IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE – NE/S Westminster Pike,

1500' SE of Glen Falls Road

(1090 Westminster Pike)

4th Election District

3rd Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 03-323-SPHA

Reisterstown American Legion Post 116

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Reisterstown American Legion, Post 116, through Leonard F. Greiner, Adjutant/Trustee. The Petitioner requests a special hearing to approve an amendment to the special exception and variance relief granted in prior Case No. 84-241-XA and to approve the proposed subdivision. Additionally, variance relief is requested from Section 26-266(4) of the Baltimore County Code, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit panhandle lengths of 1250 feet and 1500 feet in lieu of the maximum allowed 1000 feet in an R.C. zone. 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 John Rickell and Doug Lawrence, representatives of the Reisterstown American Legion Post 116, property Also present were Mitch Kellman, a land use/zoning consultant with Daft-McCune-Walker, Inc., and James C. Sadler, the Registered Property Line Surveyor 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 a rectangular shaped parcel located on the northeast side of Westminster Pike (Maryland Route 140), near the Liberty Reservoir in Reisterstown. The property contains a gross area of 16.16 acres, more or less,

zoned R.C.4 and is improved with a one-story building used by the American Legion Post 116 as a community hall. The property also features a driveway that provides access from Westminster Pike and both macadam and gravel parking areas. The existing improvements were approved by virtue of the special exception and variance relief granted in prior Case No. 84-241-XA on March 28, 1984. In that matter, a special exception was granted to allow a community hall in the R.C.4 zone, and variance relief to permit a porous parking area in lieu of the required impervious surface. The property has been used as a community hall by the American Legion since 1984.

The Petitioner now comes before me seeking approval to subdivide the property. Specifically, as shown on the plan, two residential lots are being created behind the existing building in approximately the center of the property. The parcel is a long rectangular shaped lot, approximately 304' wide but in excess of 2400' deep. The two lots are situated behind the building, parking lot and existing septic reserve area. Lot 1 will contain 1.419 acres in area, and Lot 2 will contain 1.1637 acres. Both lots will be served by a common drive (panhandle driveway) which will extend from Westminster Pike in the front to Lots 1 and 2 respectively. In the case of Lot 1, the panhandle drive will be approximately 1250' in length and as to Lot 2, the length will reach nearly 1500'. Special hearing relief is requested to approve this subdivision and variance relief is requested for the length of the panhandle driveways.

As noted above, the property is zoned R.C.4, which is a resource conservation classification that is designed to preserve and protect watershed areas within the County. The R.C.4 classification requires that for subdivisions in the R.C.4 zone, the plan must show a conservancy lot equaling at least 70% of the total gross area of the tract to be developed. The intent of the regulation is to retain a large area of the property as an undisturbed parcel to minimize environmental impacts. In most cases, the conservancy lot will be improved with a single-family dwelling. Although the conservancy lot typically features a single-family dwelling, Section 1A03.5.A.3 of the B.C.Z.R. permits buildings existing at the time of the approval to be included in the conservancy lot.

ORDER RECEIVED FOR FILING
By

In this case, the conservancy lot will be retained by the American Legion and contain the existing improvements and all of the property along its frontage on Westminster Pike and the entire rear portion of the site. The rear portion of the site features an existing stream and other environmental constraints. The two proposed lots will create a "notch" within the overall parcel.

During the hearing, a potential alternative to the proposed development was discussed. It was suggested that the property might be developed into three more equally sized lots as an alternative to the conservancy lot approach. Although this alternative has merit, it apparently will require extensive amendment to the previously approved CRG plan and other variance relief.

Based upon the testimony and evidence offered, I am persuaded to approve the plan as submitted. Development of the property as proposed is appropriate and preferable. In this regard, the proposal has been reviewed and approved by the Department of Environmental Protection and Resource Management (DEPRM). That agency apparently prefers a 70% conservancy lot to be retained by the American Legion as shown on the plan.

