

IN RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCE

N/S Hillside Avenue, 200' E  
Centerline of York Road  
8th Election District  
3rd Councilmanic District  
(8 and 14 Hillside Avenue)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-319-SPHA

Norma J. Stremmel Revocable Living  
Trust - Deborah Cleaver, Trustee,  
Legal Owner and  
A & L Real Estate Limited Partnership,  
Contract Purchaser  
Petitioners

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\*  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, the Norma J. Stremmel Revocable Living Trust, by and through Deborah Cleaver, its Trustee. The Petition for Special Hearing involves property located at Nos. 8 and 14 Hillside Avenue, located in the Cockeysville area of Baltimore County. The special hearing request is to permit temporary commercial parking in a residential zone and the variance relief is to permit a two-way driveway with the width of 10 ft. in lieu of 20 ft., to allow a stone parking lot in lieu of the required durable and dustless surface, and to allow the parking lot to be non-striped.

Appearing at the hearing on behalf of the requests were Brian Burr of Advance Business Systems, Debbie Cleaver on behalf of the Norma J. Stremmel Revocable Living Trust, Geoff Schultz, appearing on behalf of McKee & Associates, the engineers who prepared the site plan of the property and Robert Hoffman, attorney at law, representing the Petitioners. Appearing in opposition to the Petitioners' request were several residents of the surrounding

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DATE 4/18/01

BY R. J. JAMESON

community, namely Ann Heaton, appearing on behalf of the Sherwood Hills Improvement Association, Anna Niemczyk, Henry Niemczyk, Nancy Goodman and Blaise Lachowicz.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of 2.242 acres, more or less, zoned at this time DR 1. The subject property is improved with two single-family residential dwellings. The property is a large lot of ground located on the north side of Hillside Avenue, east of its intersection with York Road. The site plan of the property depicts the location of the two residential dwellings located on the property. At this time, a special hearing request is being made by Advance Business Systems to use the rear portion of the property in question as a temporary parking lot for their employees. Testimony demonstrated that Advance Business Systems is in the process of upgrading and renovating their business. They propose to install a parking deck on their property for the convenience of their customers and employees. The Petitioner is in the process of locating alternative parking for their employees during the construction phase of their renovations. They have negotiated an agreement with the owner of the property, which is the subject of this hearing, in an effort to install 30 temporary stone parking spaces on the rear of this property. The design and layout of the parking lot is shown on the site plan submitted into evidence. It should also be noted that the parking lot is situated only 10 ft. from the property owned by Advance Business Systems. Therefore, these employees can easily walk from the temporary parking lot to their place of employment.

Mr. Brian Burr, the Chief Financial Officer of Advance Business Systems, appeared and testified at the hearing. He testified that his company is excited about the renovations and improvements they are proposing to make to their existing business. However, it has been difficult for Mr. Burr and his company to secure temporary parking for their employees

CHIEF FINANCIAL OFFICER  
BRIAN BURR  
4/18/01  
NANCY GOODMAN  
4/18/01

during their anticipated renovations. They have sought many alternatives to solve their parking problems. After a long and exhaustive search for temporary parking, the Petitioner feels that the plan as presented before me is their best alternative to provide parking spaces for these employees. Mr. Burr testified that each of the parking spaces, as shown on this plan, will be assigned to a particular employee. These employees will be the only people entitled to park in these new parking spaces. These employees come to work in the morning and leave in the evening. The parking lot will not be used for any customers or any employees that come and go on a regular basis during the day. Therefore, the impact on the residents who live on Hillside Avenue would only be during the morning hours when the employees arrive at work and at the end of the day when they leave to go home. In addition, Mr. Burr testified that the temporary parking lot would be used for no longer than 9 months, once construction begins at their business. He testified that they will completely restore the subject property to its grassy condition once the need for the parking terminates. In order to proceed with the installation of this temporary parking field, the special hearing and variances are necessary.

Appearing in opposition to the Petitioner's request were several residents from the surrounding Hillside community. The residents are concerned that the use of the subject property, even on a temporary basis, for commercial parking could set a bad precedent for this property. They are also concerned that the construction of this parking lot will impose upon the peace and tranquility of their neighborhood, given that Hillside Avenue is a dead end street. They also believe that the additional 30 cars coming and going to this parking lot will cause traffic problems when trying to exit onto York Road from Hillside Avenue. It is difficult to exit Hillside Avenue onto York Road, particularly headed in a southerly direction.

The concerns of the Sherwood Hill Improvement Association were documented in a letter which was submitted into evidence at the hearing before me.

After considering the testimony and evidence offered by the Petitioners, as well as the residents who attended the hearing, I find that the petition for special hearing for a temporary parking lot on this property and the accompanying variances should be granted. However, this relief can only be granted with the imposition of conditions and restrictions to ensure that the temporary use of this parking lot will have as little detrimental impact on these residents as possible. Therefore, as a condition of approval, I shall impose a series of restrictions upon this Petitioner to help to mitigate the concerns raised by the citizens who attended the hearing.

As to the special hearing and variance relief, it is clear that practical difficulty or unreasonable hardship would result if the special hearing and variances were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of April, 2001, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit temporary commercial parking in a residential zone, be and is hereby GRANTED.

COPIES RECEIVED FOR FILING  
1900 4/18/01  
J.P. Gorman

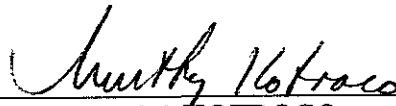
IT IS FURTHER ORDERED, that the Petitioners' variance requests: (a) from Section 409.4.A (B.C.Z.R.), to allow a two-way driveway width of 10 ft. in lieu of the minimum required 20 ft.; (b) from Section 409.8.A.2 (B.C.Z.R.), to allow a stone parking lot in lieu of the required durable and dustless surface; and (c) from Section 409.8.A.6, to allow a non-striped parking lot, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for their permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The construction of the parking lot in question shall not commence until such time as a building permit is issued for the expansion of the Advance Business Systems existing parking lot.
3. The Petitioner shall be required to install a landscape screen around the perimeter of the proposed parking lot, in order to screen the temporary parking lot from surrounding residential properties. Therefore, the Petitioner shall submit to Mr. Avery Harden, Landscape Architect for Baltimore County, a landscape screening plan depicting the manner in which the parking lot will be screened from adjacent properties.
4. The hours of use for the parking lot in question shall be Monday through Friday, from 7:00 a.m. to 6:00 p.m. The Petitioner shall not be permitted to install any parking lot lighting on the subject lot.
5. The subject parking lot shall be utilized by employees of Advance Business Systems only. No other person shall be permitted to utilize the parking lot.
6. No employee or service representative of Advance Business Systems shall be permitted to park along Hillside Avenue.
7. The Petitioner shall be permitted to utilize this temporary parking lot for a period of 9 months, which time period shall commence on the date that a permit is issued by Baltimore County for the construction of the parking lot itself. At the end of this 9 month period, or sooner if the new parking lot is completed, the Petitioner shall immediately commence the restoration of the subject property to its original turf

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DATE 4/18/01  
BY R. J. [Signature]

grass condition. The restoration of the parking lot to grass shall be at the discretion of Avery Harden, Landscape Architect for Baltimore County.

