

IN RE: PETITION FOR VARIANCE
S/S Eastern Boulevard, 25' W of the c/l
Margaret Avenue
(501-515 Eastern Boulevard)
15th Election District
5th Council District

William H. Bissell, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-342-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, William H. Bissell, Jr., through his attorney, Leslie M. Pittler, Esquire. The Petitioner seeks relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 157 parking spaces in lieu of the required 288 parking spaces. 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 William H. Bissell, Jr., property owner, and his son, William Bissell, III; William Bafitis, the Professional Engineer who prepared the site plan for this property; and, Leslie Pittler, Esquire, attorney for the Petitioner. Also appearing in support of the request was Charles McCallum, a representative of the Baltimore County Office of Economic Development. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is roughly square-shaped and contains a gross area of 2.410 acres, more or less, zoned B.R.-C.C.C. The property is located in the heart of Essex and occupies an entire block bordered on all four sides by public roads; namely, Eastern Avenue to the north, Maryland Avenue to the south, Taylor Avenue to the west, and Margaret Avenue to the east. The property is improved with a two-level, one-story brick building, 69,856 sq.ft. in area, which was constructed in 1956, and a paved parking lot containing

ORDER RECEIVED FOR FILING

Date

By

5/15/12

RP

157 parking spaces. The building fronts Eastern Avenue and features one level access from that side, and the lower level is accessed from the rear. Most of the parking spaces are to the rear of the building; however, 28 spaces are located in the front of the property adjacent to Eastern Avenue.

The building has been occupied over the years with a variety of retail, general and medical office uses, and has often had vacant space. As part of the general revitalization of the area, a community center is proposed to be located within a portion of the leasible space. As shown on the site plan, the community center will occupy a 9,440 sq.ft. area, which was previously occupied by a food store. The plan also includes a table labeled "Parking Data." That table breaks down the different uses within the building and the required parking for each. These include, for example, a bank (11 spaces), newspaper office (10 spaces), etc. As shown within the table, 158 parking spaces are required for the community center, and 288 total for all uses on the site; however, only 157 parking spaces can be provided. Thus, the requested variance relief is necessary in order to proceed with the proposed improvements.

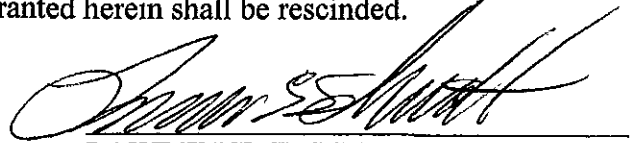
As noted above, there were no Protestants or other interested persons present. A comment in support of the request was received from Baltimore County's Office of Economic Development, indicating that the proposal is an integral part of the revitalization of the area. Additionally, a favorable comment was received from the Office of Planning.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. The uniqueness associated with this property is the existing building and long-standing use of the site. The property is fully developed and additional parking spaces cannot be provided. It is significant to note that most of the uses within the building do not compete with one another. For example, the bank and newspaper offices will most likely be closed when the community center is being utilized. Thus, although there is insufficient parking from a numerical standpoint, it appears that the existing lot is sufficient to accommodate the various uses on the site. It was also indicated at the hearing that nearly 700 spaces exist in the general area. The site is located in the downtown commercial core of Essex and the businesses in this area generally have a shared parking arrangement.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THREEFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of April, 2002 that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 157 parking spaces in lieu of the required 288 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/18/02
By [Signature]



Baltimore County
Zoning Commissioner

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

April 17, 2002

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Eastern Boulevard, 25' W of the c/l Margaret Avenue
(501-515 Eastern Boulevard)
15th Election District -- 5th Council District
William H. Bissell, Jr. - Petitioner
Case No. 02-342-A

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William H. Bissell, Jr.
500 Maryland Avenue, Essex, Md. 21221
Office of Economic Development; Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 501-515 EASTERN BLVD.
which is presently zoned BR-CCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6 288

To permit 157 parking spaces in lieu of the required ~~222~~ parking spaces

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

Shape of building lot & other reasons to be set forth at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Signature

Leslie M. Pittler PA

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-342-A

RECEIVED 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

William H. Bissell Jr

Name - Type or Print

William H. Bissell Jr

Signature

500 Maryland Ave

Address

Telephone No.

