PADER RECEIVED FOR FILING
By

IN RE: PETITION FOR VARIANCE

SW/Corner Reisterstown Road and

Waldron Avenue

(1100 Reisterstown Road)

3rd Election District 2nd Council District

Scott Reich and Gregory Reich Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-530-A

*

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Scott Reich and Gregory Reich, through their attorney, Leslie M. Pittler, Esquire. The Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 232.1 and 303.2 thereof to permit a 0-foot setback from the front property line in lieu of the required 10 feet, and a street centerline setback of 33 feet in lieu of the required 40 feet; from Section 409.8.A.4 to permit a distance of 1 foot from the right-of-way line for spaces in a surface parking facility in lieu of the required 10 feet; and, from Section 409.10.A to permit 4 stacking spaces in lieu of the required 5 for the first station of a bank drive-through facility. 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 this request were Scott Reich, co-owner of the subject property; Will Reich; Kenneth Colbert, the professional engineer who prepared the site plan for this property; and Leslie M. Pittler, Esquire, attorney for the Petitioners. Also appearing in support of the request were Peirce Macgill on behalf of Baltimore County's Department of Economic Development, and Rahee Famili with the Bureau of Traffic Engineering in the Department of Permits and Development Management. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILLING.
By

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southwest corner of Reisterstown Road and Waldron Avenue in Pikesville. The property contains a gross area of 0.6167 acres, more or less, zoned B.L.-A.S. and is presently vacant. The site is located in downtown Pikesville which is undergoing significant revitalization and redevelopment. In accordance therewith, the Petitioners propose the construction of an 11,200 sq.ft., two story building on the subject site. To be compatible with the goals of the Pikesville Revitalization Plan and existing redevelopment, the proposed building will be located towards the front of the site close to Reisterstown Road. A parking lot containing 50 parking spaces will be located to the rear. It is anticipated that the first floor of the building will be occupied generally by retail uses; however, the second floor will be leased as office space. Additionally, a bank is proposed for the building and a drive-thru window will be offered as an amenity as shown on the site plan.

In addition to the new building, changes are also proposed as to vehicular access to the site and traffic circulation around the building. Waldron Avenue, which is a small side street, will be changed to a one-way road to eliminate two-way traffic along that congested roadway. Vehicular access to the property will actually be by way of a curb cut along the rear property line, which abuts a small street known as Derisio Lane. The details of the proposed traffic pattern are more particularly shown on the amended site plan offered at the hearing. Mr. Famili testified that the changes made to the plan met certain prior concerns originally raised by his department and the Maryland State Highway Administration, which has jurisdiction over Reisterstown Road (Maryland Route 140).

Variance relief is requested as to the required front setbacks as set out above. These variances are driven by the unique shape of the property as well as the desire to place the building near the front property line in accordance with the Pikesville Revitalization Plan. The Office of Planning and the Department of Economic Development support this variance. Additionally, the plan has been revised to be consistent with the Design Review Panel comments. The other variances relate to the parking lot to the rear and traffic circulation shown on site. Again, these

ORDER RECENED FOR FILING

changes have been extensively reviewed by the County's Bureau of Traffic Engineering and the proposed traffic patterns have been determined to be acceptable and appropriate.

Based upon the testimony and evidence offered, I am easily persuaded to grant the requested relief. It is clear that the proposed development is consistent with the Pikesville Revitalization Plan and will actually improve the utility of this site. Moreover, the plan enjoys the broad support of the community as well as Baltimore County Government. In this regard, the proposal is entirely consistent with the Pikesville Community Plan and is specifically referenced as Action 11 on the Pikesville Revitalization Plan, Update 2003.

However, in approving the variances, it is noted that the Office of Planning offered certain Zoning Advisory Committee (ZAC) comments, which contain certain suggestions/ modifications made by the Design Review Panel. At the hearing before me, the Petitioners indicated that most of Planning's comments were acceptable; however, they did raise a question regarding the Design Review Panel's request that street trees be provided along Reisterstown Road. Although such trees are an appropriate amenity, I decline to incorporate this specific requirement, pending approval from the SHA. As noted above, the building is located close to the right-of-way for this road and significant vegetation along the property's frontage could limit sight distance. Thus, I will not specifically mandate this restriction; however it is an issue that should be reviewed with the Office of Planning in consultation with the SHA. Secondly, Mr. Colbert indicated that he had been in consultation with the Design Review Panel regarding their comment requesting a relocation of the dumpster. This is an issue that continues in negotiation and Mr. Colbert indicated that rather than relocating the dumpster, additional screening may be appropriate.

Subsequent to the hearing, the undersigned received an additional comment from the Office of Planning regarding building façade adjustments that were made by the Architect for the Petitioners at the request of the community. The Office of Planning supports the new elevations, however, has requested that all the storefronts have the awnings displayed above their entrances. Thus, as a condition of approval, I will also require compliance with this comment.

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 August 2004 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 232.A.2 to permit a distance

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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) Except as modified herein, Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated July 26, 2004 and August 11, 2004, copies of which are attached hereto and made a part hereof.

