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By

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IN RE: PETITION FOR VARIANCE

N/S Joppa Road, 88' W of the c/l

Lackawanna Avenue (1720 E. Joppa Road) 9<sup>th</sup> Election District 5<sup>th</sup> Council District

Teresa L. Manocheh Petitioner

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 04-263-A

\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for

Timothy L. Fitts, Esquire. The Petitioner seeks relief from the Baltimore County Zoning

Variance filed by the owner of the subject property, Teresa L. Manocheh, through her attorney,

Regulations (B.C.Z.R.) as follows: 1) from Section 229.6.B to permit a front building setback of

95 feet in lieu of the required front average of 25.5 feet; 2) from Section 229.6.C to permit a

minimum side yard setback to a non-residentially zoned property of 3 feet in lieu of the required

10 feet; 3) from Section 229.6.D to permit a parking lot area within 8 feet of the right-of-way line

for Joppa Road in lieu of the required 20 feet, and (4) within 3 feet of a property not predominately

zoned for residential uses in lieu of the required 8 feet; and, 5) from Section 409.8.A to permit a

landscape strip of 3.7 feet adjacent to commercially zoned properties with paved surfaces, lot lines,

and lease lines in lieu of the required 6 feet. The subject property and requested relief are more

particularly described on the site plan submitted which was accepted into evidence and marked as

Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Teresa Manocheh, property owner; Bob Morelock, on behalf of Site Resources, Inc., the consultants who prepared the site plan for this property; and Timothy L. Fitts, Esquire, attorney for the Petitioner.

Appearing as an interested citizen was Donna Spicer, on behalf of the Loch Raven Business

Association and the Loch Raven Community Council. There were no other interested persons present.

It is to be noted that at the onset of the hearing, the first variance request was amended and the Petitioner now requests relief to allow a front building setback of 97 feet in lieu of the required front average of 25.5. The Petition was amended accordingly and the hearing then proceeded on the merits of the requests.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of East Joppa Road, between Lackawanna Avenue and Loch Bend Road, just east of Loch Raven Boulevard in the community known as Baynesville. The property contains a gross area of 0.356 acres, more or less, zoned B.L.R. Although the site plan shows that the property is split zoned B.L.R. and D.R.5.5, it is to be noted that by Order dated September 24, 2003 in Case No. M.C.03-1, the Board of Appeals granted approval to allow the zoning line on the subject property to be repositioned to coincide with the boundary lines so that the entire parcel is now zoned B.L.R. In any event, the subject property is improved with a onestory building containing approximately 2,180 sq.ft. in area that was apparently built in 1926. Testimony indicated that a commercial establishment known as Joppa Seafood has occupied this building for many years. As shown on the site plan, the existing building is located in the front portion of the site immediately adjacent to Joppa Road. As a result, vehicular access thereto is limited and parking is difficult. Due to these factors and the age of the building, the Petitioner proposes a significant redevelopment of the site. Testimony indicated that the existing structure will be razed and a new two-story building a maximum of 35 feet in height will be constructed. In this regard, the new structure will be located further to the rear of the property and 16 parking spaces will be provided in the front portion of the site. This will improve traffic circulation on the site and provide easier access for customers.

Testimony indicated that the plan has evolved to its present form as a result of ongoing efforts between the property owner, her consultants and the neighbors to reach a consensus. However, due to the unusual configuration and narrowness of the property, a series of variances

CRUER RECENTED FOR FILING

are requested. The first variance request relates to the distance of the proposed building from Joppa Road. As noted above, the new building will be situated to the rear of the property to provide a parking area in the front portion of the site. Variance relief is necessary from the front averaging requirements, which are determined by computing the average distance that the buildings on either side of the property are set back from the road. The average setback in this instance is 25.5 feet and the proposed building will be located 97 feet from the road. Thus, variance relief is necessary. The second and fourth variance requests relate to the proposed location of the building. In this regard, a 10-foot setback is required from the east side property line and a minimum 8-foot setback is required from the adjacent car rental business to the east. In that the new building will be located 3 feet from the east side property line, the requested variances are necessary. The third variance relates to the proposed parking area and its distance from the right-of-way for Joppa Road. In this regard, testimony indicated that relief is necessary in order to provide a sufficient number of spaces in the front portion of the site. It was indicated, and Ms. Spicer confirmed, that it is the community's desire that as much on-site parking be provided as possible. A denial of this variance would result in the loss of parking spaces. Thus, it appears that this variance request is appropriate and should be granted. Lastly, variance relief is requested to allow a 3.7-foot landscape strip on the east side of the property in lieu of the required 6-foot strip. Again, this request is necessary in view of the location of the parking lot.

