



7th Election District, 3rd Councilmanic District

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16951 York Road, Hereford, MD
which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver pursuant to Sections 26-171, 26-172 (b), 26-203 (c) (8) and 26-278 of the Baltimore County Code to raze a building (BA 2047- Batchelor Store)

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

C. William Clark

Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chtd.

Company

Suite 700, 502 Washington Avenue (410) 823-7800

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

ZGORSKI FAMILY, LLC

Name - Type or Print

Signature

Robert F. Zgorski, Manager

Name - Type or Print

Signature

1866 Burley Road (410) 974-0221

Address

Telephone No.

Annapolis, MD

21401

State

Zip Code

Representative to be Contacted:

Robert F. Zgorski, Manager

Name

1866 Burley Road (410) 974-0221

Address

Telephone No.

Annapolis, MD

21401

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

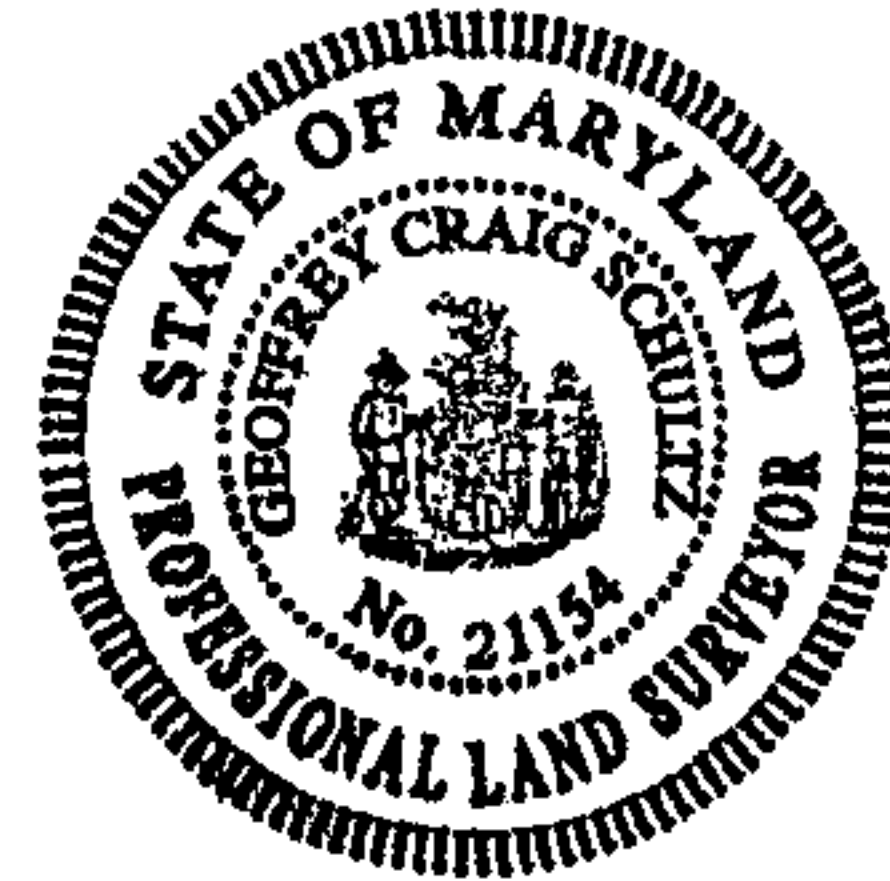
Case No. 04-241-SPH

Reviewed By D. THOMPSON Date 11/10/03

MCKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

November 6, 2003



ZONING DESCRIPTION

#16951 YORK ROAD

7TH ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MD

BEGINNING at a point on the east side of York Road, 60 feet wide, said point being situated 480 feet more or less northerly from the north side of Monkton Road; thence binding on the east side of York Road, N 02° 07' 51" E, 90 feet to a point; thence leaving York Road and running S 86° 47' 56" E, 200 feet, S 02° 07' 51" W, 90 feet, and N 86° 47' 56" W, 200 feet to the beginning.

CONTAINING 17,997 sf or 0.41 acres, more or less.

BEING KNOWN as #16951 York Road and lying in the 7th Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **30533**

DATE

11/10/03

ACCOUNT

001 0066150

AMOUNT

\$ 325.00

RECEIVED
FROM:

AGENTS PLUS INC

FOR:

ITEM # 241 04-241-SPH

16951 YORK RD BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

11/12/2003 11/10/2003 11:12:27 2

REG. NO. **WALKIN DRG. DRG.**

RECEIPT # **260432 11/10/2003**

DEPT. **5 528 ZONING VERIFICATION**

CR. NO. **030533**

Receipt Tot **\$325.00**

\$325.00 CR \$325.00

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #04-241-SPH

16951 York Road

E/side of York Road, 480

feet north of Monkton Road

7th Election District

3rd Councilmanic District

Legal Owner(s):

Zgorski Family, LLC,

Robert Zgorski, Member

Special Hearing: to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Wednesday, May 5, 2004 at 10:00 a.m. in Room 111, County Office Building, 106 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.

JT/4/742 Apr. 20 0660627

CERTIFICATE OF PUBLICATION

4/22/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/20/2004.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 4/13/04

