

IN RE: PETITION FOR VARIANCE
E/S Eastern Boulevard, 217' NE
centerline of Eyring Avenue
15th Election District
5th Councilmanic District
(1415 Eastern Boulevard)

Norman & Victoria Sines,
Legal Owners &
Essec, LLC Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-337-A

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Norman and Victoria Sines and the contract purchaser, Essec, LLC. The variance request is for property located at 1415 Eastern Boulevard, located in Essex. The subject property is split-zoned BR-AS and DR 5.5. The variance requests are as follows:

- a. from Section 238 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 2 ft. in lieu of the required 30 ft.; and to allow side yards as close as 0 ft. in lieu of the required 30 ft.;
- b. from Section 303.2 of the B.C.Z.R., to allow a front yard setback of 75.8 ft. in lieu of the required average of 55.3 ft. front setback;
- c. from Section 409.8.A4 of the B.C.Z.R., to allow parking within 2 ft. of a public street in lieu of the required 10 ft.; and
- d. from Sections 450.4.5 and 450.5.B.3.a, to permit a total of 3 canopy mounted signs per façade in lieu of the permitted 2 maximum.

Appearing at the hearing on behalf of the variance request were Norman and Victoria Sines, owners of the property, Richard Truelove, professional engineer who prepared the site plan of the property and John Scaldara, attorney at law, representing the Petitioner. There were no protestants in attendance.

ORDER RECEIVED FOR FILING

Date 4/12/01

By R. J. Jenson

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.54 acres, more or less, the majority of which is zoned BR-AS. The Petitioner is desirous of tearing down the old building and constructing in its place a new one-story laundromat, all of which is shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. The subject property is located on Eastern Boulevard near its intersection with Route 702. The property has been vacant for some time. The Petitioner currently operates a laundromat in the Middlesex Shopping Center located a short distance down from the proposed site. The operator of the laundromat, the Petitioner herein, wishes to construct his own building and relocate his laundromat to this location. In order to proceed with the construction of the new building, the variance requests are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

Date

By

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury 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 on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 12th day of April, 2001, by this Deputy Zoning Commissioner, that the Petitioner's requests for variance as follows:

- a. from Section 238 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 2 ft. in lieu of the required 30 ft.; and to allow side yards as close as 0 ft. in lieu of the required 30 ft.;
- b. from Section 303.2 of the B.C.Z.R., to allow a front yard setback of 75.8 ft. in lieu of the required average of 55.3 ft. front setback;
- c. from Section 409.8.A4 of the B.C.Z.R., to allow parking within 2 ft. of a public street in lieu of the required 10 ft.; and
- d. from Sections 450.4.5 and 450.5.B.3.a, to permit a total of 3 canopy mounted signs per façade in lieu of the permitted 2 maximum.

be and they are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

COPIES RECEIVED FOR FILING

Date

By

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner shall be required to submit a landscaping and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval.
- 3) When applying for any permits, 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

ORDER RECEIVED FOR FILING

Date

4/12/01

By





Baltimore County
Zoning Commissioner

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

April 12, 2001

John Scaldara, Esquire
Scaldara and Potler, LLP
One N. Charles Street, Ste. 1200
Baltimore, MD 21201-3720

Re: Petition for Variance
Case No. 01-337-A
Property: 1415 Eastern Boulevard

Dear Mr. Scaldara:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has 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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Richard Truelove, P.E.
406 W. Pennsylvania Avenue
Towson, MD 21204-4228

Mr. Ben Derrickson
Essec LLC
8602 Woodspring Road
Randallstown, MD 21133

Mr. & Mrs. Norman Sines, Jr.
7237 Gunpowder Road
Baltimore, MD 21220-1119

RICHARD J. TRUELOVE, P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION

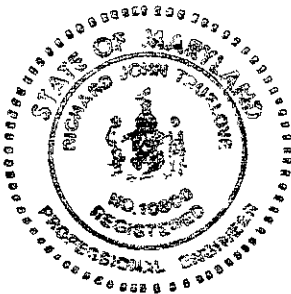
Beginning for the same at a point on the east side of Eastern Boulevard (MD ROUTE 150), variable width, said point being 217 feet more or less northeasterly from the centerline of Eyring Avenue. Thence leaving the right-of-way of Eastern Boulevard and running the following five courses and distances viz:

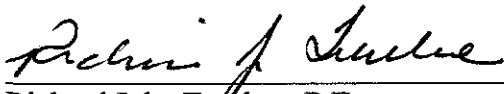
- (1) South 69° 39' 57" East 149.81 feet thence,
- (2) North 26° 44' 04" East 126.58 feet thence,
- (3) North 20° 28' 23" West 46.73 feet thence,
- (4) North 58° 05' 57" West 33.04 feet thence,
- (5) South 75° 41' 56" West 54.60 feet to intersect the east right-of-way line of Eastern Boulevard, thence along said right-of-way:
- (6) By a curve to the left with a radius 5729.58 feet, a length of 147.81 feet, and a chord bearing South 42° 38' 05" West 147.81 feet to the place of beginning

Containing 19,166 square feet, or 0.440 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber 12755 at Folio 325. Located in the Fifteenth Election District, and Fifth Councilmanic District, of Baltimore County, Maryland. Also known as 1415 Eastern Boulevard.