It is clear that special hearing relief should be granted and that the proposed subdivision will not be detrimental to the health, safety or general welfare of the locale. Moreover, the proposal will minimize environmental impacts and will not cause detrimental effects on the environmental resource. The grant of variance relief is also appropriate. The variance is warranted in this case due to the unusual configuration of the property. As noted above, the property is a long, narrow parcel and the proposed lots are appropriately located toward the center of the tract, behind the existing American Legion building. The only legitimate means of access is the proposed panhandle driveway, which exceeds the maximum length allowed in the R.C. zone. Thus, variance relief to provide access is appropriate.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County his day of April 2003 that the Petition for Special Hearing to approve an amendment to the

special exception and variance relief granted in prior Case No. 84-241-XA and to approve the proposed subdivision, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 26-266(4) of the Baltimore County Code, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit panhandle lengths of 1250 feet and 1500 feet in lieu of the maximum allowed 1000 feet in an R.C. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) Compliance with the Zoning Advisory Committee comment submitted by the Fire Department, dated January 21, 2003, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs



Baltimore County Zoning Commissioner

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

April 14, 2003

Fax: 410-887-3468

Mr. Leonard F. Greiner Reisterstown American Legion Post 116 1090 Westminster Pike Reisterstown, Md. 21136

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE NE/S Westminster Pike, 1500' SE of the c/l Glen Falls Road (1090 Westminster Pike)

4th Election District – 3rd Council District
Reisterstown American Legion Post 116 - Petitioners
Case No. 03-323-SPHA

Dear Mr. Greiner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. John Rickell, 320 Wembley Road, Reisterstown, Md. 21136

Mr. Doug Lawrence, 315 Estate Road, Reisterstown, Md. 21136

Mr. Mitch Kellman, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson, Md. 21286

Mr. James C. Sadler, 152 Westminster Pike, Reisterstown, Md. 21136

DEPRM; Fire Department; People's Counsel; Case/File



ge 20 9/15/98 □ 10 □ 10

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1090			
which is presently	y zoned	2 C 4	

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

an amendment to Zoning Case 84-241-XA and approve the proposed subdivision as shown and submitted to Baltimore County.

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;		Legal Owner(s):	
	Name - Type or Print	······································	* REISTESTOWN AMER LEGION POST ILE Name - Type or Print	
	Signature		Separat Froumer Ost 116 Adjulant - Instee	
	Address	Telephone No.	X LONARD F GIKCINER Name - Type or Print	
	City	Zıp Code	Signature	
	Attorney For Petitioner:		Address Address Revenue Address Telephone No.	
	Name - Type or Print		City State Zip Code	
	Signature	· · · · · · · · · · · · · · · · · · ·	Representative to be Contacted:	
(P)			X ROBERT S KNATZ RESTATE BOX	
LING	Company	ı	Name 227 Main St (410) 833-2847	
Œς	Address	Telephone No.	Address Telephone No. 21134	
Ö.	State	Zip Code	City State Zip Code	
美		OFFICE USE ONLY		
CE!	5 2 5 2 6 3		ESTIMATED LENGTH OF HEARING	
RECI	Case No. 03-323-5PHA		UNAVAILABLE FOR HEARING	
RDER	BEN 9/15/98	Re	viewed By NP Date 1/15/03	
E C	## ≥ 15/98			