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.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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

August 30, 2004

Leslie M. Pittler, Esquire 29 W. Susquehanna Avenue, Suite 610 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/Corner Reisterstown Road and Waldron Avenue
(1100 Reisterstown Road)
3rd Election District – 2nd Council District
Scott Reich and Gregory Reich - Petitioners
Case No. 04-530-A

Dear Mr. Pittler:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Messrs. Scott Reich and Gregory Reich 1012 Reisterstown Road, Baltimore, Md. 21208

Mr. Kenneth Colbert, Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G, Baltimore, Md. 21209

Mr. Peirce Macgill, Department of Economic Development

Mr. Rahee Famili, Bureau of Traffic Engineering

Office of Planning; People's Counsel; Case/File



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1100 Reisterstown Road which is presently zoned BL-AS

I/We do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

05-17-04

04-530A

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 of thereof, hereby petition for a Variance from Section(s)

232.1 and 303.2, to permit a 0-foot setback from the front property line in lieu of 4 feet required, and a 33-foot setback from the centerline of the street in lieu of 40 feet required; from Section 409.8.A.4, to permit a 1-foot distance from spaces in a surface parking facility from the right of way line in lieu of 10 feet required and from Section 409.10.A to permit 4 stacking spaces for the first station of bank drive-through facilities in lieu of 5 spaces required.

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

To be presented at time of hearing.

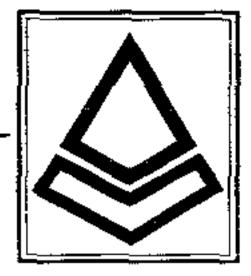
Property to be posted and advertised as prescribed by the zoning regulations.

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.

Contract Purchaser/Lessee:			Legal Owner(s):								
			Scott Reich, Partner, S Reich & G Reich P	artners							
Name - Type or Print			Name - Type or Print								
Signature	<u>,</u>		Signature J. Leeh.	<u> </u>	<u> </u>						
Address.	Teleph	one No.	Name - Type or Print								
City	State	Zip Code	Signature								
Attorney For Petitioner:			1012 Reisterstown Road	410-f	653-0610						
	1 3 4 11	r ne a ar a	Address.	Telepf	none No.						
Leslie M. Pittler, Esq. ~			Baltimore	Md.	21208						
Name - Type or Print			City	State	Zip Code						
Eli M. Julla			Representative to be Contacted:								
Signature			Kenneth J. Colbert, P.E.								
(Company			COLBERT MATZ ROSENFELT, INC (ev	e) 410-	581-2282						
Susquehanna Avenue, Ste. 610	410-8	23-4455	2835 Smith Avenue, Suite G (day)	410-€	653-3838						
	Teleph	one No.	Address	Teleph	none No.						
Zowen Z	Md.	21204	Baltimore	MD	21209						
	State	Zip Code	City	State	Zip Code						

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

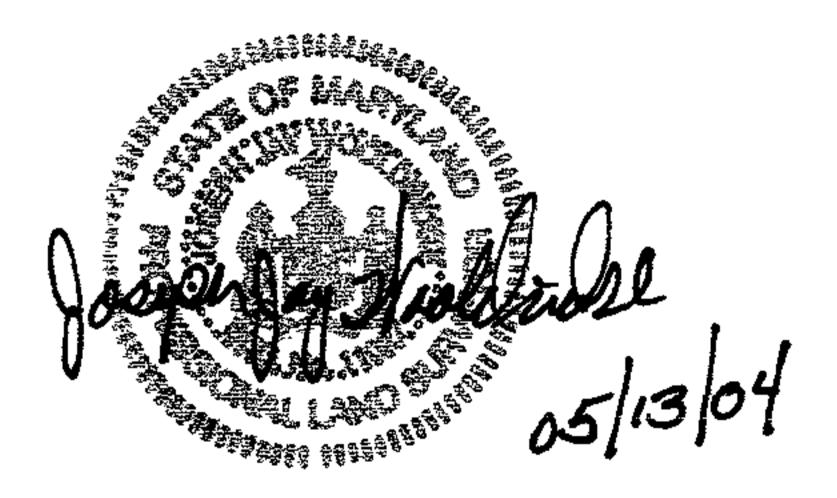


ZONING DESCRIPTION 1100 REISTERSTOWN ROAD

Beginning at a point on the west side of Reisterstown Road, which is 66 feet wide, at a distance of 24 feet from the centerline of Waldron Avenue, which is 50 feet wide. Thence the following courses and distances:

- 1) South 57 degrees 32 minutes 00 seconds West 156.95 feet; thence
- 2) South 88 degrees 21 minutes 25 seconds West 14.44 feet; thence
- 3) With the arc of a curve to the right having a radius of 486.53 feet, an arc length of 35.29 feet and a chord bearing North 34 degrees 30 minutes 20 seconds West 35.28 feet; thence
- 4) North 32 degrees 25 minutes 40 seconds West 115.31 feet; thence
- 5) North 55 degrees 15 minutes 45 seconds East 163.77 feet; thence
- 6) South 34 degrees 32 minutes 03 seconds East 49.94 feet; thence
- 7) South 35 degrees 00 minutes 31 seconds East 114.67 feet to the point of beginning.

