

IN RE: PETITION FOR VARIANCE
N/S Pulaski Highway, 420' W of
Chesaco Avenue
(7930 Pulaski Highway)
15th Election District
7th Council District

Bernard Jeffers
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-132-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Bernard Jeffers, through his attorney, C. William Clark, Esquire. The Petitioner seeks relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 30 feet for a proposed addition. The subject property and relief sought 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 in support of the request were C. S. Hickman, a representative of Cycle World, tenant of the existing building, Thomas A. Church, Professional Engineer who prepared the site plan for this property, and C. William, Clark, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel containing a gross area of 3.795 acres, more or less, split zoned B.R.-A.S. and M.L. The property is located on the north side of Pulaski Highway, just west of its intersection with Chesaco Avenue, in Rosedale, and is improved with a one story building known as 7930 Pulaski Highway. The property was originally part of Lot 197 of an older, residential subdivision known as Rosedale Terrace, which was recorded in the Land Records of Baltimore County in 1910. Since that time, the nature of the property has changed by virtue of the construction and location of Pulaski Highway. As shown on the site plan, the property has a unique configuration. The existing

ORDER RECEIVED FOR FILING

Date

By

12/15/11

JP

building is located towards the front portion of the site adjacent to Pulaski Highway. In addition, the property is bisected by the B.R.-A.S., M.L., and D.R.5.5 zones, and the improvements are located within the B.R.-A.S. district which contains the front portion of the property. The rear of the property is zoned M.L. and D.R.5.5. The property also features significant environmental constraints. Specifically, a stream known as the Red House Run abuts the rear and side of the site, and the property contains an area of flood plain, existing woods, and forest buffer.

Apparently, the business entity known as Cycle World has operated on the premises since 1979. Due to its success at this location, the Petitioner proposes the construction of two additions to provide more storage space and expand its service and parts departments. A one-story addition is proposed on the east side of the building, approximately 30 feet wide by 168 feet deep, to match the configuration of the existing structure. Due to the irregular shape of the property, the side property line is not perpendicular to the front property line. Moreover, the existing building is situated at an opposite angle to the shape of the property. Thus, the proposed addition will cause the building at its closest point to be located 12 feet from its east side property line. A second one-story addition is proposed to be constructed on the west side of the building; however, that addition will not require variance relief.

The evaluation of variance requests is based on an examination of Section 307 of the B.C.Z.R. and Cromwell v. Ward, 102 Md. App. 691 (1995). In order for variance relief to be granted, the Petitioner must demonstrate that the property at issue is unique. Surely, this property is unique by virtue of its unusual shape, the location of existing improvements thereon, split zoning and property lines, and the environmental constraints associated therewith. Moreover, I find that this uniqueness drives the practical difficulty. It is clear that there will be no adverse impact to adjacent properties. Testimony indicated that the property on the affected side is the site of a motel, which has apparently been there for some time. Based upon the testimony and evidence presented, I am persuaded to grant the requested variance.

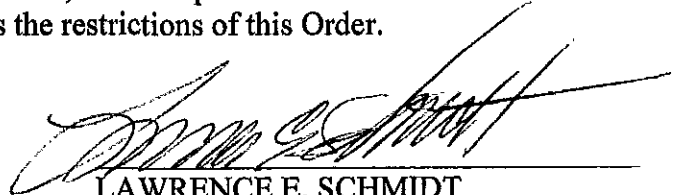
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. However, the Department of Environmental Protection

and Resource Management (DEPRM) submitted a ZAC comment requiring compliance with its regulations for the protection of water quality, streams, wetlands and floodplains, given the environmental constraints associated with this property. In addition, DEPRM requested that an access easement be provided from Pulaski Highway to the forest buffer/forest conservation easement area. A review of the site plan shows that a 10-foot access easement has been provided.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of December, 2000 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 30 feet for a proposed addition to an existing building, 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) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated October 16, 2000, a copy of which is attached hereto and made a part hereof.
- 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 12/15/00
By [Signature]



Baltimore County
Zoning Commissioner

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

December 15, 2000

C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Pulaski Highway, 420' W of Chesaco Avenue
(7930 Pulaski Highway)
15th Election District – 7th Council District
Bernard Jeffers - Petitioner
Case No. 01-132-A

Dear Mr. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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. Bernard Jeffers
7930 Pulaski Highway, Baltimore, Md. 21237
Mr. Thomas A. Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212
DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #7930 PULASKI HIGHWAY

which is presently zoned BR-AS, ML & 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 Variance from Section(s)

SECTION 238.2 - TO ALLOW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING

WITH SIDE YARD SETBACK OF 12 FEET IN LIEU OF REQUIRED 30' SETBACK.

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

CONFIGURATION OF LOT ONLY ALLOWS PROPOSED EXPANSION ON EAST SIDE OF BUILDING.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

C. WILLIAM CLARK
Name - Type or Print
Signature
NOLAN, PLUMHOFF & WILLIAMS
Company
NOTTINGHAM CENTRE
Address 502 WASHINGTON AVE., SUITE 700 410-823-7800 Telephone No.
TOWSON, MD 21204
City State Zip Code

Legal Owner(s):

BERNARD JEFFERS
Name - Type or Print
Signature
Name - Type or Print

Signature
7930 PULASKY HIGHWAY 410-574-6800
Address Telephone No.
BALTIMORE, MD 21237
City State Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
Name day & eve.
6603 YORK ROAD 410-377-2600
Address Telephone No.
BALTIMORE, MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By BA Date 9/21/00

