

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – N/S Stocksdale Avenue,
3100' W of the c/l Woodley Avenue * ZONING COMMISSIONER
(206 Stocksdale Avenue)
4th Election District * OF BALTIMORE COUNTY
3rd Council District *
Case No. 00-521-XA
Helen G. Warner, Legal Owner;
Stefan Hoffnagle, Contract Purchaser *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Helen G. Warner, and her son-in-law, Stefan Hoffnagle. The Petitioners request a special exception to allow the construction of a storage building for a landscaping business on the subject property, zoned R.C.4, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said building to be located 15 feet from both the rear and side property lines in lieu of the required 50 feet. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were Helen G. Warner, property owner, Stefan Hoffnagle, Contract Purchaser, his brother, Craig Hoffnagle, Olive Warner, and Diane Snyder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a roughly square-shaped parcel located on the north side of Stocksdale Avenue, just west of its intersection with Woodley Avenue in Reisterstown. The property contains a gross area of 3.3 acres, more or less, zoned R.C.4. and is improved with a single family dwelling. Although generally located in a rural/residential area; a Baltimore Gas and Electric Company right-of-way abuts the site and photographs submitted at the hearing show that large overhead transmission lines/towers are located immediately adjacent to the property. Apparently, the property has been in the Warner family for a

ORDER RECEIVED FOR FILING

Date

By

number of years and many of the adjacent property owners are related. Mr. & Mrs. Hoffnagle are desirous of acquiring the subject property and will reside in the dwelling thereon. In addition, Mr. Hoffnagle, who owns and operates a small landscaping business, known as Hoffnagle Lawn and Landscape Service, wishes to construct a one-story storage building in the rear (northeast) corner of the subject property for the purpose of storing landscaping vehicles, tools and equipment used in his business. The proposed building will be 50' x 80' in dimension, with a height of 35 feet. An adjacent parking area for up to three vehicles is also proposed. Mr. Hoffnagle testified that he has two trucks, namely a pick-up truck and a dump truck, a small trailer, a bobcat, several mowers, chain saws, and other similar lawn maintenance equipment which he will store in the building for security and easy access. Mr. Hoffnagle indicated that his business is a small operation that employs only one other employee besides himself and his wife. He anticipates that his business could eventually grow to a potential 4 to 6 employees; however, that is not in the foreseeable future. Mr. Hoffnagle further testified that he hopes to acquire the adjacent parcel, known as 202 Stocksedale Avenue, which is apparently owned by the State of Maryland. That property is improved with a one-story frame dwelling that is unoccupied and in a dilapidated state. Mr. Hoffnagle hopes to acquire that house for occupancy by his brother, Craig, who attended the hearing and is confined to a wheelchair. Mr. Hoffnagle noted that the dwelling at 202 Stocksedale Avenue would provide his brother with a single floor home near family.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception and variance. It appears that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency and no one appeared in opposition to the relief requested. However, in granting the requested relief, I will impose the following restriction. All landscaping vehicles, tools and equipment must be stored within the storage building. I am imposing this restriction to insure that the business does not grow beyond the capability of this property to support it. That is, the Petitioner will be limited in the amount of equipment he will be able to store on the property and thus, the volume of

equipment stored on the site will not be inappropriate. This restriction can only be modified by way of a Petition for Special Hearing to determine the appropriateness of any expansion.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August, 2000 that the Petition for Special Exception to allow the construction of a storage building for a landscaping business on the subject property, zoned R.C.4, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said building to be located 15 feet from both the rear and side property lines in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) All landscaping vehicles, tools, and equipment must be stored within the proposed storage building. In the event the Petitioner's business should outgrow the subject building, the Petitioner shall be required to file a Petition for Special Hearing to determine the appropriateness of such expansion on the subject property.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/4/00
BY [Signature]



Baltimore County
Zoning Commissioner

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

August 3, 2000

Ms. Helen G. Warner
206 Stocksdales Avenue
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
N/S Stocksdales Avenue, 3100' W of Woodley Avenue
(206 Stocksdales Avenue)
4th Election District – 3rd Council District
Helen G. Warner - Petitioner
Case No. 00-521-XA

