IN RE: PETITION FOR VARIANCE SW/Corner Liberty Road and

Glen Michael Road
(8511 Liberty Road)

2nd Election District
4th Council District

JMJ Savoy Properties, LLC Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-533-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, JMJ Savoy Properties, LLC, through their attorney, Joseph R. Woolman, III, Esquire. The Petitioners seek relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 5 feet in lieu of the required front yard average depth of 64 feet, and from Section 238.2 of the B.C.Z.R. to permit a side yard depth of 2 feet in lieu of the required 30 feet, for a proposed snowball stand. 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. It is to be noted that in open hearing, the Petitioners amended the Petition to request a front yard depth of 19 feet in lieu of the required 64 feet. The site plan was amended accordingly and the hearing proceeded on the merits of the request.

Appearing at the requisite public hearing in support of the request were Jack M. Jacob, on behalf of JMJ Savoy Properties, LLC, property owner; Paul Johnson; Patrick C. Richardson, the Professional Engineer who prepared the site plan; and Joseph R. Woolman, III, Esquire, attorney for the Petitioners. Appearing as Protestants in the matter was Al Paul, a nearby business owner, and Henry M. Weisenberg who appeared on behalf of the Liberty Road Business Association.

The property under consideration is an irregular shaped parcel located on the southwest corner of the intersection of Liberty Road (Maryland Route 26) and Glen Michael Road in

ORDER ARCHINED FOR FILING Date SAMED FOR FILING By SAMED FOR FILING Randallstown. The property contains a gross area of 4.2 acres, more or less, zoned B.R.-A.S. and is improved with a strip shopping center known as the Savoy Shopping Plaza, which features a variety of retail uses. In addition to the L-shaped building, there is a large parking field that provides 238 parking spaces in the front portion of the site immediately adjacent to the intersection. Testimony indicated that Mr. Savoy has apparently undertaken numerous upgrades to the site in recent years and has made significant investment in revitalization of the property.

The instant Petition relates to a small shed-type building that was recently erected on the northwest corner of the property. Mr. Jacob testified that the shed has been leased for the operation of a snowball stand. This shed is located 19 feet from the right-of-way for Liberty Road, and 2 feet from the side property line. Testimony indicated that the shed was placed where located so that it would not impact traffic circulation on the property or reduce the number of parking spaces, yet be visible to motorists traveling along Liberty Road. Concerns were expressed about pedestrian safety if the shed were located immediately adjacent to the parking lot. Moreover, it was indicated that the property slopes away from Liberty Road, so the shed was situated where located based upon that consideration.

Section 303.2 of the B.C.Z.R. provides that for any building erected in the B.R. zone, same shall be located with an average front yard depth equal to the lots immediately adjoining on either side. The 64 feet required in this case was determined by the location of adjacent buildings. Obviously, the intent of that Section was to regulate large commercial buildings. However, it is nonetheless applicable to this small, 10' x 11.67' shed. In addition, Section 238.2 of the B.C.Z.R. provides that a side yard setback for buildings in the commercial B.R. zone be located 30 feet from the side property line. In this instance, in order to maintain the 30-foot setback, the shed would be located within the parking lot travel area. Thus, the requested variance relief is necessary.

Mr. Paul and Mr. Weisenberg appeared in opposition. Mr. Weisenberg produced a letter from the Liberty Road Business Association, which indicates that the Association is opposed to the request because they believe there should be a "level playing field" for all businesses on Liberty Road.

This letter represents an apparent misunderstanding by that organization of the zoning regulations and process by which variances are obtained. All property owners in Baltimore County, including those on Liberty Road are required to comply with the relevant Sections of the B.C.Z.R. However, the zoning regulations provide that any property owner may seek variance relief, pursuant to Section 307 thereof. Thus, any business owner on Liberty Road has the option to seek variance relief if strict compliance with the relevant zoning regulations is impractical or impossible. If variance relief is requested, the Office of the Zoning Commissioner considers each case on an individual basis. The Petitioner in this case is "playing by the rules" in that it is exercising its option to seek variance relief.

The proper test to be applied is set out in Section 307.1 of the B.C.Z.R. Therein, it is provided that the Petitioner must demonstrate that the property at issue has some unique characteristic that drives the need for variance. The applicant must also show that strict adherence to the regulations would cause a practical difficulty and that relief can be granted without detrimental impact to the surrounding locale.

Mr. Paul also testified in opposition to the request. He owns a snowball stand but indicated that he was not appearing out of competitive concerns. He expressed concerns about aesthetics of the building and public safety. He is particularly concerned that the shed being located immediately adjacent to Liberty Road could create a traffic hazard.

This is a difficult case from that perspective. Obviously, the shed's location near the right-of-way of Liberty Road will draw both pedestrian and vehicular traffic to that immediate area. However, locating the shed towards the interior of the property as suggested by the opponent could also create a traffic hazard. Relocation in that area, particularly due to the grade and the location of existing buildings on the site could result in motorists on Liberty Road slowing down while attempting to determine the exact location of the snowball business.

Most seasonal type businesses of which the undersigned Zoning Commissioner is aware are located in such a manner so as to be highly visible to traffic on adjacent public streets. This is so because such businesses are not permanent in nature. Finally, photographs submitted at

the hearing show that the shed's setback of 19 feet from Liberty Road does not cause any sight distance for traffic entering or exiting the site from Liberty Road.

Based upon all of the testimony and evidence presented, I am persuaded to grant the relief. I find that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. and that strict adherence to the zoning regulations could result in the disruption of interior traffic circulation on the property and parking. In sum, I believe that relief can be granted without detrimental impacts to the surrounding locale.

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.