ORDER RECEIVED FOR FILING
Date 12/15/00
By

Case No. 01-132-A

220/9/15/98

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

ZONING DESCRIPTION

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

FOR
CYCLE WORLD - #7930 PULASKI HIGHWAY

Beginning at a point on the northwest side of Pulaski Highway, 150 feet wide at a distance of 420 ft. $\pm$ southwest of the centerline of Chesaco Avenue, 40 feet wide, thence running along Pulaski Highway; 1) South 58 degrees 57 minutes 13 seconds West 200.84 feet, 2) North 36 degrees 17 minutes 47 seconds West 454.95 feet, 3) North 04 degrees 39 minutes 30 seconds West 96.49 feet, 4) North 01 degrees 00 minutes 00 seconds West 51.29 feet, 5) North 59 degrees 48 minutes 44 seconds East 254.00 feet, 6) South 30 degrees 11 minutes 16 seconds East 100.00 feet, 7) North 59 degrees 48 minutes 44 seconds East 7.62 feet, 8) South 48 degrees 00 minutes 49 seconds East 50.00 feet, 9) South 59 degrees 48 minutes 44 seconds West 9.22 feet, 10) South 48 degrees 00 minutes 49 seconds East 172.66 feet, 11) South 53 degrees 42 minutes 13 seconds West 65.80 feet, 12) South 36 degrees 17 minutes 47 seconds East 80.00 feet, South 53 degrees 42 minutes 13 seconds West 100.00 feet, 13) South 36 degrees 17 minutes 47 seconds East 173.02 feet to the place of beginning as recorded in Deed Liber 8382 Folio 039.

Also known as #7930 Pulaski Highway and located in the 15th Election District, 7th Councilmanic District.

Containing 165,301 square feet or 3.795 acres of land, more or less.

00-129
9-11-00



01-132-A

#132

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 8685

DATE 9/21/00 ACCOUNT R001-6150
AMOUNT \$ 250.00

RECEIVED FROM: West

FOR: Zoning

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

It-2-4132

PAID RECEIPT

PROGRAM ACTUAL FINE
9/21/00 9/21/2000 09:00am
RE: MORGAN CASHIER BCOL DMS 09/21/00
Dept 5 529 ZONING VERIFICATION
Receipt # 154582
CR 15. 09/28/00
Permt To: 250.00
250.00 OK 00 CR
Baltimore County, Maryland

01-132-A

CASHIER'S VALIDATION

01-132-A

**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: #01-132-A
7930 Pulaski Highway
N/S Pulaski Highway, 420
feet W of Chesaco Avenue
(Cycle World)
15th Election District
7th Councilmanic District
Legal Owner(s): Bernard
Jeffers

Variance: to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback.

Hearing: Tuesday, October 24, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4366.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT/10/662 Oct. 10 C425768

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/13, 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 10/10, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

**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:

7800 [REDACTED]
N/S Pulaski Highway, 420 feet W of Chesaco Avenue (Cycle World)

15th Election District
7th Councilmanic District
Legal Owner(s):
Bernard Jeffers

Variance: to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback.

Hearing: Tuesday, December 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/16/2000 Nov. 16 C434062

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/, 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 11/16/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING
[REDACTED]

CERTIFICATE OF POSTING

**RE: CASE # 01-132-A
PETITIONER/DEVELOPER
(Cycle World)
DATE OF Hearing
(12-5-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

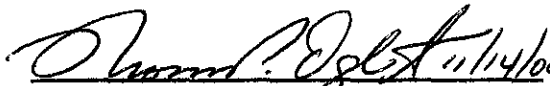
LADIES AND GENTLEMEN:

**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**

7930 Pulaski Highway Baltimore , Maryland 21237_____

THE SIGN(S) WERE POSTED ON _____ 11-14-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

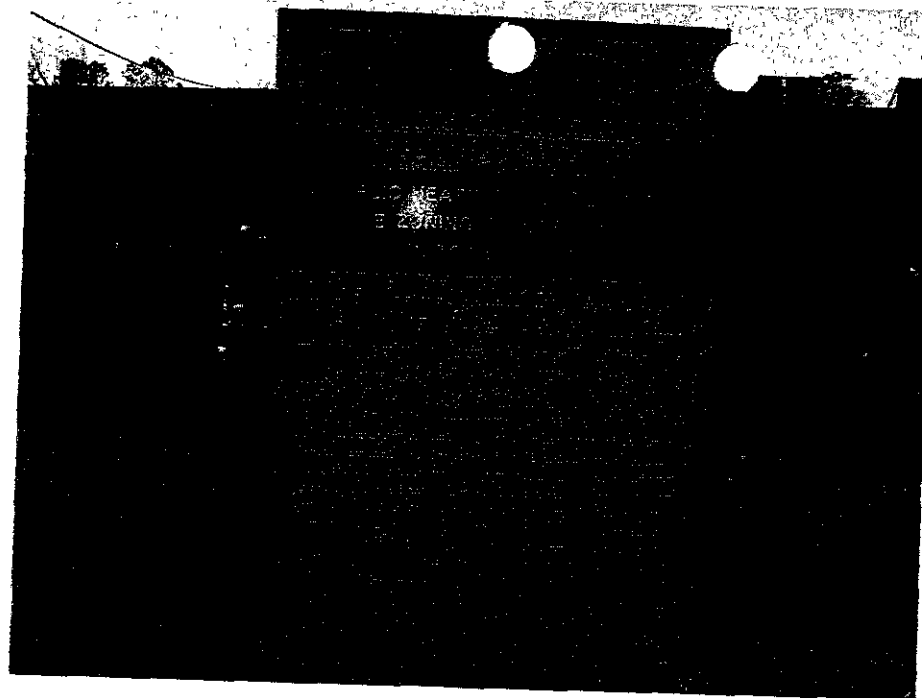

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



7930 Pulaski Highway

RE: PETITION FOR VARIANCE
7930 Pulaski Highway (Cycle World), N/S Pulaski Hwy,
420' W of Chesaco Ave
15th Election District, 7th Councilmanic

Legal Owner: Bernard Jeffers
Petitioner(s)

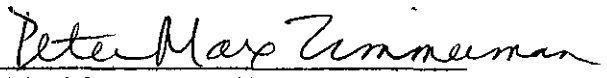
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-132-A

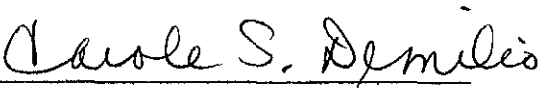
* * * * *

ENTRY OF APPEARANCE

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

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 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 23, 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: 01-132-A
7930 Pulaski Highway
N/S Pulaski Highway, 420 feet W of Chesaco Avenue (Cycle World)
15th Election District – 7th Councilmanic District
Legal Owner: Bernard Jeffers

Variance to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback.