Dear Ms. Warner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Stefan J. Hoffnagle
53 Fox Run Court, Reisterstown, Md. 21136
Mr. James C. Sadler
W. T. Sadler Surveyors, 152 Westminster Pike, Reisterstown, Md. 21136
People's Counsel; Case File



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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 206 Stocksdale Avenue

which is presently zoned RC 4

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

FOR CONSTRUCTION OF A STORAGE BLDG. FOR A LANDSCAPING BUSINESS IN A RC 4 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:

Stef Hoffnagle
Name - Type or Print
Stefan J. Hoffnagle
Signature
53 Fox Run Ct. 410.833.9296
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature

Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Helen G. Warner
Name - Type or Print
Helen G Warner
Signature
Name - Type or Print
Signature
Stocksdale Ave
206 Reisterstown
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

James C. Sadler W.T. SADLER SURVEYORS
Name
152 Westminster Pike 410.526.9618
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr.
UNAVAILABLE FOR HEARING

Reviewed By WTH Date 6/6/98

ORDER RECEIVED FOR FILING

Date

By

Case No. 00-521-212

REV 09/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 206 Stocksdale Avenue
which is presently zoned RC 4

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)

FOR CONSTRUCTING A BUILDING 15' FROM THE REAR & SIDE PROP. LINE
IN LIEU OF THE REQUIRED 50 FEET

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 discussed 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:

Step Hoffnagle
Name - Type or Print
Stephan J. Hoffnagle
Signature
53 Fox Run Court 410.833.9296
Address Telephone No.
Reisterstown MD. 21136
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Helen G Warner
Name - Type or Print
Helen G. Warner
Signature
Name - Type or Print
Signature
206 Stocksdales Ave
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

James C. Sadler / W.T. Sadler Surveyors
Name
152 Westminster Pike 410.526.5618
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr.

UNAVAILABLE FOR HEARING

Reviewed By mjk Date 6/6/98

Case No. 00-521-EXA

REC'D 9/15/98

ORDER RECEIVED FOR FILING

Date

By

W. T. SADLER SURVEYORS

Phone [410] 526-5618

Fax [410] 526-7199

152 Westminster Road

Reisterstown, Maryland 21136

James C. Sadler

ZONING DESCRIPTION

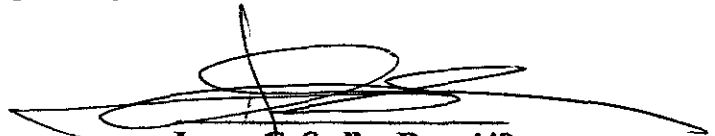
206 Stocksdales Avenue
4th Election District Baltimore County, MD.

Beginning for the same in the centerline of Stocksdales Avenue, 20 feet wide at a distance of 3100 feet, more or less westerly from the intersection of Stocksdales Avenue and Woodley Avenue, thence running and binding along the centerline of said Stocksdales Avenue

- 1) South 87 degrees 30 minutes west 391 feet, thence leaving Stocksdales Avenue and running
- 2) North 14 degrees 45 minutes east 451 feet
- 3) South 75 degrees 00 minutes east 363.9 feet and
- 4) South 13 degrees 15 minutes west 327.8 feet to the place of beginning, containing 3.3 acres of land, more or less. The improvements thereon being known as 206 Stocksdales Avenue.

This description has been prepared for ZONING purposes only and is not intended for recordation.




James C. Sadler Reg. 449

#521
00-521-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083235

DATE 6/6/90 ACCOUNT 6406/7000 1032004

AMOUNT \$ 540.00

RECEIVED FROM: TEACHER COL. LEO DICKER

FOR: 5 120 ZONING CERTIFICATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYEE ACTUAL DATE
6406/7000 1032004
TEACHER COL. LEO DICKER
5 120 ZONING CERTIFICATION
083235

RECEIVED
540.00
BALTIMORE COUNTY, MARYLAND

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 hereafter as follows:

Case: 00-001-001
208 Stockdale Avenue
NS Stockdale Avenue, 3100 W of Centerline Woodley Avenue
4th Election District - 3rd Councilmanic District
Legal Owner(s): Helen G. Warner

Contract Purchaser: Stefan J. Hoffnagle
Special Exception: for construction of a storage building for a landscaping business. **Variance:** to permit construction of a building 15 feet from the rear and side property line in lieu of the required 50 feet.

