

IN RE: PETITION FOR VARIANCE
N/S Blair Hill Lane, 572' W of the c/l
Clarkview Road
(6310 Blair Hill Lane)
3rd Election District
2nd Council District

Blair Hill Lane, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-327-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 owners of the subject property, Blair Hill Lane, LLC, by Gary Lawrence Cayce, Member, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a variance from Section 255.1 (Section 238.2) to permit a side yard setback of 26 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and requested relief 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 Geoffrey C. Schultz, Vice President, McKee & Associates, Inc., who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located at the end of the south side of Blair Hill Lane, immediately adjacent to a BGE right-of-way which abuts the Jones Falls Expressway (I-83). The property consists of a gross area of 0.827 acres, more or less, zoned M.L., and is improved with a one-story masonry building of 12,000 sq.ft. This property was the subject of prior Case No. 00-563-A in which Deputy Zoning Commissioner Timothy M. Kotroco granted relief to permit the construction of a 3,750 sq.ft. addition to the existing structure, pursuant to his Order dated August 24, 2000. Specifically, relief

ORDER RECEIVED FOR FILING
Date 7/19/01
By [Signature]

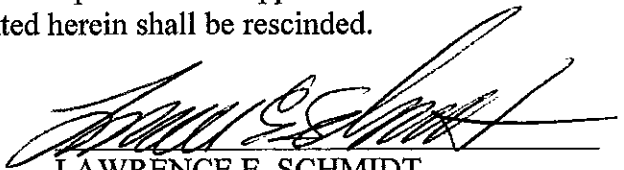
was granted to permit a rear yard setback of 5 feet in lieu of the required 30 feet. However, it was not realized until after the decision was rendered in that case that additional variance relief was necessary. That is, due to the unusual taper of the property adjacent to the BGE right-of-way, the northwest corner of the proposed addition will be located 26 feet from the side property line, slightly less than the required 30 feet. Thus, the requested variance relief is necessary.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. I am satisfied that the Petitioners have met the requirements of Section 307.1 of the B.C.Z.R. Moreover, the granting of the relief will be consistent with Deputy Commissioner Kotroco's Order.

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 19th day of April, 2001 that the Petition for Variance seeking relief from Section 255.1 (Section 238.2) to permit a side yard setback of 26 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, 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

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

April 19, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204-2801

RE: PETITION FOR VARIANCE
N/S Blair Hill Lane, 572' W of the c/l Clarkview Road
(6310 Blair Hill Lane)
3rd Election District – 2nd Council District
Blair Hill Lane, LLC - Petitioners
Case No. 01-327-A

Dear Mr. Alderman:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Gary Lawrence Cayce, Blair Hill Lane, LLC
6310 Blair Hill Lane, Baltimore, Md. 21209-2132
Mr. Geoffrey C. Schultz, McKee & Assoc., Inc.
5 Shawan Road, Suite 1, Cockeysville, Md. 21030
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6310 Blair Hill Lane

which is presently zoned ML

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)

255.1 [which refers to 238.2 (BR)] to allow a side yard setback of 26 feet in lieu of the minimum required 30 feet.

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

The existing building has a deficient sideyard and thus, the addition to the rear of the building also is deficient. Other reasons to be presented at the 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:

Howard L. Alderman, Jr. _____

Name - Type or Print _____

Signature _____

Levin & Gann, P.A. _____

Company _____

Nottingham Centre, 8th Floor _____

502 Washington Avenue (410) 321-0600 _____

Address _____ Telephone No. _____

Towson, Maryland 212-4-2801 _____

City _____ State _____ Zip Code _____

Case No. 01-327-A

Legal Owner(s):

Blair Hill Lane, LLC _____

Gary Lawrence Cayce, Authorized Member _____

Name - Type or Print _____

X _____

Signature _____

Name - Type or Print _____

Signature _____

6310 Blair Hill Lane (410) 296-1117 _____

Address _____ Telephone No. _____

Baltimore, Maryland 21209-2132 _____

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 JRF Date 2/14/07

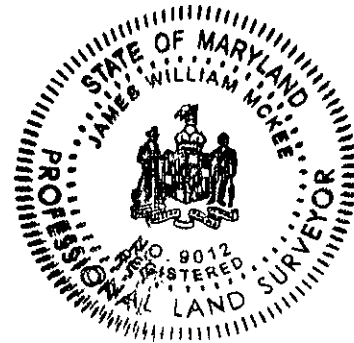
ORDER RECEIVED FOR FILING

Date 2/15/07
By [Signature]