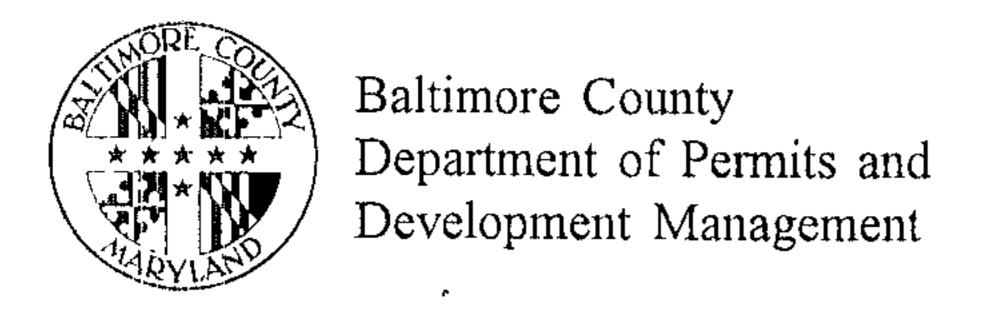
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August, 2003 that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 5 feet in lieu of the required front yard average depth of 64 feet, and from Section 238.2 of the B.C.Z.R. to permit a side yard depth of 2 feet in lieu of the required 30 feet, for a proposed snowball stand, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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

LAWRENCE É. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bis



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

Fax: 410-887-5708

June 20, 2003

Mr. Joseph R. Woolman Gildea, LLC 301 N. Charles St., Suite 900 Baltimore, MD 21201

Dear Mr. Woolman:

RE: Case Number: 03-533-A

The above matter, previously scheduled for July 1, 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,

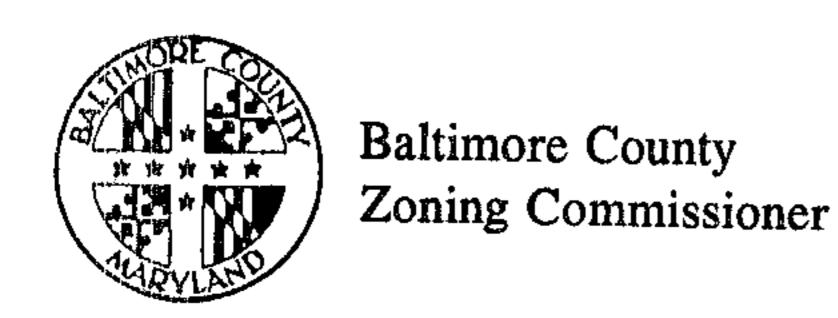
Muy Korroco

Timothy Kotroco

Director

KT:rlh

C. JMJ Savoy Properties, LLC, 6724 West Road, Baltimore 21201



August 1, 2003

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

Fax: 410-887-3468

Joseph R. Woolman, III, Esquire Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
SW/Corner Liberty Road and Glen Michael Road
(8511 Liberty Road)
2nd Election District – 4th Council District
JMJ Savoy Properties, LLC - Petitioners
Case No. 03-533-A

Dear Mr. Woolman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. Jack M. Jacob, JMJ Savoy Properties, LLC 6724 Westbrook Road, Baltimore, Md. 21215-1717

Mr. Patrick C. Richardson, Jr., 730 W. Padonia Road, Cockeysville, Md. 21030

Mr. Paul Johnson, 230 Gentlebrook Road, Owings Mills, Md. 21117

Mr. Al Paul, P.O. Box 603, Randallstown, Md. 21133

Mr. Henry M. Weisenberg, Liberty Road Business Assoc.,

9337 Liberty Road, Randallstown, Md. 21133

People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8511 Liberty Road

which is presently zoned BR-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, lega 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)

See Attached

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 presented at hearing.

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

If 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. Legal Owner(s):								
Contract Purchaser/Lessee:									
Name - Type or Print	JMJ Savoy Properties, LLC Name Type or Print								
Signature	Signature Jack S. Jacob								
Address Telephone No.	Name - Type or Print								
City State Zip Code	Signature								
Attorney For Petitioner:	6724 Westbrook Road								
Joseph R. Woolman, III	Address Telephone !								
Name Type or Print	Baltimore, MD 21215-1717 City State Zip Co								
Signature	Representative to be Contacted:								
Gildea, LLC Company	Joseph R. Woolman, III								
301 N.Charles Street, Suite 900 Address Telephone No.	Name 301 N.Charles Street, Suite 900								
Baltimore, MD 21201 (410) 234-0070	Address Baltimore, MD 21201 (410) 234-00								
City State Zip Code	City State Zip Co								
	OFFICE USE ONLY								
Case No. $\frac{53-53-(-)}{5}$	ESTIMATED LENGTH OF HEARING								
REV 9/15/98	UNAVAILABLE FOR HEARING Reviewed By 500- Date 07-07-0								

E SE LES CONTRACTOR LA CONTRAC ORDER

Attachment to Petition for Variance

- 1. BCZR Section 303.2 to permit a front yard depth of 5 feet in lieu of the required 64 feet average of front yard depths.
- 2. BCZR Section 238.2 to permit a side yard depth of 2 feet in lieu of the required 30 feet.

730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION SAVOY PLAZA 8511 LIBERTY ROAD 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the South side of Liberty Road at the west side of Glenmichael Road, thence running and binding on the west side of Glenmichael Road right-of-way (1) South 25 degrees 52 minutes 10 seconds West 15.24 feet, (2) by a curve to the right with a radius of 489.36 feet for a distance of 132.39 feet, (3) by a curve to the left with a radius of 691.03 feet for a distance of 144.73 feet, (4) by a curve to the right with a radius of 537.07 feet for a distance of 79.99 feet, thence leaving the right of way of Glenmichael Road and, (5) North 58 degrees 43 minutes 00 seconds West 331.53 feet, (6) North 25 degrees 30 minutes 10 seconds East 409.80 feet, to the southern side of Liberty Road, thence binding on the south side of said road, (7) South 64 degrees 07 minutes 50 seconds East 400.76 feet, to the point of beginning;

Containing a net area of 3.62 acres of land, more or less.



