IN RE: PETITION FOR SPECIAL HEARING SW/S of North Point Boulevard at S/Corner of Saint Monica 15th Election District 7th Councilmanic District (4043 North Point Boulevard)

> Carl T. Julio, Phyllis J. Della Rocca & Edward V. Julio, Legal Owners and WAWA, Inc., Contract Purchaser By: Joseph C. Losak, Vice-President

> > **Petitioners**

- BEFORE THE
- DEPUTY ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- CASE NO. 04-253-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 4043 North Point Boulevard in the eastern area of Baltimore County. The Petition was filed by the legal owners of the property, Carl T. Julio, Phyllis J. Della Rocca & Edward V. Julio and the contract purchaser, WAWA, Inc., by Joseph C. Losak, Vice-President. Special Hearing relief is requested pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval to extend the utilization period for special exception relief granted in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years to five years and to approve minor changes to the site plan.

The property was posted with Notice of Hearing on December 28, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 30, 2003 to notify any interested persons of the scheduled hearing date.

ORDER

Notice is taken that this property, which was the subject of a petition for Special Exception for a fuel service station in Case No. 01-520-X, was denied by the Deputy Zoning Commissioner on August 28, 2001. That case was appealed by the Petitioner to the Board of Appeals who granted the special exception on July 3, 2002.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 502.3 - Baltimore County Zoning Regulations

A special exception which has not been utilized within a period of two years from he date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning Commissioner or, on appeal, the County Board of Appeals, in connection with the grant of any special exception, shall fix within the aforegoing limits the period of time for its utilization. Any party to the proceedings may, by so specifying, appeal from either the order of the Zoning Commissioner or of the County Board of Appeals as the case may be, solely as to the reasonableness of the period of time allowed or, alternatively, may have such question determined in conjunction with any appeal from the grant or refusal of the application for a special exception. After a final order granting a special exception, the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period, provided that a maximum time for utilization of the special exception is not thereby extended for a period of more than five years from the date of the final order granting same. [Bill Nos. 42-1962; 85-1967]

A special exception which requires any construction for its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period, or any extension thereof, provided said construction is thereafter pursued to completion with reasonable diligence. [Bill Nos. 42-1962; 85-1967]

Notwithstanding the above provisions, in any case where a special exception in effect on or after January 1, 1957, cannot be utilized within the maximum allowable time because of inadequacy or unavailability of public sewer or water facilities, the Zoning Commissioner shall extend such time for utilization to a date 18 months after such facilities become adequate and available, as evidenced by the ability to obtain a public works agreement permitting exercise of the special exception. A copy of the extension order shall be sent by the Zoning Commissioner to the Director of Public Works, who shall give certified or registered mail notice when such public works agreement is obtainable, to the party, and for the property, named in the extension order at the address shown in said order, except that the party named in the extension order, by certified or registered mail notice to the Director of Public Works and the Zoning Commissioner, may change the name of the party to receive such notice from the Public Works Director, or the address to which said notice is to be sent, or both. The date on which the notice is sent by the Director of Public Works to the last party of record within, at the last address furnished, shall be the commencement date for the running of the eighteen-month extension period in which there must be utilization of the special exception. [Bill Nos. 85-1967; 68-1968; 172-1993]

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights. None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Kevin Small, engineer, along with Gregory Harvey and Bruce Rice, representatives of the contract purchaser, WAWA Inc. Patricia Malone, Esquire represented the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property, which is the subject of this special hearing, consists of 1.459 acres, more or less, is zoned BL-AS, and is improved by an existing retail use. At the time of the original case before the Deputy Zoning Commissioner, the Planning Office opposed the special exception primarily based upon the fact that a community recreation facility was planned for the

property to the east and this use would conflict with the Dundalk Revitalization Plan. Since that time, Ms. Malone proffered that the recreation facility has been built and the County is operating recreation programs at that location.