RE: Case Number 04 241 SPH

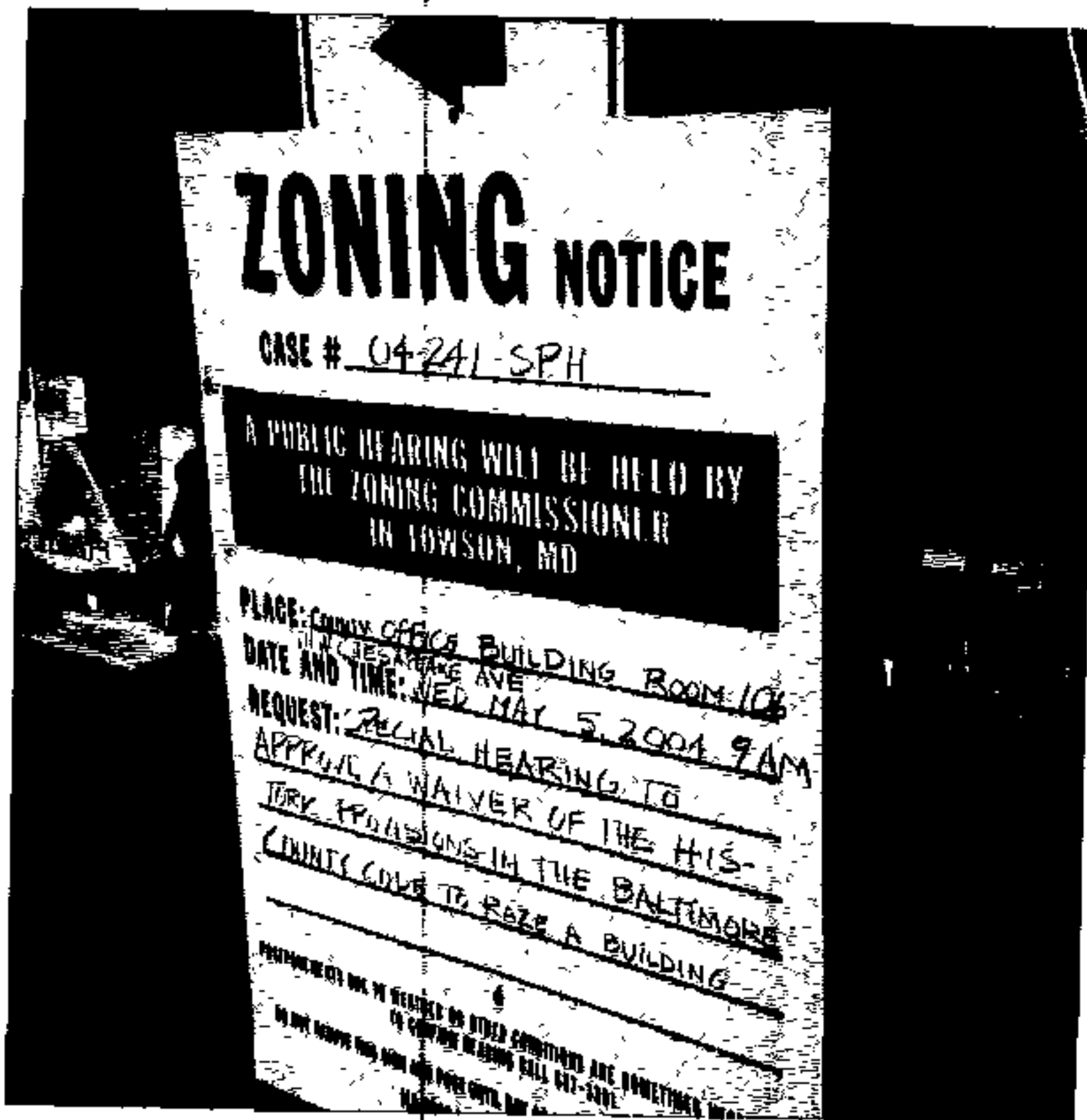
Petitioner/Developer: Zgorski Family, LLC

Date of Hearing/Closing: Wednesday, May 5, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 16951 York Road

The sign(s) were posted on 04/15/04

(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson

McKee and Associates, Inc.

(Printed Name of Sign Poster)

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

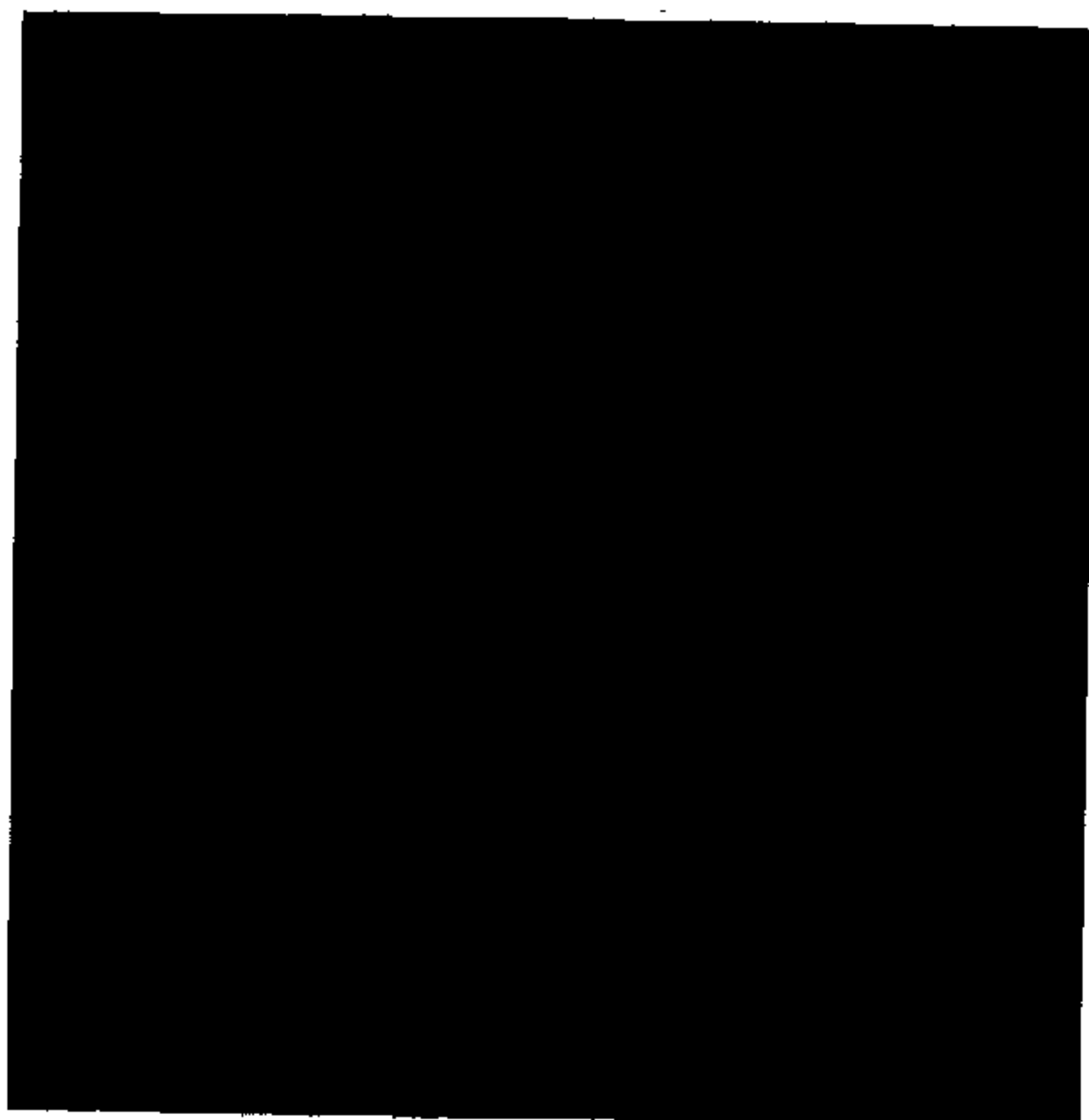
CERTIFICATE OF POSTING

Date: 1/30/04

RE: Case Number 04-241 SH
Petitioner/Developer: Zgorski Family, LLC
Date of Hearing/Closing: Tuesday, February 17, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 16951 York Road

The sign(s) were posted on 1/30/04
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

April 26, 2004

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 04-241-SPH, 16951 York Road

The above matter, previously scheduled for May 6, 2004, 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,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Zgorski Family, LLC, Mr. Robert Zgorski, 1866 Burley Road, Annapolis 21401

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 25, 2004

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Avenue, Ste. 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 04-241-SPH, 16951 York Road

The above matter, previously scheduled for February 17, 2004, has been postponed. The hearing has been rescheduled and is attached.