DISTRIBUTION
WHITE - CASHIER FROM: DATE. RECEIVED MISCELLANEOUS RECEIPT OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, MARYL PINK - AGENCY ACCOUNT AMOUNT YELLOW - CUSTOMER <**⟨**} 1,' CASHIER'S VALII Fred Control

-X74

Ŋ

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: #03-533-A
8511 Liberty Road
Siynest corner Liberty Road
and Glen Michael Road
2nd Election District
4th Councilmanic District
Legal Owner(s): JMJ Savoy
Properties, LLC
Variance: to permit a front
yard depth of 5 feet in lieu
of the required 64 feet average of front yard depths. To
permit a side yard depth of
2 feet in lieu of the required
30 feet.

Hearing: Tuesday, July 1, 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) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(4:10) 887-4386.
(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (4:10) 887-3391.

61131,2003

THIS IS TO CERTIFY, that the annexed advertisement was published

successive weeks, the first publication appearing newspaper published in Baltimore County, Md., M .20Q in the following weekly once in each of on

X The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

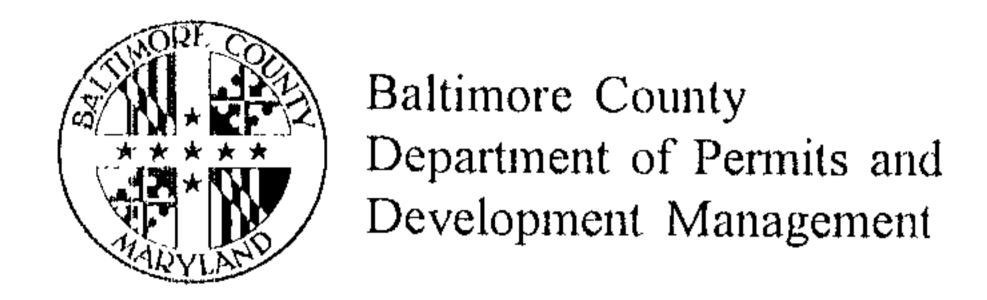
☐ Towson Times

□ Owings Mills Times

□ NE Booster/Reporter

North County News

LEGAL ADVERTISING



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

Fax: 410-887-5708

June 20, 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: 03-533-A

8511 Liberty Road S/west corner Liberty Road and Glen Michael Road 2nd Election District – 4th Councilmanic Legal Owner: JMJ Savoy Properties, LLC

Variance to permit a front yard depth of 5 feet in lieu of the required 64 feet average of front yard depths. To permit a side yard depth of 2 feet in lieu of the required 30 feet.

Hearings:

Wednesday, August 6, 2003 at 9:00 a. m. in Room 407, County Courts Building 401 Roclay Avenue

Building, 401 Bosley Avenue

Timothy Kotroco Director

TK:rlh

C: Joseph R. Woolman, III, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201
JMJ Savoy Properties, LLC, 6724 Westbrook Road, Baltimore 21215-1717

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 22, 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:

JMJ Savoy Properties, LLC 6724 Westbrook Road Baltimore, MD 21215-1717 410-764-3817

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: 03-533-A

8511 Liberty Road S/west corner Liberty Road and Glen Michael Road 2nd Election District – 4th Councilmanic Legal Owner: JMJ Savoy Properties, LLC

<u>Variance</u> to permit a front yard depth of 5 feet in lieu of the required 64 feet average of front yard depths. To permit a side yard depth of 2 feet in lieu of the required 30 feet.

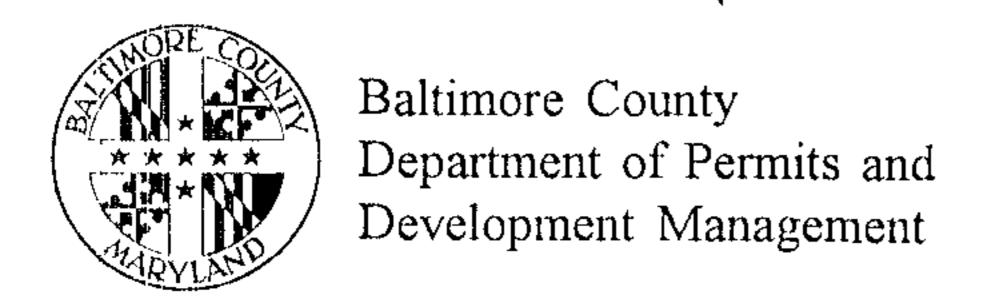
Hearings: Wednesday, August 6, 2003 at 9:00 a. m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) 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 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: 03-533-A

8511 Liberty Road S/west corner Liberty Road and Glen Michael Road 2nd Election District – 4th Councilmanic Legal Owner: JMJ Savoy Properties, LLC

Variance to permit a front yard depth of 5 feet in lieu of the required 64 feet average of front yard depths. To permit a side yard depth of 2 feet in lieu of the required 30 feet.

Hearings:

Tuesday, July 1, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

AJ:rlh

Director

C: Joseph R. Woolman, III, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201

JMJ Savoy Properties, LLC, 6724 Westbrook Road, Baltimore 21215-1717

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 16, 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:

JMJ Savoy Properties, LLC 6724 Westbrook Road Baltimore, MD 21215-1717

410-764-3817

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: 03-533-A

8511 Liberty Road S/west corner Liberty Road and Glen Michael Road 2nd Election District – 4th Councilmanic Legal Owner: JMJ Savoy Properties, LLC

<u>Variance</u> to permit a front yard depth of 5 feet in lieu of the required 64 feet average of front yard depths. To permit a side yard depth of 2 feet in lieu of the required 30 feet.

