IN RE: **PETITIONS FOR SPECIAL HEARING &**	*	BEFORE THE
VARIANCE - E/S Main Street, 14' S of the c/l Bond Avenue	*	ZONING COMMISSIONER
(301-303 Main Street) 4th Election District	*	OF BALTIMORE COUNTY
3rd Council District	*	Case No. 06-010-SPHA
ARMZ, LLC Petitioner	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Zell Gresser, Authorized Member of ARMZ, LLC, owner of the subject property, through its attorney, Benjamin Bronstein, Esquire. The Petitioner requests a special hearing to approve a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and approval of a waiver, pursuant to Section 32-4-107(b) of the Baltimore County Code, of the requirements of Sections 34-4-223(8) and 32-4-61(a)(2) thereof to raze, alter or construct an addition to a building, identified as BA #894 on the Baltimore County Landmarks List. In addition to the special hearing relief, the Petitioner requests certain variances from the B.C.Z.R. to accommodate the proposed improvements. As originally filed, the Petitioner sought relief as follows: **1) & 2)** from Sections 232.3.B and 232.2.B, respectively, to permit a rear yard setback of 0 feet in lieu of the required 20 feet, and a side yard setback of 6.3 feet in lieu of the required 10 feet; **3)** from Section 301.1.A to permit a front street and side street projection of 2 feet each in lieu of the 7.5 feet maximum for an existing porch (open projection); **4)** from Section 409.8.A.4 to permit a parking facility 4 feet from a public street right-of-way in lieu of the required 10 feet; and, **5)** from Section 1B01.1.B.1.d(3) to permit parking in a Residential Transition Area (RTA) in lieu of the requirements of Section 409.8.B, subject to approval of a landscape plan for the buffer area; and, from Section 1B01.1.B.1.d.e(5) to permit an RTA

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Date 9-12-06
By D. Wiseman

setback of 3 feet in lieu of the required 75 feet, and a landscape buffer of 3 feet in lieu of the required 50 feet.

Appearing at the initial hearing held on September 13, 2005 in support of the request were Alan R. Marani, principal of ARMZ, LLC, property owner; Robert S. Rosenfelt, the Professional Engineer who prepared the site plan for this property; and, Benjamin Bronstein, Esquire, attorney for the Petitioner. Appearing as interested citizens/Protestants were Claire Brunfitt, Bill Keeney, Elias Rizakos, Karen Fitchett, and Nick Bouyiouclis, adjacent or nearby property owners. Pierce Macgill appeared on behalf of the Economic Development Commission for Baltimore County and Karen Brown appeared on behalf of the County's Office of Planning.

During the course of those proceedings, it became evident that the surrounding Reisterstown community was vehemently opposed to the request. It was also understood that the proposal needed Landmarks Preservation Commission (LPC) approval, although several plans had previously been submitted for their consideration. In this regard, it is to be noted that on September 12, 2005, a ZAC comment was received from Tim Dugan, Chief of Preservation Services for the Office of Planning, in which he advised the undersigned that the subject proposal was considered at the LPC's meeting on September 8, 2005 and approved, subject to certain conditions. Among those conditions was the request that I continue the hearing on the variance requests, pending a decision from the LPC's Technical Committee regarding certain design details of the proposed addition, and the LPC's hearing to consider placing the historic building on the Landmarks List, which was scheduled for November 10, 2005.

In view of the changing plans and the possibility that the Petition for Variance might require amendment, the matter was continued until such time as all issues had been resolved with the LPC and community representatives. Ultimately, the Petitioner reduced the size of the addition proposed and amended the Petition for Variance, pursuant to Amended Schedule A attached thereto as follows: **1)** From Section 232.2.B to permit a side street setback of 6 feet in lieu of the required 10 feet; **2)** from Section 409.1.A.4 to permit a surface parking facility for a nonresidential use to be 4 feet from a public street right-of-way in lieu of the required 10 feet;

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By

and **3)** from Sections 1B01.B.1.d(3) and 1B01.1.B.1.e(5) to permit a Residential Transition Area (RTA) setback of 3 feet in lieu of the required 75 feet and an RTA buffer of 3 feet in lieu of the required 50 feet. The subject property and amended relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

At the continued hearing held on September 8, 2006, the following individuals appeared in support of the proposal: Zell A. Gresser and Ronald Walpert, representatives of ARMZ, LLC, property owner; Mark D. Levin, Architect; Kenneth Colbert and Judith Floam, representatives of Colbert Matz Rosenfelt, Inc., the engineering consultants who prepared the site plan for this property; and, Benjamin Bronstein, Esquire. There were no Protestants or other interested persons present. In this regard, it is to be noted that none of the individuals who appeared in opposition to the request at the first hearing attended the continued hearing.

At the onset of the hearing, Mr. Bronstein requested approval to further amend the Petition for Variance and submitted a Second Amended Schedule A. He noted that the requested amendments were reflected on the original Petition for Variance filed in this case; however, were inadvertently omitted when the Amended Petition was prepared. In that the requested amendments are to legitimize existing conditions on the property and do not impact the revised proposal, which has been reviewed and approved by the LPC and community members, I agreed to amend the Petition for Variance to include the following additional variance requests, pursuant to the Second Amended Schedule A, which has been incorporated into the case file. Specifically, the Petitioner also request relief from Section 232.1 of the B.C.Z.R. to permit a front property line setback of 6 feet in lieu of the required 10 feet and a street centerline setback of 39 feet in lieu of the required 40 feet for the existing building. Relief is also requested from Section 301.1A of the B.C.Z.R. to permit a 1-foot setback in lieu of the required 7.5 feet for an existing open porch. These amendments are reflected on the revised site plan submitted at the hearing and marked as Petitioner's Exhibit 1.

The facts in this case are not in dispute. The subject property is a rectangular shaped parcel located on the southeast corner of the intersection of Main Street and Bond Avenue in

ORDER RECEIVED FOR FILING
Date 9-12-06
By

historic Reisterstown. The property contains a gross area of 0.56 acres, more or less, split zoned B.L. and D.R.3.5, and is improved with a two-story brick building, known as the "Lanius House" or the "Nichols Tavern", which was constructed in 1798, and a detached garage. The property is surrounded by commercial uses to the north, south and west; however, abuts residential properties to the rear. The Petitioner is desirous of renovating the existing building and converting same for office use. The original proposal called for a three-story, 11,600 sq.ft. addition to the rear of the existing building. However, as a result of community opposition and LPC review, the Petitioner scaled back their proposal to a two-story, 8,525 sq.ft. addition. The particulars of the proposal are more particularly shown on the site plan submitted as Petitioner's Exhibit 1 and the architectural elevation drawings submitted as Petitioner's Exhibit 2.

Special hearing relief is requested as set forth above to allow improvements to the existing structure, due to the historic character of the building and its location on the property. Moreover, variance relief is necessary from RTA and landscaping requirements to accommodate the proposed addition and allow parking to the rear of the property, which is located in the D.R.3.5 zone. As shown on the site plan, the zoning line bisects the middle portion of the site so that the front portion of the property where the existing building and proposed improvements are located is zoned B.L., while the rear of the property where parking is proposed is zoned D.R.3.5. Finally, relief is requested to legitimize the location of the existing building and front porch.

In support of the request, the Petitioner noted the fact that this proposal was reviewed and approved by the Office of Planning, as evidenced by that agency's Zoning Advisory Committee (ZAC) comment, dated July 27, 2005, and revised September 5, 2006. Their comment indicates that they have no objections to the proposal, provided certain landscaping and design elements are incorporated into the plan to mitigate any impacts on the surrounding historic district. Moreover, the proposal has been reviewed and approved by the Landmarks Preservation Commission for Baltimore County and has the support of the Reisterstown community. It is also to be noted that Pierce Macgill, the Commercial Revitalization Specialist with Baltimore County's Department of Economic Development supports the proposal. Within a

ORDER RECEIVED FOR FILING
Date 9-12-06
By D. Jackson

letter dated August 26, 2005, Mr. Macgill noted that this property is located within the Reisterstown Revitalization District and that this project will achieve three primary objectives of the revitalization program for this district; namely, it will improve the appearance of the area, attract new businesses and generate employment opportunities for local residents.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. As noted above, this proposal has been reviewed and approved by the Landmarks Preservation Commission and meets the spirit and intent of the zoning regulations as they relate to renovating historic structures. Moreover, this project has the support of the Reisterstown community, as well as the Office of Planning and Department of Economic Development. I find that the relief requested is appropriate in this instance and that all of the requirements for development of this property have been met. I further find that the proposed improvements will not result in any detrimental impacts to adjacent properties, or the health, safety and general welfare of the surrounding locale, and should therefore be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested, as amended, shall be approved.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September 2006 that the Petition for Special Hearing seeking approval of a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and approval of a waiver, pursuant to Section 32-4-107(b) of the Baltimore County Code, of the requirements of Sections 34-4-223(8) and 32-4-61(a)(2) thereof to raze, alter or construct an addition to a building, identified as BA #894 on the Baltimore County Landmarks List, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief, pursuant to the attached Second Amended Schedule A, from the Baltimore County Zoning Regulations

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Date 9-12-06
By D. Santo

(B.C.Z.R.) as follows: **1)** From Section 232.2.B to permit a side street setback of 6 feet in lieu of the required 10 feet; **2)** from Section 409.1.A.4 to permit a surface parking facility for a nonresidential use to be 4 feet from a public street right-of-way in lieu of the required 10 feet; and **3)** from Sections 1B01.B.1.d(3) and 1B01.1.B.1.e(5) to permit a Residential Transition Area (RTA) setback of 3 feet in lieu of the required 75 feet and an RTA buffer of 3 feet in lieu of the required 50 feet; **4)** from Section 232.1 of the B.C.Z.R. to permit a front property line setback of 6 feet in lieu of the required 10 feet and a street centerline setback of 39 feet in lieu of the required 40 feet for the existing building; and **5)** from Section 301.1A of the B.C.Z.R. to permit a 1-foot setback in lieu of the required 7.5 feet for an existing open porch, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for its 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 its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason this order is reversed, the Petitioner shall be required to return, and be responsible for returning said property to its original condition.

2) Landscaping shall be provided in accordance with the landscape plan reviewed and approved by the Office of Planning.

3) The proposed improvements shall be constructed substantially in accordance with the building elevation drawings submitted into evidence as Petitioner's Exhibit 2, which were reviewed and approved by the LPC and the Office of Planning on April 5, 2006.