Essex

Maryland

21221

City

State

Zip Code

Representative to be Contacted:

Leslie M. Pittler

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-15-02

ORDER RECEIVED FOR FILING
Date 4/19/02
By [Signature]



Bafitis & Associates, Inc.

**ZONING DESCRIPTION
FOR
501-515 EASTERN BOULEVARD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

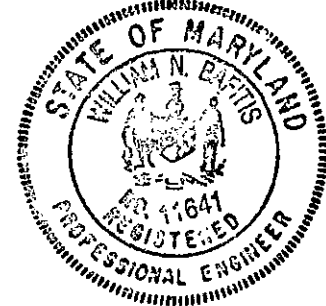
Beginning at a point on the South side of Eastern Boulevard, 80' wide, 25' westerly from the centerline of Margaret Avenue, 50' wide. 1) leaving said point of beginning, running and binding along the West side of Margaret Avenue South $27^{\circ}-05'-32''$ East 300' to a point on the North side of Maryland Avenue, 50' wide; 2) thence running and binding along the North side of Maryland Avenue North $62^{\circ}-54'-28''$ East 350' to a point on the East side of Taylor Avenue, 50' wide; 3) thence running and binding along the North side of Taylor Avenue North $27^{\circ}-05'-32''$ West 300' to a point on the South side of Eastern Boulevard, 80' wide; 4) thence running and binding along the South side of Eastern Boulevard South $62^{\circ}-54'-28''$ West 350' to the point of beginning.

Being Lots 1-7 and 26-32 Block: C Section: A on a Plat entitled, "Plat of Essex", recorded at Baltimore County, Maryland. Plat Reference: liber 9, folio 74.

Containing 101.500 Square Feet or 2.33 Acres $\pm$.

342


William N. Bafitis, P.E. Md. Reg. No. 11641 Date 11/27/01



Seal

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **90111**
02-342-A

DATE 02-15-02 ACCOUNT R-001-06-6150

AMOUNT \$ 250.⁰⁰

RECEIVED
FROM:

Leslie M. Pittler, P.A.

FOR:

Commercial Variance filing fee
for 501-15 Eastern Blvd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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: #02-342-A
501 - 515 Eastern Boulevard
S/S Eastern Blvd., 25' W
centerline of Margaret Avenue
15th Election District
5th Councilmanic District
Legal Owner(s): William H.
Bissell, Jr.

Variance: to permit 157
parking spaces in lieu of the
required 288 parking
spaces.

Hearing: Tuesday, April 9,
2002 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley 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/3/775 Mar. 26, C628253

CERTIFICATE OF PUBLICATION

3/28/, 2002

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 3/26/, 2002.

- ☒ 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. 02-342-A

Petitioner/Developer BISSELL, ETAL
PITTLER, ESQ

Date of Hearing/Closing 4/9/02

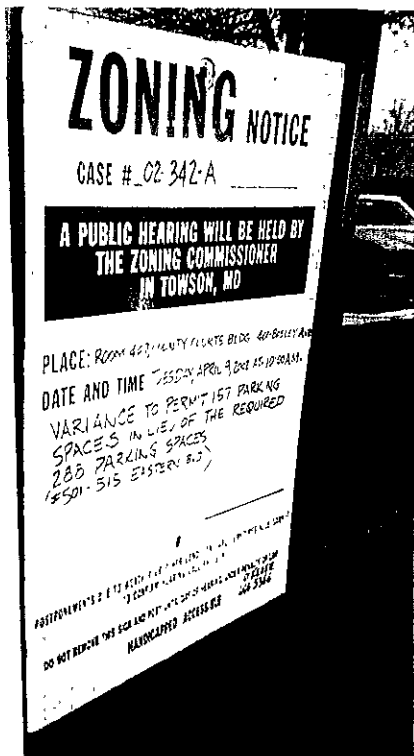
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111,
111 West Chesapeake Avenue
Towson, MD 21204

