

IN RE: PETITION FOR SPECIAL HEARING
NE/Corner Washington Boulevard and
Sulphur Spring Road
(3840 Washington Boulevard)
13th Election District
1st Council District

Phil Hoag
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-080-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, K.B. of Baltimore, by Phil Hoag, President. The Petitioner requests a special hearing to approve a waiver of public works standards, pursuant to Section 26-172 of the Baltimore County Code, to eliminate the requirement of a 5-foot wide sidewalk along the right-of-way for Washington Boulevard and Sulphur Spring Road. 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 Charlotte Weisheit, on behalf of K.B. of Baltimore, property owners, and Thomas A. Church, Professional Engineer, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel located on the northeast corner of Washington Boulevard and Sulphur Spring Road in Halethorpe. The property consists of a gross area of 1.603 acres, more or less, zoned B.R. and is presently being redeveloped with a Burger King Restaurant. The Petitioner obtained a limited exemption from the development review process; however, the plans were subject to review and approval by Baltimore County. As part of that review, the Department of Public Works required that the Petitioner install curb and gutter along the perimeter of the subject property adjacent to the

ORDER RECEIVED FOR FILING
Date 10/25/01
By [Signature]

right-of-way for both Washington Boulevard and Sulphur Spring Road. Those improvements are now being made; however, the Petitioner is requesting a waiver of the requirement that a 5-foot wide sidewalk be installed along the frontage of both roads. In this regard, Mr. Church testified that the property is located within an industrial area and there are no nearby residences. Moreover, none of the properties adjacent to this site feature sidewalk. There is very little, if any, pedestrian traffic along the property's frontage, due to the character of the area.

In support of its request, the Petitioner submitted a letter endorsing the request from Thomas H. Hamer, Deputy Director of the Department of Public Works. Mr. Hamer concludes that the industrial nature of the area is such that there is little likelihood for pedestrian traffic into or through the subject site. Thus, his department supports the request. However, there was an adverse Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning on this issue. That Office states that the elimination of sidewalks would not be in keeping with the interest of public safety.

Following the hearing on this matter, I visited the site. Indeed, the property is being redeveloped and work was under way at the time of my visit. In my view, Mr. Church's arguments are well-founded. The property is located within the Sulphur Spring Business Park, an industrial area located adjacent to the interchange of the Baltimore Beltway (I-695) and Washington Boulevard. The uses and character of the area are entirely industrial in nature and there are no residences within proximity of the site. Moreover, there are no retail establishments in the vicinity that would generate foot traffic. For all of these reasons, I concur with the assessment of Mr. Hamer that it is unlikely that pedestrian traffic would ever utilize sidewalk.

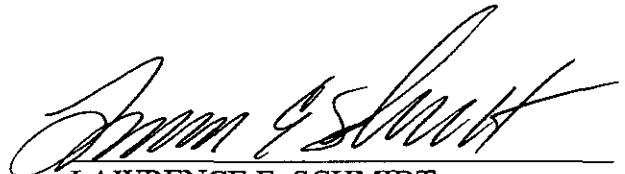
Based on the testimony and evidence offered, I am persuaded to grant the special hearing. I find that the waiver is appropriate in this case and complies with the requirements set forth in Section 26-172 of the Code. Thus, the Petition for Special Hearing shall be granted.

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.

ORDER RECEIVED FOR FILING
Date 6/25/01
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October, 2001 that the Petition for Special Hearing seeking approval of a waiver of public works standards, pursuant to Section 26-172 of the Baltimore County Code, to eliminate the requirement of a 5-foot wide sidewalk along the right-of-way for Washington Boulevard and Sulphur Spring Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The 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 10/25/01
By [Signature]



Baltimore County
Zoning Commissioner

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

October 25, 2001

Mr. Phil Hoag, President
K.B. of Baltimore
6910 York Road
Baltimore, Maryland 21212

ATTN: Ms. Charlotte Weisheit

RE: PETITION FOR SPECIAL HEARING
NE/Corner Washington Boulevard and Sulphur Spring Road
(3840 Washington Boulevard)
13th Election District – 1st Council District
K.B. of Baltimore, by Phil Hoag - Petitioners
Case No. 02-080-SPH

Dear Mr. Hoag:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas A. Church, Development Engineering Consultants, Inc.,
6603 York Road, Baltimore, Md. 21212
Office of Planning; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3840 WASHINGTON BOULEVARD
which is presently zoned BR

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 WAIVER OF PUBLIC WORKS STANDARD FOR THE ELIMINATION OF THE REQUIREMENT OF THE PROPOSED 5' SIDEWALK ALONG THE RIGHT-OF-WAY OF WASHINGTON BOULEVARD AND SULPHUR SPRING ROAD PER SECTION 26-170 OF THE BALTIMORE COUNTY REGULATIONS.