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

June 30, 2000



**ZONING DESCRIPTION OF
6310 BLAIR HILL LANE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the north side of Blair Hill Lane (30-foot wide private Right-of-Way), said point being 572 feet west of the west side of Clarkview Road (60-foot wide Right-of-Way), thence running South 20 degrees 02 minutes 24 seconds East, 236.57 feet, by a curve to the left having a radius of 9.25 feet and an arc length of 13.80 feet, South 77 degrees 34 minutes 00 seconds West, 171.55 feet, North 15 degrees 54 minutes 09 seconds West, 223.61 feet, and North 69 degrees 57 minutes 36 seconds East, 145.88 feet to the point of beginning.

CONTAINING 36,024 square feet or 0.827 acres of land as recorded in Deed Liber 11771, Folio 384.

BEING known as 6310 Blair Hill Lane.

BEING a part of Lot 6310 as shown on Resubdivision of Part of Plat One, Northern Central Distribution Center and recorded in Plat Book 56, Page 63.

01- 327 - A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9005.

DATE 2-14-01 ACCOUNT 001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: McKee Associates

6310 Blount Hill Ln. ITEM # 327

FOR: CI VARIANCE TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/14/2001 2/14/2001 11:16:53
REG. NO. CASHIER DOOL AND DEANES
RECEIPT # 100005
PART 5 505 ZWILING VERIFICATION
CR NO. 000681

Receipt Tot 250.00
250.00 Cr .00 00
Baltimore County, Maryland

01-327-A

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: #01-327-A
6310 Blair Hill Lane
N/S Blair Hill Lane, 572' W
of Clarkview Road
3rd Election District
2nd Councilmanic District
Legal Owner(s): Blair Hill
Lane, LLC

Variance: to allow a side yard setback of 26 feet in lieu of the minimum required 30 feet.

Hearing: Thursday, April 5, 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) 887-4386.

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

JT/3/705 Mar.20 C457521

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.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 01-327-A

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

ROOM 407, COUNTY COURT'S

PLACE: BLDG. 401 BOSLEY AVENUE

THURSDAY, APRIL 5, 2001

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

REQUEST: VARIANCE - TO ALLOW

A SIDE YARD SETBACK OF 26 FEET


IN LIEU OF THE MINIMUM REQUIRED

30 FEET.

POSTPONENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

THE Mount Royal Printing COMPANY


Milton Art Press, Inc.
Printers and Electronic Publishers
A Division of Mt. Royal Printing Co.

ZONING NOTICE
01-327-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 407, COUNTY COURT'S
PLACE: BLDG. 401 BOSLEY AVENUE
THURSDAY, APRIL 5, 2001
DATE AND TIME: AT 9:00 A.M.
REQUEST: VARIANCE - TO ALLOW
A SIDE YARD SETBACK OF 26 FEET
IN LIEU OF THE MINIMUM REQUIRED
30 FEET.

CERTIFICATE OF POSTING

RE: Case No.: 01-327-A

Petitioner/Developer: _____

BLAIR HILL LANE, LLC

Date of Hearing/Closing: APRIL 5, 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 were posted conspicuously on the property located at _____

6310 BLAIR HILL ROAD

The sign(s) were posted on MARCH 19TH 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)

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: 327
Petitioner: BLAIR HILL LANE, LLC.
Address or Location: 6310 BLAIR HILL LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MCKEE + ASSOC., INC.
Address: 5 SHAWAN ROAD
HUNT VALLEY, MD. 21030
Telephone Number: 410-527-1555

Revised 2/20/98 - SCJ

01-327-A

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

Please forward billing to:
Geoffrey C Schultz VP
McKee & Associates Inc
5 Shawan Road Suite 1
Cockeysville MD 21030

410 527-1555

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: 01-327-A
6310 Blair Hill Lane
N/S Blair Hill Lane, 572' W of Clarkview Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Blair Hill Lane, LLC

Variance to allow a side yard setback of 26 feet in lieu of the minimum required 30 feet.

HEARING: Thursday, April 5, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt
GJZ

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

March 2, 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: 01-327-A
6310 Blair Hill Lane
N/S Blair Hill Lane, 572' W of Clarkview Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Blair Hill Lane, LLC

Variance to allow a side yard setback of 26 feet in lieu of the minimum required 30 feet.