HEARING: Tuesday, December 5, 2000, at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are handwritten.

Arnold Jablon
Director

C: C. William Clark, Nolan, Plumhoff & Williams, Nottingham Centre,
502 Washington Avenue, Suite 700, Towson 21204
Thomas A. Church, President, Development Engineering Consultants, Inc.,
6603 York Road, Baltimore 21212
Bernard Jeffers, 7930 Pulaski Highway, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 17, 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.



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

September 28, 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: 01-132-A
7930 Pulaski Highway
N/S Pulaski Highway, 420 feet W of Chesaco Avenue (Cycle World)
15th Election District – 7th Councilmanic District
Legal Owner: Bernard Jeffers

Variance to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback

HEARING: Tuesday, October 24, 2000, at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are written in a smaller, blocky font.

Arnold Jablon
Director

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Avenue,
Suite 700, Towson 21204
Bernard Jeffers, 7930 Pulaski Highway, Baltimore 21237
Thomas A. Church, P.E., Development Engineering Consultants, Inc,
6603 York Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 09, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 10, 2000 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
Thomas A. Church, P.E.
6603 York Road
Baltimore, MD 21212

410 377-2600

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: 01-132-A

7930 Pulaski Highway

N/S Pulaski Highway, 420 feet W of Chesaco Avenue (Cycle World)

15th Election District – 7th Councilmanic District

Legal Owner: Bernard Jeffers

Variance to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback

HEARING: Tuesday, October 24, 2000, at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

GDZ

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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 16, 2000 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
Thomas A. Church, P.E.
6603 York Road
Baltimore, MD 21212

410 377-2600

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: 01-132-A

7930 Pulaski Highway

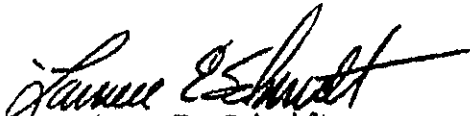
N/S Pulaski Highway, 420 feet W of Chesaco Avenue (Cycle World)

15th Election District – 7th Councilmanic District

Legal Owner: Bernard Jeffers

Variance to allow construction of an addition to an existing building with a side yard setback of 12 feet in lieu of the required 30-foot setback.

HEARING: Tuesday, December 5, 2000, at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

G72

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: 01-132-A

Petitioner: CYCLE WORLD

Address or Location: 7930 PULASKI HIGHWAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK ROAD

BALTIMORE, MD 21212

Telephone Number: 410 - 377-2600

Revised 2/20/98 - SCJ

01-132-A



Baltimore County
Department of Permits and
Development Management

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

December 4, 2000

C. William Clark, Esquire
Nottingham Centre
502 Washington Avenue
Suite 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 01-132-A, 7930 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Bernard Jeffers, 7930 Pulaski Highway, Baltimore 21237
Thomas A. Church, P.E., Development Engineering Consultants, Inc.
6603 York Road, Baltimore 21212
People's Counsel



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 10, 2000
 Item Nos. 114, 127, 128, 130, 131,
 132, 134, and 135

 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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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: BERNARD JEFFERS

Location: DISTRIBUTION MEETING OF OCTOBER 2, 2000

Item No.: 132

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

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *AMS*
DATE: October 16, 2000
SUBJECT: Zoning Item #132
7930 Pulaski Highway

Zoning Advisory Committee Meeting of October 2, 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).
- ☒ A Baltimore County Access Easement must be provided from the public road to any Forest Buffer and/or Forest Conservation Easement.

Reviewer: Mike Kulis

Date: October 12, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

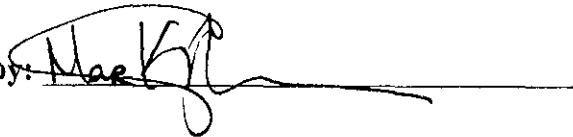
DATE: October 13, 2000

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

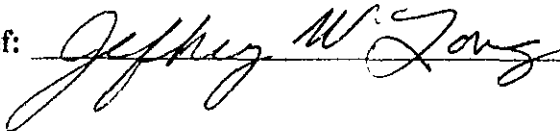
SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-132, 01-133, 01-142 and 01-144.**

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: 10.2.00

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

RE: Baltimore County
Item No. 132 BR

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 40 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,

K.A. 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



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

October 17, 2000

Thomas A. Church, President
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

Dear Mr. Church:

RE: Case Number 01-132-A, 7930 Pulaski Highway

The above matter, previously scheduled for Tuesday, October 24, 2000, has been postponed at your request because of not being able to get sign poster by the required time of October 9, 2000. Once the hearing has been rescheduled you will be notified by mail.

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. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". To the right of the signature, the initials "GDZ" are written in a smaller, printed font.

Arnold Jablon
Director

AJ:

C: C. William Clark, Nolan, Plumhoff & Williams, Nottingham Centre,
502 Washington Avenue, Suite 700, Towson 21204
Bernard Jeffers, 7930 Pulaski Highway, Baltimore 21237

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

October 12, 2000

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

Attention: Mr. Arnold Jablon
Director

Gentlemen:

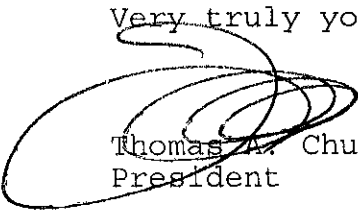
Subject: Case Number 01-132-A
7930 Pulaski Highway
N/S Pulaski Highway, 420 feet
West of Chesaco Avenue (Cycle World)
15th Election District - 7th Councilmanic District
Legal Owner: Bernard Jeffers

We are requesting a reschedule of our Zoning Hearing presently
scheduled for Tuesday, October 24, 2000 at 9:00 a.m. in Room 407.

