

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – W/S Westminster Road,
405' W of U.S.Rte. 140 & Harvestview Rd. * ZONING COMMISSIONER
(113 Westminster Road)
4th Election District * OF BALTIMORE COUNTY
3rd Council District *
Case No. 01-248-XA
Westminster Road, LLC
Petitioners *

* * * * *

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 owners of the subject property, Westminster Road, LLC, by Jeffrey B. Powers, Managing Member, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a special exception for a Class B office building in an R.O. zone, and variance relief as follows: From Section 204.4.C.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a maximum lot size of 1.14 acres, more or less, in lieu of the permitted 1.0 acre, and from Section 450.4.5(m) of the B.C.Z.R. to permit a freestanding, illuminated sign with an area of 50 sq.ft. and a height of 10 feet, in lieu of the permitted, non-illuminated sign with an area of 15 sq.ft.. and a height of 6 feet. 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 2.

Appearing at the requisite public hearing in support of the request were Jeffrey Powers, Managing Member/Property Owner, William B. Monk, Land Planning and Zoning consultant, Nancy Randall, Traffic Engineering expert, and Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is roughly square shaped, and is located on the south side of Westminster Road (Maryland Route 140) just east of Butler Road and the Northwest Expressway in Owings Mills. The property consists of a gross area

ORDER RECEIVED FOR FILING

Date

By

2/14/01
B. Bronstein

of 1.14 acres, more or less, zoned R.O., and is presently improved with a dwelling. The Petitioners are desirous of developing the site with a two-story, Class B office building, approximately 15,510 sq.ft. in area, with a parking field for up to 54 vehicles. As shown on the site plan, the existing dwelling will be razed to accommodate the new building. In addition, an underground storm water management system is proposed.

The Petitioners request a special exception for the proposed building and two variances. As noted above, the subject property contains a gross area of 1.14 acres, more or less, zoned R.O. Class B office buildings are permitted in the R.O. zone by special exception; however, the size of the lot to be developed cannot exceed 1.0 acre in area. Thus, variance relief is necessary, due to the size of the lot. In addition, the Petitioners seek variance relief for a proposed identification sign, which exceeds height and area requirements.

As to the special exception, testimony indicated that the subject site and others in the vicinity were originally zoned for residential use; however, they are now zoned M.L., B.L., and R.O. Consequently, there is a mix of residential/commercial uses in the area. Based upon the uncontradicted evidence offered, I am persuaded that this use will not be detrimental to the health, safety and general welfare of the locale and meets the requirements of Section 502.1 of the B.C.Z.R.

As to the variance for the lot size, the Petitioners testified that a part of the lot will not be developed and will be generally undisturbed, due to the unique shape of the property. Deducting the square footage of this area from the acreage of the entire lot results in an actual area of disturbance of less than 1 acre. Thus, the spirit and intent of the area requirement is satisfied.

As to the sign variance, the Petitioners testified that the speed limit along Westminster Road in this area is 40 mph. Thus, they argue that the height and size of the proposed sign are necessary in order to provide adequate notice to passing motorists of their location.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variances requested. It should be noted that no one appeared in opposition to the request and there were no adverse comments submitted by any Baltimore County reviewing agency. In

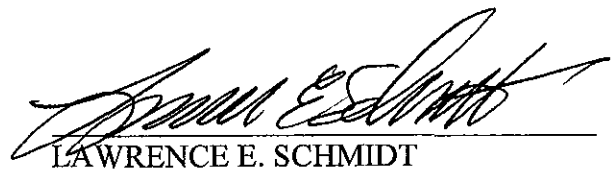
my view, the relief requested is appropriate in this instance and will not result in any detriment to the health, safety or general welfare of the surrounding locale. I specifically find that the Petitioners have satisfied the requirements of Section 307.1 as construed by the case law.