HEARING: Thursday, April 5, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon". Below the signature, the number "672" is written in a smaller font.

Arnold Jablon
Director

C: Howard L Alderman Jr, Levin & Gann PA 502 Washington Ave 8th Floor,
Towson 21204
Gary L Cayce, Authorized Member, Blair Hill Lane LLC, 6310 Blair Hill Lane,
Baltimore 21209
Geoffrey C Schultz VP, McKee & Associates Inc, 5 Shawan Rd Suite 1,
Cockeysville 21030

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

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 2, 2001

Howard L Alderman Jr
Levin & Gann PA
Nottingham Centre 8th Floor
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-327-A, 6310 Blair Hill Lane

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

A handwritten signature in cursive script that reads "W Carl Richards Jr".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Gary Lawrence Cayce Authorized Member, Blair Hill Lane LLC
6310 Blair Hill Lane, Baltimore 21209
Geoffrey C Schultz VP, McKee & Associates Inc, 5 Shawan Road Suite 1
Cockeysville 21030
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 08, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-297 & 01-327

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. Fry

AFK/JL:MAC



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. 327

JRF

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

kw

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
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: BLAIR HILL LANE, LLC

Location: DISTRIBUTION MEETING OF February 26, 2001

Item No.: 327

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.

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 8, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2001
Item Nos. 327, 329, and 330

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *(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 <i>WM</i>	2000 Towson Avenue
319 Revised	8 and 14 Hillside Avenue

RE: PETITION FOR VARIANCE
6310 Blair Hill Lane, N/S Blair Hill Ln,
572' W of Clarkview Rd
3rd Election District, 2nd Councilmanic

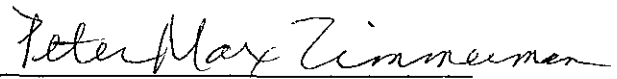
Legal Owner: Blair hill Lane, LLC
Petitioner(s)

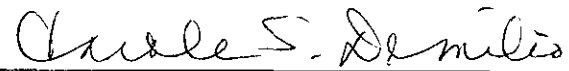
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-327-A