Hearings: Tuesday, July 1, 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) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

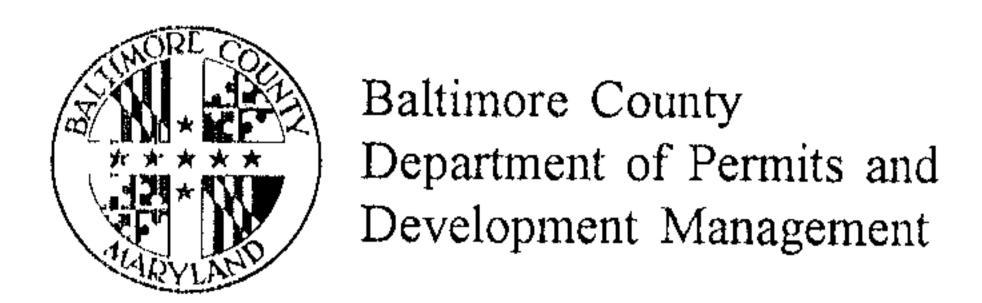
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number 03-53-6-
Petitioner JM-5. SIDOY
Address or Location. 8511 (USENZY RD.
PLEASE FORWARD ADVERTISING BILL TO Name. JMJ Savoy Properties, LLC Address 6724 Westbrak Rd. Raltimore, MD 21218
Telephone Number: 410-744-3817



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

June 27, 2003

Joseph R. Woolman, III Gildea, LLC 301 N. Charles Street, Suite 900 Baltimore, MD 21201

Dear Mr. Woolman:

RE: Case Number: 03-533-A, 8511 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 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

c: People's Counsel
JMJ Savoy Properties, LLC, Jack Jacob, 6724 Westbrook Road, Baltimore 21201



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

Robert L. Flanagan, Secretary Neil J. Pederson, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.27.63

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

RE:

Baltimore County

Item No. 533

3 JRA

Dear Ms. Hart:

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 Z C. 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,

1

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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.:

532-536, 538-542

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

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: July 1, 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 03-533

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.

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: May 30, 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 May 27, 2003. Item Nos. 532, 533, 534, 535, 536, 538, 542, and 543

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 VARIANCE 8511 Liberty Rd; SW corner Liberty Rd &

Glen Michael Rd

2nd Election & 4th Councilmanic Districts Legal Owner(s): Jack S Jacob, JMJ

Savoy Properties, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY *

03-533-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 Larday of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Joseph R. Woolman, III, Esquire, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

> Mox Jummerman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



9337 Liberty Road ♦ Randallstown, Maryland 21133 Tel: 410.655.7766 • Fax: 410.655.8065

July 1, 2003

Mr. Lawrence Schmidt Zoning Commissioner Baltimore, County, Maryland 410 Bosley Avenue, Room 405 Towson, MD 21204

Re: Case No. 03-533-A

Variance: 8511 Liberty Road Randallstown, MD 21133

Dear Mr. Schmidt:

The Board of Directors of the Liberty Road Business Association voted at its June 2003 Board of Directors meeting not to support the requested variance by said petitioner for the following reason: LRBA believes that there should be a "level playing field" meaning that all businesses should have to follow the same rules. Five feet instead of 64 and two feet instead of 30 is not a "level playing field." In addition, the original plans for the remodeling of Savoy Plaza Shopping Center, approved in 2001, did not show this shed. Finally, the Board first discussed this issue at its December 2002 Board meeting and arrived at the same conclusion, at that time. The Association's position does not reflect any feeling about the intended use of the shed.

The Liberty Road Business Association is the 132 member economic development corporation and chamber of commerce "type" organization representing the business interests of the Liberty Road corridor and was founded in 1979.

We appreciate your commitment to the continued quality economic growth of our community.

Sincerely, Met Macel John F. McPhaul MMU

President

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burlan
Deputy Secretary

Michael S. Steele

May 19, 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 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. 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

Land Gatto

Planning Services

cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NUMBER OS-535-A
DATE 7-2-02

