

IN RE: PETITION FOR SPECIAL HEARING
E/S York Road, 57' S of
Thelma Street
8th Election District
4th Councilmanic District
(2311 & 2317 York Road)

Mary Bell Grempler and the
Estate of Donald E. Grempler, *Legal Owners*
and Pantimonium Limited Partnership,
Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-065-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Mary Bell Grempler and the Estate of Donald E. Grempler and Pantimonium Limited Partnership, contract purchaser, requesting a special hearing for property located at 2311 and 2317 York Road, which property is split-zoned MR and BL. The special hearing request is to amend a previously approved site plan in Case No. 88-384-SPH, to expand a parking lot into the MR zone.

Appearing at the hearing on behalf of the special hearing request were Martin Storck and Tom Obrecht, appearing on behalf of the contract purchaser of the property, Wes Guckert, appearing on behalf of The Traffic Group, Tory Pierce, professional engineer with Frederick Ward & Associates, the engineering firm who prepared the site plan of the property and David Karceski, attorney at law, representing the Petitioners. Mr. Larry Townsend appeared on behalf of the GTTC (Greater Towson-Timonium Community Council).

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 7.190 acres, more or less, split-zoned MR and BL. The majority of the property is zoned MR. The subject property is adjacent to an existing 5-story office building,

ORDER RECOMMENDED FOR THE
Date 9/25/01
By R. Jensen

located on the east side of York Road, just south of its intersection with Thelma Street. The Petitioner is interested in adding onto the parking lot which currently services the 5-story office building. The Petitioner was able to place the subject property under contract and is desirous of constructing an additional parking lot as is shown on Petitioner's Exhibit No. 1, the site plan submitted. This new parking lot will service only the 5-story office building and will be used on special occasions to accommodate overflow parking for major events held at the Timonium Fairgrounds. In order to proceed with the construction of the parking lot in question, the special hearing is necessary.

As stated previously, Mr. Larry Townsend, a representative of the GTTC appeared as an interested party in the matter. Mr. Townsend raised several areas of concern. His group is concerned that the parking facility will be used by adjacent commercial businesses as an overflow parking lot. Mr. Obrecht, speaking on behalf of the ownership of the property, indicated that the Petitioner has no intentions of leasing the subject lot to any adjacent business for overflow parking. The only exception shall be the Timonium Fairgrounds during heavily attended events. Therefore, an appropriate restriction shall be placed at the end of this Order limiting the use of the new parking lot in that fashion.

Mr. Townsend also expressed concern over the storm water management proposed for the property and whether any runoff will be conveyed into the adjacent stream. Mr. Pierce, testifying on behalf of the Petitioner, indicated that there are two storm water management areas proposed for the property which will ultimately convey any storm water runoff into the storm water drain in York Road. No runoff will be conveyed into the existing stream. In addition, the storm water management proposed for the property will be reviewed by the Department of Environmental Protection and Resource Management during the permit phase of this project.

Finally, Mr. Townsend indicated that the access to York Road should be limited to provide right turn only as one exits this parking lot. This area of concern involves York Road, which is a state highway. Mr. Guckert, testifying on behalf of the Petitioner, indicated that the property owner must secure an access permit from the State Highway Administration for the parking lot in question. Therefore, it shall be at the discretion of the State Highway Administration as to whether or not the ingress and egress to this new parking lot should be restricted in any fashion.

After considering all of the testimony and evidence offered at the hearing, I find that the special hearing request should be granted to allow the Petitioner to construct this new parking lot. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks 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 Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of September, 2001, that the Special Hearing Request to amend the site plan previously approved in Case No. 88-384-SPH, to expand the parking in the MR zone, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner shall be required to submit a landscape and lighting plan to Avery Harden, Landscape Architect for Baltimore County, for his review and approval prior to the issuance of any permits.
2. The new parking lot, which is the subject of this special hearing request, shall accommodate the parking needs of the existing 5-story office building, located on the adjacent parcel. The parking lot shall not be used by other commercial businesses as an overflow parking lot. The Petitioner shall be permitted to utilize their parking facility for the purpose of accommodating overflow parking for events held at the Timonium Fairgrounds. However, there shall be no other offsite parking permitted on this parking lot.
3. The Petitioner shall be required to secure an access permit from the State Highway Administration for access to York Road from this parking lot.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/25/01
By R. P. James



Baltimore County
Zoning Commissioner

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

September 25, 2001

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No.: 02-065-SPH
Property: 2311 & 2317 York Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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. Thomas F. Obrecht
Mr. Martin Storck
c/o Pantimonium Limited Partnership
15 W. Aylesbury Road
Timonium, MD 21093

Mr. Wes Guckert
The Traffic Group
9900 Franklin Square Drive, Suite H
Baltimore, MD 21236

Tory Pierce, P.E.
Frederick Ward & Associates
5 South Main Street
Bel Air, MD 21014

Mr. Larry Townsend
c/o GTTC
1111 Longbrook Road
Lutherville, MD 21093



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2311 & 2317 York Road
which is presently zoned MR/BL

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

A Special Hearing to amend the site plan previously approved in
Case 88-384-SPH TO EXPAND PARKING IN THE MR ZONE.

