IN RE: PETITION FOR VARIANCE
E/S McCormick Road, 230' S of
Wight Road
(11027 McCormick Road)
8<sup>th</sup> Election District
3<sup>rd</sup> Council District

R D & D Development Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 03-499-A

\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, R D & D Development, by Richard C. Scott, President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a variance from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of as close as 7 feet in lieu of the required 25 feet for an existing office building and proposed addition, a side yard setback of 19 feet in lieu of the required 30 feet for said office building; to allow a proposed storage shed/garage building with side and rear setbacks of as close as 0 feet in lieu of the required 30 feet, and to allow a building separation of as close as 26 feet in lieu of the required 55 feet. 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 requests were Richard Scott, President of R D & D Development, LLC, property owners, Fred Thompson, Professional Engineer and principal of Gower Thompson, Inc., the consultants who prepared the site plan for this property, and Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located with frontage on the east side of McCormick Road, just south of Wight

ORDER RECHIVED FOR FILING Date 48/09/12 Avenue in the Hunt Valley Business Community. The property contains a gross area of 0.34 acres, more or less, zoned M.L.-I.M. and is improved with a two-story dwelling which has been converted for office use and accessory parking area. The building serves as the offices of R D & D Construction, an affiliate of R D & D Development.

As noted above, the property is located within the Hunt Valley Business Community which consists of a number of commercial manufacturing and service industries, including the Cockeysville branch of the U.S. Post Office and the Point Breeze Credit Union. The Petitioners are desirous of expanding the existing building to provide more interior office space and constructing a storage shed and garage to the rear of the property. The garage and storage shed will be used to store equipment and vehicles used in connection with the business.

A series of variances are requested in order to proceed as proposed. As shown on the site plan, the first two variances requested are to legitimize the location of the existing building. The last two variances are requested for the proposed storage shed and garage building which will be constructed in the rear, northeast corner of the property. As shown on the site plan, there will be a distance of 26 feet between the proposed storage shed/garage building and the new office building addition. It is also to be noted that the Petitioner is proposing a new driveway accessing the property from McCormick Road. Presently, there is a 13-foot wide driveway on the south side of the property. It was indicated that the new driveway will provide better access and maneuvering of equipment and vehicles on the property, as well as traffic circulation on the site. Although there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, the Development Plans Review Division of the Department of Permits and Development Management recommended that the Petitioners contact and obtain approval of the new curb cut for the driveway from the Bureau of Highways. In addition, that agency suggested that the parking spaces to the rear of the property, which are shown on the site plan as perpendicular to the property line, be angled. However, the plan shows that there is more than sufficient driveway width so that angled spaces does not appear to be necessary. Moreover, traffic will be circular entering from the south entrance and exiting at the north entrance. The comment

9/18/18

action

from Development Plans Review is unclear as to why angled spaces are necessary, particularly given what appears to be an adequate maneuvering area and drive aisle width. Thus, I am not going to require that as a condition to the relief granted; however, I will required the Petitioners obtain approval for the proposed curb cut from McCormick Avenue.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The uniqueness of the property is its unusual configuration and the location of the existing building. I find that the Petitioners would suffer a practical difficulty if relief were denied. Owing to the character of the surrounding neighborhood, it is clear that the granting of the relief will not result in any detrimental impact upon adjacent properties. Thus, the relief requested shall be granted consistent with the comments set forth above.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_ day of September, 2003 that the Petition for Variance seeking relief from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of as close as 7 feet in lieu of the required 25 feet for an existing office building and proposed addition, a side yard setback of 19 feet in lieu of the required 30 feet for said office building; to allow a proposed storage shed/garage building with side and rear setbacks of as close as 0 feet in lieu of the required 30 feet, and to allow a building separation of as close as 26 feet in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

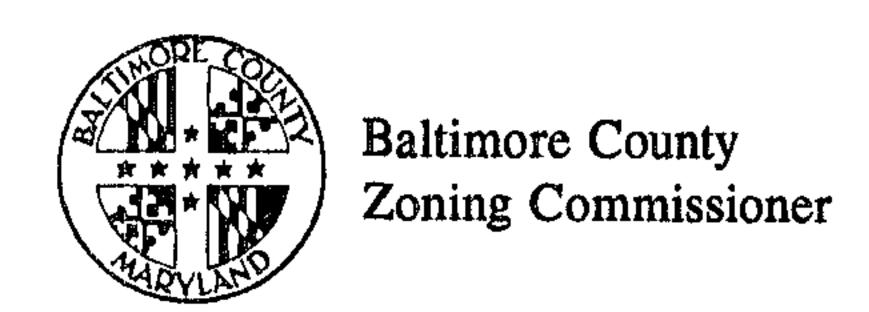
1) The Petitioners may apply for their building/sign permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this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

- 2) Prior to the issuance of any permits, the Petitioners shall obtain approval of the proposed curb cut from McCormick Avenue from the Bureau of Highways.
- 3) When applying for any permits, 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



September 17, 2003

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

Fax: 410-887-3468

Benjamin Bronstein, Esquire 29 West Susquehanna Avenue, Suite 205 Towson, Maryland 21204