Attention GEORGE ZAHNER

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 2 SIGNS #501-15
EASTERN BLVD. & REAR LOT

The sign(s) were posted on 3/16/02
(Month/Day/Year)



Sincerely,

Patrick M. O'Keefe 3/19/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21036
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(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: 02-342-A

Petitioner: William H. Bissell JR.

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie M. Pittler, Esq.

Address: 29 W. Susquehanna Ave. Suite 610
Towson, Md. 21204

Telephone Number: (410) 823-4455

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 26, 2002 Issue – Jeffersonian

Please forward billing to:

Leslie M Pittler Esquire
29 W Susquehanna Avenue
Suite 610
Towson MD 21204

410 823-4455

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: 02-342-A
501 – 515 Eastern Boulevard
S/S Eastern Blvd, 25' W centerline of Margaret Avenue
15th Election District – 5th Councilmanic District
Legal Owner: William H Bissell Jr

Variance to permit 157 parking spaces in lieu of the required 288 parking spaces.

HEARING: Tuesday, April 9, 2002 at 10:00 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

March 5, 2002

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: 02-342-A
501 – 515 Eastern Boulevard
S/S Eastern Blvd, 25' W centerline of Margaret Avenue
15th Election District – 5th Councilmanic District
Legal Owner: William H Bissell Jr

Variance to permit 157 parking spaces in lieu of the required 288 parking spaces.

HEARING: Tuesday, April 9, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Leslie M Pittler, 29 W Susquehanna Avenue, Suite 610, Towson 21204
William H Bissell Jr, 500 Maryland Avenue, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 25, 2002.**
(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

April 5, 2002

Mr. Leslie M Pittler
29 W Susquehanna Avenue
Suite 610
Towson MD 21204

Dear Mr. Pittler:

RE: Case Number: 02-342-A, 501-515 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 15, 2002.

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. G-2
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. William H Bissell Jr, 500 Maryland Avenue, Essex 21221
People's Counsel

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
Management

DATE: April 1, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for *March 4, 2002*
Item Nos. 317, 331, 332, 334, 335,
336, 337, 338, 340, 341, 342, 343,
345, 348 and 349

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

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

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

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 4, 2002

Item No.: See Below

Dear Ms. Stephens:

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

The Fire Marshal's Office has no comments regarding the following item #'s.

331, 334, 335, 337, 339, 340, 341, 342, 343, 345,
346, 347, 348, 349,

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 27, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

Still waiting on Agriculture Preservation Comments for 334, 335, 339.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: April 1, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-~~342~~, 345, 346, 348, 349

No AG Comments for 334, 335, 339.

Res
4/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 22, 2002

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

MAR 22 2002

SUBJECT: 501 515 Eastern Blvd.

INFORMATION:

Item Number: 02-342

Petitioner: William H. Bissell, Jr.

Zoning: BR-CCC

Requested Action: Variance

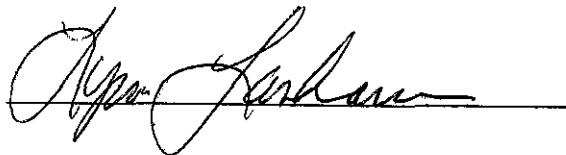
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit 157 parking spaces in lieu of the minimum required 288 spaces.