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:

Pantimonium Limited Partnership
Name - Type or Print
Thomas F. Obrecht, Member
Signature
15 W. Aylesbury Road 410-561-5858
Address Telephone No.
Timonium Maryland 21093
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire
Name - Type or Print
Robert A. Hoffman
Signature
Venable, Baetjer & Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

SEE ATTACHED
Name - Type or Print
Signature
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, Maryland, 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING -

Reviewed By JL Date 8/09/01

Case No. 02-065-SPH

20 9/15/98

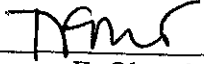
ORDER RECEIVED FOR FILING

Date

By

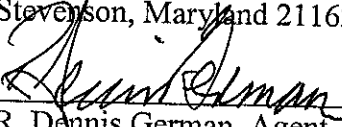
Petition for Special Hearing
2311 & 2317 York Rd.

Legal Owners:
2311 York Rd.
Pantimonium Limited Partnership
15 W. Aylesbury Road
Timonium, Maryland 21093



Thomas F. Obrecht, Member

Legal Owners:
2317 York Rd.
Mary Bell Grempler and the Estate
of Donald E. Grempler
10824 Stevenson Rd.
Stevenson, Maryland 21162



R. Dennis German, Agent



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS

ARCHITECTS

SURVEYORS

065

July 13, 2001

Beginning at a point on the east side of York Road which is 80 feet wide at the distance of 57 feet south of the centerline of the nearest improved intersecting street, Thelma Street, which is 40 feet wide. Thence the following courses and distances: South 82°35' East 71.31 feet, North 49°55' East 315.85 feet, North 30° 38' East 149.27 feet, South 76°30' East 190.00 feet, South 76°19' East 140.00 feet, South 76°37' East 144.57 feet, South 9° 18' West 358.23 feet, South 80° 16' West 631.07 feet, by curve to the left of radius 82.00 feet of length 78.54 feet and chord North 36° 38' West 75.57 feet, by curve to the left of radius 72.00 feet of length 60.29 feet and chord North 76° 15' West 58.55 feet, by curve to the right of radius 35.00 feet of length 34.58 feet and chord North 71° 56' West 33.19 feet, by curve to the left of radius 76644.36 feet of length 85.87 feet and chord North 10°34' West 85.87 feet, North 10° 56' West 80.91 feet to the place of beginning. Containing 7.19 acres of land more or less as recorded and compiled from Deed Liber 14210, Folio 729 and Deed Liber 24, Folio 36.



MARYLAND

BEL AIR

COLUMBIA

VIRGINIA

MANASSAS

WARRENTON

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4030

065

DATE

08/09/01

ACCOUNT

~~001 006 6150~~ 001 006 6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

VENUE BREWERY & HOWARD

FOR:

SPH FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

8/09/2001

8/09/2001

14:34:27

USD

CASHIER

0001

0001

2

RECEIPT # 152104

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Doc

5 528 ZUMING VERIFICATION

CR

004030

Receipt To:

250.00

250.00 CR

.00 CA

Baltimore County Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-065-SPH

2311 & 2317 York Road

E/S York Road, 57' S of Thelma Street

8th Election District -- 4th Councilmanic District

Legal Owner(s): Mary Bell Grempler & the Estate

of Donald Grempler

Contract Purchaser: Pantimonium Limited Partnership,

Thomas F. Obrecht

SPECIAL HEARING: to amend the site plan previously approved in case 88-384-SPH to expand the parking in the MR Zone 2.

Hearing: Monday, September 24, 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.

9/04/99 Sept. 6

C492368

CERTIFICATE OF PUBLICATION

9/6/, 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 9/6/, 2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

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

Case: #02-065-SPH
1626 Freeland Road
N/S Freeland Road, 1553' E
of Millers Mill Road
6th Election District
3rd Councilmanic District
Legal Owner(s): Alan Bailek
Variance: to permit a detached accessory structure with a height of 23 feet in lieu of the required 15 feet.
Hearing: Tuesday, September 25, 2001 at 8:00 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/9/686 Sept 11 C492886

CERTIFICATE OF PUBLICATION

9/13, 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 9/11, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-065-SPH

Petitioner/Developer: PANTIMONIUM LIMITED PARTNERSHIP
40 THOMAS F O'BRENT

Date of Hearing/Closing: 9/24/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2311 YORK RD.

The sign(s) were posted on 9/9/01
(Month, Day, Year)

Sincerely,

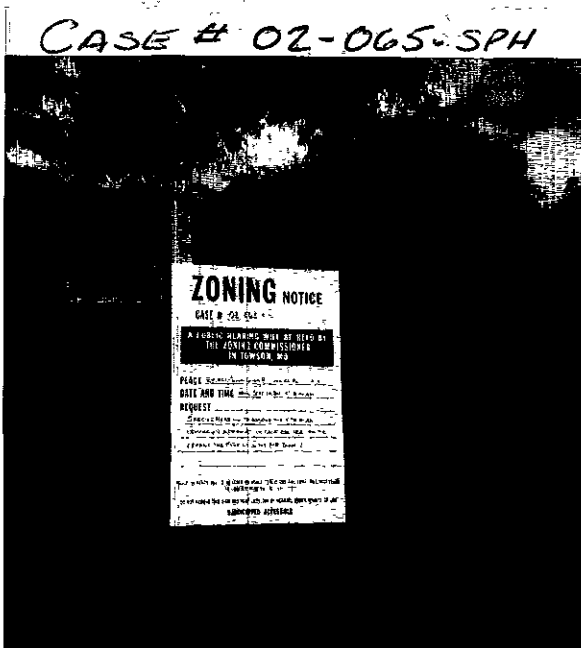
Richard E. Hoffman 9/9/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