As recorded in Deeds Liber 10994, folio 571 and Liber 13158, folio 172. Containing 26,862 square feet more or less. Also known as 1100 – 1106 Reisterstown Road and located in the 3rd election district.



04530.0

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: #04-530-A

1100 Reisterstown Road

Northwest corner of Reisterstown Road and

Waldron Avenue

3rd Election District — 2nd Councilmanic District Legal Owner(s): Scott Reich, Partner, S. Reich

& G. Reich Partners

Variance: to permit a 0-foot setback from the property tine in lieu of the 10-feet required, and a 33-foot setback from the centerline of the street in lieu of 40-feet required, to permit a 1-foot distance from parking spaces in a surface parking facility from the right of way in lieu of 10-feet required, and to permit 4 stacking spaces for the first station of bank drive-through facilities in lieu of 5 spaces required.

Hearing: Tuesday, July 27, 2004 at 10:00 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.

IT 7/636 July 13 JT 7/636 July 13

CERTIFICATE OF PUBLICATION

7/14,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{1}{3}$, $\frac{2004}{}$
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

F TIMORE COUNTY, MARYLAND OrrICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 36062	PAID RECEIPT BUSINESS ACTUAL TIME 5/18/2004 5/17/2004 15:01:15
DATE 04-17.04 ACCOUNT R	001-006-0051.	REG WSC1 WALKIN JRIC JMR >ARECEIPT # 187699 5/17/2004 Dept 5 508 ZOWING VERIFICATION CR NO. 036062
	PARTNERS	Recot Tot \$325.00 \$325.00 dk \$.00 Baltimora Lamot, Mar-land
FOR: COUNTENCIAL VATUANO 1100 FELSTERISTERE	CE PD.	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOME	(F)	CASHIER'S VALIDATION