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

Any appeal of this Decision must be made within 30 days of the date of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

PUBLISHED FOR FILING
Date 9-12-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

September 12, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: **PETITIONS FOR SPECIAL HEARING and VARIANCE**
E/S Main Street, 14' S of the c/l Bond Avenue
(301-303 Main Street)
4th Election District – 3rd Council District
ARMZ, LLC - Petitioner
Case No. 06-010-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Messrs. Zell Gresser & Ronald Walpert, ARMZ, LLC
2804 Hamden Avenue, Baltimore, Md. 21211
Mr. Kenneth Colbert & Ms. Judith Floam, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
Ms. Claire Brunfitt, 14 Bond Avenue, Reisterstown, Md. 21136
Mr. Bill Keeney, 1908 Emory Road, Reisterstown, Md. 21136
Mr. Elias Rizakos, 1011 Berrymans Lane, Reisterstown, Md. 21136
Ms. Karen Fitchett, 313 Main Street, Reisterstown, Md. 21136
Mr. Nick Bouyiouclis, 14301 Great Oak Lane, Silver Spring, Md. 20905
Office of Planning; Department of Economic Development; People's Counsel; Case File

HISTORIC

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 301-303 Main Street

which is presently zoned BL - DR 3.5

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

See attached Schedule A.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

ARMZ, LLC
Name - Type or Print

Signature

Zell Gresser, Authorized Member
Name - Type or Print

Signature

2804 Hamden Avenue
Address — Telephone No.

Baltimore — Maryland — 21211
City — State — Zip Code

Attorney For Petitioner:

Benjamin Bronstein
Name - Type or Print

Signature

Company

West Susquehanna Avenue, Suite 205 — 410-296-0200
Address — Telephone No.

Towson — Maryland — 21204
City — State — Zip Code

Representative to be Contacted:

Judy Floam, RLA — Colbert, Matz, Rosenfelt, Inc.
Name

2835 Smith Avenue — Suite G — 410-653-3838
Address — Telephone No.

Baltimore — Maryland — 21209
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 5-12-05
By

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SDT Date 06-30-05

Case No. 06-010-SPHA

Schedule A

a special hearing to permit a use permit for business parking in a residential zone (§ 409.8.B BCZR) and approval of a waiver pursuant to § 32-4-107(b), BCC of § 34-4-223(8) and § 32-4-61(a)(2) to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List.

OG-010-SPWA

Petition for HISTORIC Variance

to the Zoning Commissioner of Baltimore County

for the property located at 301-303 Main Street

which is presently zoned BL - DR 3.5

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)

See attached Schedule A.

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

1. Configuration of the property.
2. Topography of the property.
3. And for such other and further reasons as may be demonstrated at the time of 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 declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Benjamin Bronstein
Name - Type or Print

Signature

Company

29 West Susquehanna Avenue, Suite 205 — 410-296-0200
Address — Telephone No.

Towson — Maryland — 21204
City — State — Zip Code

Legal Owner(s):

ARMZ, LLC
Name - Type or Print

Signature

Zell Gresser, Authorized Member
Name - Type or Print

Signature

2804 Hamden Avenue
Address — Telephone No.

Baltimore — Maryland — 21211
City — State — Zip Code

Representative to be Contacted:

Judy Floam, RLA — Colbert, Matz, Rosenfelt, Inc.
Name

2835 Smith Avenue — Suite G — 410-653-3838
Address — Telephone No.

Baltimore — Maryland — 21208
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By _____ **Date** 06-30-05

Case No. 06-010-SPHA

REV 9/15/98

Second Amended
Schedule A

1. §232.2B to permit a side street setback of 6 ft in lieu of the required 10 ft (existing condition).

2. §409.8.A.4 to permit surface parking facility for a nonresidential use 4 ft from a public street right of way in lieu of the required 10 ft.

3. §1B01.B.1.d(3) and 1B01.1.B.1.3(5) to permit an RTA setback of 3 ft in lieu of the required 75 ft and to permit a 3 ft buffer in lieu of the required 50 ft.

4. §232.1 to permit a setback of 6 ft from the front property line in lieu of the required 10 ft and 39 ft from the street in lieu of 40 ft (existing condition).

5. §301.1A to permit an existing open porch of a 1 setback in lieu of the required 7.5 ft (existing condition).

Amended in open hearing to reflect existing conditions.

Historic

AMENDED SCHEDULE A

1. §232.2B to permit a side yard street setback of 6 ft in lieu of the required 10 ft.

2. §409.1A.4 to permit a surface parking facility for a nonresidential use 4 ft from a public street right of way in lieu of the required 10 ft.

3. §1B01.B.1.d(3) and 1B01.1.B.1.e(5) to permit an RTA setback of 3 ft in lieu of the required 75 ft and to permit a 3 ft buffer in lieu of the required 50 ft.

Revised "Schedule A"

Schedule A

1. 232.3.B to permit a side street setback of 6 ft in lieu of the required 10 ft on an existing building.

2. 301.1.A to permit a front street projection of 6.86 ft in lieu of the permitted 2.5 ft maximum and a side street projection of 7.44 ft in lieu of the permitted 2.5 ft maximum, for an existing porch (open projection).

3. 409.8.A.4 to permit a parking facility 4 ft from a public street right of way in lieu of the required 10 ft.

4. 1B01.1.B.1.d(3) to permit an RTA setback of 3 ft in lieu of the required 75 ft in lieu of the requirements of § 409.8.B subject to approval of a landscape plan for the buffer area and from § 1B01.1.B.1.d.e(5) to permit a 3 ft RTA setback in lieu of the required 75 ft and a landscape buffer of 3 ft in lieu of the required 50 ft and an RTA buffer of 3 ft in lieu of the required 50 ft.

5. 1B01.B.1.e.5 to permit a setback of 3 ft in lieu of the required 75 ft and a landscape buffer of 3 ft in lieu of 50 ft.

As originally filed

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
301-303 MAIN STREET

Beginning at a point on the east side of Main Street (Md. Route 140), which is 50 feet wide, at a distance of 14 feet south of the centerline of the nearest improved intersecting street which is Bond Avenue, 30 feet wide. Thence the following courses and distances:

N80°37'51"E 281.38 ft.;
S13°24'36" E 69.90 ft.;
S 76°36'32"W 118.29 ft.;
S14°12'30"E 10.88 ft.;
S76°35'25"W 162.50 ft.;
N13°24'36"W 64.33 ft., thence
N13°28'13"W 35.20 ft. to the Point of Beginning.

As recorded in Deed Liber 9087, folio 709. Containing 24,742 square feet (0.56 acres). Also known as 301-303 Main Street and located in the 4th Election District.

STATE OF MARYLAND
ROBERT A. ROSENFELT
No. 12241
REGISTERED
PROFESSIONAL ENGINEER

6/29/05

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

06-010-SP#A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

SPA

No. 446936

DATE 06 30 05 ACCOUNT R.001.006.6150

AMOUNT $ 650.00

RECEIVED FROM: ARMZ, LLC
COMMERCIAL

FOR: SPECIAL HEARING & VARIANCES FOR
301-303 MAIN STREET.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

06 010-SPA

CASHIER'S VALIDATION

Security enhanced document. See back for details.

1004

ARMZ, LLC.
2804 HAMPDEN AVE.
BALTIMORE, MD 21211-2919

7-163/520 MD
8110

DATE 6/20/05

PAY TO THE ORDER OF BALTIMORE COUNTY MARYLAND $ 650.00

SIX HUNDRED AND FIFTY DOLLARS

Security features are included. Details on back.

Bank of America

ACH R/T 052001633

FOR Petition for variance
Petition for special hearing

MP

⑈001004⑈ ⑆052001633⑆ 003917356585⑈

©Clarke American AH
QUARDIAN ● SAFETY

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7253

DATE 06 21 06. ACCOUNT R000-000-670

AMOUNT $ 200.00

RECEIVED FROM: Pentelly Brostrom Witz

FOR: Petition for Fee Case # 06-210-SPH
301-303 Main Street Reisterstown Md

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/21/2006	6/21/2006	14:32:29	2

REG WOLZ MAIL NEW FEE
>>RECEIPT # 146807 6/21/2006 OPLA
Dept 5 578 ZONING VERIFICATION
CR NO. 007253
Recpt Tot $200.00
$200.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-010-SPHA
301-303 Main Street
East side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District - 3rd Councilmanic District
Legal Owner(s): ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing: to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. **Variance:** to permit a side yard street setback of 6 feet in lieu of the required 10 feet and to permit a surface parking facility for a non-residential use 4 feet from a public street right-of-way in lieu of the required 10 feet and to permit an RTA setback of 3 feet in lieu of the required 75 feet and to permit a foot buffer in lieu of the required 50 feet.

Hearing: Tuesday, September 5, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/8/743 Aug. 22 106631

CERTIFICATE OF PUBLICATION

8/24/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/22/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

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: #06-010-SPHA
301-303 Main Street
E/side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District — 3rd Councilmanic District
Legal Owner(s): ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing: to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or consturct an addition to building BA #894 Baltimore County Landmarks List. **Variance:** to permit a rear yard setback of 0 feet in lie of the required 20 feet. To permit a side street setback of 6.3 feet in lieu of the required 10 feet. To permit a front street projection of 2 feet in lieu of the permitted 7.5 feet maximum and a side street projection of 2 feet in lieu of the permitted 7.5 feet maximum, for an existing porch (open projection). To permit a parking facility 4 feet from a public street right of way in lie of the required 10 feet. To permit parking in an RTA in lieu of the requirements subject to approval of a landscape plan for the buffer area and to permit a 3 foot RTA setback in lieu of the required 75 feet and a landscape buffer of 3 feet in lieu of the required 50 feet.
Hearing: Tuesday, September 13, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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 8/713 Aug. 23 63833

CERTIFICATE OF PUBLICATION

8/25/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/23/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS **DATE:** 8/24/06