**RE: PETITION FOR VARIANCE** 

E/S McCormick Road, 230'S of Wight Road

(11027 McCormick Road)

8<sup>th</sup> Election District – 3<sup>rd</sup> Council District

R D & D Development - Petitioners

Case No. 03-499-A

Dear Mr. Bronstein:

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

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

Dun Sammel

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Mr. Richard C. Scott, President, R D & D Development cc: 11027 McCormick Road, Hunt Valley, Md. 21031

Mr. Fred Thompson, Gower Thompson, Inc., 429 E. Lake Avenue, Baltimore, Md. 21212 Development Plans Review; People's Counsel; Case File



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 11027 McCormick Road

which is presently zoned ML-IM

Telephone No.

Zip Code

Zip Code

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)

255.1 and 102.2 BCZR to permit setbacks as close as 7 ft in lieu of the required 25 ft for an existing office and a proposed addition and a side yard setback of 19 ft in lieu of the required 30 ft for said office building and to allow a proposed building with side and rear setbacks as close as 0 ft in lieu of the required 30 ft and to allow a building separation as close as 26 ft in lieu of the required 55 ft.

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

1. the topography of the site

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- 2. the configuration of the site
- 3. and for such other reasons as may be demonstrated at hearing.

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

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

•	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	RD&D Development Name - Type or Print
	TAIL
Signature	Signature ( Pichard C. Scott
Address Telephone N	
City State Zip Co	le Signature
Attorney For Petitioner:	11027 McCormick Road
	Address Telephone N
Benjamin Brønstein	Hunt Valley Maryland 21031
Name - Type or Print	City State Zip Cod
Jeya Frakt	Representative to be Contacted:
Signature /	
0-1-4	Gower Thompson
Company	Name
29 West Susquehanna Avenue, Suite 205 410-296-020	
LL. Address Telephone N	Address Telephone No
Towson Maryland 21204	Baltimore Maryland 21212
City State Zip Co	te City State Zip Cod
BE 2 03-494-14	OFFICE USE ONLY
ESCA POPA	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING Date 4/230
CC: R80 916198	