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,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Zgorski Family, Robert Zgorski, 1866 Burley Rd., Annapolis 21401

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

December 3, 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: 04-241-SPH

16951 York Road
E/side of York Road, 480 feet north of Monkton Road
7th Election District – 3rd Councilmanic District
Legal Owner: Zgorski Family, LLC, Robert Zgorski

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Friday, January 2, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204
Zgorski Family, LLC, 1866 Burley Road, Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 18, 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.

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 18, 2003 Issue - Jeffersonian

Please forward billing to:

C. William Clark
502 Washington Avenue, 700 Nottingham Centre
Towson, MD 21204

410-823-7800

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: 04-241-SPH

16951 York Road

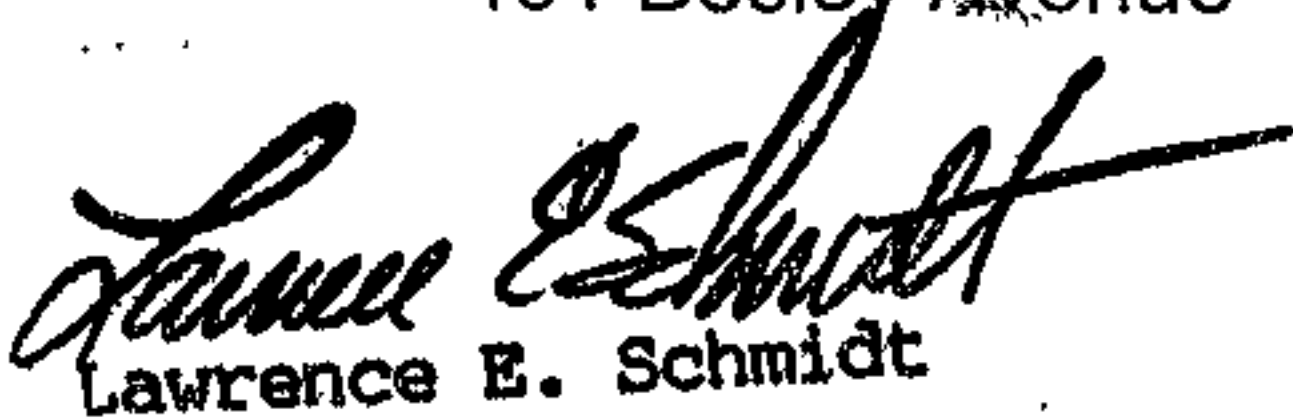
E/side of York Road, 480 feet north of Monkton Road

7th Election District – 3rd Councilmanic District

Legal Owner: Zgorski Family, LLC, Robert Zgorski

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Friday, January 2, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

January 8, 2004, 2004

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: 04-241-SPH

16951 York Road
E/side of York Road, 480 feet north of Monkton Road
7th Election District – 3rd Councilmanic District
Legal Owner: Zgorski Family, LLC, Robert Zgorski

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Tuesday, February 17, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:rlh

C: C. William Clark, Nolan, Plunhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204
Zgorski Family, LLC, 1866 Burley Road, Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 2, 2004.**
(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.

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 29, 2004 Issue - Jeffersonian

Please forward billing to:

C. William Clark
502 Washington Avenue, 700 Nottingham Centre
Towson, MD 21204

410-823-7800

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: 04-241-SPH

16951 York Road

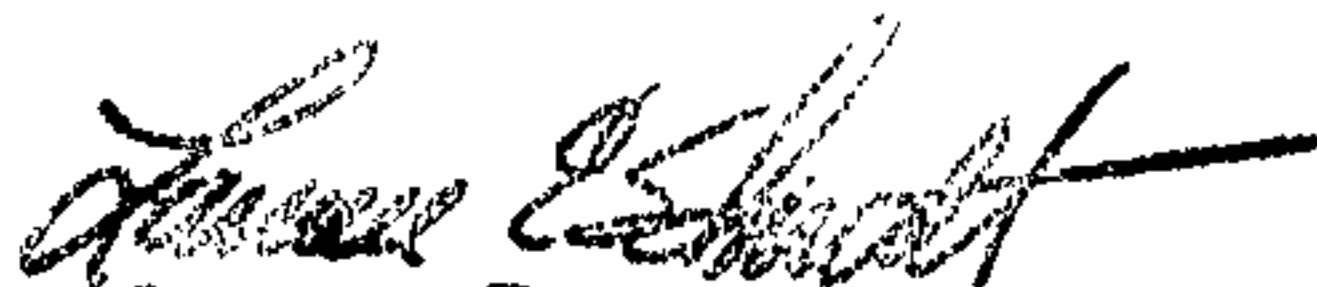
E/side of York Road, 480 feet north of Monkton Road

7th Election District – 3rd Councilmanic District

Legal Owner: Zgorski Family, LLC, Robert Zgorski

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Tuesday, February 17, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

March 25, 2004

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: 04-241-SPH

16951 York Road
E/side of York Road, 480 feet north of Monkton Road
7th Election District – 3rd Councilmanic District
Legal Owner: Zgorski Family, LLC, Robert Zgorski, Member

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Wednesday, May 5, 2004, at 9:00 a.m. in Room 106, County Office Building,
106 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204
Zgorski Family, LLC, Robert Zgorski, 1866 Burley Road, Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 20, 2004.**
- (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, April 20, 2004 Issue - Jeffersonian

Please forward billing to:
C. William Clark
1866 Burley Road
Annapolis, MD 21401

410-974-0221

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: 04-241-SPH

16951 York Road

E/side of York Road, 480 feet north of Monkton Road

7th Election District – 3rd Councilmanic District

Legal Owner: Zgorski Family, LLC, Robert Zgorski, Member

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Wednesday, May 5, 2004, at 9:00 a.m. in Room 106, County Office Building,
106 W. Chesapeake 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 Baltimore County Zoning Regulations (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: 03-241-SPH

Petitioner: Zgorski Family, LLC

Address or Location: 1866 Burley Road , Annapolis, Maryland 21401

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire

Address: 502 Washington Avenue, 700 Nottingham Centre
Towson, Maryland 21204

Telephone Number: (410) 823-7800

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

February 13, 2004

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, Maryland 21204

Dear Mr. Clark:

RE: Case Number: 04-241-SPH, 16951 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 10, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Zgorski Family, LLC Robert Zgorski 1866 Burley Road Annapolis 21401