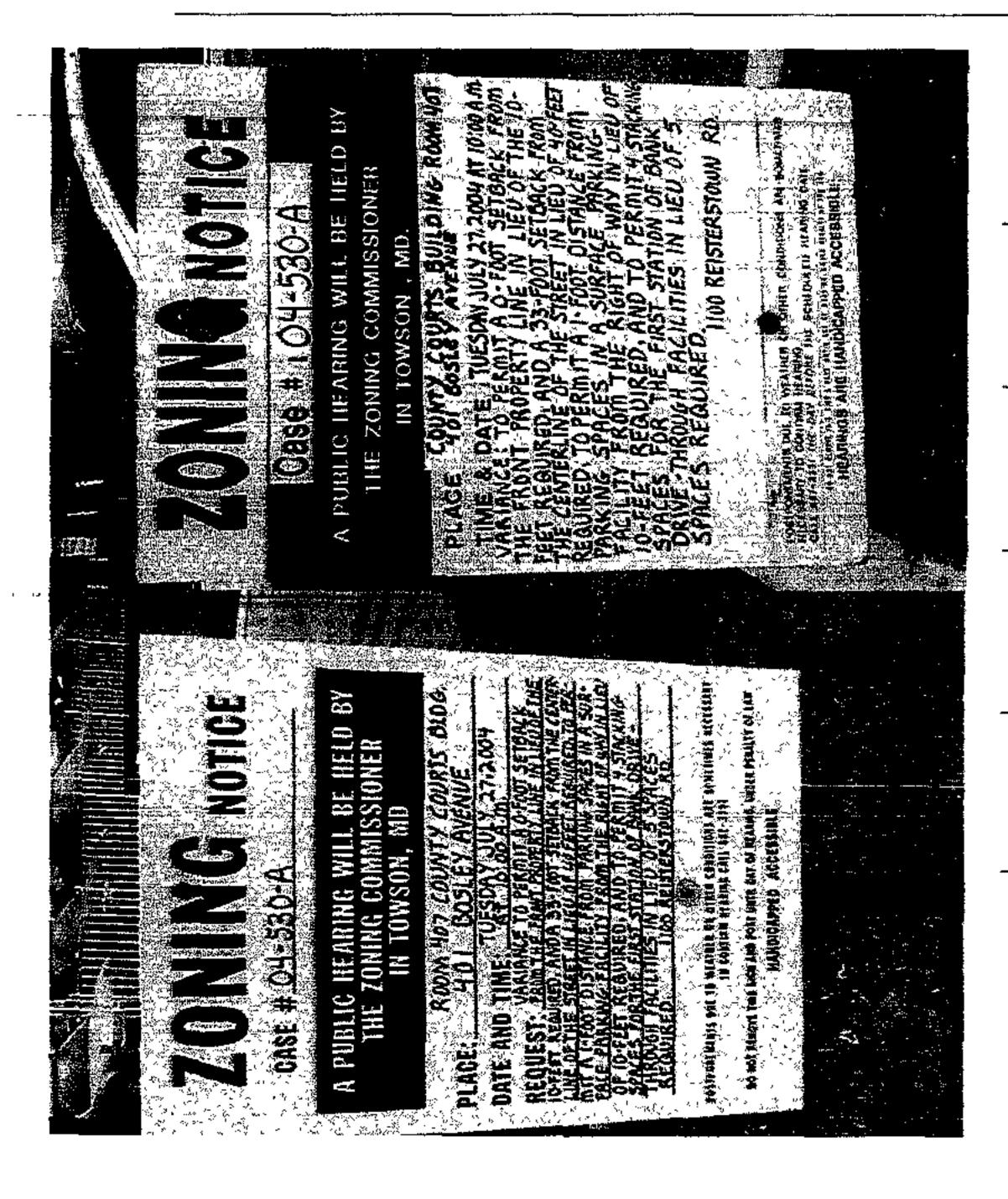
\$.GC C4

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OFLY

CERTIFICATE OF POSTAGE

Attent	tun: Krister Matthews
	Number 04-530-A Date July 13, 2004
Petit	tioner/Developer Leslie Pitler, Scott Reich, Ken Colbert
	of Hearing/Closing uly 27, 2004
were poste	is to certify under the penalties of perjury that the necessary sign(s) required by law of conspicuously on the property located at 1100 Reisterstown Road to 100 Reisterstown Road to 100 Reisterstown Road and Derision Rd, and Derision Rd,
The	sign(s) were posted on July 12, 2004



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)



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 Number: <u>04-530.</u>	·
Petitioner: Scottecu,	
Address or Location: 166 RG15 70028 - 4016 120.	
PLEASE FORWARD ADVERTISING BILL TO: Name:	Suize (C

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





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

June 3, 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: 04-530-A 1100 Reisterstown Road

Northwest corner of Reisterstown Road and Waldron Avenue

3rd Election District—2nd Councilmanic District

Legal Owners: Scott Reich, Partner, S. Reich & G. Reich Partners

<u>Variance</u>: to permit a 0-foot setback from the front property line in lieu of the 10-feet required, and a 33-foot setback from the centerline of the street in lieu of 40-feet required, to permit a 1-foot distance from parking spaces in a surface parking facility from the right of way in lieu of 10-feet required, and to permit 4 stacking spaces for the first station of bank drive-through facilities in lieu of 5 spaces required.

Hearing: Tuesday, July 27, 2004, at 10:00 a.m., Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director TK: clb

C: Leslie M. Pittler, Esq. 29 W. Susquehanna Avenue, Ste. 610 Towson, 21204 Scott Reich, Partner, S. Reich & G. Reich Partners 1012 Reisterstown Rd. Baltimore 21208 Kenneth J. Colbert, P.E. Colbert, Matz, Rosenfelt 2835 Smith Avenue, Ste. G. Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY. MONDAY, JULY 12, 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

Tuesday, July 13, 2004, Issue - Jeffersonian

Please forward billing to:

Leslie M. Pittler, Esquire 29 W. Susquehanna Avenue, Ste. 610 Towson, Maryland 21204

410-523-4455

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:

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Hearing: Tuesday, July 27, 2004, at 10:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

Department of Permits Development Management

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





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

July 21, 2004

Leslie M. Pittler, Esq. 29 W. Susquehanna Avenue, Ste. 610 Towson, Maryland 21204

Dear Mr. Pittler:

RE: Case Number:04-530-A, 1100 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 17, 2004.

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.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Scott Reich 1012 Reisterstown Road Baltimore 21208 Kenneth J.Colbert, P.E. Colbert, Matz, Rosenfelt 2835 Smith Avenue, Ste.G Baltimore 21209







Baltimore County Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

May 27, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 1, 2004

Item No.:

526, (53)-532, 534-537, 539

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.

6. 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: June 7, 2004

RE:

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

Baltimore County
Item No. 530 (JRA)
1100 Reisterstown RD

Dear Ms Kristen Matthews:

This office has reviewed the referenced item do not recommend approval of the Variance for the "0-foot setback from the front property line in lieu of 10-feet required"; additionally, we are concerned with the internal vehicular circulation for the bank drive-through facility and its effect on the operation of MD 140.

We are forwarding this plan to our District-4 Traffic Office and comments will be forthcoming.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

f. f. Dredle

CC: Mr. Robert W. Boling, P.E.

1/27

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr JW

DATE:

June 16, 2004

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JUN 1 6 2004

ZONING COMMISSIONER

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of JUNE 1, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-526

04-530

04-531

04-532

04-534

04-535

04-538

04-539

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 26, 2004

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

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JUL 2 7 2004

ZONING COMMISSIONER

SUBJECT:

1100 Reisterstown Road

INFORMATION:

Item Number:

4-530

Petitioner:

Scottt Reich, Partner, S. Reich and G Reich

Zoning:

BL-AS

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The property is within the Pikesville Revitalization area. The Pikesville Revitalization Plan was adopted by the Baltimore County Council as an amendment to Master Plan 2010 on October 7, 2003. The property is also within CZMP issue 2-005. The Planning Board recommended removal of the AS district while retaining the BL zone. The County Council will vote on this issue on August 31, 2004. Note the CZMP issue on the site plan.