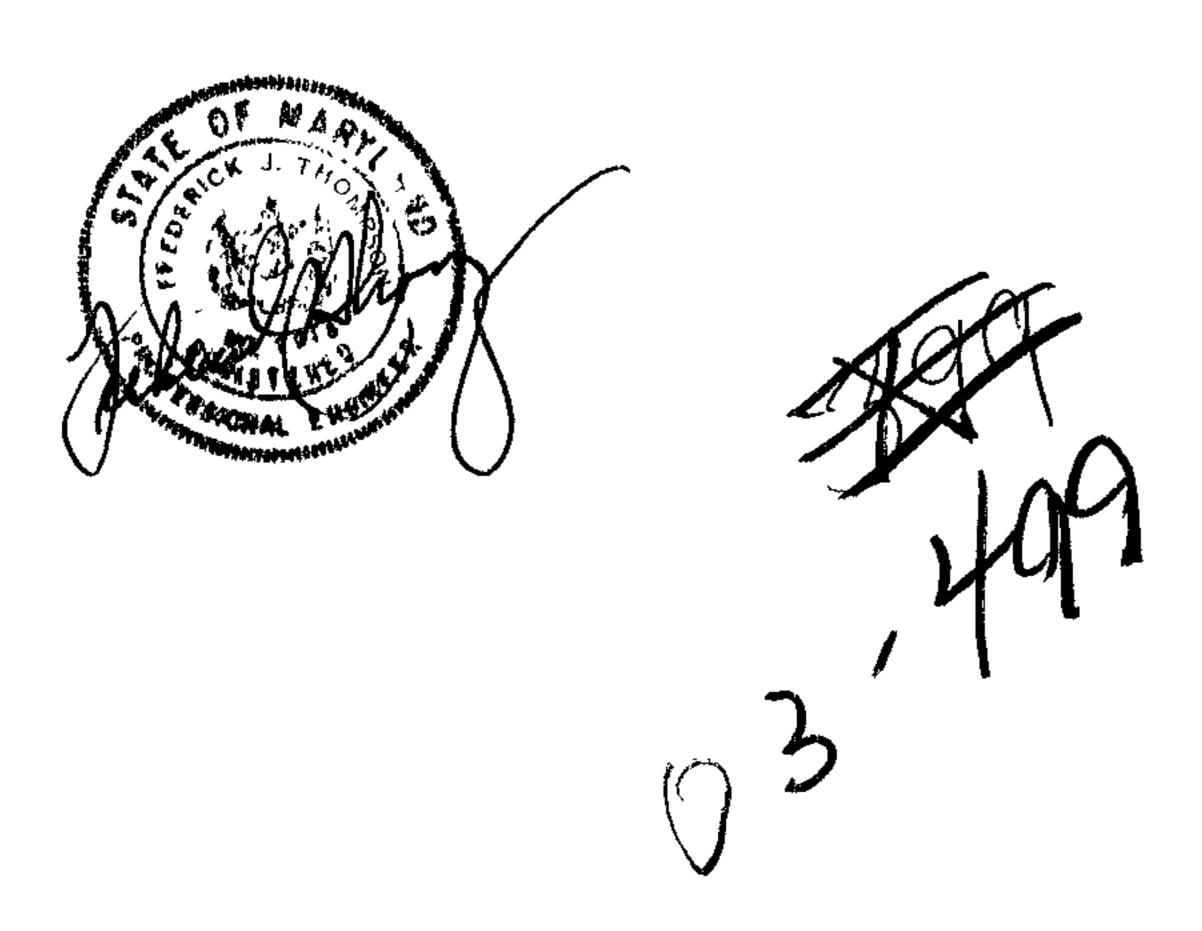
## ZONING DESCRIPTION RIDGE VALLEY CONSTRUCTION 11027 MCCORMICK ROAD

BEGINNING AT A POINT ON THE EAST SIDE OF MCCORMICK ROAD (70 FEET RIGHT OF WAY) 475 230 FEET, PLUS OR MINUS, SOUTH OF WIGHT ROAD FROM THE INTERSECTION OF MCCORMICK ROAD AND WIGHT ROAD. THENCE EXTENDING THE FOLLOWING 5 COURSES AND DISTANCES:

- 1. NORTH 73 DEGREES 42 MINUTES 57 SECONDS EAST, 121.99 FEET;
- 2. SOUTH 04 DEGREES 27 MINUTES 03 SECONDS EAST, 149.44 FEET;
- 3. SOUTH 73 DEGREES 32 MINUTES 18 SECONDS WEST, 85.98 FEET TO THE RIGHT OF WAY LINE OF MCCORMICK ROAD;
- 4. ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 1035.00 FEET, THE ARC DISTANCE OF 130.04 FEET, AND;
- 5. NORTH 21 DEGREES 34 MINUTES 05 SECONDS WEST, 16.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.34 ACRES MORE OR LESS.

ALSO KNOWN AS 11027 MCCORMICK AND LOCATED IN THE 3RD ELECTION DISTRICT.



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NRYLAND OL OS 25 P	ACCOUNT COLLECT	AMOUNT \$ 225.00	1 4	1027 MCCamic RD	YELLOW - CUSTOMER
DUNTY, MARY ET & FINANCE US RECEIPT	000	<b></b>			PINK - AGENCY
BALTIMORE COUN OFFICE OF BUDGET & MISCELLANEOUS	DATE 4 2 2	•••	RECEIVED TO	FOR:	DISTRIBUTION WHITE - CASHIER

Cartier of the Committee of the Committe

# CORRECTED NOTICE OF ZONING HEARING

The Zorking 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:

11027 MicCormick Road
Eside McCormick Road
Eside McCormick Road
Eside McCormick Road
Eside McCormick Road
Sth Election District-3rd Councilmanic District
Legal Owner(s). RD & D Development, Richard C.
Scott, President.

Variance: to permit setbacks as close as 7 feet in lieu of the required 35 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the posed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

Hearing: Monday, June 30, 2003 at 11:80 a.m. in Room 407, 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 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.
6/138 June 12
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once in each of in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing

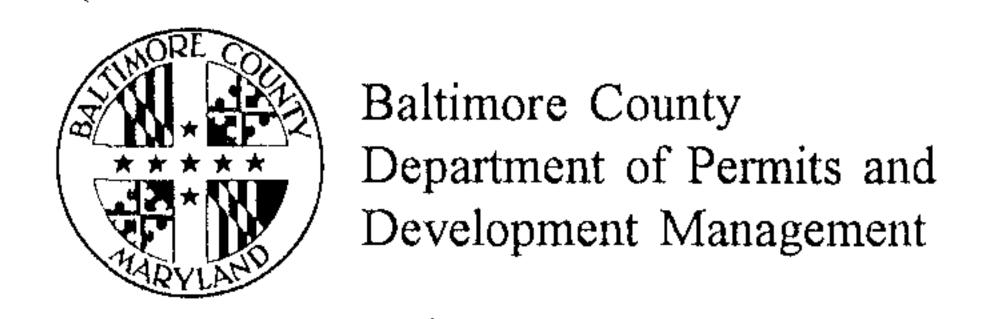
☐ North County News 🛱 The Jeffersonian Arbutus Times NE Booster/Reporter Owings Mills Times Towson Times Catonsville Times

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 03-499-A

	Petitioner/Developer: RD+D DEV
	RICHARD C. SCOH PRESIL
	Date of Hearing/Closing: 6/30/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
posted conspicuously on the property located	perjury that the necessary sign(s) required by law were at:  MCCORMICK RD
The sign(s) were posted on	6/14/03 (Month, Day, Year)
	Sincerely,
	- AMA 6/14/2
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
A PRINCE HERBERTH TO BE SEE THE SEE TH	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Fax: 410-887-5708

June 23, 2003

# CORRECTED 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: 03-499-A

11027 McCormick Road

E/side of McCormick Road, 230 feet south of Wight Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: RD & D Development, Richard C. Scott, President

