IN RE: PETITION FOR VARIANCE S/S of Old Court Road, 400 ft. E centerline of Reisterstown Road 3rd Election District 2nd Councilmanic District (3765 Old Court Road) Old Court Centre, LLC,

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-077-A

By: Vanguard Management Services, Inc. Leonard Weinberg, II, President

and

Reister Court, LLC

By: Vanguard Management Services, Inc. Leonard Weinberg, II, President Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Old Court Centre, LLC and Reister Court, LLC, by Leonard Weinberg, II, President. The Petitioners are requesting variance relief for property located at 3765 Old Court Road in the Reisterstown Road area of Baltimore County. Variance relief is requested from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 20 parking spaces to be provided in lieu of the required 24 spaces.

The property was posted with Notice of Hearing on September 18, 2004, 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 September 21, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for

Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 20, 2004, a copy of which is attached hereto and made a part hereof

Interested Persons

Appearing at the hearing on behalf of the variance request were Ken Colbert, professional engineer, Len Weinberg, President of Petitioner corporations, Mickey Cornelius traffic expert, and Gabe Rosenbush, zoning chair of the Pikesville Chamber of Commerce. Robert A. Hoffman, Esquire represented the Petitioners. No Protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

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Testimony and evidence indicated that the property consists of 0.3518 acres and is zoned BL-CT. The Petitioner indicated that the property was formerly operated as a fuel service station, which the Petitioners propose to redevelop into a 4,000 sq. ft. retail and restaurant center. Since the property is in a CT district, standard restaurants require 5 parking spaces per 1,000 sq. ft. as do general retail. Consequently, the Petitioners should provide 20 parking spaces, which in fact they propose.

However, they would like to add an 800 sq. ft. deck to the outside rear of the building that will require additional 4 spaces. Thus the variance is requested. Mr. Hoffman noted that this site lies adjacent to the very large Pikesville Giant parking lot that is also owned by the Petitioners. He proffered that the portion of the Giant lot next to the subject lot is underutilized and identified 22 parking spaces which can be utilized by patrons of these retail and restaurant uses. To encourage this shared parking, the Petitioners will erect a stairway from the Giant lot to the subject deck and will guarantee the shared space will be available in the future by entering into a private agreement reflecting this arrangement. Mr. Hoffman noted that peak parking hours for this center would be somewhat different from the adjoining commercial uses, all of which have sufficient parking.

Mr. Hoffman noted that the property was unique in a zoning sense because the property is in a revitalization zone in which a defunct fuel service station is being replaced by a viable attractive retail/restaurant center. These uses are compatible with the Pikesville CT district uses that encourages a "high incidence of pedestrian oriented retail and restaurant uses." He proffered that there will be no adverse impact on the surrounding community, which itself is primarily commercial, and that ample parking will be provided on site and next door on the Giant lot to assure there will be no parking spillover into residential neighborhoods.

Mr. Gabe Rosenbush, zoning chair of the Pikesville Chamber of Commerce, added his support to the proposed revitalization effort in this site.

Findings of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is a revitalization of the site of a defunct fuel service station. The restaurant/retail uses will complement the County and local efforts to find new uses for this site. I find that strict compliance with the Zoning Regulations for Baltimore

County would result in practical difficulty or unreasonable hardship. There will be no increase in residential density beyond that otherwise allowable by the Zoning Regulations. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The community supports this request because it will add to the revitalization efforts underway.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this ______ day of October, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 20 parking spaces to be provided in lieu of the required 24 spaces, be and is hereby GRANTED.

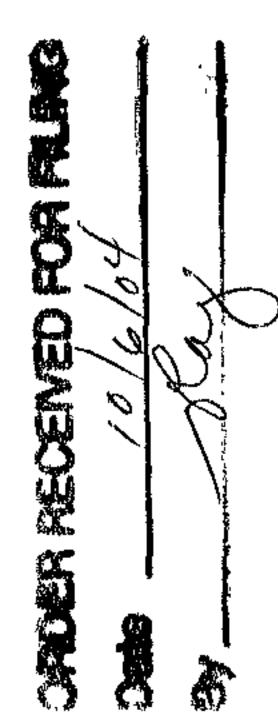
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

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

October 6, 2004

Robert A. Hoffman, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petitions for Variance
Case No. 05-077-A

Property: 3765 Old Court Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance 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: Leonard Weinberg, 1408 Bare Hills Rd., Baltimore, MD 21209 Ken Colbert, Colbert, Matz, Rosenfelt, Inc., 2835 Smith Ave., Baltimore, MD 21209 Mickey Cornelius, The Traffic Group, 9900 Franklin Sq. Dr., Ste. H Baltimore, MD 21236

Gabe Rosenbush, Jr., P.O. Box 32122, Baltimore, MD 21208



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



NOW THE PARTY OF T

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3765 Old Court Road

which is presently zoned BL - CT

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)

Section 409.6 of the Baltimore County Zoning Regulations to permit 20 parking spaces to be provided in lieu of the required 24 spaces.

