IN RE: PETITION FOR VARIANCE
N/S intersection of Klein Avenue
and Belair Road
14th Election District
6th Councilmanic District
(8001 Belair Road)

Gerald J. Stautberg

Petitioner

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-113-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Gerald J. Stautberg. The Petitioner is requesting a variance for property he owns at 8001 Belair Road. The variance request is to permit a rear yard setback of 5 ft. in lieu of the required 30 ft. for a new building.

Appearing at the hearing on behalf of the variance request were representatives of R. A. Childress & Associates, Inc., the engineers who prepared the site plan of the property and I. William Chase, attorney at law. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.2 acres of property, split-zoned BR and MLR-IM. The subject property is the site of the "The Jerry's Toyota" dealership which has been located on Belair Road in Fullerton for many years. The dealership is interested in constructing some new additions to their existing dealership. The building, which is the subject of this variance request, is proposed to be a used car sales office which is shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. The sales office itself will sit approximately 5 ft. from the rear property line which abuts a storm water management facility. The purpose of locating the building to the rear of the property is to provide ample display area of automobiles for sale in front of the building along

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Belair Road. In order to proceed with the construction of this building the variance request is necessary.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this And an of October, 2002, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 238.2 of the

Baltimore County Zoning Regulations, to permit a rear yard setback of 5 ft. in lieu of the required 30 ft. for a new building, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioner must comply with the recommendations of the Office of Planning dated September 27, 2002, a copy of which is attached hereto.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 27, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

8001 Belair Road

**INFORMATION:** 

Item Number:

03-113

Petitioner:

Gerald Stautberg

Zoning:

BR/MLR-IM

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

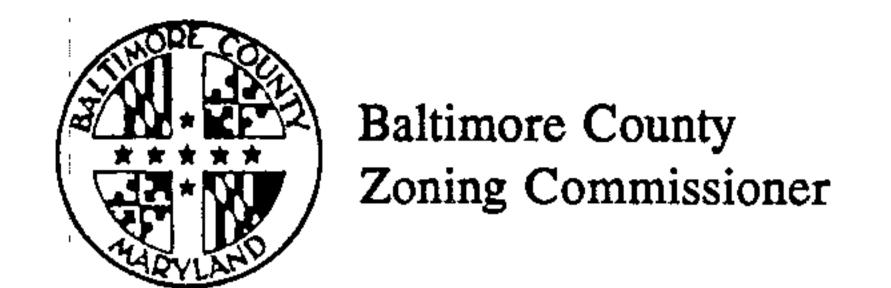
The Office of Planning does not object to the petitioner's request provided a landscape plan is submitted to this office for review and approval prior to the issuance of any permits. The plan should focus on treatment at the corner of Klein Avenue and Belair Road.

Prepared by:

Section Chief:

The second is a second of the second of the

AFK/LL:MAC:



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

Fax: 410-887-3468

October 8, 2002

I. William Chase, Esquire 1190 W. Northern Parkway, Suite 124 Baltimore, Maryland 21210

> Re: Petition for Variance Case No. 03-113-A

Property: 8001 Belair Road

Dear Mr. Chase:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendèred 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,

Mushly lorrow

Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

c: Gerald J. Stautberg 8001 Belair Road Baltimore, MD 21236-3709

R. A. Childress & Associates, Inc. 713 Pheasant Drive Forest Hill, MD 21050



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 8001 Belair Road (at Klein Ave.) which is presently zoned BR & MLR-IM

This Petition sha of the property si hereof, hereby pe	tition for	a Variance	from S	Section(s)	7 2 C 2	n ine desci 2020	ription a	and plat attache	ed here	to and ma	. •
36-175/7C/2	OF	5+1.	(N	LIÈU	of The	12=00	(O	30+7.	FOR	A)	YH KD
PROPOSED	$\mathcal{B}_{U_i}$	Loing,					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. ,	• •	

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The Petitioner sells new and used cars. He is presently attempting to develope additional space to show case the vehicles for sale, and to build an office building to house his salesmen. Strict compliance to the set backs required under the BR Section 238.2 would hinder the Petitioner from doing such a development, and would adversely affect his sales and business. (See the back of this form)

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.