Ms. Malone proffered that the contract purchaser, WAWA Inc, did not utilize the special exception granted by the Board of Appeals in July 2002 due to several factors. First, an environmental issue arose between the contract purchaser and the owner, which to this date has not been resolved. Secondly, there had been a general economic slowdown and the contract purchaser had revised its priority plans which slowed the development of this site. Yet the contract purchaser and owner wanted to continue to have the option to develop the site as a fuel service station/convenience store and so request an extension of time to utilize the special exception request from 2 to 5 years. This would give the contract purchaser until July 3, 2007 to utilize the special exception.

The site plan presented had minor changes from the original approved by the Board of Appeals. See Petitioners' Exhibit No. 1. The new plan, Petitioner's Exhibit No. 2, has changes to parking that will increase the number of spaces from 42 to 44. In addition, the new plan rearranged slightly the parking configuration, drive aisle width, entrance, and buffer along St. Bridget Lane. Ms. Malone pointed out that the requirement for the latter was 10 ft. and that the new plan proposed 19 ft. of buffer.

Findings of Fact and Conclusions of Law

I find that the request to extend the utilization period from 2 to 5 years is reasonable under the circumstances and will not be a detriment to the surrounding community. I note that in the first hearing, before the recreation facility was built, the Office of Planning had opposed the petition. Now, however, the recreation facility is operating and the Office of Planning is not

ORDER RECEIVED FOR FILING

opposed to the extension. Consequently, some significant change must have occurred in the revitalization plan and this proposal must no longer be seen as a detriment.

I further find that the changes to the plan are, in fact, minor and will not result in a detriment to the health, safety or welfare of the community, considering the factors for a special exception specified in Section 502.7 of the B.C.Z.R. Therefore, I will approve the changes to the site plan described by Petitioner's Exhibit No. 2. I do not grant a new special exception but merely accept the changes proposed to the site plan and extend the time of utilization to July 3, 2007.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this idea day of January 2004, that the Petitioners' request for special hearing relief pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval to extend the utilization period for special exception relief granted by the Board of Appeals in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years (July 3, 2004) to five years from the date of the final order (July 3, 2007) and to approve minor changes to the site plan as shown as on Petitioners' Exhibit No. 2, be and is hereby GRANTED.

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

OHN V. MU

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

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

January 14, 2004

Patricia Malone, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petition for Special Hearing

Case No. 04-253-SPH

Property: 4043 North Point Boulevard

Dear Ms. Malone:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Bruce Rice P.O. Box 448 Riderwood, MD 21139

> Kevin Small 5 South Main Street P. O. Box 727 Bel Air, MD 21014

Gregory T. Harvey 260 W. Baltimore Pike WaWa, PA 19063

Edward V. Julio 10 Parks Avenue Cockeysville, MD 21030



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



Fetition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	4043	North	Point	Boulevard
which is	presen	tly zoned	BL-AS	5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing, pursuant to B.C.Z.R. Section 502.3, for approval to extend the utilization period for the special exception relief granted in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years to five years and to approve minor changes to the site plan.

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.

	The state of the second less for partitions couldly.	
	I/We do solemnly declare and affirm, under perjury, that I/we are the legal owner(s) of is the subject of this Petition.	er the penalties of the property which
Sontract Rockasen/Lessee:	Legal Owner(s):	1
WAWA, Inc.	See Attached	
Name - Type or Print Sunt Sunt	Name - Type or Print	
Signature By: Joseph C. Losak, Vice President 260 W. Baltimore Pike (610)358-8000	Signature	·····
Wawa, Pennsylvania 19063	Name - Type or Print	· · · · · · · · · · · · · · · · · · ·
City State Zip Code	Signature	· · · · · · · · · · · · · · · · · · ·
Attorney For Petitioner: Robert A. Hoffman	Address	Telephone No
Name - Type or Print	City State Representative to be Contacted:	Zip Code
Signature Venable LLP Company	Robert A. Hoffman	, , , , , , , , , , , , , , , , , , , ,
210 Allegheny Avenue (410)494-6200 Address Telephone No.		10) 494-620 Telephone No.
Towson, Maryland 21204 Criv State Zip Code	Towson, Maryland City State	21204 Zip Code
	OFFICE USE ONLY	
	ESTIMATED LENGTH OF HEARING	G
Case No. 04-253-5pu	UNAVAILABLE FOR HEARING	
Revie	ewed By 500 Date	17-03