Prepared by:



Section Chief:



AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 342

JSS

Dear Mr. Zahner:

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,

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 VARIANCE
501-515 Eastern Boulevard, S/S Eastern Blvd,
25' W of c/l Margaret Ave
15th Election District, 5th Councilmanic

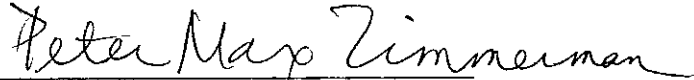
Legal Owner: William H. Bissell, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-342-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.**



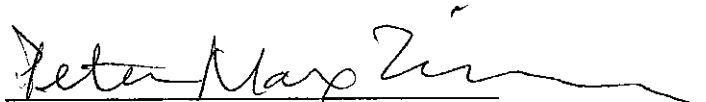
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 6th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bill Bissell
Bill Bissell III
Chris McCormick Economic
Development
Les. Rittler
Bill Baffertis

500 Maryland Ave 21221
500 Maryland Ave 21221
400 Washington Ave 21204





Baltimore County
Department of Economic Development

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

MEMORANDUM

Date: March 8, 2002

To: Zoning Commissioner
Zoning Commissioner's Office

From: Andrea Van Arsdale *AV*
Revitalization Director

Re: 501-515 Eastern Boulevard – Case #02-342-A

The Department of Economic Development supports the requested variance for the above noted case. The request would enable a key redevelopment project in the Essex Revitalization District, which is a target for business revitalization efforts to increase economic viability.

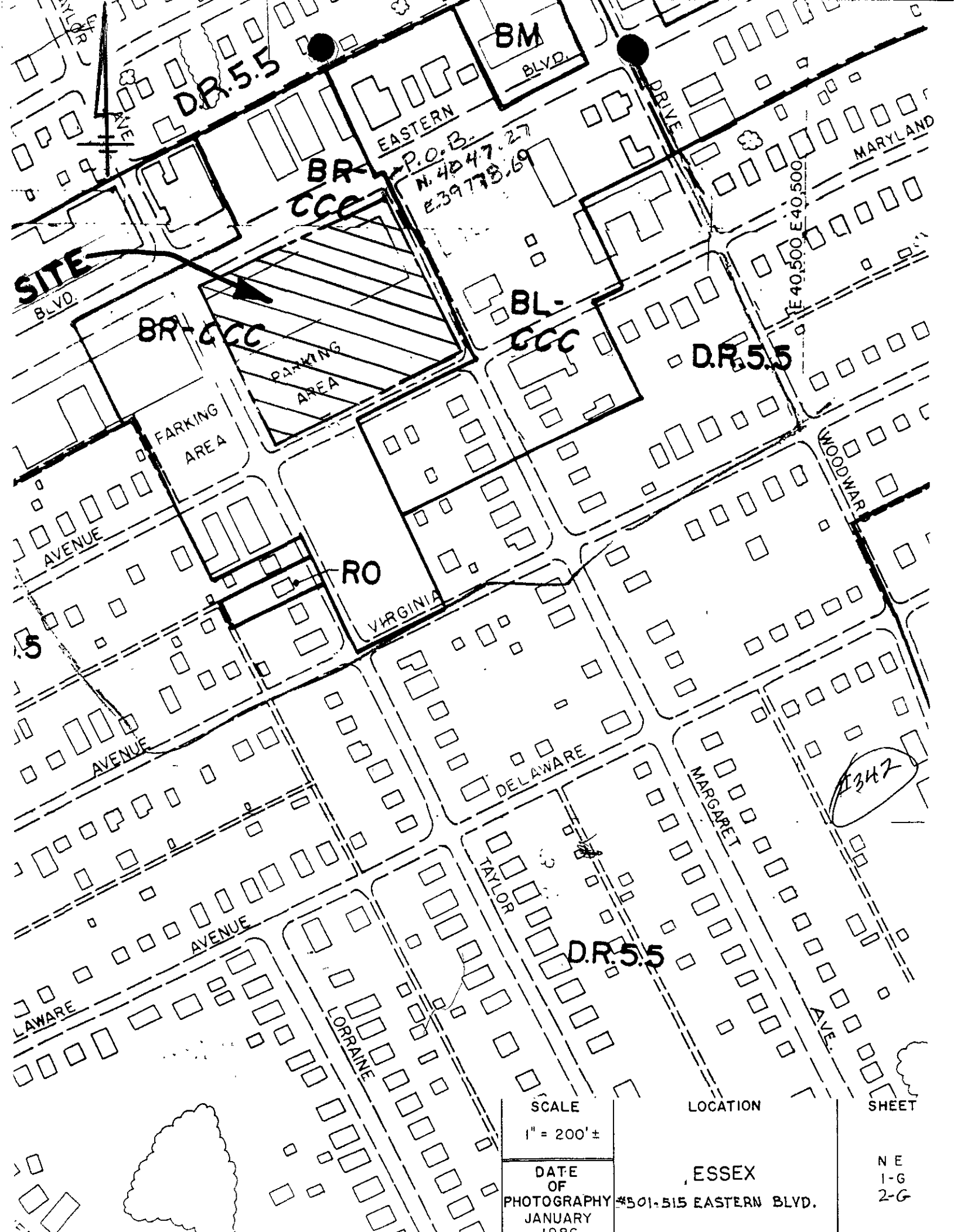
The primary hours of operation will allow relatively easy access to an additional 452 public parking spaces within 500 feet of the facility. The Department of Economic Development has actively assisted the property owner to utilize this property, which is currently partially occupied and requires the approval of this variance to reach full occupancy. By permitting this variance, the community and County will realize a variety of benefits including:

- ♦ strengthening the economic base of the community;
- ♦ attracting significant private investment;
- ♦ improving the physical appearance of an important commercial area; and
- ♦ generate new income and property tax revenue for the County.

Parking is one of the most important factors for redeveloping older areas. The granting of this variance will further allow this area to become economically viable.

If you should have any questions or concerns, please contact Chris McCollum the Commercial Revitalization Specialist for Essex at extension 8011.





NOTES

1. All proposed signs will comply with Section 450 BCZR.
2. This site is not situated within a 100 year tidal or riverine flood plain.
3. This site is served by public water, sewer, and drain.
4. Handicapped parking spaces will be provided in accordance with Maryland Building Code for the Handicapped contained in the Code of Maryland Regulations 05.01.07.
5. Parking lot lighting is existing, illumination will not reflect into public streets.

PARKING DATA

REQUIRED	USE	TABULATION	PARKING SPACES
BANK		2.5 PER 1,000 S.F. 2,283 S.F. x 2.5	= 11 P.S.
BEAUTY (SCHOOL)		1 PER INSTRUCTOR 2 INSTRUCTOR	= 2 P.S.
EAST COUNTY TIMES (GENERAL OFFICE)		2.5 PER 1,000 S.F. 2,945 S.F. x 2.5	= 10 P.S.
RETAIL STORE		1,000 S.F. 8 PER 1,000 S.F. 2,134 S.F. x 2.5	= 11 P.S.
FINANCE OFFICE		1,000 S.F. 2.3 PER 1,000 S.F. 2,293 S.F. x 2.5	= 8 P.S.
DOCTOR OFFICE		1,000 S.F. 4.5 PER 1,000 S.F. 2,249 S.F. x 4.5	= 11 P.S.
OFFICE (CONSUMER CREDIT COUNSELING SERVICE)		1,000 S.F. 3.3 PER 1,000 S.F. 3,441 S.F. x 3.3	= 12 P.S.
FAMILY DOLLAR		1,000 S.F. 3.3 PER 1,000 S.F. 6,184 S.F. x 3.3	= 21 P.S.
COMMUNITY CENTER	1 PER 4 SEATS (630 SEATS MAX PER FIRE CODE)	(6,440 S.F.), 630/4	= 158 P.S.
KARATE SCHOOL	1 PER INSTRUCTOR 1 INSTRUCTOR		= 1 P.S.
GYM		10 PER 1,000 S.F. 2,040 S.F. x 10	= 31 P.S.
GENERAL OFFICE		1,000 S.F. 2.3 PER 1,000 S.F. 3,442 x 2.5	= 12 P.S.
VACANT		1,000 S.F. 10,089 S.F.	= 0 P.S.
STORAGE		3,746 S.F. (2,113 S.F. + 1,633 S.F.)	= 0 P.S.
MECHANICAL ROOMS (715 S.F. + 828 S.F.)		1,341 S.F.	= 0 P.S.
LOADING DOCK, HALLS, & PUBLIC REST ROOMS		9,343 S.F.	= 0 P.S.
TOTAL PARKING REQUIRED			= 288 P.S.
EXISTING PARKING SPACES (ONSITE)			= 157 P.S.
TOTAL BUILDING FLOOR AREA AVAILABLE			= 60,856 S.F.