Come visit the County's Website at www.co.ba.md.us

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



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.26.03

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

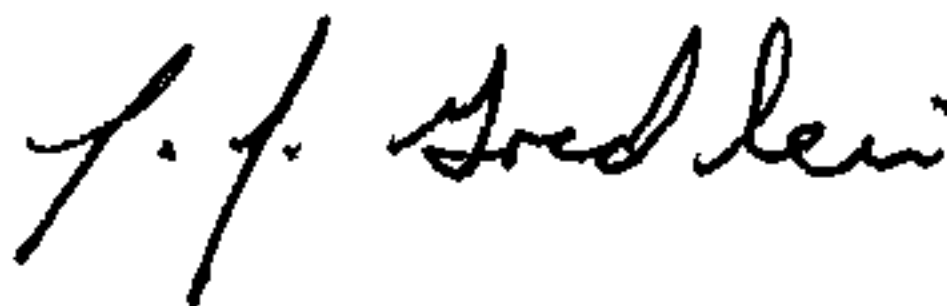
RE: Baltimore County
Item No. 241 DT

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 45 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,


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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 15, 2003

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2003
Item Nos. 234, 236, 237, 239, 240, (241),
242, 243, 244, 245, 251, 252, 253, 254,
and 255

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
16951 York Road; E/side of York Road, *
480' N of Monkton Road * ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts *
Legal Owner(s): Zgorski Family, LLC; * FOR
Robert F Zgorski, Manager *
Petitioner(s) * BALTIMORE COUNTY
* 04-241-SPH

* * * * *

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 and documentation filed in the case.

RECEIVED
DEC 08 2003
Per...*bf*.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
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 8th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert F Zgorski, Manager, 1866 Burley Road, Annapolis, MD 21401 & C. William Clark. Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

February 13, 2004

C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue
Towson, Maryland 21204

RE: **PETITION FOR SPECIAL HEARING**
16951 York Road
Zgorski Family, LLC – Petitioners
Case No. 04-241-SPH

Dear Mr. Clark:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on Tuesday, February 17, 2004, has been postponed at your request. It is my understanding that because the property is subject to the historic provisions of the Baltimore County Code, the matter was referred to the Landmarks Preservation Commission and that additional time is needed in order for them to complete their review. It is also my understanding that in view of the timing of your request, you will arrange to have the property re-posted with notice of the postponement and will notify the Hereford Community Association, accordingly.

You have indicated that you wish to reschedule the matter for sometime after the March Landmarks Preservation Commission meeting. Therefore, I am returning the case file to the Department of Permits and Development Management and at such time as your client is prepared to move forward with its request, please contact that agency to schedule this matter as the docket permits.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Kristen Matthews, Department of Permits & Development Mgmt.
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info



THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES**
CORNELIA M. KOETTER*

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW
JERSEY

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
EMAIL NPW@NOLANPLUMHOFF.COM
WEB SITE WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)
NEWTON A. WILLIAMS
(RETIRED 2000)
RALPH E. DEITZ
(1978-1990)

RECEIVED

FEB 13 2004

ZONING COMMISSIONER

February 13, 2004

VIA FACSIMILE (410) 887-3468 AND HAND DELIVERY

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

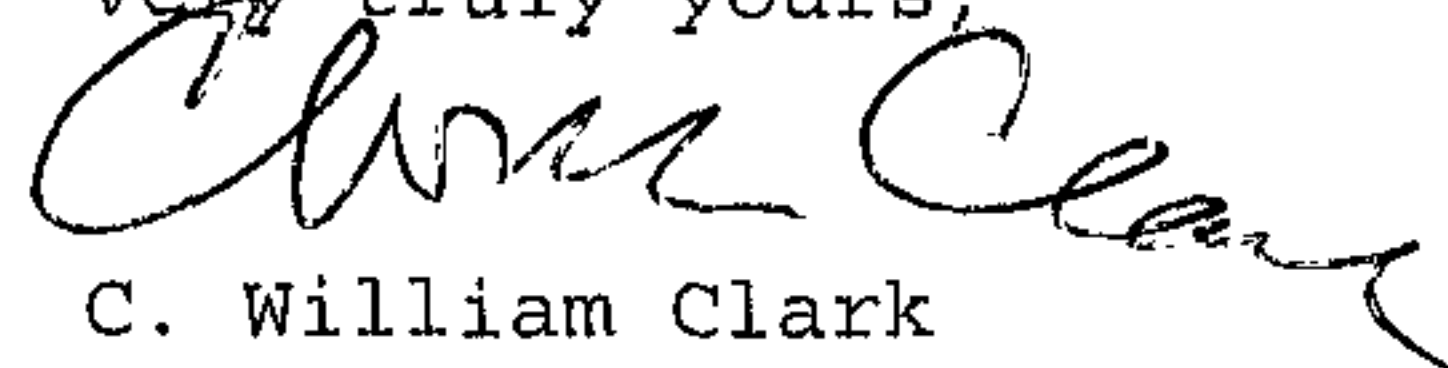
Re: Zgorski Family, LLC, 16951 York Road
Case No. 04-241-SPH

Dear Mr. Schmidt:

Presently, there is scheduled a Special Hearing to approve a waiver of the historic provisions in the Baltimore County code to raise a building for the above captioned property at 11:00 a.m. on Tuesday, February 17, 2004. As you know, these matters are referred to the Landmarks Preservation Commission which met last night, February 12, 2004. Although, I was unable to attend the meeting, my client, Robert Zgorski did. The information I received from him indicates the Commission wishes additional time to decide what its recommendations would be with respect to raising all or part of the building. In light of that, Mr. Zgorski wishes to have the hearing now scheduled as stated above postponed until after the March Landmarks Commission meeting.

If you grant this postponement request, we will contact the sign poster today and have him mark the sign postponed. Additionally, Mr. Zgorski has the telephone numbers of the representatives of the Hereford Community Association in order to let them know of your decision. Thank you for your anticipated cooperation.

Very truly yours,


C. William Clark

CWC/jkc

cc: Robert Zgorski

Peter Max Zimmerman

Kim Abe (via facsimile (410) 887-5862)

Bill Hughey (via facsimile (410) 887-5862)

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES**
CORNELIA M. KOETTER*

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW
JERSEY

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
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NEWTON A. WILLIAMS
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RALPH E. DEITZ
(1918-1990)

April 21, 2004

VIA HAND DELIVERY

Mr. Timothy M. Kotroco, Director
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Md 21204

Re: Petition for Special Hearing,
16951 York Road, Zgorski Family, LLC
Case No.: 04-241-SPH

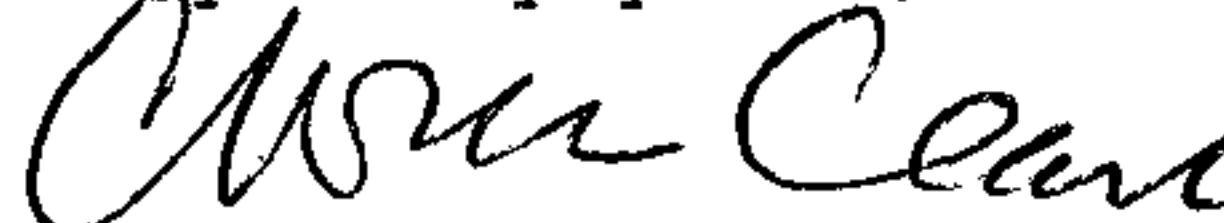
Dear Mr. Kotroco:

In reference to the above captioned matter, presently there is a Hearing scheduled for Wednesday, May 5, 2004.