Hearing: Monday, July 31, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bessey 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) 887-4391.

7/28/00 July 13 0408747

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/13, 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 7/13, 2000.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

ZONING NOTICE

Case # : 00-521-XA

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

FROM 407 COUNTY COURSE
PLACE 1. BUILDING 401 BOSSLEY AVE.
TIME & DATE : 2:00PM July 31, 2000
SPECIAL EXCEPTION - FOR CONSTRUCTION OF A STORAGE BUILDING FOR A
LANDSCAPING BUSINESS.

VARIANCE - TO PERMIT CONSTRUCTION
OF A BUILDING 15 FEET FROM THE REAR
AND SIDE PROPERTY LINE IN LIEU OF THE
REQUIRED 50 FEET.

TO GET HEARD, ONE MUST VOUCHER FOR THE FOLLOWING: ALL CONSTRUCTION
MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE. ALL
CONSTRUCTION MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE

Case # : 00-521-XA

A PUBLIC HEARING WILL BE HELD BY

THE ZONING COMMISSIONER

IN TOWSON, MD.

FROM 407 COUNTY COURSE

PLACE 1. BUILDING 401 BOSSLEY AVE.

TIME & DATE : 2:00PM July 31, 2000

SPECIAL EXCEPTION - FOR CONSTRUCTION

OF A STORAGE BUILDING FOR A

LANDSCAPING BUSINESS.

VARIANCE - TO PERMIT CONSTRUCTION

OF A BUILDING 15 FEET FROM THE REAR

AND SIDE PROPERTY LINE IN LIEU OF THE

REQUIRED 50 FEET.

CERTIFICATE OF POSTING

RE: Case No.: 00-521-XA

Petitioner/Developer: HELEN G. WARNER
STEFAN J. HOFFNAGLE

Date of Hearing/Closing: 7-31-2000

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

206 STOCKSDALE AVE.

The sign(s) were posted on JULY 15, 2000
(Month, Day, Year)

Sincerely,

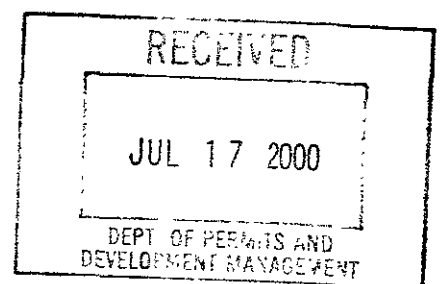
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
206 Stocksdales Avenue, N/S Stocksdales Ave,
3100' W of c/l Woodley Ave
4th Election District, 3rd Councilmanic

Legal Owner: Helen G. Warner
Contract Purchaser: Stefan Hoffnagle
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-521-XA

* * * * *

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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to James C. Sadler, 152 Westminster Pike, Reisterstown, MD 21136, 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

July 5, 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: 00-521-XA
206 Stocksdales Avenue
N/S Stocksdales Avenue, 3100' W of centerline Woodley Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Helen G. Warner
Contract Purchaser: Stefan J. Hoffnagle

Special Exception for construction of a storage building for a landscaping business.
Variance to permit construction of a building 15 feet from the rear and side property line in lieu of the required 50 feet.

HEARING: Monday, July 31, 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".