* * * * *

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.**

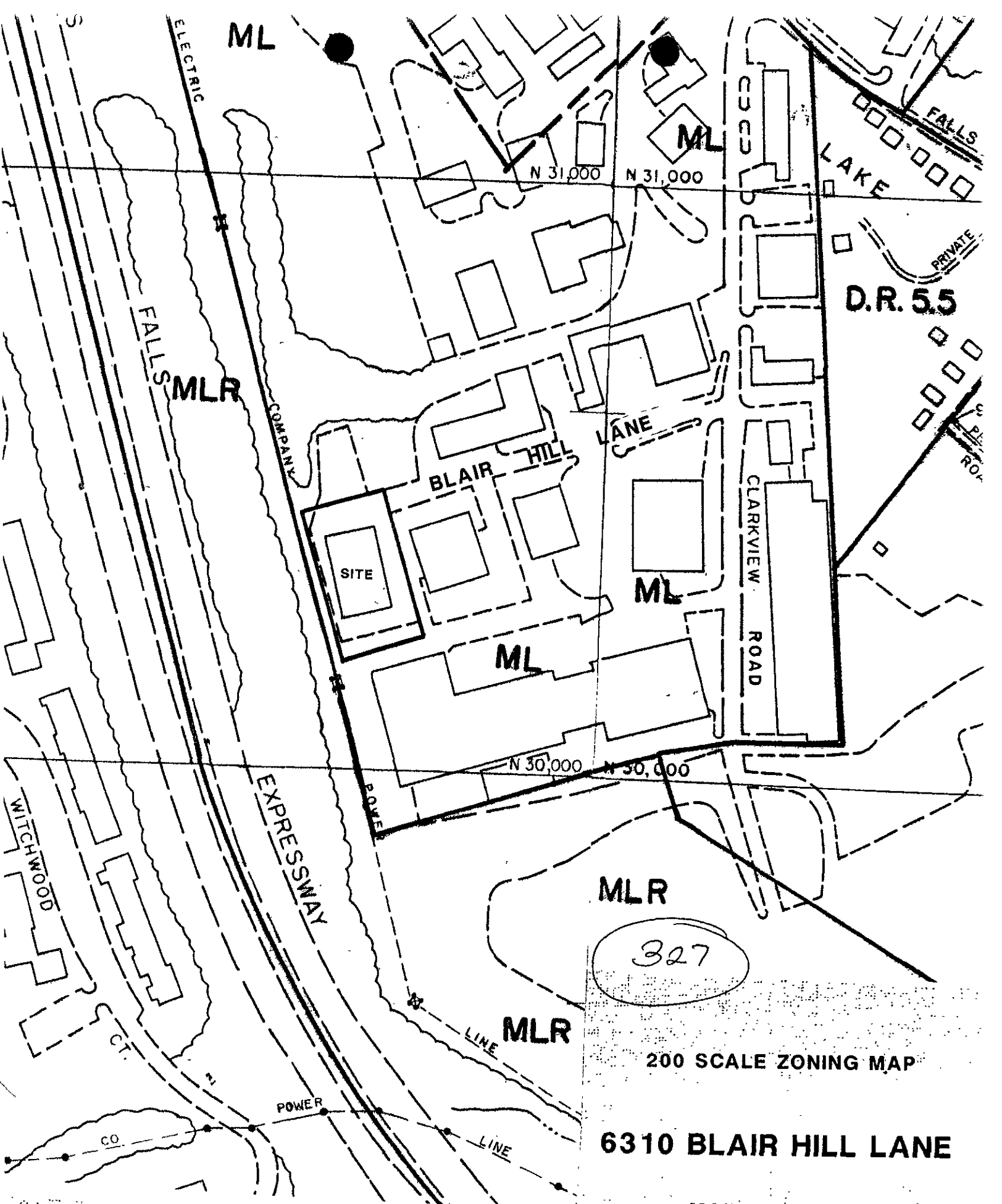

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 27th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



200 SCALE ZONING MAP

6310 BLAIR HILL LANE

MAP NO. NW8C

01-327-A

GENERAL NOTES

1. ELECTION DISTRICT: 3
2. COUNCILMANIC DISTRICT: 2
3. THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS, CRG'S, OR WAIVERS FOR THIS SITE.
4. 200 SCALE ZONING MAP NUMBER: NW BC
5. ALL SIGNS SHALL COMPLY WITH APPLICABLE REGULATIONS.
6. THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE ARE NO STREAMS, WETLANDS, STORMWATER MANAGEMENT SYSTEMS WITHIN 50 FEET OF THIS SITE UNLESS SHOWN.
8. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
9. AMENITY OPEN SPACE IS NOT REQUIRED FOR THIS SITE.

SITE DATA

1. EX. ZONING: ML
2. GROSS AREA: 36,024 SF = 0.827 AC±
3. NET AREA OF SITE: 36,024 SF = 0.827 AC±
4. EXISTING FLOOR AREA: 12,000 SF
5. PROP. ADDITION: 3,750 SF
6. FLOOR AREA RATIO: 15,750/36,024 = 0.44
7. MAXIMUM FLOOR AREA RATIO PERMITTED: 2.0
8. NUMBER OF EMPLOYEES ON LARGEST SHIFT: 20
9. PARKING REQUIRED: 20 SPACES
10. PARKING PROPOSED: 21 SPACES

MCKEE & ASSOCIATES, INC.
 Engineering - Land Planning - Land Surveying
 Natural Resource Planning - Real Estate Development
 5 SHAWAN ROAD, SUITE 100 COCKEYSVILLE, MARYLAND 21030
 TELEPHONE: (410) 327-1555 FACSIMILE: (410) 327-1563



JAMES W. MCKEE
 MD REG. NO. 9012

6/29/00
 DATE

OWNER
 BLAIR HILL LANE L.L.C.
 c/o MOUNT ROYAL PRINTING COMPANY
 6310 BLAIR HILL LANE
 BALTIMORE, MARYLAND 21209-2132
 410-296-1117
 DEED REF: 11/77/3984
 ACCT No. 03-10-025585
 TAX MAP 79, GRID 3, PARCEL 183
 PLAT REFERENCE: 56/63
 PART OF #6310
 RESUBDIVISION OF PART OF PLAT ONE
 "NORTHERN CENTRAL DISTRIBUTION CENTER"

RECEIVED
 FEB 14 2001

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES

#6310 BLAIR HILL LANE
 BALTIMORE COUNTY, MARYLAND
 3rd ELECTION DISTRICT
 SCALE: 1" = 30'