We could not get the sign posted by the required time of October
9, 2000.

Please reschedule at your earliest opening.

Very truly yours,


Thomas A. Church
President

cc: C. William Clark, Esquire
Mr. Bernard Jeffers

10/13/00
TO Gary
I
rescheduled
at end of line

RECEIVED	
6603 York Road Baltimore, Maryland (410) 377-2600 (410) 377-2625 Fax	00-3364 10/13/2000 DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

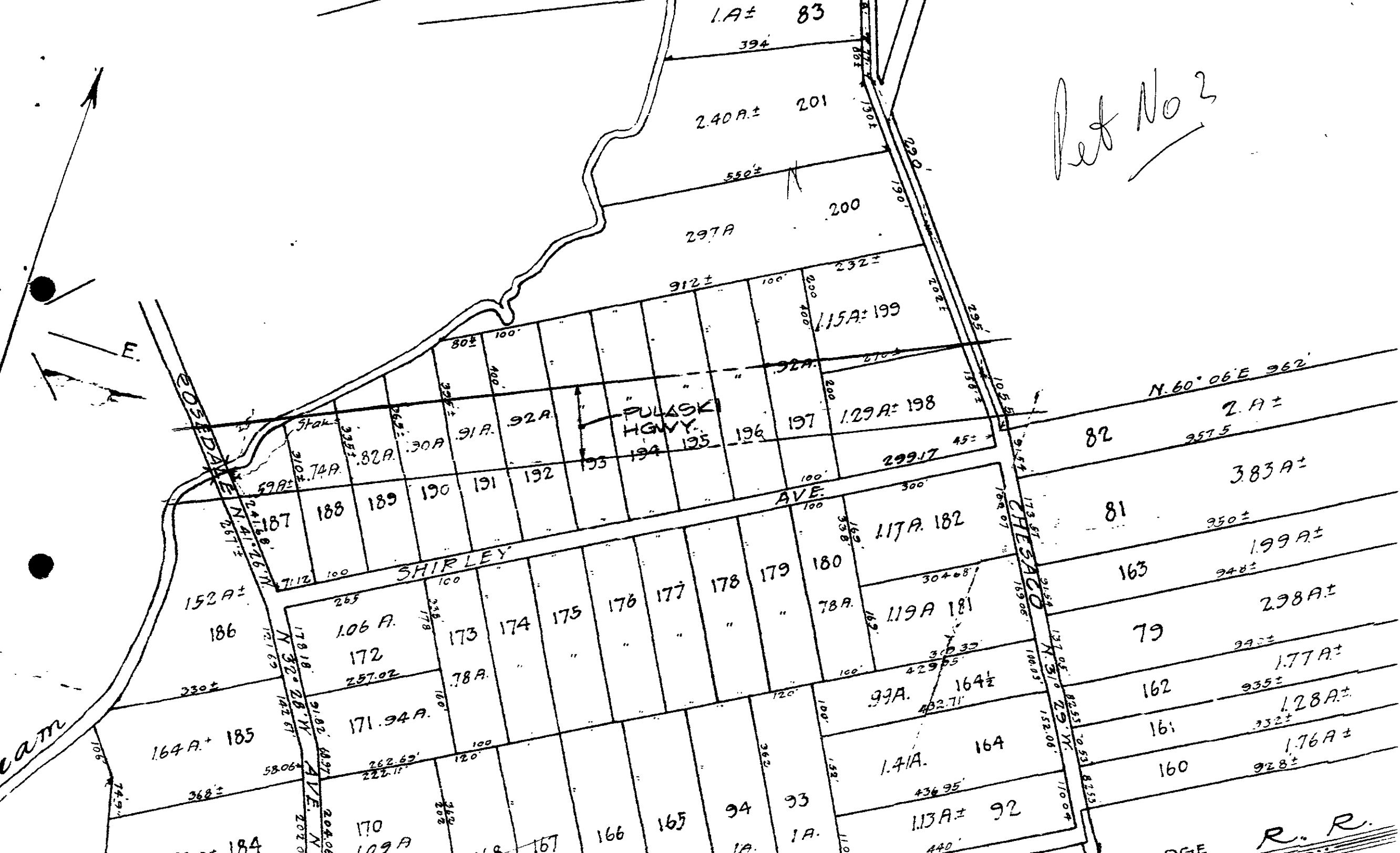
ADDRESS

T. A. Church (DEC)
C. S. Hickman
C. William Clark

6603 York Rd
4 SHORE RD. RALTO 21219
502 WASHINGTON AVE, TOWSON 21204



Ref No 2



PLAN "C"

ROSEDALE TERRACES

ON BALTIMORE & OHIO R.R.

BALTIMORE CO. MD.

LOTS FOR SALE BY.

CITYCO REALTY CO.