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 14th day of February, 2001 that the Petition for Special Exception for a Class B office building in an R.O. zone, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows: From Section 204.4.C.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a maximum lot size of 1.14 acres, more or less, in lieu of the permitted 1.0 acre, and from Section 450.4.5(m) of the B.C.Z.R. to permit a freestanding, illuminated sign with an area of 50 sq.ft. and a height of 10 feet, in lieu of the permitted, non-illuminated sign with an area of 15 sq.ft.. and a height of 6 feet, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/14/01
By [Signature]

LES:bjs



Baltimore County
Zoning Commissioner

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

February 12, 2001

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
W/S Westminster Road, 405' W of U.S. Route 140 & Harvestview Road
(113 Westminster Road)
4th Election District -- 3rd Council District
Westminster Road, LLC - Petitioners
Case No. 01-248-XA

Dear Mr. Bronstein:

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jeffrey B. Powers, Managing Member
Westminster Road, LLC, 11459 Cronhill Drive, Suite P, Owings Mills, Md. 21117
Mr. William P. Monk, Morris & Ritchie Assoc.,
110 West Road, Suite 245, Towson, Md. 21204
Ms. Nancy Randall, Wells & Associates, 170 Jennifer Road, Annapolis, Md. 21401
People's Counsel; Case File

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on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 113 Westminster Road

which is presently zoned RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building in a R0 Zone

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Benjamin Bronstein

Name - Type or Print

Signature

George & Bronstein LLP

Company

29 W. Susquehanna Ave. (410) 296-0208

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Westminster Road LLC

Name - Type or Print

Signature

Jeffrey B. Powers, Managing Member

Name - Type or Print

Signature

11459 Cronhill Drive, Suite P (410) 581-3700

Address

Telephone No.

Owings Mills, MD

21117

City

State

Zip Code

Representative to be Contacted:

Robert D. Capalongo RLA

Name

110 West Road

Suite 245

(410) 821-1690

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2nd hr

UNAVAILABLE FOR HEARING

Reviewed By

Date 12-14-00

ORDER RECEIVED FOR FILING
Date 12/14/00
By [Signature]

No. 01-248-XA

12/14/00



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 113 Westminster Road

which is presently zoned RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 204.4.C.7 to permit a maximum lot size of 1.14 acres in lieu of the permitted 1 acre and from Section 450.4.5(m) to permit a free standing sign with illumination and a height 10ft. and area of 50sq.ft. in lieu of the permitted non-illuminated 6ft. high 15sq.ft. sign respectively.

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

1. Configuration of site.
2. And such other and further relief as may be demonstrated at the time of 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:

Benjamin Bronstein

Name - Type or Print

Signature

GEORGE AND BRONSTEIN, LLP

Company 29 W. Susquehanna Avenue

Susquehanna Bldg., Ste. 205 410-296-0200

Address Telephone No.

Towson, MD 21204

State Zip Code

Legal Owner(s):

Westminster Road, LLC

Name - Type or Print

Signature

Jeffrey B. Powers, Managing Member

Name - Type or Print

Signature

11459 Cronhill Drive, Suite P 410-581-3700

Address Telephone No.

Owings Mills, MD 21117

City State Zip Code

Representative to be Contacted:

Robert D. Capalongo, RLA

Name

110 West Road, Suite 245 410-821-1690

Address Telephone No.

Towson, MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See Sp. Ex.

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 12-14-00

ORDER RECEIVED FOR FILING

Case No. 01-248-XA

Date 12/15/98

By

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



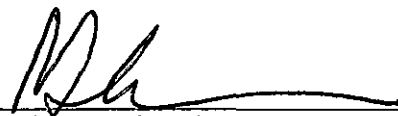
ZONING DESCRIPTION

BEGINNING at a point on the west side of Westminster Road (U.S. Route 140), 66 feet wide, at a distance of 405 feet more or less west of the intersection of U.S. Route 140 and Harvestview Road. Thence the following courses and distances:

South 33°58' 30" West 242.00 feet, North 56°01' 30" West 250.80 feet,
North 33°58' 30" East 60.00 feet, South 56°01' 30" East 60.00 feet,
North 33°58' 30" East 182.00 feet, South 56°01' 30" East 190.80 feet,
to the place of beginning.

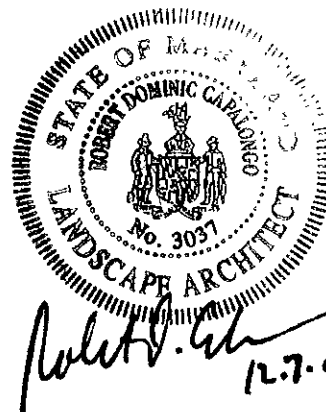
CONTAINING 1.14 acres of land more or less.