February 12, 2001
reports\zondesc\2000027




Richard John Truelove P.E.

01-337-A

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

Chap No.

080857

DATE 2-22-01 ACCOUNT K 001-06-6150

AMOUNT \$ 250.

RECEIVED
FROM: ESSOX LLC

FOR: Commercial Virginia Filing Co
1415 E. 17th St.

DISTRIBUTION

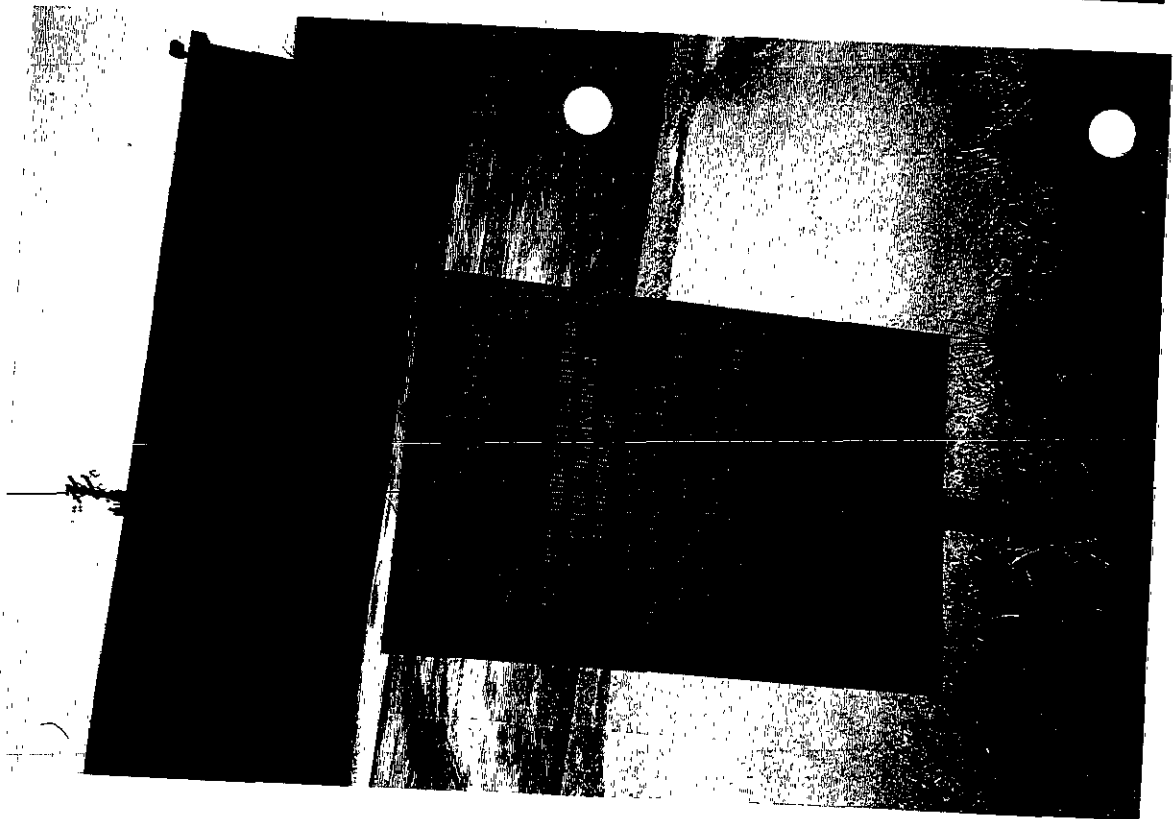
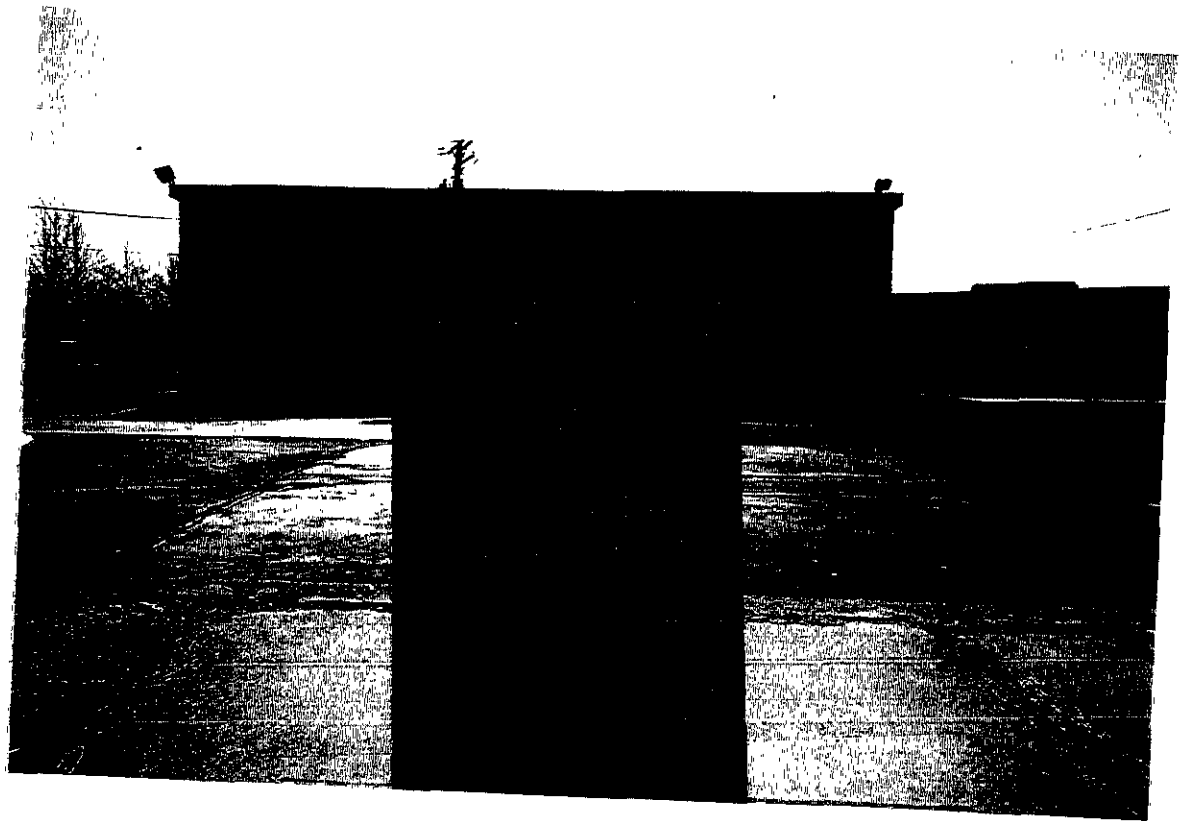
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