Based upon the testimony and evidence presented, I am easily persuaded to grant the requested relief. The proposed redevelopment of the site will clearly be an upgrade to the subject property and an asset to the area. It was also indicated that as a result of the proposed improvements, the subject property will have approximately a 20% reduction in impervious surface. That is, the macadam area to the rear of the building will be removed and replaced with landscaping and lawn.

It is also to be noted that several Zoning Advisory Committee (ZAC) comments were received regarding this request. First, the Office of Planning has recommended landscaping be provided along the 3.7-foot wide strip between the building and parking lot and the used car rental

office on the adjacent lot. I decline to impose this as a restriction. There doesn't seem to be any logical purpose for requiring landscaping along this strip. In my view, landscaping is warranted to the rear of the building to buffer the residential properties beyond. Moreover, landscaping on the west side of the property where there is a greater buffer would be more appropriate. The Office of Planning has also requested that appropriate lighting be installed and designed so as not to reflect into any adjacent residential property. They have also requested that the Petitioner submit building elevation drawings for their review and approval. I find these requests to be appropriate and shall so order. Lastly, the Office of Planning has requested that the dumpster be enclosed with landscaped screening. It was indicated at the hearing that the operators of Joppa Seafood are very good neighbors and typically keep trash inside. In fact, although a dumpster is shown outside, as required, the Petitioner anticipates continuing to store trash inside. Obviously, this is better for the neighbors who would benefit from not having discarded seafood left outside, particularly during the warmer months. Thus, I will not require landscaping around the dumpster area.

A ZAC comment was also received from the Bureau of Development Plans Review requesting that the entrance be widened to 24 feet wide in lieu of the 22 feet shown. I believe that the 22-foot wide entrance as shown on the site plan is sufficient and thus, will not adopt as a part of this decision the 24-foot width requirement. However, this issue is ultimately within the discretion of director of the Department of Public Works. If DPW requires a 24-foot wide entrance and any additional variance relief is necessary as a result, I shall grant same in order to keep the configuration and number of parking spaces provided as shown on the plan. Finally, the Petitioner expressed a desire to continue business operations in the existing building until such time as the new building is completed and ready for occupancy. It would be a financial hardship for the business to shut down while the existing building was razed and the new building constructed. Therefore, to the extent required, I shall permit that schedule for so long as the site is ultimately built out as shown on the plan.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February 2004 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 229.6.B to permit a front building setback of 97 feet (as amended) in lieu of the required front average of 25.5 feet; 2) from Section 229.6.C to permit a minimum side yard setback to a non-residentially zoned property of 3 feet in lieu of the required 10 feet; 3) from Section 229.6.D to permit a parking lot area within 8 feet of the right-of-way line for Joppa Road in lieu of the required 20 feet, and (4) within 3 feet of a property not predominately zoned for residential uses in lieu of the required 8 feet; and, 5) from Section 409.8.A to permit a landscape strip of 3.7 feet adjacent to commercially zoned properties with paved surfaces, lot lines, and lease lines in lieu of the required 6 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall submit building elevation drawings of the proposed building and a lighting plan to the Office of Planning for review and approval prior to the issuance of any permits. Landscaping shall be in accordance with the comments set forth above.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

OR FILING

# 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 25, 2004

Timothy L. Fitts, Esquire Harvey & Fitts, LLC 311 E. 25<sup>th</sup> Street Baltimore, Maryland 21218

PETITION FOR VARIANCE RE:

N/S Joppa Road, 88' W of the c/l Lackawanna Avenue, E of Loch Bend Road

(1720 E. Joppa Road)

9<sup>th</sup> Election District – 5<sup>th</sup> Council District

Teresa L. Manocheh - Petitioner

Case No. 04-263-A

Dear Mr. Fitts:

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:bis

Ms. Teresa L. Manocheh cc:

1720 E. Joppa Road, Baltimore, Md. 21234

Mr. Bob Morelock, Site Resources, Inc., 14307/Jarrettsville Pike, Phoenix, Md. 21131

Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234

Office of Planning; People's Counsel; Case File





# Petition for Variance

# to the Zoning Commissioner of Baltimore County,

for the property located at 1/20 E. Joppa Road which is presently zoned B.L.R. D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s); 229.6.B; 229.6.L; 229.6.D& HO9.8.A.I