8. Mr. Brian Burr, the chief financial officer for Advance Business Systems, shall make a phone number available so that he may be contacted 7 days a week, 24 hours a day, in the event a problem arises concerning the use of this temporary parking lot by the employees of his company. Said telephone number shall be provided to Ann Heaton, the President of the Sherwood Hill Improvement Association. Mr. Burr or his representative shall be available to handle any and all disputes that may occur regarding the use of this parking lot during this temporary situation.
9. The employees utilizing the parking lot in question shall, at all times, be courteous and considerate to the residents of Hillside Avenue when coming and going to the subject parking lot.
10. The driveway leading to the parking lot shall be regularly maintained so as not to cause any mud or sediment to be carried onto Hillside Avenue by the employees who use the parking lot.
11. Mr. Brian Burr or his representative shall regularly update the Sherwood Hill Improvement Association as to the status of the construction project, so that they may be aware when the use of the parking lot might begin and when it will terminate.
12. The subject parking lot shall be posted with signage indicating that the parking spaces are to be utilized by employees of Advance Business Systems and that all other persons using the parking lot will be towed.
13. The use of the subject property as a temporary parking lot for employees of Advance Business Systems shall in no way be considered as a precedent to any future use of the subject property.
14. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

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4/18/01  
BY [Signature]



Baltimore County  
Zoning Commissioner

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

April 18, 2001

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21214

Re: Petition for Special Hearing  
Case No. 01-319-SPHA  
Property: Nos. 8 and 14 Hillside Avenue

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

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

Copies to:

Brian Burr, CFO  
Advance Business Systems  
10755 York Road  
Cockeysville, MD 21030

Geoffrey C. Schultz, Vice-President  
McKee & Associates, Inc.  
5 Shawan Road, Suite 1  
Cockeysville, MD 21030

Ms. Deborah Cleaver  
5928 Deer Park Road  
Reisterstown, MD 21136

Ms. Ann Heaton  
c/o Sherwood Hill Improvement Assn.  
10599 Topsfield Drive  
Cockeysville, MD 21030

Mr. & Mrs. Henry Niemczyk  
11 Hillside Avenue  
Cockeysville, MD 21030

Ms. Nancy Goodman  
13 Hillside Avenue  
Cockeysville, MD 21030

Ms. Blaise Lachowicz  
26 Hillside Avenue  
Cockeysville, MD 21030





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #8 and #14 Hillside Avenue  
which is presently zoned BL-AS & DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Temporary commercial parking in a residential zone (DR-3.5)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

## Contract Purchaser/Lessee:

A & L Real Estate Limited Partnership  
Alan F. Elkin, G.P.

Name - Type or Print

x

Signature

10755 York Road (410) 252-4800

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

## Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

x

Signature

Venable Baetjer & Howard

Company

200 Allegheny Avenue (410) 823-4111

Address

Telephone No.

Towson, Maryland 21214

City

State

Zip Code

## Legal Owner(s):

Norma J. Stremmel Revocable Living Trust

Agreement - Deborah Cleaver, Trustee

Name - Type or Print

x

Signature

Name - Type or Print

Signature

5928 Deer Park Road (410) 833-6897

Address

Telephone No.

Reisterstown, Maryland 21136

City

State

Zip Code

## Representative to be Contacted:

Geoffrey C. Schultz, V.P.

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BR Date 2/7/01

Case No. 01-319-SPHA

200 9/15/98

**ATTACHMENT  
10755 YORK ROAD  
REQUESTED VARIANCES  
FEBRUARY 5, 2001**

- 1) Variance to Section 409.4A (BCZR) to allow a two-way driveway width of 10 feet in lieu of the minimum required 20 feet.
- 2) Variance to Section 409.8A.2 to allow a stone parking lot in lieu of the required durable and dustless surface.
- 3) Variance to Section 409.8A.6 to allow a non-striped parking lot.

**HARDSHIP**

Parking lot is to be used for temporary parking for employees of Advance Business Systems during construction of the proposed building addition on their adjacent site and will be abandoned and removed upon completion of said addition. Other reasons to be presented at hearing.

# McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning  
Real Estate Development*

February 5, 2001



**ZONING DESCRIPTION OF  
#8 AND #14 HILLSIDE AVENUE  
8<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

**BEGINNING** for the same at a point on the north side of Hillside Avenue (40 feet wide) said point being located 200.00 feet east of the east side of York Road (66 feet wide); thence running North 14 degrees 15 minutes 00 seconds West, 197.00 feet, North 75 degrees 15 minutes 00 seconds East, 450.00 feet, South 14 degrees 15 minutes 00 seconds East, 197.00 feet and South 75 degrees 15 minutes 00 seconds West, 450.00 feet to the place of beginning.

**CONTAINING** 88,650 square feet or 2.035 acres of land, more or less as recorded in Deeds 12588/395 and 12590/424 lying in the 8<sup>th</sup> Election District and 3<sup>rd</sup> Councilmanic District of Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

01725

DATE 11/16/01 ACCOUNT RECEIPTS

AMOUNT \$ 550.00

RECEIVED FROM: Adm. Serv. & Info. Mgmt. Subcontract

FOR: Spec. Planning Services

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER  
11/16/01 3:19

PAID RECEIPT

PAYMENT METHOD  
DATE 11/16/01 11/16/01  
AMOUNT \$ 550.00  
FOR BAL. 09/12/01

Receipt for \$550.00  
BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 91796

DATE 2/15/02 ACCOUNT ROU-006-650  
AMOUNT \$ 50.00\*

RECEIVED FROM: U. K. & Assoc. Inc

FOR: Revised site plan for  
case # 61-319-SHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
2/16/2001 2/15/2001 12:02:00  
REG 1505 CASHIER NOTE HAS DRAWN 5  
RECEIPT # 200227 OFLH  
Dept 5 529 ZONING VERIFICATION  
CR NO. 091796

Recpt. Tot 50.00  
50.00 CR .00 GR  
Baltimore County, Maryland

\*50.00 paid due  
to overcharge of  
\$50.00 on original  
filing. ucr

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: #01-319-SPHA  
8 and 14 Hillside Avenue  
NS Hillside Avenue, 200' E of centerline York Road  
8th Election District - 3rd Councilmanic District  
Legal Owner(s): Norma June Strenimel Revocable Living Trust Agreement

Contract Purchaser: A & L Real Estate Limited Partnership  
Special Hearing: to approve temporary commercial parking in a residential zone. Variance: to allow a two-way driveway width of 10 feet in lieu of the minimum 20 feet; to allow a stone parking in lieu of the required durable and dustless surface; and to allow a non-striped parking lot in lieu of the required striping.

Hearing: Tuesday, April 3, 2001 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) 887-4390.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

JL/3/702 March 20 C457492

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, 3/23, 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 3/20, 2001.