Arnold Jablon
Director

C: Helen Warner, 206 Stocksdales Avenue, Reisterstown 21136
Stefan Hoffnagle, 53 Fox Run Court, Reisterstown 21136
W.T. Sadler Surveyors, 152 Westminster Pike, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 16, 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, July 13, 2000 Issue – Jeffersonian

Please forward billing to:

W.T. Sadler Surveyors

410-526-5618

152 Westminster Pike

Reisterstown, MD 21136

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: 00-521-XA

206 Stocksdales Avenue

N/S Stocksdales Avenue, 3100' W of centerline Woodley Avenue

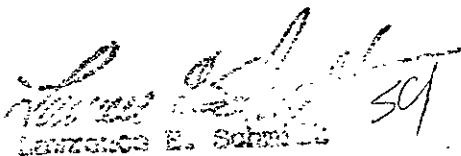
4th Election District – 3rd Councilmanic District

Legal Owner: Helen G. Warner

Contract Purchaser: Stefan J. Hoffnagle

Special Exception for construction of a storage building for a landscaping business.
Variance to permit construction of a building 15 feet from the rear and side property line in lieu of the required 50 feet.

HEARING: Monday, July 31, 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/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: 30-521-~~XXXX~~XA

Petitioner: Stef Hoffnagle

Address or Location: 266 Stockdale Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: W.T. Sadler Surveyors

Address: 152 Westminister Pike
Reisterstown MD 21136

Telephone Number: 410-526-5618



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 26, 2000

Mr. James Sedler
W.T. Sadler Surveyors
152 Westminster Pike
Reisterstown MD 21136

Dear Mr. Sedler:

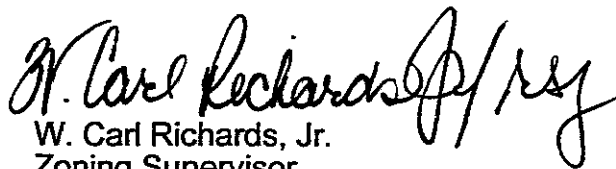
RE: Case Number 00-521-XA, 206 Stocksedale Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/06/00.

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: Stef Hoffnagle
Helen Warner



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, ~~521~~, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 29, 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: HAMPTON-REISTERSTOWN, LLC - 520
HELEN G. WARENER - 521
RAYMOND G. BURTON, DONALD L. CHATMAN, BARBARA A. CHATMAN,
LLOYD G. EYLER AND NELLIE L. EYLER, - 523
TIMOTHY R. QUIGG - 532
GOODWILL INDUSTRIES OF THE CHESAPEAKE, INC. - 534*
ROBERT J. HOLDEN AND JEANNE M. HOLDEN - 542

Location: DISTRIBUTION MEETING OF June 26, 2000

Item No.: 520, 521, 523, 532, 534*, 542

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.

*** ADDITIONAL COMMENT FOR ITEM 534 ONLY ***

9. ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS IS NEEDED AT THE FOLLOWING PORTION(S) OF THE BUILDING AT BOTH ENTRANCE GATES . THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

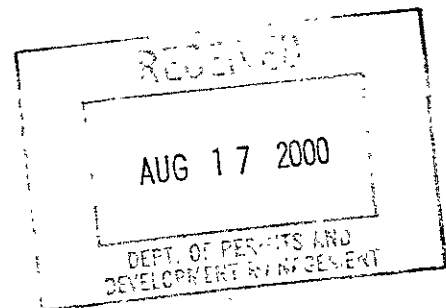
TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: August 15, 2000
SUBJECT: Zoning Item #521
206 Stocksdale Avenue

Zoning Advisory Committee Meeting of June 26, 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: John Russo

Date: August 14, 2000



BALTIMORE COUNTY, MARYLAND

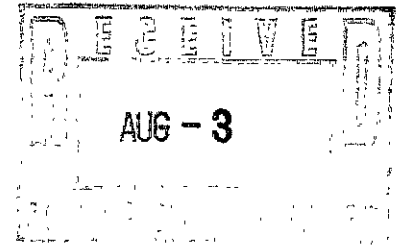
INTER-OFFICE CORRESPONDENCE

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

DATE: August 3, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 00- 521



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: 6.26.00

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

RE: Baltimore County
Item No. 521

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

PETITIONER(S) SIGN-IN SHEET

ADDRESS

Craig Hoffmeyer
Oliver Warner
Helen J. Warner
Diana F. Snyder

100 First ave. Reisterstown, Md.
210 Stocksdale Ave. Reisterstown
Md. 21136
218 Stocksdale Ave Reisterstown Md
25 Brookshire Dr. Reisterstown Md. 21136



Printed with Soybean Ink
on Recycled Paper

Called applicant & informed him
on his answering machine that
the Special Exception had
expired on 8/4/02.