Petition for Special Hearing

Legal Owners:

Carl T. Julio

Phylis J. Della Rocca

Edward V. Julio 10 Parks Avenue

Cockeysville, MD 21030-4922

(410) 628-6000



PO Box 727, 5 South Main Street Bel Air, Maryland 21014-0727 410-879-2090 410-893-1243 fax

REGIONAL OFFICES
Columbia, Maryland
410-720-6900
Warrenton, Virginia
540-349-8385

www.frederickward.com

ARCHITECTS

ENGINEERS

PLANNERS

SURVEYORS

1.459 acre parcel located at 4043 North Point Boulevard, situated in 15th Election District, Baltimore County, Maryland.

Beginning at a point in the southerly right-of-way for North Point Boulevard at the intersection of Saint Monica Drive. Thence South 29°27'37" East 230.31 feet to a point. Thence South 60°32'23" West 250.00 feet to a point. Thence North 29°27'37" West 230.31 feet to a point. Thence by a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet. Thence North 60°32'23" East 200.00 feet. Thence by a curve to right having a radius of 25.00 feet and an arc length of 39.27 feet to the point of beginning hereof.

CONTAINING 1.459 acres of land, more or less.

BEING as part of that parcel as described in Liber E.H.K. Jn. 5397, Folio 561.





.

MOTION OF 70

The Zoning Commissioner of Relitinger 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. # 04-253-SPH
4043 North Point Boulevard at the south corner of Saint Monica

15th Election District—7th Councilmanic District
Legal Owner(s). Carl T. Julio, Phyllis J. Della Rocca and Edward V. Julio.

Special Hearing(s): for approval to extend the utilization period for special exception relief granted in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years to five and to approve minor changes to the plan.

Hearing(s): Tuesday, January 13, 2004 at 11:00 a.m. in Rocca 106, County Office Building, 111 W. Chesapeale

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 12/787 Dec. 30

Contact the Zoning Review Office at (410) 887-3391.

(F)

-, 20<u>03</u>

nat the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., # THIS IS TO CERTIFY once in each of G

X The Jeffersonian

Arbutus Times

Catonsville Times Towson Times

Times Owings Mills T

☐ NE Booster/Reporter

North County News

LECTION STATISTING

CERTIFICATE OF POSTING

	RE: Case No.: 04-253-5PH
	Petitioner/Developer: CARL T. JOL/
PHYLLIS	J. DELA ROCCA; EDWARD V. JUL
	Date of Hearing/Closing: 1/18/04
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	* ************************************
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury to posted conspicuously on the property located at:	hat the necessary sign(s) required by law were
	ITH POINT BOULEVADD.
der, <u>ja, ja, ja, ja, ja, ja, ja, ja, ja, ja, </u>	The state of the s
/2	100/05
The sign(s) were posted on(Mon	128/03 th, Day, Year)
Since	e Table 1 and 1 an
	12/20/-
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
量 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
 () 自動力の制度を対象を関する場合では、対象を対象を対象を対象を支援している。 () このできる。 <li< th=""><td>(City, State, Zip Code)</td></li<>	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)
	/ varaburant variance \

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

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

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: 04-253-SPH

4043 North Point Boulevard

S/west side of North Point Boulevard at the south corner of Saint Monica

15th Election District 7th Councilmanic District

Legal Owners: Carl T. Julio, Phyllis J. Della Rocca, and Edward V. Julio

Special Hearing for approval to extend the utilization period for special exception relief granted in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years to five and to approve minor changes to the plan.

Hearing:

Tuesday, January 13, 2003 at 11:00 in Room 106, County Office Building, 111 W.