*J. Wilkinson*  
THE JEFFERSONIAN,

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No. 01-319-SPHA

Petitioner/Developer: ADVANCE B.S., ETAL

% AMY DONTALL, ESQ

VBH

Date of Hearing/Closing 4/3/01

McKEE

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 # 08 → 14 - HILLSIDE AVE

The sign(s) were posted on 3/13/01  
(Month, Day, Year)

Sincerely,

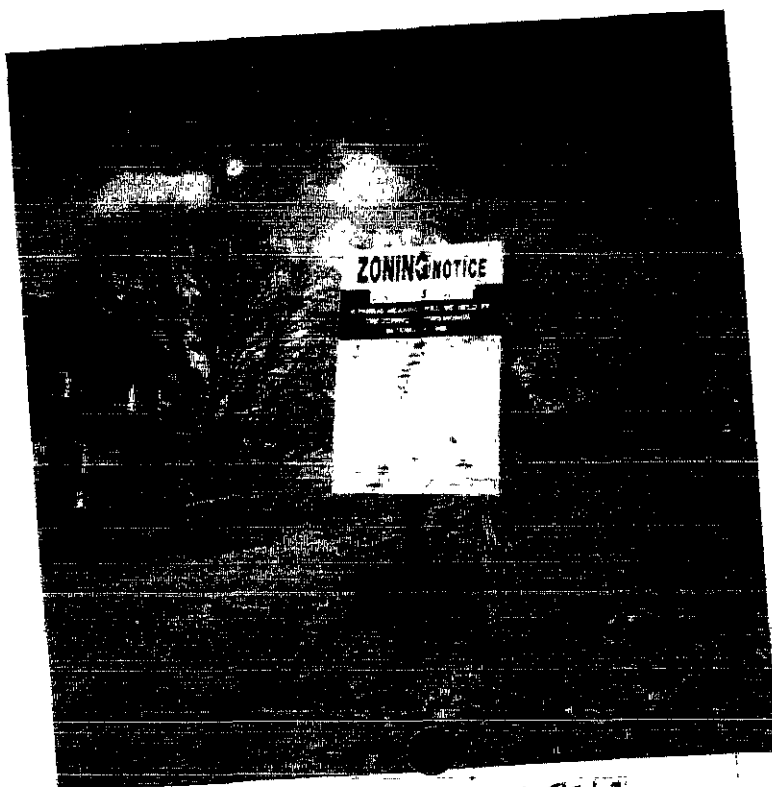
Patrick M. O'Keefe 3/14/01  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 2103  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8  
(Telephone Number)



01-319-SPHA

# CERTIFICATE OF POSTING

RE: Case No.: 01-319-SPHA

Petitioner/Developer: NORMA JUNE STEMMEL AND  
A&L REAL ESTATE LIMITED PARTNERSHIP

Date of Hearing/Closing: APRIL 3, 2001

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

located at \_\_\_\_\_

14 HILLSIDE AVENUE

17TH 2001

(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)

## ZONING NOTICE

CASE # 01-319-SPHA

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

ROOM 407, COUNTY COURTS

PLACE: BLDG. 401 BOSLEY AVENUE

TUESDAY, APRIL 3, 2001

DATE AND TIME: AT 9:00 A.M.

REQUEST: SPECIAL HEARING - TO APPROVE  
TEMPORARY COMMERCIAL PARKING IN A  
RESIDENTIAL ZONE VARIANCE - TO ALLOW A TWO-  
WAY DRIVEWAY WIDTH OF 10 FT. IN LIEU OF THE MINIMUM  
20 FT. - TO ALLOW A STONE PARKING LOT IN LIEU OF THE  
REQUIRED PAVING AND DUSTLESS SURFACE AND TO ALLOW  
A NON-STRIPED PARKING LOT IN LIEU OF THE  
REQUIRED STRIPING

POSTING AND HEARING DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
FOR CRISTIANE HEADING: CALL 867-1371

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW.

DISAPABLED ACCESSIBLE





MAR 19 2001

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.

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For Newspaper Advertising:

Item Number or Case Number: 01-319 - SPHA

Petitioner: A+L Real Estate L.P.

Address or Location: 10755 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADVANCE BUSINESS SYSTEMS - BRIAN BURR

Address: 10755 YORK ROAD

COCKEYSVILLE MD - 21030

Telephone Number: 410 - 252 - 4800

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 20, 2001 Issue – Jeffersonian

Please forward billing to:  
Brian Burr  
10755 York Road  
Cockeysville MD 21030

410 252-4800

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## NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-319-SPHA  
8 and 14 Hillside Avenue  
N/S Hillside Avenue, 200' E of centerline York Road  
8th Election District – 3rd Councilmanic District  
Legal Owner: Norma June Stremmel Revocable Living Trust Agreement  
Contract Purchaser: A & L Real Estate Limited Partnership

Special Hearing to approve temporary commercial parking in a residential zone.  
Variance to allow a two-way driveway width of 10 feet in lieu of the minimum 20 feet; to allow a stone parking in lieu of the required durable and dustless surface; and to allow a non-striped parking lot in lieu of the required striping.

HEARING: Tuesday, April 3, 2001 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
Lawrence E. Schmidt

GJ2

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

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

February 20, 2001

## 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: 01-319-SPHA

8 and 14 Hillside Avenue

N/S Hillside Avenue, 200' E of centerline York Road

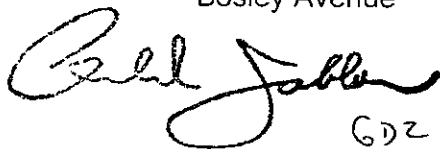
8th Election District – 3rd Councilmanic District

Legal Owner: Norma June Stremmel Revocable Living Trust Agreement

Contract Purchaser: A & L Real Estate Limited Partnership

Special Hearing to approve temporary commercial parking in a residential zone. Variance to allow a two-way driveway width of 10 feet in lieu of the minimum 20 feet; to allow a stone parking in lieu of the required durable and dustless surface; and to allow a non-striped parking lot in lieu of the required striping.

HEARING: Tuesday, April 3, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



GDZ

Arnold Jablon  
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,  
Towson 21204

Norma June Stremmel, 5928 Deer Park Road, Reisterstown 21136

Alan I Elkin 10755 York Road, Cockeysville 21030

Geoffrey C Schultz VP, McKee & Assoc Inc, 5 Shawan Road, Suite 1,  
Cockeysville 21030

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





Baltimore County  
Department of Permits and  
Development Management

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

April 2, 2001

Robert A Hoffman  
Venable Baetjer & Howard LLP  
210 Allegheny Avenue  
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-319-SPHA, #8 & #14 Hillside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 7, 2001.

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: Norma J. Stremmel Revocable Living Trust Agreement, Deborah Cleaver,  
Trustee, 5928 Deer Park Road, Reisterstown MD 21136  
Alan I Elkin GP, A & L Real Estate Limited Partnership, 10755 York Road, Cockeysville 21030  
Geoffrey C Schultz VP, McKee & Associates Inc, 5 Shawan Road Suite 1, Cockeysville 21030  
People's Counsel



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

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

**DATE:** April 2, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 26, 2001  
Item No. 319

The Bureau of Development Plans Review has re-reviewed the subject zoning item.