My clients would like to request that this hearing be postponed to allow additional time to meet and discuss certain details with their architect and potential contractors. The issue was removed from the Landmarks Preservation Committee agenda last month for the same reason. The Landmarks Preservation Committee will need to consider this matter prior to any public hearing on my clients petition. We will contact you to reschedule when the time is appropriate.

If you have any questions or require additional information please do not hesitate to contact me at the above number. Thank you for your time and attention to this matter and please contact me with your decision.

Very truly yours,


C. William Clark

CWC/jkc

cc: Robert Zgorski
Mr. Lawrence E. Schmidt, Zoning Commissioner
Jim Matthews
Tim Dugan

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 25, 2004

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: 04-241-SPH

16951 York Road

E/side of York Road, 480 feet north of Monkton Road

7th Election District – 3rd Councilmanic District

Legal Owner: Zgorski Family, LLC, Robert Zgorski, Member

Special Hearing to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Wednesday, May 5, 2004, at 9:00 a.m. in Room 106, County Office Building,
106 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

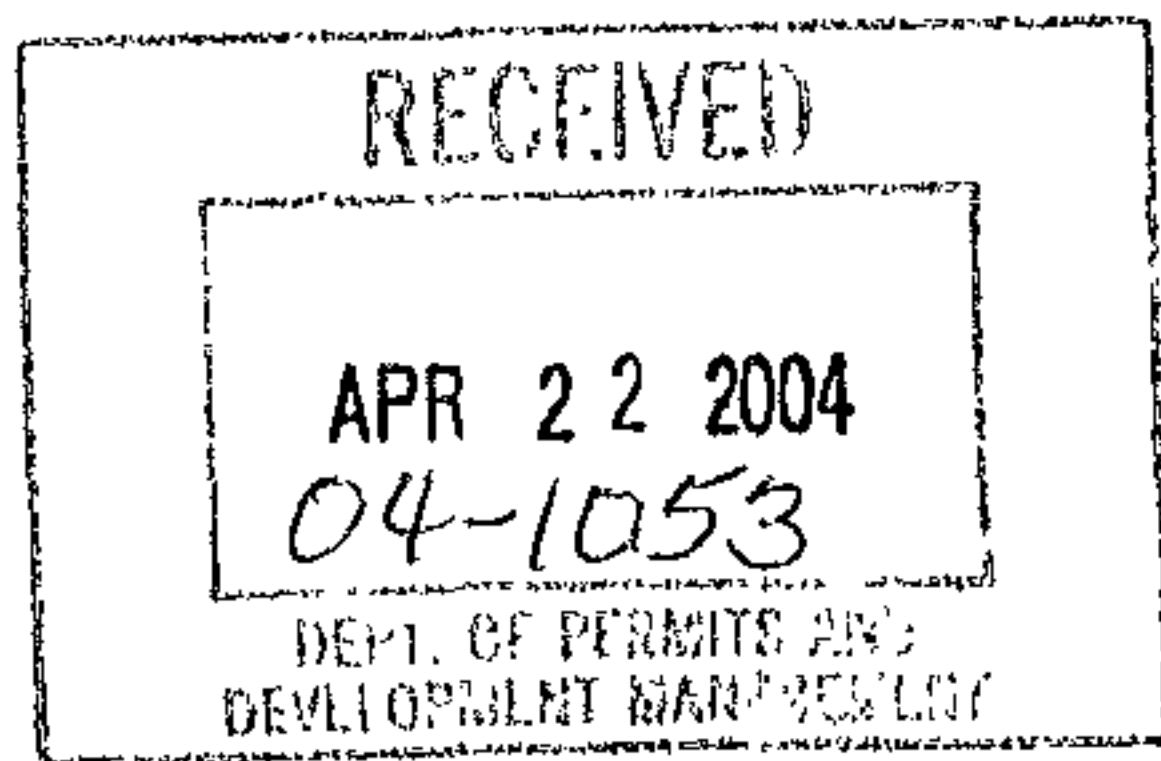
TK:klm

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204
Zgorski Family, LLC, Robert Zgorski, 1866 Burley Road, Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 20, 2004.**
- (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.

APR 26 2004

Visit the County's Website at www.baltimorecountyonline.info



THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
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J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH E. DEITZ
(1918-1990)

April 5, 2004

VIA HAND DELIVERY

Mr. James Matthews, Chairman
Landmarks Preservation Commission
Room 406
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing,
16951 York Road, Zgorski Family, LLC
Case No.: 04-241-SPH

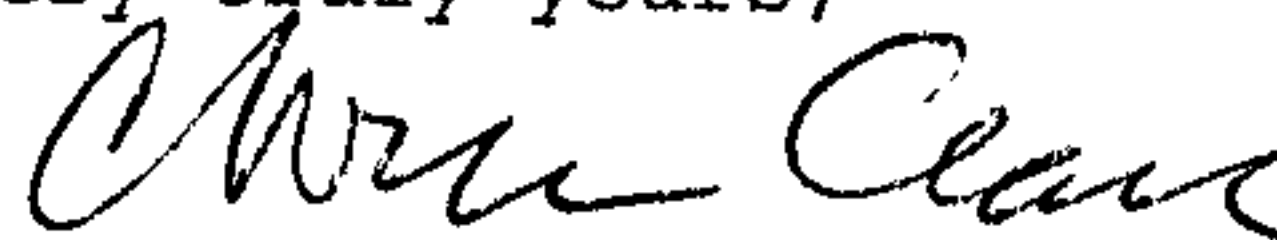
Dear Mr. Matthews:

Please be advised that I represent Robert Zgorski and the Zgorski Family, LLC, the owners of the above captioned property. This property is to be a topic of the Landmarks Commission meeting currently scheduled for Thursday, April 8, 2004.

My client would like to request that the issue involving this property be postponed for meeting at a later date to allow my clients additional time to meet and discuss certain details with their architect and potential contractors.

If you have any questions or require additional information please do not hesitate to contact me at the above number. Thank you for your time and attention to this matter and please contact me with your decision. Until then, I remain.