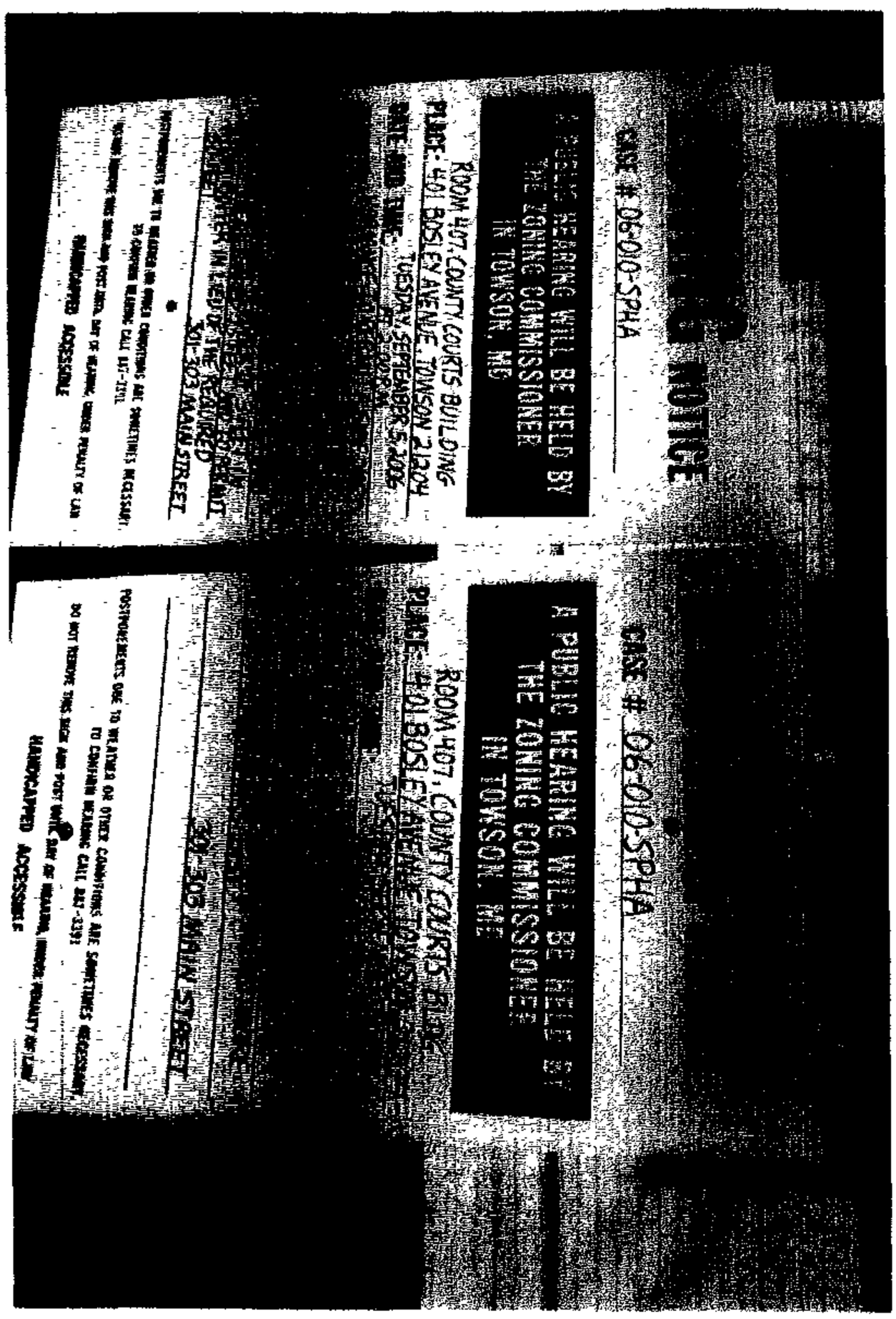
Case Number: 06-010-SPHA

Petitioner/Developer: Benjamin Bronstein~Zell Gresser~Judy Floam of Colbert, Matz & Rosenfelt

Date of Hearing (Closing): 09/05/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 301-303 MAIN STREET

The sign(s) were posted on: 8/20/06



Linda O'Keefe
(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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date: AUGUST 31, 2005

RE: Case Number 06-010-SPHA
Petitioner/Developer: BENJAMIN BRONSTEIN/RELL GRESSER/JUDY FLOAM
Date of (Hearing)/Closing. SEPTEMBER 13, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 301-303 MAIN STREET 2 @ Main Street 2 @ Bond ave, (on site)

The sign(s) were posted on August 27, 2005
(Month, Day, Year)

Linda O'Keefe
(Signature of Sign Poster)

SEE ATTATCHED PHOTOS

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

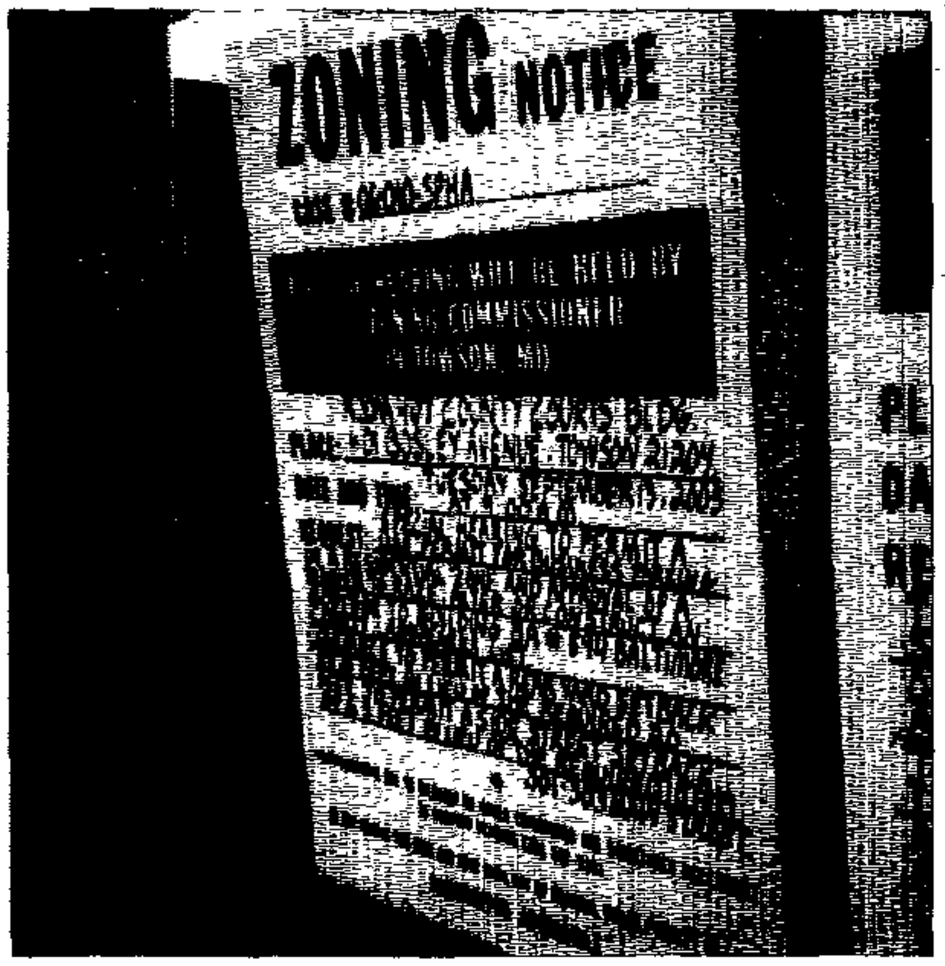
LINDA O'KEEFE
(Printed Name of Sign Poster)

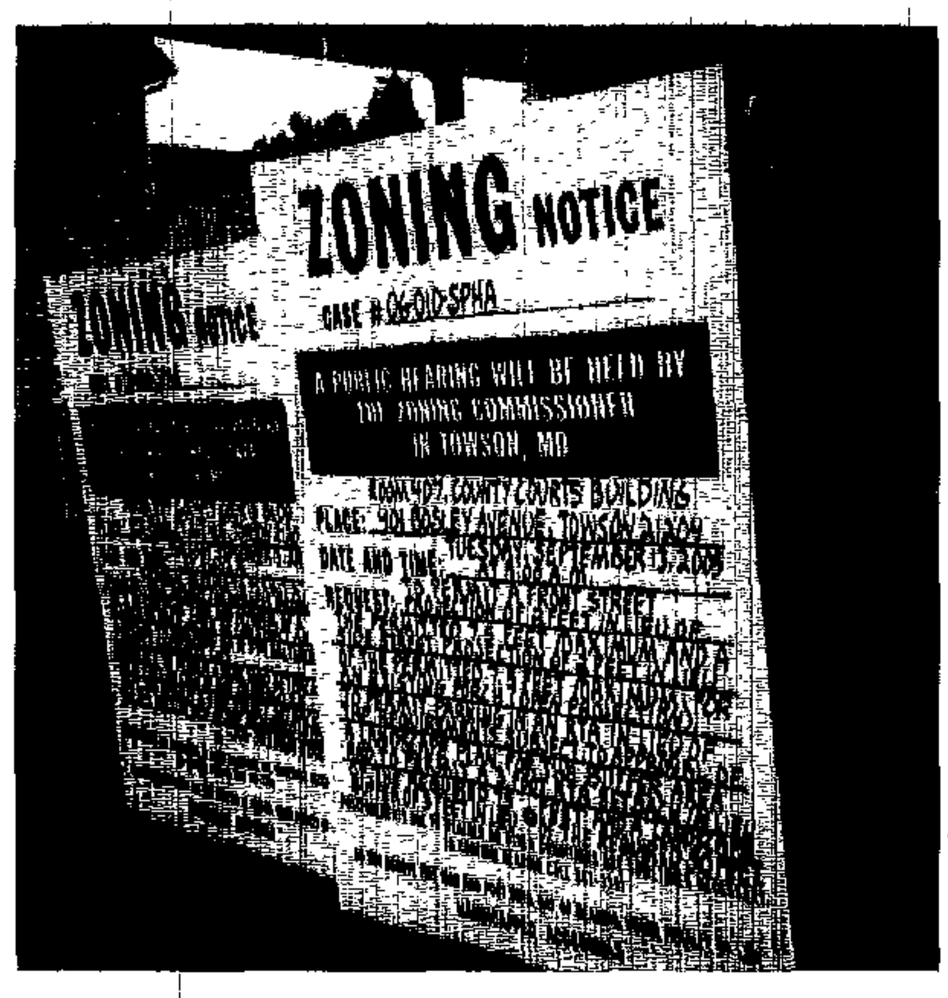
523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