The Office of Planning reviewed the petitioner's request and has determined that the proposal is in keeping with the aforementioned revitalization plan provided that it is revised in accordance with the Design Review Panel comments. (See attached.) The recommendations of the DRP are binding on the Hearing Officer (Bill 56-04)

ON FILING

PADER RE

Dante

Division Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

DESIGN REVIEW PANEL FOR JILLYS, PIKESVILLE

TO:

Larry Schmidt

DATE: August 11, 2004

Zoning Commissioner

FROM:

Jeff Long

Deputy Director

Office of Planning

PROJECT NAME: 1100 Reisterstown Road

RECEIVED.

AUG 1 1 2004

PROJECT #: DRP #446

ZONING COMMISSIONER

RE: Building façade adjustments

Per the request of the community, the architect has adjusted the proposed building façade to comply with a look that is compatible. The community provided the architect with photographs to demonstrate this request.

After reviewing the new elevations, our office feels that the request of the community has been met while not straying from the comments that were brought to light by the Design Review Panel members.

One request that we would make, in keeping with a comment made by the Design Review Panel, is that all the storefronts have the awnings displayed above their entrances.

JATE RECEIVED FOR FILING 3y

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO:

Timothy M. Kotroco, Director

DATE: July 23, 2004

Department of Permits and Development Management

FROM:

Lynn Lanham, Coordinator

Design Review Panel

SUBJECT:

Minutes Design Review Panel Meeting

PROJECT NAME: 1100 Reisterstown Road

PROJECT: DRP # 446

PROJECT TYPE: ZAC # 04-530

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Sally Malena, William Chan, Qutub Syed

PROJECT DESCRIPTION:

The applicant is proposing to build a two story 40 by 140-foot retail (5,600 sf) and office (5,600 sf) building at the corner of Waldron Ave and Reisterstown Road in Pikesville. The building is located on the front property line with 50 parking spaces to the rear and vehicular access from Derisio Lane. A drive-through lane is proposed paralleling Waldron Avenue. An elevator will be located on the north end of the building. The primary building material is brick with metal standing seam roof.

DESIGN REVIEW PANEL COMMENTS:

The following issues and recommendations were identified at the DRP meeting. These recommendations are binding on the Hearing Officer (Bill 56-04).

- 1. Retain the trees along Waldron Avenue and evaluate the screening to maintain a low shrub for safety purposes.
- 2. Provide a hedge to screen the parking along Derisio Lane and street trees.
- 3. Provide street trees in grates along Reisterstown Road.
- 4. Move the dumpster to the corner away from Derisio Lane.
- 5. Lighting shall be sharp cut-off fixture in the parking lots.
- 6. Light poles and fixture heads shall be located so that they do not interfere with the trees in the parking lot.

Subject: Minutes (Design Review Panel Meeting)

Project Name: 1100 Reisterstown Road

Project #: DRP 446

Add a walkway and crosswalk from the back of the building to the public sidewalk in Waldron Avenue.

- 8. The building shall have no more than six bays.
- 9. Articulate the front façade by recessing the full store front.
- 10. Provide more contrast in the column design.
- 11. Signs for the stores will be located on awnings located above the storefronts.
- 12. Awnings shall be of uniform color. Logos and lettering colors may vary.
- 13. The roof elements of the four inside bays should be carried back full; similar to the end roof elements.
- 14. The storefront glass shall be clear and not tinted.
- 15. Refine the rear elevation to provide more interest through redesign of the support system of the cantilever and the railing design.

DISPOSITION:

Approved subject to the recommendations above. Submit revised architectural elevations, site plans and landscape plans to the Office of Planning for review and approval.

Lynn Lanham

LL:
C: Judy Floam
John Chalk
Arnold Pat Keller
Diana Itter





PETITION FOR VARIANCE RE:

> 1100 Reisterstown Road; NW corner of Reisterstown Road and Waldron Avenue 3rd Election and 2nd Councilmanic Districts

Legal Owner(s): Scott Reich, Partner,

S. Reich & G. Reich Partners

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-530-A

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to, Kenneth J. Colbert, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and to Leslie M. Pittler, Esquire, 29 W Susquehanna Avenue, Suite 610, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUN 03 2004

People's Counsel for Baltimore County

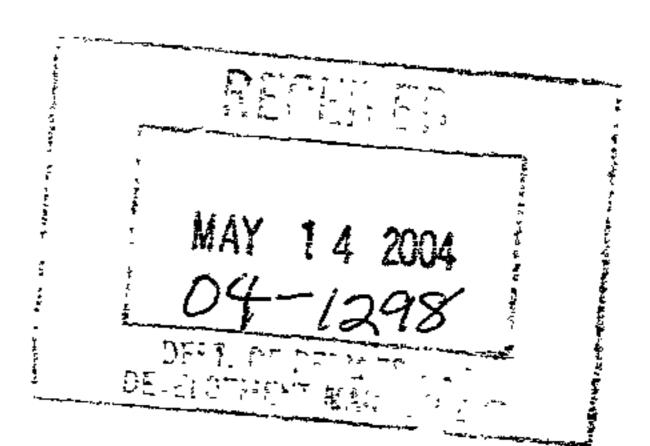
COLBERT MATZ ROSENFE INC. 2835 Smith Avenue Suit

