IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
NE/S Reisterstown Road,
corner NW/S Kenmar Avenue
3rd Election District
2nd Councilmanic District
(9701 Reisterstown Road)

Investment Properties, LLC

Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-406-SPHA

* * * * * * * * *

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Investment Properties, LLC. The special hearing request is to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles and to permit stored vehicles to not have direct access to a drive aisle. In addition, variance relief is requested to allow a parking area with an RTA buffer and setback of 20 ft. in lieu of the required 50 ft. buffer and 75 ft. set back and to allow a new vehicle dealership freestanding sign with a face area of 64 ft. in lieu of the permitted 50 ft.

Appearing at the hearing on behalf of the special hearing and variance requests were Ed and Ina Dreiband, appearing on behalf of the owner of the property, Brian Ditto, Thomas J. Hoff, the landscape architect who prepared the site plan of the property, and Anthony J. DiPaula, attorney at law, representing the Petitioner. Appearing as interested citizens in the matter were nearby property owners, John Folkerts, Ned Worthington and John Hurnady. Jack Dillon appeared on behalf of the Valleys Planning Council.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of 3.98 acres, more or less, split-zoned BM and D.R.3.5. The subject property is located at 9701 Reisterstown Road in Owings Mills. The property is proposed to be developed by Northwest Honda as a new and used retail sales service and parts

12/03

Honda Dealership. Northwest Honda is currently located on the south side of Reisterstown Road, opposite this property. Mr. Dreiband, who appeared on behalf of Northwest Honda, indicated that it is his intention to relocate the Northwest Honda Dealership to the subject property.

The details of the manner in which the property is to be developed with a new showroom and service facility are specifically shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In addition to the construction of a new building, the Petitioners also propose to provide customer parking, as well as storage areas for new and used car inventory. Those areas are also depicted on the site plan submitted into evidence.

Prior to the commencement of the hearing before me, the citizens in attendance negotiated an agreement with the owner of the property as to the manner in which the property will be developed and operated. That agreement was read into the record and has been reduced to writing. The terms of that agreement are attached to this Order and shall be incorporated herein. Once the agreement was negotiated and accepted by all parties, there was no opposition to the Petitioners' request to develop the property with a new Northwest Honda Dealership.

As stated previously, the Petitioners are requesting special hearing relief to allow commercial parking in a residential zone. It should be noted that the rear portion of the property to be developed is zoned D.R.3.5. This triangular portion of the site is proposed to be utilized as parking for new vehicle inventory and also for some customer parking. In addition, because the manner in which these new cars are stored on the property cause some of those vehicles to not have direct access to a drive aisle, additional special hearing relief is necessary.

After considering the testimony and evidence offered by the applicant and the agreement reached and entered into with the surrounding neighbors, I find that the special hearing relief should be granted to allow the storage of vehicles and the customer parking as represented on Petitioners' Exhibit No. 2, the revised and modified site plan.

In addition to the special hearing request, variance relief is also necessary to allow the property to be developed with a 20 ft. RTA buffer in lieu of that which is required by the regulations. The 20 ft. buffer area is shown on the site plan submitted and based upon the agreement entered into, and reduced to writing with the neighbors, is acceptable. Accordingly, it is appropriate to grant that variance. The last remaining variance involves the dealership identification sign proposed for this property. The sign face area is 64 sq. ft. in lieu of the permitted 50 sq. ft. The sign itself is of simple design and includes the word "Honda" with a large "H". This is the typical Honda sign that one encounters when seeing other Honda dealerships in the Baltimore Mctropolitan Area. The details of the sign itself are also shown on the site plan submitted into evidence. After considering the testimony and evidence offered at the hearing and the lack of opposition thereto, I find it is appropriate to grant the variance request for this new car dealership identification sign.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of June, 2003, that the Petitioners' request for special hearing relief, to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles and to permit stored vehicles to not have direct access to a drive aisle, and also that the Petitioners' request for variance relief, to allow a parking area with an RTA buffer and setback of 20 ft. in lieu of the required 50 ft. buffer and 75 ft. set back and to allow a new vehicle dealership freestanding sign with a face area of 64 ft. in lieu of the permitted 50 ft, be and they are hereby GRANTED.

IT IS FURTHER ORDERED, that the relief granted herein is subject to the following conditions and restrictions:

1. The agreement entered into with the surrounding neighbors, which agreement is attached to this Order as Exhibit No. 1, shall be incorporated herein and fully enforceable as if part of this Order.

IT IS FURTHER ORDERED, that the special hearing relief granted herein to allow business parking on that portion of the property zoned D.R.3.5 shall cease and terminate in the event that a automobile dealership no longer operates from the subject property. In the event of the discontinued use of the property as an automobile dealership, then the portion of the property zoned D.R.3.5 shall only be used in a residential fashion. In the event a new owner or new lessee wishes to establish some other business on the subject property, then a new public hearing shall be held to determine the appropriateness of using the portion of this property zoned D.R.3.5 for commercial or business parking.

IT IS FURTHER ORDERED, that the Petitioners shall be required to submit a landscaping and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval. Furthermore, the Petitioners shall submit to the Office of Planning elevation drawings of the new building to be constructed on the property for their review and approval.

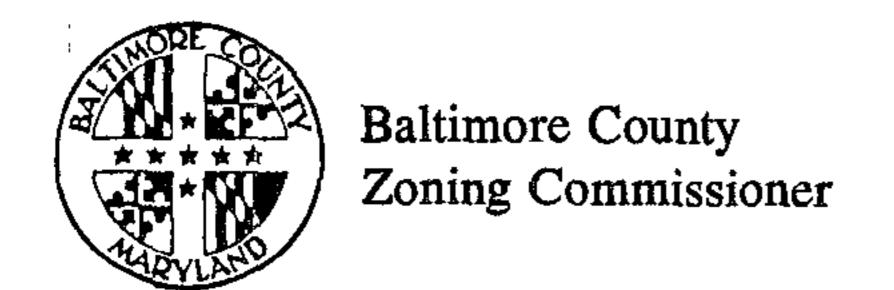
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

June 2, 2003 May 28, 2003

Anthony J. DiPaula, Esquire DiPaula & Sullivan, LLC 34 S. Main Street Bel Air, Maryland 21014

Re: Petitions for Special Hearing & Variance

Case No. 03-406-SPH

Property: 9701 Reisterstown Road

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Muthy lotroco

TMK:raj Enclosure

Copies to:

Ina & Ed Drieband 9700 Reisterstown Road Owings Mills, MD 21117

Brian Ditto 66 Painters Mill Road, Suite 1 Owings Mills, MD 21117

Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, MD 21204

W. P. Jones 400 Washington Avenue Towson, MD 21204

John Folkerts 28 Kenmar Avenue Owings Mills, MD 21117

John Hurnady 206 Garrison Forest Road Owings Mills, MD 21117

Ned Worthington 102 Garrison Forest Road Owings Mills, MD 21117

Jack Dillon 207 Courtland Avenue Towson, MD 21204



A STATE OF THE STA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

9/01 Keisterstown Road
presently zoned BM & DR 3.5
oment Management. The undersigned, legal in the description and plat attached hereto and 500.7 of the Zoning Regulations of Baltimore re
the storage of new unlicensed 1. AND TO FERMIT STOKEN ORIVE AISLE PURSUMIT

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:	<u>Legal Owner(s):</u>		
<u></u>	Investment Properties, LLC		
Name - Type or Print	Name - Type or Print		
	By: Inmba		
Signature	Signature Edward Dreiband, Member		
Address Telephone No.	Name - Type or Print		
City State Zıp Code	Signature		
Attornev For Petitioner:	9700 REISTENSTOWN RD. 343-8700		
AND THE PROPERTY OF THE PROPER	Address Telephone No.		
Anthony J. DiPaula	OWINGS MULLS MO. 2/17		
Name - Type or Print .	City State Zip Code		
Con Il	Representative to be Contacted:		
Signature			
DiPaula & Sullivan, LLC	Thomas J. Hoff		
Company	Name		
34 S. Main St. 410-893-4255	406 W. Pennsylvania Ave. 410-296-3669		
Address Telephone No Belk Air, MD 21014	Address Telephone No.		
State Zip Code	Towson, MD 21204 City State Zip Code		
	Ord State Zip Code		
	OFFICE USE ONLY		
ESTIMATED LENGTH OF HEARING			
Case No. 03-406-SPHA	UNAVAILABLE FOR HEARING		
2000 0115100	Reviewed By UM Date 3/6/0.		
ZEV 9/15/98	Reviewed By JNP Date 3/6/0.7		



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9701 Reisterstown Road

which is presently zoned BM & DR 3.5

I/We do solemnly declare and affirm, under the penalties of

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) 1B01.1.B.1.e(2) and (5) to allow a parking area with an RTA buffer and setback of 20' in lieu of the required 50' buffer and 75' setback; and Section 450.4.5.g to allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) a large portion of the property cannot reasonably be used without the variances, yet the intent of the BCZR can be satisfied through covenants.