2311 YORK ROAD
POSTED 9/9/01
Richard E. Hoffman 9/9/01

CERTIFICATE OF POSTING

RE: Case No.: 02-065-SPH

Petitioner/Developer: _____

PANTIMONIUM LIMITED PARTNERSHIP
40 THOMAS F. OBRECHT

Date of Hearing/Closing: 9/24/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2317 YORK RD

The sign(s) were posted on _____

9/9/01

(Month, Day, Year)

Sincerely,

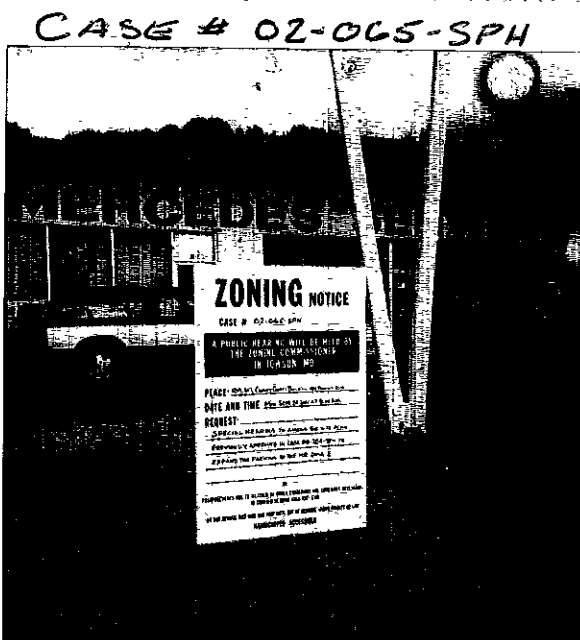
Richard E. Hoffman 9/9/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



2317 YORK ROAD

POSTED 9/9/01

Richard E. Hoffman 9/9/01

**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: 02-065-SPH
Petitioner: Pantimonium Limited Partnership / Grempier
Address or Location: 2311 and 2317 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell
Address: 210 Allegheny Ave.
Towson, MD. 21204
Telephone Number: 410-494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 6, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 02-065-SPH

2311 & 2317 York Road

E/S York Road, 57' S of Thelma Street

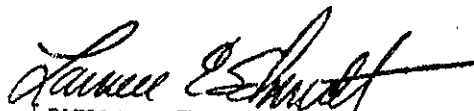
8th Election District – 4th Councilmanic District

Legal Owner: Mary Bell Grempler & the Estate of Donald Grempler

Contract Purchaser: Pantimonium Limited Partnership, Thomas F Obrecht

SPECIAL HEARING to amend the site plan previously approved in case 88-384-SPH to expand the parking in the MR Zone 2.

HEARING: Monday, September 24, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

August 29, 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: 02-065-SPH

2311 & 2317 York Road

E/S York Road, 57' S of Thelma Street

8th Election District – 4th Councilmanic District

Legal Owner: Mary Bell Grempler & the Estate of Donald Grempler

Contract Purchaser: Pantimonium Limited Partnership, Thomas F Obrecht

SPECIAL HEARING to amend the site plan previously approved in case 88-384-SPH to expand the parking in the MR Zone 2.

HEARING: Monday, September 24, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Mary Bell Grempler, 10824 Stevenson Road, Stevenson 21162
Pantimonium Limited Partnership, 15 W Aylesbury Road, Timonium 21093
Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 8, 001.**
- (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
pdmlandacq@co.ba.md.us

September 21, 2001

Mary Bell Grempler and the
Estate of Donald E Grempler
10824 Stevenson Road
Stevenson MD 21162

Dear Ms. Grempler:

RE: Case Number: 02-965-SPH, 2111 & 2317 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 8, 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: Robert A Hoffman, Esquire, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204
Thomas F Obrecht, Pantimonium Limited Partnership, 15 W Aylesbury Road,
Timonium 21093
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



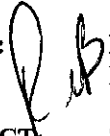
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on Recycled Paper

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: October 15, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item Nos. 027, 056, 058, 060, 061,
062, 063, 064, 065, 068

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

RWB:HJO:jld

cc: File



Baltimore County
Fire Department

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

September 4, 2001

RECEIVED SEP 5 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 August 27, 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:

027, 056, 058, 060, 061, 062, 065, 068, 069

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

Inter-Office Memorandum

TO: R. Bruce Seeley
DEPRM

DATE: September 28, 2001

FROM: Timothy M. Kotroco
Deputy Zoning Commissioner

TMK

SUBJECT: Case No. 02-065-SPH
Petition for Special Hearing
Petitioner: Mary Bell Grempler and Pantimonium Ltd. Partnership
Property: 2311 and 2317 York Road

Your comments regarding the above-captioned case were received by this office on September 26, 2001. My Order was issued on the 25th of September and, therefore, I was not able to give any consideration to your comments due to the fact that it was not timely filed in our file. You may wish to contact Mr. Jablon's office to see if they can process these comments in a more efficient manner.

TMK:raj

Jim
9/24

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 14, 2001

SUBJECT: Zoning Item 02-065
Address 2311 and 2317 York Road

Zoning Advisory Committee Meeting of August 27, 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X 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).
- X 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).
- X Additional Comments:

A variance to the regulations for the protection of Water Quality, Streams, Wetlands and floodplains would be required for this proposal. There are no guarantees of approvals.