Reviewed By Date 9-602

Contract Purchase	r/Lessee:		Legal Owner(s):		
Name - Type or Print		<del></del>	Gerald J. Stautberg Name Type or Print	tauth	
Signature	· · · · · · · · · · · · · · · · · · ·	<del></del>	Signature		<del>eg</del>
Address	<del></del>	Telephone No.	Name - Type or Print		······································
City	State	Zip Code	Signature		
I. William Chas	<del></del>		8001 Belair Road Address		661-9100 Telephone No.
Name Type of Print Signature Ohase & Chase			Baltimore, Maryland 2 City  Representative to be Con	State	Zip Code
Company	n Pkwy., Suite	124. 410-433-4	Name 4100		<del></del>
Address	land 21210	Telephone No.	Address	······································	Telephone No.
City	State	Zip Code	City	State	Zıp Code
	•		OFFICE USE	ONLY	
Case No. 3	-113A		ESTIMATED LENGTH OF H	EARING	<del></del>
		· <del>-</del>	UNAVAILABLE FOR HEARI	NG	

Therefore, the Peti ner is requesting to reduce the et back to 5' in lieu of the required 30' in order to construct the additional office space, and display area for the vehicles.

The Petitioner's property is surrounded by commercial properties, and the property which would be effected by the variance is a private storm water management pond.

Therefore, the Petitioner is questing to reduce the set back 5' in lieu of the required 30' in order to construct the additional office space, and display area for the vehicles.

The Petitioner's property is surrounded by commercial properties, and the property which would be effected by the variance is a private storm water management pond.

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REV 9/15/98

# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 8001 Belair Road (at Klein Ave.) which is presently zoned BR & MLR-IM

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) 238.2; BCZR, To Penmit A NEAR YARD

SET BACK OF SFT. IN LIEU of The REGUIRON 36 FT. FOR A GROPOSED

BULDING

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The Petitioner sells new and used cars. He is presently attempting to develope additional space to show case the vehicles for sale, and to build an office building to house his salesmen. Strict compliance to the set backs required under the BR Section 238.2 would hinder the Petitioner from doing such a development, and would adversely affect his sales and business. (See the back of this form)

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:		Legal Owner(s	<u>):</u>	
Name - Type or Print	<del></del>		Gerald J. Sta Name - Type or Print Signature	J Stantler	` <u> </u>
Signature			Signature		<del></del>
Address	,	Telephone No	Name - Type or Print		
City	State	Zip Code	Signature		
Attorney For Petition	<u>ner:</u>		<u>8001 Belair B</u> Address	Road 410-	-661-9100 Telephone No.
I. WIlliam Chase Name - Type or Print			<u>Baltimore, Ma</u> City	aryland 21236-3709 State	Zıp Code
Signature		<u> </u>	Representative	to be Contacted:	
Chase & Chase Company	<del>,</del>	· <del></del>	Name		
1190 W. Northern	Pkwy., Suite	124, 410-433-	4100		
Address		Telephone No.	Address		Telephone No
Baltimore, Maryl	and 21210	····			
City	State	Zip Code	City	State	Zip Code
			<u>C</u>	FFICE USE ONLY	
Case No	1124		ESTIMATED LEN	IGTH OF HEARING	<del></del>
Case No(/_)	11-11	<del>_</del>	UNAVAILABLE F	OR HEARING	

August 15, 2002

ZONING DESCRIPTION FOR GERALD J. STAUTBERG PROPERTY (JERRY'S TOYOTA) 8001 BELAIR ROAD BALTIMORE COUNTY, MARYLAND

<u>Beginning at a point</u> at the north side of Klein Avenue, 20 feet wide, (at the intersect of Belair road); and leaving Klein Avenue and running along the following course:

<u>.</u>		·	 . •
1.	N 47 28' 00" E		18.14 ft.
2.	N 42 32' 01" W		10.00 ft.
3.	N 00 54' 12" W		45.64 ft.

To the right of way line of the Belair Road, approximately 104 feet wide, and binding along the said right of way the following courses:

4.	N 40 41' 12" E	40.06 ft.
5.	N 40 35' 13" E	339.17 ft.

Thence leaving said Belair Road right of way and running along the following courses:

6.	S 47 50' 18" E	173.88 ft.
7.	S 39 27' 43" W	109.99 ft.
8.	S 43 31' 24" E	523.35 ft.
9.	S 38 55' 01" W	113.91 ft.

To the north side of Klein Avenue, 20 feet wide, thence running along the north side of said right of way the following courses:

10.	\$ 88 34' 10" W	100.15 ft.
11.	N 75 37' 30" W	263.56 ft.
12.	N 44 01' 18" W	352.66 ft.

To the Point of Beginning.

The Property, located in the 14th Election District, 6th Councilmanic District, four parcels as recorded in:

<u>Deed</u>	<u>Tax Map</u>	<u>Parcel</u>
Liber 7425, Folio 039	81	295
Liber 6893, Folio 125	81	449
Liber 12006, Folio 510	81	130
Liber 12006, Folio 510	81	371
<b>м</b> 1 1 1 го	- 6 1	. 1

Containing 5.0 acres of land more or less.