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1090 Westminster Pike which is presently zoned RC4

hereof, hereby petition for a Variance from Section(s)	r(s) part
26-266(4), BCC and 307, BCZR to permit panhandle lengths	

of 1250 feet and 1500 feet in how of the maximum 1000 feet, in a RC zone.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) To be determined at the 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/Le	ssee:		<u>Legal Owner(s):</u>
Name - Type or Print			Name Type or Print AMER LEGION POST 116
Signature			Signature Strouver Stat IIL (Safalant Inust x LEOKARD F GMEINER
Address	Te	elephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitione	<u>r:</u>		x 1090 WESTMINSTEN Pixe (419) 833-1843 Address X Coesterton MA 21136 City State Zip Code
O		 	Representative to be Contacted:
Company			* ROBERT S KNATZ DR REStata aft Name * 227 Males St (410) 833-2847
Address	Te	lephone No.	Address X Ceisteren Md 21136
	State	Zıp Code	City State Zip Code OFFICE USE ONLY
Case No	323-SPNA		ESTIMATED LENGTH OF HEARING
REV 9/15/98	<u> </u>	Reviewed By _	UNAVAILABLE FOR HEARING Date
$Q \cap Q$			

Phone [410] 526-5618
Fax [410] 526-7199

152 Westminster Road Reisterstown, Maryland 21136

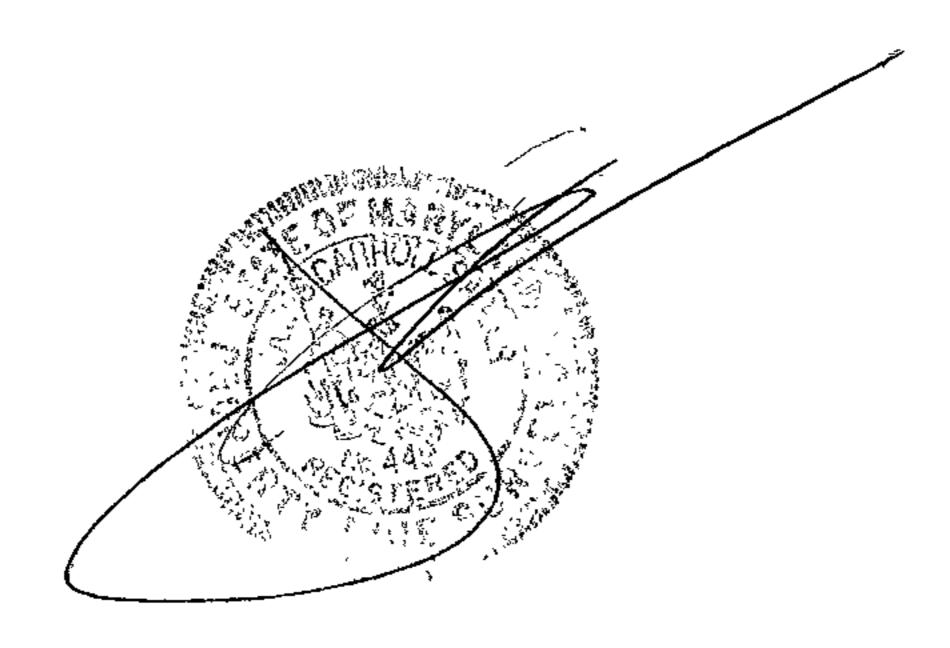
James C. Sadler

ZONING DESCRIPTION

Beginning for the same on the northeaseternmost side of Westminster Pike, Maryland Route 140, 104 feet wide, at a distance of 1500 feet southeasterly from the centerline of Glen Falls Road, thence leaving said road

- 1) north 43 degrees 22 minutes 27 seconds east 2251.57 feet
- 2)south 73 degrees 56 minutes 09 seconds east 53.42 feet
- 3) along a curve to the right with a radius of 1289.53 feet a distance of 271.51 feet
- 4) south 43 degrees 22 minutes 27 seconds 2427.38 feet to intersect the aforementioned Westminster Pike, thence binding along said Pike
- 5) north 36 degrees 36 minutes 58 seconds west 304.64 feet to the place of beginning containing 16.16 acres of land, more or less.

This description has been prepared for Zoning purposes only, and is not intended for recording.