Reviewer: Paul Dennis

Date: September 17, 2001

Sim
9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2001

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

SUBJECT: 2311 & 2317 York Road

SEP 19

INFORMATION:

Item Number: 02-065

Petitioner: Pantimonium Limited Partnership

Zoning: MR/RL

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Please see the attached comment dated July 24, 2001.

Prepared by:

Maeta A. Cunningham

Section Chief:

Jeff W. Lay

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: September 5, 2001

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

RE: Baltimore County
Item N870052(11)
2311 & 2317 York Road

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval of the Special Exception. However, we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

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,

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
2311 & 2317 York Road, E/S York Rd,
57' S of Thelma St
8th Election District, 4th Councilmanic

Legal Owner: Mary Bell Grempler and
the Estate of Donald E. Grempler
Contract Purchaser: Pantimonium L.P.
Petitioner(s)

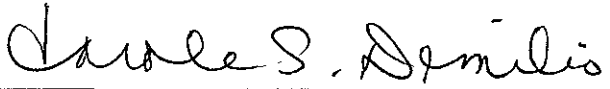
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-65-SPH

* * * * *

ENTRY OF APPEARANCE

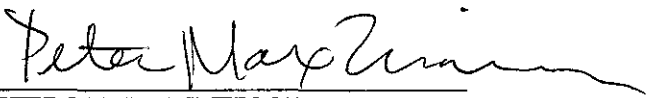
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 10th day of September, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

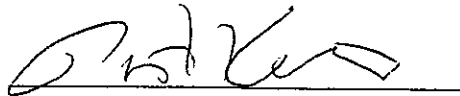
DATE: July 24, 2001

FROM: Arnold F. 'Pat' Keller, III
Secretary, Baltimore County Planning Board

SEP 19

SUBJECT: 2311 York Road

The Office of Planning has received a plan that shows a proposed expansion of a parking lot for the subject property. Based upon a review of the information provided and in accordance with Section 240.3 of the Baltimore County Zoning Regulations, this office finds the applicant's plan to be acceptable. Prior to development plan approval, however, the Office of Planning requests: 1) Clarification of the connection of the parking lot to York Road and, in particular, how this connection relates to the commercial property situated to the north along York Road; and 2) submission of a landscape plan for review and approval to the Office of Planning that shows additional landscaping in the area of the property adjacent to the stormwater management area.



Arnold F. 'Pat' Keller, III

AFK:JL

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6285

dhkarcieski@venable.com

August 14, 2001

HAND-DELIVERED

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
County Office Building - Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

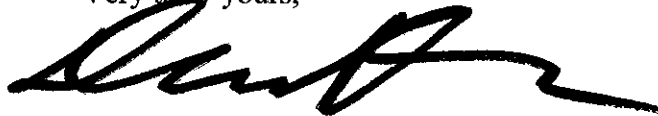
Re: Petition for Special Hearing
2311 and 2317 York Road
Case No. 02-065-SPH

Dear Mr. Jablon:

Thank you for considering our arguments regarding whether a public hearing is required in the above-referenced case. Because you decided a hearing is required, I am writing to request your assistance in obtaining an accelerated hearing date to the extent possible. We filed a Petition for Special Hearing on behalf of Pantimonium Limited Partnership, the legal owner of 2311 York Road and contract purchaser of 2317 York Road, on Thursday, August 9, 2001.

Any assistance you can offer in setting this hearing date as soon as possible would be greatly appreciated.

Very truly yours,

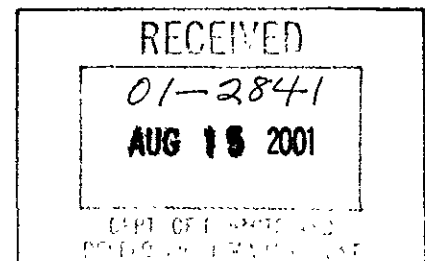


David H. Karceski

DHK

cc: Robert A. Hoffman

TO1DOCS1/DHK01/#121344 v1



Case Number 02-065-JPH

PLEASE PRINT LEGIBLY.

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number 02-065 SPH

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00



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

Photographs
02-065-SPH





DEVELOPMENT SUMMARY

1. DEVELOPER/APPLICANT: OBRECHT REALTY SERVICES, INC.
ADDRESS: 15 W. AYLESBURY ROAD
TIMONIUM, MARYLAND 21093

2. OWNER LISTING:

OWNER	SITE ADDRESS	TAX MAP	PLAT	AREA	ZONING REF.	DEED REF.	TAX ACCT.
TIMONIUM PARTNERSHIP	2311 YORK RD.	51	23	389	24/58	14-0256AC	0810070132
UNITED PARTNERSHIP						101,723 SF	
MAT GRUPEL	2317 YORK RD.	51	23	15	IND	0.330 AC	0810070129
UNITED PARTNERSHIP						15,199 SF	
MAT GRUPEL	2317 YORK RD.	51	23	116	IND	0.250 AC	0808001071
UNITED PARTNERSHIP						0.330 AC	0808001070
MAT GRUPEL						23,885 SF	0808001072
UNITED PARTNERSHIP						104,238 SF	
LEWIS & CLARK						1,119 AC	TOTAL
3. ELECTION DISTRICT: 8TH
CONGRESSIONAL DISTRICT: 4TH
CENSUS TRACT: 4085-05