ADJACENT PUBLIC PARKING WITHIN 500' OF BUILDING

METED:		
TAYLOR AVENUE, MARGARET AVENUE AND EASTERN BOULEVARD		= 88 P.S.
ONSTREET:		
MARGARET AVENUE, MARYLAND AVENUE, TAYLOR AVENUE, DORSEY AVENUE, WOODWARD DRIVE AND VIRGINIA AVENUE		= 384 P.S.

ADJACENT PRIVATE PARKING WITHIN 500' OF BUILDING:

CVS PHARMACY, POST OFFICE		= 245 P.S.
TOTAL ADJACENT PARKING		= 697 P.S.

HOURS OF OPERATION *

OFFICES	M-F	9:00 AM - 5:00 PM
RETAIL	M-F, SAT.	10:00 AM - 6:00 PM
GYM & KARATE	M-F, SAT.	10:00 AM - 5:00 PM
BEAUTY SCHOOL		10:00 AM - 4:00 PM
COMMUNITY CENTER M-F		6:30 PM - 12:00 AM
COMMUNITY CENTER SAT., SUN.		10:00 AM - 2:00 PM

* SUBJECT TO CHANGE AT SPECIAL EVENTS

ZONING HISTORY

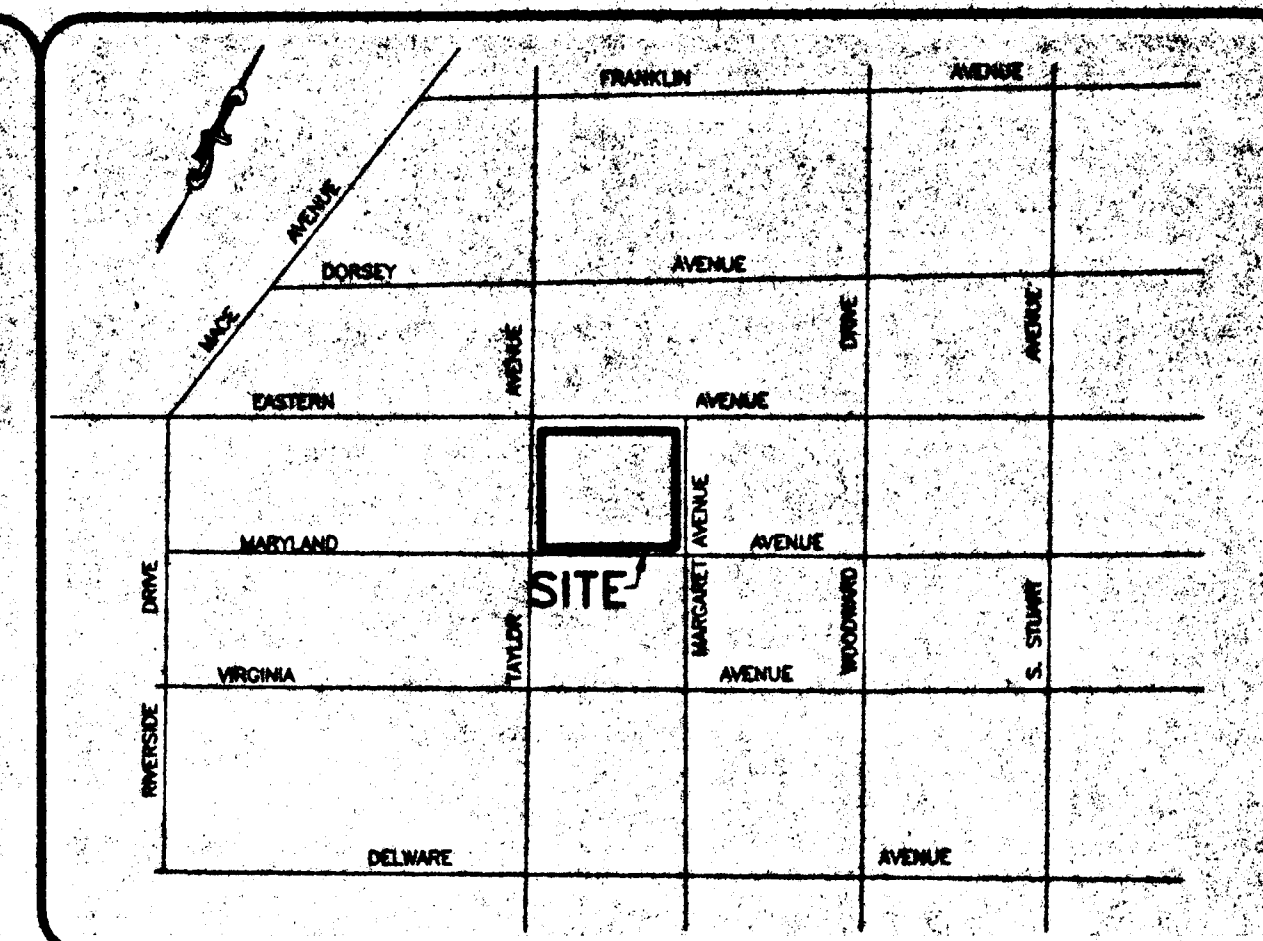
CASE NO. 00-142-A (FRANCHISE AGREEMENT GRANTED FOR #515)

ZONING VARIANCE REQUEST

SECTION 409.6 (BCZR) TO PERMIT 157 PARKING SPACES IN LIEU OF THE REQUIRED 288 PARKING SPACES.

PREVIOUS PERMITS

B462688, B404920, B416101, B438494



VICINITY MAP (SCALE: 1" = 1000')

SITE DATA

1. Owner: Bissell Family, LLC
501 Eastern Avenue