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.

			perjury, that I/we are the legal of is the subject of this Petition.	wner(s) of the	property which
Contract Purchaser/L	essee:		Legal Owner(s):		
Name - Type or Print		<u> </u>	Investment Properties Name - Type or Print By:	s, LIC	
Signature		····	Signature Edward Dreiband	d, Member	<u> </u>
Address		Telephone No.	Name - Type or Print		
City Attorney For Petitione	State	Zip Code	Signature 9700 REISTERSTO	WN RD.	410 303-8700
Anthony J. DiPaula			Address (JUINGS MILLS) City	MD.	Telephone No.
Signature	1/2		Representative to be Co	State ntacted:	Zip Code
DiPaula & Sullivan	, LLC		<u>Thomas J. Hoff</u> Name		
34 S. Main St.	410-89	3-4255 Telephone No.	406 W. Pennsylvania Address	lve. 4	10-296-3669 Telephone No.
Bel Air, MD 21014 City	State	Zip Code	Towson, MD 21204 City	State	Zip Code
			OFFICE US	E ONLY	
Case No. $03-40$	6-CPNA		ESTIMATED LENGTH OF HEARING		
REU 9/15/98	<u> </u>		UNAVAILABLE FOR HEAR Reviewed By	ING Date _	3/6/03

THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

March 6, 2003

Description One of 9701 Reisterstown Road, to Accompany Petition for Special Hearing and Variances.

BEGINNING FOR THE SAME at a point on the northeast side of Reisterstown Road (66' R/W) said point being at the intersection of the Right of Way line of Reisterstown Road and the northwest Right of Way line of Kenmar Avenue as shown on the First Amended Final Subdivision Plat of Garrison Precinct, as recorded in the land records of Baltimore County, Plat Reference SM 74/100.

Thence binding on the northeast Right of Way line of Reisterstown Road,

- 1) North 48 degrees 56 minutes 28 seconds West 296.65 feet, thence leaving the Right of Way of Reisterstown Road,
- 2) North 40 degrees 18 minutes 32 seconds East 366.70 feet, thence
- 3) South 35 degrees 16 minutes 28 seconds East 57.42 feet, thence
- 4) North 78 degrees 12 minutes 28 seconds East 251.77, thence
- 5) South 41 degrees 07 minutes 32 seconds East 251.20, thence
- 6) North 78 degrees 12 minutes 28 seconds East 30.30, thence
- 7) South 04 degrees 12 minutes 04 seconds East 93.54, thence binding on the Right of Way of Kenmar Avenue
- 8) South 85 degrees 49 minutes 04 seconds West 74.55, thence
- 9) By a curve to the right having a radius of 455.41 feet and a length of 192.37 feet, subtended by the chord, North 82 degrees 04 minutes 52 seconds West 190.94 feet, thence
- 10) North 71 degrees 36 minutes 04 seconds West 75.25, thence
- 11) By a curve to the right having a radius of 808.00 feet and a length of 95.29 feet, subtended by the chord, South 21 degrees 46 minutes 39 seconds West 95.24 feet, thence
- 12) By a curve to the right having a radius of 695.78 feet and a length of 145.32 feet, subtended by the chord, South 31 degrees 08 minutes 22 seconds West 145.06 feet, thence
- 13) South 37 degrees 07 minutes 22 seconds West 28.61 feet, thence
- 14) By a curve to the right having a radius of 32.03 feet and a length of 36.48 feet, subtended by the chord, South 69 degrees 44 minutes 43 seconds West 34.54 feet, to the place of beginning.

Containing 3.98 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

03-406-SPHA

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 <u>Towson, Maryland</u> on the property identified herein as follows.

Case: #03-406-SPHA

9701 Reisterstown Road N/E side of Reisterstown Road, corner northwest side of * Kenmar Avenue

3rd Election District-2nd Councilmanic District

Legal Owner(s): Investment Properties, LLC, Edward
 Dreiband, Member

Special Hearing: to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles. To permit stored vehicles to not have direct access to a drive aisle. Variance: to permit a parking area with an RTA buffer and setback of 20 feet in lieu of the re-equired 50 foot buffer and 75 foot setback. To allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

Hearing: Friday, May 9, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

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

CERTIFICATE OF PUBLICATION

<u> </u>
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
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News
S. Wilkings
LEGAL ADVERTISING

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	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE No. 22552 No. 22552	FAID RECEIPT BUSINESS ACTUAL TIME DRIVE
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CERTIFICATE OF POSTING

RE: Case No. 03-406-SPHA
Petitioner/Developer:
Investment Properties, LLC,
Edward Dreiband, Member

Hearing Date: 5/09/03

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

Attention: Mr. 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 9701 Reisterstown Rd.

The sign(s) were posted on 4/20/03.

Sincerely,

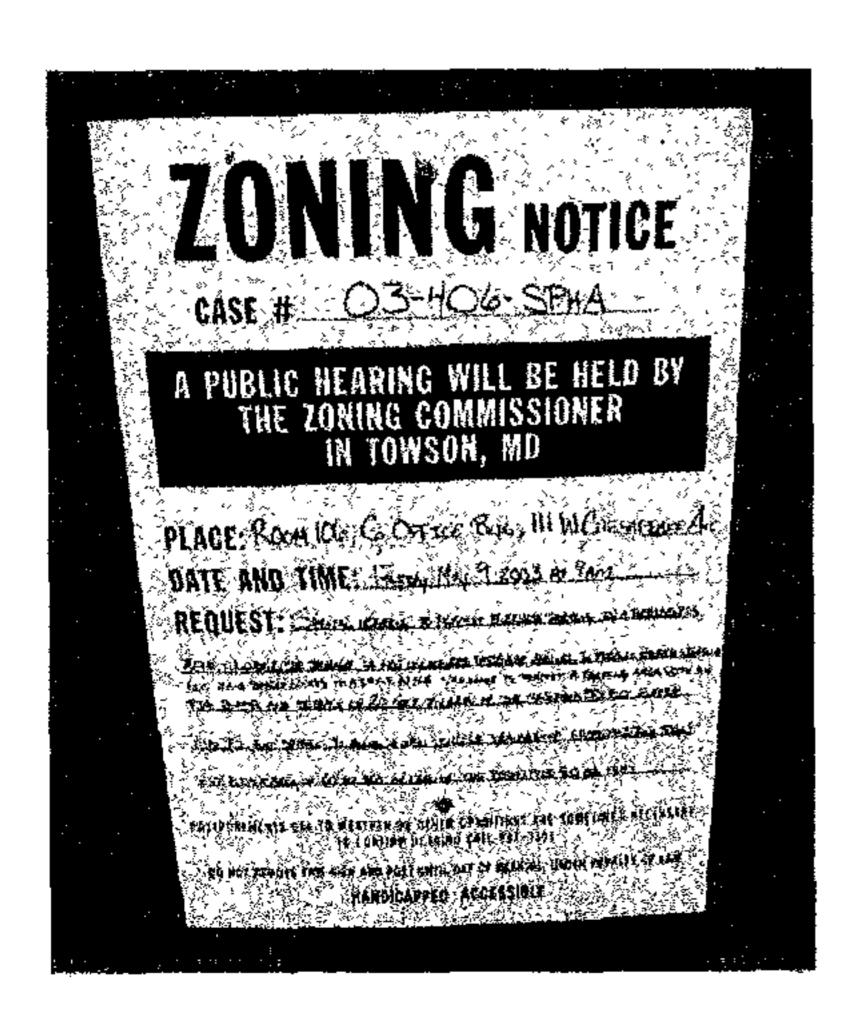
Diana Sugjuchi

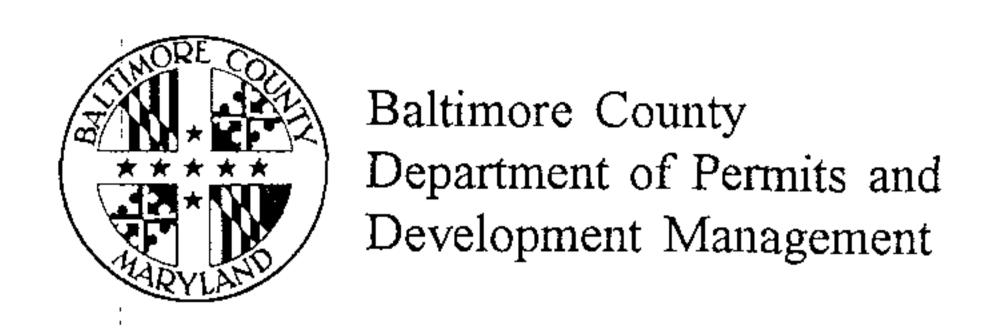
Thomas J. Hoff, Inc.