01-337-A

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 01-337-A

Petitioner/Developer: _____

ESSEC LLC

Date of Hearing/Closing: April 11, 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 _____

1415 EASTERN BOULEVARD

The sign(s) were posted on MARCH 27, 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)

MAR 28 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 #01-337-A

1415 Eastern Boulevard
5/3 Eastern Boulevard, 217 NE of centerline Eyring Ave.
15th Election District - 5th Councilman's District
Legal Owner(s): Victoria D. & Norman I. Sines, Jr.
Contract Purchaser: Essex LLC

Variance: to allow a rear yard setback of 2 feet in lieu of the required 30 feet; to allow side yards as close as zero feet in lieu of the required 30 feet; to allow a front yard setback of 75.6 feet in lieu of the required average of 65.3-foot front setback; to allow parking within 2 feet of a public street in lieu of the required 10 feet; to permit a total of 3 canopy mounted signs per facade in lieu of the permitted 2 maximum mounted signs per facade.

Hearing: Wednesday, April 11, 2001 at 10:00 a.m. in Room 407, County Courts Building, 407 Basilew 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/3/58 March 27

0486844

CERTIFICATE OF PUBLICATION

3/29/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/27/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-337-A

Petitioner: NORMAN I SINES JR.

Address or Location: 1415 EASTERN BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ESSEC LLC 91 BEN DERRICKSON

Address: 8602 WOODSPRING ROAD

RANDALLSTOWN, MD. 21133

Telephone Number: 410-922-5297

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

March 7, 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: 01-337-A
1415 Eastern Boulevard
E/S Eastern Boulevard, 217' NE of centerline Eyring Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Victoria D & Norman I Sines Jr
Contract Purchaser: Essec LLC

Variance to allow a rear yard setback of 2 feet in lieu of the required 30 feet; to allow side yards as close as zero feet in lieu of the required 30 feet; to allow a front yard setback of 75.8 feet in lieu of the required average of 55.3-foot front setback; to allow parking within 2 feet of a public street in lieu of the required 10 feet; to permit a total of 3 canopy mounted signs per façade in lieu of the permitted 2 maximum.