Baltimore County, Maryland 21221
(410) 335-0998
2. Deed Ref: 13847/248
3. Tax Account No.: 15-05-820049
4. Tax Map: 97
5. Record Plat:
Section: A
Block: C
Lots: 26-32 and 1-7
Ref: 9/74 (Plat of Essex)
6. Site Area: 105,000 S.F. or 2.410 Ac.
7. Election District: 15th
8. Councilmanic District: 5
9. Census Tract: 4504
10. Existing Zoning: BR-CCC (MAP NE-IG-26)
11. Existing Use: Retail, Office, Medical Office
Athletic Facility
12. Proposed Use: Retail, Office, Medical Office
Athletic Facility, Community Center
I.D.A.
13. Critical Area:
14. No increase in floor area is proposed.
15. Amenity Open Space: None - (Existing Building)
16. MTA Bus Routes: 4 & 23
17. Floor Area Ratio: Permitted (in C.C.C. District) = 4.0
Existing (118 x 336) 2/105,000 = 1.32

Bafitis & Associates, Inc.
1249 Engleberth Rd., Baltimore, MD 21221
(410) 391-2336

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #501-515 EASTERN BOULEVARD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 30'
	JOB ORDER NO: .20110
	DATE: 01-29-02

NO.	REVISIONS	DATE

Not No 1