THE SECTIONS SETTINGE

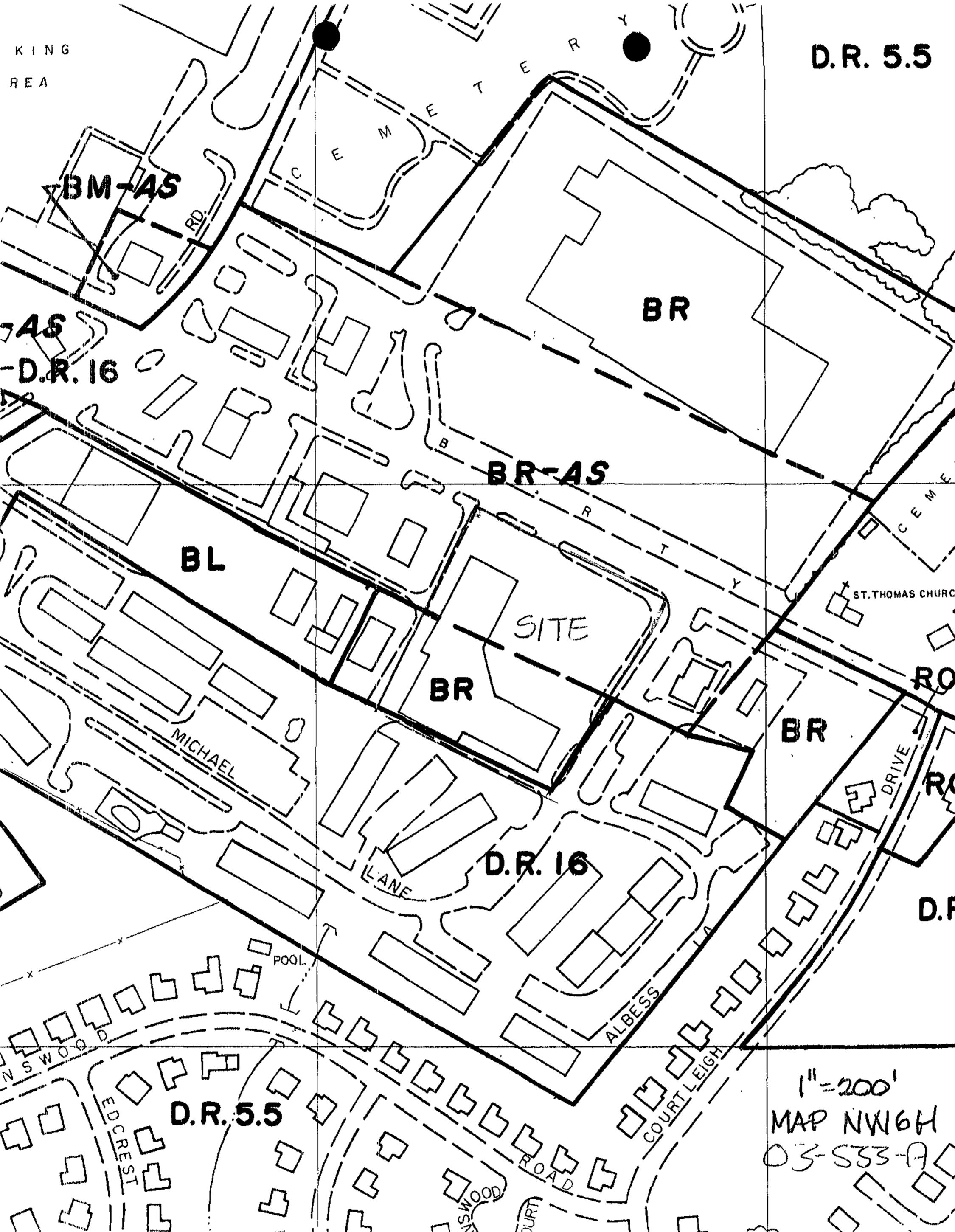
Sides ilc	JACWIS 2779 J. P. 476C. CO.M.				
SITY, STA	OVINGER RD 20015				
SS. 42	220 Ger Hebrok RD				
-3	THOR THERS				