Very truly yours,

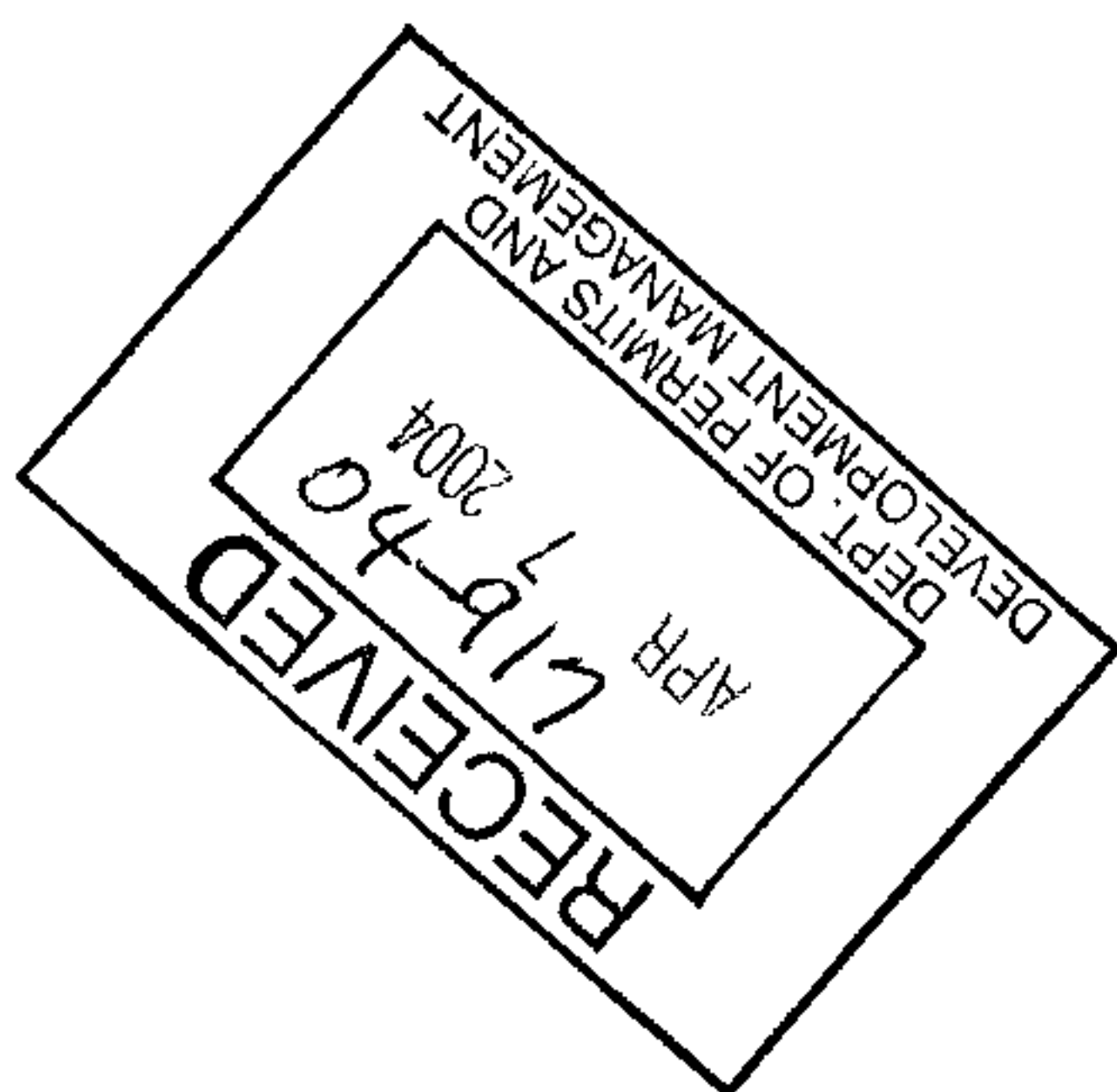


C. William Clark

CWC/jkc

cc: Mr. Lawrence E. Schmidt, Zoning Commissioner
Mr. Timothy M. Kotroco
Robert Zgorski
Mr. Tim Dugan, Office of Planning

*Phase file.
T-K*



2/17

RECEIVED

FEB 17 2004

BALTIMORE COUNTY, MARYLAND

MEMORANDUM

ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commissioner

DATE: February 13, 2004

FROM: Tim Dugan
Office of Planning

SUBJECT: Special Hearing Case No. 04-241-SPH
16951 York Road, Hereford

The subject property is included in the Maryland Historical Trust Inventory (# BA 2047) and contains the historic former Batchelor Store, one of the few remaining country store buildings in Baltimore County. The owners propose demolition of the building to make way for future development and have therefore petitioned for the Special Hearing to obtain a waiver from compliance with County Code Sec. 26-278.

In accordance with your standing request, the proposal for demolition was referred for advice from the Landmarks Preservation Commission. The Commission began its review in the meeting on 1/8/04. A Technical Committee consisting of several Commission members made a site visit on 1/19/04, with the cooperation of the owners' General Manager, Mr. Robert Zgorski.