Variance to permit setbacks as close as 7 feet in lieu of the required 25 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the required 30 feet for said office building and to allow a proposed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

Hearings:

Wednesday, August 20, 2003, at 11:00 a.m., in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Ave., Ste. 205, Towson 21204 RD & D Development, Richard Scott, 11027 McCormick Road, Hunt Valley 21031 Gower Thompson, 429 East Lake Avenue, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 5, 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 Issue - Jeffersonian

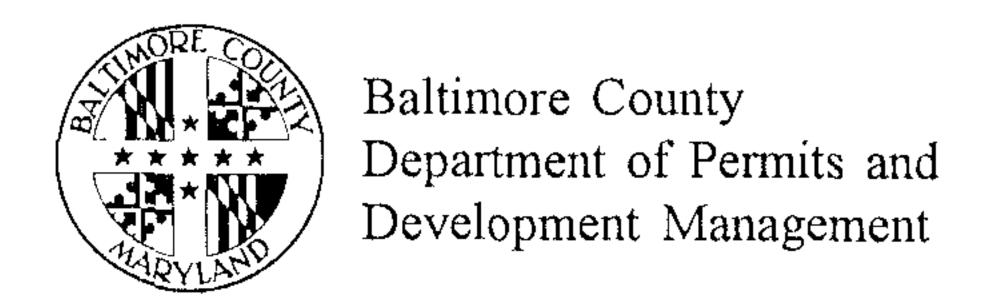
Please forward billing to:

# **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:

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.



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

1 ax, +10-00

May 7, 2003

# CORRECTED 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: 03-499-A

11027 McCormick Road

E/side McCormick Road 230 feet south of Wight Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: RD&D Development, Richard C. Scott, President

<u>Variance</u> to permit setbacks as close as 7 feet in lieu of the required 25 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the required 30 feet for said office building and to allow a proposed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

Hearings: Monday, June 30, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson 21204 RD&D Development, Richard C. Scott, President, 11027 McCormick Road, Hunt Valley 21031

Gower Thompson, 429 East Lake Avenue, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 14, 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, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein 29 W. Susquehanna Avenue Towson, MD 21204

410-296-0200

# CORRECTED 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: 03-499-A

11027 McCormick Road

E/side McCormick Road 230 feet south of Wight Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: RD&D Development, Richard C. Scott, President

<u>Variance</u> to permit setbacks as close as 7 feet in lieu of the required 25 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the required 30 feet for said office building and to allow a proposed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

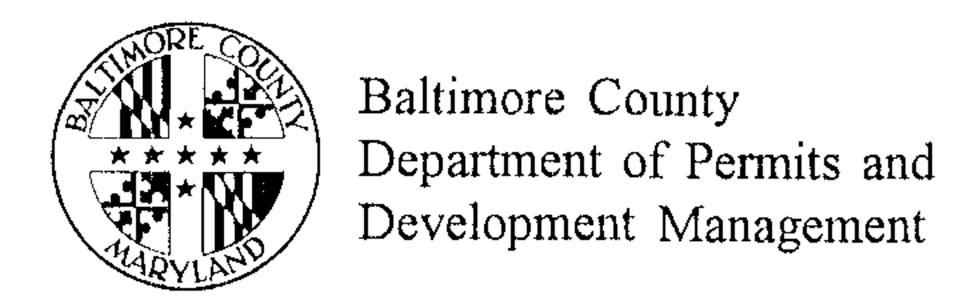
Hearings: Monday, June 30, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 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.



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

Fax: 410-887-5708

May 2, 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: 03-499-A

The state of the s

11027 McCormick Road

E/side McCormick Road 230 feet south of Wight Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: RD&D Development, Richard C. Scott, President

<u>Variance</u> to permit setbacks as close as 7 feet in lieu of the required 25 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the required 30 feet for said office building and to allow a proposed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

Hearings: Thursday, June 19, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson 21204 RD&D Development, Richard C. Scott, President, 11027 McCormick Road, Hunt Valley 21031

Gower Thompson, 429 East Lake Avenue, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 4, 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

Tuesday, June 3, 2003 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein 29 W. Susquehanna Avenue Towson, MD 21204

410-296-0200

# 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: 03-499-A

11027 McCormick Road

E/side McCormick Road 230 feet south of Wight Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: RD&D Development, Richard C. Scott, President

Variance to permit setbacks as close as 7 feet in lieu of the required 25 feet for an existing office and a proposed addition and a side yard setback of 19 feet in lieu of the required 30 feet for said office building and to allow a proposed building with side and rear setback as close as 26 feet in lieu of the required 55 feet.

Hearings:

Thursday, June 19, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 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.