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

# See Attached

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	Name - Type or Print & Manocheh
Signature	Signature J Cuch
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	1720 E. Joppa Rd. (410)665-3095
Name - Type of Prints / Litts	Baltimore, MS 2/234
Simolly 1 11	State Zip Code  Representative to be Contacted.
Signature 1/0/1/2012 1/1	Representative to be Contacted:
Company Conth Co	Name L, MITTO
E 31/ E. 25th St. (4/0)467-7301	311 E. 25th St. 14100467-7301
Politica No. Telephone No. 21218	Address Telephone No. 2/2/8
State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case No. 04-263-A	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING DITHOMPSON Date 1126 03
Reviewed By	DIFFUNITED Date 1136/03

### PETITION FOR VARIANCE

This petition for variance is sought for the following reasons:

- 1. Variance of §229.6.B, Baltimore County Zoning Regulations(BCZR), to permit a front building setback of 95' in lieu of the required front average setback of 25.5'.
- 2. Variance of §229.6.C. <u>BCZR</u>, to permit a 3' minimum side yard setback to a nonresidentially zoned property in lieu of the required 10'.
- 3. Variance of §229.6.D. <u>BCZR</u>, to permit a parking lot area within 8' of the right-of-away line for Joppa Road in lieu of the required 20'.
- 4. Variance of §229.6.D. <u>BCZR</u>, to permit a parking lot within 3' of a property not predominately zoned for residential uses in lieu of the required 8'.
- 5. Variance of §409.8.A. <u>BCZR</u>, to permit a 3.7' landscape strip adjacent to commercially zoned properties with paved surfaces, lot lines, lease lines in lieu of 6' landscape strip required by the landscape manual.

WILL PRESENT ZONING HARDSHIPS AND/OR PRACTICIAL DIFFICULTIES AT THE ZONING VARIANCE HEARING ITSELF.

Finothy L. Fitts

Law Offices of Harvey & Fitts, LLC

311 E. 25 Street

Baltimore, MD 21218

(410) 467-7301

Attorneys at Law





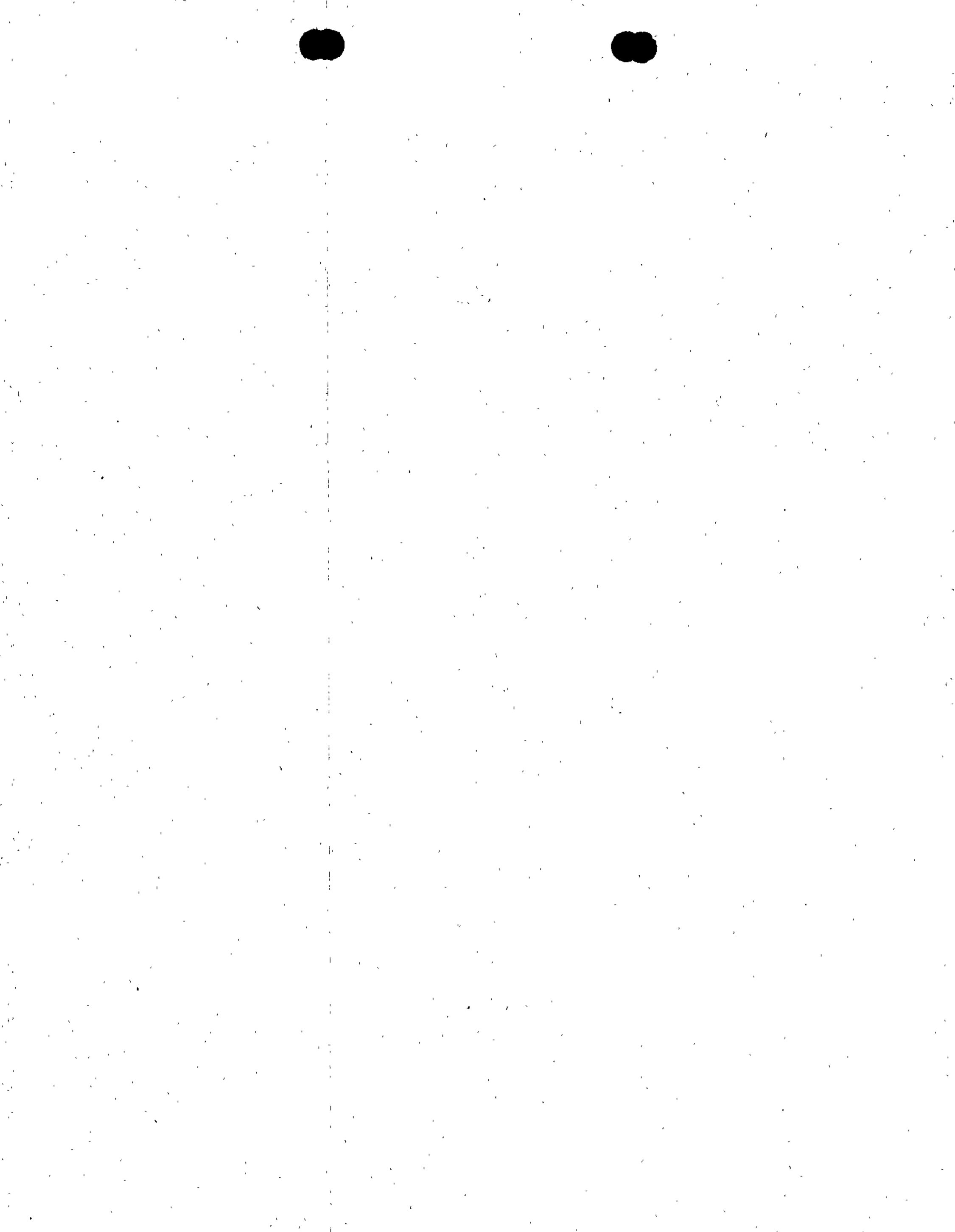
### ZONING DESCRIPTION 1720 EAST JOPPA ROAD