HEARING: Wednesday, April 11, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: John Scaldara, Scaldara & Potler LLP, One North Charles Street Suite 1200,
Baltimore 21201
Victoria & Norman Sines Jr, 7237 Gunpowder Rd, Baltimore 21220
Ben Derrickson, Essec LLC, 8602 Woodspring Rd, Randallstown 21133
Richard Truelove PE, 406 W Pennsylvania Ave, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 27, 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
Tuesday, March 27, 2001 Issue – Jeffersonian

Please forward billing to:
Ben Derrickson
Essec LLC
8602 Woodspring Road
Randallstown MD 21133

410 752-5297

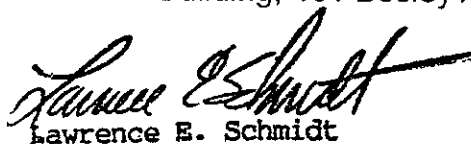
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HEARING: ^{10:00 AM} Wednesday, April 11, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

G D Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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TO: PATUXENT PUBLISHING COMPANY
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Ben Derrickson
Essec LLC
8602 Woodspring Road
Randallstown MD 21133

410 752-5297

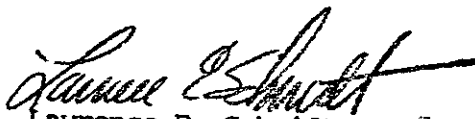
Correct Hearing Time
NOTICE OF ZONING HEARING

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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

change only

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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 20, 2001

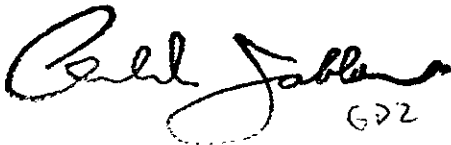
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622

Arnold Jablon
Director

C: John Scaldara, Scaldara & Potler LLP, One North Charles Street Suite 1200,
Baltimore 21201
Victoria & Norman Sines Jr, 7237 Gunpowder Rd, Baltimore 21220
Ben Derrickson, Essec LLC, 8602 Woodspring Rd, Randallstown 21133
Richard Truelove PE, 406 W Pennsylvania Ave, Towson 21204

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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 6, 2001

John Scaldara
Scaldara & Potler, LLP
One North Charles Street, Suite 1200
Baltimore MD 21201-3720

Dear Mr. Scaldara:

RE: Case Number: 01-337-A, 1415 Eastern Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 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: Victoria D & Norman I Sines Jr, 7237 Gunpowder Road, Baltimore 21220-1119
Ben Derrickson, Essec LLC, 8602 Woodspring Road, Randallstown 21133
Richard Truelove PE, 406 W Pennsylvania Avenue, Towson 21204
People's Counsel



Jim
4/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 12, 2001

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

SUBJECT: 1415 Eastern Blvd.

INFORMATION:

Item Number: 01-337

Petitioner: Norman I. Sines, Jr.

Zoning: BR-AS & DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

In accordance with the elevation drawings submitted on 2/26/01, the Office of Planning supports the request to permit a rear yard setback of 2 feet in lieu of the required 30 feet; to allow side yards as close as 0 feet in lieu of the required 30 feet; to allow a front yard setback of 75.8 feet in lieu of the required average of 55.3 feet front setback; and to allow parking within 2 feet of a public street in lieu of the required 10 feet.

However, this office does not support the request to permit a total of 3 canopy-mounted signs per facade in lieu of the permitted 2 maximum.

Prepared by: Maeda Cunniff

Section Chief: Jeffrey M. Lane
AFK:MAC:



Baltimore County
Fire Department

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

March 14, 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 01-337-A

Location: DISTRIBUTION MEETING OF March 5, 2001

Item No.: VICTORIA D. SINES & NORMAN I. SINES, JR.

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 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



Printed with Soybean Ink
on Recycled Paper

SECRET
EXCLUDED

MAR 15 2001

DEPT. OF DEFENSE AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2001
Item Nos. 332, 334, 335, 337, 340 and
341

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.7.01

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

RE: Baltimore County
Item No. 337 JSS

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours.

K. J. McDonald Jr.
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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: March 19, 2001

SUBJECT: Zoning Item #337
1415 Eastern Boulevard

Zoning Advisory Committee Meeting of March 5, 2001

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Mike Kulis

Date: March 16, 2001

RE: PETITION FOR VARIANCE
1415 Eastern Boulevard, E/S Eastern Blvd,
217' NE of c/l Eyring Ave
15th Election District, 5th Councilmanic

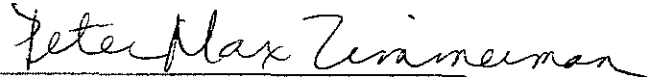
Legal Owner: Norman I. & Victoria S. Sines, Jr.
Contract Purchaser: Essec LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-337-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.**



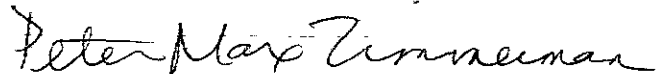
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