406 West Pennsylvania Avenue

Towson, MD. 21204

410-296-3668





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

Fax: 410-887-5708

April 8, 2003

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: 03-406-SPHA

9701 Reisterstown Road

N/E side of Reisterstown Road, corner northwest side of Kenmar Avenue 3rd Election District – 2nd Councilmanic District

Legal Owner: Investment Properties, LLC, Edward Dreiband, Member

<u>Special Hearing</u> to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles. To permit stored vehicles to not have direct access to a drive aisle. <u>Variance</u> to permit a parking area with an RTA buffer and setback of 20 feet in lieu of the required 50 foot buffer and 75 foot setback. To allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

Hearings: Friday, May 9, 2003 at 9:00 a.m. in Room 106, Co. Office Building, 111 W. Chesapeake Avenue



Arnold Jablon Director

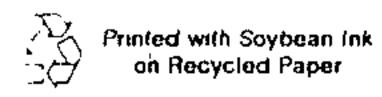
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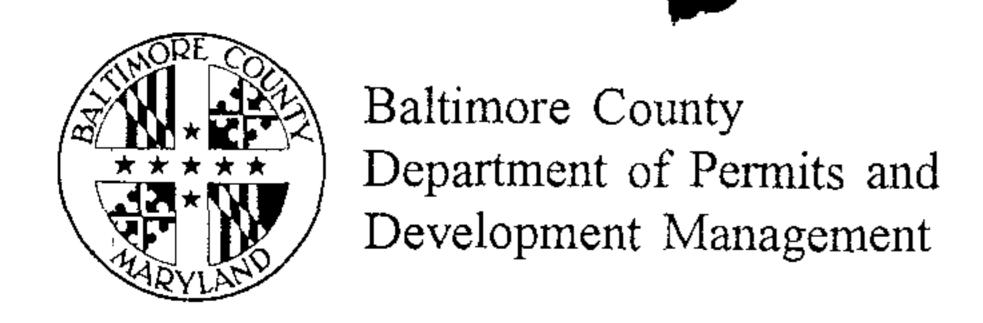
C: Anthony J. DiPaula, DiPaula & Sullivan, LLC, 34 S. Main Street, Bel Air 21014 Investment Properties, LLC, Edward Dreiband, Member, 9700 Reisterstown Road, Owings Mills 21117

Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 24, 2003.

- (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.





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

Fax: 410-887-5708

March 19, 2003

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: 03-406-SPHA

9701 Reisterstown Road

N/E side of Reisterstown Road, corner northwest side of Kenmar Avenue 3rd Election District – 2nd Councilmanic District

Legal Owner: Investment Properties, LLC, Edward Dreiband, Member

Special Hearing to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles. To permit stored vehicles not have direct access to a drive aisle. Variance to permit a parking area with an RTA buffer and setback of 20 feet in lieu of the required 50 foot buffer and 75 foot setback. To allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

Hearings:

Friday, April 25, 2003 at 9:00 a.m. in Room 407, County Courts Bldg.,

401 Bosley Avenue

Arnold Jablon

Director

AJ:klm

C: Anthony J. DiPaula, DiPaula & Sullivan, LLC, 34 S. Main Street, Bel Air 21014 Investment Properties, LLC, Edward Dreiband, Member, 9700 Reisterstown Road, Owings Mills 21117 Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 10, 2003.

- (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

Thursday, April 24, 2003 Issue - Jeffersonian

Please forward billing to:

Thomas J. Hoff, Inc.

410-296-3668

406 W. Pennsylvania Avenue .

Towson, MD 21204

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: 03-406-SPHA

9701 Reisterstown Road

N/E side of Reisterstown Road, corner northwest side of Kenmar Avenue

3rd Election District – 2nd Councilmanic District

Legal Owner: Investment Properties, LLC, Edward Dreiband, Member

Special Hearing to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles. To permit stored vehicles to not have direct access to a drive aisle. Variance to permit a parking area with an RTA buffer and setback of 20 feet in lieu of the required 50 foot buffer and 75 foot setback. To allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

Hearings:

Friday, May 9, 2003 at 9:00 a.m. in Room 106, Co. Office Building, 111 W.

Chesapeake Avenue

LAWRENCE E. SCHMIDT

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ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED 11

ACCOMODATIONS, PLEASI OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCE THE ZONING REVIEW OFFIC

Post-it® Fax Note 7671 Date # of pages

To Co.

Co/Dept. Phone #

Fax #

Fax #

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 10, 2003 Issue - Jeffersonian

Please forward billing to:
Thomas J. Hoff, Inc.
406 W. Pennsylvania Avenue
Towson, MD 21204

410-296-3668

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: 03-406-SPHA

9701 Reisterstown Road

N/E side of Reisterstown Road, corner northwest side of Kenmar Avenue

3rd Election District – 2nd Councilmanic District

Legal Owner: Investment Properties, LLC, Edward Dreiband, Member

Special Hearing to permit business parking in a residential zone, including the storage of new unlicensed passenger vehicles. To permit stored vehicles not have direct access to a drive aisle. <u>Variance</u> to permit a parking area with an RTA buffer and setback of 20 feet in lieu of the required 50 foot buffer and 75 foot setback. To allow a new vehicle dealership freestanding sign with a face area of 64 square feet in lieu of the permitted 50 square feet.

Hearings:

Friday, April 25, 2003 at 9:00 a.m. in Room 407, County Courts Bldg.,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

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

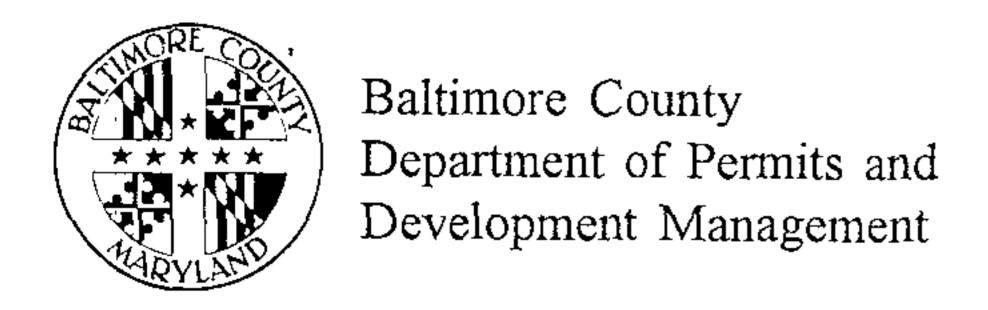
<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

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 Advertising:
Item Number or Case Number: 03-406-SPHA Petitioner: Investment Properties, LLC
Address or Location: 9701 Reisterstown Road, Owings Mills, MD 2111
PLEASE FORWARD ADVERTISING BILL TO: Name: THOMAS J. HOFF, INC. Address: 406 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204
Telephone Number: 410 - 129 6 - 3668



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

Fax: 410-887-5708

April 18, 2003

Anthony J. DiPaula DiPaula & Sullivan, LLC 34 S. Main Street Bel Air, MD 21014

Dear Mr. DìPaula:

RE: Case Number: 03-406-SPHA, 9701 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 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,

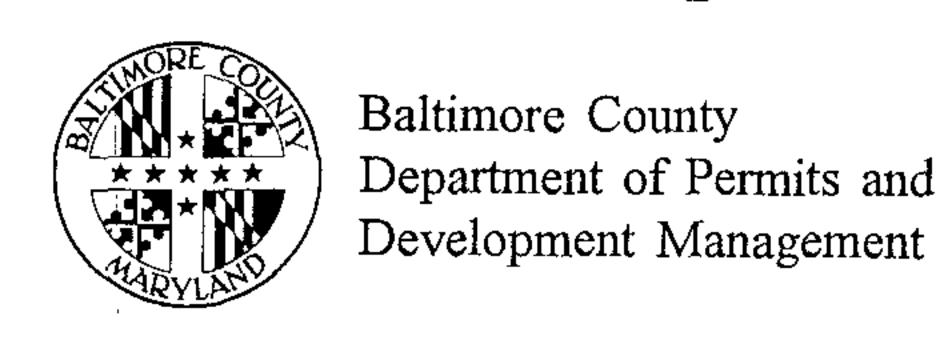
W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR:klm

Enclosures

c: People's Counsel Investment Properties, LLC, Edward Dreiband, Member, 9700 Reisterstown Road, Owings Mills 21117 Thomas Hoff, 406 W. Pennsylvania Avenue, Towson 21204



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

Fax: 410-887-5708

April 8, 2003

Mr. Anthony J. DiPaula Dipaula & Sullivan 34 South Main Street Bel Air, MD 21014

Dear Mr. DiPaula:

RE: Case Number: 03-406-SPHA

The above matter, previously scheduled for April 25, 2003, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

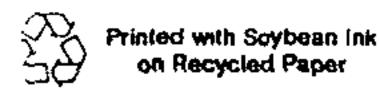
Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

ery truly yours,

Arnold Jablon Director

AJ:rlh

C: Investment Properties, LLC, Edward Dreiband, Member, 9700 Reisterstown Road, Owings Mills 21117 Thomas J. Hoff, 406 Washington Avenue, Towson 21204





Baltimore County Zoning Commissioner

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

Fax: 410-887-3468

May 9, 2003

Anthony J. DiPaula, Esquire DiPaula & Sullivan, LLC 34 S. Main Street Bel Air, Maryland 21014

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE

NW/S Reisterstown Road at Kenmar Avenue

(9701 Reisterstown Road)

3rd Election District - 2nd Council District Investment Properties, LLC – Petitioners

Case No. 03-406-SPHA

Dear Mr. DiPaula:

This letter is to confirm that the hearing in the above-captioned matter, which was scheduled this date, was continued in open hearing at the request of the citizens who appeared. By agreement of all parties present, the matter was rescheduled for Friday, May 23, 2003 and the hearing will be held at 9:00 AM in Room 407 of the County Courts Building. It will not be necessary to re-post/re-advertise the property.