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 determined at the hearing.

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 perjury, that I/we is the subject of the subject	are the legal ov	firm, under th vner(s) of the	e penalties of property which
Contract Purchaser/Lessee:			Legal Owner(<u>s):</u>		
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City	State	Zip Code	Signature	<u> </u>	<u></u>	410-296-17
Attorney For Petitioner	<u>r:</u>		1408 Bare	2 Hills R	oad, Suit	e 2/0
Robert A. Hoffman			Address Baltimore		MP	Telephone No. ユロシのタ
Name - Type or Print			City		State	Zip Code
Hobert A. Hold		_	Representativ	re to be Con	itacted:	}
Signature						
Venable LLP	· · · · · · · · · · · · · · · · · · ·		Robert A. He	offman		· ····
Company	(410)	404 6200	Name		(410)	404 6000
210 Allegheny Avenue Address	(410)	494-6200 Telephone No.	210 Allegher Address	ny Avenue	(410)	494-6200 Telephone No.
Towson, MD)	21204	Towson,	MD		21204
CITY	State	Zip Code	City		State	Zip Code
2				OFFICE USE	ONLY	• •
Case No. 05-0'	א מנ		ESTIMATED L	ENGTH OF	HEARING.	
Case No.	11-/4		UNAVATI ARI F	FOR HEAR!	ING	· · · · · · · · · · · · · · · · · · ·
			UNAVAILABLE Reviewed By	INP	Date	8/10/04

PETITION FOR VARIANCE

LEGAL OWNERS:

OLD COURT CENTRE LLC

By: Vanguard Management Services, Inc.

Managing Member

By: Leonard Weinberg, II, President

REISTER COURT LLC

By: Vanguard Management Services, Inc.,

Managing Member

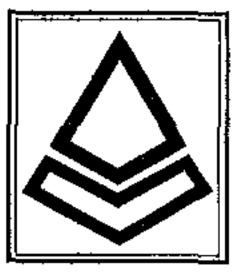
By: On huy, Kula

Leonard Weinberg, 41, President

TO1DOCS1/189772 v1

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

OLD COURT CENTRE (FKA BARNES TIRE & AUTO)
3765 OLD COURT ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF OLD COURT ROAD, MARYLAND ROUTE 133, 70 FEET WIDE, 400 FEET MORE OR LESS EAST OF THE CENTERLINE OF REISTERSTOWN ROAD; THENCE

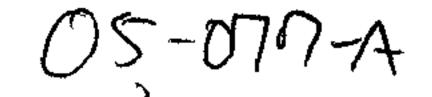
NORTH 69 DEGREES 31 MINUTES 43 SECONDS EAST, 150.00 FEET SOUTH 16 DEGREES 28 MINUTES 17 SECONDS EAST, 125.00 FEET SOUTH 73 DEGREES 31 MINUTES 43 SECONDS WEST, 40.88 FEET SOUTH 20 DEGREES 09 MINUTES 17 SECONDS WEST, 17.00 FEET NORTH 69 DEGREES 50 MINUTES 43 SECONDS WEST, 22.86 FEET SOUTH 73 DEGREES 31 MINUTES 43 SECONDS WEST, 37.54 FEET NORTH 30 DEGREES 49 MINUTES 12 SECONDS WEST, 52.91 FEET NORTH 41 DEGREES 33 MINUTES 07 SECONDS WEST, 69.87 FEET TO THE POINT OF BEGINNING. AS RECORDED IN DEED LIBER 10014, FOLIO 481, AND BEING PART OF LOT 3, FIRST AMENDED FINAL PLAT

CONTAINING 15, 325 SQUARE FEET, OR 0.3518 ACRES OF LAND MORE OR LESS.