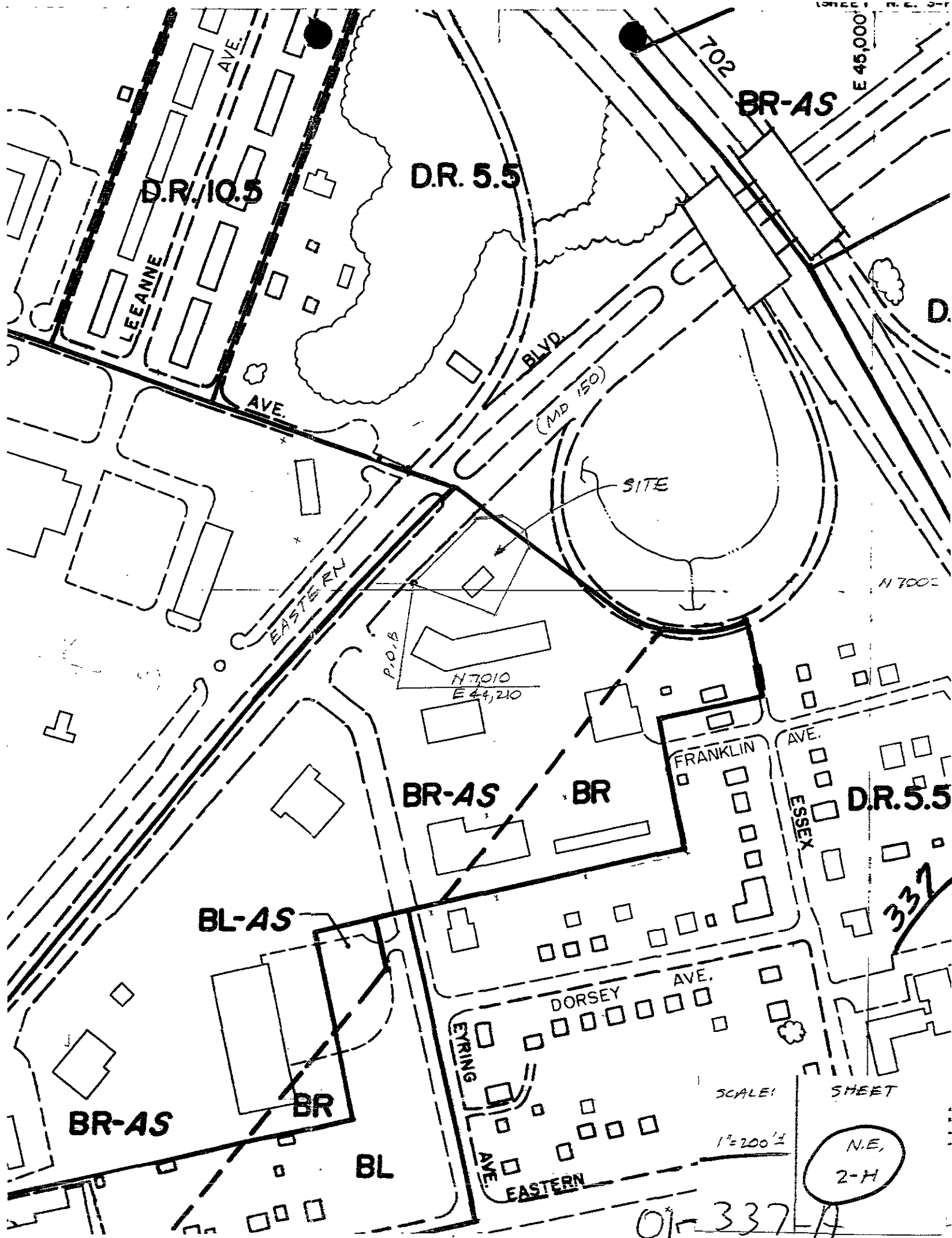
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of March, 2001 a copy of the foregoing Entry of Appearance was mailed to John Scaldara, Esq., Scaldara & Potler, 1 N. Charles Street, Suite 1200, Baltimore, MD 21201, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



D.R. 10.5

D.R. 5.5

BR-AS

LEEANNE
AVE.

AVE.

BLVD.

(MD 150)

SITE

EASTERN

P.O.B.

N 7010
E 44,210

BR-AS

BR

FRANKLIN

AVE.

ESSEX

D.R. 5.5

BL-AS

BR-AS

BR

BL

ERING
AVE.

DORSEY

AVE.