In the meantime, should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. Edward Dreiband, Investment Properties, LLC,

9700 Reisterstown Road, Owings Mills, Md. 21117

Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204

Mr. Brian Ditto, 66 Painters Mill Road, Suite 1, Owings Mills, Md. 21117

Mr. Jack Dillon, Exec.Dir., Valleys Planning Council, 207 Courtland Ave., Towson, Md. 21204

Mr. John Hornady, 206 Garrison Forest Road, Owings Mills, Md. 21117

Mr. Harold X. Anders, 104 Garrison Forest Road, Owings Mills, Md. 21117

Ms. Barbara Weygant, 26 Kenmar Avenue, Owings Mills, Md. 21117

Mr. Norman Daikoku, 116 Garrison Forest Road, Owings Mills, Md. 21117

Mr. John Folkerts, 28 Kenmar Avenue, Owings Mills, Md. 21117

Mr. & Mrs. John Wells, 204 Garrison Forest Road, Owings Mills, Md. 21117

Ms. Louise Meledin, 208 Garrison Forest Road, Owings Mills, Md. 21117

Mr. Edward H. Worthington, 102 Garrison Forest Road, Owings Mills, Md. 21117

People's Counsel; Case File



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 March 20, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: - March 17, 2003

Item No.:

396 + 406

Dear Ms. Hart:

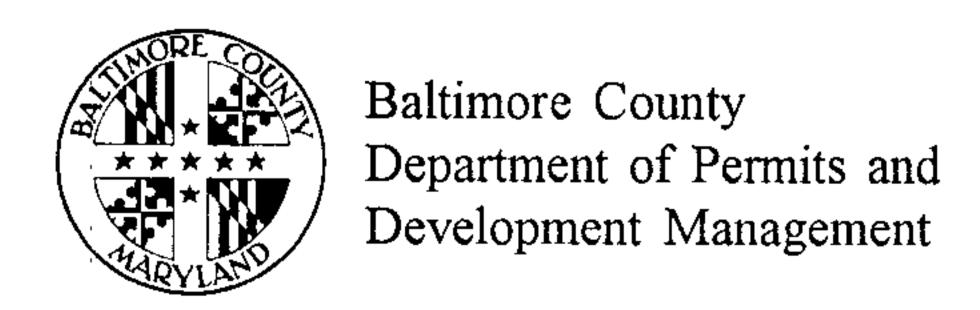
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

ANT MORE SIM



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

February 25, 2004

Thomas J. Hoff, RLA, President Thomas J. Hoff, Inc. 406 West Pennsylvania Avenue, 2nd Floor Towson, MD 21204

Dear Mr. Hoff:

RE: Spirit and Intent, Case # 03-406-SPHA, Northwest Honda, 9701 Reisterstown, MD 21136, 3rd Election District

Your recent letter to Timothy Kotroco, Director, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

- 1. The proposed modification to the site plan in Case # 03-406-SPHA that adds 3,125 square feet of mezzanine level business office space and 3,547 square feet of mezzanine level parts storage space is not a material change to the plan. In addition, the additional floor space is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) relative to said zoning case, subject to any restrictions contained in the Zoning Commissioner's order.
- 2. A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.
- You must include in the details of all plans (including refined development plans and building permit plans) a verbatim copy of this response.
- 4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey M. Perlow

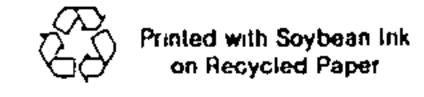
Jeffrey N. Perlow

Planner II

Zoning Review

JNP

c: Zoning Hearing File 03-406-SPHA File-Spirit & Intent Letters



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: April 3, 2003

RECEIVED

APR 1 1 2003

ZONING COMMISSIO

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

9701 Reisterstown Road

INFORMATION:

Item Number:

03-406

Petitioner:

Investment Properties

Zoning:

BM/DR 3.5

Requested Action:

Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The subject property, formerly owned by Baltimore County, was rezoned as part of the 2000 Comprehensive Zoning Map Process. A letter contained in the official 2000 CZMP file indicated that it is the desire of Councilman McIntire to reserve a 100-foot buffer adjacent to the adjoining RC 5 zoned property, was also outlined in a letter to the community. It appears that the requested relief and resulting encroachment cannot be mitigated. The petitioner's plan indicates a buffer of only 20 feet, which is unacceptable given the adjacent RC 5 zoning. Therefore, the Office of Planning recommends that the petitioner's request be DENIED.

Should the petitioner's request be granted, the use of outdoor speakers should be prohibited and a lighting plan should be submitted to the County for review and approval.

Section Chief: Shuy Mongarian AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: March 24, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 24, 2003

Item Nos. 396, 397, 398, 400, 401, 403, 404, 405, and 406

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
9701 Reisterstown Road; NE/side of * ZONING COMMISSIONER
Reisterstown Rd, corner NW/side Kelmar Ave
3rd Election & 2nd Councilmanic Districts * FOR
Legal Owner(s): Investment Properties, LLC
Edward Dreiband, Member * BALTIMORE COUNTY

Petitioner(s) * 03-406-SPHA

* * * * * * * *

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 ZÍMMERMAN

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 day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Thomas J Hoff, 406 W Pennsylvania Avenue, Towson, MD 21204 & to Anthony J DiPaula, DiPaula & Sullivan, LLC, 34 Main Street, Bel Air, MD, 21014, Attorney for Petitioner(s).

HEL MAX ZIMMERMAN

People's Counsel for Baltimore County

DIPAULA & SULLIVAN, LLC

Anthony J. DiPaula*
ajd@dipaulasullivan.com

Roger J. Sullivan rjs@dipaulasullivan.com

*also Admitted in D.C.

ATTORNEYS AT LAW

34 South Main Street Bel Air, Maryland 21014

Telephone: 410-893-4255 Fax: 410-893-4277 4/3/03 newy **Towson Office**

300 Allegheny Avenue Suite 106 Towson, MD 21204 410-823-8705

April 2, 2003

Arnold Jablon, Director
Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE:

Case No.: 03-406-SPHA 9701 Reisterstown Road

Investment Properties, LLC

Dear Mr. Jablon:

I just received notice scheduling this case for a hearing on Friday, April 25, 2003 at 9:00 a.m. in Room 407. Unfortunately, the undersigned counsel for the Petitioner, has prepaid and is previously scheduled to attend an all day seminar in Baltimore that day. A copy of the confirmatory documentation is attached. In that the property in this case has not yet been posted (posting is not required until April 10), I thought it best to request a new date as soon as possible. We would greatly appreciate it if we could reschedule this case for sometime in May, and it would really be helpful if Becky from your office could contact me in advance just to avoid any further conflicts.

As always, your indulgence and cooperation is appreciated.

Very truly yours,

Anthony J. DiPaula

AJD/dh

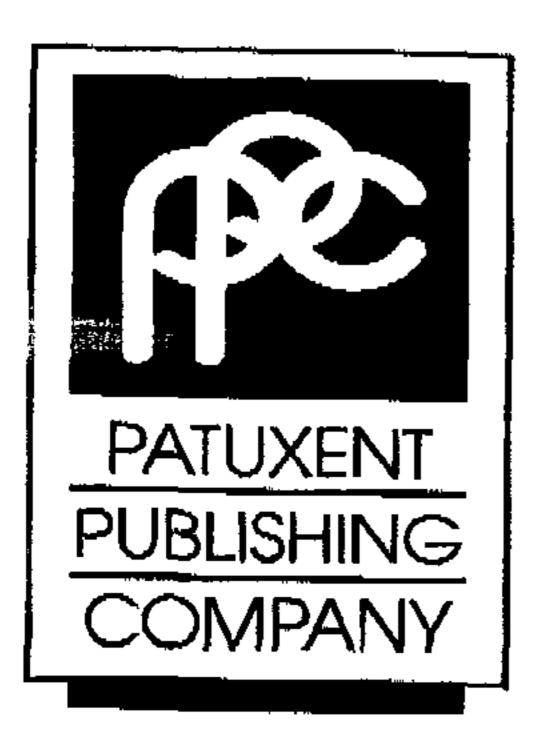
cc:

Thomas J. Hoff, Inc.

Investment Properties, LLC

s:\das\ajd\Investment Properties\Jablon.ltr.1

03-0927 APR 3 2003



Towson Office 409 Washington Avenue Legal Advertising

410-337-2425 Ph: FAX: 410-825-4278

Susan Wilkinson Ext. 3425 Ellen Harris Ext. 3418 Inez Watson Ext. 3432 Kim Andrulonis Ext. 3512 Kathy Conahan Ext. 3417 Sue Thomas Ext. 3513

VERIFICATION OF CANCELLATION RE: Ad No. C596992 evoice No. Run Dates: Property No. Amount Owed: # 0.00 The above ad was tentatively canceled on

Topice verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ad.

Signature Bebecca L. Hart

Laga

The Valleys Planning Council, Inc

207 Courtland Avenue, Towson, Maryland 21204 Mailing Address P.O. Box 5402, Towson, Maryland 21285-5402 Phone: 410-337-6877, Fax: 410-296-5409

April 28, 2003

3

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Mr. Lawrence E. Schmidt Baltimore County Zoning Commissioner County Courts Building 401 Bosley Avenue Towson, Maryland 21204 RECEIVED

APR 3 0 2003

ZONING COMMISSIONER

Re: Case No. 03-406

Dear Commissioner Schmidt;

The subject property was one of the issues in the 2000 CZMP (No. 3-157). The VPC recommended that the rear or eastern portion of this property remain DR 3.5 while the front portion is rezoned to BM. The purpose of this was to provide a reasonable buffer to the residences to the east which also happen to be within the Green Spring Valley National Register Historic District. Councilman McIntire did follow our suggestion and retained a buffer area of DR 3.5 on this property.