327

01-327-A

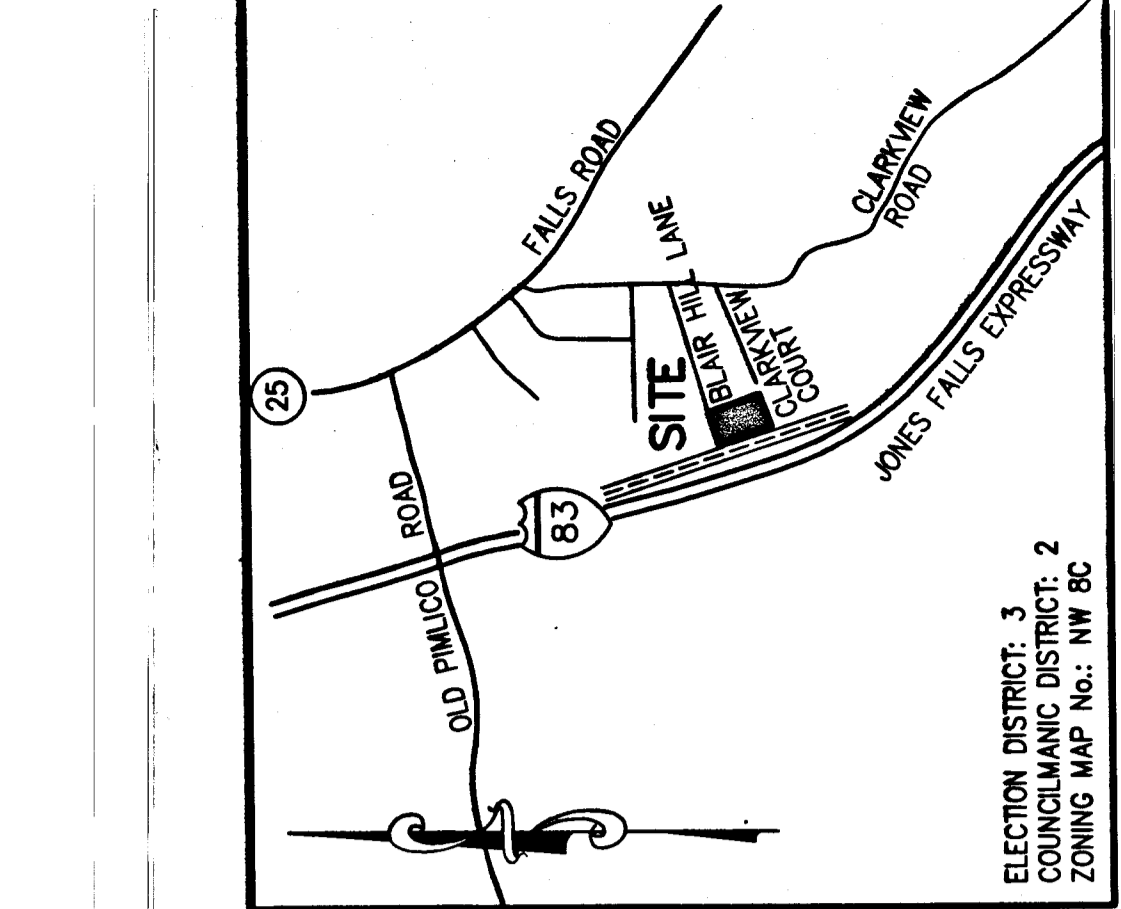
PREVIOUS ZONING HEARING CASE NO. 00-563-A

THEREFORE, IT IS ORDERED this 27th day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 251.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 5 ft. in lieu of the minimum required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