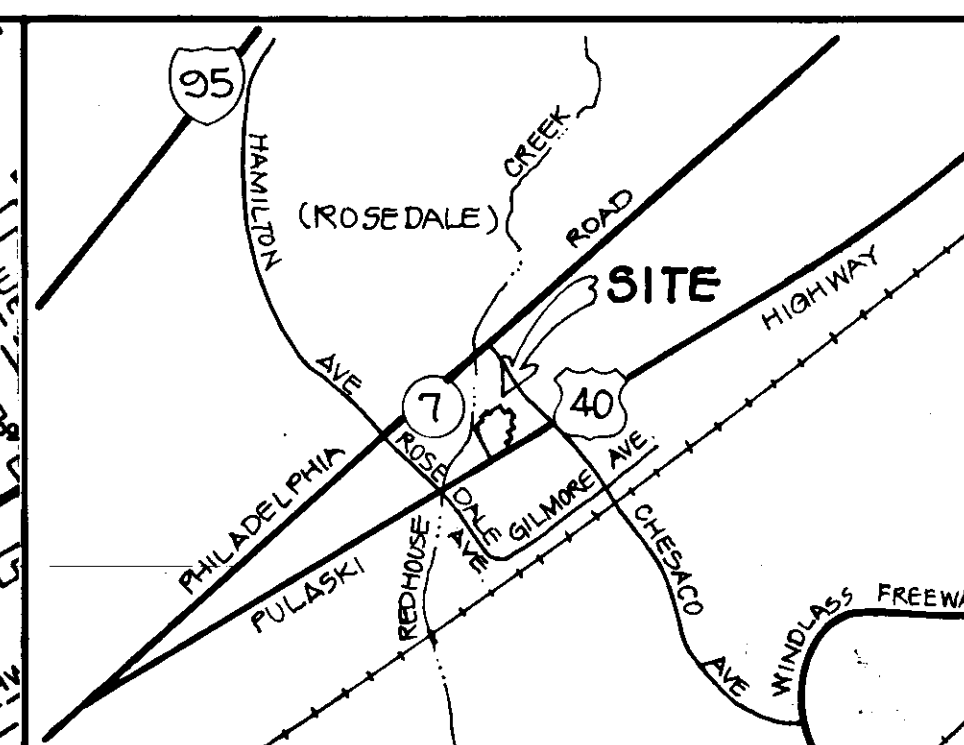
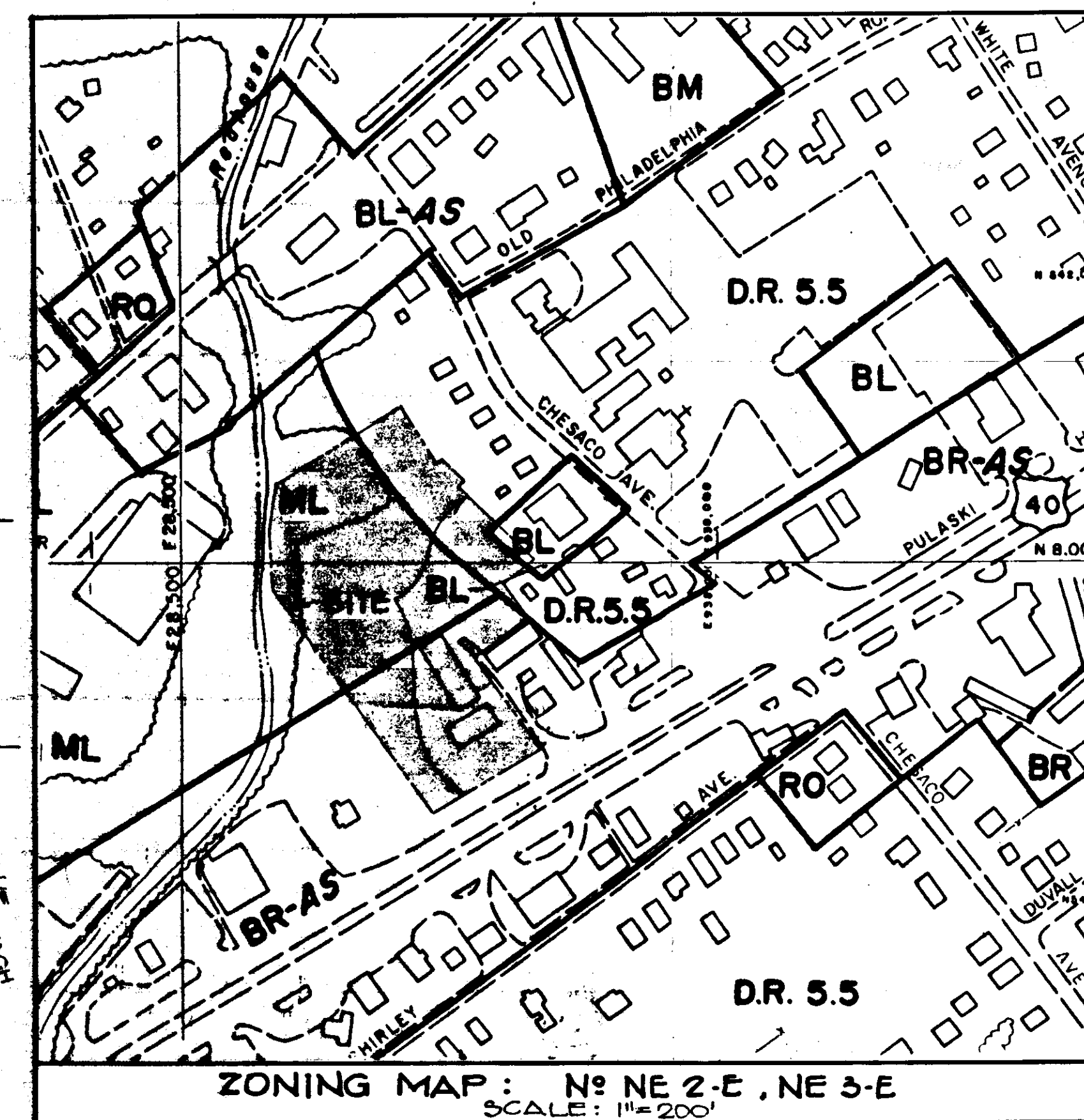
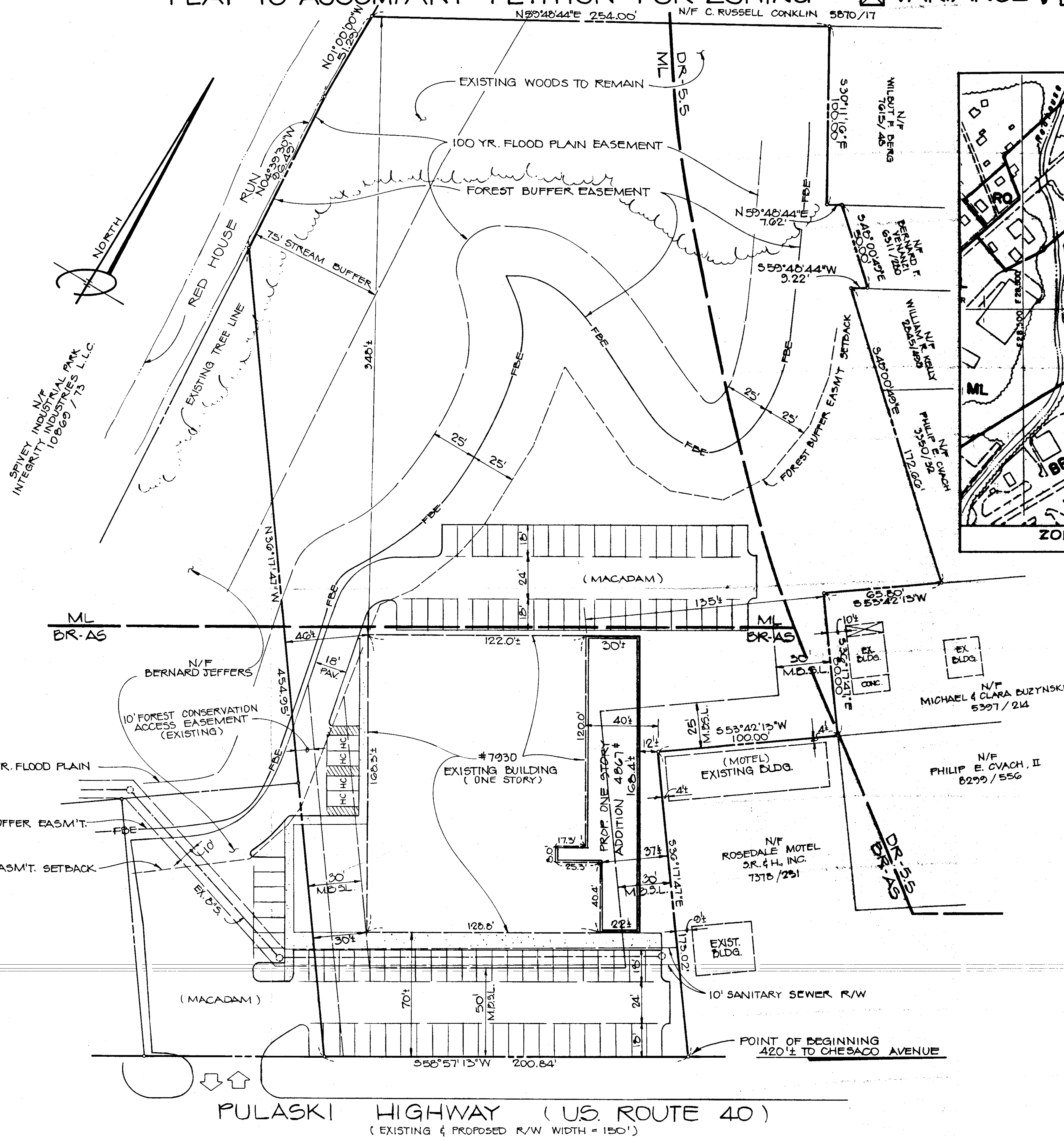
River