BEING known as 113 Westminster Road and located in the Fourth Election District.


Robert D. Capalongo
Licensed Landscape Architect #3037

248

#10837



GP\mak\10837\1.14acre\112900

☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
☒ 110 WEST ROAD, SUITE 245, TOWSON, MARYLAND 21204
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

■ 410-515-9000 ■ FAX 410-515-9002
■ 410-821-1690 ■ FAX 410-821-1748
■ 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

9012

Chk. No.
01-248-XA

DATE 12-14-00 ACCOUNT R-001-6150
AMOUNT \$ 550.00

RECEIVED FROM: Westminster Td LLC - \$300.00 - of Rose E. Stein
FOR: Payment of Special Exemption Variance Filing fee @ 113 Westminster Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	DATE	TIME
REG 4505	12/15/2000	12/14/2000 15:46:45
DEPT 5	CASHIER MSTE MES DRIVER	
Receipt #	5	ECG ZONING VERIFICATION
CP NO.	1913-3	090127
Receipt Tot	550.00	
550.00	OK	
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 herein as follows:

~~Case # 012481X-000~~

113 Westminster Road

SW/S Westminster Road, 405' +/- NW of Harvestview Road

4th Election District - 3rd Councilmanic District

Legal Owner(s): Westminster Road LLC

Special Exception: for a Class B office building. **Variance:** to permit a maximum lot size of 1.14 acres in lieu of the permitted 1 acre; and to permit a free-standing sign with illumination and a height of 10-feet and area of 50-square feet in lieu of the permitted non-illuminated 66-foot high, 15-square foot sign respectively.

Hearing: Tuesday, February 6, 2001 at 9:00 a.m. in Room 407, County Courthouse Building, 401 Bayley 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.

1/15/01 Jan. 18

C444886

CERTIFICATE OF PUBLICATION

TOWSON, MD,

1/18

, 2001

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 1/18, 2001.

THE JEFFERSONIAN,

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-248-XA

Petitioner/Developer: Westminster Road LLC

Date of Hearing/Closing: 2/6/01

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

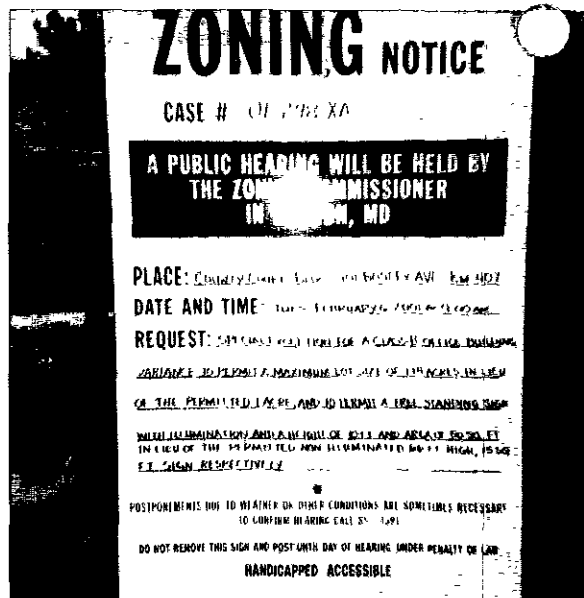
Attention: Ms. Gwendolyn Stephens

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 113 Westminster Rd.

Reisterstown, MD 21136

The sign(s) were posted on January 5, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 1/5/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
113 Westminster Road, SW/S Westminster Rd, 405' +/-	*	ZONING COMMISSIONER
NW of Harvestview Rd		
4th Election District, 3rd Councilmanic	*	FOR
Legal Owner: Westminster Road LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	Case No. 01-248-XA

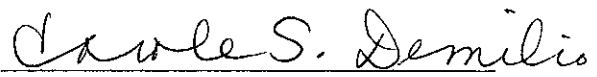
* * * * *

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 28th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, 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

December 22, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-248-XA
113 Westminster Road
SW/S Westminster Road, 405' +/- NW of Harvestview Road
4th Election District – 3rd Councilmanic District
Legal Owner: Westminster Road LLC

Special Exception for a Class B office building. Variance to permit a maximum lot size of 1.14 acres in lieu of the permitted 1 acre; and to permit a free-standing sign with illumination and a height of 10-feet and area of 50-square feet in lieu of the permitted non-illuminated 66-foot high, 15-square foot sign respectively.