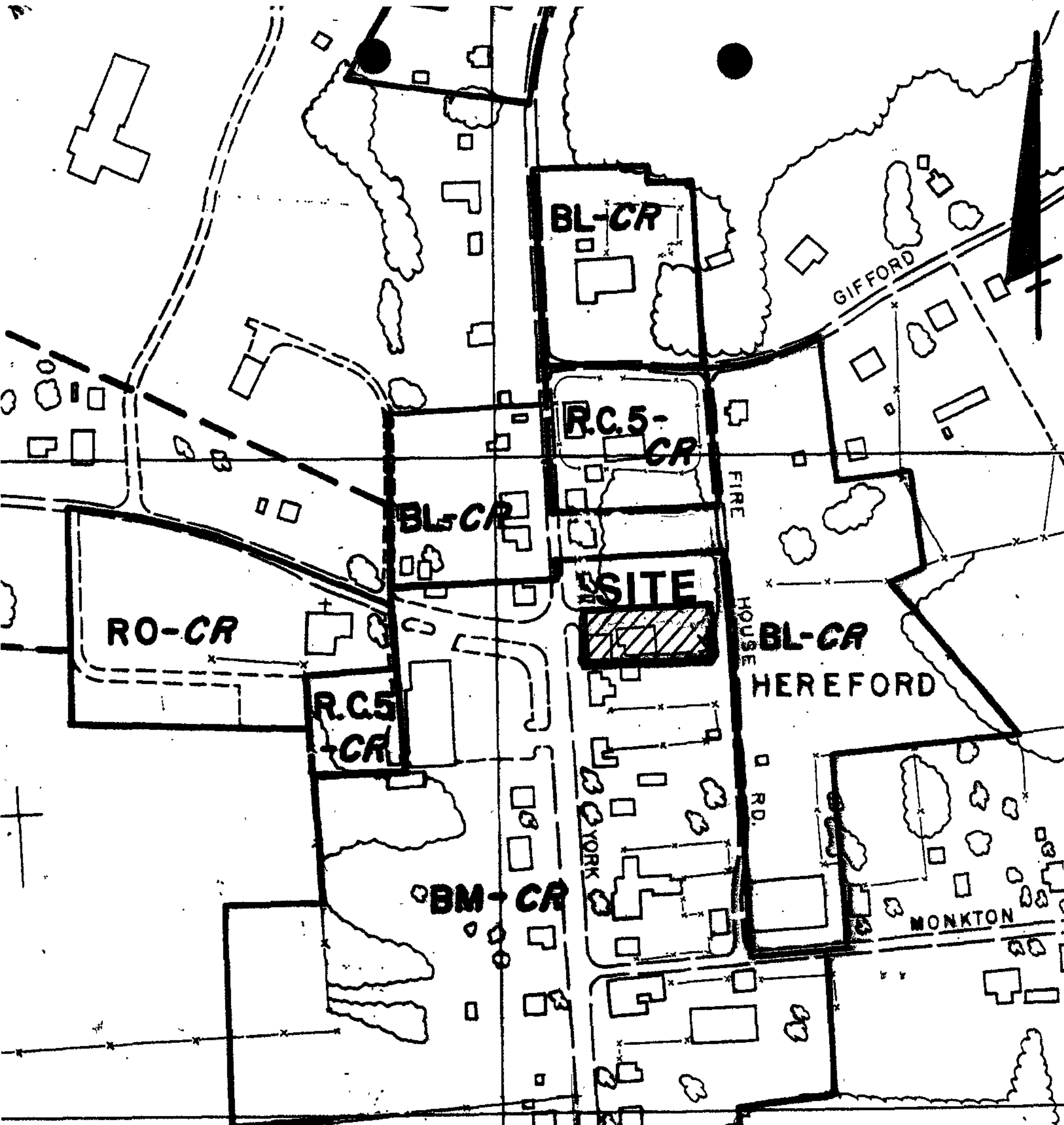
From the site visit, the committee evolved the concept of using "urban design criteria" as a solution to the design of future uses on the site. Unfortunately, an emergency prevented the attendance at the LPC's 2/12/04 meeting by Mr. John Hill, the member who had proposed the concept and was to have prepared drawings for the LPC's consideration. The Commission did, however, hear reports by other members present at the site visit, and allowed Mr. Zgorski to present his case for demolition. It may be noted that the LPC understands that the owners' lease with the current tenant in the building runs until the end of November 2004.

The Landmarks Preservation Commission voted, therefore, to request that the decision on the waiver be postponed pending the outcome of the Commission's discussion on Mr. Hill's report, which is now scheduled to occur on 3/11/04. Mr. Zgorski stated his agreement to cooperate with that schedule.

TD:td

C: Robert Zgorski
William Clark
John Reisinger

James E. Matthews
John W. Hill
W. Boulton Kelly



McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
 SHAWAN PLACE 5 SHAWAN ROAD
 COCKEYSVILLE, MD 21030
 PHONE - (410) 527-1555