ALSO KNOWN AS 3765 OLD COURT ROAD AND LOCATED IN THE $3^{\rm RD}$ ELECTION DISTRICT.



CENTRE COURT, PLAT BOOK SM 75 PAGE 75.



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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: #05-077-A

3765 Old Court Road
South side of Old Court Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Leonard Weinberg II, President Old
Court Road Centre, LLC. Reister Court, LLC
Variance: to permit 20 parking spaces to be provided in
lieu of the required 24 spaces.
Hearing: Tuesday, October 5, 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.

JT 9/734 Sept. 21 22469

CERTIFICATE OF PUBLICATION

923,200+
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 921,20 <u>0+</u>
X The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings.
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-077-A Petitioner/Developer: LEONARD WEINBERG 11, OLD CT. RD. CEYRLE Date of Hearing/Closing: OCT 5, 2004 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were 3765 OLD COURT RD (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The sign(s) were posted on A PUBLIC HEARING WILL BE HELD BY THE FORING COMMISSIONER IN TOWSON, MD PLACE HOOM YO'T CHANG CHANGE BLACK HOLDING AND DATE AND THE THEORY OF THE & 200 AT A COLUM HOUST WHAT DEDNIE TO PARKE WITH THE HOUND IN THE 24 NAMES AND THE PARTY.

Baltimore County Department of

County-Office Building, Room 111

111 West Chesapeake Avenue

Towson, Maryland 21204

Ladies and Gentlemen:

Permits and Development Management

ATTN: Kristen Matthews {(410) 887-3394}

posted conspicuously on the property located at:

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 21, 2004 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, Maryland 21204

410-494-6244

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: 05-077-A

3765 Old Court Road

South side of Old Court Road

3rd Election District—2nd Councilmanic District

Legal Owner: Leonard Weinberg II, President Old Court Road Centre, LLC. Reister Court, LLC

Variance to permit 20 parking spaces to be provided in lieu of the required 24 spaces.

Hearing: Tuesday, October 5, 2004 at 10:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue.

THE ESSENTE

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

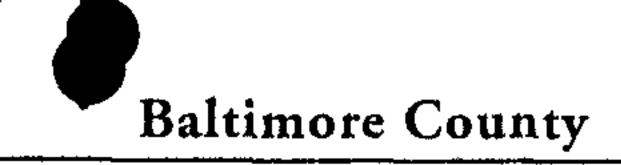
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

Department of Permits an Development Management

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





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

August 12, 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: 05-077-A

3765 Old Court Road

South side of Old Court Road,400 feet of Reisterstown Road

3rd Election District—2nd Councilmanic District

Legal Owner: Leonard Weinberg II, President Old Court Road Centre, LLC. Reister Court, LLC

Variance to permit 20 parking spaces to be provided in lieu of the required 24 spaces.

Hearing: Tuesday, October 5, 2004 at 10:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue.

Timothy Kotroco

Director

TK: clb

C: Robert A. Hoffman Venable, LLP. 210 Allegheny Avenue Towson 21204 Leonard Weinberg, II 1408 Bare Hills Road, Ste. 210 Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 20, 2004

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPÉCIAL 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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

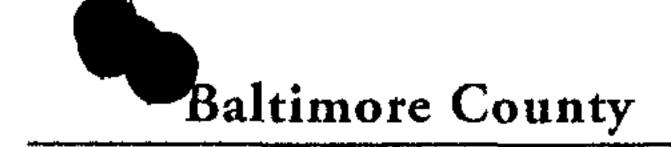
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 05-077-A
Petitioner: OLD COURT CENTRE, LLC & REISTER COURT LLC
Address or Location: 3765 OLD COURT ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: Amy Dontell
Address: 210 Allegheny Avenue
Tauson 40. 21204
Telephone Number: (410) 494 - 10 244

Department of Permits and Development Management

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





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

September 28, 2004

Robert A. Hoffman Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number:05-077-A, 3765 Old Court Road

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

Very truly yours,
U. Carl Rilla D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:

Vanguard Management Services, Inc. Leonard Weinberg President 1408 Bare Hills Road, Suite 210 Baltimore 21209



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

Fire Department

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





James T Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 16, 2004

Item No.:

061-069, 071, 072, 074, 076-080

Pursuant to your request, the referenced plan(s) have been reviewed 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 1, 2004

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 August 23, 2004

Item Nos. 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 072, 074, 075,

076, 077,)079, 080, and 081

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr (

(3000)

DATE:

September 3, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 16, 2004

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

05-061

04-062

04-063

04-065

04-067

04-068

04-069

04-071

DA-CA

04-077

04-079

04-080

04-081

Reviewers:

Sue Farinetti, Dave Lykens



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: August 20, 2004

RECEIVED

AUG 2 3 2004

ZONING COMMISSIONER

SUBJECT:

3765 Old Court Road

INFORMATION:

Item Number:

5-077

Petitioner:

Old Court Centre LLC

Zoning:

BL-CT

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and supports the proposed parking variance.