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: #03-323-SPHA

1090 Westminster Pike

N/east side of Westminster Pike, 1500 feet southeast of

Glen Falls Road

4th Election District - 3rd Councilmanic District Legal Owner(s). Reisterstown American Legion Post 116,

Leonard F. Gmeiner

Special Hearing: to approve an amendment to Zoning Case #84-241-XA and to approve the proposal subdivision as shown. Variance: to permit panhandle lengths of 1,250 feet in lieu of the maximum 1,000 feet in a RC zone.

Hearing: Tuesday, March 4, 2003 at 9:00 a.m. In Room 467, 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 Com-

missioner'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 2/706 Feb. 18

CERTIFICATE OF PUBLICATION

2/20/_2003
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 $218/2003$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News

J. W. LUNG LEGAL ADVERTISING

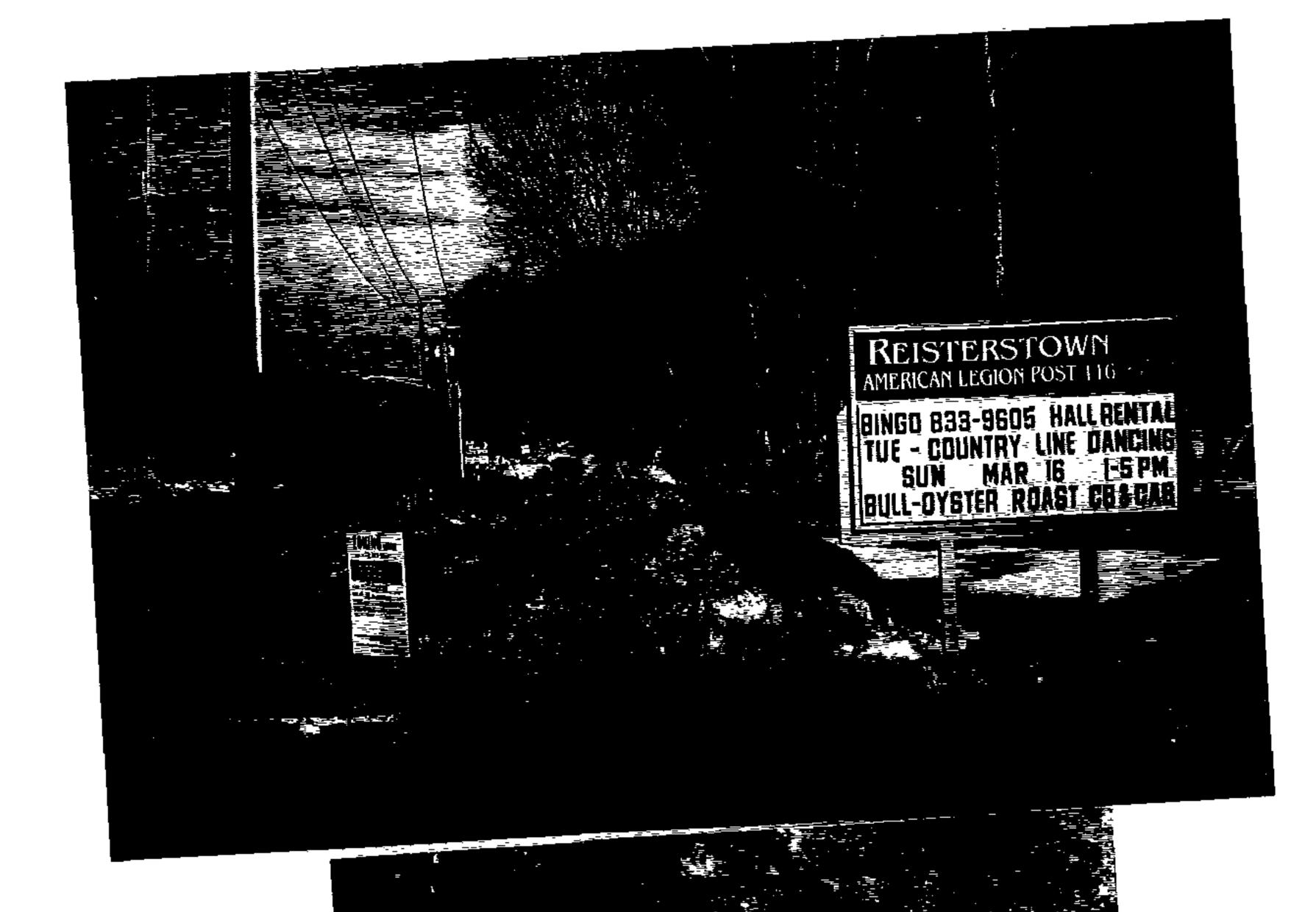
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	
DATE 1/15/03 ACCOUNT R-00/-306-6/50 AMOUNT \$ 650.00	
RECEIVED REISTERS TO WIN AMERICAN LEGION POST 1/6 FROM: Size at Heaving / Vorienc (33-303-SPHA)	- IN PROPERTY OF THE PROPERTY
1090 WESTMINGTER PIKE	