HEARING: Tuesday, February 6, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Benjamin Bronstein, George & Bronstein, LLP, 29 W. Susquehanna Avenue,
Suite 205, Towson 21204
Jeffrey B. Powers, Managing Member, Westminster Road, LLC, 11459 Cronhill
Drive, Suite P, Owings Mills 21117
Robert D. Capalongo, RLA, 110 West Road, Suite 245, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 19, 2001.**
(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, January 18, 2001 Issue -- Jeffersonian

Please forward billing to:

Benjamin Bronstein

410 296-0200

George & Bronstein

29 W Susquehanna Ave., Suite 205

Towson, MD 21204

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: 01-248-XA

113 Westminster Road

SW/S Westminster Road, 405' +/- NW of Harvestview Road

4th Election District – 3rd Councilmanic District

Legal Owner: Westminster Road LLC

Special Exception for a Class B office building. Variance to permit a maximum lot size of 1.14 acres in lieu of the permitted 1 acre; and to permit a free-standing sign with illumination and a height of 10-feet and area of 50-square feet in lieu of the permitted non-illuminated 66-foot high, 15-square foot sign respectively.

HEARING: Tuesday, February 6, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

CDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

February 2, 2001

Benjamin Bronstein Esquire
George & Bronstein LLP
29 W. Susquehanna Avenue Suite 205
Towson MD 21204

Dear Mr. Bronstein:

RE: Case Number: 01-248-XA, 113 Westminster Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Jeffrey B Powers, Managing Member, Westminster Road LLC, 11459 Cronhill Drive, Suite P, Owings Mills 21117
Robert D Capalongo RLA, 110 West Road, Suite 245, Towson 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item Nos. 233, 234, 235, 236, 238, 239,
240, 241, 244, 246, 247, 248, 249, and 250

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

December 27, 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: CRONDALL CORNER ASSOC., 239
WESTMINSTER ROAD LLC, 248

Location: DISTRIBUTION MEETING OF December 26, 2000

Item No.: 239 AND 248

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



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
231	8100 Salt Lake Drive
233	1305 Lincoln Woods Drive
234	3 Arrowhead Court
235	1223 Lake Falls Road
238	Oak Grove Parcel B
239	Crondall Corner
241	10 McCormick Avenue
242	1324 & 1325 Chippendale Road
243	Pikesville Giant
244	4800 Mt. Carmel Road
245	6 Aston Court
246	3700 Essex Road
247	7163 E. Baltimore Street
248	113 Westminster Road
250	10002 & 10002A Lodge Road

Jim
2/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-239, 01-242, 01-245 & 01-248

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

FEB - 2



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: January 4, 2001

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

RE: Baltimore County
Item No. 248 (JJS)
MD 140
113 Westminster RD
Mile Post 10.23

Dear Ms. Jackson:

This office has reviewed the referenced Item and has no objection to approval of the Special Exception.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- Auxiliary lane widening 26' from the center of the existing roadway, including standard curb, gutter and sidewalk.
- Highway widening dedication to an ultimate 80' Right-of Way.
- Hydraulic analysis.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

CC: Robert W. Bowling, P.E.

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

JJS

Intake Planner

12/13/00

Date Assigned

**DROP-OFF PETITIONS
PROCESSING CHECK-OFF**

- ☒ **Two Questions Answered on Cover Sheet:**
 Any previous reviews in the zoning office? *yes with John Lewis*
 Any current building or zoning violations on site? *NO*

- ☒ **Petition Form Matches Plat in these areas:**

Address
 Zoning
 Legal Owner(s)
 Contract Purchaser(s)
 Request (if listed on plat)

- ☒ **Petition Form (must be current PDM form) is Complete:**

Request:

Section Numbers

Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.