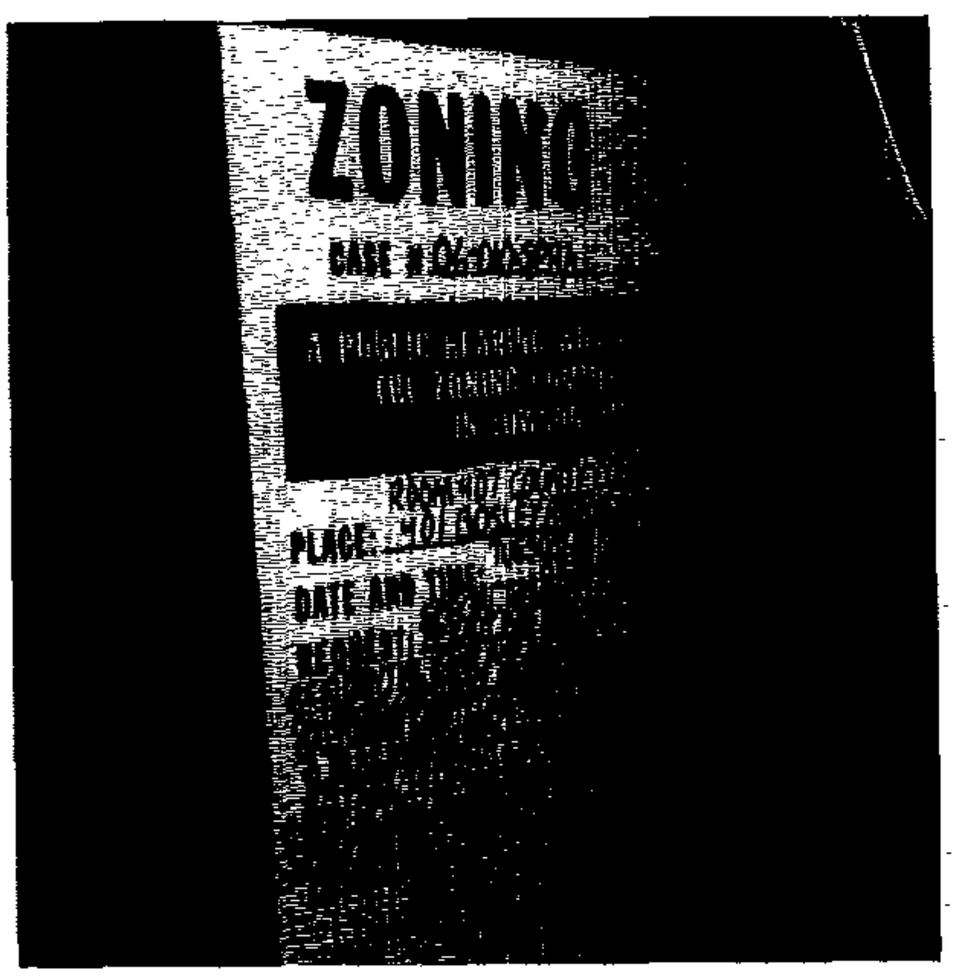
410-666-5366
(Telephone Number of Sign Poster)

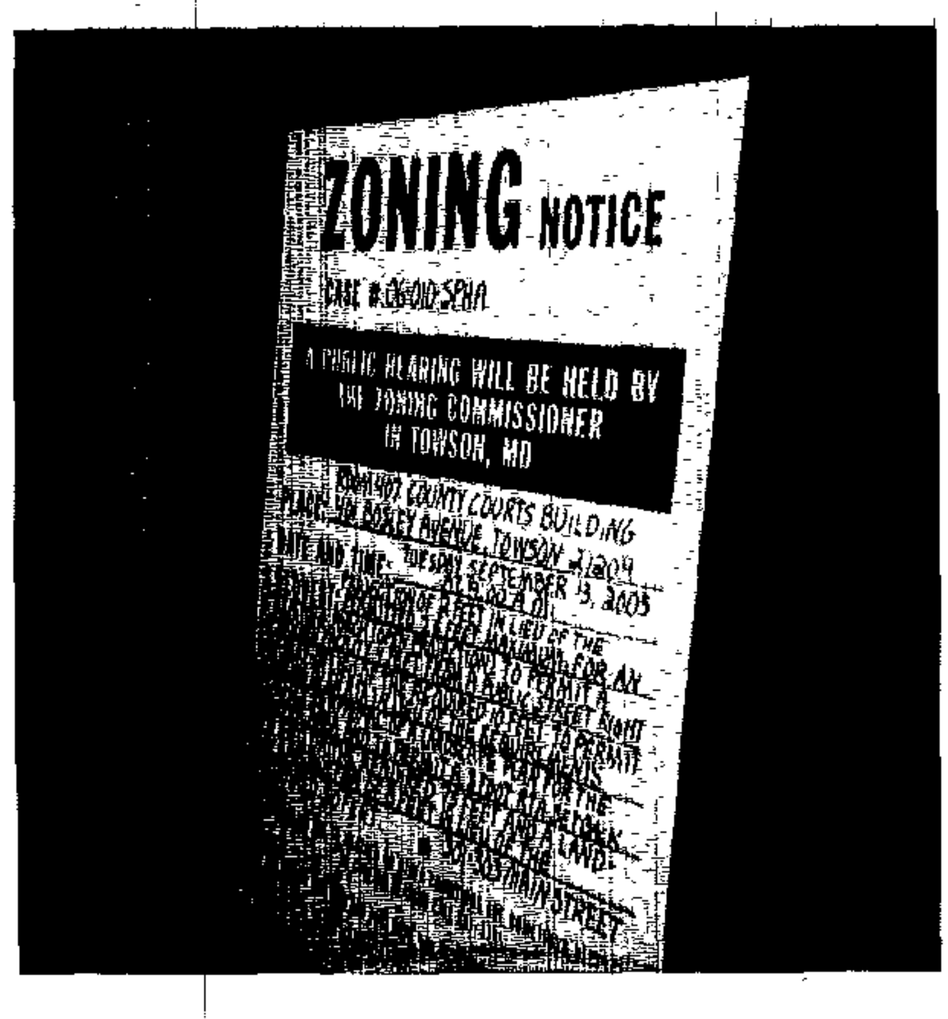
CASE # 06-010-SPHA
2 SIGNS @ 301-303 MAIN STREET





2 SIGNS @ BOND AVE.





RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
301-303 Main Street; E/side Main Street, 14' S c/line Bond Avenue	*	ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): ARMZ, Inc, Zell Gresser, Authorized Member	*	BALTIMORE COUNTY
Petitioner(s)	*	06-10-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2005, a copy of the foregoing Entry of Appearance was mailed to Judy Floam, RLA, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Benjamin Bronstein, Esquire, 29 Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
JUL 18 2005
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 22, 2006 Issue - Jeffersonian

Please forward billing to:
Benjamin Bronstein
29 West Susquehanna Avenue, Ste. 205

410-296-0200

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: 06-010-SPHA
301-303 Main Street
East side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. Variance to permit a side yard street setback of 6 feet in lieu of the required 10 feet and to permit a surface parking facility for a non-residential use 4 feet from a public street right-of-way in lieu of the required 10 feet and to permit an RTA setback of 3 feet in lieu of the required 75 feet and to permit a foot buffer in lieu of the required 50 feet.

Hearing: Tuesday, September 5, 2006 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 23, 2005 Issue - Jeffersonian

Please forward billing to:
Benjamin Bronstein 410-296-0200
29 West Susquehanna Avenue, Ste. 205
Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-010-SPHA
301-303 Main Street
E/side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet. To permit a side street setback of 6.3 feet in lieu of the required 10 feet. To permit a front street projection of 2 feet in lieu of the permitted 7.5 feet maximum and a side street projection of 2 feet in lieu of the permitted 7.5 feet maximum, for an existing porch (open projection). To permit a parking facility 4 feet from a pubic street right of way in lieu of the required 10 feet. To permit parking in an RTA in lieu of the requirements subject to approval of a landscape plan for the buffer area and to permit a 3 foot RTA setback in lieu of the required 75 feet and a landscape buffer of 3 feet in lieu of the required 50 feet.

Hearing: Wednesday, September 7, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 23, 2005 Issue - Jeffersonian

Please forward billing to:
Benjamin Bronstein
29 West Susquehanna Avenue, Ste. 205
Towson, MD 21204
410-296-0200

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: 06-010-SPHA
301-303 Main Street
E/side of Main Street, 14 feet south of centerline of Bond Avenue
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Hearing: Tuesday, September 13, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

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

July 13, 2005

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: 06-010-SPHA
301-303 Main Street
E/side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet. To permit a side street setback of 6.3 feet in lieu of the required 10 feet. To permit a front street projection of 2 feet in lieu of the permitted 7.5 feet maximum and a side street projection of 2 feet in lieu of the permitted 7.5 feet maximum, for an existing porch (open projection). To permit a parking facility 4 feet from a pubic street right of way in lieu of the required 10 feet. To permit parking in an RTA in lieu of the requirements subject to approval of a landscape plan for the buffer area and to permit a 3 foot RTA setback in lieu of the required 75 feet and a landscape buffer of 3 feet in lieu of the required 50 feet.

Hearing: Wednesday, September 7, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Benjamin Bronstein, 29 West Susquehanna Avenue, Ste. 205, Towson 21204
Zell Gresser, 2804 Hamden Avenue, Baltimore 21211
Judy Floam, 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 TUESDAY, AUGUST 23, 2005.**
(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.

Department of Permits and Development Management

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

Baltimore County

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

July 21, 2006

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: 06-010-SPHA
301-303 Main Street
East side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. Variance to permit a side yard street setback of 6 feet in lieu of the required 10 feet and to permit a surface parking facility for a non-residential use 4 feet from a public street right-of-way in lieu of the required 10 feet and to permit an RTA setback of 3 feet in lieu of the required 75 feet and to permit a foot buffer in lieu of the required 50 feet.

Hearing: Tuesday, September 5, 2006 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Benjamin Bronstein, 29 West Susquehanna Avenue, Ste. 205, Towson 21204
Zell Gresser, ARMZ, LLC, 2804 Hamden Avenue, Baltimore 21211
Judy Floam, Colbert Matz & Rosenfelt, 2835 Smith Avenue, Ste. G., Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 21, 2006.**
(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.

Department of Permits and Development Management

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

Baltimore County

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

July 15, 2005

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-010-SPHA
301-303 Main Street
E/side of Main Street, 14 feet south of centerline of Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: ARMZ, LLC, Zell Gresser, Authorized Member

Special Hearing to permit a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to building BA #894 Baltimore County Landmarks List. Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet. To permit a side street setback of 6.3 feet in lieu of the required 10 feet. To permit a front street projection of 2 feet in lieu of the permitted 7.5 feet maximum and a side street projection of 2 feet in lieu of the permitted 7.5 feet maximum, for an existing porch (open projection). To permit a parking facility 4 feet from a pubic street right of way in lieu of the required 10 feet. To permit parking in an RTA in lieu of the requirements subject to approval of a landscape plan for the buffer area and to permit a 3 foot RTA setback in lieu of the required 75 feet and a landscape buffer of 3 feet in lieu of the required 50 feet.