4. EXISTING USE: PARCEL 389 - 18,000 SQ. FT. OFFICE BUILDING
PARCEL 15 & 116 - AUTOMOTIVE REPAIR AND STORAGE YARD

5. PROPOSED USE: PARCEL 389 - OFFICE BUILDING TO REMAIN
PARCEL 15 AND 116 - ACCESSORY PARKING AND ACCESS

6. PARKING: EXISTING - 274 SPACES FOR EX. OFFICE BUILDING (7 HANDICAPPED)
PROPOSED - 566 SPACES FOR EX. OFFICE BUILDING ON PARCEL 389 (8 HANDICAPPED)
110 ACCESSORY PARKING SPACES ON PARCELS 15 & 116
316 TOTAL SPACES COMBINED

7. PROPOSED LANDSCAPING WILL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.

8. ACCESS POINTS: ONE EXISTING 30' WIDE ENTRANCE FROM YORK ROAD
ONE EXISTING 30' WIDE ENTRANCE TO SERVICE ROAD

9. THE SITE IS NOT WITHIN THE 100-YR FLOOD PLAIN BASED ON THE FEMA FLOOD INSURANCE MAP PANEL 240010 0235 8 MARCH 2, 1981.

10. THERE ARE NO EXISTING WETLANDS WITHIN SITE BOUNDARY.

11. THE SITE IS NOT DESIGNATED AN AREA OF CRITICAL STATE CONCERNS AND IS NOT WITHIN THE RESERVE ANY CRITICAL AREA.

12. STORAGE WILL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING ORDINANCE.

13. EXISTING FLOOR AREA RATIO (FAR) FOR PARCEL 389:
18,000 SQ. FT. / (191,773 + 5,400) = 0.3955AC

14. SITE STORM DRAINAGE AND STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.

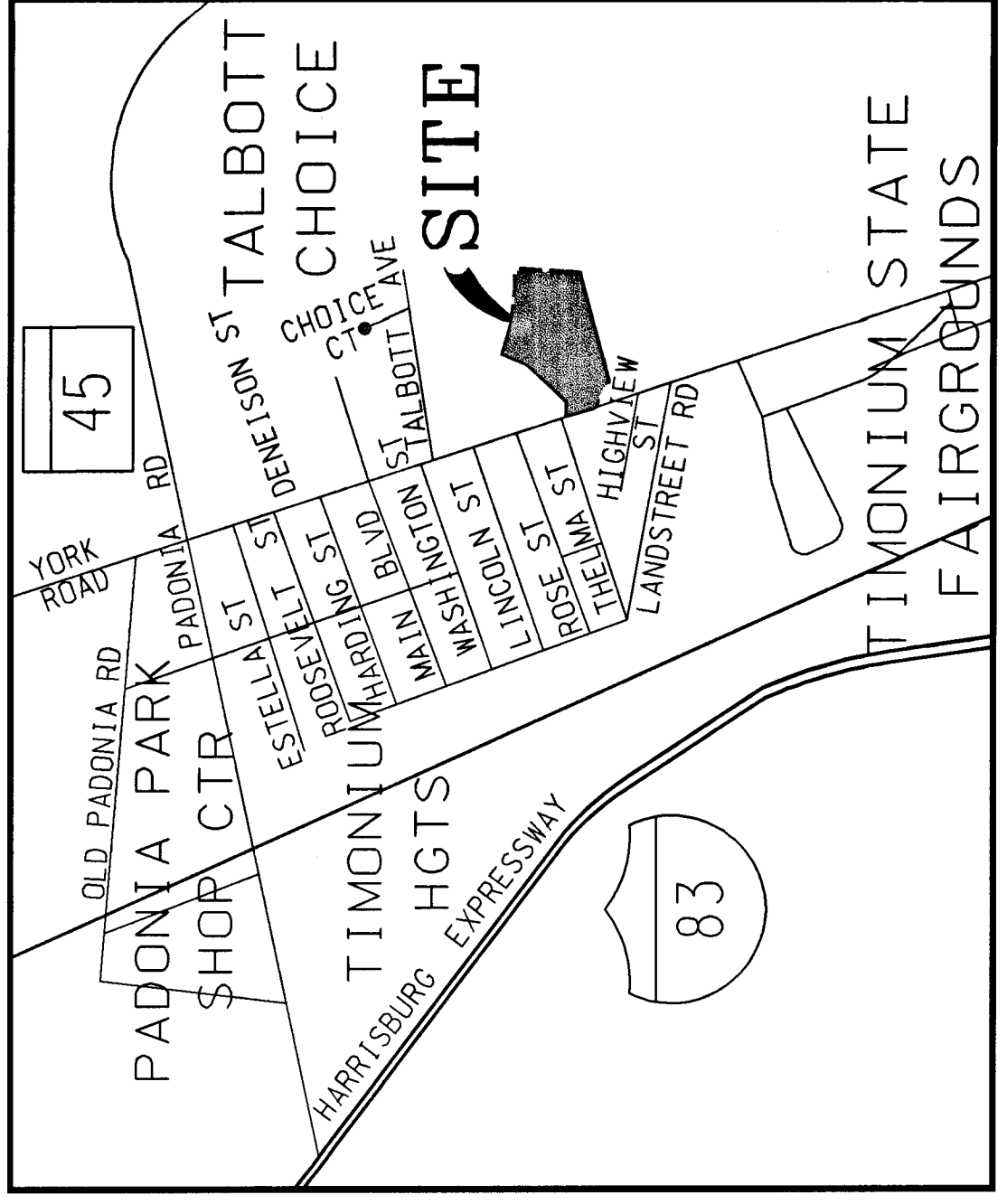
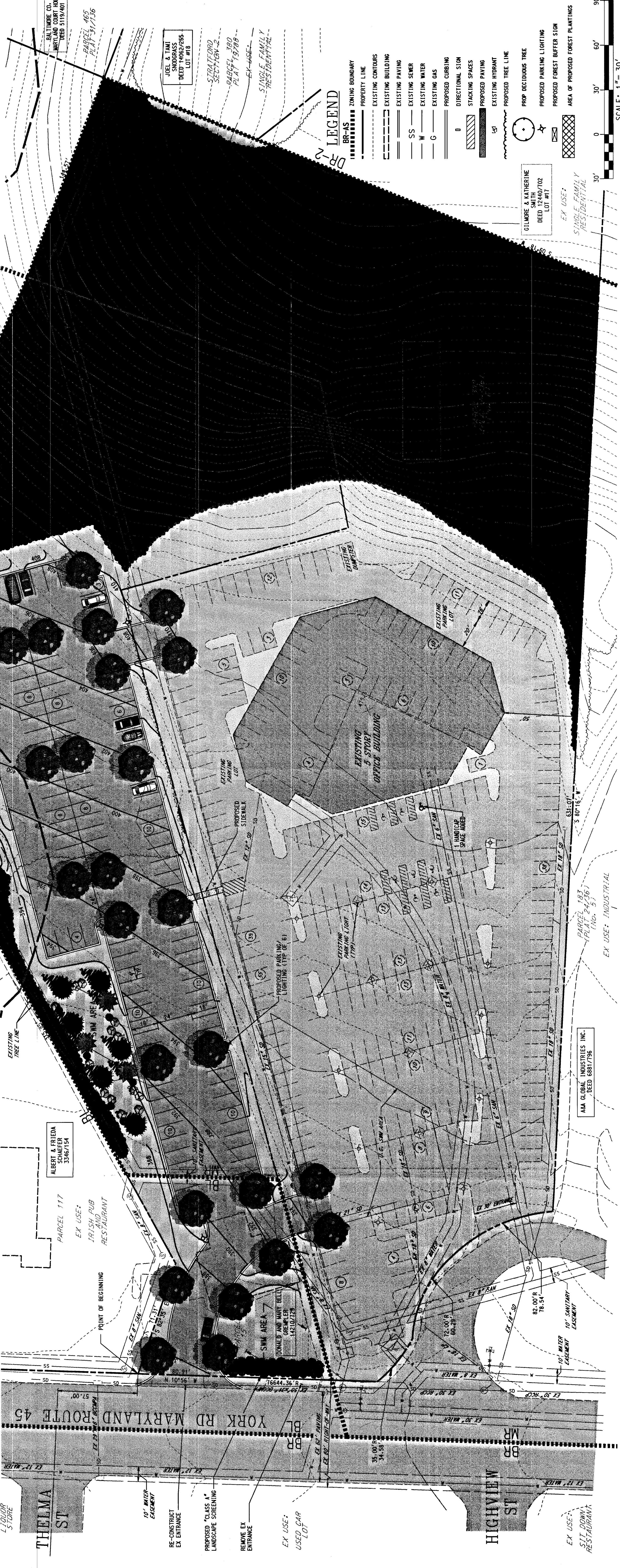
15. THIS PLAN SEeks A VARIANCE TO THE REGULATIONS FOR THE PROTECTION OF CRITICAL AREAS, WETLANDS AND FLOOD PLAINS FOR 1,450 SQUARE FEET OF PERMANENT IMPACT AND 5,330 SQUARE FEET OF TEMPORARY IMPACT.