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:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____

Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

PHIL HOAG
Name - Type or Print _____
Signature *Phil Hoag* _____
Name - Type or Print _____
Signature _____
6910 YORK RD. 410-377-4140
Address Telephone No.
BALTIMORE, MD 21212
City State Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.
DEVELOPMENT ENGINEERING CONSULTANTS,
Name INC.
6603 YORK ROAD 410-377-2600 day
Address Telephone No. eve.
BALTIMORE, MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JJA Date 08-23-0

ORDER RECEIVED FOR FILING
Date 8/23/08
By JJA
220/9115198

Case No. 02-080-SPH

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

3840 WASHINGTON BOULEVARD

Beginning at a point on the northeast corner of Washington Boulevard which is 180' \pm wide, and Sulphur Spring Road which is 80' \pm wide thence the following courses and distances:

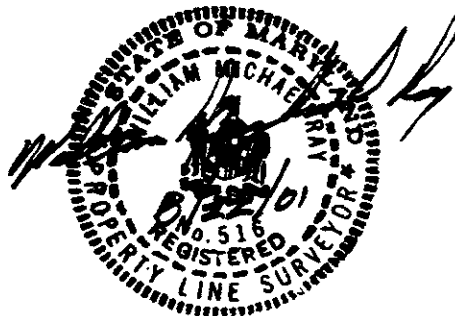
South 89 degrees 06 minutes 00 seconds West 44.58 feet, North 38 degrees 58 minutes 35 seconds West 55.01 feet, curve to the right R=560.00 ft., L=373.25 feet having a chord North 19 degrees 52 minutes 40 seconds West 366.38 feet, North 29 degrees 16 minutes 50 seconds East 14.42 feet, South 56 degrees 20 minutes 00 seconds East 332.80, South 45 degrees 47 minutes 29 seconds East 99.83 feet, South 46 degrees 18 minutes 07 seconds West 210.02 feet to the point of beginning as recorded in Deed Liber 4981 Page 108.

Containing 69,814 square feet or 1.063 acres of land, more or less.

As recorded among the Baltimore County Land Records in Deed 4981, Page 108 also known as 3840 Washington Boulevard, and located in the 13th Election District.

00-119

August 22, 2001



02-080 SPA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JMP
No. 5710

DATE 08-27-01 ACCOUNT R006 001 6150

AMOUNT \$ 250.00

RECEIVED FROM: DEVEL. ENGINEERING CONSULTANTS

FOR: SPECIAL HEARING FOR BALANCE
PUB. WKS. STANDARDS

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 087

PAID RECEIPT
PAYMENT ACTUAL TIME
8/25/2001 8/25/2001 09:17:49
CASHIER KXN KXH DROMER
RECEIPT # 047111
Dept 5 528 ZONING VERIFICATION
CR NO. 005710
Rec'd Tot 250.00
250.00 CK .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 #02-000-SPH
3340 Washington Boulevard
NE Cor. Washington Boulevard
and Sulpher Spring Road
13th Election District
1st Councilmanic District
Legal Owner(s): Phil Hoag
Special Hearing: to allow a
waiver of public works
standards for the elimination
of the requirement of the
proposed 15 foot sidewalk
along the right-of-way of
Washington Boulevard and
Sulpher Spring Road
Hearing: Tuesday, October
16, 2001 at 9:00 a.m. in
Room 487, County Courts
Building, 461 Besley Ave-
nue.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/10/614 Oct2 C497379

CERTIFICATE OF PUBLICATION

_____ 10/4 _____, 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 10/2, 2001.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-080-5PH