DRC UPDATE

PDM_NO: []

PROJECT:

STOCKSDALE AVENUE

AGREAGE:

[] 3.3

IDRC No.: [010603D]

LOCATION:

206 STOCKSDALE AVENUE

ELEC_DIST:

[] 4

PLAN TYPE: [LTD EXEMPTION]

ACTION DATE:

[01/06/2003]

COUNC_DIST:

[] 4

DRC ACTION:

A-7

Refinement Review by IDPW:

☐ No

Refinement Review by SWM:

☐ No

Refinement Review by RP:

☐ No

Refinement Review by OP:

☐ No

Refinement Review by ZON:

☐ No

Refinement Review by SHA:

☐ No

Refinement Review by IDEPRM:

☐ No

Refinement Review by DPR:

☐ No

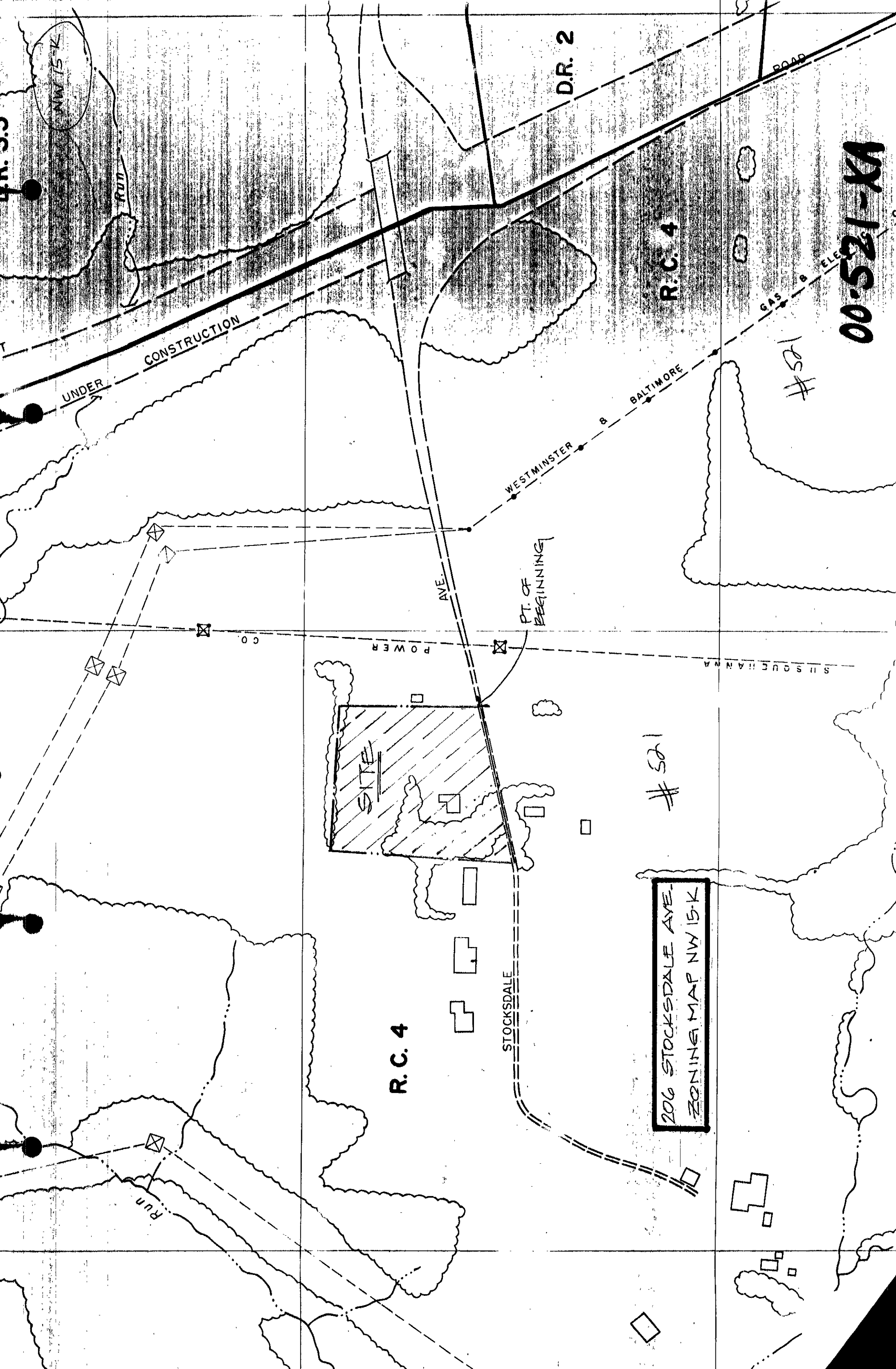
COMMENTS:
[]