> 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

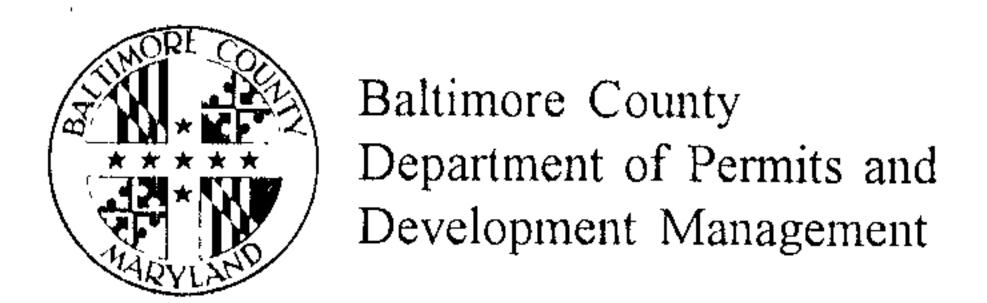
# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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 Advertising: 03.499-A
Item Number or Case Number: 43-3994
Petitioner: RD+D Development
Address or Location: 11027 Mc Corneil Fd
PLEASE FORWARD ADVERTISING BILL TO:  Name: Benjam Junstein
Address: 24 W Susquehama Avz Tavoon M 21204
1 durson M 21204
Telephone Number: 410 296 0200



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

August 15, 2003

Benjamin Bronstein 29 W. Susquehanna Avenue, Ste. 205 Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 03-499-A, 11027 McCormick Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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,

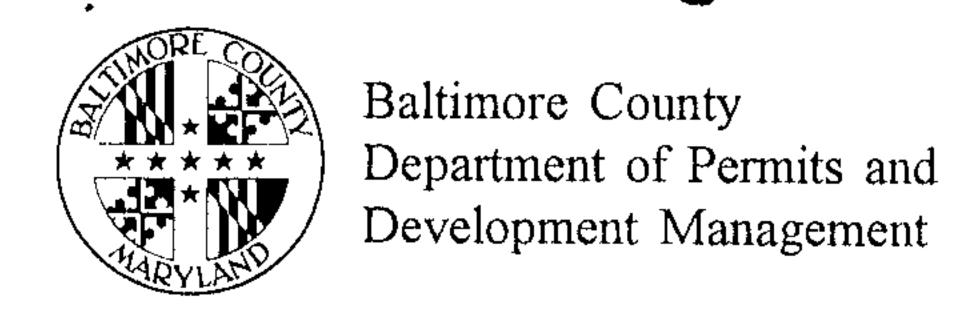
W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:klm

Enclosures

People's Counsel
 RD & D Development, Richard Scott, Pres., 11027 McCormick Road, Hunt Valley 21031
 Gower Thompson, 429 East Lake Avenue, Baltimore 21212



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

Fax: 410-887-5708

June 19, 2003

Benjamin Bronstein 29 West Susquehanna Avenue, Ste. 205 Towson MD 21204

Dear Mr. Bronstein:

RE: Case Number: 03-499-A, 11027 McCormick Road

The above matter, previously scheduled for Monday, June 30, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. 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 the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours

Timothy Kotroco

Director

TK:klm

C: RD & D Development, Richard Scott, 11027 McCormick Road, Hunt Valley 21031 Gower Thompson, 429 East Lake Avenue, Baltimore 21212



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.5.03

Item No.

RE:

Baltimore County

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

Dear. Ms. Hart

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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



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 May 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 5, 2003

Item No.:

497-504, 506-511

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

# BALTIMORE COUNTY, MARYLAND



# INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits and Development Management **DATE:** May 13, 2003

RECEIVED

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

MAY 1 4 2003

ZONING COMMISSIONED

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-499

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:

**Section Chief:** 

AFK/LL:MAC

# 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 May 12, 2003 Item No. 499

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

**DATE:** May 13, 2003

The parking layout should be changed to "angled" parking spaces. Bureau of Highways shall be contacted about the proposed curb cut.

RWB:CEN:jrb

cc: File

**RE: PETITION FOR VARIANCE** 

11027 McCormick Road; Eside McCormick

Road; 230' S Wight Road

8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts

Legal Owner(s): RD&D Devopment,

Richard C Scott, President

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

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FOR

BALTIMORE COUNTY

\* 03-499-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 15 day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Gower Thompson, 429 East Lake Avenue, Baltimore, MD 21212 and to Benjamin Bronstein, Esquire, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAY 1 5 2003

Per...bh....

FETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burlan Deputy Secretary

Michael S. Steele Lt. Governor

May 12, 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, 05/12/03 re: case numbers 03-496-X, 03-497-A, 03-498-A (03-499-A, 03-500-A, 03-501-A, 03-502-SPH, 03-503-A, 03-504-A, 03-505-A, 03-506-A, 03-507-SPHX, 03-508-SPH, 03-509-A, 03-510-A, 03-511-SPHX

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/05/03. 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