Hearing: Tuesday, September 13, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Benjamin Bronstein, 29 West Susquehanna Avenue, Ste. 205, Towson 21204
Zell Gresser, 2804 Hamden Avenue, Baltimore 21211
Judy Floam, 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 TUESDAY, AUGUST 23, 2005.**
(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.

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

September 5, 2005

Benjamin Bronstein
29 West Susquehanna Avenue, Ste. 205
Towson, Maryland 21204

Dear Mr. Bronstein:

RE: Case Number: 06-010-SPHA, 301-303 Main Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 2005.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
ARMZ, LLC. Zell Gresser 2804 Hamden Avenue Baltimore 21211
Judy Floam, RLA Colbert, Matz & Rosenfelt 2835 Smith Avenue, Ste. G. Baltimore 21209

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2005
Item No. 010

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Jerusalem Road is an ultimate 60-foot-wide right-of-way. This should be shown on the plan with setbacks adjusted accordingly, if applicable.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 010-07252005.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013,
016, 017, 018, 020, 021, 022, and 023

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07282006.doc

9/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2005

RECEIVED
JUL 29 2005
ZONING COMMISSIONER

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 301-303 Main Street

INFORMATION:

Item Number: 6-010

Petitioner: ARMZ, LLC

Zoning: BL-DR 3.5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request subject to the following:

1. The petitioner shall provide an evergreen landscape buffer between the proposed parking lot and the residential property to the rear of the lot. Additionally, a landscape hedge should be provided between the proposed parking lot and Bond Ave. Submit a landscape plan for review and approval by the developer and the Office of Planning.
2. In order to facilitate the continuing reuse of the historic properties south of the subject site the petitioner shall discuss with the Reisterstown Main Street Committee the possibility of providing a vehicular cross easement through the rear of the proposed parking lot. The provision of an easement could offer access for rear yard parking on the properties to the south to assist the parking shortage along Main Street. If this effort shall require a parking variance, the Planning Office would be supportive of the petition.
3. Show existing sidewalks and proposed pedestrian access to the main building entrance(s).

HISTORIC REVIEW:

The property is located in historic Reisterstown and is known as the "Lanius House" or the "Nichols Tavern", and was constructed in approximately 1798. Staff met with the architect in charge of designing the proposed addition on April 19, 2005. Mr. Levine, the architect,

presented a conceptual design that showed great sensitivity to the historic nature of the building and the community.

Staff supports the request to permit business parking in a residential zone, provided adequate buffers are being provided between the adjacent residential uses and the proposed parking lot. Likewise, staff supports the requested waiver to alter a historic structure provided the Landmarks Commission approves the proposed design. Accordingly, the project needs to be brought before the Landmarks Commission for review. A date will be scheduled as soon as staff is in receipt of 20 copies of the following:

1. Landscape plans for the parking lot, showing the proposed buffers adjacent to the residential dwellings.
2. Elevation drawings and color scheme of the proposed building and signage.

For further information concerning the matters stated here in, please contact Bill Hughey or Karin Brown at 410-887-3480.

Prepared by: _____

Division Chief: _____

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 5, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

SEP - 5 2006

ZONING COMMISSIONER

SUBJECT: 301-303 Main Street

INFORMATION:

Item Number: 6-010

Petitioner: ARMZ, LLC

Zoning: BL-DR 3.5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request as the following items appear to have been met:

1. Providing for an evergreen landscape buffer between the proposed parking lot and the residential property to the rear of the lot. Additionally, a landscape hedge should be provided between the proposed parking lot and Bond Ave. ~~Submit a landscape plan for review and approval by the developer and the Office of Planning.~~ CM 9/5/2006
2. Facilitating the continued reuse of the historic properties south of the subject site the petitioner shall discuss with the Reisterstown Main Street Committee the possibility of providing a vehicular cross easement through the rear of the proposed parking lot. The provision of an easement could offer access for rear yard parking on the properties to the south to assist the parking shortage along Main Street. If this effort shall require a parking variance, the Planning Office would be supportive of the petition.
3. Showing existing sidewalks and proposed pedestrian access to the main building entrance(s).

HISTORIC REVIEW:

The property is located in historic Reisterstown and is known as the "Lanius House" or the "Nichols Tavern", and was constructed in approximately 1798. Staff met with the architect in charge of designing the proposed addition on April 19, 2005. Mr. Levine, the architect, presented a conceptual design that showed great sensitivity to the historic nature of the building and the community.

Staff supports the request to permit business parking in a residential zone, provided adequate buffers are being provided between the adjacent residential uses and the proposed parking lot. Likewise, staff supports the requested waiver to alter a historic structure provided the Landmarks Commission approves the proposed design.

Lastly, at its April 25, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a proposed addition on the rear of the building as depicted on design drawings submitted dated April 5, 2006.

For further information concerning the matters stated here in, please contact Bill Hughey or Karin Brown at 410-887-3480.

Prepared by: Cindy Murray

Division Chief: Lynn Lochner

AFK/LL: CM

W:\DEVREV\ZAC\6-010revised.doc

HISTORIC REVIEW:

The property is located in historic Reisterstown and is known as the "Lanius House" or the "Nichols Tavern", and was constructed in approximately 1798. Staff met with the architect in charge of designing the proposed addition on April 19, 2005. Mr. Levine, the architect, presented a conceptual design that showed great sensitivity to the historic nature of the building and the community.

Staff supports the request to permit business parking in a residential zone, provided adequate buffers are being provided between the adjacent residential uses and the proposed parking lot. Likewise, staff supports the requested waiver to alter a historic structure provided the Landmarks Commission approves the proposed design.

Lastly, at its April 25, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a proposed addition on the rear of the building as depicted on design drawings submitted dated April 5, 2006.

For further information concerning the matters stated here in, please contact Bill Hughey or Karin Brown at 410-887-3480.

Prepared by: Curtis R Murray

Division Chief: Lynn Lanham

AFK/LL: CM

Copy of an earlier petition for LRC; a few names are duplicated, but most are not.

To the Baltimore County Landmarks Preservation Commission

8 September 2005

We, as concerned owners, residents and merchants of Reisterstown, Maryland, are opposed to the proposed three-story addition to 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures and impact the historic aesthetic of Main Street.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Name	Address
Karen Fitcher (owner/occupant)	313 Main Street 21136
	5 Main Street 21136
Michael Reim	201 Main St. 21136
Jesse Issa 31-35 + 316 +	322 MAIN ST
Jon Beck	137 MAIN ST
Joyce Weinstock	95 Farm Gate Way 21136
Rebecca E Cogle	324 Main Street 21136
[illegible]	239 Main Street 21136
MICHAEL T. SHELAH	201 CORK LANE REISTERSTOWN 21136
William Ziese	206 Central Ave 21136
Dawn Hargett	5405 Rue Saint Lo Dr 21136
Melvin Donahoo	603 Cockeys Mill Rd 21136
MARK KAHAN.	11 EMPIRE CT, 21136
Robin Stanley	13117 Old Hanover Rd. 21136

To the Baltimore County Landmarks Preservation Commission

8 September 2005

We, as concerned owners, residents and merchants of Reisterstown, Maryland, are opposed to the proposed three-story addition to 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures and impact the historic aesthetic of Main Street.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Name	Address
Evelyn Townsend	103 Hollenway Rd Reisterstown, MD 21136
Sharon Gendler	215A MAIN St. 21136
[illegible]	213 MAIN St. 21136
Larry G. Gook	208 MAIN St. 21136
MAGGIE BAGE	208 MAIN St. 21136
Susan Steinberg	226 Main St. 21136
Sequin Schaffle	215-A main St. 21136
Suzanne Schmidt	226 MAIN St. 21136
Dale M. Sen	226 Main St 21136
Kathy Markey	226 MAIN St. 21136
Theresa Crane	226 Main St 21136
Mary Dwacker	234 Main St. 21136
Richard Coppersmith	239 Main Street

To the Baltimore County Landmarks Preservation Commission

8 September 2005

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We strongly feel that this addition would seriously overpower the existing neighborhood structures and impact the historic aesthetic of Main Street.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Name	Address
Matthew Haines	141 Westminster Rd 21136
Laurel Kurland	448 Main St. 21136
Charlotte Porea	222 Highmeadow Rd. 21136
John Porea	222 Highmeadow Rd. 21136
Ruth Levy	641 Main St. 21136
Nathan Kale	8209 Township Drive 21117
for Elias Rizakos	10 Harrowgate Rd + 67, 69, 61, 65, 241-243, 309-311, and 414 Main St. 21136

To the Baltimore County Landmarks Preservation Commission

8 September 2005

We, as concerned owners, residents and merchants of Reisterstown, Maryland, are opposed to the proposed three-story addition to 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures and impact the historic aesthetic of Main Street.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Name	Address
Linda Fornes	P.O. Box 131, Reisterstown, Maryland 21136
JOAN CARSON	225 MAIN ST. Reist. MD 21136
Claire Brumfitt	14 Bond Ave, Reisterstown. MD 21136

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

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

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

Date: 7·15·05

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

RE: Baltimore County
Item No. 010 JRA

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

Very truly yours,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RECEIVED
SEP 12 2005
ZONING COMMISSIONER

Baltimore County, Maryland

OFFICE OF PLANNING

Memorandum

TO: William J. Wiseman, III
Zoning Commissioner

DATE: September 12, 2005

FROM: Tim Dugan
Chief, Preservation Services

SUBJECT: Case No. 06-010 SPHA
ARMZ, LLC property, 301-303 Main Street

The proposal for construction of an addition to the historic building (known as the Lanius House, MHT Inventory # BA-894) on the property at 301-303 Main Street was considered in the Landmarks Preservation Commission's meeting on September 8th. The Commission voted to approve the following decisions:

1. Support the concept of a compatible addition (in accordance with the Secretary of the Interior's Standards)
2. Establish a Technical Committee to work with the developer, and the Reisterstown community interests, on the scale, linkages, and detailing of the addition
3. Request that the Hearing Officer continue the September 13th hearing on Variances, pending decisions from the LPC based on the Technical Committee's report
4. Schedule a public hearing (on November 10th) to consider placing the historic building on the Landmarks List.