Chesapeake Avenue

Timothy Kotroco Director

TK:rlh

C: Robert A. Hoffman, 210 Allegheny Avenue, Towson 21204
Phyllis J. Della Rocca, Carl Julio, and Edward V. Julio, 10 Parks Avenue,
Cockeysville 21030-4922
Wawa, Inc., 260 W. Baltimore Pike, Wawa Pennsylvania 19063

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BYMONDAY, DECEMBER 29, 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, December 29, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontel

410-494-6200

210 Allegheny Avenue Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-253-SPH

4043 North Point Boulevard

S/west side of North Point Boulevard at the south corner of Saint Monica

15th Election District 7th Councilmanic District

Legal Owners: Carl T. Julio, Phyllis J. Della Rocca, and Edward V. Julio

Special Hearing for approval to extend the utilization period for special exception relief granted in Case No. 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from two years to five and to approve minor changes to the plan.

Hearing:

Tuesday, January 13, 2003 at 11:00 in Room 106, County Office Building, 111

W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

Item Number	or Case Numb	er:	04-253-SP	<u> </u>	
Petitioner:	Waya	Inc	•	·	
Address or Lo	cation:	043	North Point	Boul	leverd
			•	-	
•					
PLEASE FOR	WARD ADVE	RTISING	BILL TO:		
	WARD ADVE	RTISINGI	BILL TO: Dont	e ()	
Name:	WARD ADVE	RTISING I	BILL TO: Dont Alleghe	e1)	Arene
PLEASE FOR Name:	WARD ADVE	RTISING I	BILL TO: Dont O Alleghe Dont	21) ny/	Arence 21204

Revised 2/20/98 - SCJ

04.755. SPH

Department of Permits de la Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

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

January 9, 2004

Robert Hoffman 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 04-253-SPH, 4043 North Point Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 17, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal)

WCR:clb

Enclosures

c: People's Counsel
Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Joseph Losak, 260 W. Baltimore Pike, Wawa Pennsylvania 19063
Phyllis J. Della Rocca, Carl Julio, and Edward V. Julio 10 Parks Avenue
Cockeysville 21030-4922



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



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 November 25, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 24, 2003

Item No.:

253

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File



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

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

MARYLAND DEPARTMENT OF THANSPORTATION

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. 253

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/VS /5/.

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,

Ar

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

July 3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: December 28, 2003

RECEIVED

DEC 8 2003

ZONING COMMISSIONER

SUBJECT:

4043 North Point Blvd.

INFORMATION:

Item Number:

04-253

Petitioner:

Carl and Edward Julio & Phyllis Rocca

Zoning:

BL-AS

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to extend the utilization period for the special exception relief granted in Case # 01-520-X for a fuel service station on an individual site in combination with a convenience store and carry-out restaurant from 2 years to 5 years.

Prepared by:

Section Chief: AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: December 15, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

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

PETITION FOR SPECIAL HEARING RE:

AND VARIANCE

201 Murdock Road; SE corner of Murdock

& Pinehurst Roads

9th Election & 5th Councilmanic Districts

Legal Owner(s): Charles D & Brigid Wilder

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-252-SPHA *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

RECEIVED

DEC 0 8 2003
Per. 6/2....

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 8th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to Justin King, Esquire, 409 Washington Avenue, Suite 707, Towson, MD 21204, Attorney for Petitioner(s).

> Limnerman PETER MAX ZIMMERMAN


People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 400 5 North 145 D CASE NUMBER 04-253-SPU DATE 1/3/64

PETITIONER'S SIGN-IN SHEET

E-MAIL													
CITY, STATE, ZIP	Townson MD 2104	PA PA	S WAS	, CMD.									
ADDRESS	240 Alleghang Arc.	240 W. BAUTIMORE PILE	X0. 504 4618	5 SOUTH MAIN ST. PO BOX 727									
NAME	Fatricia A Malore	CREGORY T. HARNEY	1 . I	KEWIN SMAN	Crari								



COM COM COM