2835 Smith Avenue Suita BALTIMORE, MARYLAND 21209



5114104 (410) 653-3838 FAX (410) 653-7953 ATTENTION _the following items: □ Pians □ Samples Shop drawings □ Prints Specifications Copy of letter Change order DESCRIPTION COPIES DATE NO. THESE ARE TRANSMITTED as checked below: ☐ Resubmit _____copies for approval ☐ For approval Approved as submitted ☐ Submit _____ copies for distribution ☐ For your use Approved as noted ☐ Return _____ corrected prints ☐ Returned for corrections ☐ As requested □ For review and comment ☐ PRINTS RETURNED AFTER LOAN TO US REMARKS.

If enclosures are not as noted, kindly notify us at once.





From:

Timothy Kotroco

To:

Subject:

Schuhmann, Bette Notice for Larry's 10 am hearing

(04-530-A) JUL 27 2004

Bette,

ZONNG COMMSSIONED
In case I forget to call Larry, could you remind him that there is a comment in his 10am hearing-file. Les

Pittler is the Lawyer for the case. My office stated that we were looking for a 10 foot front setback consistent with the position of the SHA. They have a similar comment in the file. It is my understanding that State Highways has that issue worked out which alleviates any conmcern that we may have. If Larry needs further clarification of our position, Please have him call me. Tim

CC:

Bowling, Robert

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

SHEET

ETITIONER'S SIGN-IN SHEET

E-MAIL	1 1			Kcolbert@cmrengineers.									
CITY, STATE, ZIP	んころ	Axes ulle Widziza	STEEL MADES	50212 6									
ADDRESS	601/6 G. Econ. Del.	Reisterstr	1 ROSR	35 SWITH AUE									
NAME	Peiro Macsil	X Ho	Woll Reich	KEN GOLBERT									

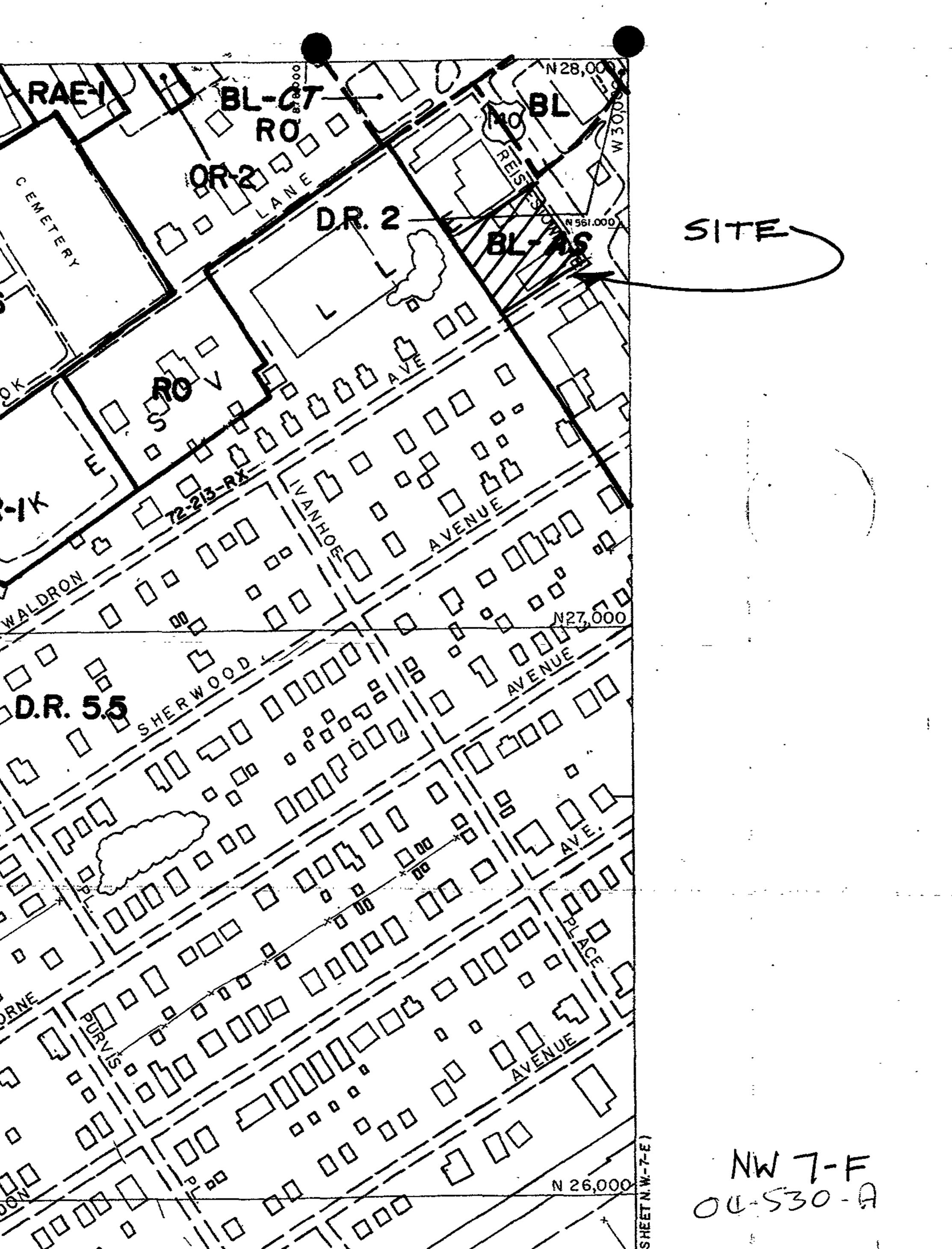
PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