The Technical Committee will consist of LPC members Tom Reynolds and James Stevens, plus Mark Levin (representing the owners) and Karen Fitchett (who testified to the Commission). It probably will also include the owners of two neighboring properties and a few others representing Reisterstown business interests. LPC staff person Karin Brown will arrange to have the Committee meet as soon as possible for resolving the design issues regarding the addition and its visual relation to the historic building. It is intended that the Committee will report in the next LPC meeting (on October 19th).

The LPC's action initiating the Landmark process makes any alteration "of the exterior of [the] structure proposed for inclusion on the Landmarks List" subject to approval by the Commission. The Commission understands that the September 13th hearing on the Variances petition may have be commenced as scheduled so that you can receive the testimony of the Petitioner and anyone else who wishes to participate. The Commission

requests, however, that the hearing be continued pending the decisions from the Commission's deliberations in its October 19th meeting, so that the granting of Variances would not prematurely impede the Committee's and the LPC's ability to achieve a satisfactory design solution.

Finally, our understanding is that the petitioner should have filed so that the September 13th hearing will also be incorporating the Administrative Special Hearing to determine compliance with County Code § 32-4-416 ("must be preserved"). The LPC's recommendations on this compliance finding will, as necessary, be made in conjunction with its decisions, in the October 19th meeting, on the alterations to the prospective Landmark structure.

TD:td

Copy: Mark Levin
Benjamin Bronstein
Karen Fitchett
Bill Keeney
Karin Brown
LPC members

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 05-5730

301 Main Street

ZONING CASE: 06-10-SPHA
301 MAIN STREET

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 25, 2005

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: James Thompson, Supervisor
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 06-10-SPHA
Legal Owner/Petitioner: ARMZ, Inc. --Zell Gresser, Authorized Member
Property Address: 301 Main St.
Location Description: East side of Main Street, 14 feet south of centerline of
INFORMATION: **Case No.: 05-5730**

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Code Enforcement Correction Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson Room 213 in order that the appropriate action may be taken relative to the violation case.

JHT/lmh

c: Keith Parker, Code Enforcement Inspector, MS 1105

Not applicable! These are not the "Jones" Property

Ba' re County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 05-5730

Property No. 1200030190

Zoning: DR ~~05-5750~~

Name(s): Ellsmore W. Jones
Catherine B. Jones

Address: 301 Main st. Balto. md. 21227

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCZR 101, 102.1, 1B01.1A, 428

Cease outside storage of unlicensed and/or inoperative vehicle.

- Remove vehicle or obtain proper Tags and make operative.

Posted/Mailed

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 7/14/05

Date Issued: 6/29/05

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: K. Parker

INSPECTOR: [signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:

Date Issued:

INSPECTOR:

AGENCY

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 24, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
(301 – 303 Main Street)
4th Election District – 3rd Council District
ARMZ, LLC - Petitioners
Case No. 06-101-SPHA

Dear Mr. Bronstein:

This letter is to confirm our recent conversation concerning the above-captioned matter, which was continued in open hearing on September 13, 2005. As you know, I received into evidence two exhibits from the Reisterstown community, which is opposed to the Petitioner's proposal and placed their concerns on the record. It is also understood that the proposed project needs Landmarks Preservation Commission approval, which to date, has not occurred, although various plans have been submitted for their consideration. In this regard, it is my understanding that an amended Petition may be necessary.

In view of the changing plans and the possibility that the Petition might require amendment, I am returning the case file to the Department of Permits and Development Management for safekeeping. At such time as all of the above-referenced issues have been resolved, the matter can be rescheduled for continued proceedings before me. In the event a revised Petition is necessary, however, the property must be re-posted and re-advertised.

Thank you for your consideration in this matter and should you have any further questions, please do not hesitate to call me.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Alan R. Marani, 6703 Sherwood Road, Baltimore, Md. 21239
Mr. Robert S. Rosenfelt, Colbert, Matz Rosenfelt
2835-G Smith Avenue, Baltimore, Md. 21209
Ms. Claire Brunfitt, 14 Bond Avenue, Reisterstown, Md. 21136
Mr. Bill Keeney, 1908 Emory Road, Reisterstown, Md. 21136
Mr. Elias Rizakos, 1011 Berrymans Lane, Reisterstown, Md. 21136
Ms. Karen Fitchett, 313 Main Street, Reisterstown, Md. 21136
Mr. Nick Bouyiouclis, 14301 Great Oak Lane, Silver Spring, Md. 20905
Office of Planning; People's Counsel; Case File

Department of Permits and Development Management

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

Baltimore County

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

July 15, 2005

Benjamin Bronstein
29 West Susquehanna Avenue, Ste. 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 06-010-SPH, 301-303 Main Street

The above matter, previously scheduled for September 7, 2005, has been postponed due to unavailability of a Zoning Commissioner. The hearing has been *rescheduled and the corrected notice is attached.*

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Zell Gresser, 2804 Hamden Avenue, Baltimore 21211
Judy Floam, 2835 Smith Avenue, Ste. G, Baltimore 21209

Printed on Recycled Paper

From: <kfitchett@mindspring.com>
To: <wwiseman@co.ba.md.us>
Date: 9/13/2005 7:55:19 PM
Subject: *Petitions re: 301-303 Main Street, Reisterstown MD*

The petition dated September 13 contains 191 names. The petition dated September 8 for the LPC meeting contains 36 names; some are duplicates, but those that are not represent owners of at least 15 properties on Main Street.

From: <kfitchett@mindspring.com>
To: <wwiseman@co.ba.md.us>
Date: 12/9/2005 9:53:09 AM
Subject: 301-303 Main Street; Reisterstown MD

Seems I jumped the gun, because last night the LPC voted 6-5 against the addition to this property. It's just too big.

My apology for burdening you with more paper/emails.

Best,

Karen Fitchett

From: <kfitchett@mindspring.com>
To: <wwiseman@co.ba.md.us>
Date: 12/7/2005 8:32:47 PM
Subject: 301-303 Main Street, Reisterstown MD

Dear Commissioner Wiseman:

On September 13, you continued a variance hearing for 301-303 Main Street. At that time, you were given a petition with about 200 names. Tomorrow night, we go before the LPC for the fourth and probably final time.

There is a new petition with about 175 names, many of them residents of Bond Avenue. If the development plan is approved by the LPC, one of the zoning issues you will be deciding is whether the developers should get an exception to park in a residential area.

Since the neighbors are concerned about the building's impact on already overburdened streets and since it has been 3 months since the last zoning hearing, I am requesting that you repost and republish information on the hearing so working neighbors can make arrangements to attend.

I am attaching a letter delivered to the LPC commissioners today, which gives my unofficial chronology of what has happened with this property to date; tomorrow, before I attend the LPC meeting, I will drop off at your office a hard copy along with a copy of the latest petition.

Best,
Karen Fitchett

313 Main Street
Reisterstown MD 21136-1903
December 8, 2005

Dear Commissioner Diggs,

At the last LPC meeting ARMZ – the developer of 301-303 Main Street (aka the Lanius House) – made a confusing statement which did not jibe with what I recalled, so I decided to construct a chronology based on official minutes. **The minutes, however, were wrong** (see enclosure) and not completely available.

Further, I received a letter dated November 30 from ARMZ stating that they "...have received the strong support of the...Baltimore County Planning Department including its Landmarks Preservation Services Offices"; also, **Mr. Calvin Reter, the president of the Reisterstown-Owings Mills-Glyndon Coordinating Council (ROG) has stated that LPC approval of the ARMZ proposal is a "done deal."**

If this is the case, I want to know why I cut short a much-needed vacation to attend tomorrow night's LPC meeting and why you're even bothering to vote. But since I have and you will, I request you indulge me for a few minutes as I recap what has happened with this property based on what I know, have noted and have heard.

In June 2005, ARMZ LLC – a four-man development team – settled on 301-303 Main Street for $460K. Prior to this, they had met with the Planning Department and, based on a sketch, gotten a green light. When Planning later saw more detailed drawings, they were concerned by the design (quasi-colonial) and size (three stories and 11,600 square feet). They enlisted Bill Keeney, an architect experienced in historic preservation, especially in Reisterstown, to meet with and advise the ARMZ architect, Mark Levin, who is also a principal in the LLC.

Coincidentally, Mr. Keeney owns the property immediately south of mine on Main Street. To set the stage for what happened next and why we're still here, note that I live two doors south of 301-303 Main and Mr. Bouyiouclis and Mr. Rizakos own the property between 301-303 Main and me. Mr. Keeney was exploring the possibility of us approaching ARMZ about a cross-street easement onto Bond Avenue, which is how we saw the plans so early. I personally was not interested in an easement, but because I was about to renovate was particularly interested in what was going to happen two doors from me.

The developers and Planning Department did not expect the community's resistance to this project and it most likely would not have happened if we had not seen the plans before the first LPC meeting dealing with it. A disturbing thought in itself.

That meeting was on September 8, and we have stayed on message throughout. I quote from the latest petitions:

We welcome development – new blood and money keep a community healthy – but also want to protect historic Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Because my car was broadsided outside of the courthouse that night, I submitted a coffee-stained mini-petition from concerned residents, merchants and property owners – less than 40 names gathered in a day. A Technical Committee chaired by Commissioners Diggs, Reynolds and Stevens was set up that evening to work with the community and developers.

Also, Mr. Levin offered to drive me home. During that ride, I asked why ARMZ had purchased this particular property and wanted to build a spec office building smack dab in the middle of an historic district; his response was that **they saw the area as a sleeper and the next hot corridor.** I thought: cheap dirt, uh-oh.

The following week, on September 13, we went to a zoning hearing where Zoning Commissioner Wiseman issued a variance hearing continuance contingent on LPC's report. He also was given a petition from the community with about 200 names.

Two Technical Committee meetings (September 21 and October 17) were held before the next LPC meeting on October 19; during that time, the proposed addition was reduced to two stories and a little more than **10,000 square feet**. It has stayed at the size ever since, **because the developers insist they cannot make the numbers work if it is smaller**. (I finally did receive the November 10 minutes on December 5. The discussion prompted by Mr. Boswell's inquiry about an additional 1000- square-foot reduction sounds right, but a date is definitely wrong and I still think the clarification is, too.)

There is no question that the building has been significantly improved since the initial design and now appears more compatible with the area; scale and size have been major community concerns since the beginning, and they still are. I am not an architect, but Mr. Stevens is; **based on the drawings provided to date, I question if Mr. Stevens could tell you how many square feet are really in that building and how it will actually look.** Note that on at least two occasions Mr. Stevens requested detailed drawings and a model showing how the addition would affect immediate neighbors; instead we got a ridiculous model of the entire town and keep seeing the same misleading computer-generated images.