Because the proposed parking lot will be a temporary stone lot, we have no objection to leaving the entrance driveway at its present location.

RWB:HJO:jrb

cc: File



**Baltimore County  
Fire Department**

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

February 22, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 20, 2001

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 317, 318, 319, 320, 322, 323, 324 and 325

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

cc: File



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

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

**DATE:** *March 7, 2001*

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 26, 2001  
Item No. 319

The Bureau of Development Plans Review has reviewed the subject zoning item.

A commercial entrance should be constructed at the developer's expense per the Department of Public Works' Standard Plate R-32A -- rural commercial entrance with a 24-foot-wide minimum entrance, 15 feet from the property line as shown on the road and street detail.

RWB:HJO:jrb

cc: File



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

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** March 12, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 5, 2001  
Case Number 01-319-SPHA  
(8 & 14 Hillside Avenue)

The Bureau of Development Plans Review has reviewed the subject zoning item.

*See comments dated March 7, 2001 from Robert Bowling, Supervisor, Bureau of Development Plans Review of the Department of Permits and Development Management.*

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of February 20, 2001

DEPRM has no comments for the following zoning petitions:

| Item # | Address                  |
|--------|--------------------------|
| 315    | 408 Thackery Avenue      |
| 317    | 15341 Old York Road      |
| 318    | 9700 Bernard Lewis Court |
| 319    | 8 and 14 Hillside Avenue |
| 321    | 1800 Sulphur Spring Road |
| 322    | 8105 McDaniel Avenue     |
| 324    | 1534 York Road           |

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of February 26, 2001

DEPRM has no comments for the following zoning petitions:

| Item #      | Address                  |
|-------------|--------------------------|
| 327         | 6310 Blair Hill Lane     |
| 329         | 2000 Towson Avenue       |
| 319 Revised | 8 and 14 Hillside Avenue |



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2-21-01

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

RE: Baltimore County  
Item No. 319 32

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



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.26.01

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

RE: Baltimore County  
Item No. 01-319-SPNA BR

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,

*/s/* 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

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
8 and 14 Hillside Avenue, N/S Hillside Ave,  
200' E of c/l York Rd  
8th Election District, 3rd Councilmanic

Legal Owner: Norma J. Stremmel Trust  
Contract Purchaser: A&L Real Estate L.P.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 01-319-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

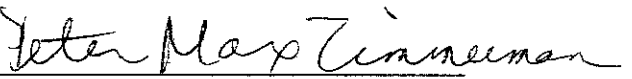
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 27th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

Jim  
4/3

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 27, 2001

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

**SUBJECT:** 8 and 14 Hillside Avenue

**INFORMATION:**

**Item Number:** 01-319

**Petitioner:** Norma J. Stremmel Revocable Living Trust

**Zoning:** BL-AS & DR 3.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has determined that the petitioner should be required to provide an informal landscape treatment along the perimeter of the parking lot in order to mitigate the visual impact of the lot from adjoining residential properties. In addition, the rear yards of the subject properties should be restored to their turf condition prior to the issuance of any occupancy permit for the Advance Business Systems building addition.

It should be noted that parcel 163 (the western half of the subject property) was rezoned from BL-AS to DR 3.5 during the 2000 Comprehensive Zoning Map Process.

**Prepared by:** Maeda A. Cunniff

**Section Chief:** Jeffrey W. Lee  
**AFK:MAC:**

MAR - 2



Baltimore County  
Department of Economic Development

400 Washington Avenue  
Towson, Maryland 21204  
410-887-8000  
Fax: 410-887-8017  
econdev@co.ba.md.us  
www.co.ba.md.us

Mr. Tim Kotroco  
Deputy Zoning Commissioner  
401 Bosley Avenue  
Towson, Maryland 21204

Mr. Kotroco,

This letter regards zoning case 01-319-SPHA held April 3, 2001, and outlines Economic Development's support for Advance Business System's request for temporary parking.

The Department of Economic Development has assisted Advance Business Systems over the past year in its decision to expand within Baltimore County. Advanced Business Systems employs over 115 people and intends to grow with this expansion. The issue of interim parking for Advance's employees while property improvements are made is a necessary element of the entire expansion project that the Department has assisted.

The Department supports Advanced Business System's request for temporary parking on a parcel adjacent to its facility. If you have any questions, you can reach me at 410-887-8028.

A handwritten signature in cursive script, appearing to read "Anthony Solomon".

Anthony Solomon  
Business Development Associate

Cc: Mr. Robert Hoffman, Esq.







Baltimore County  
Fire Department

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

February 28, 2001

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

Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 26, 2001

Item No.: SEE BELOW

Dear Ms. Stephens:

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

THE FIRE MARSHAL' S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

328, 329, 330, 331, AND CASE #01-319-SPHA,

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

cc: File

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



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on Recycled Paper

SHERWOOD HILL IMPROVEMENT ASSOCIATION, INC.  
P.O. Box 52  
Cockeysville, MD 21030

March 29, 2001

Zoning Commission Office  
Attention: Timothy M. Kotroco, Hearing Officer  
401 Bosley Avenue  
Towson, MD 21204

Re: CASE NUMBER: 01-319-SPHA, 8 and 14 Hillside Avenue  
Hearing: Tuesday, 04/03/2001 at 9:00 a.m., Rm 407 Co Cts Bldg 401 Bosley Ave.

Dear Timothy M. Kotroco:

Members of the *Sherwood Hill Improvement Association, Inc.* Executive Board wish to state that we are very concerned that this "temporary parking" may open the door to increasing the commercial use of **all** of the property on this small residential street. We think it would be far preferable if another solution to the temporary parking needs could be found.

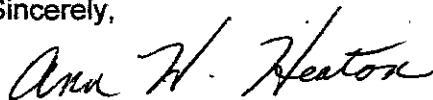
Concerning the specific variance requested, we raise the following questions and concerns.

1. If the variance is approved, we think the building of the parking lot should not commence until the building permit is issued for the Advanced Business Systems expansion.
2. It has been suggested that evergreen landscaping be put around the parking lot to screen from the neighborhood. Will this be mandated?
3. The hours for lot use of Monday - Friday from 7 a.m. to 5 p.m. with no lights has been suggested and seems reasonable. Will this restriction be put on the use of the area?
4. If this parking area is insufficient and the employees resort to parking on Hillside Ave., what recourse do the neighbors have to reducing parking on their street?
5. What is the time frame for the whole project? When will the temporary parking lot and driveway be removed?
6. What recourse does the neighborhood have if the area in question is not restored to grass/lawn?

Several residents of Hillside Avenue, including Henry Niemczyk, and a representative of the Sherwood Hill Improvement Association, Inc., Ann Heaton, expect to attend the hearing and wish to be granted time to speak to these concerns.

Thank you for your attention.