RESURVEYED & PLATTED BY
REDING & HOWARD - CIVIL & LANDSCAPE ENGRS.
BALTIMORE MD.

MAR. 14 1910.

SCALE: 1 IN. = 200 FT.

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE . ☐ SPECIAL HEARING



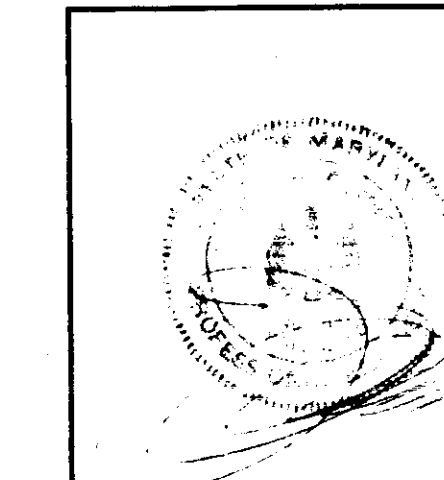
LOCATION INFORMATION
 ELECTION DISTRICT #: 15
 COUNCILMANIC DISTRICT #: 7
 1" = 200' SCALE MAP #: NE 2E / NE 3E
 ZONING: BR-AS, ML, D.R.-S.S
 LOT SIZE: 105,310 S.F. = 2.395 Ac.±

ZONING OFFICE USE ONLY
 REVIEWED BY: *BN* ITEM #: 132 CASE #: 01-132-A

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ YES ☐ NO
 CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO
 PRIOR ZONING HEARINGS: 30655, 3107-SX
 83-75A, 86-306A, 3490, 70-101X, 90-88A
 PREVIOUS COMMERCIAL PERMIT: 132-84
 122-84, 1653-83, 767-77, 1220-77