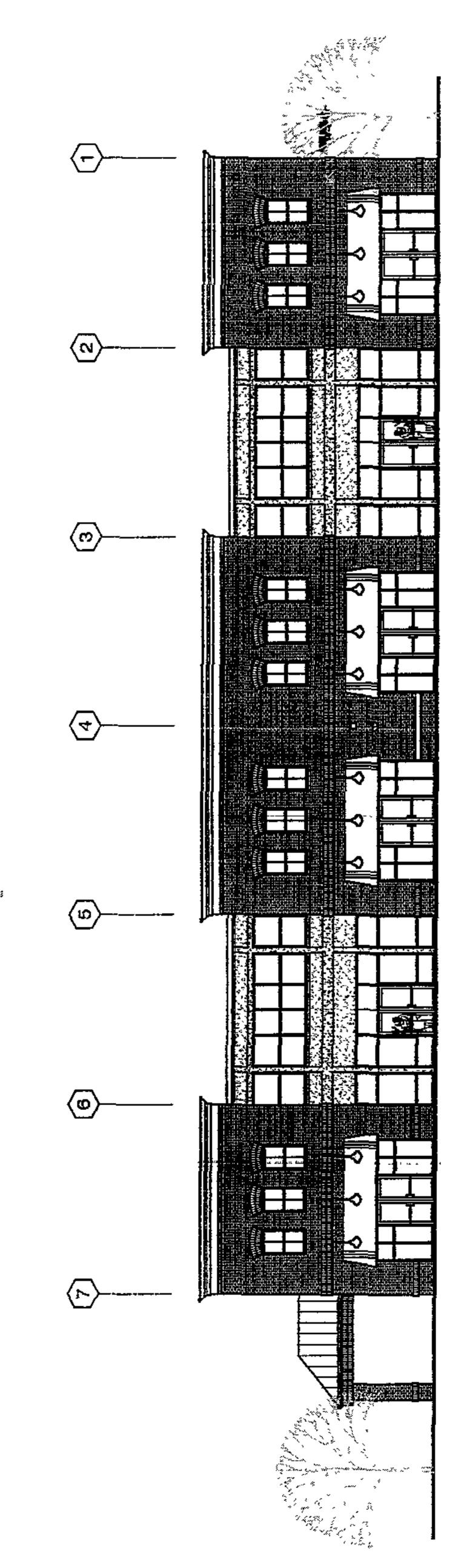
医猪种用的外部形型医肠线及关节排泄影响及医肠线检验

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

E- MAIL												
CITY, STATE, ZIP												
ADDRESS				^								
NAME	Kanee tanili											