PLEASE PRINT CLEARLY

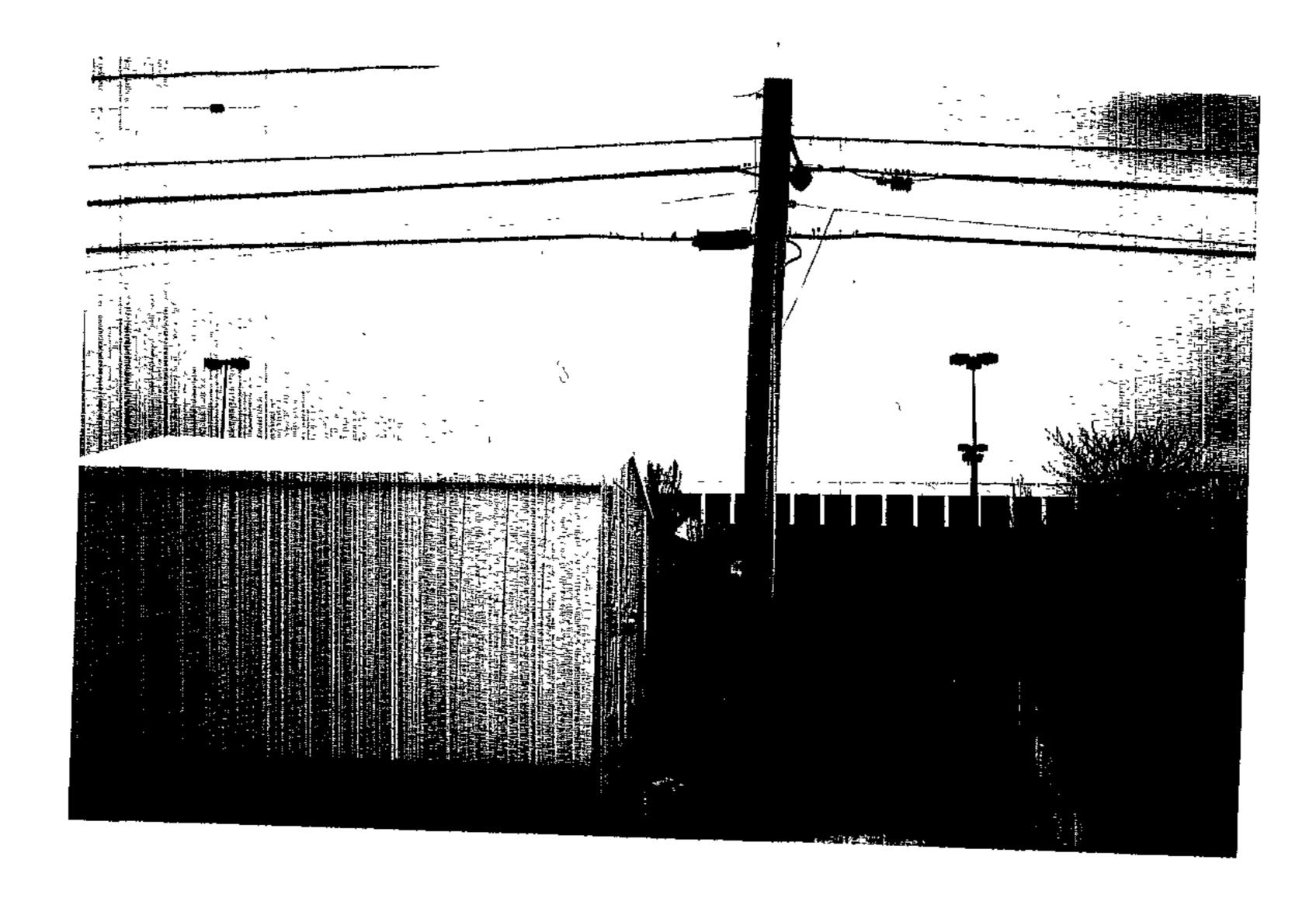
CASE NUMBER 03-533A DATE 7/2/03

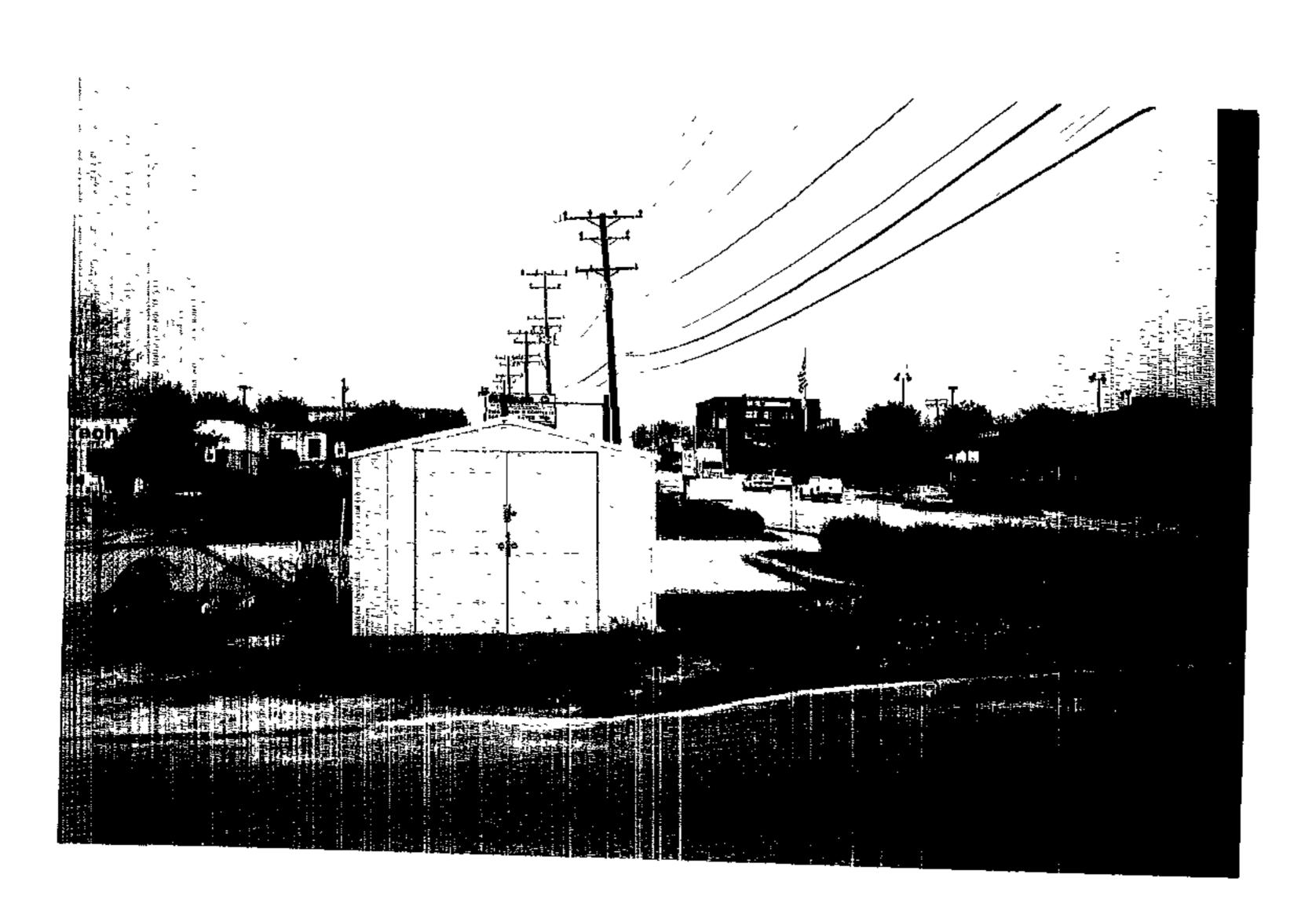
CITIZEN'S SIGN-IN SHEET

E- MAIL											
CITY, STATE, ZIP	RANJALLS TOWN MD 21138	10ALLSTOWN									
ADDRESS	Box 60	397									
NAME	At PAUC	HENNYM WEISENMERG									