ZONING OFFICE USE ONLY
 REVIEWED BY: *BN* ITEM #: 132 CASE #: 01-132-A

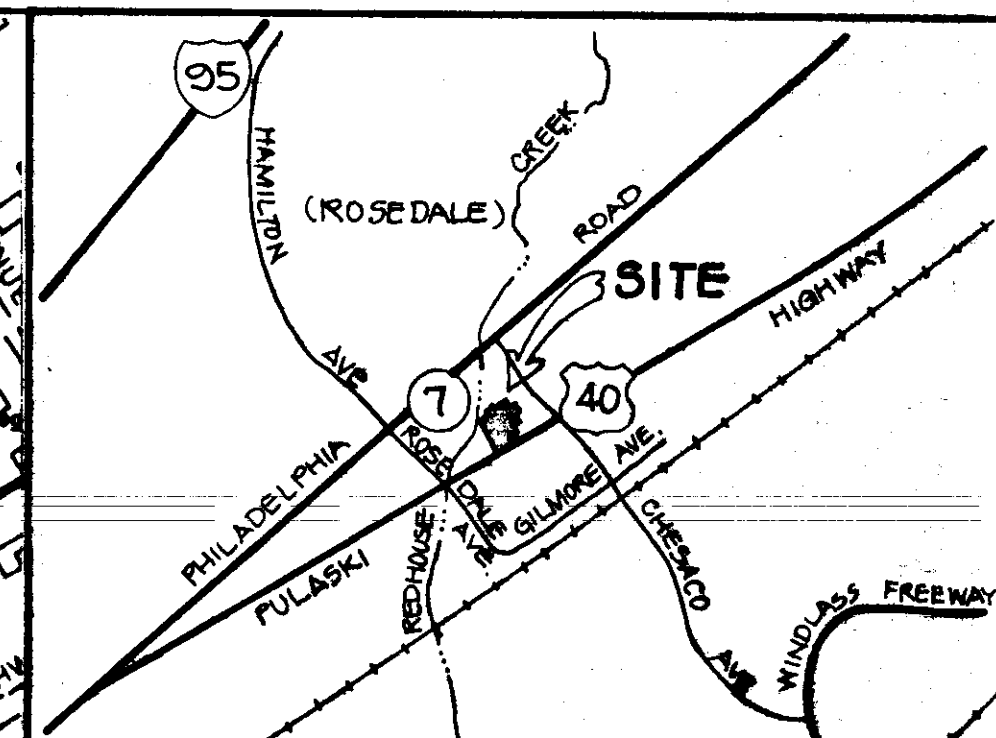
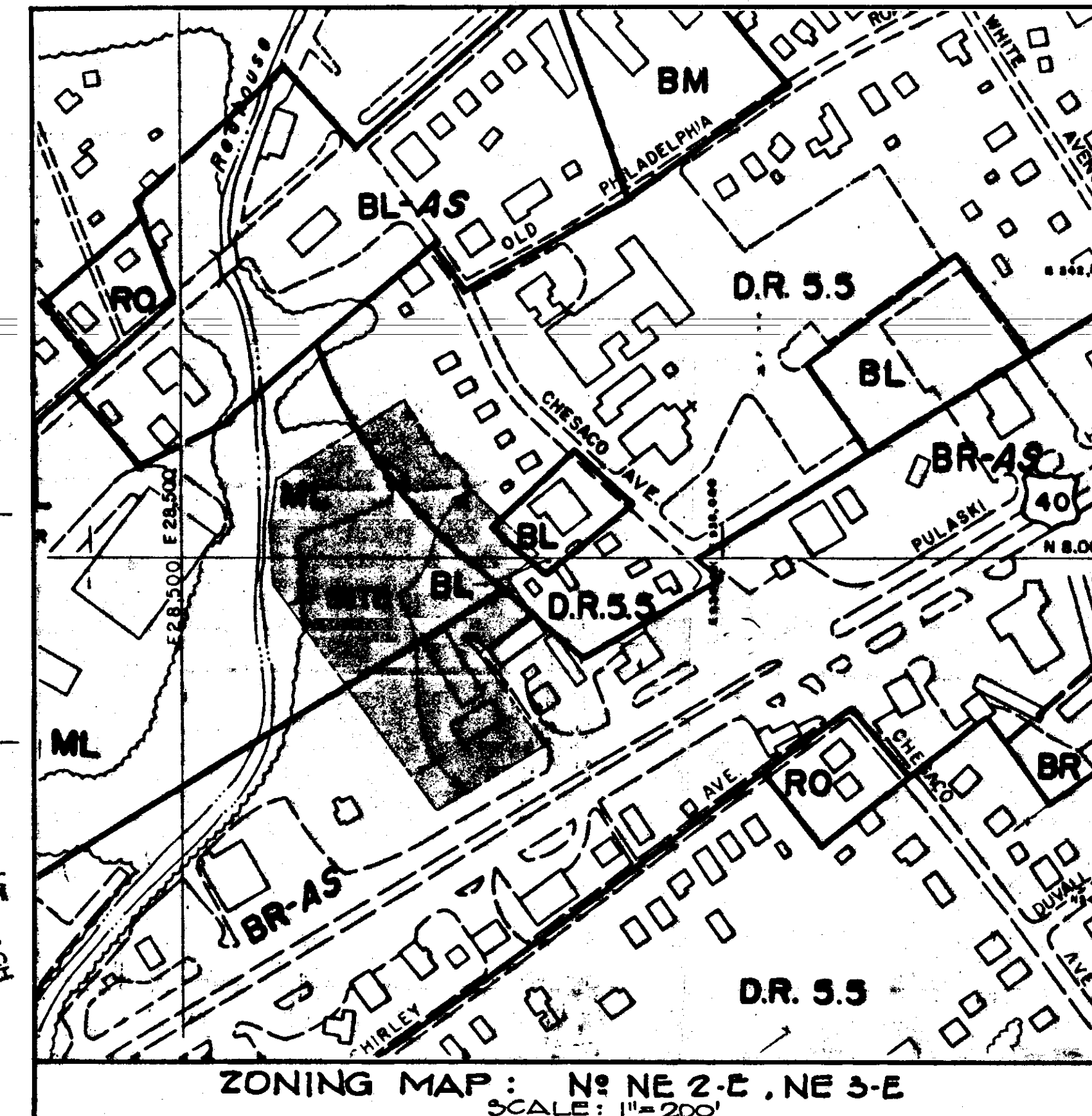
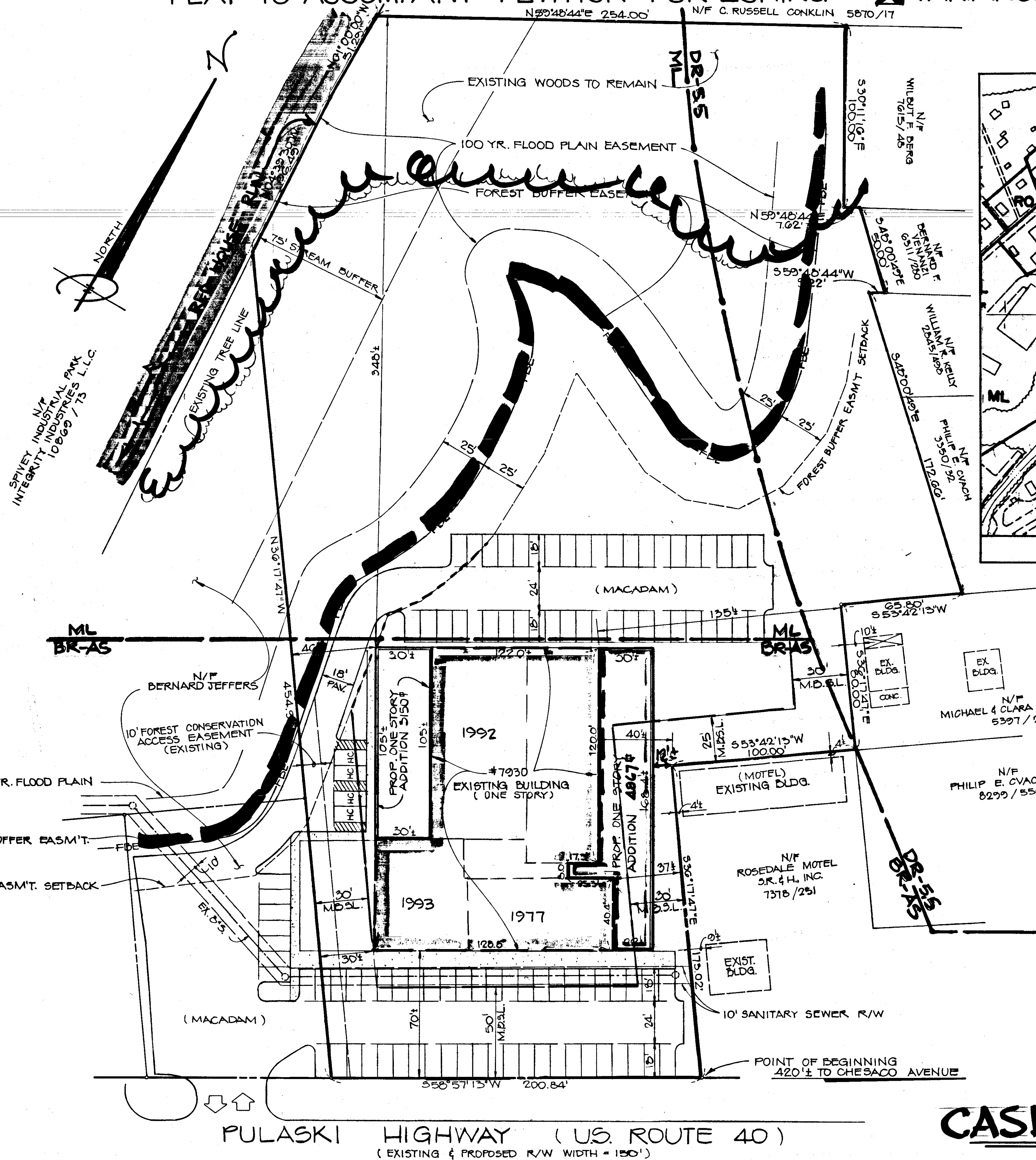
Ref No 1