Petitioner/Developer: PHIL HOAG

Date of Hearing/Closing: 10/16/01

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

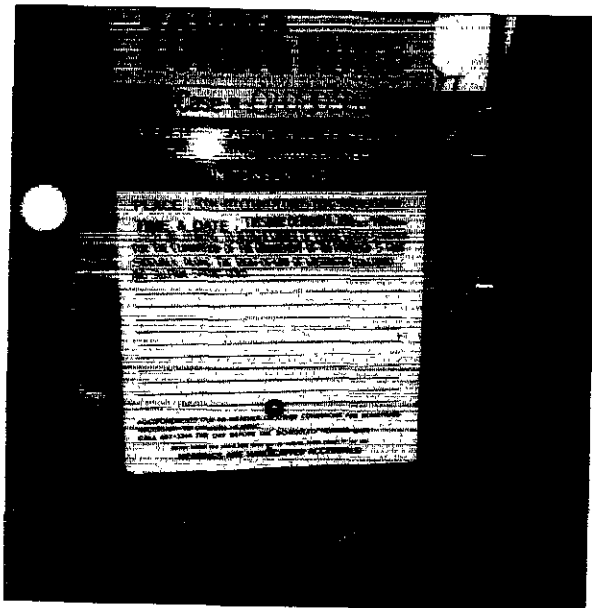
Attention: Ms. Gwendolyn Stephens

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 3840 WASHINGTON
BULEVARD

The sign(s) were posted on

10/1/01
(Month, Day, Year)



Sincerely,

[Signature] 10/1/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 02-080-SPH
Petitioner: PHIL HOAG
Address or Location: 3840 WASHINGTON BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.
Address: 6603 YORK RD.
BALTIMORE, MD, 21212
Telephone Number: 410-377-2600

Revised 2/20/98 - SCJ

02-080-SPH

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2001 Issue – Jeffersonian

Please forward billing to:

Thomas A Church PE
Development Engineering Consultants Inc
6603 York Road
Baltimore MD 21212

410 377-2600

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: 02-080-SPH

3840 Washington Boulevard

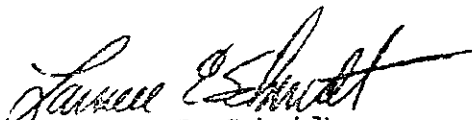
NE/Cor. Washington Boulevard and Sulphur Spring Road

13th Election District – 1st Councilmanic District

Legal Owner: Phil Hoag

Special Hearing to allow a waiver of public works standard for the elimination of the requirement of the proposed 5 foot sidewalk along the right-of-way of Washington Boulevard and Sulphur Spring Road.

HEARING: Tuesday, October 16, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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

September 18, 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: 02-080-SPH
3840 Washington Boulevard
NE/Cor. Washington Boulevard and Sulphur Spring Road
13th Election District – 1st Councilmanic District
Legal Owner: Phil Hoag

Special Hearing to allow a waiver of public works standard for the elimination of the requirement of the proposed 5 foot sidewalk along the right-of-way of Washington Boulevard and Sulphur Spring Road.

HEARING: Tuesday, October 16, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Phil Hoag, 6910 York Road, Baltimore 21212
Thomas A Church PE, Development Engineering Consultants, 6603 York Road,
Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 1, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 12, 2001

Phil Hoag
6910 York Road
Baltimore MD 21212

Dear Mr. Hoag:

RE: Case Number: 02-080-SPH, 3840 Washington Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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: Thomas A Church PE, Development Engineering Consultants, 6603 York Road
Baltimore 21212
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item No. 080

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

See attached letter dated August 14, 2001 from Thomas H. Hamer, Deputy Director of the Department of Public Works, supporting request to waive sidewalks along either the Washington Boulevard or Sulphur Spring Road portions of the property.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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



As
10/1/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2001

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

SUBJECT: 3840 Washington Blvd.

SEP 24

INFORMATION:

Item Number: 02-080

Petitioner: Phil Hoag

Zoning: BR

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request for a wavier of public works standards for the elimination of the requirement of the 5 foot sidewalk along Washington Boulevard and Sulphur Spring Road. This office has determined that the elimination of the sidewalks at the subject site would not be in keeping with the interest of public safety.

Prepared by: Martha Cunniff

Section Chief: Jeffery W. Ly
AFK:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 9.19.01

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

RE: Baltimore County
Item No. 080 JRA

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 1, 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,

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
3840 Washington Boulevard, NE/Corner
Washington Blvd. and Sulphur Spring Rd
13th Election District, 1st Councilmanic

Legal Owner: Phil Hoag
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-80-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.