Find Record

Print Form

Delete Record

Save Record



206 STOCKSDALE AVE.
ZONING MAP NW 15-K

00-521-KA

521

521

R.C. 4

D.R. 2

R.C. 4

STOCKSDALE

PT. OF BEGINNING

POWER

SUSQUEHANNA

WESTMINSTER

BALTIMORE

GAS

ELECTRIC

ROAD

CONSTRUCTION

UNDER

Run

Run

SITE

NW 15-K

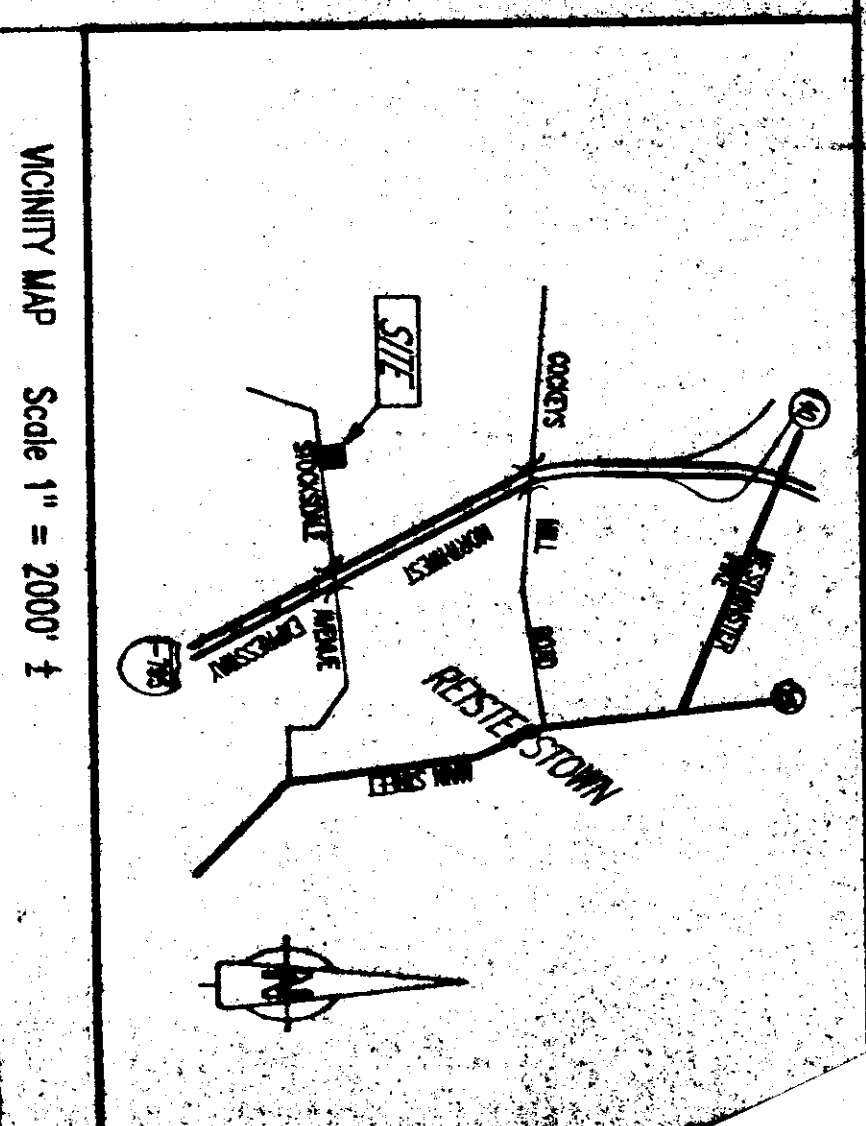
FLOOR AREA RATIO CALCULATION

TOTAL FLOOR AREA - - - - - 5190 Sq. Ft.
TOTAL GROSS SITE AREA - - - - - 143748 Sq. Ft.
FLOOR AREA RATIO - - - - - 0.04

PARKING TABULATION

No. of required spaces - - - - - 1
No. of Proposed Spaces - - - - - 3
Required Spaces for Storage Bldg. - 1 for each 3 employees
No. of employees - - - - - 2
Proposed Parking layout

Typical Parking Space



GENERAL NOTES

- Title Ref. L 6494 F 801 - Ac'd # 0423000250
- Map 48 Grid 18 Parcel 1152
- Existing Zoning RC 4
- All adjoining property is Zoned RC 4
- Zoning Map # MW 13-K
- Zoning history/Previous Hearings - None
- Signs - None
- Utilities - shown private water and sewer
- The property shown hereon does not lie in any Flood Plain as designated on the Flood Insurance Rate Map community panel no. 240010 02058 effective date March 2, 1981.
- Setbacks front - 100' from centerline of Road
- Side - 50'
- Rear - 50'
- Screening for the parking area shall be provided in accordance with the Landscape Manual adopted pursuant to Section 22-105 of Title 22 and Section 404.1C of the Baltimore County Code.
- There will be no loading or unloading of vehicles for the purpose of receiving or distributing goods.