The property in question is within the Pikesville Revitalization area. The Pikesville Revitalization Plan Update 2003 adopted by the County Council on October 7, 2003 states that the area has a growing identity as a restaurant destination. The proposed deck addition to the building for restaurant use is in keeping with the revitalization efforts within the area.

The Revitalization Plan Update also promotes the concept of shared parking in order to optimize the use of parking spaces already available. Since the Old Court Centre and Reisters Court are under control of Vanguard Management Services Inc, shared parking should be pursued.

Prepared by:

Division Chief:

AFK/LL:MAC:



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

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

Maryland Department of Transportation

Date:

8.13.04

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

RE:

Baltimore County

Item No. 077

JMP

Dear. Ms. Matthews:

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division RE: PETITION FOR VARIANCE * BEFORE THE
3765 Old Court Road; S/side of Old Court
Road, 400' OF Reisterstown Road * ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Leonard Weinberg, II, Pres *
Old Court Centre, LLC, Reister Court LLC
Petitioner(s) * BALTIMORE COUNTY

* 05-077-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 Bultimore Coun

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 19th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

*

AUG 1 9 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

PLEASE PRINT CLEARLY

CASE NAME 3765 Old CL. Rd.
CASE NUMBER 05-677-A
DATE 10/5/64

PETITIONER'S SIGN-IN SHEET

RA WHAM a bomple com Kcolberte convengineers con 1 we insker a vongredynitie	GAdoles & bapt. Most				
CITY, STATE, ZIP LOWSON MA 2(204) BAT. NO 2(209) BIG MO 2(209) RAID MO 21236	mcl 2-1				
2835 SMITH AUF AWE 140 FORKIN SA, DR. STE. H	BOK 3212				
Ros Hutthan Ken Colbert Len Weinberg	GAME ROSENDROSKAR				



October 1, 2004

Zoning Commissioner Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204

To Whom It May Concern:

This letter is to express our support for the zoning variance requested for Salsarita's Fresh Cantina restaurant. As we have done in the past, we are supporting this request with the knowledge that there is ample adjacent parking available. The value of a restaurant such as this to the revitalization effort of Pikesville is huge. Restaurants such as this provide a destination and have a spill-over effect into other businesses in the area. The restaurant is an important element of the revitalization effort and the design for an outdoor dining patio adds a unique element to the restaurant and to Pikesville.

There is already a precedent for this type of request and we urge you to grant this request. Revitalization districts such as Pikesville need all of the help we can get to attract new businesses. This is good for Pikesville and good for the County.

Sincerely,

Sherrie Becker

Executive Director

Qe Det

Pontiac - Div. Of Ger

Texaco Inc.

Chevron USA, Inc.

Safeway International

Radio Shack - Div. O

American Oil Compani

Sinai Hospital

Baltimore County Gen

Friendly's ice Cream

Juvenile Diabetes Fou

Maryland Permanent E

Walgreen's Washington Real Esta

Raimondi's

Continental Realty Col

M.I.E. Investment Co.

Fedder Management (

Commercial & Industri

Princeton Sports

Robbins Realty

Metropolitan Managen

Interstate Brands

Stevenson Village Cer

Davco Foods / Wendy

Southern Fuel Co.

Altfeld Development C

Enterprise Rent-A-Car

Maryland Dept. Fransport

"If you don't have the EXPERIENCE, why not HIRE It?"