Beginning for the same at a point lying on the northwest right-of way line for Joppa Road, said point being 88 feet more or less, measured southwesterly along the right-of-way line from the center of Lackawanna Avenue, thence running and binding with the northwest right-of-way line for Joppa Road the following course and distance, viz: (1) South 68 degrees 30 minutes 20 seconds East 74.93 feet, thence leaving the aforesaid right-of-way line and running and binding on the following three courses and distances, viz: (2) North 26 degrees 23 minutes 19 seconds West 177.82 feet, (3) North 69 degrees 03 minutes 41 seconds East 75.00 feet, and (4) South 26 degrees 23 minutes 19 seconds East 177.09 feet to the point of beginning.

Being all that parcel of land situate, lying and being in the Ninth Election District of Baltimore County, Maryland and containing 0.304 Acres of land, more or less.

Note: This description has been prepared for zoning purposes only and does not represent an actual survey of the property. This description shall not be used for the purpose of conveyance.

14307 Jarrettsville Pike · Phoenix, MD 21131



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### NOTICE OF ZONING HEARING

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

Case: #04-263-A

1720 E. Joppa Road N/west side of Joppa Road, 88 feet southwest from Lackawanna Avenue

Sth Election District - 6th Councilmanic District
Legal Owner(s): Teresa Manocheh
Variance: to permit a front building setback of 95 feet in
lieu of the required front average setback of 25.6 feet. To
permit a 3 feet minimum side yard setback in lieu of the
required 10 feet. To permit a parking lot area within 8 feet
of the right-of-way line for Joppa Road in lieu of the required 20 feet. To permit a parking lot within 3 feet of a
property not predominantly zoned for residential uses in
lieu of the required 8 feet. To permit a 3.7-foot landscape
strip adjacent to commercially zoned properties in lieu of
the 6-foot landscape strip required by the landscape manual.

Hearing: Friday, February 6, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue. ,

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

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

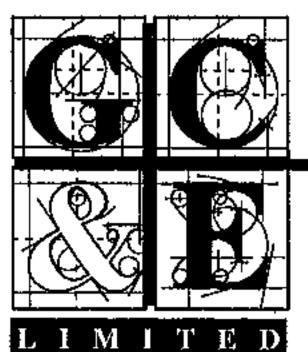
1/333 Jan. 22

C845789

# CERTIFICATE OF PUBLICATION

122,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
A Lo

LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

### **CERTIFICATE OF POSTING**

RE: CASE NO. 04-263-A
PETITIONER/DEVELOPER:
Teresa Monocheh
DATE OF HEARING:
February 6, 2004