We have reviewed the petition and proposed site plan for this matter and are opposed to the granting of the Variance and the request for off-street parking in a residential zone at this location. The granting of this request would negate the purpose of the retention of the DR 3.5 zone and cause undue hardship to the adjacent properties.

Sincerely,

Jack Dillon

Executive Director

cc:

Hon. Kevin Kamenetz, 2nd District Councilman

Jeffery W. Long, Chief of Community Planning

Henry M. Worthington Harold L. Xanders

Norman M. Daikoku

Wayne E. Weygant

THOMAS J. HOFF, INC. 406 W. Pennsylvania Ave. 2n or TOWSON, MARYLAND 21204



(410) 296-3668 FAX (410) 296-5326	DATE JOB NO. ATTENTION BECKY HART
TO ZONING OFFICE	RE: NORTHWEST HONDA
	CASE Nº 03-406-5PHA.
	- - -
	-
WE ARE SENDING YOU	the following items:
☐ Shop drawings ☐ Prints ☐ Plan	s Samples Specifications
☐ Copy of letter ☐ Change order ☐	
·	
COPIES DATE NO.	DESCRIPTION
1 6500 ZP-1 REVISED PLAN TO	ACCOMPANY PETITION
	<u> </u>
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	<u> </u>
THESE ARE TRANSMITTED as checked below:	
☐ For approval ☐ Approved as submitted	ed Resubmitcopies for approval
☐ For your use ☐ Approved as noted	☐ Submit copies for distribution
☐ As requested ☐ Returned for correcti	ions Return corrected prints
☐ For review and comment ☐	
FOR BIDS DUE	☐ PRINTS RETURNED AFTER LOAN TO US
REMARKS FOR THE CASE FILE.	
	
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COPY TO	i

SIGNED: THOMAS J. HOFF If enclosures are not as noted, kindly notify us at once.

Received 2/10/04 JNP re 2/26/04

3-406 2/09/04

THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE, 2nd FLOOR

TOWSON, MD. 21204 410-296-3668 FAX 410-296-5326

Timothy Kotroco Director Department of Permits and Development Management 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Northwest Honda, PDM Number III-445

Spirit & Intent Letter

Dear Mr. Kotroco:

This project is to be built on the site of the old Garrison Forest Police Station. This site was subdivided by the County into two lots. Lot One is to remain as the Fire Station; Lot Two has been sold to my client for the new location of the Northwest Honda Dealership. The subdivision was done by a "B-9" Development Plan, DRC #081301C.

In order to develop the property as a car dealership, a zoning hearing was needed to obtain permission to park in the DR zoned portion of the property. A zoning hearing was held and the necessary zoning relief was granted, see Zoning Case No. 03-406-SPHA.

After zoning approval, we submitted a DRC request (#070703B) to do an amended development plan. At that time, we submitted a redlined plan that matched the approved zoning plat. The DRC granted the limited exemption to amend the development plan. Since this DRC approval, the design of the building has been modified to remove the express lube bays and to add 3,125 square feet of office space to the mezzanine level.

These changes to the plan do not impact any of the issues or conditions that were a part of the zoning case and the additional office space does not require any additional parking spaces to be added to the site. The site has more than the minimum number of parking spaces required.

Please review this request and determine if these changes are within the spirit and intent of the zoning regulations and of the zoning order.

I have attached a copy of the site plan that accompanied the zoning petition, a draft copy of the amended development plan showing the changes we would like to make and a check for \$50.00.

If you have any questions or require any additional information, please give me a call.

Very truly yours

Thomas J. Hoff, RLA

President

FEB 6 2004

DiPAULA & SULLIVAN, LLC

34 South Main Street Bel Air, Maryland 21014 (410) 893-4255 FAX (410) 893-4277

TELECOMMUNICATIONS INFORMATION SHEET

Please deliver this sheet and the attached documents, if any, to:

NAME: Timothy Kotrocco, Deputy Commissioner

cc: Tom Hoff (fax 410-296-5326) Ed Dreiband (fax 410-581-9384) Jack Dillon (fax 410-296-5409)

COMPANY: Balt. County Zoning Office

FAX NUMBER: 410-887-3468

FROM: Tony DiPaula

RE: Case No. 03-406-SPHA

Northwest Honda Zoning

TOTAL PAGES INCLUDING THIS PAGE: 2

COMMENTS: Enclosed please find the agreed conditions to accompany the grant in the above case. I was not able to get them to Jack Dillon until yesterday and have not heard back from him. I hope he has no changes. You may wish to call him directly (337-6877). I left him a message this morning. Please call if anything additional is needed. Thank you.

SENT: June 3, 2003

OUR CLIENT: Investment Properties, LLC FILE NO.: ajd1187.000

s:/das/ajd/Kotrocco.fax.1

Confidentiality Notice

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

WARNING

Interception of telephonic communications could be a violation of Maryland and Federal laws,

DRAFT

AGREED CONDITIONS FOR THE GRANT OF VARIANCES AND THE USE OF DR PROPERTY

- Petitioner to construct an 8' masonry wall in lieu of the 8' board fence currently shown on the Plan to Accompany Petition for Special Hearing and Variances. This wall shall be constructed of 8" concrete block with 24" square brick piers at 12' on center. The wall shall be 8' in height with concrete parged exterior coating and a brick rowlock cap.
- The wall described in No. 1 above is to extend around the dumpsters to the 20' setback line on the north side of the D.R.3.5 parcel and continue along the 20' setback line on the north and northeast sides of the D.R.3.5 parcel to the 45' setback line along the eastern edge of the property and from there to Kenmar Ave.
- That in lieu of a 5' decorative metal fence along Kenmar Avenue as shown on the Plan, a 5' masonry wall, matching the style of the 8' wall described n No. 1 above shall be constructed by the Petitioner.
 - All landscaping proposed for the 20' buffer strip and the extended buffer area of approximately 48' as shown on the Site Plan, shall be maintained by the Petitioner.
 - All existing trees in the buffer area are to be retained, wherever possible.

A copy of the lighting plan and landscape plan described in Condition D on the Him Baltimore County shall provide plan to the Valleys Planning Council, Inc., for review and

Tommenoprior to the final approval by the County Away Harden to have final Approval

7. Lighting of the rear parking lot on the site will be turned off by 9:00 p.m., and not falled in the lighting for rear storage area shall be built into the masonry wall. All lighting shall be many in the 7. Lighting of the rear parking iot on the site will be trained and lighting for rear storage area shall be built into the masonry wall. All lighting shall be many the storage area shall be built into the masonry wall. All lighting shall be many the storage area shall be built into the masonry wall. directed away from all residential property, As Rea's sy BCZA.

Petitioner shall not install or utilize outside loudspeakers or public address AN EXCEPTION WOUND GE AN INTREMNIT STLES PROPERTENENT THE equipment, ourside The Russ.

No devices used for the stacking of vehicles shall be utilized on the site. It is the stated intent of the Petitioner (Northwest Honda or subsequent occupants) to allow delivery and unloading of vehicles only during normal business hours.

Petitioner shall not store damaged vehicles on site for more than 72-hours while awaiting transfer to the body shop.

11. This agreement shall be made part of the Zoning Commissioner's Order and be recorded among the land records of Baltimore County and the parties to the agreement shall include The Valleys Planning Council, Dr. Norman Daikoku, Mr. Henry Worthington, and Barbara Weygant, their assigns and assignees.

CONPULANT?

24

DE CHAMMANGE

Popula Poncy May /2/

Also, Call Tony Spaula Le 15 to send us a clean cony of that agreement. Set your 520 pm in HOLD Mingra Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burtan Deputy Secretary

Michael S. Steele

March 18, 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, 03/24/03 re: case numbers 03-396-SPHXA, 03-397-SPHXA, 03-398-A, 03-400-A, 03-401-A, 03-402-SPHA, 03-403-A, 03-404-A, 03-405-A, 03-406-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/17/03. 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

Local Planning Assistance Unit

cc: Mike Nortrup

CASE NAME From Properties CASE NUMBER 03-406-5PHA DATE

PETITIONER'S SIGN-IN SHEET

J/23/03

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BRIAN DITTO	GG PAINTERS MILL RD., STE. 1	OWINGS MILLS, MD 21117	romge romg chamber.org
Ina Dreiband	9700 Reisters town Rd	owings mills, m) 21117	idreibandayango.com
THOMAS ! HOFF	900 W. PEWSYLVANIA AVE	<u> </u>	HOFFING DEARTHLINK. NET.
4.1. JONES	400 Mishington Ave	-100500 NM 21204	Willes @ Co Ba Mid. US
Land Dreid and	2700 Rc. STOWELLE Por	Ouing & D. 12, 12 1. 2009	edarciband 2 79 400
ANTHON J. DIPAUL	345. MAIN ST.	Ba AM MD 21014	MOB BIRMUSTUMM. COM
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PLEASE <u>PRINT</u> LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
John Folkerts	28 KENMAR SJE.	MD. 21117	21117
John Hornady	206 Garrison Formt Rd		L A
JACK Dillan	207 Coutland Ane	Tous Ma	21264
NED Warring TON	102 GBRASON GEESTRD.	OWNYS MILLS,	2/1/7
			