Sincerely,



Ann H. Heaton  
President

APR - 4



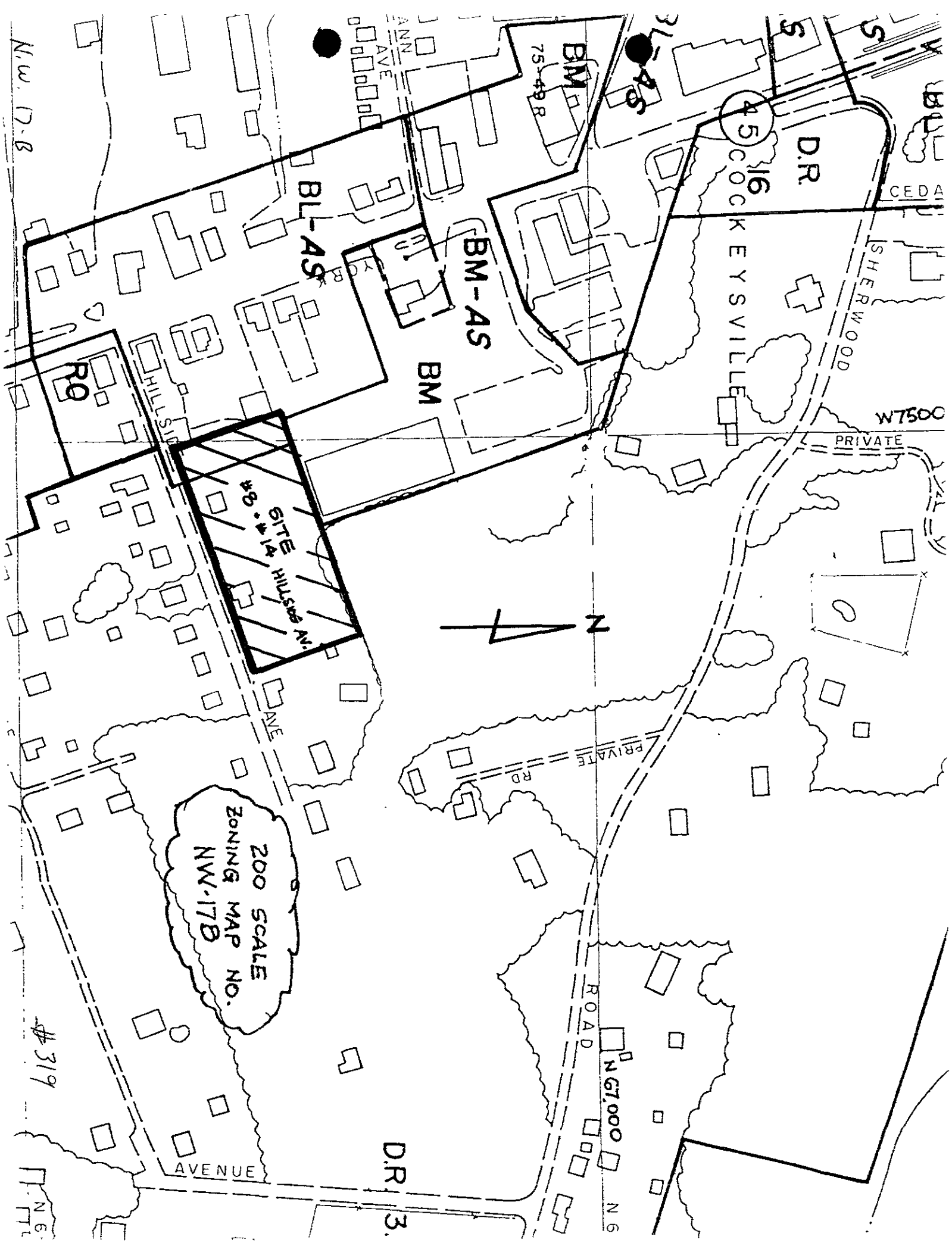
Signature and Date  
Margaret P. Brokagey 4/1/01

### PROTESTANT(S) SIGN-IN SHEET

**ADDRESS**

|                                                 |                                        |
|-------------------------------------------------|----------------------------------------|
| Ann H. Heston, Sherwood Tree Improvement Assoc. | 10599 Topsfield Dr. Cockeysville 21030 |
| Anna Marie Hensch                               | 11 Hillside Ave Cockeysville 21030     |
| John Hensch                                     | 11 Hillside Ave Cockeysville 21030     |
| Nancy Goodman                                   | 13 Hillside Ave Cockeysville 21030     |
| Blaise Lachowicz                                | 26 Hillside Ave Cockeysville 21030     |