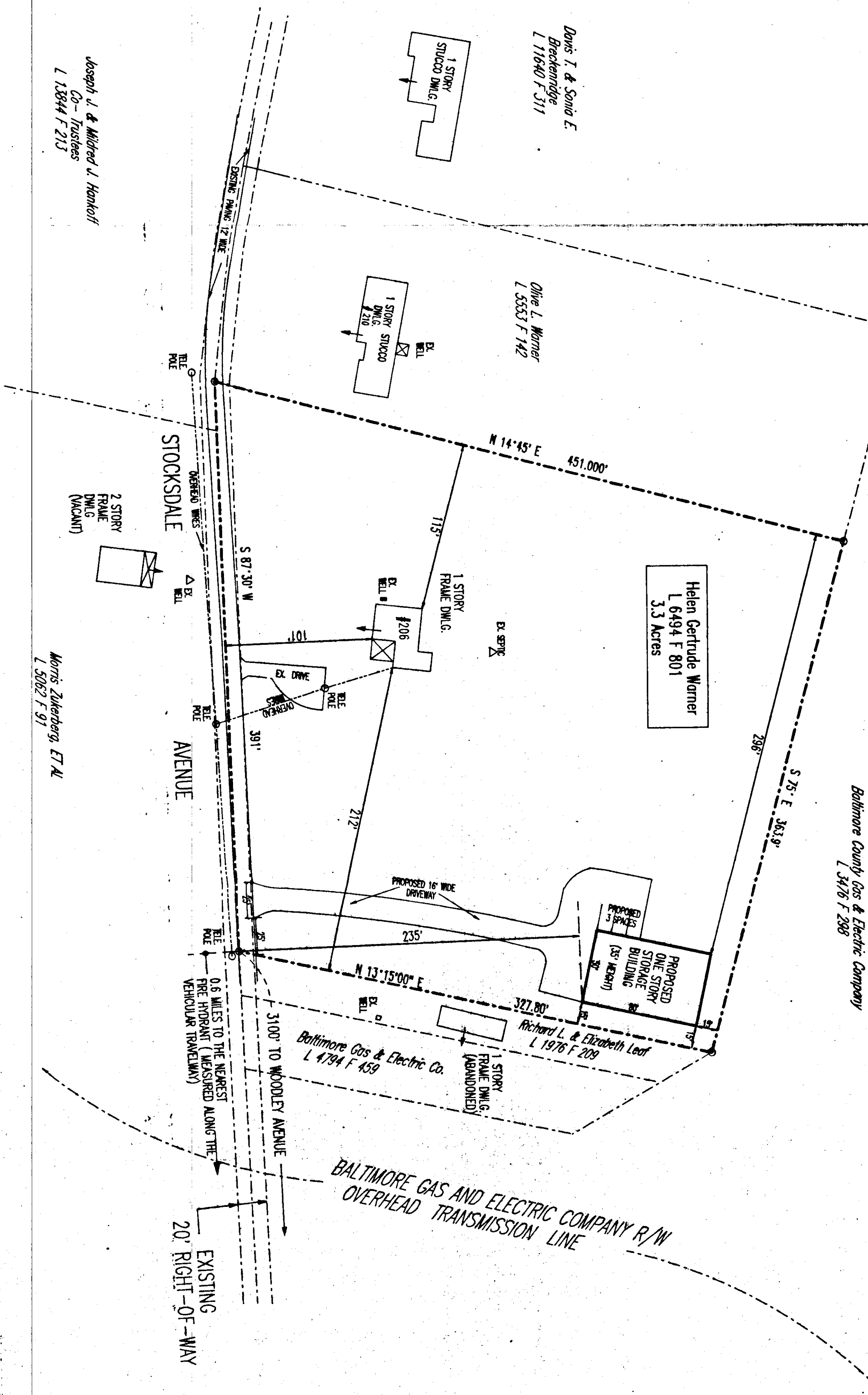
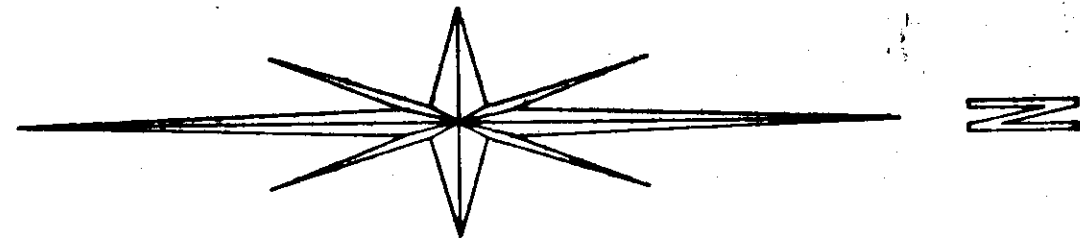
PREVIOUS PERMITS / HEARINGS / WARNERS
(None Found)

#521

PLAN TO ACCOMPANY APPLICATION FOR A SPECIAL EXCEPTION FOR CONSTRUCTION OF A STORAGE BUILDING FOR A LANDSCAPING BUSINESS IN A RC-4 ZONE. ALSO A VARIANCE FOR CONSTRUCTING A BUILDING 15 FEET FROM THE REAR AND SIDE PROPERTY LINE IN LEO OF THE REQUIRED 50 FEET.

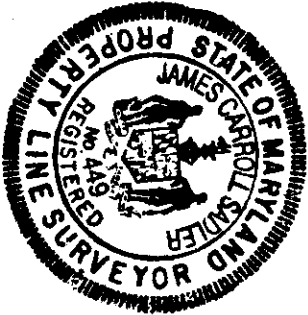
206 STOCKSDALE AVENUE
4th Election District
Baltimore County
3rd Councilmanic District
Maryland 21136
Scale 1" = 50'
Date May 8, 2000
Rev.
Rev.

Co. File #
Job No. M-370-00



James C. Sadler
Reg. No. 449

W.T. SADLER SURVEYORS
152 Westminster Pike
Reisterstown, MD. 21136
Ph. 410-526-5618 Fax 410-526-7199



DEVELOPER
STEEF HOFFNAGLE
53 Fox Run Court
Reisterstown, MD. 21136
410-833-9296

00-521-XA