Planning Services

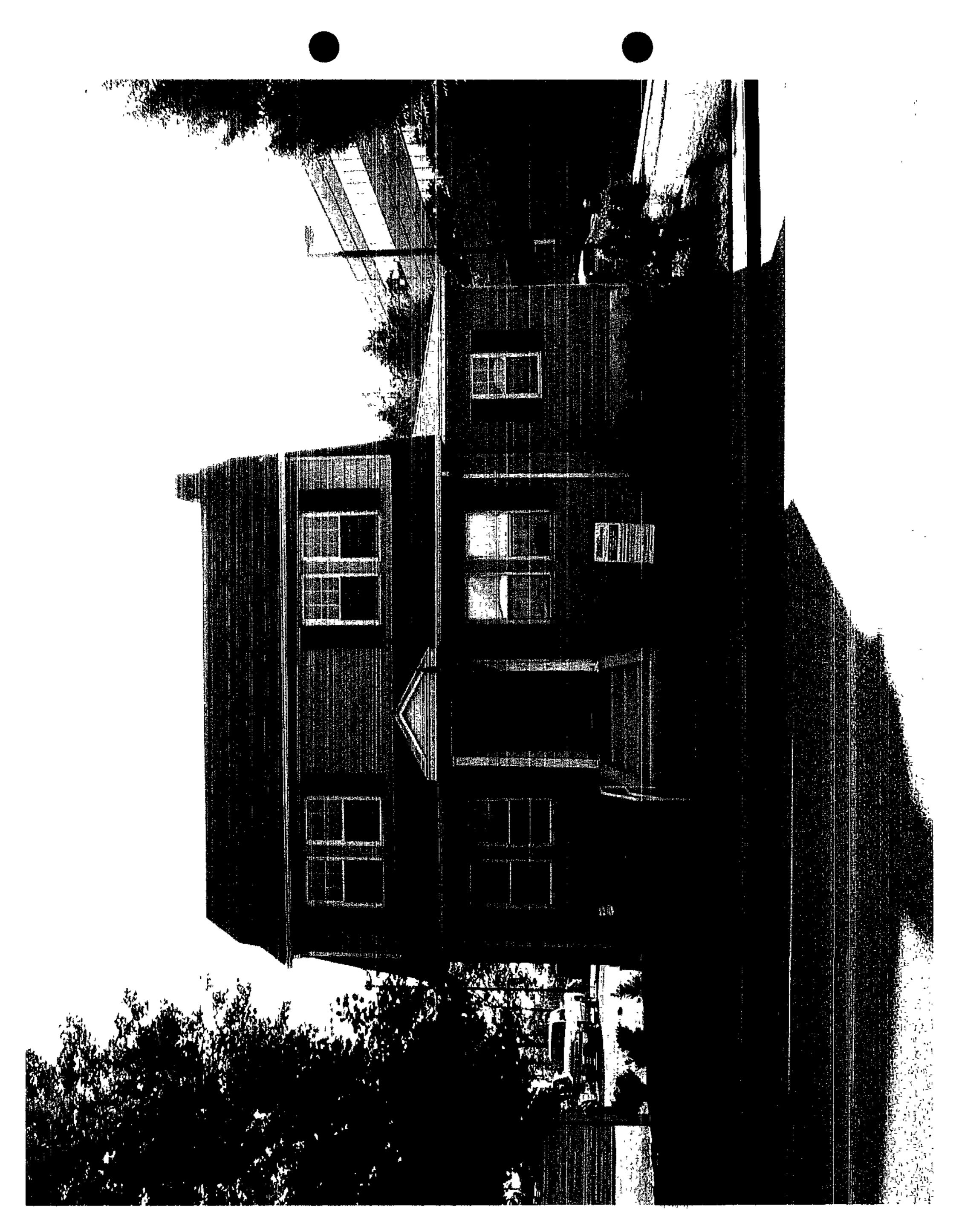
cc: Mike Nortrup

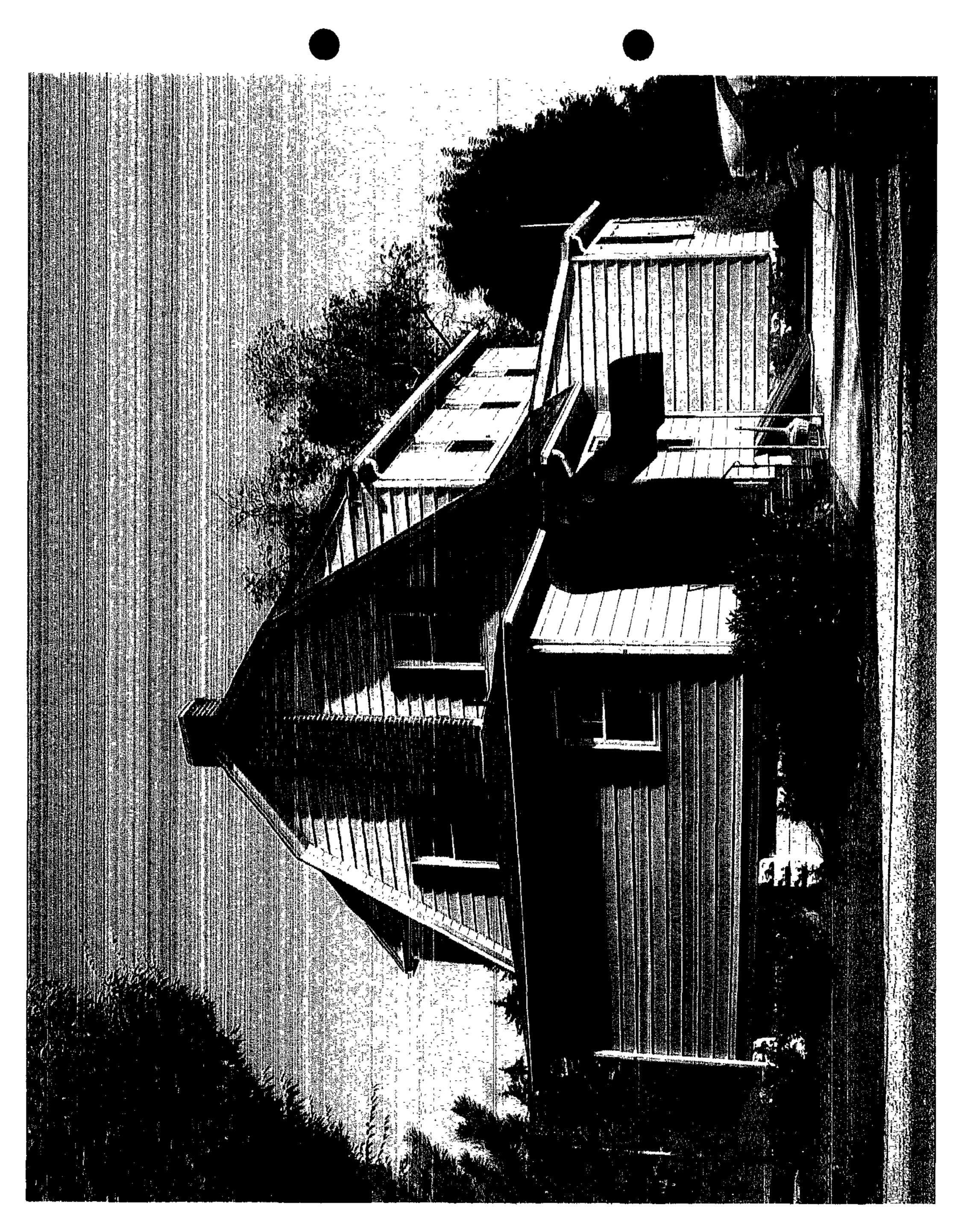
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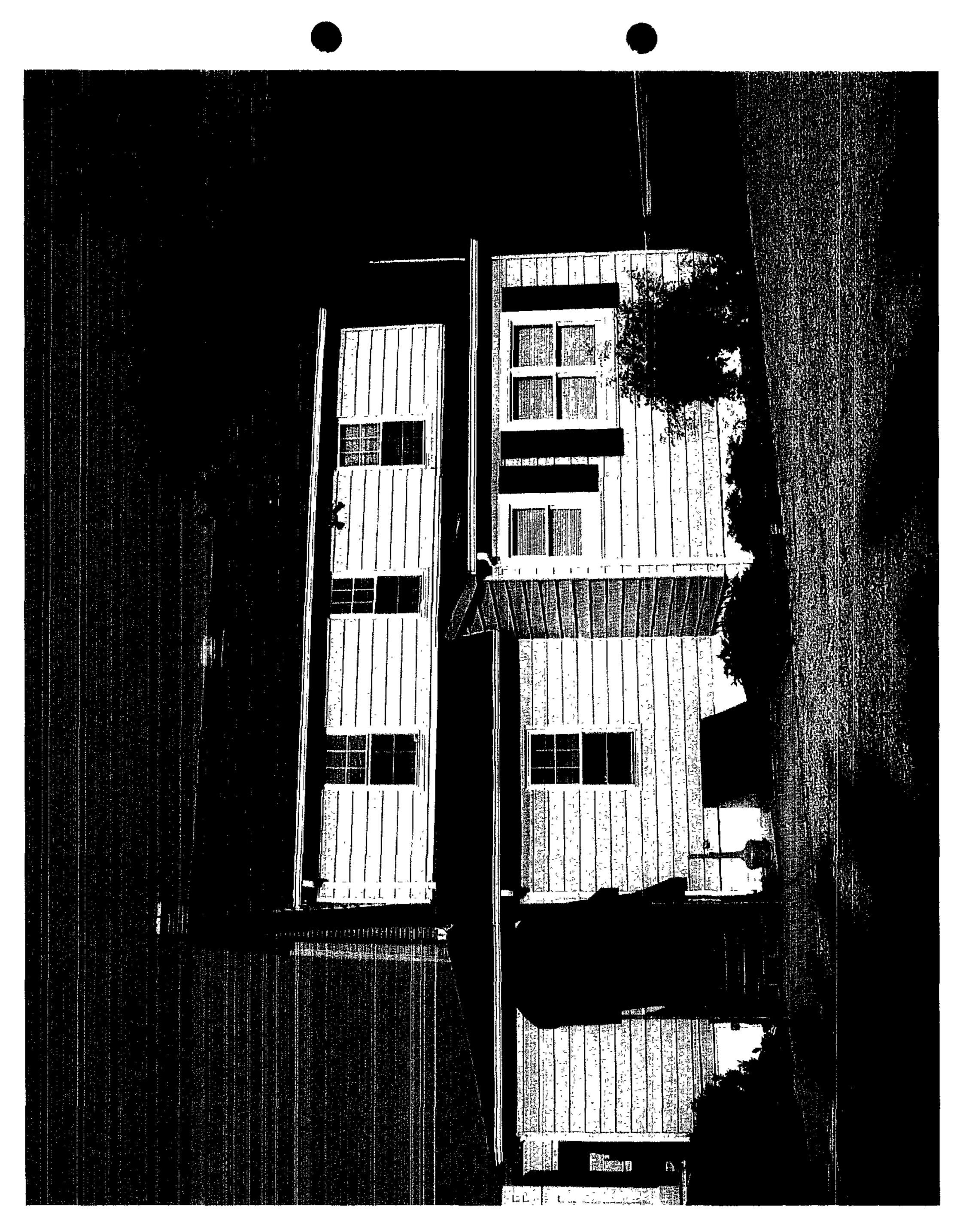