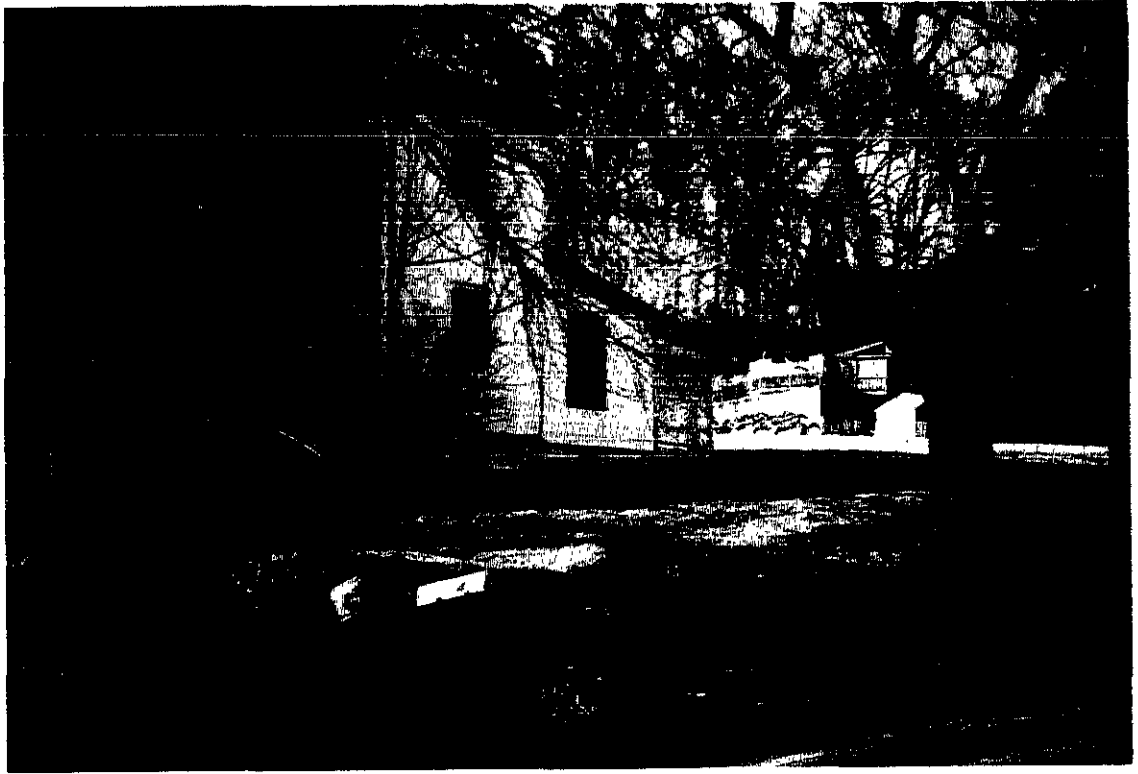




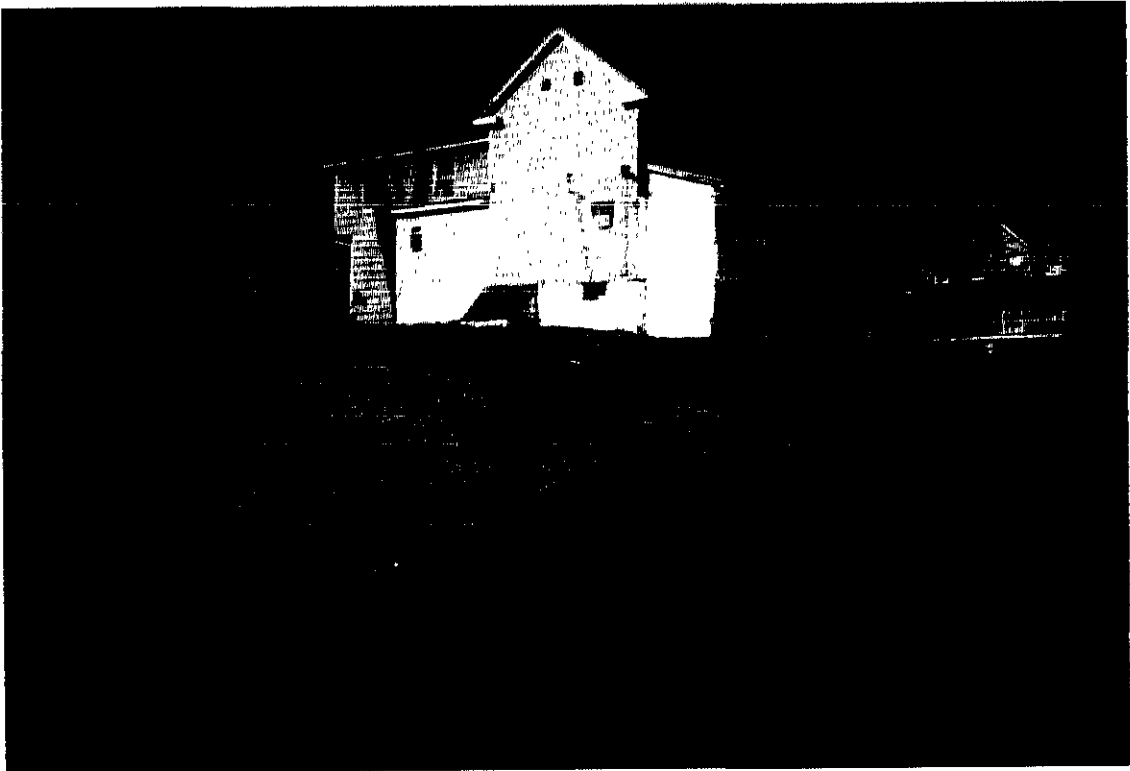
Baltimore County Zoning Commissioner  
Office of Planning  
Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204

*Photographs*  
# 01-319-SPHA

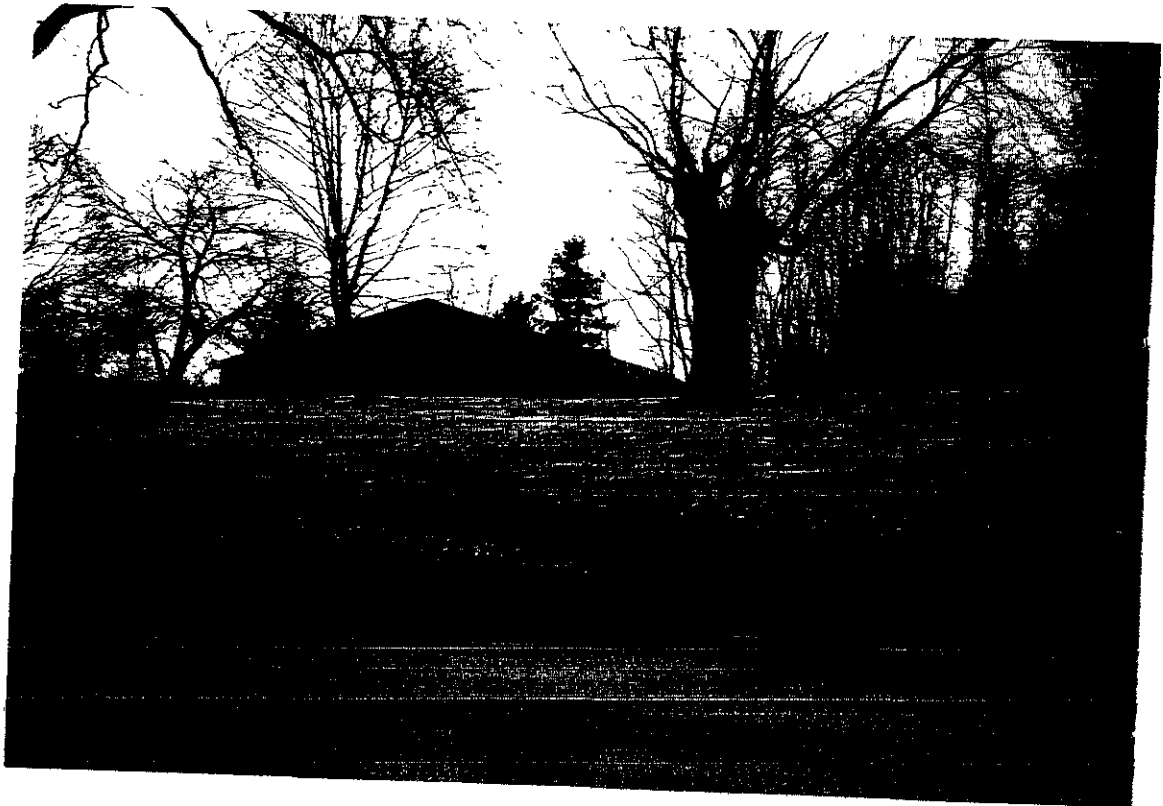
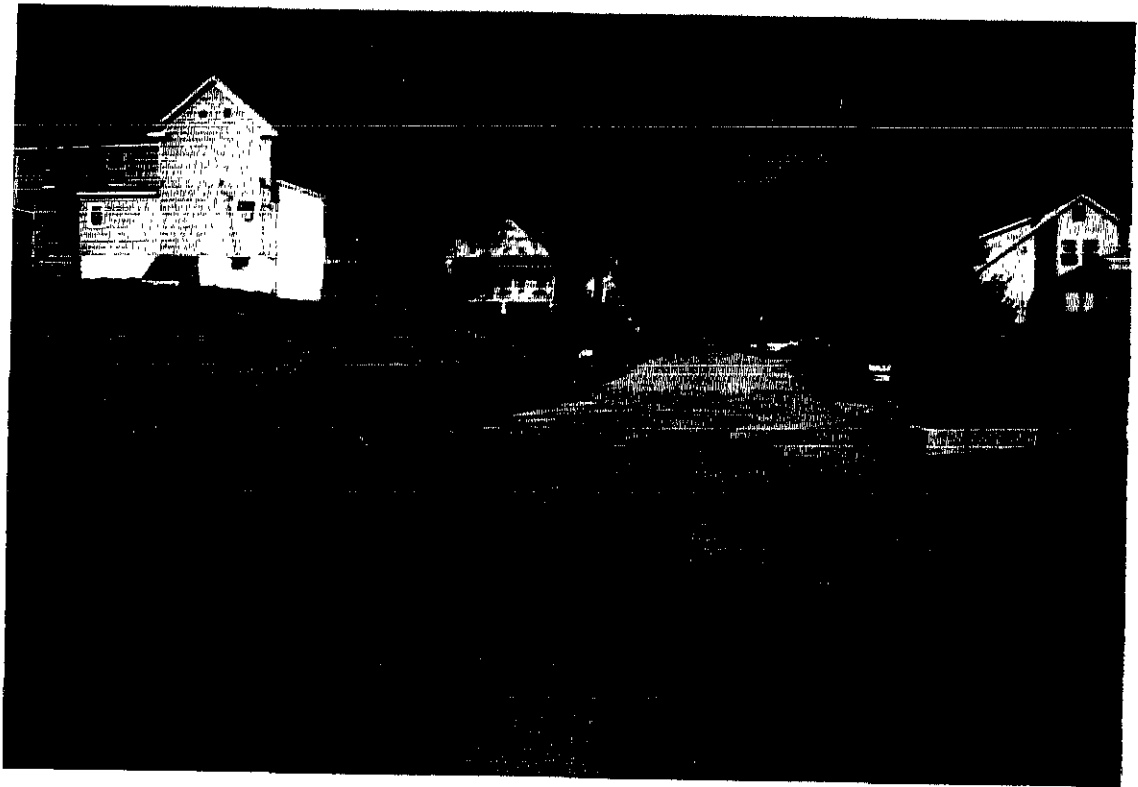