EASTERN

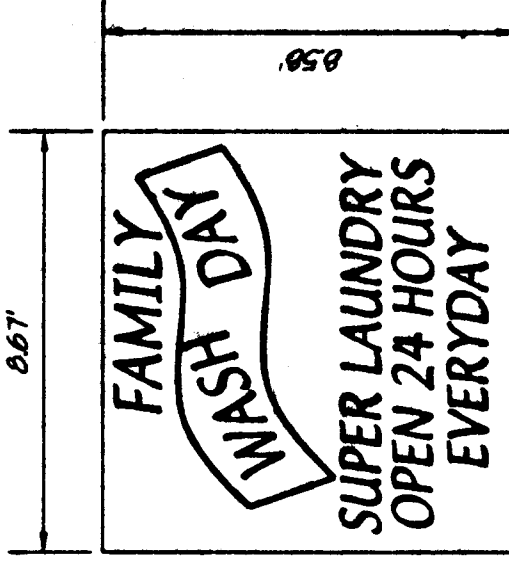
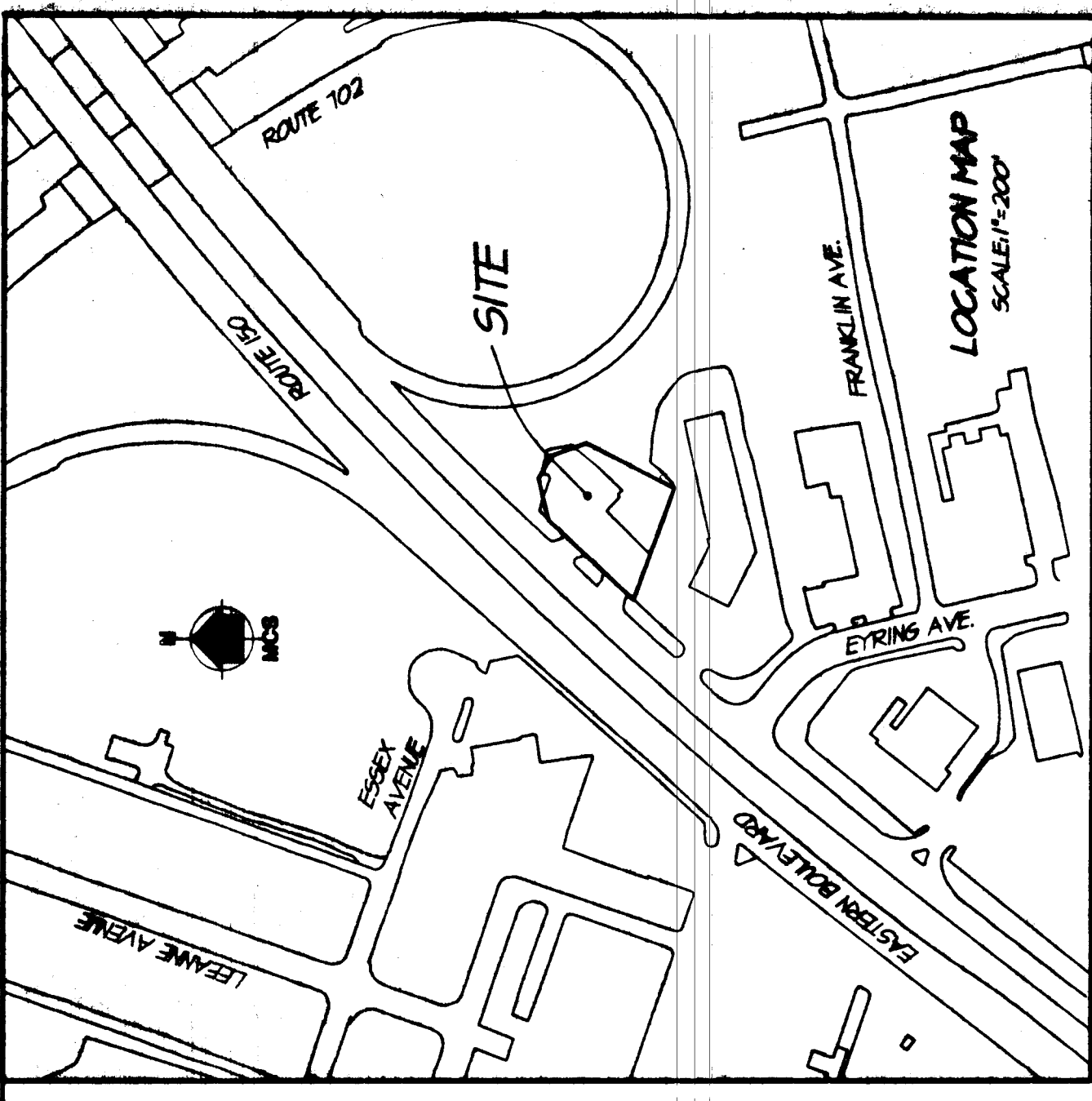
SCALE:

1"=200'

SHEET

N.E.
2-H

01-337-A

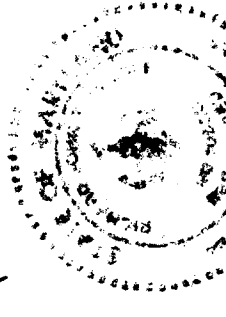


PRESTANDING SIGN DATA
SIGN AREA 14.94 SF
SIGN HEIGHT 10' 11\"/>

SIGN DETAIL
SCALE 1/4\"/>

01-337-A

PLAN TO ACCOMPANY ZONING PETITION
1415 EASTERN BOULEVARD
IN ELECTION DISTRICT 5 IN CONGRESSIONAL DISTRICT
BALTIMORE COUNTY, MARYLAND
FEBRUARY 12, 2004
SCALE AS SHOWN