Peter Max Zimmer

PETER MAX ZIMMERMAN

George Zahner - Zoning hearing correction

From: "Judith M. Laser" <jlaser@patuxent.com>
To: "GZahner@co.ba.md.us" <GZahner@co.ba.md.us>
Date: 11/28/2001 2:53 PM
Subject: Zoning hearing correction

Dear George:

Darlene Koluch suggested I contact you for correct information. The Jeffersonian publishes a weekly feature of Development Review information, included in which are zoning hearings. However, the information provided in the following zoning hearing, is obviously incorrect as far as date. Please take a look and send me the corrections as soon as possible for publication in the Tuesday Jeffersonian for 12/4/01.

Thanks.

Judi Laser
Editorial Assistant
The Jeffersonian

1st Councilmanic District, 13th Election District
CASE NUMBER: 02-080-SPH
3840 Washington Boulevard
Location: NE/Cor. Washington Blvd and Sulphur Spring Road
Legal Owner: Phil Hoag
Contract Purchaser: N/A

SPECIAL HEARING to allow a waiver of public works standard for the elimination of the requirement of the proposed 5 foot sidewalk along the right-of-way of Washington Boulevard and Sulphur Spring Road.

Hearing: Tuesday, 10/16//2010 at 9:00 a.m., Rm 407, Co Cts Bldg, 401 Bosley Av Ave.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Tom Church

Charlotte Weiskert

ADDRESS

6603 York Rd
Park Md. 21212

6910 York Road 21212





Baltimore County
Department of Public Works

Office of the Director *TH*
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

August 14, 2001

Mr. Philip Hoag, President
KB of Baltimore, Inc.
6910 York Road
Baltimore, Maryland 21212

Re: Burger King
Washington Blvd & Sulphur Spring Road

Reference your request of July 31, 2001, to not require that sidewalks be incorporated as part of the project. We have examine the surrounding land use in the area of the proposed Burger King and have concluded that from the industrial nature of the area there is little likelihood either now or in the foreseeable future for pedestrian traffic into or through the site.

Therefore, we are prepared to support the request to waive sidewalks along either the Washington Boulevard or Sulphur Spring Road portions of the property.