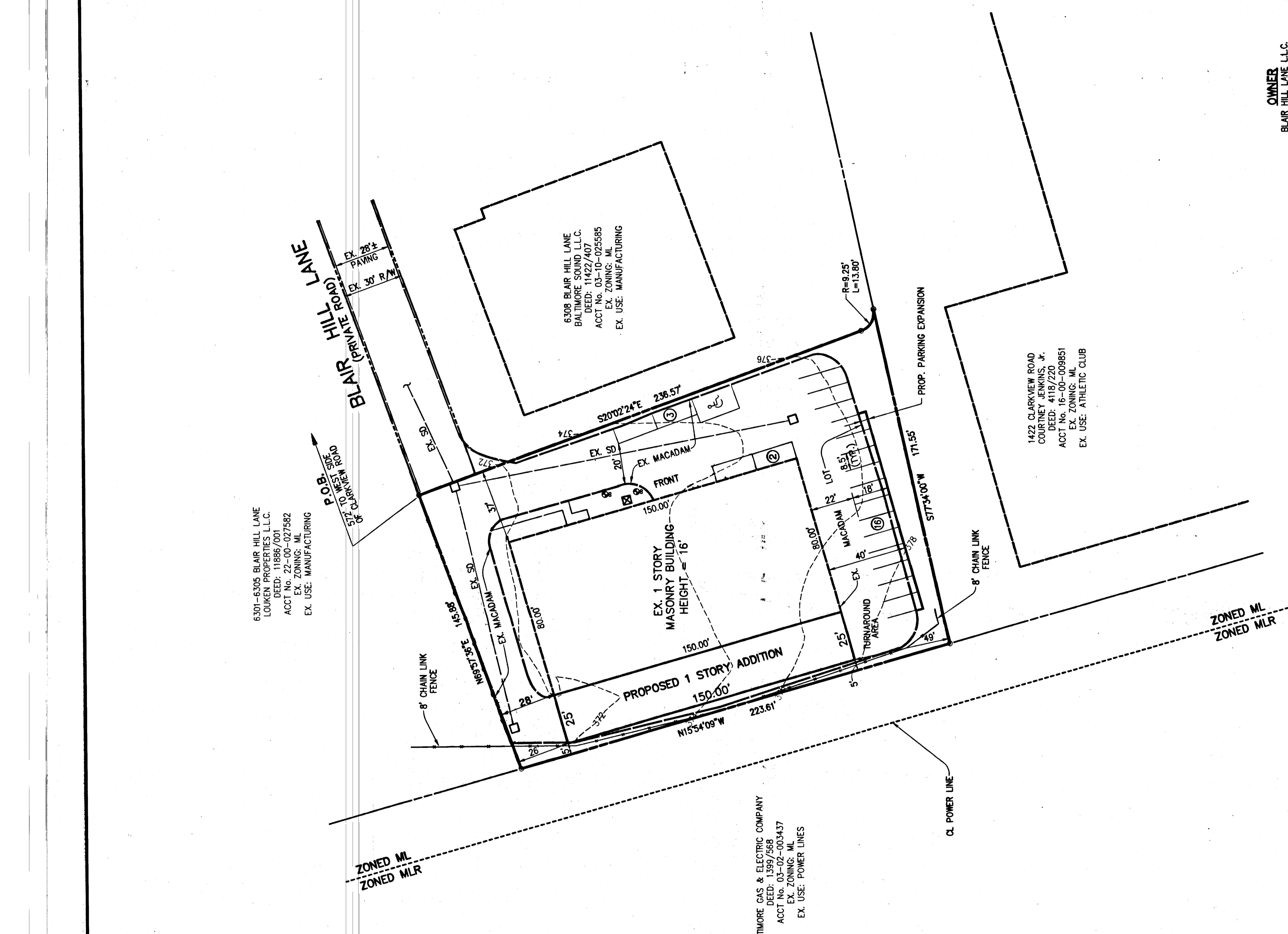
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TIMOTHY M. KORCO
 DEPUTY ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

[Handwritten Signature]



VICINITY MAP
 SCALE: 1" = 1000'
 ELECTION DISTRICT: 3
 COUNCILMANIC DISTRICT: 2
 ZONING MAP No.: NW BC



6301-6305 BLAIR HILL LANE
 LOUKEN PROPERTIES L.L.C.
 DEED: 11886/001
 ACCT No. 22-00-027582
 EX. ZONING: ML
 EX. USE: MANUFACTURING

6308 BLAIR HILL LANE
 BALTIMORE SOUND L.L.C.
 DEED: 11422/407
 ACCT No. 03-10-025585
 EX. ZONING: ML
 EX. USE: MANUFACTURING

1422 CLARKVIEW ROAD
 COURTNEY, JENKINS, &
 DEED: 418/220
 ACCT No. 16-00-009851
 EX. ZONING: ML
 EX. USE: ATHLETIC CLUB

BALTIMORE GAS & ELECTRIC COMPANY
 DEED: 1399/588
 ACCT No. 03-02-003437
 EX. ZONING: ML LINES
 EX. USE: POWER LINES