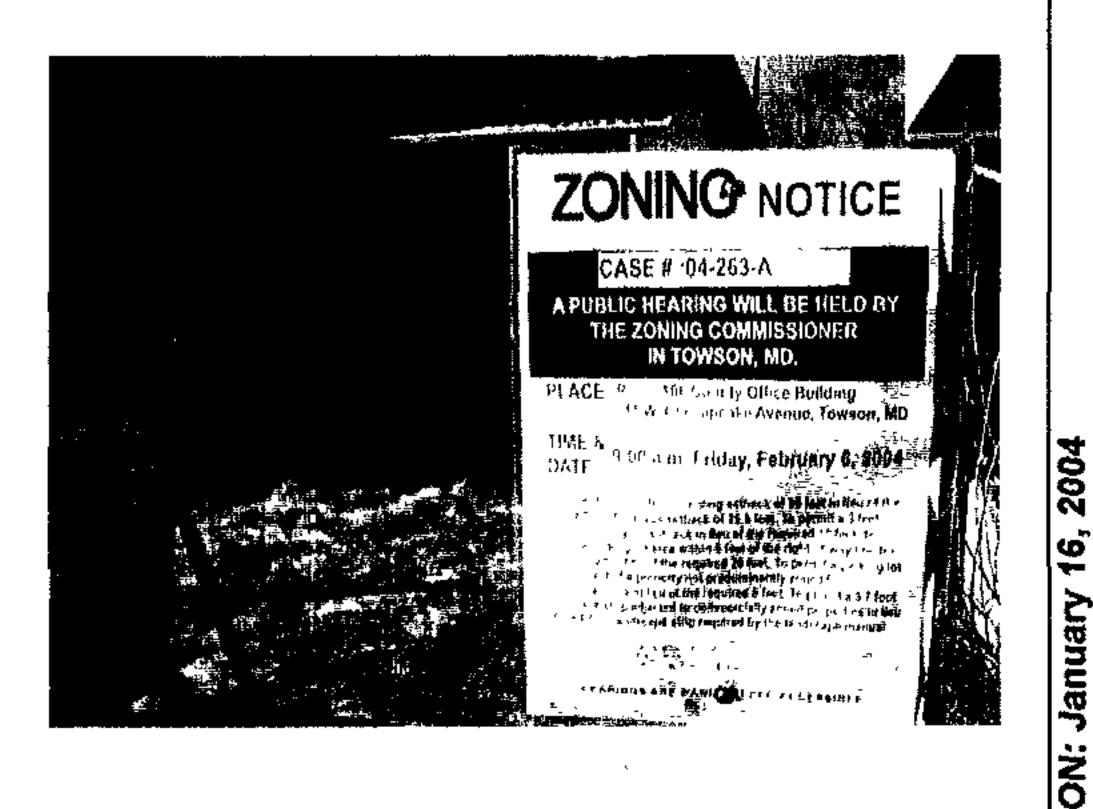
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

**ATTENTION: KRISTEN MATTHEWS** 

**LADIES AND GENTLEMEN:** 

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

**POSTED** 



### LOCATION:

1720 E. Joppa Road N/west side of Joppa Road 88 feet southwest of Lackawanna Avenue

DATE:

**Panuary 20, 2004** 

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

# 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





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

December 24, 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: 04-263-A

1720 E. Joppa Road

N/west side of Joppa road, 88 feet southwest from Lackawanna Avenue 9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Teresa Manocheh

Variance to permit a front building setback of 95 feet in lieu of the required front average setback of 25.5 feet. To permit a 3 feet minimum side yard setback in lieu of the required 10 feet. To permit a parking lot area within 8 feet of the right-of-way line for Joppa Road in lieu of the required 20 feet. To permit a parking lot within 3 feet of a property not predominantly zoned for residential uses in lieu of the required 8 feet. To permit a 3.7-foot landscape strip adjacent to commercially zoned properties in lieu of the 6-foot landscape strip required by the landscape manual.

Hearing: Friday, February 6, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Timothy Fitts, Harvey & Fitts, LLC, 311 E. 25<sup>th</sup> St., Baltimore 21218 Teresa Manocheh, 1720 E. Joppa Road, Baltimore 21234

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



Thursday, January 22, 2004 Issue - Jeffersonian

Please forward billing to:

Teresa Manocheh 1720 E. Joppa Road Baltimore, MD 21234 410-665-3095

### **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: 04-263-A

1720 E. Joppa Road

N/west side of Joppa road, 88 feet southwest from Lackawanna Avenue

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Teresa Manocheh

<u>Variance</u> to permit a front building setback of 95 feet in lieu of the required front average setback of 25.5 feet. To permit a 3 feet minimum side yard setback in lieu of the required 10 feet. To permit a parking lot area within 8 feet of the right-of-way line for Joppa Road in lieu of the required 20 feet. To permit a parking lot within 3 feet of a property not predominantly zoned for residential uses in lieu of the required 8 feet. To permit a 3.7-foot landscape strip adjacent to commercially zoned properties in lieu of the 6-foot landscape strip required by the landscape manual.