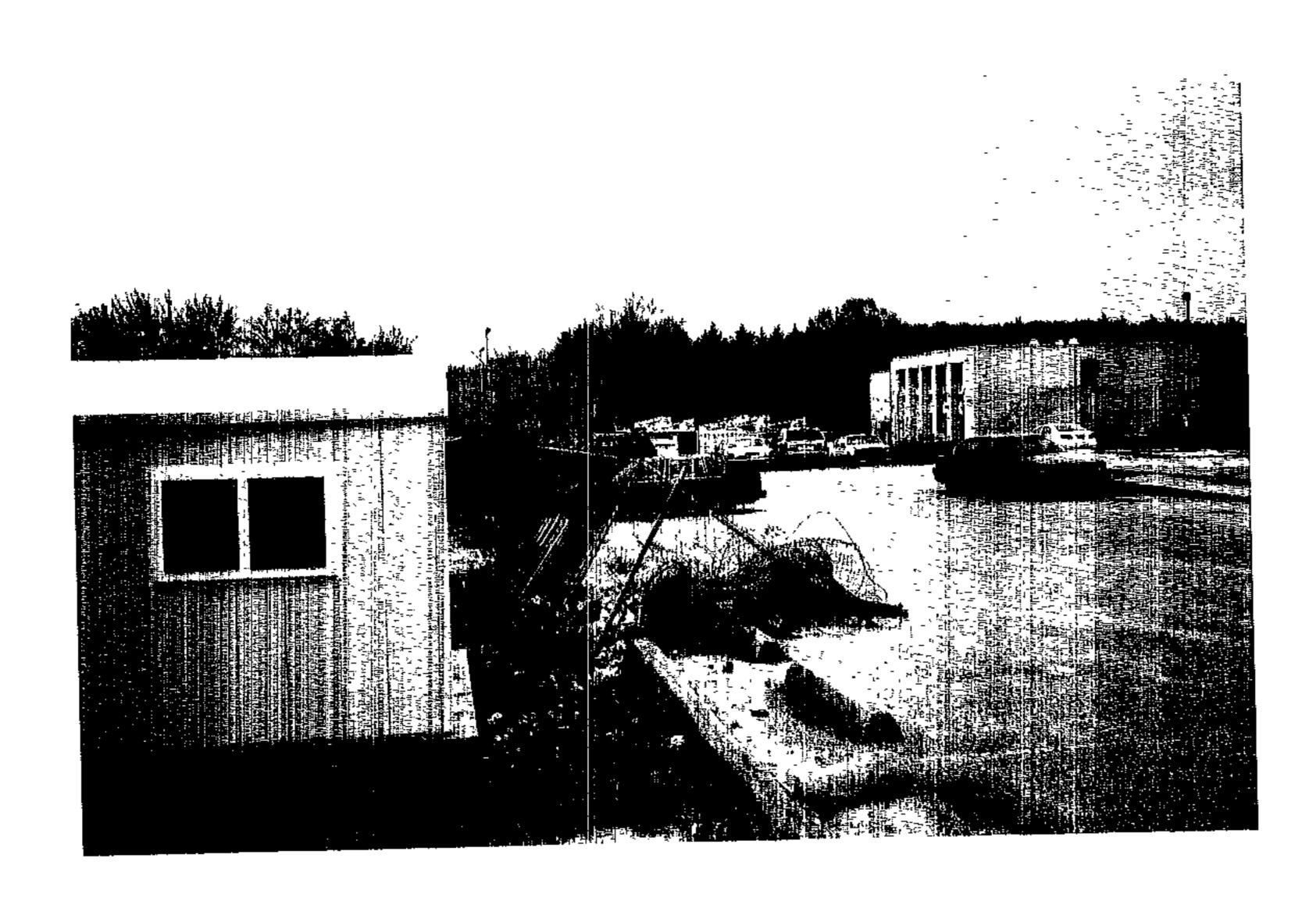


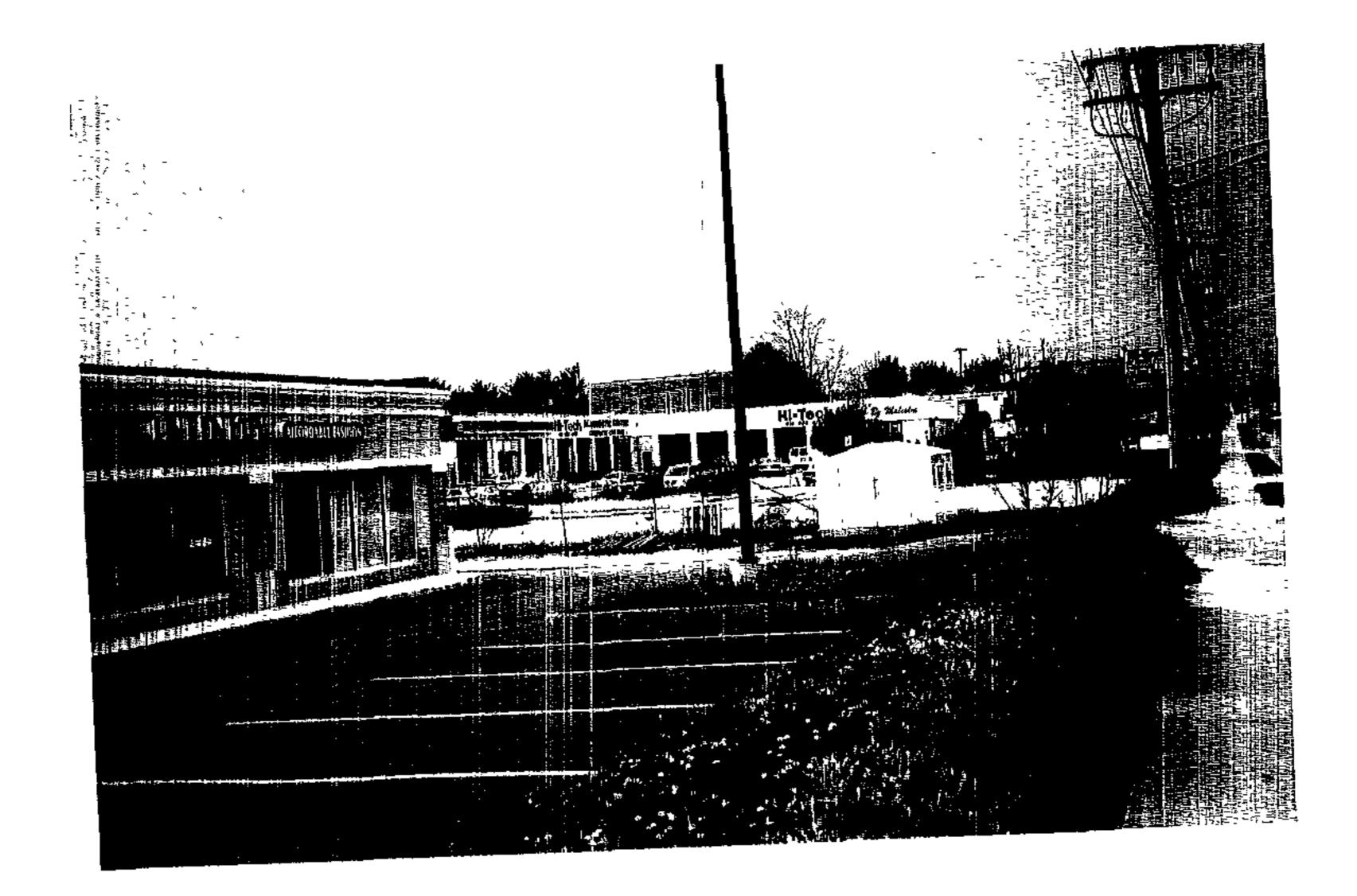