PLAN PREPARED BY:
RICHARD TRUSLOVE P.E., Inc.
408 West Pennsylvania Avenue
Towson, Maryland 21204-4228
(410) 288-0818 FAX (410) 288-8888

ZONING NOTES

- 1) PRIOR CASE NO. 3219-S - NO RECORD CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) PREVIOUS COMMERCIAL PERMITS:
- 3) GROSS AREA = 0.54 AC +/-, 23600 (S.F.)
NET AREA = 0.44 AC +/-, 19166 (S.F.)
- 4) EXISTING ZONING: BRAS (see 200 scale zoning map (E 2-H))
OR S-5
- 5) ZONING RELIEF REQUESTED: VARIANCES TO THE FOLLOWING:
 1. TO SECTION 280.2 (FLOOR) TO ALLOW A REAR YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30' AND 10' REAR YARD SETBACKS AS CLOSE AS 0' IN LIEU OF THE REQUIRED 30'.
 2. TO SECTION 303.2 (BULK) TO ALLOW A FRONT YARD SETBACK OF 75.0' IN LIEU OF THE REQUIRED AVERAGE 55.9' FRONT YARD SETBACK.
 3. TO SECTION 303.2 (BULK) TO ALLOW A REAR YARD SETBACK OF 75.0' IN LIEU OF THE REQUIRED AVERAGE 55.9' REAR YARD SETBACK.
 4. TO SECTION 450.4.5 AND 450.5B3.0 TO PERMIT A TOTAL OF 3 CANOPY MOUNTED SIGNS PER FACADE IN LIEU OF THE PERMITTED 2.
- 6) EXISTING USE: VACANT (FORMER SERVICE STATION)
- 7) PROPOSED USE: LAUNDRY MAT
- 8) EXISTING BUILDING TO BE RAZED: REN BUILDING TOTAL FLOOR AREA = 5028 SF
- 9) MAXIMUM FLOOR AREA RATIO = 20
PROPOSED FLOOR AREA RATIO = 0.14
- 10) OFF STREET PARKING:
 1. PARKING REQUIRED: 5 SPACES PER 1000 S.F. TOTAL FLOOR AREA
 2. TOTAL SPACES REQUIRED: 5028 / 1000 x 5 = 25
 3. TOTAL SPACES PROVIDED: 27 (incl. handicapped)
- 11) BUILDING SETBACK REQUIREMENTS (SEC. 280 - BR ZONE):
FRONT - 55.9' FROM FRONT PROPERTY LINE
SIDE 30' (60.6' x 50'12" = 55.3'
REAR 30'
- 12) SETBACKS PROVIDED:
FRONT = 75.0'
SIDE = 0' & 14'1"
REAR = 2'
- 13) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION. ANY DISCREPANCY BETWEEN THE PROPERTY LINES SHOWN ON THIS PLAN AND THE ACTUAL PROPERTY LINES SHOWN ON BALTIMORE COUNTY GIS INFORMATION AND THE MARYLAND STATE PLANE SYSTEM.
- 14) LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH AN APPROVED PLANTING PLAN.
- 15) PROPERTY LOCATED IN FLOOD ZONE "C" ON FEMA PANEL 16000 D400 B.
- 16) PROPERTY IS NOT IN THE CHESTERMAN BAY CRITICAL AREA.