Hearing: Friday, February 6, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



### 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:	04-263-A
Petitioner: MANOCHEN	
Address or Location: 1720 E. JOPPA	Ro.
PLEASE FORWARD ADVERTISING BILL TO:	
Name:TERESA L. MANOCHEN	<u></u>
Address: 1720 E. JOPPA RD.	
BALTO. MD 21234	
Telephone Number: 410-665-2	0095

## 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

January 30, 2004

Timothy Fitts
Harvey & Fitts, LLC
311 E. 25<sup>th</sup> Street
Baltimore, Maryland 21218

Dear Mr. Fitts:

RE: Case Number: 04-263-A, 1720 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 26, 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 Ir

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:clb

**Enclosures** 

c: People's Counsel Teresa L. Manocheh 1720 E. Joppa Road Baltimore 21234



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

December 9, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: December 8, 2003

Item No:

249, 256-266

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



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

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

### MARYLAND DEPARTMENT OF TRANSPORTATION

Date: /2.9.03

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

RE:

**Baltimore County** 

Item No. 263

DI

Dear. Ms. Hart:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L

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

**DATE:** December 18, 2003

RECEIVED

DEC 2 4 2003

ZONING COMMISSIONER

# 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

SUBJECT:

1720 E. Joppa Road

**INFORMATION:** 

**Item Number:** 

04-263

Petitioner:

Teresa L. Manocheh

Zoning:

BLR/DR 5.5

Requested Action:

Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. Provide landscaping along the 3.7-foot strip adjacent to the existing car rental office.
- 2. Show all proposed exterior lighting on that plan. Within 50 feet of a residential zone or use, lighting shall be on standards with maximum height of 20 feet (BCZR 229.3.A.4).
- 3. Submit elevation drawings (building materials and color scheme) of the proposed building and signage to this office for review and approval prior to the issuance of any building permits. Rear and side elevations that abut residential properties shall be finished with materials that resemble the front of the building.
- 4. Provide a dumpster enclosure with landscaped screening.

r repared by.

Section Chief:

AFK/LL:MAC:

### **BALTIMORE COUNTY, MARYLAND**

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 24, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For December 15, 2003

Item No. 263

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

Commercial entrance on Joppa Road, as shown, shall be a minimum of 24 feet and comply with Standard Details for Construction, Baltimore County Department of Public Works, February 2000.

RWB:CEN:jrb

cc: File

PETITION FOR VARIANCE RE: 1720 E Joppa Road; NW/side Joppa Road, 88' SW from Lackswanna Avenue 9<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts Legal Owner(s): Teresa L Manocheh Petitioner(s)

**BEFORE THE** 

ZONING COMMISSIONER

**FOR** 

**BALTIMORE COUNTY** 

04-263-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.

moreman 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 12th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to, Timothy L. Fitts, Esquire, Harvey & Fitts, LLC, 311 E. 25th Street, Baltimore, MD 21218, Attorney for Petitioner(s).

RECEIVED

DEC 1 2 2003

mourmer PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

PLEASE PRINT CLEARLY

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CASE NAME JOHAS SERVEDOS

CASE NUMBER 09-263-A

DATE 2-6-04


# PETITIONER'S SIGN-IN SHEET

										0	Donna Spicen	NAME
		•									8719 Eddicaton Rd	ADDRESS
											Balto MD 2)234	CITY, STATE, ZIP
											FAX 410-665-4790	E- MAIL

CASE NAME JOPPA SEAFOOD CASE NUMBER 04-263-A DATE 06-FEB-04

# PETITIONER'S SIGN-IN SHEET

									なるとの人間のなっ	Timothy L. Fits	Teresa Manocheth	NAME
									SITE RESOURCES INC.	311 E, 25th St.	1770 € 50000 Rox	ADDRESS
									POEMIX ND 21131	Ballo, MD 21234	Ballo, Hd 21734	CITY, STATE, ZIP
												E- MAIL



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