The third and final Technical Committee meeting was November 3. I, who had rushed back from New York, was at least as irritated as the regular attendees because we just saw the same misleading computer-generated images. And disappointed, because we had hoped that the developer would compromise with the community so we could stop going to meetings. Curiously, some new faces were there, including Mrs. Carolyn Eichler, who co-owns one property-business on Main Street and is head of the area Chamber of Commerce's Main Street Committee.

November 7, ARMZ presented its proposal to the community at the monthly ROG meeting. Although the already-quoted ARMZ letter of November 30 claims, "Our proposal was cordially received by ROG where we had been advised that the project was reviewed without further comment," they basically came, presented and left; there was no additional review and no one made a motion for or against. By the way, that meeting is on tape.

I would be remiss not to mention the next sentence in that letter – "In addition, we have worked diligently with our immediate neighbors" – and strongly encourage you to ask Mr. Keeney and Mr. Rizakos about the totally unprofessional, unethical behavior after the November 10 LPC meeting.

At that meeting, the Chamber of Commerce submitted an 11th-hour letter supporting the ARMZ proposal. The problem is they never consulted their membership, including the property-business owners they *knew* were opposed. Between the November 3 and 10 meetings, a new petition had been circulated – the last one addressed a 11,600-square-foot project which was now down to 10,000 square feet – and about 175 people had signed. Among those were owners representing at least 50 Reisterstown properties, many residents of Bond Avenue from Reverend Roosevelt Oliver at St. Luke's up to those near Main Street, and most of Mrs. Eichler's Main Street Committee; since, Mrs.Eichler has added a member of the ARMZ development team to her committee, but I don't think he'll sign.

Along with the same misleading computer-generated images. ARMZ presented a new bar chart showing existing-structure-to-addition ratios for properties on Main Street. ARMZ used these proportions to justify the size of their proposed addition and specifically compared it to a recent office development across the street (316 Main Street). They failed to note a couple significant differences: first, 316 Main is sandwiched between properties and not on the corner of already overburdened streets, and second, it backs up to a cemetery and **dead people don't care if there is a 30-car parking lot in their front yard.**

ARMZ said they hoped their project would be a cornerstone for revitalization of Main Street and showed neighboring buildings in need of renovation, including mine. Long before I ever heard of ARMZ, I had hired an architect to do just that. Others are in the same process.

Vacant and for-sale properties were also mentioned. Except for a house just put up for auction because of the extraordinary amount an adjoining property recently brought, not one property is for sale between the curve north of Chartley where the road narrows to two lanes and Cockeysmill Road, a strip that is the heart of the historic district. (The one with a for-sale sign really isn't.) The only vacant building is under lease, but the renter has not occupied it.

Talking about where the road narrows, on November 10 Commissioner Secoura compared Main Street to York Road, but Main Street is two lanes at the end of Reisterstown Road and still quite different from what York Road has become; we hope to keep it that way.

As the Landmarks Preservation Commission, I do not believe you are simply *charged with preserving landmarks, but also have a responsibility to protect* historic communities. You still have the opportunity to do that with Main Street, Reisterstown.

Sincerely,

Karen Fitchett
443-739-2966
kfitchett@mindspring.com

enclosure

From: Karin Brown <kebrown@co.ba.md.us> [Add to Address Book] Flag Message | Mark Unread
[This is spam]
To: kfitchett@mindspring.com
Subject: Re: Last LPC Minutes
Date: Dec 5, 2005 10:50 AM
Attachments: 111005.doc 120805 Agenda.doc

Attached please find the Minutes and the Agenda of the upcoming meeting. Regards
Karin

>>> <kfitchett@mindspring.com> 11/21/05 8:16 AM >>>
When I requested the minutes from the LPC meetings, I also asked for the names of the commissioners who voted for and against the project and for those who abstained.I realize the minutes as such are not available, but would think this information is.

-----Original Message-----
From: Karin Brown <kebrown@co.ba.md.us>
Sent: Nov 18, 2005 7:44 AM
To: kfitchett@mindspring.com
Cc: Tim Dugan <tdugan@co.ba.md.us>
Subject: Re: LPC Minutes

Karen the minutes reflect what I heard as being said. I am taking copious notes, but since I do not write shorthand, there will always be a word or a statement that will be missed. Also, minutes are not suppose to be verbatim (we are not required to write a transcript), but rather reflect the spirit and intent of what was said. If I quoted you incorrectly, I apologize, but only the Commission can amend the minutes. You are correct in that the first set of elevations showed a three story building (I do not recall the square footage), but those elevations never went before the Commission. In regard to the square footage cited in the October 19, minutes - that is what my notes said. Tim also takes notes andproof reads/edits my all my drafts. He did not correct that square footage, and **I am pretty sure that my figures were correct.** Regards Karin

>>> <kfitchett@mindspring.com> 11/17/05 7:04 AM >>>
Karin, I am trying to put together a chronology of what's happened on the Lanius property, which is why I wanted the minutes. I am almost certain that the project started out

as a three-story, 11,600-square-foot structure. It was reduced to two stories and 10,000 square feet, but has not changed for two LPC and at least one, probably two, technical committee meetings. The minutes, however, do not reflect any square footage, except on page 12 of the October 19, 2005 minutes, which states "...**the total was 22,000 square feet, 11,000 square feet of which are in the existing building." This is not accurate. And it's also not accurate that the developers have removed another 1000 square feet, a remark made by Mr. Levin at the last LPC meeting and which I could not substantiate without official minutes.**

Also, the minutes go on to say that, "[Ms. Karen Fitchett] thought the addition should not exceed a third of the size of the historic structure." I have never said that, because I agree with Tom Reynolds that it should come down 20 percent. I have said, however, that the developers are more than tripling the original structure's footprint.

I realize these meetings go on forever and it's difficult to keep track of all of the details, but I would appreciate clarification/corrections based on your notes and a breakdown of how the commissioners voted on this issue at the last meeting,since the minutes are not yet available.

Also, your office was kind enough to lend us your set of plans; I have copied and given them to Bill. The community is trying to set up a meeting with the developers. Is it OK to give them a set, as well?

RECEIVED

DEC 12 2005

ZONING COMMISSIONER

313 Main Street
Reisterstown MD 21136
December 8, 2005

Mr. William J. Wiseman III
Zoning Commissioner
401 Bosley Avenue
Room 405
Towson MD 21204

Dear Commissioner Wiseman:

On September 13, you continued a variance hearing for 301-303 Main Street. At that time, you were given a petition with about 200 names. Tonight, we go before the LPC for the fourth and probably final time.

There is a new petition with about 175 names, many of them residents of Bond Avenue. If the development plan is approved by the LPC, one of the zoning issues you will be deciding is whether the developers should get an exception to park in a residential area.

Since the neighbors are concerned about the building's impact on already overburdened streets and since it has been 3 months since the last zoning hearing, I am requesting that you repost and republish information on the hearing so working neighbors can make arrangements to attend.

I am enclosing a letter delivered to the LPC commissioners, which gives my unofficial chronology of what has happened with this property to date, and a copy of the latest petition.

Best,

Karen Fitchett

Karen Fitchett
443-739-2966

Bw 9/13

Baltimore County Government
Department of Economic Development

400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

RECEIVED

AUG 29 2005

ZONING COMMISSIONER

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Peirce Macgill
Commercial Revitalization Specialist

Date: August 26, 2005

Re: Variance – 301-303 Main Street (Case Number: 06-010-SPHA)

The Department of Economic Development supports the petitioner's request in the above noted case. Petitioners are requesting a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to the existing building. Petitioners are also requesting variances regarding the rear yard setbacks, the side street setbacks, the front street projection, the side street projection, the parking and the landscaping.

The subject property is located at 301-303 Main Street in the heart of the Reisterstown Commercial Revitalization District. Properties along Main Street face more difficult challenges in meeting zoning requirements than those in other areas of the County because of the historical nature of their development. Relief is needed to assist in the redevelopment of these properties. This project would further the County's goal of revitalizing older commercial areas. The redevelopment of 301-303 Main Street entails a major investment in the Reisterstown Revitalization District. The project would achieve three primary objectives of the Commercial Revitalization Program in Reisterstown: improving the appearance of the area, attracting new businesses and generating employment opportunities for local residents. Furthermore, the redevelopment of this property would generate increased property tax revenue for the County. For these reasons, the Department of Economic Development supports all of the petitioner's request in this case.

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 3990.

cc: Mr. Ronald Walpert

BALTIMORE COUNTY
EXHIBIT NO. 1

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

June 21, 2006

Mr. John Alexander
Dept of Permits & Development Mgt
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 06-010SPHA

Dear Mr. Alexander:

In reference to the above-entitled case, I am enclosing the following:

1. Amended Schedule A in triplicate;

2. Twelve Plats to Accompany Special Hearing and Variance Petition First Amended; and

3. My check to cover costs.

I would appreciate if this matter can be set in for the earliest possible hearing date.

Very truly yours,

Benjamin Bronstein

BB/mlh
Enclosures

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

June 29, 2005

Timothy Kotroco, Director
Dept of Permits & Development Mgt
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 301-303 Main Street

Dear Mr. Kotroco:

In reference to the above-entitled property I am hereby enclosing the following:

1. Petition for Variance in triplicate;
2. Petition for Special Hearing in triplicate;
3. Twelve (12) copies of the Plan to Accompany Special Hearing and Variance Petitions;
4. Three copies of the description under seal;
5. Copy of the 200 Scale Zoning Map; and
6. ARMZ, LLC's check in the amount of $650.00 to cover costs.

There are no violations. This filing was previously reviewed by John Alexander.

Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

Very truly yours,

Benjamin Bronstein

BB/mlh
Enclosures

0 6 010 - SPHA.

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

RECEIVED
SEP 14 2005
ZONING COMMISSIONER

September 13, 2005

The Honorable William J. Wiseman, III
Zoning Commissioner for Baltimore County
County Courts Building - Suite 405
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No.: 06-010 SPHA
ARMZ, LLC Property - 301-303 Main Street

Dear Commissioner Wiseman:

Per your request, I have enclosed a copy of the Citizen's Sign-In Sheet from the hearing this morning in the above-entitled matter.