Hardship/Practical Difficulty Reasons

Legal Owner/Contract Purchaser:

Signatures (originals)

Printed/Typed Name and Title (if company)

Attorney (if incorporated)

Signature/Address/Telephone Number of Attorney

- ☒ **Correct Number of Petition Forms, Descriptions and Plats**

- ☒ **200 Scale Zoning Map**

- ☒ **Check: Amount Correct? Signed?**

- ☐ **ZAC Plat Information:**

Location (by Carl) SW/5 Westminster Rd 234' NWHarvestview Rd.Zoning: RDAcreage: 1.14

Previous Hearing Listed With Decision

Election District 4thCouncilmanic District 3rdCase # n/a

Check to See if the Subject Site or Request is:

CBCA *NO*Floodplain *NO*

Elderly

Historical

Pawn Shop

Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

~~248~~ 248
 Item Number Assigned

12-14-00
 Date Accepted for Filing

LAW OFFICES

GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
georgbron@aol.com

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

December 11, 2000

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

RE: 113 Westminster Road

Dear Mr. Jablon:

In reference to the above entitled property I am hereby enclosing the following:

1. Petition for Special Exception in triplicate;
2. Petition for Variance in triplicate;
3. Twelve (12) copies of the Plat to Accompany Petition for Special Exception and Variance;
4. Three copies of the description under seal;
5. Copy of the 200 Scale Zoning Map; and
6. My check to cover costs for the Variance, and my client's check for costs for filing the Special Exception.

Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

Very truly yours,

GEORGE & BRONSTEIN, LLP



Benjamin Bronstein

BB/mlh
Enclosures

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Ben Bronsfein

Jeffrey Powers

Bill Monik

Nancy Randall

Trappier
analyses

29 W Susquehanna Ave 21204

11459 Greenhill Drive Suite 8 0 ways mly
MA 21117

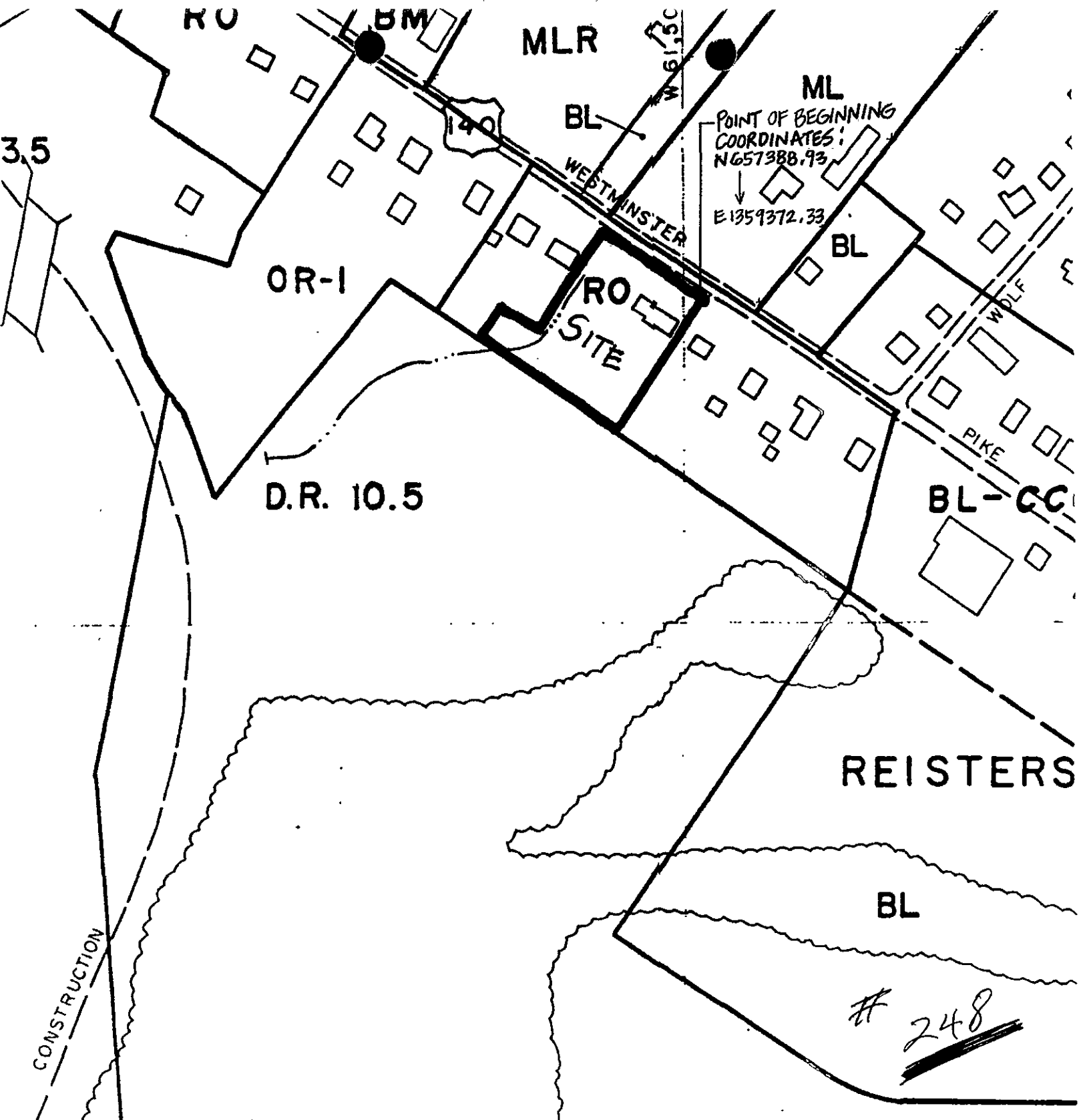
110 WEST ROAD SUITE 245

TOWSON, MD 21204

Wells & Associates

170 Jennifer Rd Annapolis MD 21401





SCALE

1" = 200' ±

LOCATION

REISTERSTOWN

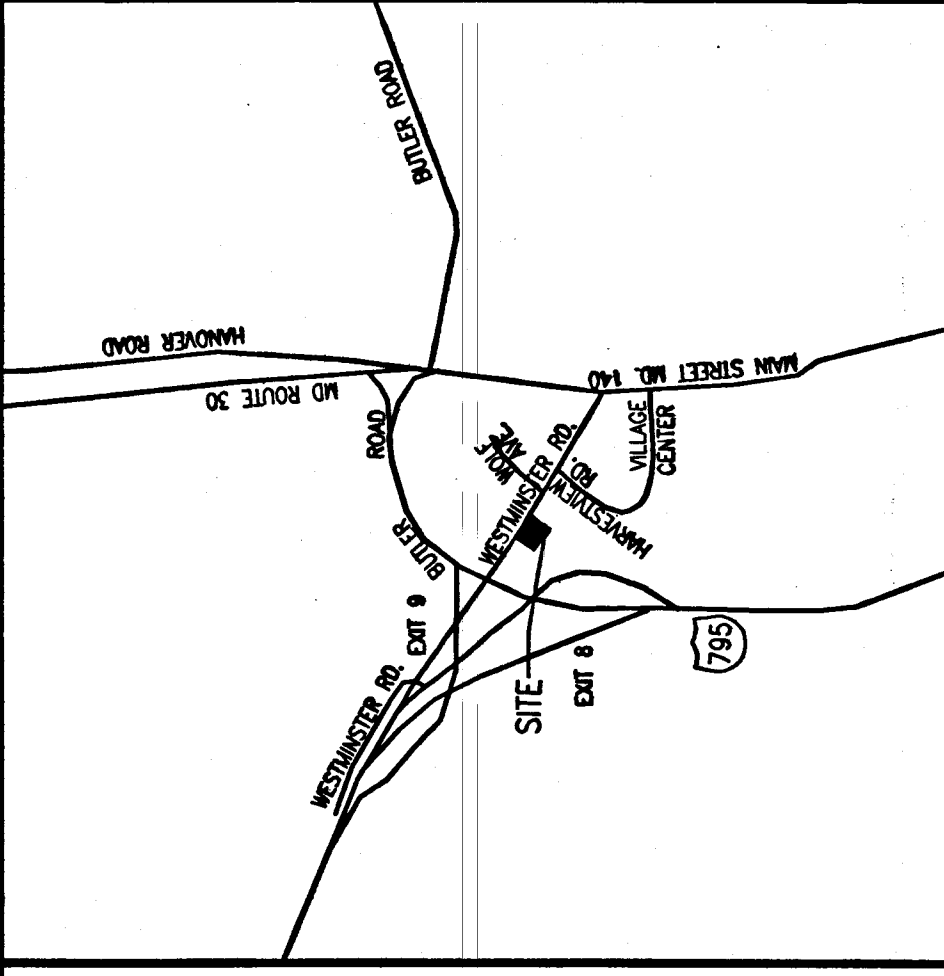
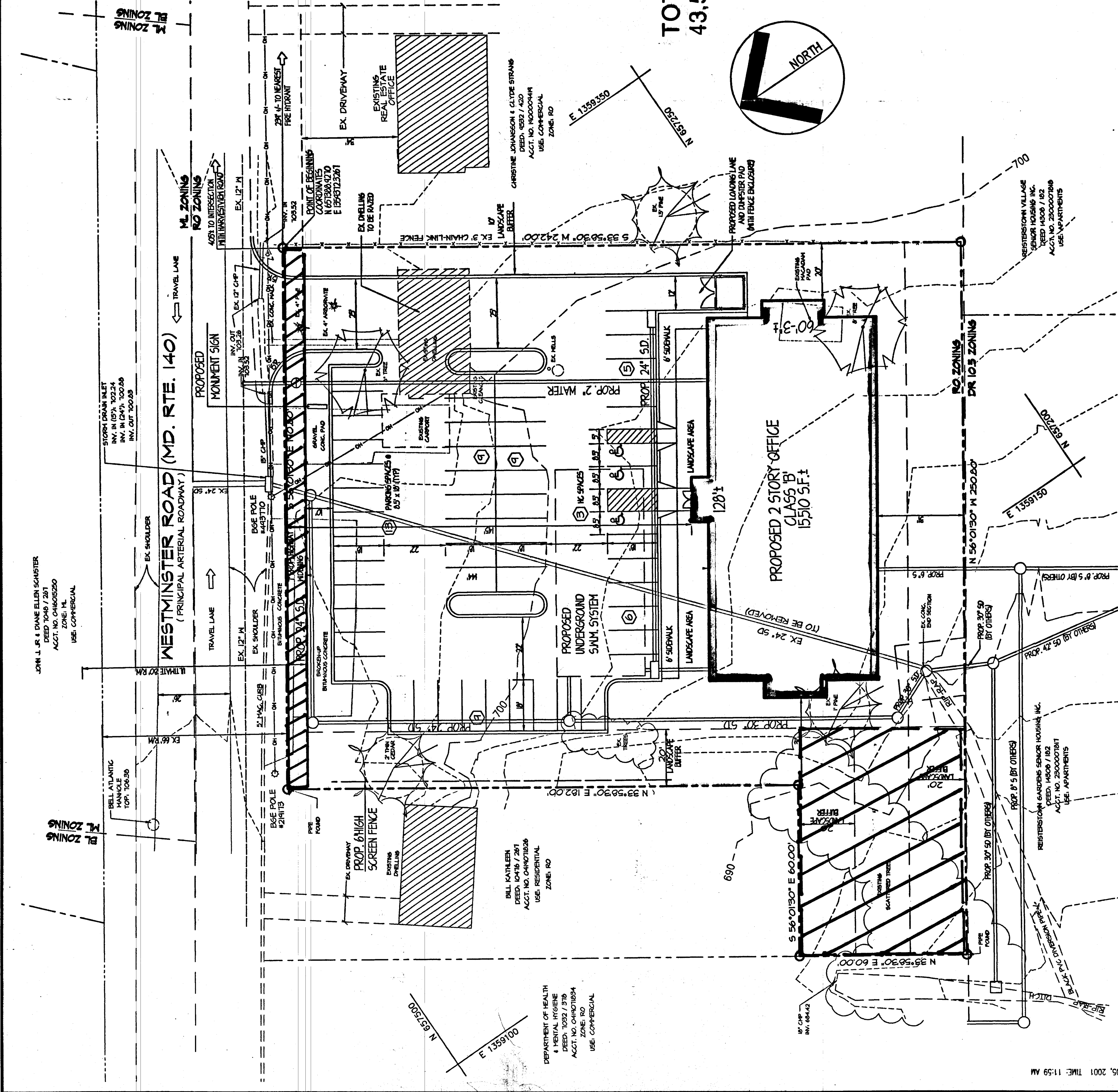
SHEET

M.L.R.