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	//3 No.10009	PATTO DECETOT PASINESS ACTUAL TIME
DATE ACCOUNTAMOUNT \$	001.00E-6,50 250.00	1/09/2002 9/06/2002 [4:25:11 FEG US05 USALKIN REDS LRB DRAWER 5 RECEIPT N 272256 9/96/2002 OF LN DRP 5 528 20MING DERIFTCATION
		Recut lot \$250.00 250.00 CK .00 CA Baltimore County, Wareland
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUST		CASHIER'S VALIDATION

••

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baitimore 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: #03-113-A
8001 Belair Road
E/corner of intersection of
Belair Road & Klein Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): Gerald J.
Stautberg

Variance: to permit a rear yard setback of 5 feet in lieu of the required 30 feet for a proposed building.

Hearing: Tuesday, October

Hearing: Tuesday, October 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave.

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.

(410) 887-4386.

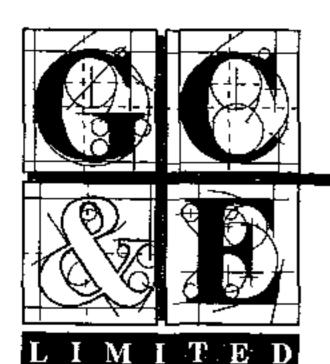
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/793 Sep. 24 C564656

## CERTIFICATE OF PUBLICATION

9/26/,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $924$ , 2002.
^~ ara - cc. •
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING



## Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

#### **CERTIFICATE OF POSTING**

RE: CASE # 03-113-A
PETITIONER/DEVELOPER:
Gerald J. Stautberg
DATE OF HEARING:
October 8, 2002

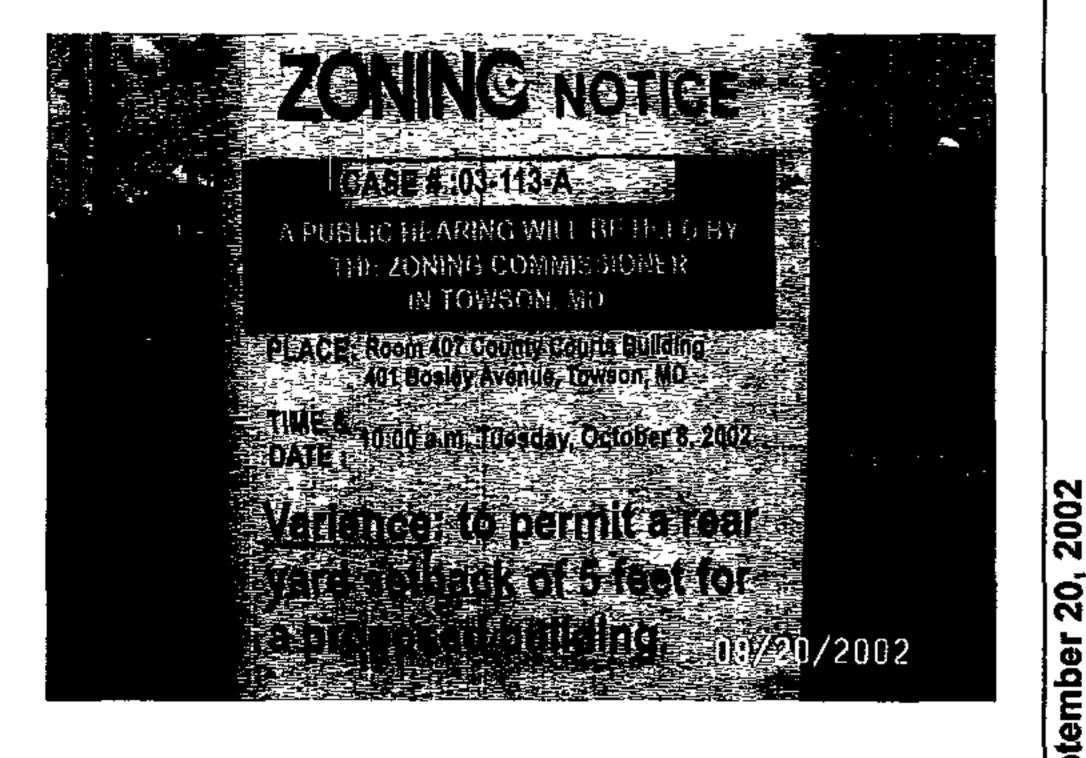
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

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

POSTED ON



#### LOCATION

8001 Belair Road
East corner of intersection of Belair Road
and Klein Avenue

DATE

**September 23, 2002** 

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

# ZONNG NOTICE

CASE # :03-113-A

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

PLACE: Floors 407 County Cours Building
401 Bosley Avenue Towson MD

DATE 10 00 a.m. Tuesday October 8 2002

Variance: to permit a rear yard setback of 5 feet for a proposed building.