CERTIFICATE OF POSTING

12/21

	Petitioner/Developer: MERICAU LEGIOU
	Date of Hearing/Closing: MARCIAZ), 2
altimore County Department of ermits and Development Management ounty Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	
Attention: Mr. George Zahner	
	r the penalties of perjury that the necessary sign(s) required by
were posted conspicuously on the property loca	ted at 1090 WESTMINISTER PIKE
<u></u>	*
he sign(s) were posted onMAI2CIN	5, 2003 Month, Day, Year) Sincerely,
	(Signature of Sign Poster and Date)
	CARLANDE, MODIZE (Printed Name)
	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(4(0) 242-4263 (Telephone Number)
	•

RE: Case No.: 03-323-SPNA



ZONING NOTICE

CASE # 03-323-SPHA

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

PLACE: TOWSON, MD. 21204
FRIDAY, MARCH 21, 2003

DATE AND TIME: AT 1:00 P.M.
SPECIAL HEARING-TO PERMIT AN

REQUEST: AMENDMENT TO ZONING CASE 84-241-XA

AND TO APPROVE THE PROPOSAL SUBDIVISION AS

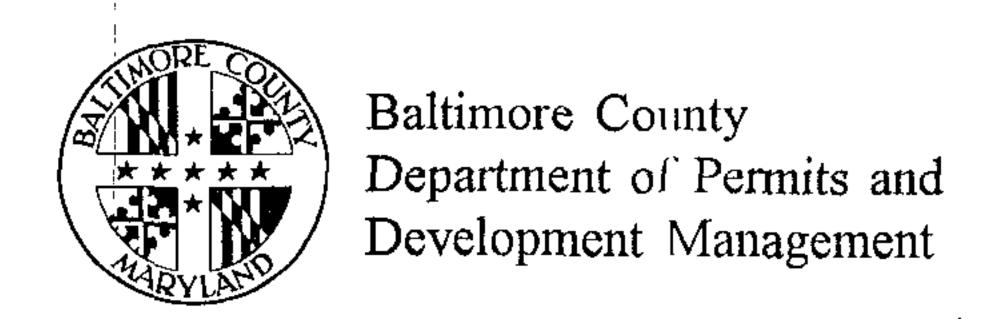
SHOWN, VARIANCE-TO PERMIT PANHANDLE

LENGTHS OF 1,250 FEET AND 1,500 FEET IN LIEU OF THE

MAXIMUM 1,000 FEET INA RC ZONE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES RECESSARY. TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE



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

Fax: 410-887-5708

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 here has follows:

CASE NUMBER: 03-323-SPHA

1090 Westminster Pike

N/east side of Westminster Pike, 1500 feet southeast of Glen Falls Road

4th Election District – 3rd Councilmanic District

Legal Owner: Reisterstown American legion Post 116, Leonard F. Gmeiner

<u>Special Hearing</u> to approve an amendment to Zoning Case #84-241-XA and to approve the proposal subdivision as shown. <u>Variance</u> to permit panhandle lengths of 1,250 feet and 1,500 feet in lieu of the maximum 1,000 feet in a RC zone.