RE

ROSENBUSH

CONSULTANTS

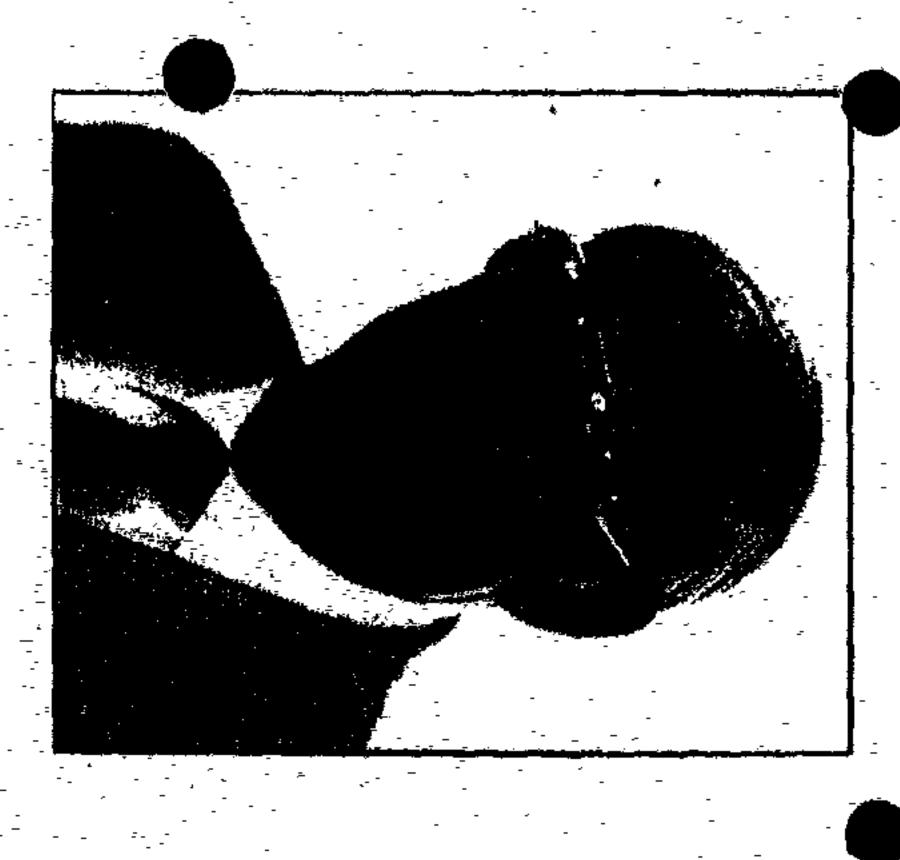
LTD.

P.O. Box 32122

Pikesville, MD 21208

410-653-5019





experienced record management...32 years in commercial and accomplishments Gabriel industrial sales, leasing and development. residential of over "GABE" Real sales, Rosenbush Estate Broker years Eleven leasing <u>Q</u>, years proven SE CO

things done...the managerial Personal dedication to a job or project... coordinate talents of others effectiveness part of a team...capacity to get in working independently skill to

Developed retail areas of city and county mental officials for redevelopment of Organized and coordinated efforts of architects, land planners and governexisting shopping areas and the development of new commercial, industrial and residential projects.

nais... instructor of courses on Real Estate Published law and sales technique. articles for Real Estate lour

> Ω, Greater Baltimore, Member of Pikesville associations. developers and community Million Dollar Round Table, Board Member HORN AWARD, Man of the Year 2000 by Community Foundation, Board Member of Pikesville Pikesville Chamber of Commerce. rector of Real Growth Chamber First winner Negotiator Corporation Estate ⊈, improvement of Pikesville **Cultural Arts** Commerce between Realtors **BOB**

BUSH CONSULTANTS LTD

DCIE and specialists, of talent individua functions encompasses a complete range of expert and mon consulta CONSULTANTS These consultants include: architects, land marketing specialists, administrative managerial talent, financial analysi as LTANTS LTD. is to provide is and organizations with the kind they need when the need arises. igage placement counselors and in diverse areas. and engineers, construction lawyers, accountants, media of ROSENBUSH One of the

CLIENT SERVICES

PROPERT

- Property Evaluation
- Development Potential
- Marketing Space
- Tenant Negotiations
- Zoning Changes
- Financing Alter natives
- Project Coordin nation

DEVELOPERS

- Site Selection
- Demographic Impact Study
- Zoning Changes
- Tenant Search & Selection
- Financing Alternatives
- **Project Coordination**
- Investment Por tfolio
- Land Banking

- Relocation & Expansion
- Site Selection
- Zoning impact
- Market Demogr aphics
- Landlord Negotiations
- Financing Alternatives

9 arrangement. ation discussion. Project assistance can be available either an hourly Ca I for private evaluor flat fee