16. PRIOR ZONING APPROVALS:
PARCEL 389: CASE NO. 64-135-SPH DATED MAY 15, 1964.
PARCEL 389: CASE NO. 88-384-SPH DATED MAY 24, 1988.
PARCELS 15 & 116: CASE NO. 80-244-SPH DATED SEPTEMBER 1, 1980.

17. PRIOR PERMITS:
PARCEL 389: B007364 (FD-182-88)
B007365 (FD-182-88)
B023441 (C-1245-88)
B025466 (FD-535-88)
B028193 (SI-5715-16)

18. PARKING WILL COMPLY WITH SECTION 409 BCCR.

19. PROPOSED "FOREST BUFFER" DO NOT DISTURB SIGN (TYP)



LEGEND

- BR-AS
- ZONING BOUNDARY
- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING BUILDING
- EXISTING PAVING
- SS - EXISTING SEWER
- W - EXISTING WATER
- G - EXISTING GAS
- PROPOSED CURBING
- DIRECTIONAL SIGN
- STACKING SPACES
- PROPOSED PAVING
- EXISTING HYDRANT
- PROPOSED TREE LINE
- PROP. DECIDUOUS TREE
- PROPOSED PARKING LIGHTING
- PROPOSED FOREST BUFFER SIGN
- AREA OF PROPOSED FOREST PLANTINGS
- GILMORE & KATHERINE SMITH DEED 12440/702 LOT #41
- EX. USE: SINGLE FAMILY RESIDENTIAL
- BR-AS
- ZONING BOUNDARY
- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING BUILDING
- EXISTING PAVING
- SS - EXISTING SEWER
- W - EXISTING WATER
- G - EXISTING GAS
- PROPOSED CURBING
- DIRECTIONAL SIGN
- STACKING SPACES
- PROPOSED PAVING
- EXISTING HYDRANT
- PROPOSED TREE LINE
- PROP. DECIDUOUS TREE
- PROPOSED PARKING LIGHTING
- PROPOSED FOREST BUFFER SIGN
- AREA OF PROPOSED FOREST PLANTINGS
- GILMORE & KATHERINE SMITH DEED 12440/702 LOT #41
- EX. USE: SINGLE FAMILY RESIDENTIAL

SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
2311 & 2317 YORK ROAD PARKING EXPANSION

frederick ward associates, inc

engineers • architects • surveyors

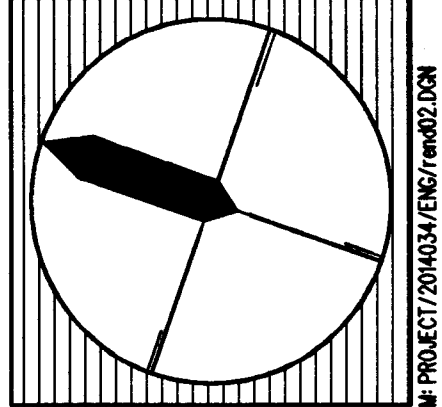
5 south main street

bel air, maryland

410-879-2090

fax 410-893-1249

DATE: 09/24/01



PROJECT 200304/000/000200

This is a detailed plat map of a residential subdivision, likely in Norwalk, Illinois. The map shows a complex arrangement of lots, streets, and zoning designations. Key features include:

- Streets:** Harrisburg Expressway, State Road, Yorkview Drive, West Ridge, and several local roads like Springview Court and Fairview Court.
- Zoning Designations:** DR.3.5, MR-IM, BR, BL, and DR.2 are prominently displayed across different areas of the map.
- Grid System:** The map includes a grid with coordinates such as N53.000, W5.000, and W1.500.
- Other Features:** The map shows various lots, some with pools, and a title block in the top right corner identifying the map as 'SHEET N.W. 14-B' and 'NORWICK, ILLINOIS'.

2000 Comprehensive Zoning Map

**ADOPTED BY
THE BALTIMORE COUNTY COUNCIL**

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±		N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	TIMONILUM	14-A