Hearings:

Tuesday, March 4, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Reisterstown American Legion Post 116, Leonard Gmeiner, 1090 Westminster Pike, Reisterstown 21136

Robert S. Knatz, Jr., 227 Main Street, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 17, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPÉCIAL 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, February 18, 2003 Issue - Jeffersonian

Please forward billing to:

Robert S. Knatz, Jr. 227 Main Street

410-833-2847

Reisterstown, MD 21136

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: 03-323-SPHA

1090 Westminster Pike

N/east side of Westminster Pike, 1500 feet southeast of Glen Falls Road 4th Election District – 3rd Councilmanic District

Legal Owner: Reisterstown American legion Post 116, Leonard F. Gmeiner

Special Hearing to approve an amendment to Zoning Case #84-241-XA and to approve the proposal subdivision as shown. <u>Variance</u> to permit panhandle lengths of 1,250 feet and 1,500 feet in lieu of the maximum 1,000 feet in a RC zone.

Hearings:

Tuesday, March 4, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) F

(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.

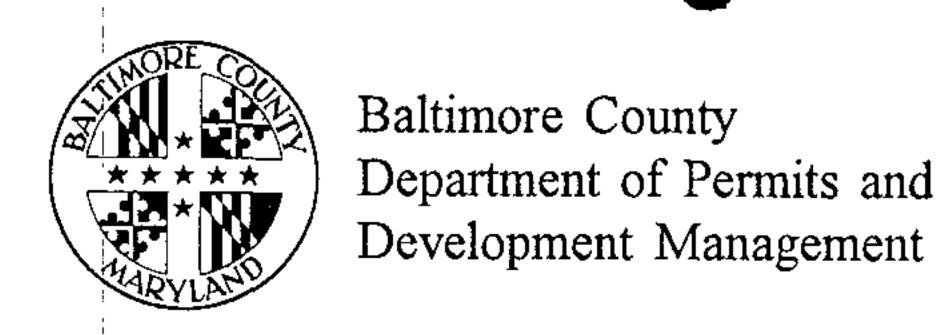
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

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.



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

February 28, 2003

Leonard F. Gmeiner Reisterstown American Legion Post 116 1090 Westminster Pike Reisterstown, MD 21136

Dear Mr. Gmeiner:

RE: Case Number: 03-323-A, 1090 Westminster Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15,2003.

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.

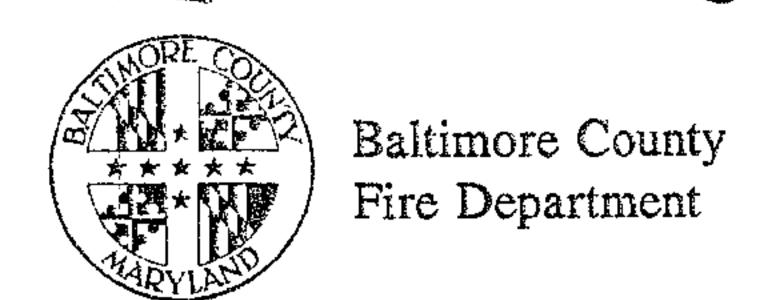
Supervisor, Zoning Review

U. Callibal)

WCR:klm

Enclosures

c: People's Counsel Robert Sknatz Jr., 227 Main Street, Reisterstown, MD 21136



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No(s).:

323

Dear Ms. Hart:

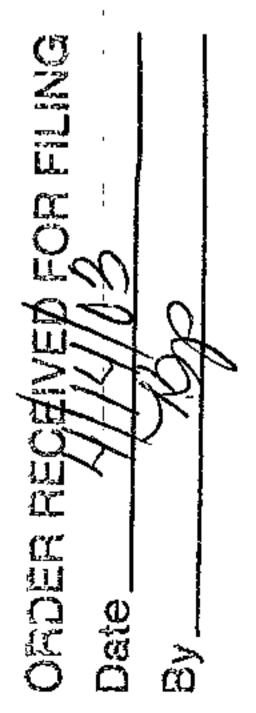
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The proposed panhandle driveway or deadend road must be a minimum of 16 feet wide and of a hard surface capable of supporting emergency apparatus, weighing 65,000 lbs on two axles; and if in excess of 300 feet in length, shall have a cul-de-sac or t-turnaround (cul-de-sac turning radius minimum 35 foot wall to wall, *inside turning radius*.)

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File





MARYLAND DEPARTMENT OF TRANSPORTATION Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Trent M. Kittleman, Acting Secretary

Date: 1 . 22 . 23

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

RE:

Baltimore County

Item No. 323

JHP

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 140. 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



Baltimore County Zoning Commissioner

March 4, 2003

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

Fax: 410-887-3468

Mr. Mitch Kellman
Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE NE/S Westminster Pike, 1500' SE of Glen Falls Road (1090 Westminster Pike)

4th Election District – 3rd Council District

Reisterstown American Legion Post #116 - Petitioner

Case No. 03-323-SPHA

Dear Mr. Kellman:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing this date, was postponed due to a failure to post the property. By agreement of all parties present, the matter has been rescheduled for Friday, March 21, 2003 at 1:00 PM in Room 407 of the Circuit Courts Building. It is also understood that you will arrange to have the property duly posted giving public notice of the requested relief and the scheduled hearing date, time and location.

Thank you for your cooperation in this matter and should anyone have any questions in the meantime, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Mr. Leonard F. Gmeiner, c/o American Legion Post #116 1090 Westminster Pike, Reisterstown, Md. 21136

Mr. John Rickell, 320 Wembley Road, Reisterstown, Md. 21136

Mr. Doug Lawrence, 315 Estate Road, Reisterstown, Md. 21136

Mr. James Sadler, 152 Westminster Pike, Reisterstown, Md. 21136

Mr. Robert S. Knatz, Jr., 227 Main Street, Reisterstown, Md. 21136

People's Counsel; Case File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS 1767

DATE:

February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

305-308, 310, 311, 313, 315-319, 321-325

3/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 22, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-306, 03-307, & 03-323

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

JAN 23 13

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 28, 2003

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 January 27, 2003

Item Nos. 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 320, 321, 322, 323, 324, and 325

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

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE

AND VARIANCE

1090 Westminster Pike; NE side Westminster* ZONING COMMISSIONER

Pike, 1500ft SE Glen Falls Rd

4th Election District

3rd Councilmanic District

Legal Owner(s): Reisterstown American *

Legion, Post 116, Leonard Gmeiner, Adjutant

Petitioner(s) *

03-323-SPHA

BALTIMORE COUNTY

FOR

* * * * * * * *

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 22 day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert S. Knatz, Jr., 227 Main Street, Reisterstown, MD 21136, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Robert L. Ehrlich Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott Secretary

January 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

minich Galt.

Local Planning Assistance Unit

cc: Mike Nortrup

CASE NAME	
CASE NUMBER	
DATE	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOHN RICKELL	320 WEMBLEY RD.	REISTERSTOWN, MO, 21136	JRICKell @ COMCASTINET
Doug Lawrence	315 ESTAGE RD	REISTERSTOWN, MD 21136	doug 1315 @ concass. Not
Mitch Kellman	200 E. Pennsylvoner Ave	Touson, MO 21286	mKc/Iman Qismw. Com
James C. Sadler	152 WestminHer Pilce	Re18 by on MP. 21136	SUTSADUER CLOV.COM
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