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CASE NUMBER	
DATE 9903	

PETITIONER'S SIGN-IN SHEET

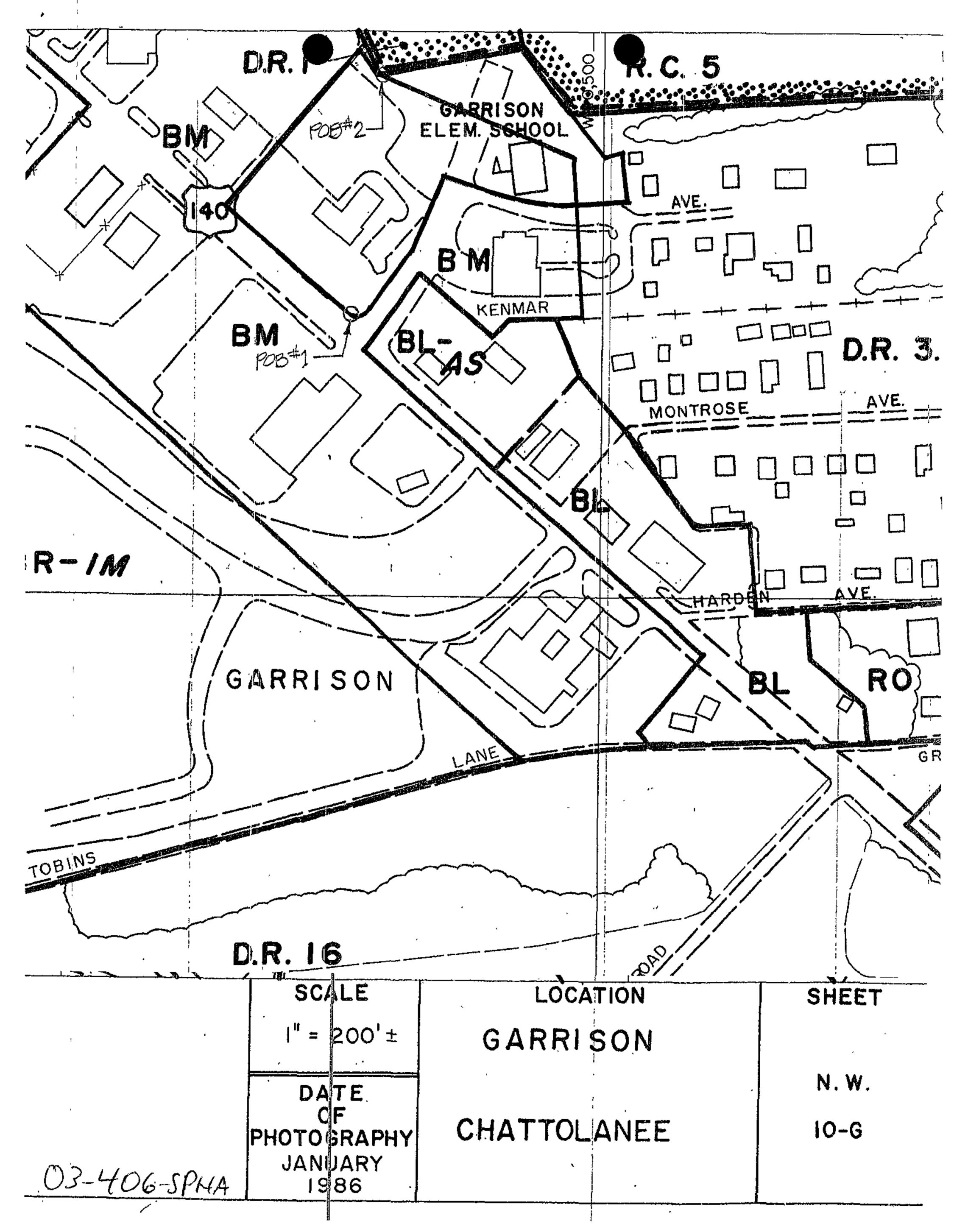
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ANTHONY J. DiPAUL	34 S. MAW ST.	BEL Am MD 21014	ATO Q DICALLAS SULLAW . COM
Ina Dreiband	2500 Velvet Valley Way	DW115 Mill5 MD 21117	idre bound Dyahou.com
BRIAN DITTO	GG PAINTERS MILL RD., STE. I 2507 Velvet Vally way 406 W. PEVNSKNANIA DVE.	OWINGS MILLS, MD 21117	roman romachamber ora
Ed Dreiband	2507 Velvet Vally way	Owings M. 115, Md. 21117	eddre-band Dyghoo
THOMAS J. HOFF	406 W. POUNSKNANIA DVE.	TOWSON, MD 21204	HOFFING @ GARTHLINK. M
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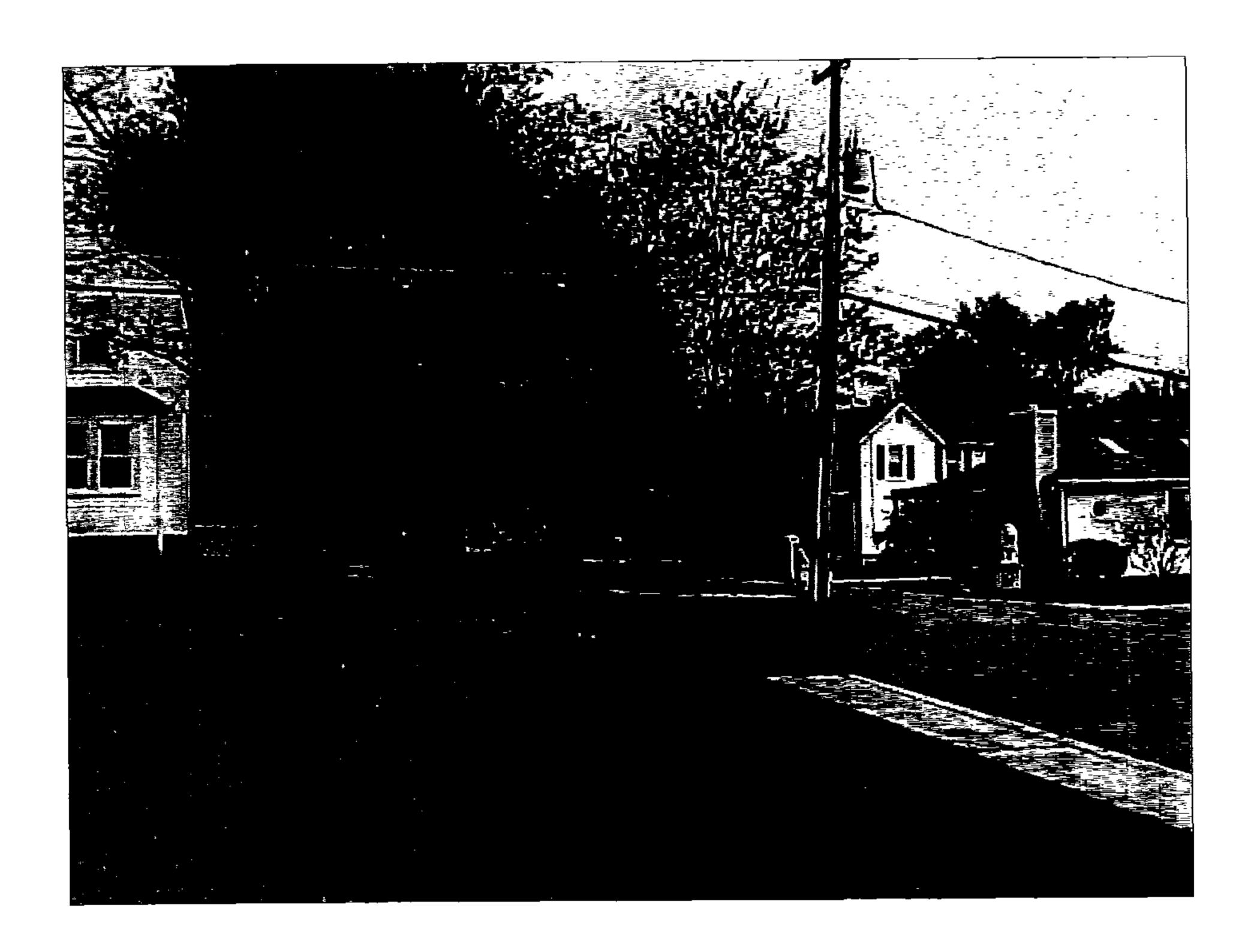
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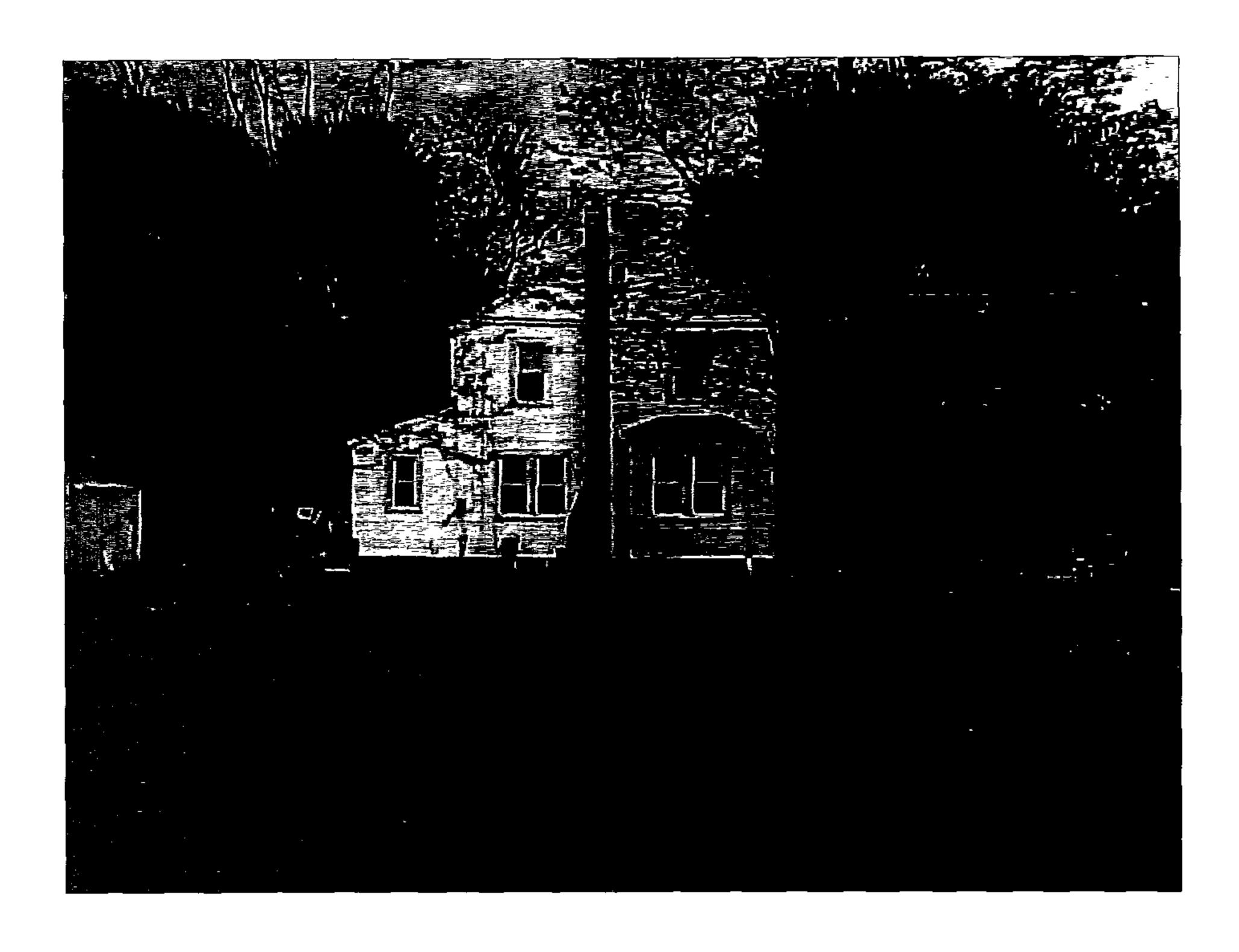
CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
John Hornady	200 Garrison Forest 121	Ourses 4:112 21117	
Herold Kandens	104 11 11	11 /1	
barbara Waysait	26 Kennar Cer	Overs Wells nd 21117	bweycante TydovesLAW.Co
Norman Backoky	116 garrism front	8 WM Mill md 21117	n daiko ku D comcost
John Folkerts	28 KENMAR AUE.	OWINGS MIUS, MD 21117	
John Dhells	2 04 FARRISON FORTRE	Quinas M.14 MI) 21/19	jun dec wells @ comastino
- Mary Jells	204 Gazz son Forg Port	Owny 1.14 MD 2117	J [. c
Louise Meledur	208 Garrison Forest	21117	louise meled un @ evols. com
EDUSED H. WOZTHING TON	102 GARRIAN MEET ROW	OW145 1912 25, 110 2/117	BESTS MORSECODE CLAOL. CON
JACK PILLION V	102 GARRIAN MEET ROW		
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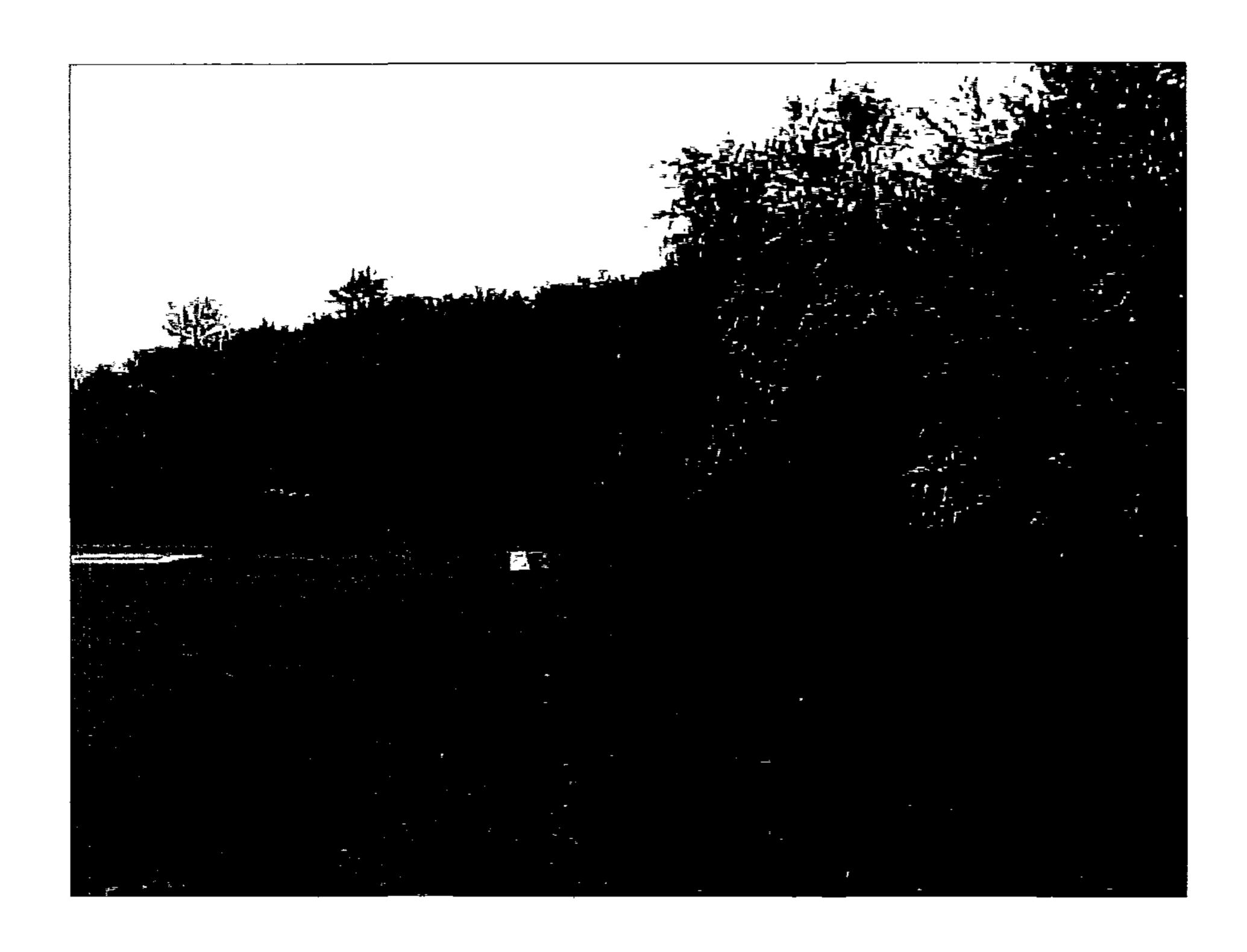