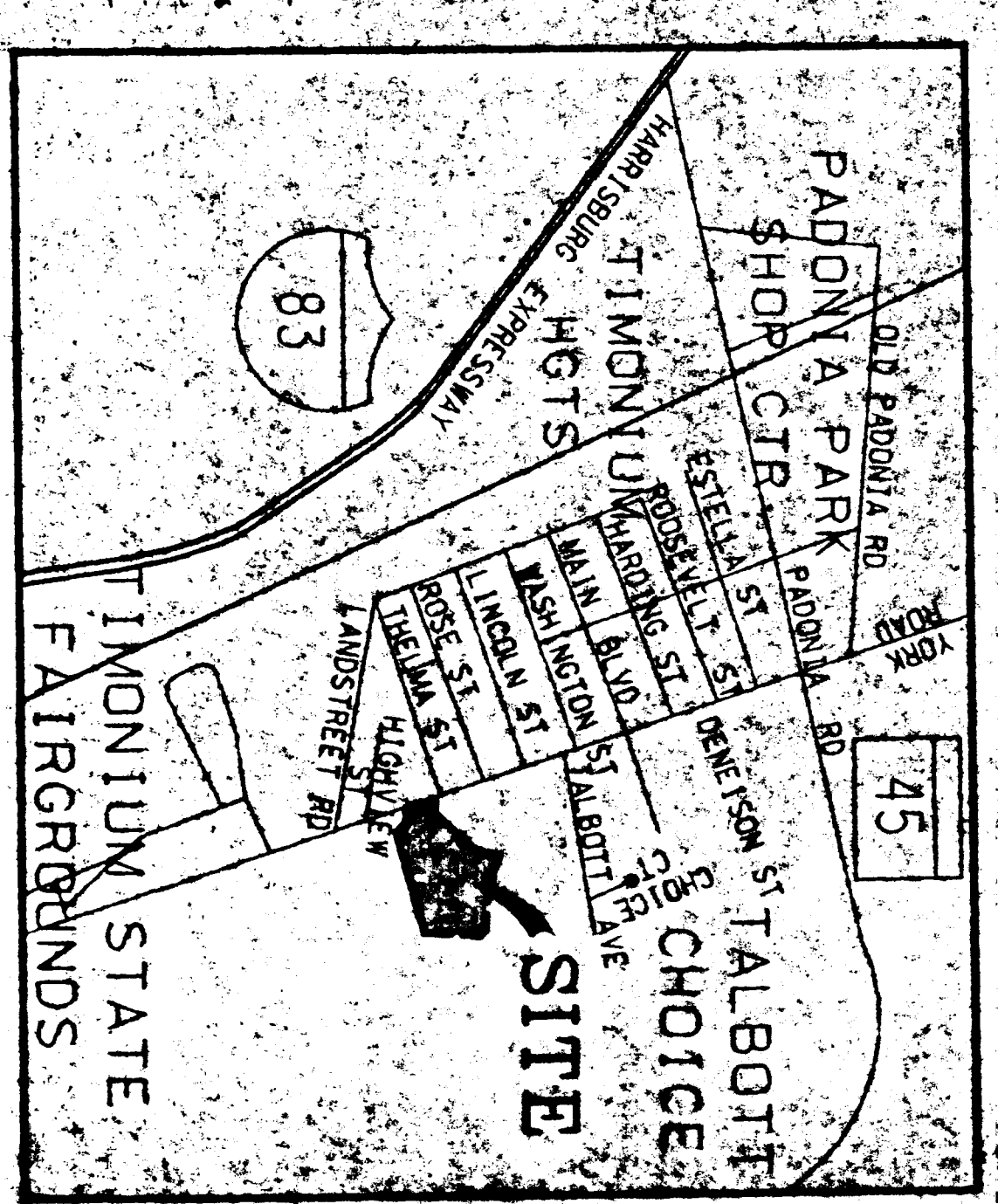
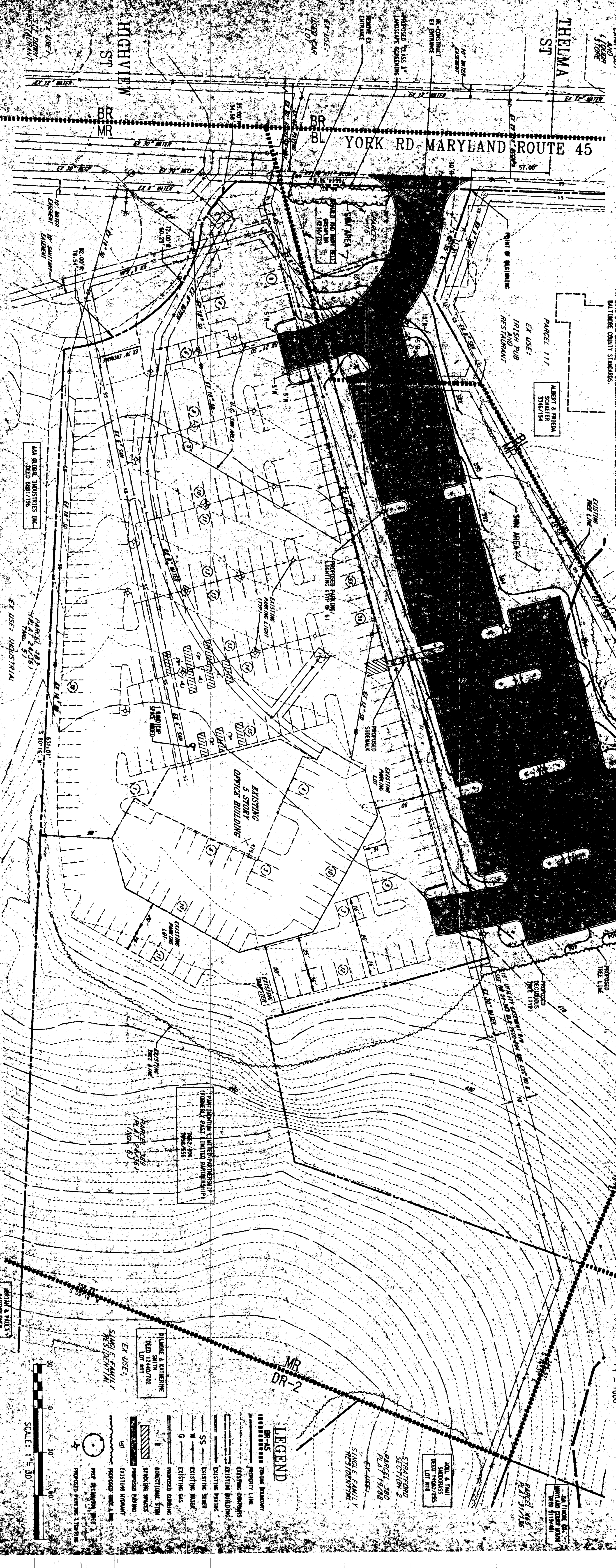
Δ 14 Δ ΝΝ

DEVELOPMENT SUMMARY

DEVELOPER/OWNER: JACOBSON REALTY SERVICES, INC.
ADDRESS: 15 N. ALLEGANY ROAD
SUITE 400
TIMONIUM, MARYLAND 21093

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
2	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
3	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
4	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
5	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
6	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
7	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
8	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
9	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
10	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
11	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
12	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
13	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
14	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
15	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
16	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
17	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
18	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
19	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS
20	10/1/88	PRELIMINARY	JRS	10/1/88	PRELIMINARY	JRS

1. EXISTING DISTRICT: BR
2. EXISTING ZONING: BR
3. EXISTING ZONING: BR
4. EXISTING ZONING: BR
5. EXISTING ZONING: BR
6. EXISTING ZONING: BR
7. EXISTING ZONING: BR
8. EXISTING ZONING: BR
9. EXISTING ZONING: BR
10. EXISTING ZONING: BR
11. EXISTING ZONING: BR
12. EXISTING ZONING: BR
13. EXISTING ZONING: BR
14. EXISTING ZONING: BR
15. EXISTING ZONING: BR
16. EXISTING ZONING: BR
17. EXISTING ZONING: BR
18. EXISTING ZONING: BR
19. EXISTING ZONING: BR
20. EXISTING ZONING: BR



SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
2311 & 2317 YORK ROAD PARKING EXPANSION

Frederick Ward Associates, Inc.
engineers architects surveyors
5 South Main Street, Baltimore, Maryland 21201
Tel: 800-879-2090
Fax: 410-879-1213
DATE: 09/24/01

LEGEND

- BR-45 ZONING
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING GAS
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED PARKING
- PROPOSED LIGHTING

SCALE: 1" = 30'

DATE: 09/24/01