09/20/2002

RE: PETITION FOR VARIANCE.
8001 Belair Road East corner of
intersection of Belair Rd. & Klein Avenue
14<sup>th</sup> Election District 6<sup>th</sup> Councilmanic
Legal Owner: Gerald J. Stautberg
Petitioner(s)

- \* BEFORE THE
  - ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 03-113**-**A

\* \* \* \* \* \* \* \* \*

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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

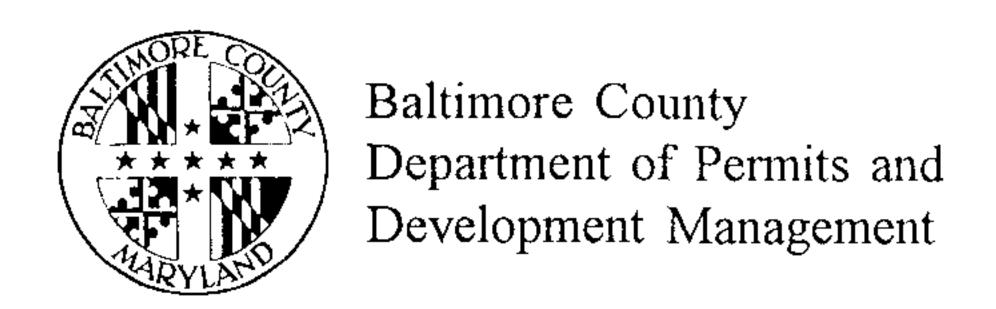
(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18<sup>th</sup> day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to I. William Chase, CHASE & CHASE, 1190 W. Northern Pkwy, Suite 124, Baltimore, MD 21210 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

September 13, 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: 03-113-A

8001 Belair Road

E/corner of intersection of Belair Road & Klein Avenue

Legal Owner: Gerald J Stautberg

Variance to permit a rear yard setback of 5 feet in lieu of the required 30 feet for a proposed building.

HEARING: Tuesday, October 8, 2002 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon ও্টা<sup>ন</sup> Director

C: I. William Chase, Chase & Chase, 1190 W Northern Parkway, Suite 124, Baltimore 21210

Gerald J Stautberg, 8001 Belair Road, Baltimore 21236-3709

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 23, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 24, 2002 Issue – Jeffersonian

Please forward billing to:

Gerald Stautberg 8001 Belair Road

Baltimore MD 21236-3709

410 661-9100

#### **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: 03-113-A

8001 Belair Road

E/corner of intersection of Belair Road & Klein Avenue

Legal Owner: Gerald J Stautberg

Variance to permit a rear yard setback of 5 feet in lieu of the required 30 feet for a proposed building.

HEARING: Tuesday, October 8, 2002 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT 672

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.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 Advertisin Item Number or Case Numb	112	
Petitioner: GERALD		
Address or Location: 80		BALTO. Md Z1236-37
PLEASE FORWARD ADVE	RTISING BILL TO:	
Name:		
Address:	<u>Same</u>	
Telephone Number:	410-661-91	00

Revised 2/20/98 - SCJ







### Baltimore County Department of Permits and Development Management

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

October 4, 2002

J William Chase Chase & Chase 1190 W. Northern Pkwy. Suite 124 Baltimore, MD 21210

Dear Mr. Chase:

RE: Case Number: 03-113-A, 8001 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 6, 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. Che Cachand y W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:rjc

c: Gerald J. Stautberg 8001 Belair Road Baltimore MD 21236-3709

People's Counsel

enc.



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

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

September 16, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: (113)

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

**SUBJECT:** Zoning Advisory Committee Meeting

For September 16, 2001

Item No. 113

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

**DATE:** October 21, 2002

A landscape plan is required.

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RES/TET

DATE:

October 7, 2002

**Zoning Petitions** 

Zoning Advisory Committee Meeting of September 9, 2002

**SUBJECT**: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:



105, 108, 109, 110-115

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

DATE: September 27, 2002

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

8001 Belair Road

**INFORMATION:** 

Item Number:

Q3-113

Petitioner:

Gerald Stautberg

Zoning:

BR/MLR-IM

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the petitioner's request provided a landscape plan is submitted to this office for review and approval prior to the issuance of any permits. The plan should focus on treatment at the corner of Klein Avenue and Belair Road.

Prepared by:

Section Chief:

AFK/I.I.·MAC·





## Maryland Department of Transportation State Highway Administration



Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 9.16.02

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

RE: Baltimore County

Item No. //3 J

MSC

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 .

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,

In

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

### 09/06/02

Note to file: Applicants were advised that the display parking spaces are shown without a 10ft. setback from the right-of-way line and in one area encroaching into the right-of-way area.

**JCM** 