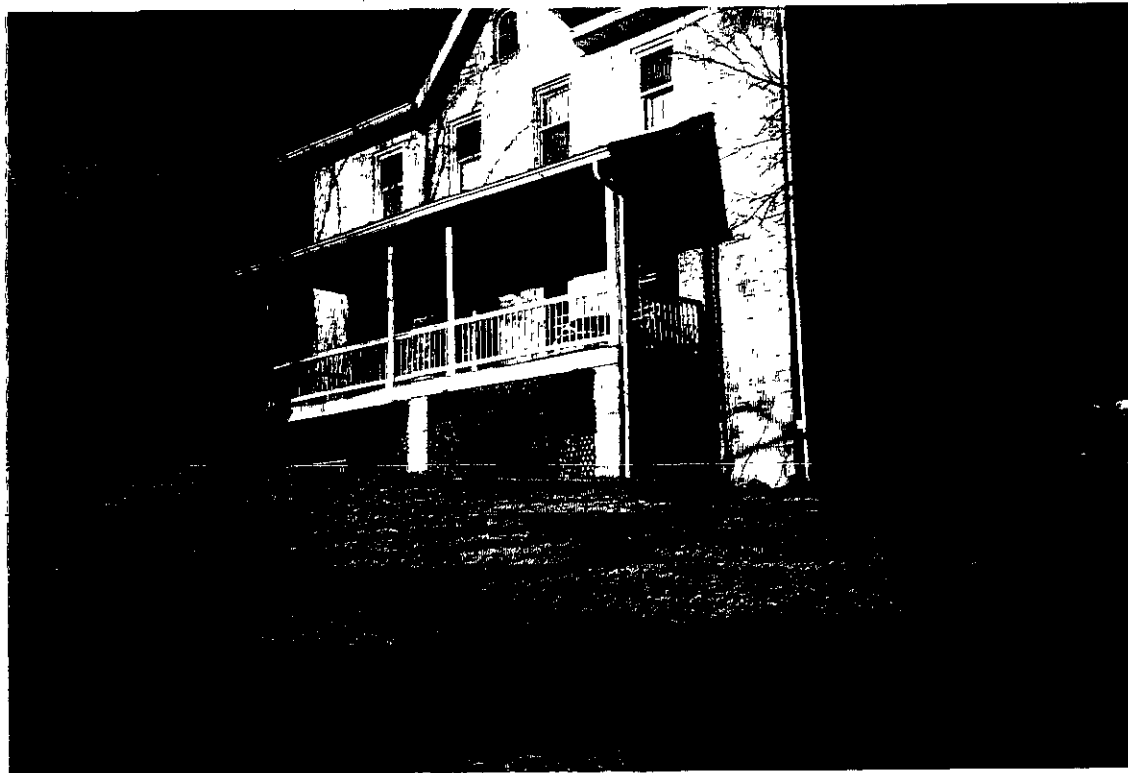
















**200 SCALE AERIAL**

**#8 & #14 HILLSIDE AVENUE**

**CASE #01-319-SPHA**



GENERAL NOTES

1. THERE ARE NO KNOWN PRIOR ZONING CASES OR COMMERCIAL PERMITS FOR THE PROPERTY.
2. NO SIGNS ARE PROPOSED.
3. EXISTING DWELLINGS OPERATE ON PUBLIC WATER AND SEWER.
4. THERE ARE NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, OR PIPE SYSTEMS WITHIN 50' OF THE PROPERTY.
5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
6. EXISTING USE OF PROPERTY IS RESIDENTIAL.

SITE DATA

EXISTING ZONING DR-3.5 & BL-AS  
GROSS AREA OF SITE = DR-3.5 84,196 SF = 1.933 AC±  
BL-AS 13,454 SF = 0.309 AC±  
TOTAL 97,650 SF = 2.242 AC±

NET AREA OF SITE = DR-3.5 76,436 SF = 1.755 AC±  
NET AREA OF SITE = BL-AS 12,214 SF = 0.280 AC±  
TOTAL 88,650 SF = 2.035 AC±