Drafting K.B.H.	DATE	REVISIONS	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212	OWNER: BERNARD JEFFERS 7930 PULASKI HIGHWAY BALTIMORE, MD. 21231 / PH. 410-574-6600	PLAT TO ACCOMPANY VARIANCE REQUEST CYCLE WORLD ELECTION DISTRICT NO 15 C7 BALTIMORE COUNTY, MARYLAND	SHEET 1 OF 1	DATE SEP 15, 2000 SCALE 1" = 30'	CONTRACT NUMBER 00-129
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01-132-A

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE, ☐ SPECIAL HEARING



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #: 15
COUNCILMANIC DISTRICT #: 7
1" = 200' SCALE MAP #: NE 2E NE 3E
ZONING: **BR-AS - ML**
LOT SIZE: 105,510 SF = 2.395 Ac.±

PUBLIC PRIVATE
SEWER: ☒ ☐
WATER: ☒ ☐
CHESAPEAKE BAY CRITICAL AREA: ☐ ☒
PRIOR ZONING HEARINGS: 30-55, 3107-SX
63-75A, 66-306A, 3426, 70-101X, 90-86A
PREVIOUS COMMERCIAL PERMIT: 129-84
129-84, 1653-85, 767-77, 1220-77

ZONING OFFICE USE ONLY

REVIEWED BY: _____ ITEM #: _____ CASE #: _____

CASE No: 01-132-A

DRC #091100J



DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

OWNER:
BERNARD JEFFERS
7030 PULASKI HIGHWAY
BALTIMORE, MD. 21237 / PH. 410-574-6800

PLAT TO ACCOMPANY VARIANCE REQUEST
CYCLE WORLD
ELECTION DISTRICT NO. 15C7 BALTIMORE COUNTY, MARYLAND

SHEET 1 OF 1
DATE SEP 15, 2000
SCALE 1" = 30'
CONTRACT NUMBER 00-122