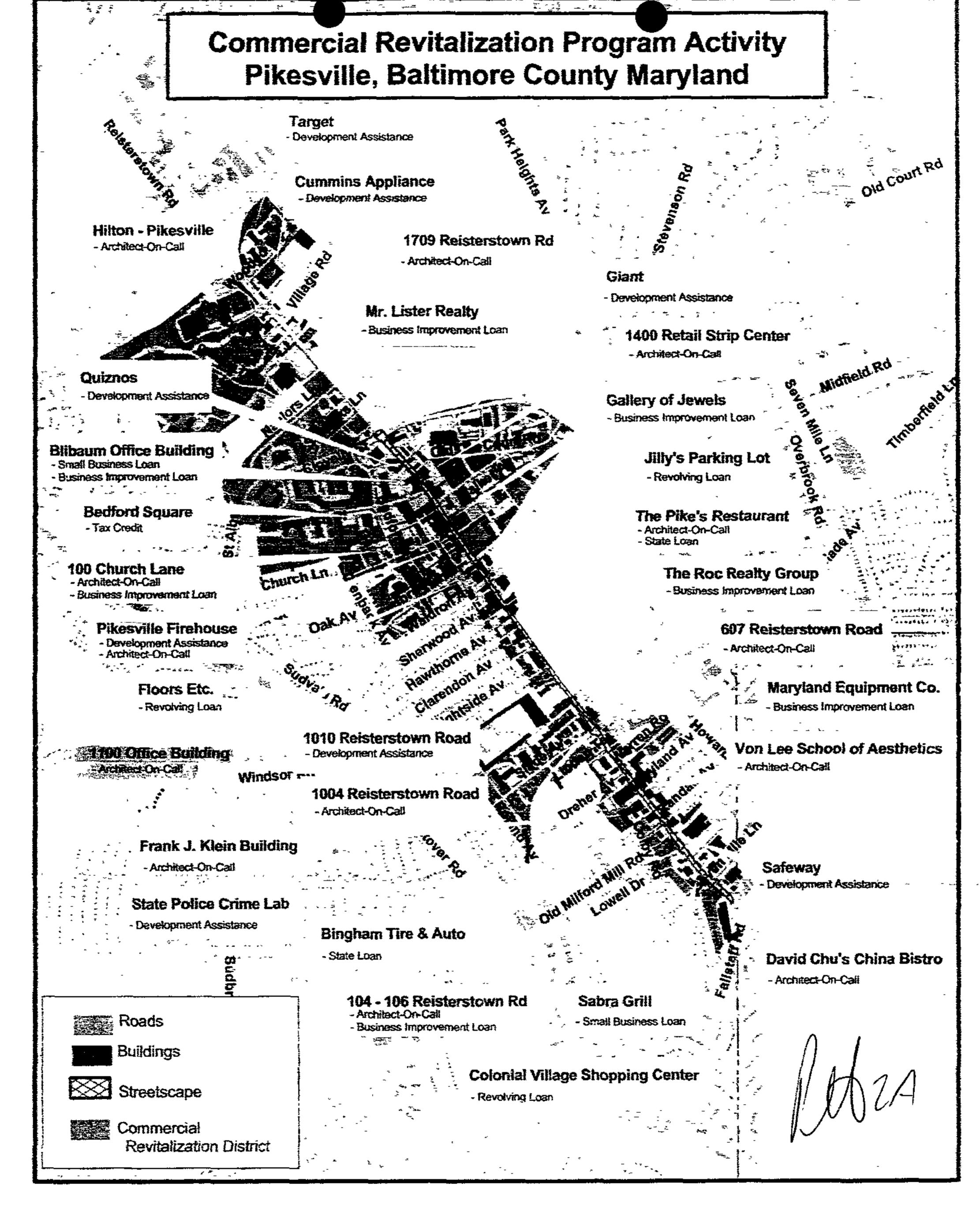


ONDER RECEIVED/FOR FILING.
By The Sally Continue.



Proposed 6 Bay Elevation Proposal

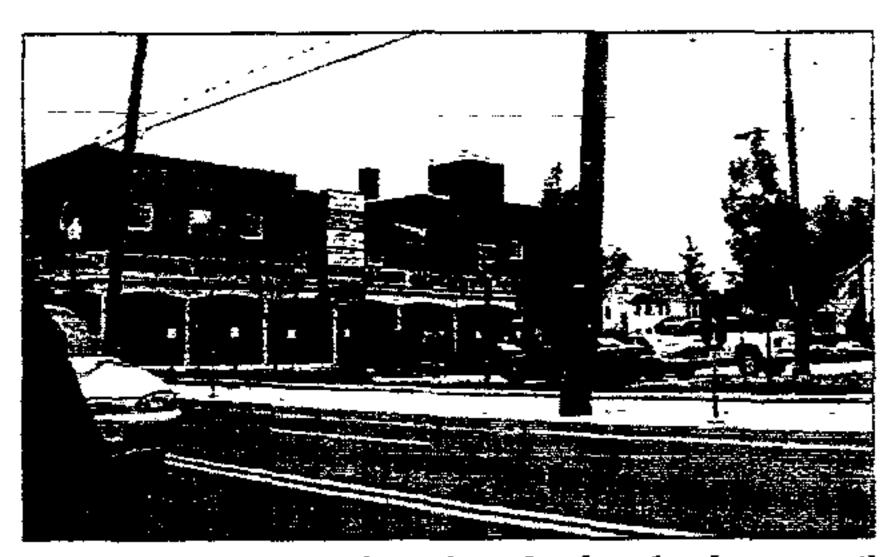
esville, Proposed Reisterstow



PIKESVILLE REVITALIZATION PLAN UPDATE 2003



Pikesville Firehouse has the potential to be redeveloped as a restaurant.



1100 Reisterstown Road may be redeveloped with new retail and office construction.

Action 11

Work together with the public sector, private sector, business and residential communities towards a beneficial outcome for the following projects:

- Redevelopment of the Pikesville Firehouse into a restaurant.
- Redevelopment of the RO properties between Slade Avenue and Linden Terrace into an office building.
- Filling the vacancy at 1010 Reisterstown Road to continue the Restaurant Row theme.
- Redevelopment of the 1100 Reisterstown Road office building into a row of retail and office condominiums.
- Façade renovation of 600 Reisterstown Road, Pikesville Plaza.
- Other opportunity sites as they become available.

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