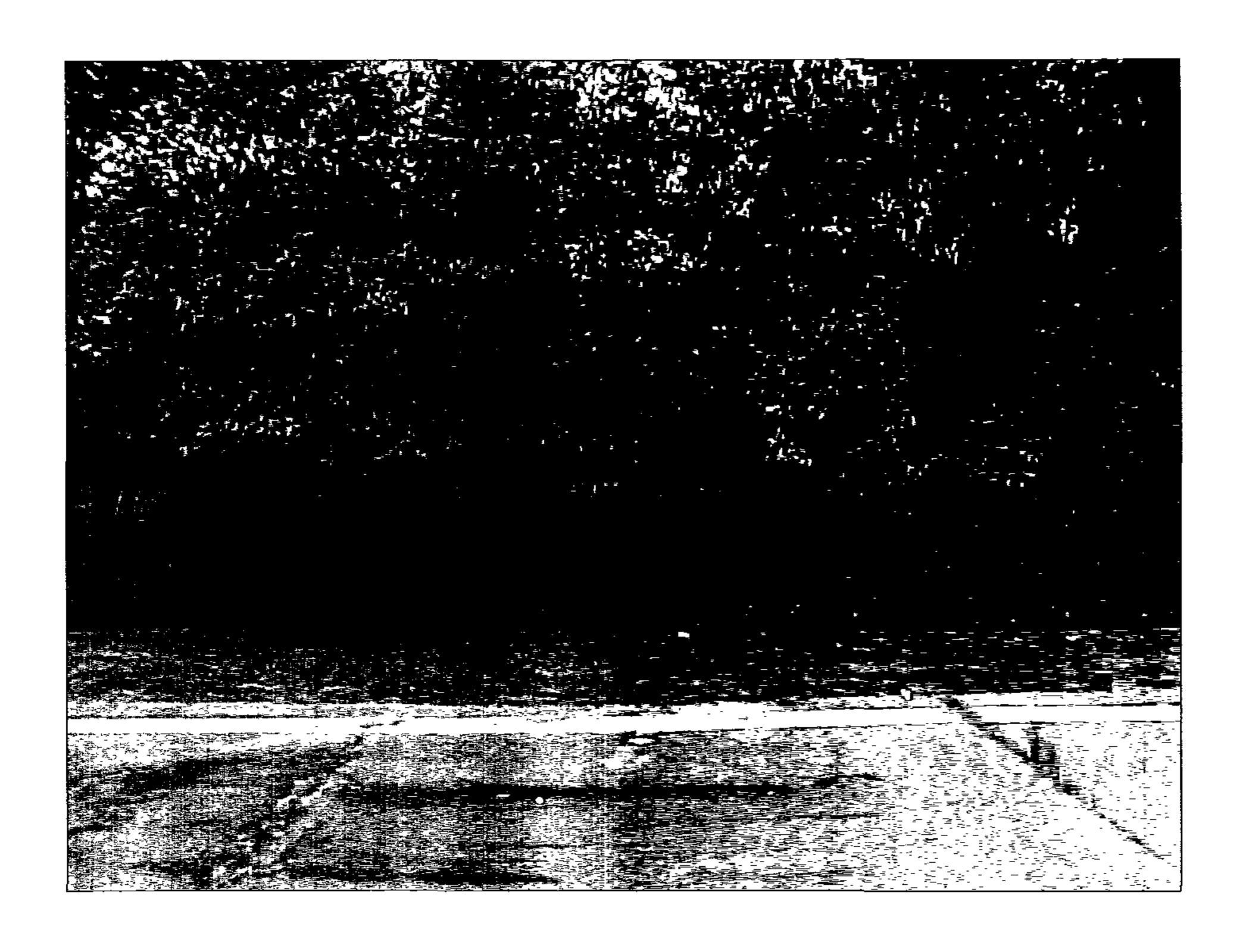




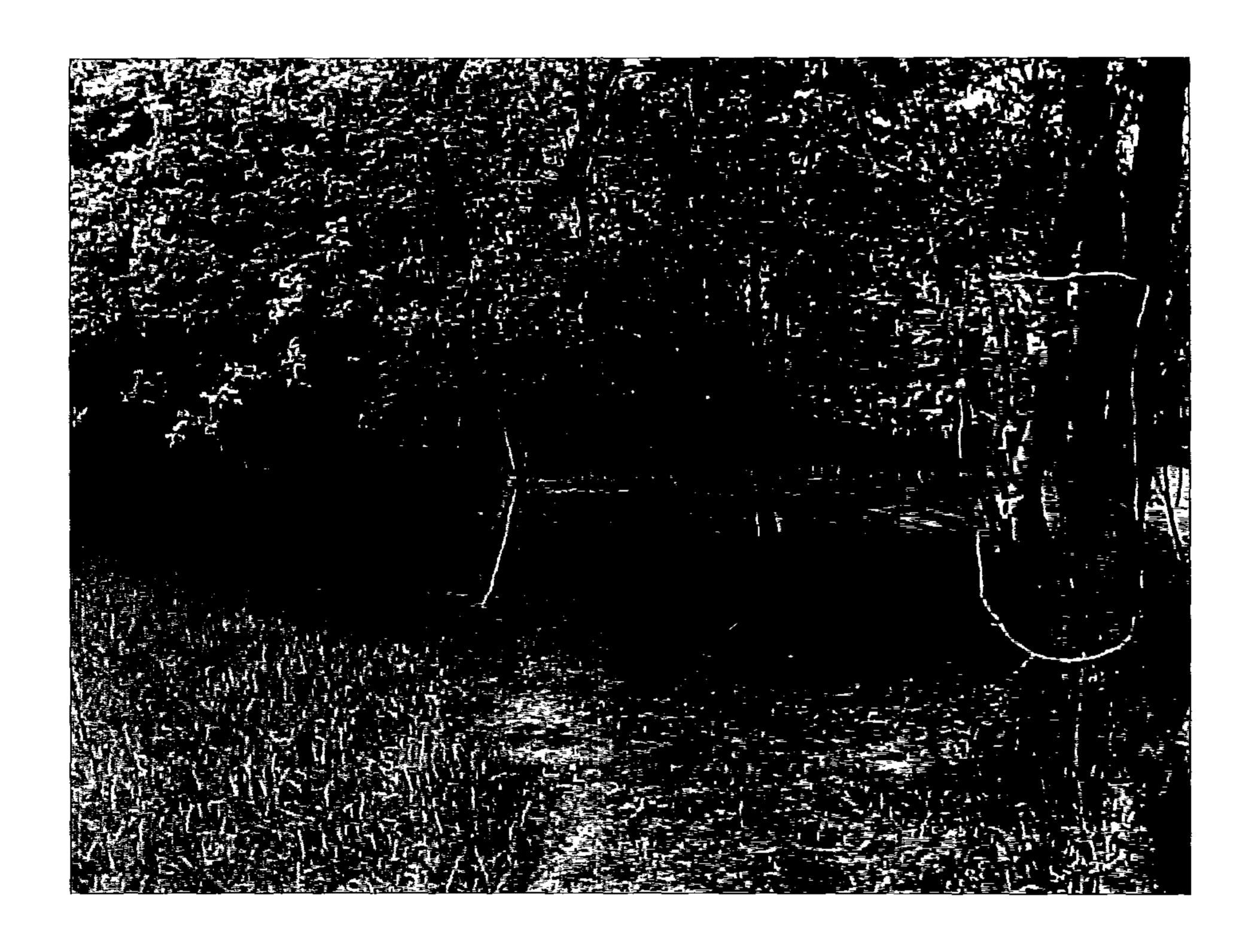


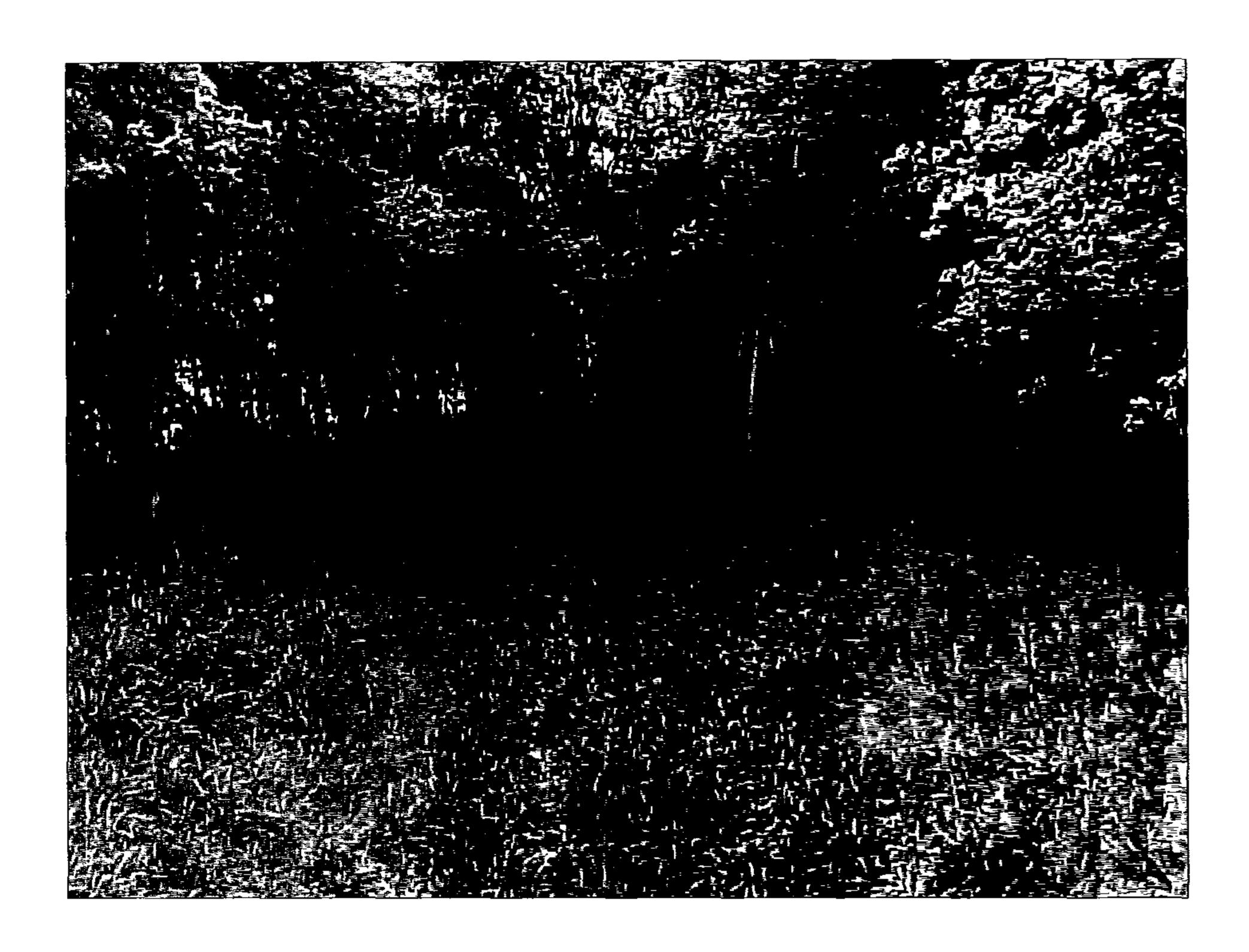
























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