Sincerely,

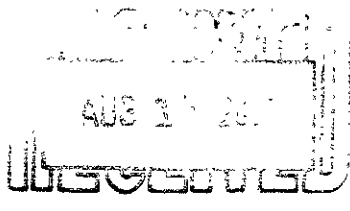
Thomas H. Hamer
Deputy Director

THH/mdo

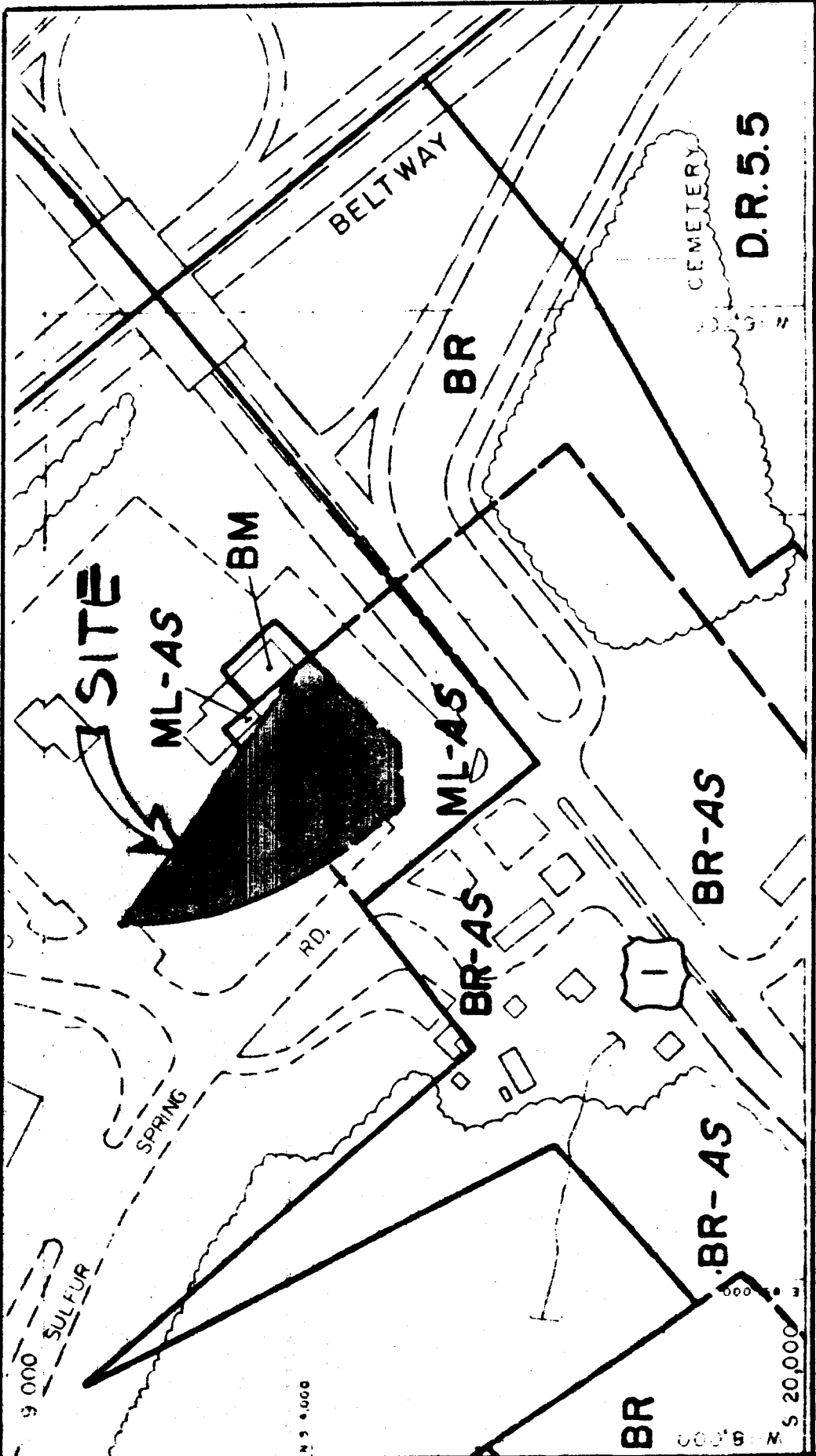
cc: Edward Adams
Robert W. Bowling
Thomas A. Church

Let Noz

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



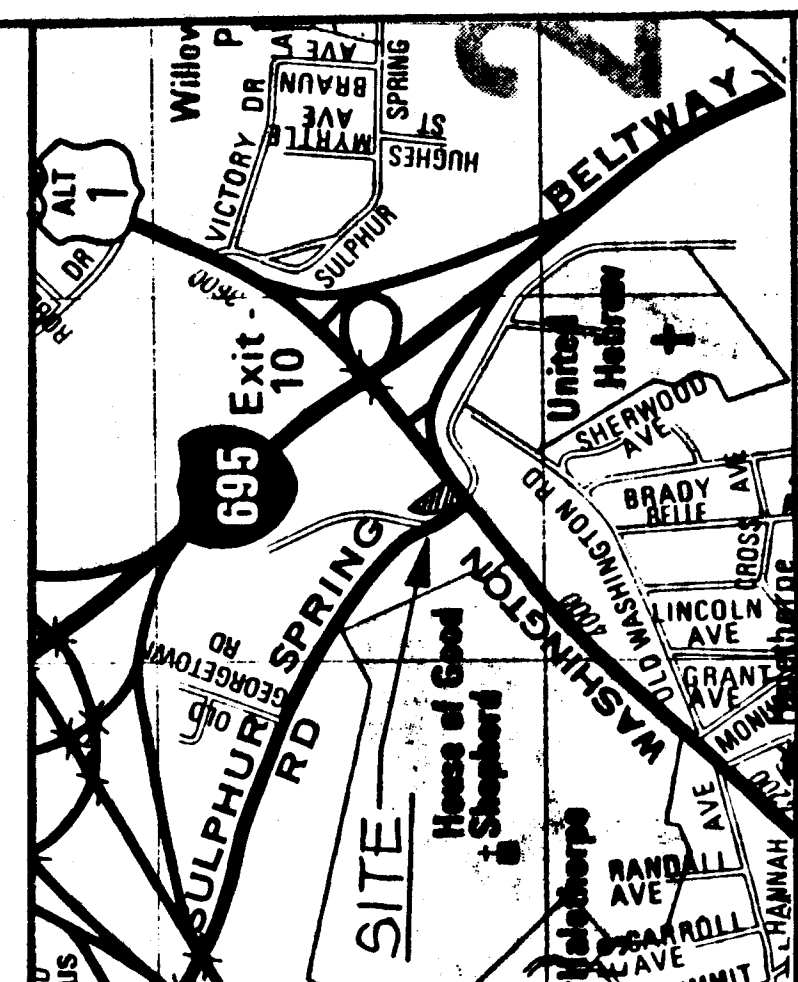
PLAT TO ACCOMPANY PETITION FOR ZONING: VARIANCE, SPECIAL HEARING



ZONING MAP NO. SW 5C
SCALE: 1"=200'

NOTE:

- 1) FLOOR AREA RATIO: 2.063
FLOOR AREA = 2822 SQ. FT.
GROSS SITE AREA = (1.605 AC ± + 0.480 AC ±) = 2.085
RATIO = 2822 SQ. FT. / (2.085 * 43560) = 0.031
- 2) AMENITY OPEN SPACE: NONE REQUIRED
- 3) PARKING DATA: REQUIRED = 16 FS * (2822 SF / 100) = 46 FS
PROPOSED = (INCLUDES 3 HANDICAP) = 59 FS



VICINITY MAP
SCALE: 1"=1000'

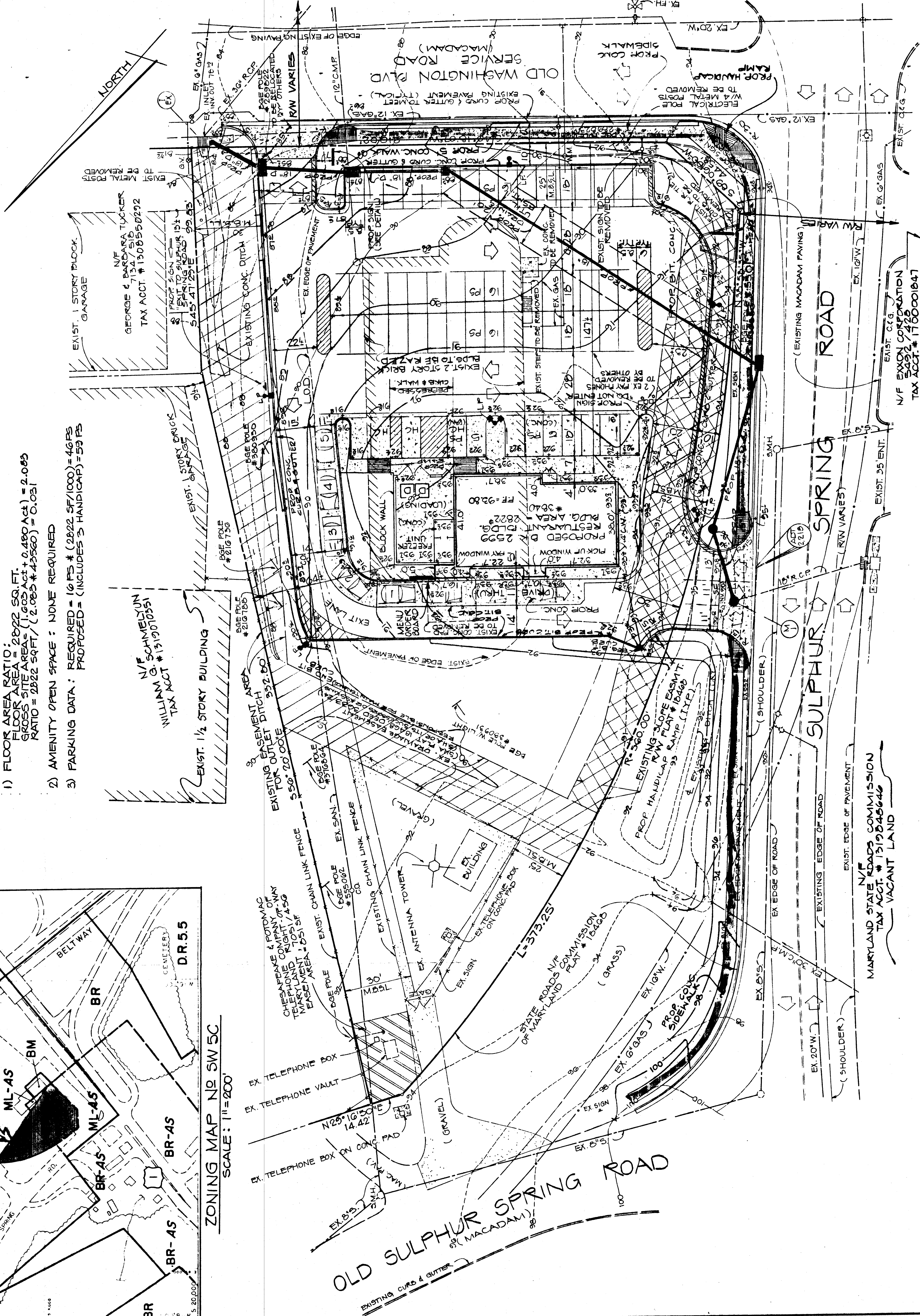
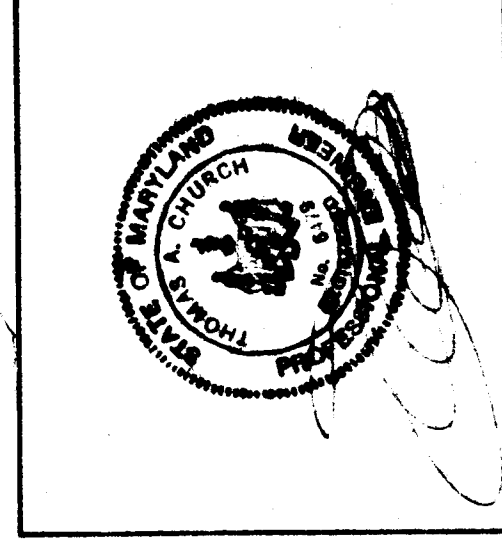
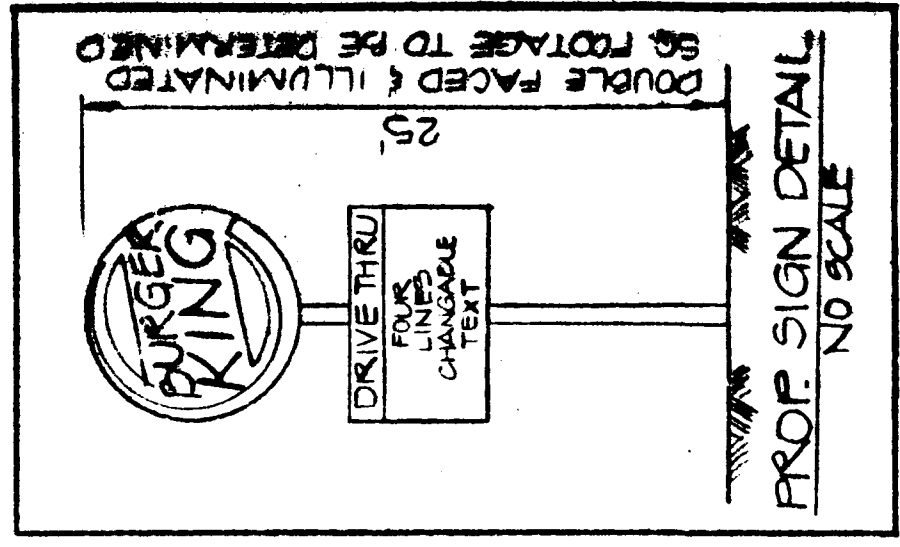
LOCATION INFORMATION

ELECTION DISTRICT #: 13
COUNCILMANIC DISTRICT #: 1
1"=200' SCALE MAP #: SW 5C
ZONING: BR
LOT SIZE: 69,814 SF = 1.603 AC ±

SEWER: PUBLIC PRIVATE
WATER: YES NO
CHESAPEAKE BAY CRITICAL AREA:
PRIOR ZONING HEARINGS: 025, 5588
PREVIOUS COMMERCIAL PERMIT: P-495251, P-495557

ZONING OFFICE USE ONLY

REVIEWED BY: _____ ITEM #: _____ CASE #: _____



OWNER: K.P. OF BALTIMORE 6210 YORK ROAD BALTIMORE, MD. 21212 TELEPHONE NO. 410-377-4140	DATE: 8/22/01 SCALE: 1"=20'
FLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING 3840 WASHINGTON BOULEVARD (BURGER KING) BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 15C1	CONTRACT NUMBER: 00-119 SHEET: 1 OF 1

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

DATE	REVISIONS

07.080-SPA