JOB NO. : 03-093B

PORTION OF ZONING MAP NW 27-C
SCALE : 1" = 200' DATE : 10/23/2003

04-241-SPH

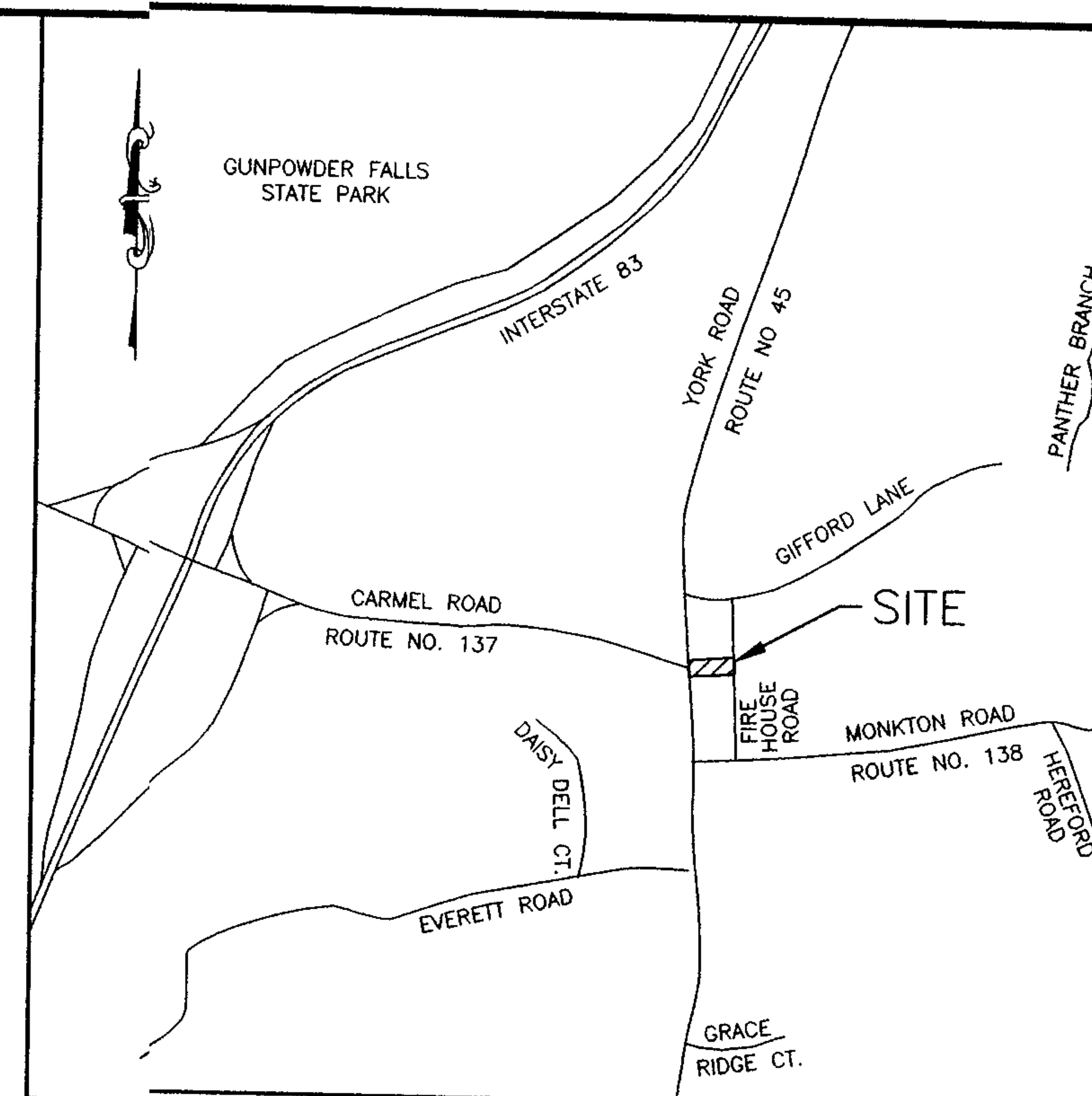
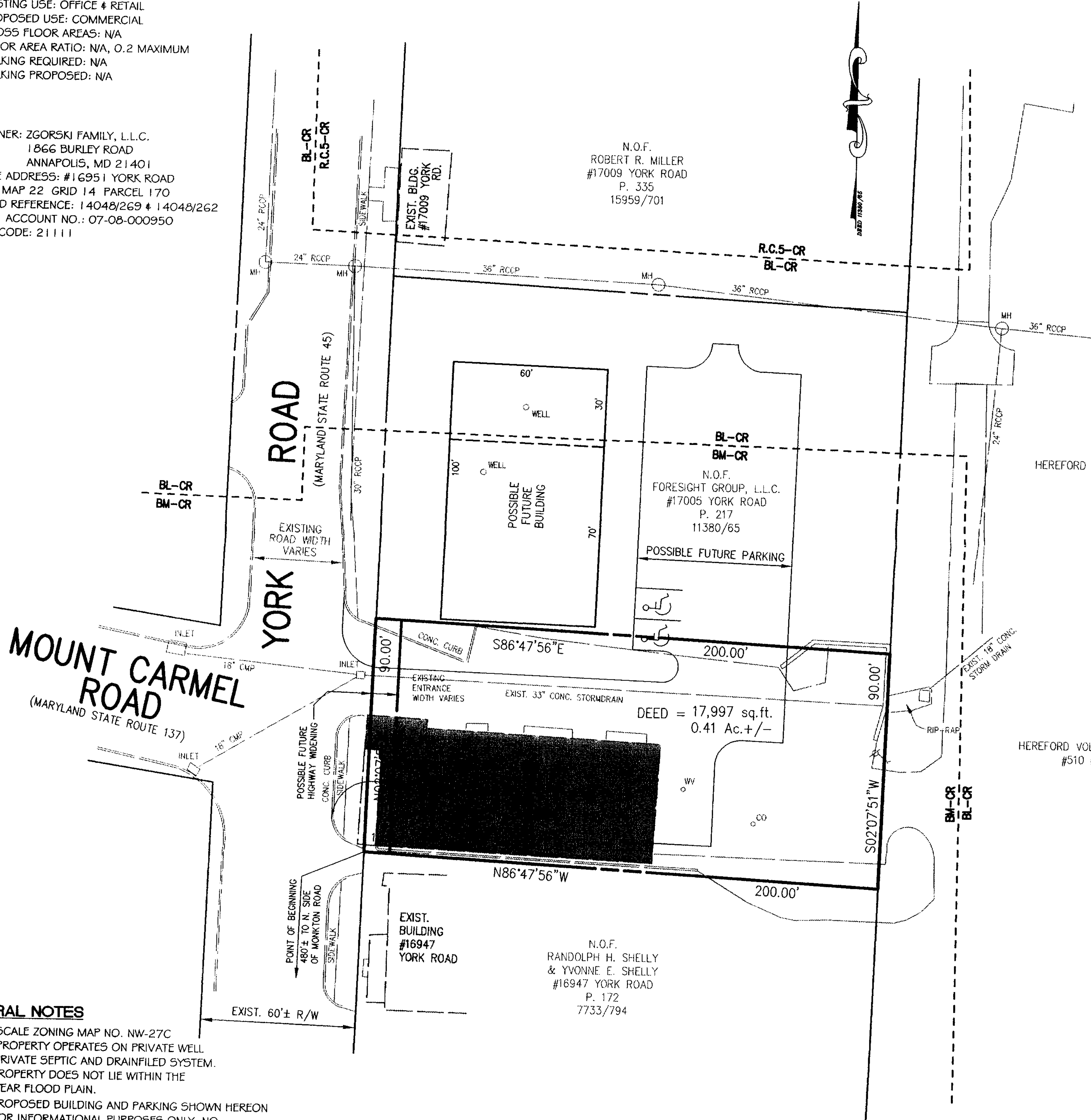
SITE DATA

EXISTING ZONING: BM-CR
GROSS AREA: 17,997 S.F., 0.41 ACRES +/-
NET AREA: 17,097 S.F., 0.39 ACRES +/-
EXISTING USE: OFFICE & RETAIL
PROPOSED USE: COMMERCIAL
GROSS FLOOR AREAS: N/A
FLOOR AREA RATIO: N/A, 0.2 MAXIMUM
PARKING REQUIRED: N/A
PARKING PROPOSED: N/A

OWNER: ZGORSKI FAMILY, L.L.C.
1866 BURLEY ROAD
ANNAPOLIS, MD 21401
SITE ADDRESS: #16951 YORK ROAD
TAX MAP 22 GRID 14 PARCEL 170
DEED REFERENCE: 14048/269 & 14048/262
TAX ACCOUNT NO.: 07-08-000950
ZIP CODE: 21111

GENERAL NOTES

- 200-SCALE ZONING MAP NO. NW-27C
- THIS PROPERTY OPERATES ON PRIVATE WELL AND PRIVATE SEPTIC AND DRAINFIELD SYSTEM.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- THE PROPOSED BUILDING AND PARKING SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. NO BUILDING IS PROPOSED AT THIS TIME. FUTURE DEVELOPMENT OF THIS SITE WILL REQUIRE ADDITIONAL REVIEW AND/OR HEARINGS BY BALTIMORE COUNTY, MD.
- THER ARE NO PRIOR HEARINGS FOR THIS SITE.



VICINITY MAP

SCALE: 1"=1000'

N.O.F.
HEREFORD VOLUNTEER FIRE COMPANY
GIFFORD ROAD
P. 169
1904/469

N.O.F.
HEREFORD VOLUNTEER FIRE COMPANY
#510 MONKTON ROAD
P. 103
885/53

PLAN TO ACCOMPANY SPECIAL HEARING

#16951 YORK ROAD

3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: 9-30-2003
7TH ELECTION DISTRICT
SCALE: 1"=30'



GCS
GEOFFREY C. SCHULTZ
MARYLAND REG. No. 21154
DATE 11/7/03

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY: DRAWN BY: JMB CHECKED BY: JA JOB No.: 03-093

04-241-SPH

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: #04-241-SPH

16951 York Road

E/Side of York Road, 480 feet north of Monkton Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Zgoriski Family, LLC, Robert Zgoriski

Special Hearing: to approve a waiver of the historic provisions in the Baltimore County Code to raze a building.

Hearing: Tuesday, February 17, 2004 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 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.

1/455 Jan. 29 CB46913

CERTIFICATE OF PUBLICATION

1/30/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/29/2004.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING