitioners have requested additional relief to bring the entire site into compliance with the B.C.Z.R.

The addition proposed by the Petitioners will allow their business to compete with the other taverns and restaurants in the Sparrows Point area. The Petitioners will be bringing the property into compliance with ADA requirements, as far as bathrooms and access to the property. Furthermore, the addition will allow for a larger dining area for their customers and patrons.

After considering the testimony and evidence, and the lack of opposition, I find that the Petitioners special hearing, special exception and variance requests shall be granted.

It is clear that the B.C.Z.R. permits the use proposed in a BL and DR 5.5 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.

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 B.C.Z.R. The Petitioners has 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 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.

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.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the requested relief should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of July, 2000, that the Petitioners' Request for Special Exception to allow living quarters on the second floor of the tavern, be and is hereby GRANTED.

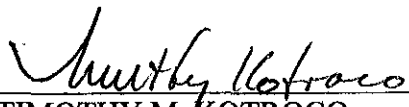
IT IS FURTHER ORDERED, that the Petition for Special Hearing to allow business parking in the residentially zoned portion of the property, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Variance filed requesting the following relief from the Baltimore County Zoning Regulations (B.C.Z.R.):

- a. A variance from Section 1B01.1.B.1.0 (2) to permit a 0 ft. setback in lieu of the required 75 ft. and a 0 ft. buffer in lieu of 50 ft. for RTA; and
- b. A variance from Section 409.8.A.1 to permit a 0 ft. setback and buffer in lieu of the requirements as set forth in the landscape manual.

be and is hereby GRANTED, subject, however, to the restrictions listed below which are conditions 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 this 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.
2. The Petitioners shall be required to submit a landscape plan for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County.
3. When applying for a building permit, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Case 7/24/00
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

July 24, 2000

Mr. & Mrs. Richard J. Staszak
2644 Masseith Avenue
Baltimore, Maryland 21219

Re: Petition for Special Hearing, Special
Exception and Variances
Case No 00-471-SPHXA
Property: 2311 Sparrows Point Road

Dear Mr. & Mrs. Staszak:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Hearing, Exception and Variances 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 black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



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

June 29, 2000

Mr. & Mrs. Richard J. Staszak
2644 Masseth Avenue
Baltimore, MD 21219

Dear Mr. & Mrs. Staszak:

RE: Case Number 00-471-SPHXA, 2311 Sparrows Point Road

The above matter, previously scheduled for July 5, 2000, has been postponed at your request because you did not receive a hearing notice and the property was not posted. The hearing has been **rescheduled for Thursday, July 20, 2000 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. **The property must be posted by July 5, 2000.**

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

AJ:scj

C: George McClelland, 25 Waterview Road, Baltimore, MD 21222





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2311 SPARROWS POINT RD.
which is presently zoned BL & DR 5.5

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

to permit business parking in a residential zone
and a modified parking plan.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

RICHARD J. STASZAK

Name - Type or Print

Signature

CATHERINE STASZAK

Name - Type or Print

Signature

2644 MASSETH AVE 410-477-9701

Address

Telephone No.

BALTIMORE MD 21219

City

State

Zip Code

Representative to be Contacted:

GEORGE MCCLELLAND

Name

25 WATERVIEW RD 410-477-9136

Address

Telephone No.

BALTIMORE MD 21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING _____

Reviewed By MTK Date 5/12/00

Case No. 00-471-SPHXA

REV 9/15/98

ORDER RECEIVED FOR FILING



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2311 Sparrows Point Rd
which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Living quarters in a Commercial Zone & Building

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):

Richard J. Staszak
Name - Type or Print

Richard J. Staszak
Signature

Catherine Staszak
Name - Type or Print

Catherine Staszak
Signature

2644 Massoth Ave. 410-477-9701
Address Telephone No.

Baltimore Md 21219
City State Zip Code

Representative to be Contacted:

George McLelland
Name

25 Waterview Rd 410-477-9136
Address Telephone No.

Baltimore Md 21222
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 hr

UNAVAILABLE FOR HEARING

Reviewed By MTA Date 5/12/98

Case No. 00-471-SPHXA

FILED 5/15/98

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2311 SPARROWS POINT RD

which is presently zoned BL&DR5.5

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) 1 B01.1-B-1.0. (2) to permit

a 0' setback in lieu of 75' and a 0' buffer in lieu of 50' (for R.T.A.)
409.8.A.1 to permit a 0' setback & buffer in lieu of the requirements as set forth in the landscape manual

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

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. GG-471-SPHXA

Date 9/15/98

Legal Owner(s):

RICHARD J. STASZAK

Name - Type or Print

Signature

CATHERINE STASZAK

Name - Type or Print

Signature

2644 MASSETH AVE 410-477-9701

Address

Telephone No.

BALTIMORE

MD

21219

City

State

Zip Code

Representative to be Contacted:

GEORGE McCLELLAND

Name

25 WATERVIEW RD 410-477-9136

Address

Telephone No.

BALTO.

MD

21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING

Reviewed By mtic Date 5/12/04

ORDER RECEIVED FOR FILING

Date

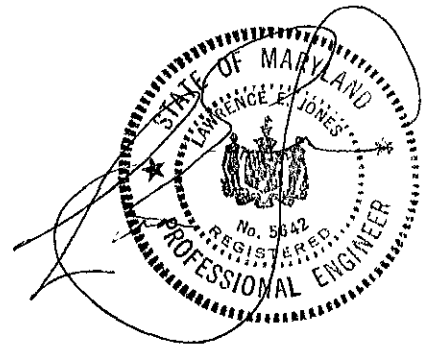
By

ZONING DESCRIPTION FOR A USE PERMIT FOR
BUSINESS PARKING IN A RESIDENTIAL ZONE
2311 SPARROWS POINT RD.

Beginning at a point which is S 00 deg. 10 min. 20 sec. E, 150' from a point on the south side of Sparrows Point Rd. which is 30 feet wide 400' East of the centerline of Lake Ave. which is 30' wide.

Thence the following courses and distances: N 88 deg. 16 min. 40 sec. E 114.00', S 00 deg. 10 min. 20 sec. E 120.00', S 88 deg. 16 min. 40 sec. W 114.00', N 00 deg. 10 min. 20 sec. W 120.00' to the point of beginning, containing 13,680 square feet.

Being part of lot # 1, Group # 82 in the subdivision of Stanley W. Rodgers Sr. as recorded in Baltimore County Plat Book # 7008, Folio # 143. Also known as 2311 Sparrows Point Rd. and located in the 15th election district, 7th councilmanic district.



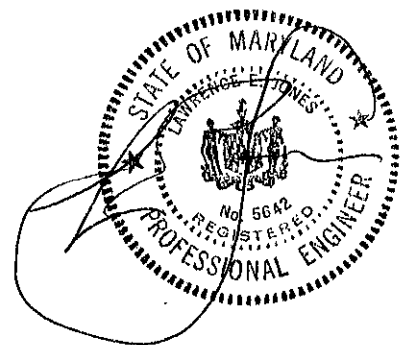
471

00-471-SPNXA

ZONING DESCRIPTION FOR
SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL ZONE
2311 SPARROWS POINT RD.

Beginning at a point on the South side of Sparrows Point Rd. which is 30 feet wide at the distance of 400 feet east of the centerline of Lakeview Ave. which is 30 feet wide. Thence the following bearings and distances:
N 88 deg. 16 min. 40 sec E 114.00 ft., S 00 deg. 10 min. 20 sec. E 150', S 88deg. 16 min. 40 sec. W 114.00 ft., N 00 deg 10 min. 20 sec. W 150 ft to the point of beginning, containing 21600 square feet.

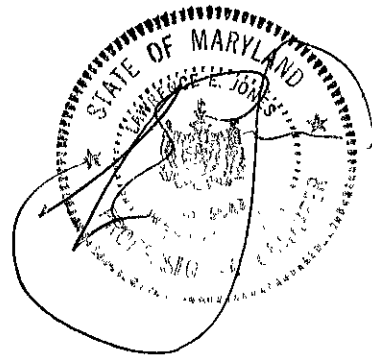
Being part of lot # 1, Group # 82 in the subdivision of Stanley W. Rodgers Sr. as recorded in Baltimore County Plat Book # 7008, Folio # 143. Also known as 2311 Sparrows Point Rd. and located in the 15th election district, 7th councilmanic district.



00-471-SPH
#471 XA

ZONING DESCRIPTION FOR
2311 SPARROWS POINT RD.

Beginning at a point on the South side of Sparrows Point Rd. which is 30 feet wide at the distance of 400 feet east of the centerline of Lakeview Ave. which is 30 feet wide. Being lot # 1, Group # 82 in the subdivision of Stanley W. Rodgers Sr. as recorded in Baltimore County Plat Book # 7008, Folio # 143, containing 70,482 square feet. Also known as 2311 Sparrows Point Rd. and located in the 15th election district, 7th councilmanic district.



471
00-471-SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 001370

DATE 5/2/80 ACCOUNT 6001-615

AMOUNT \$ 600.00

RECEIVED FROM: Paul D. McClellan 234 3rd St. N.E.

FOR: 670 — 234 3rd St. N.E. — 740

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

FOR DEPOSIT
FIVE HUNDRED
DOLLARS
TO THE
BALTIMORE COUNTY
TREASURER'S OFFICE
FOR DEPOSIT
IN THE
FUND FOR
THE
BALTIMORE
COUNTY
TREASURER'S
OFFICE
FOR DEPOSIT
IN THE
FUND FOR
THE
BALTIMORE
COUNTY
TREASURER'S
OFFICE

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: #00-471-SPHXA

2311 Sparrows Point Road

S/S Sparrows Point Road, 400' E of c/o Lakeview Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Richard J. Staszak and Catherine Staszak

Hearing: Wednesday, July 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

Special Hearing: to permit business parking in a residential zone and a modified parking plan. Special Exception: for living quarters in a commercial building. Variance: to permit a zero foot setback in lieu of 75 feet and a zero foot buffer in lieu of 50 feet for R.T.A.; and to permit a zero foot setback and buffer in lieu of the requirements as set forth in the landscape manual.

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.

JT/6/894 June 20

G398488

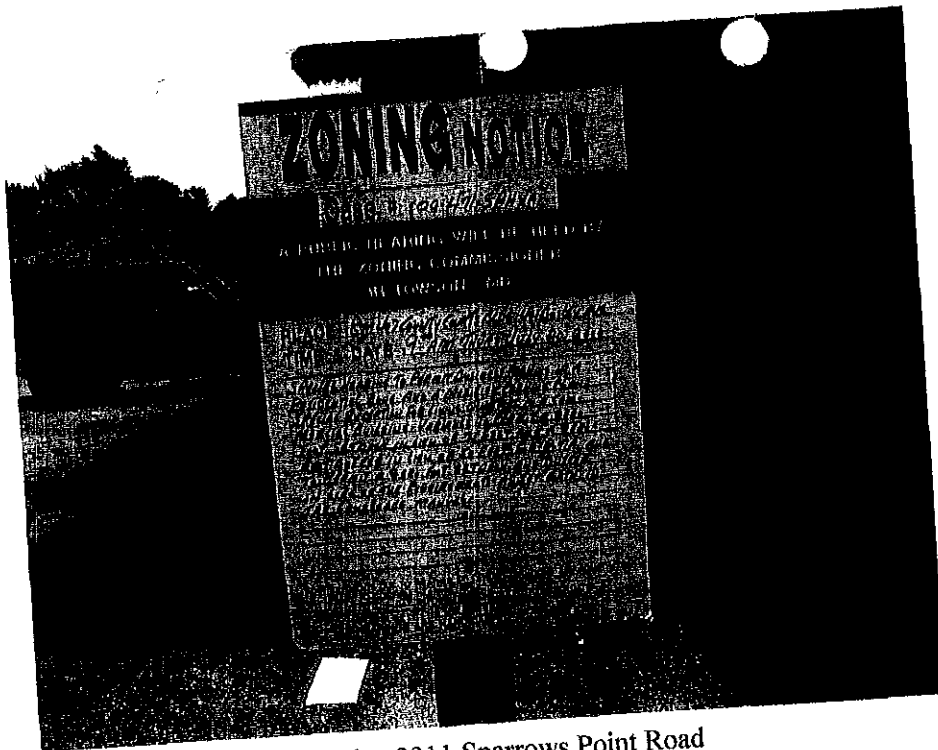
CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 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 6/20/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



Posted at 2311 Sparrows Point Road

CERTIFICATE OF POSTING

**RE: CASE #00-471-SPHXA
PETITIONER/DEVELOPER
(Richard J. Staszak)
DATE OF Hearing
(7-20-00)**

**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**

2311 Sparrows Point Road Baltimore , Maryland 21219_____

THE SIGN(S) WERE POSTED ON _____ 7-5-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

2311 Sparrows Point Road, S/S Sparrows Pt Rd,
400' E of c/I Lakeview Ave
15th Election District, 7th Councilmanic

Legal Owner: Richard J. & Catherine Staszak
Petitioner(s)

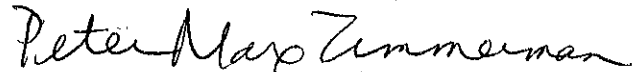
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-471-SPHXA

* * * * *

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.



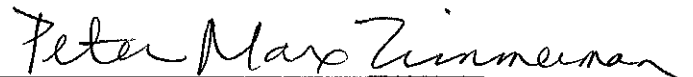
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 24th day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to George McClelland, 25 Waterview Road, Baltimore, MD 21222, representative for Petitioners.



PETER MAX ZIMMERMAN



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 13, 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: 00-471-SPHXA
2311 Sparrows Point Road
S/S Sparrows Point Road, 400' E of c/l Lakeview Avenue
15th Election District – 7th Councilmanic District
Legal Owner; Richard J. Staszak and Catherine Staszak

HEARING: Wednesday, July 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

Special Hearing to permit business parking in a residential zone and a modified parking plan. Special Exception for living quarters in a commercial building. Variance to permit a zero foot setback in lieu of 75 feet and a zero foot buffer in lieu of 50 feet for R.T.A.; and to permit a zero foot setback and buffer in lieu of the requirements as set forth in the landscape manual.

Arnold Jablon
Director

C: Richard & Catherine Staszak, 2644 Masseth Avenue, Baltimore, MD 21219
George McClelland, 25 Waterview Road, Baltimore, MD 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 20, 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.



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

TO: PATUXENT PUBLISHING COMPANY
June 20, 2000 Issue – Jeffersonian

Please forward billing to:
George McClelland
25 Waterview Road
Baltimore, MD 21222
410-477-9136

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: 00-471-SPHXA
2311 Sparrows Point Road
S/S Sparrows Point Road, 400' E of c/l Lakeview Avenue
15th Election District – 7th Councilmanic District
Legal Owner; Richard J. Staszak and Catherine Staszak

HEARING: Wednesday, July 5, 2000 at 9:00 a.m. in Rom 407, County Courts Building,
401 Bosley Avenue, Towson, MD.

Special Hearing to permit business parking in a residential zone and a modified parking plan. Special Exception for living quarters in a commercial building. Variance to permit a zero foot setback in lieu of 75 feet and a zero foot buffer in lieu of 50 feet for R.T.A.; and to permit a zero foot setback and buffer in lieu of the requirements as set forth in the landscape manual.

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-471-SPHXA

Petitioner: Richard J. Staszak

Address or Location: 2311 Sparrows Point Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: George McLolland

Address: 25 Waterview Rd
Baltimore, MD 21222

Telephone Number: 410-477-9136

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 29, 2000
Item Nos. 463, 464, 466, 467, 468, 469,
470, 471, 472, 473, 474, 475, and 476

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

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: June 1, 2000

SUBJECT: Zoning Item #471
2311 Sparrows Point Road

Zoning Advisory Committee Meeting of May 22, 2000

- ☐ 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ 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).
 - ☒ Any increase in the amount of existing impervious surfaces would require a Critical Area Administrative Variance.

Reviewer: Keith Kelley

Date: May 24, 2000

75
110

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAY 30

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

DATE: May 29, 2000

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

SUBJECT: 2311 Sparrow Point Road

INFORMATION:

Item Number: 471

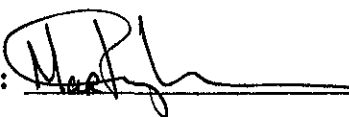
Petitioner: Richard J. and Catherine Staszak

Zoning: D.R. 5.5

Requested Action: Special Hearing, Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a business parking area in a residential zone and to modify the parking plan. However, the petitioner should submit a landscape plan for the entire site, and elevation drawings for the proposed addition to the Office of Planning for review and approval, prior to the issuance of any building permits.

Prepared by: 

Section Chief: 

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.22.00

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

RE: Baltimore County
Item No. 471

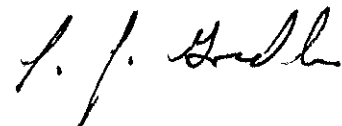
MJK

Dear, Ms. Jackson:

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 _____

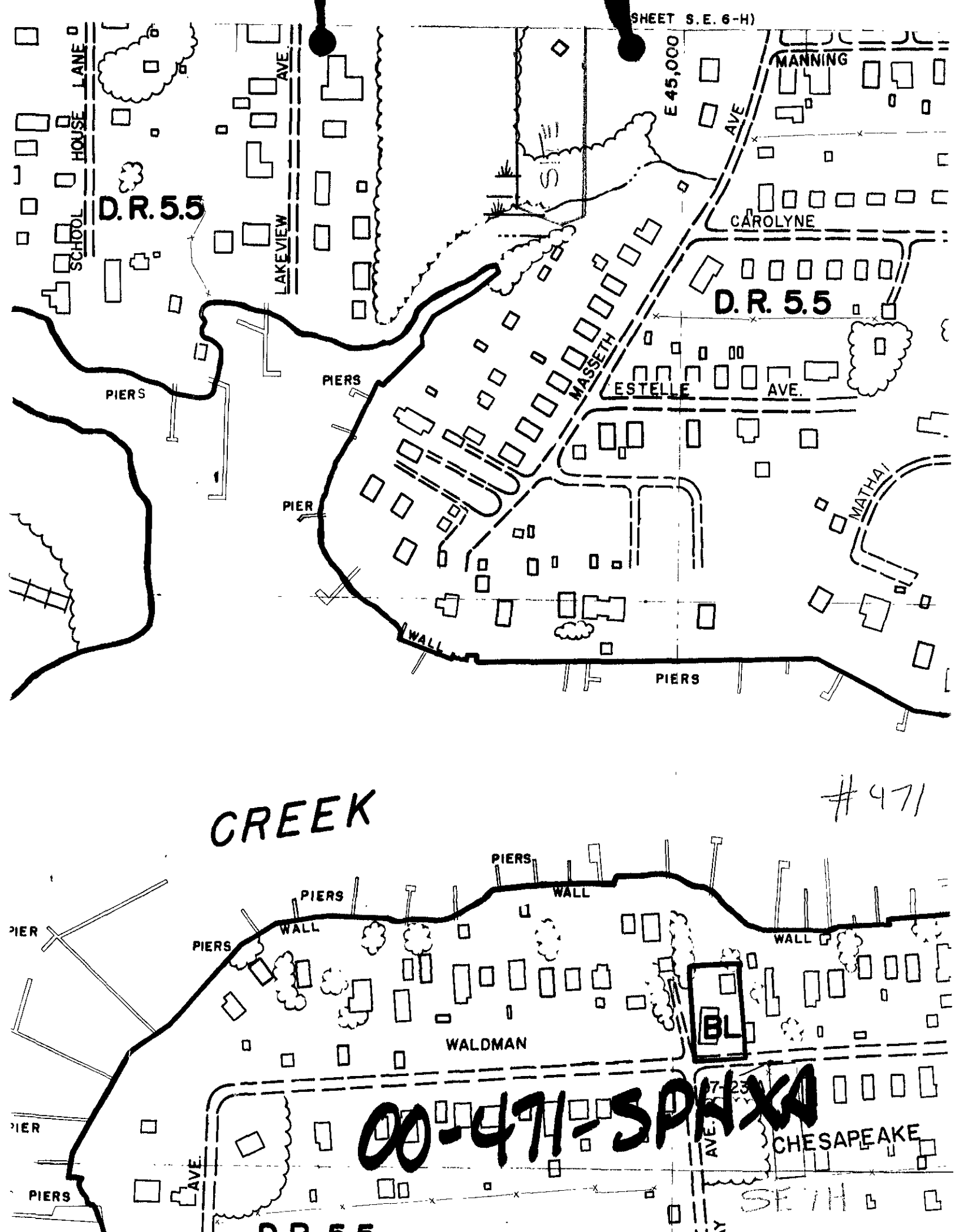
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

RECEIVED

JUN 22 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



D.R. 5.5

D.R. 5.5

CREEK

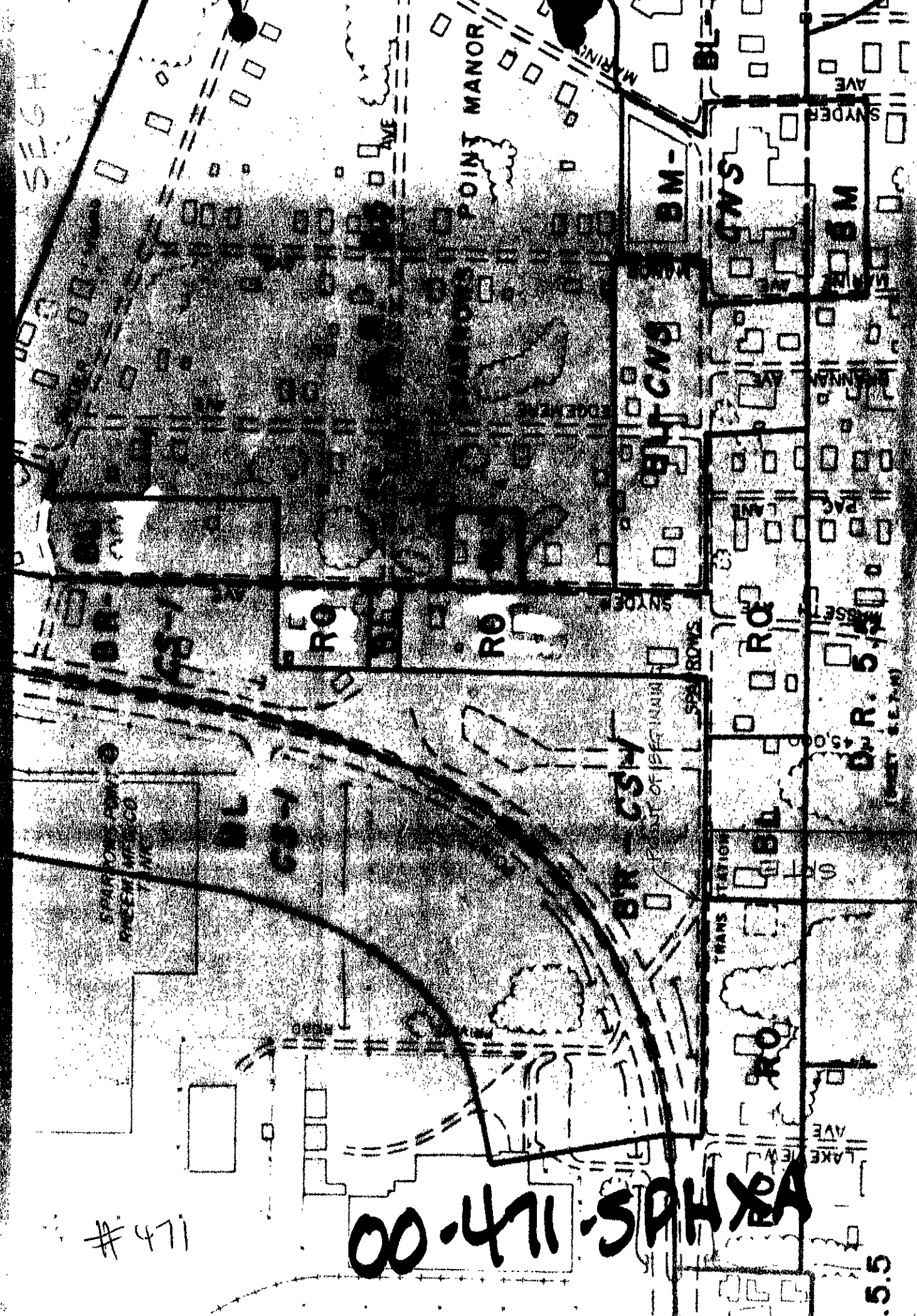
#471

00-471-SPHX4

BL

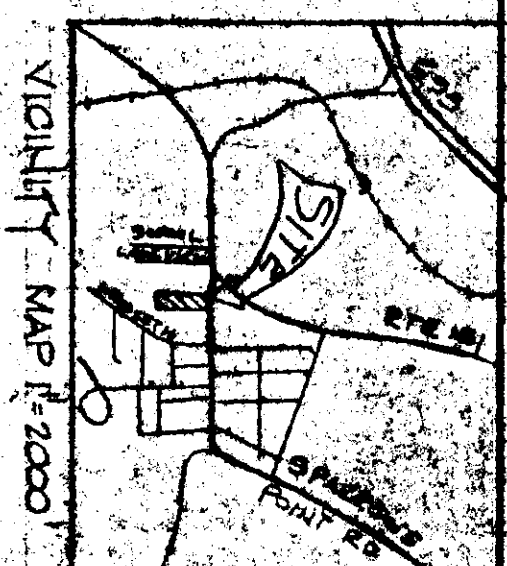
7-23

SE 7 H



#471

00-471-SPHXA



ZONING REQUESTS

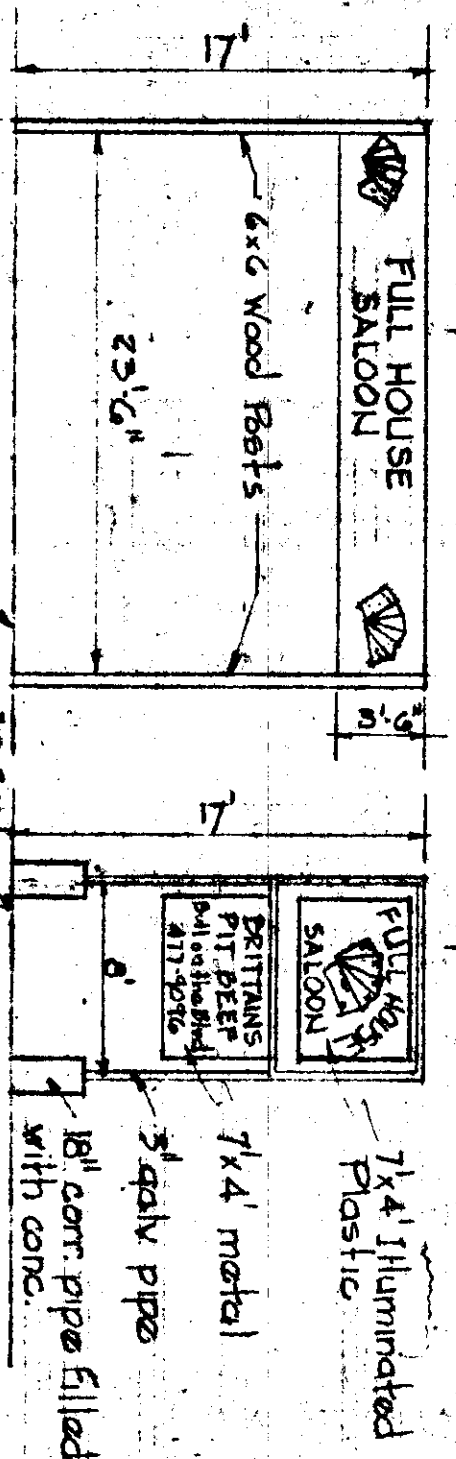
1. Special exception to permit living quarters in a commercial building.
2. Special hearing to permit business parking in a residential zone, and a modified parking plan.
3. Variances - Section 101.1.B.1.e. (2)
to permit a 0' setback in lieu of 7.5',
and a 0' buffer in lieu of 50' (for RTA),
Section 409.B.A.1 to permit a 0' setback and buffer in lieu of the requirements as set forth in the landscape manual.

$\frac{1}{2} = 40$

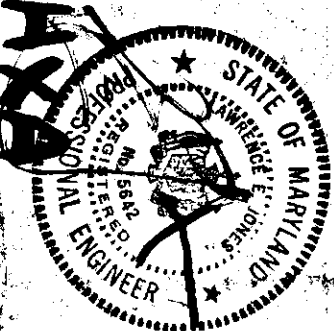
REMARKS

Typical space 9'x18', Handicap 16'x18'

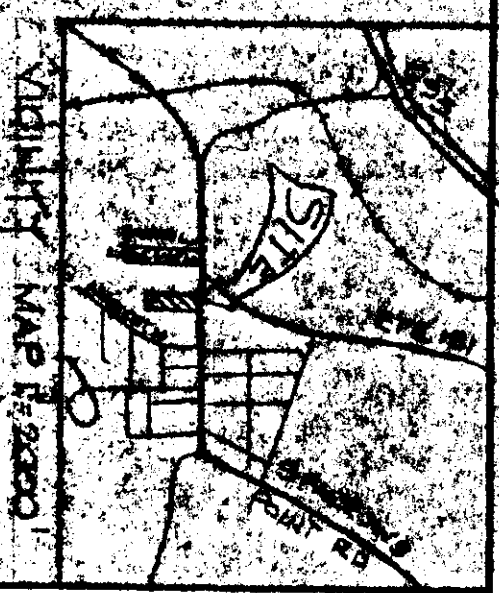
Existing Sign.



DATE: Jan 28, 1999 REV 1 3:30:00 REV 2 4:12:00
By: ndm Approved: lku S 1 of 3



00-471-SPM



P.O.B. Special reception for living quarters in commercial building

1. Special exception to permit living quarters in a commercial building
2. Special hearing to permit business parking in a residential zone, and a modified parking plan.
3. Variances - Section 101.1, B.1.e. (2)
 - to permit a 0' setback in lieu of 75'
 - and a 0' buffer in lieu of 50' (for R.T.A.)
- Section 109.8.A.1 to permit a 0' setback and buffer in lieu of the requirements as set forth in the landscape manual.

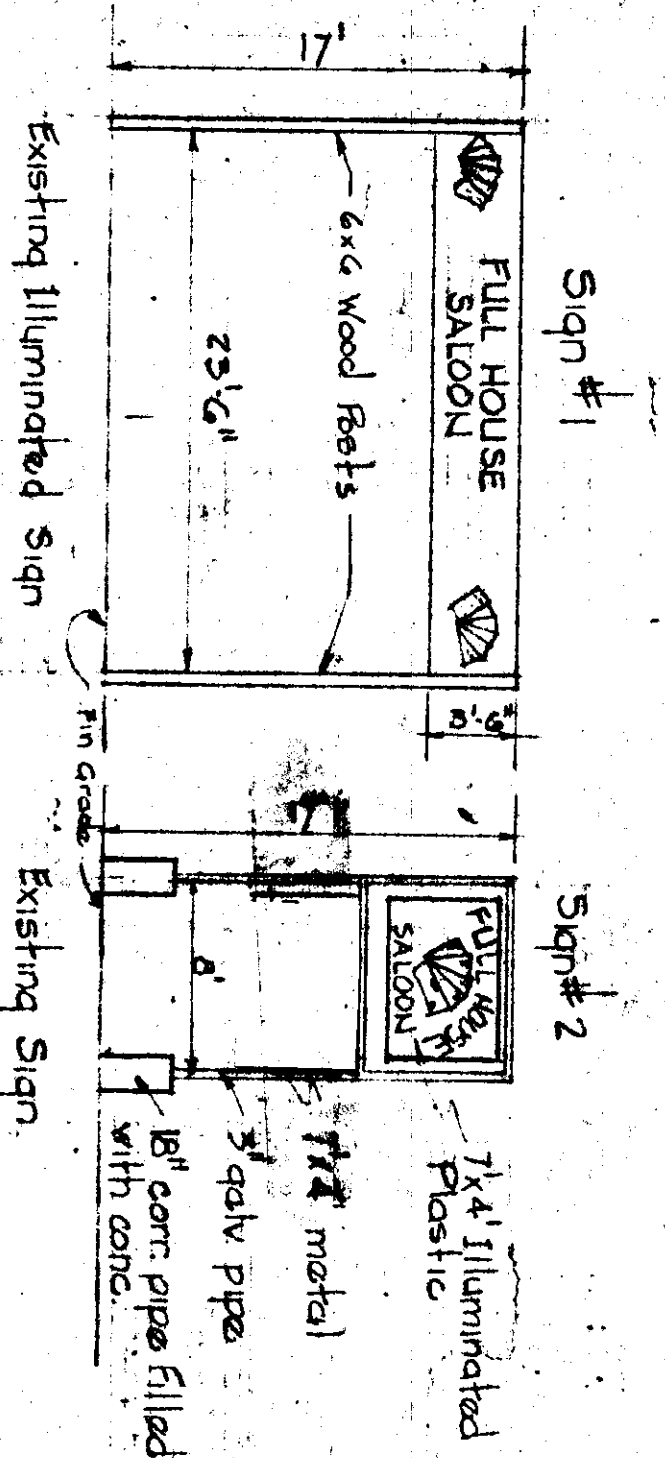
40

There are no single-family dwellings within 150' of the proposed parking area in the PR-5.5 zone; the proposed parking area lies adjacent to a land area zoned PR-5.5 less than 2 acres that would create an R.T.A. *

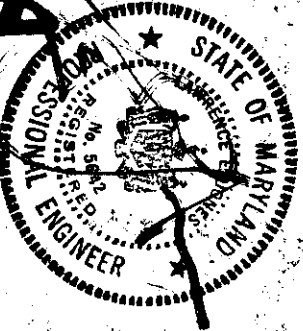
COMPLETIONS
 NET LOT AREA = 70,482 SF 1.418 AC
 GROSS LOT AREA = 72,192 SF
 AREA OF EXIST. & PROP. PLATS = 4362 SF
 FAR = 0.061
 EXISTING IMPERVIOUS = 26,944 SF + 4362 SF
 PROPOSED IMPERVIOUS = 26,111 SF + 4362 SF
 PARKING REQUIRED, FEES/DISC. = 2
 TAVENI 80/4000 SF x 2397 SF = 48

TOTAL REQUIRED: 50
TOTAL PROVIDED: 57 incl. 2 handicapped
Parking spaces on macadam, striped w/ cone
wheel stops affixed with shade pins.

Typical space 9'x18', Handicap 16'x18'

$$\frac{1}{8} = 0.125$$


00-471-SPHX



EUGENE R. JONES ASSOCIATES

944 Beaverbank Circle

Lowson, M.D. 21204 telephone: 410-296-7111

DATE: Jan 28, 1999 REV 1 3:30:00 REV 2 4:12:00
by: qdm Approved: LBJ
S 1 of 7