Brotestart's dx. 2A-2E



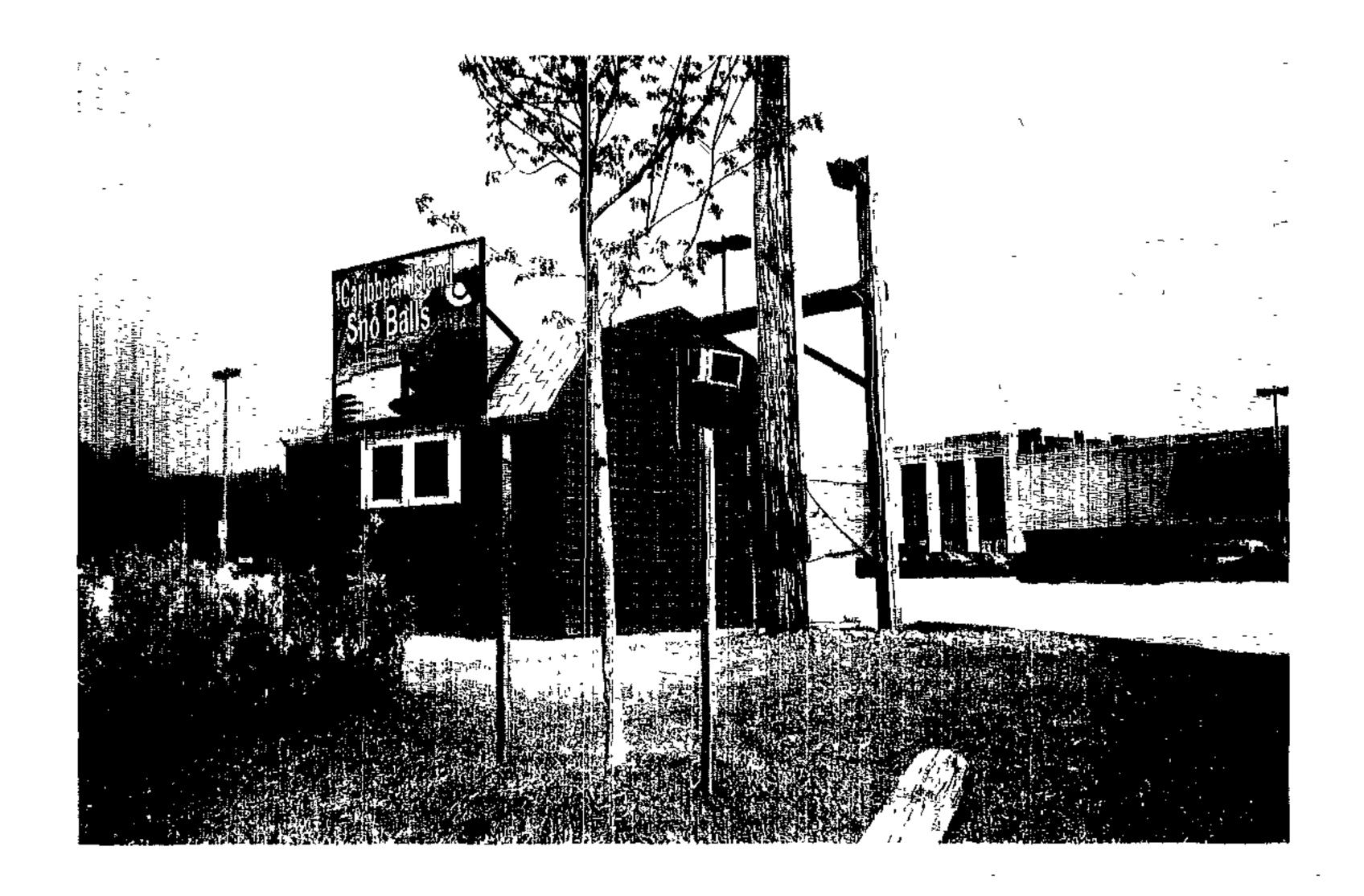

















03-633-6