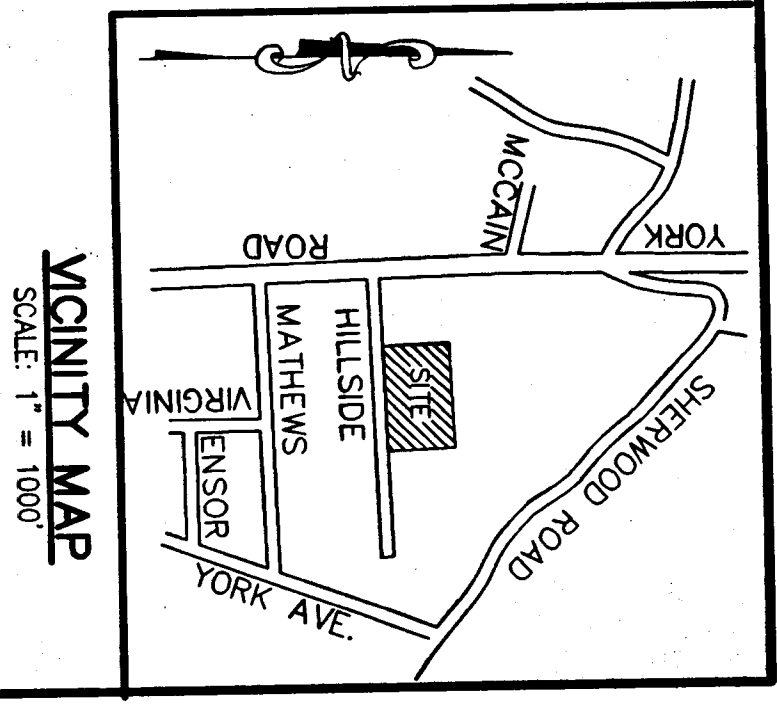
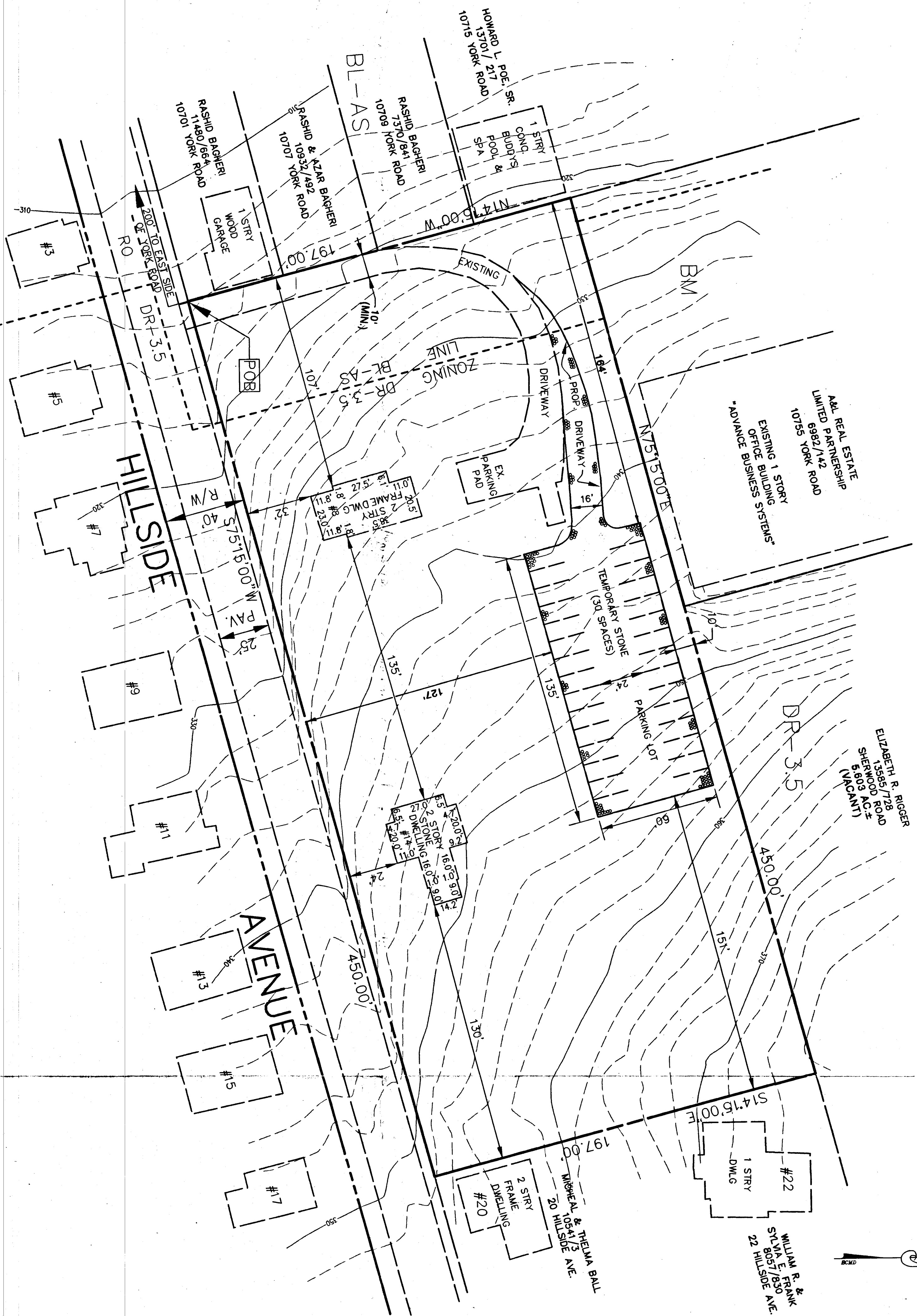
DEED REFERENCES:  
12588/395  
12590/424

TAX ACCOUNT NOS.:  
08-18-001720  
08-19-076723

TAX MAP 51, GRID 4, PARCEL NOS. 163 & 164  
ELECTION DISTRICT 8TH  
200 SCALE ZONING MAP NO. NW-17B  
COUNCLAMANC DISTRICT: 3RD

COMPLIANCE WITH SECTION 409.8B.2 (BCZR)

- a. TEMPORARY PARKING FOR USE BY ADVANCE BUSINESS SYSTEMS ADJACENT TO SITE TO THE MAXIMUM VEHICLES ONLY.
- b. PARKING IS RESTRICTED TO 15 MINUTES PER HOUR.
- c. NO LOADING, UNLOADING, OR ANY OTHER USE OTHER THAN PARKING IS ALLOWED.
- d. PARKING IS TO BE LIMITED TO 15 MINUTES PER HOUR.
- e. PARKING ARRANGEMENT AND VEHICULAR ACCESS WILL BE AS SHOWN ON PLAN.
- f. HOURS OF OPERATION: MONDAY THRU FRIDAY 7 AM TO 6 PM.
- g. OTHER CONDITION OF PARKING, IF ANY, TO BE DETERMINED AT HEARING.



OWNER

NORMA J. STREMMEL REVOCABLE  
LIVING TRUST AGREEMENT  
DEBORAH CLEAYER TRUSTEE  
5928 DEER PARK ROAD  
REISTERSTOWN, MD 21136

SPECIAL HEARING & ZONING VARIANCE

PLAT TO ACCOMPANY  
PETTIONS FOR

#8 AND #14 HILLSIDE AVENUE

8TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
DATE: FEBRUARY 5, 2001  
REV. 02/19/2001

MCKEE & ASSOCIATES, INC.  
Engineering - Land Planning - Land Surveying  
Natural Resource Planning - Real Estate Development  
5 SHAWAN ROAD, Suite 1  
COCKEYSVILLE, MARYLAND 21030  
TELEPHONE: (410) 827-1555  
FAX: (410) 827-1553