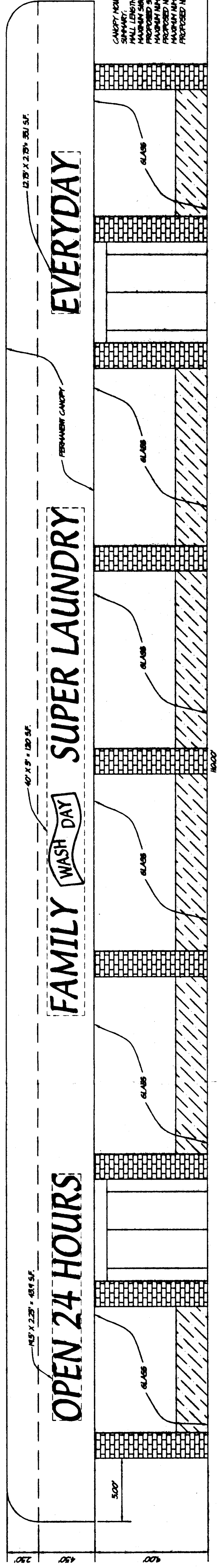
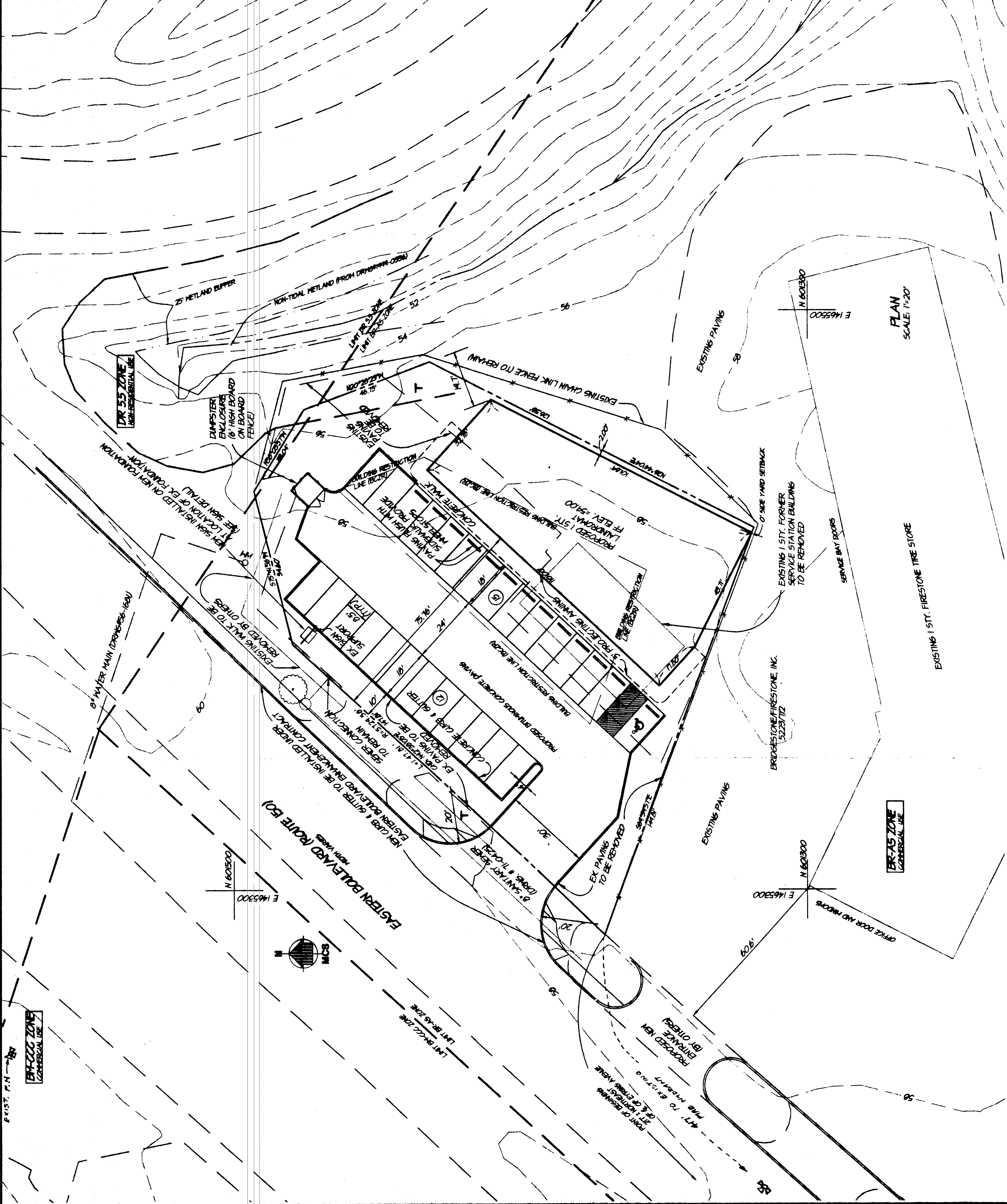
PROPERTY OWNER:
NORMAN LINES, JR. AND VICTORIA D
10111 WILSON ROAD
BALTIMORE, MD 21220-1111
LUBER 12795, FOLIO 325
ACCOUNT # 5020-2144
TAX MAP # 40 PARCEL 1286

APPLICANT:
ESSEX LLC
C/O BEN EBERSON
9622 WOODBRIDGE ROAD
RANDALLSTOWN, MD 21133

ATTORNEY:
JOHN SCALAPINO
SCALAPINO & TOLLER LLP
SUITE 1200
1 NORTH CHARLES STREET
BALTIMORE, MD 21201-3720
410-52-5000 x 10

17) STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED.

18) SITE IS LOCATED IN ESSEX REVITALIZATION CORRIDOR.



SCHEMATIC BUILDING ELEVATION FOR DETERMINATION OF SIGN AREA
SCALE 3/8\"/>

NOTE: SIGNS WILL BE PLACED ON THE ELEVATION ONLY