N.W.

16-K

DATE
OF
PHOTOGRAPHY
JANUARY
1986

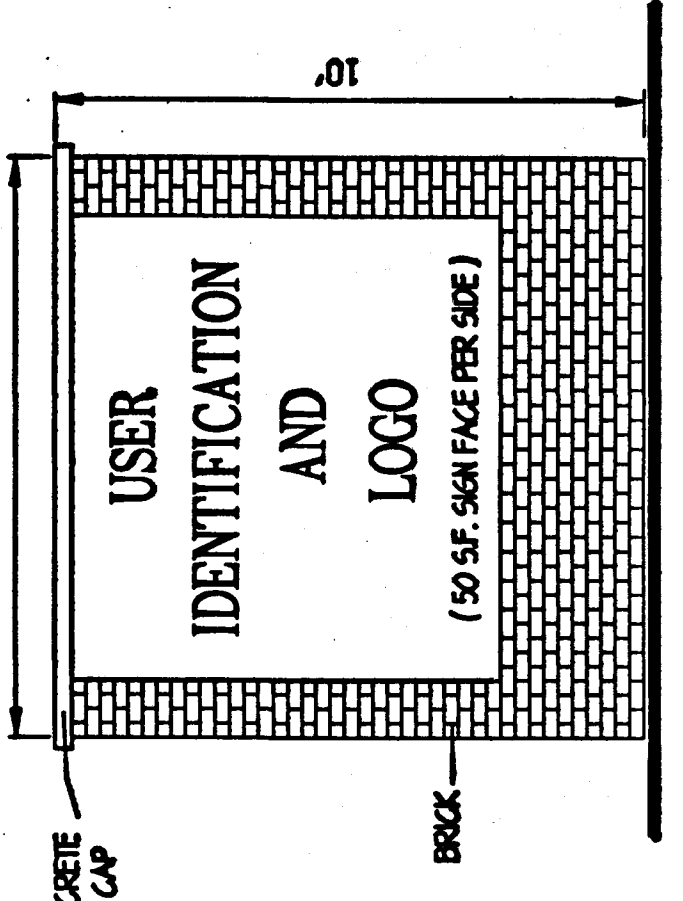


VICINITY MAP
SCALE 1" = 200'

- Site Notes**
- Owner: Westminister Road LLC, 1168 Conhill Drive Suite P, Owings Mills, MD 21117-6280, Tel: 410-581-1000, Fax: 410-581-1000
 - Engineer: Morris & Ritchie Associates, Inc., 140 West Road, Suite 248, Towson, MD 21204-2314, Tel: 410-821-1890, Fax: 410-821-1748
 - Property Information:
 - A. Existing Zoning: ML
 - B. Area of State Right: 1.11 AC. ± or 49,352 sq. ft.
 - C. Property Address: 1168 Conhill Drive
 - D. Election District: 4
 - E. Census Tract: 4044.21
 - F. Baltimore County AOC Map: 4044.21
 - G. Baltimore County AOC Map: 4044.21
 - H. Baltimore County AOC Map: 4044.21
 - I. Baltimore County AOC Map: 4044.21
 - J. Baltimore County AOC Map: 4044.21
 - K. Baltimore County AOC Map: 4044.21
 - L. Tax Account No: 1400000650
 - M. Tax Map Reference: 1400000650
 - N. Zoning Map Reference: 1400000650

NON DEVELOPABLE AREA
6,135 SQ FT

TOTAL NET DEVELOPABLE AREA
43,523 SQ FT



MONUMENT SIGN DETAIL
NOT TO SCALE

0 THE SIGN WILL BE ILLUMINATED.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
140 WEST ROAD, SUITE 248
TOWSON, MARYLAND 21204
(410) 821-1890
FAX (410) 821-1748

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION AND VARIANCE
POWERS OFFICE BUILDING
1168 CONHILL DRIVE
OWINGS MILLS, MARYLAND 21117
ELECTION DISTRICT 4
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MARYLAND