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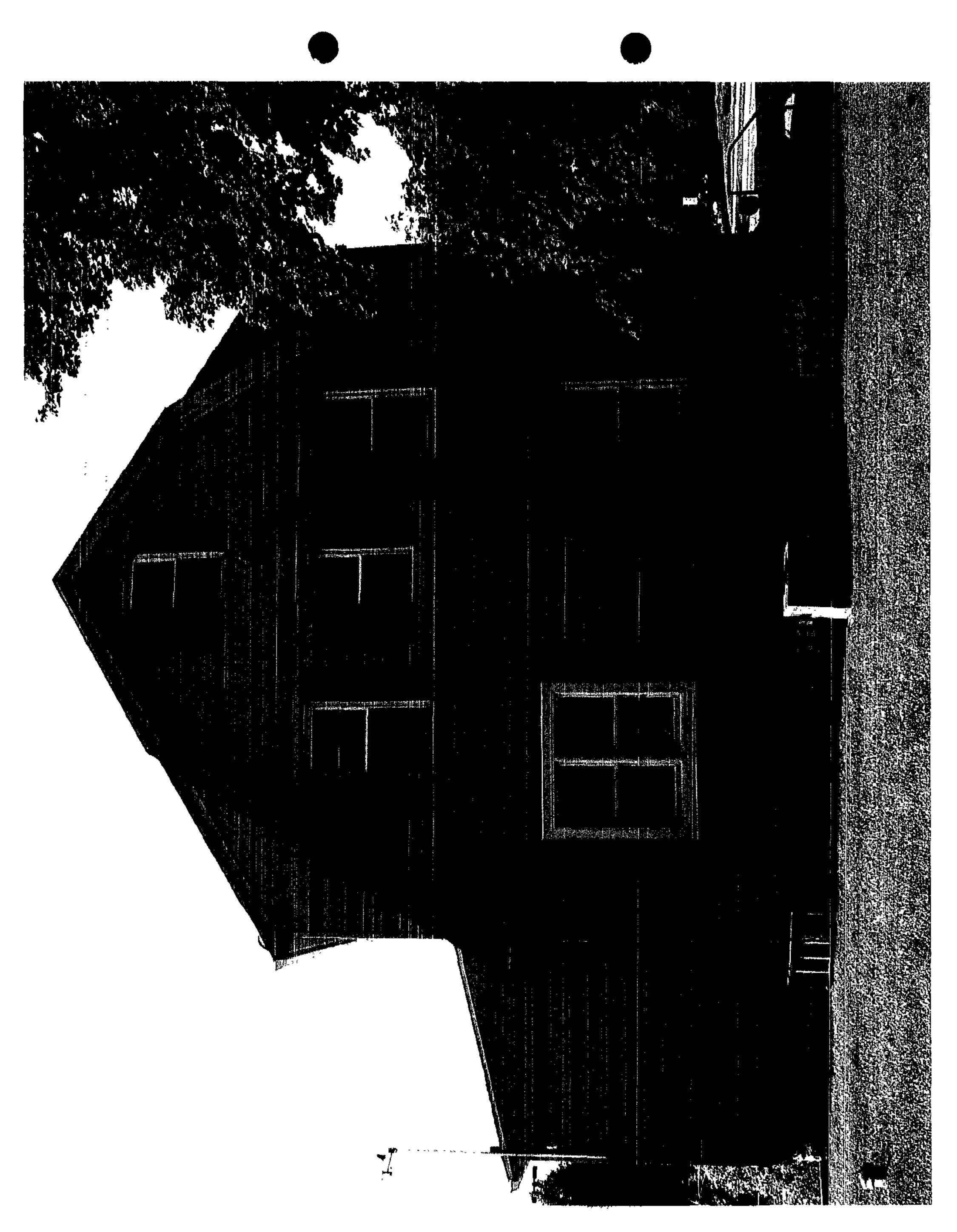
|  |  |  |  |  |  |  |  | THOMPSON               | PACHATIA SCOTT        | Du Turster         | NAME             |
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













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(SHEET N.W.-18-C)