Sincerely,

Michelle L. Horner

Michelle L. Horner
Assistant to Benjamin Bronstein

/mlh
Enclosure

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Claire Brunfitt	14 Bond Ave	Reis. MD 21136	
Bill Keeney	317 Main St. Owner		
	Mailing address		
	1908 Emory Road		
	Reisterstown. Md,	21136	KEENEYARCH@AOL.COM
ELIAS RIZAKOS	10111 BERRIMANS LANE		
	REISTERSTOWN MD	21136	
RACHEL FITCHETT	313 Main St Reisterstown MD	21136	rfitchett@mindspring
Nick Bouyiouclis	14301 GREAT OAK LANE	PO BOX 7368	[redacted]
	SILVER SPRING MD 20905	SILVER SPRING MD 20905	

Technical Committee Meeting
301 Main Street
September 21, 2005

Mr. Tom Reynolds, Mr. James Stevens and Mr. Louis Diggs represented the Landmarks Preservation Committee. Also attending were the property owners, Mr. Mark Levin and Mr. Ronald Walpert, adjacent property owners, Ms. Karen Frizell, Ms. Claire Brumfitt, Mr. Nick Bcuyiouclis, Mr. Elias Rizakos and Reisterstown architect and neighbor Mr. Bill Keeney. Mr. Bill Hughey and Ms. Karin Brown represented Baltimore County Office of Planning.

Ms. Brown stated that the Technical Committee was composed of Mr. Stevens, Mr. Reynolds and Mr. Diggs and that the objective of the meeting was to work with the developer and the community representatives on the scale, linkages and detailing of the proposed addition.

Mr. Levin informed the participants about the events that led up to the Technical Committee meeting. When the property was offered for sale, he formed a development team that explored what could be done with the building. Because of the historic nature of the building and its vicinity, he met with Mr. Tim Dugan, chief of the Preservation Services Section in the Office of Planning and Ms. Karin Brown, planner with the same Section. He showed them a rough sketch of the proposed addition. He did not discuss the need for a parking variance at that point, but did mention that setback variances would be needed, because the existing front and side yard setbacks did not meet current code requirements. Preservation Services staff responded favorably to the general concept of the proposal. Staff asked for elevation drawings, indicating that the proposal would be taken to the Landmarks Preservation Commission (LPC) and that it would be within the purview of the LPC to recommend approval, i.e. to make a finding on appropriateness. Mr. Levin subsequently discussed the development concept with his site engineer.

Once the extent of the variances needed became apparent, Mr. Levin applied for the Hearing. The materials submitted included an explanation of the variances requested and a site plan. Some time later he presented elevation drawings to the Office of Planning. Upon reviewing the elevation drawings, Mr. Bill Hughey, the Community Planner, Mr. Dugan and Ms. Brown independently came to the conclusion that the height and massing of the proposed addition was incompatible with the existing historic building and Reisterstown's historic character. Mr. Keeney, a Reisterstown architect and neighboring property owners, had a like response to the proposed elevations.

Mr. Levin noted that he listened to the suggestions made by the Office of Planning and made changes. Further changes were made in response to Mr. Keeney's suggestions. Mr. Levin reported that he also met with Councilman McIntyre and that he would be agreeable to giving access easements, provided the neighbors agreed. Mr. Levin then showed the latest revised plan –emphasizing that he was aware that further changes were needed and that he was willing to be flexible. He explained the site constraints, which

included a Deed that takes 2/3 of Bond Avenue. He stated that his ability to get proper setbacks for parking was compressed, but that he was set back more than 20 feet from the residential dwelling. The length of the site is 281 feet. The mass of the building addition is located along the side. He explained that along the front elevation, the building needed to be pulled back because of a large specimen tree, which he wished to preserve. Two additional trees, which are located further back, would have to be removed.

Mr. Diggs inquired whether the addition would be attached, which Mr. Levin affirmed. Mr. Reynolds asked how many square feet in the addition. Mr. Levin responded 2,800 square feet per floor. He continued that the three stories would be utilized differently than in traditional buildings and that he was trying to stay within the general spirit of the area. Mr. Diggs wanted to know whether the front façade of the addition was of the same height as the historic building. Mr. Levin responded that it might be possible to sink the building into the ground, thus achieving the same height. Mr. Stevens commented that it would be preferable if the elevations were drawn in a three-dimensional perspective, which would allow a view of the full length of the building. Mr. Levin indicated that they plan to incorporate the ideas coming out of the Technical Committee meeting into a new rendition. He continued that they had considered getting rid of the dormers on the front facade, thus repeating the two-story height of the historic building. He stated that the design was modeled after a Victorian theme and that they preferred a more horizontal look.

Mr. Diggs commented that the addition overpowered the historic building. Mr. Levin thought that this may be because they had not drawn the elevations three dimensionally. Mr. Stevens asked whether the historic structure had two stories with a full attic. Showing photos of other buildings along Main Street, Mr. Levin maintained that the attic spaces changed as one proceeded down the street.

Mr. Stevens noted that the addition was very commercial looking and massive and that it needed to be scaled down. Mr. Levin responded that given the turn of the real estate market, they would not be able to generate a reasonable return if they had to scale the addition back too much. Mr. Reynolds declared that economics were not a factor in the Landmarks Commission's recommendations. He advised Mr. Levin that he should not even try to argue that point when making his presentation before the full Commission. Mr. Levin responded that the building was zoned commercially and that he and his partner saw it as an opportunity to preserve a building. He did not think it would benefit the community if the building would linger and be allowed to deteriorate further.

Mr. Stevens asked Mr. Levin to scale it down. He stated that he had a problem with the entire length having three-stories. Mr. Diggs noted that his observations were the same – that the addition was overwhelming. Mr. Reynolds stated that the Secretary of the Interior's Standards specify that the new structure should be compatible with the massing, size and scale of the historic building. In his opinion, the size of the addition should not exceed one third of the building. He did not think that it should be prominently visible from the south side. Referring to an addition that was designed by Mr. Keeney, he noted that while that addition was big, it did not exceed two stories and

that it was built around a specimen tree. Mr. Keeney pointed out that his addition was not visible from the street.

Mr. Reynolds inquired how many offices were supposed to be in the building and what was Mr. Levin's plan for window treatment. Mr. Stevens stated that he envisioned the three stories coming down to two. Mr. Levin responded that what he heard the Technical Committee saying, was that there were still a lot of problems with his design.

Mr. Bill Keeney, one of the abutting property owners, stated that the addition was too tall. He indicated that the front elevation was disturbing and needed to be brought back to a human scale. He also considered the rear of the property too high. Pointing to the elevator shaft, he noted that if this housed the stair and the elevator, it would be possible to lower the roof. He also felt that this building did not need an elevator, because handicapped access was only needed on the first floor. Addressing Mr. Levin, Mr. Keeney observed that if the elevator were to be eliminated, the costs could be reduced significantly, which would make a two-story building feasible. This in turn would allow the reconfiguration of the addition. He did not consider the destruction of any of the three trees acceptable, noting that the Baltimore County Landscape Manual stipulates that specimen trees must be preserved. Mr. Keeney also pointed out that the rear yard was suppose to provide some area for landscaping.

Mr. Reynolds stated that he envisioned the addition being tucked behind the historic structure and built around the trees. He asked whether the structure across the street (which has an addition that was found acceptable by the Technical Committee) had a breezeway. Mr. Keeney answered in the affirmative. Mr. Stevens inquired whether the trees were significant. He stated that he supported saving the trees, but that he was more concerned with scaling the building back.

Referring to the Beuyiouclis/Rizakos property, which abuts 301-303 Main Street, Mr. Keeney pointed out that if the trees die, the owners would have to bring in a crane to remove them. Mr. Levin remarked that he heard all the concerns and that he would like to make the requested changes and then come back to them before October 19. Mr. Keeney suggested that the revisions could be implemented as a small charette. Ms. Brown suggested the use of a model. Mr. Reynolds thought this a very helpful tool, but Mr. Levin indicated that he preferred a computer model.

Addressing the community and business representatives, Mr. Reynolds asked whether anyone wished to add further comments. Ms. Karen Fitchett, indicated that she had the same concerns as those mentioned earlier by others. She also mentioned that she was neither interested in having a public parking lot in her rear yard nor providing a cross-access easement.

Ms. Claire Brumfitt, whose residence abuts the proposed parking lot, stated that she has a house on Bond Street and that there are no parking lots of this kind on Bond Street. She did not think that the proposed addition would safe the building. Ms. Brumfitt wanted to know what type of clients Mr. Levin planned to bring into his building. She also

reminded Mr. Levin that he had gotten angry on several occasions when she attempted to speak to him and did not think that anger was a productive way to resolve issues. Mr. Diggs asked how far down on Bond Street the rear of the proposed addition and parking lot, would be visible.

Mr. Nick Bouyiouclis, stated that he and his partner were Mr. Levin's neighbors and that they want him to succeed. He noted that there were trees between their properties. He feared that at the first rainy season the trees would tilt, as soon as the root system had been damaged by excavation. He also alerted Mr. Levin to the severe drainage problems existing on the site, stating that during heavy rains it was impossible to walk in the rear without boots on. He thought that the depth of water accumulation was at least six inches and that all the runoff from the proposed asphalt parking lot would end up on his property. He suggested that they resolve the drainage problem together. Mr. Bouyiouclis concluded by wishing Mr. Levin successful resolution of the design problems, because he planned to copy him. Mr. Reynolds asked whether the stormwater management pond would be underground, which Mr. Levin affirmed. He then reiterated that he wished to be a good neighbor and that he was willing to resolve the issues presented that evening. He promised to get back to the participants with a revised plan.

RECEIVED

DEC 1 9 2005

ZONING COMMISSIONER

313 Main Street
Reisterstown MD 21136-1903
December 8, 2005

Dear Commissioner,

At the last LPC meeting ARMZ – the developer of 301-303 Main Street (aka the Lanius House) – *made a confusing statement which did not jibe with what I recalled*, so I decided to construct a chronology based on official minutes. **The minutes, however, were wrong** (see enclosure) and not completely available.

Further, I received a letter dated November 30 from ARMZ stating that they "...have received the strong support of the...Baltimore County Planning Department including its Landmarks Preservation Services Offices"; also, **Mr. Calvin Reter, the president of the Reisterstown-Owings Mills-Glyndon Coordinating Council (ROG) *has stated that* LPC approval of the ARMZ proposal is a "done deal."**

If this is the case, I want to know why I cut short a much-needed vacation to attend tomorrow night's LPC meeting and why you're even bothering to vote. But since I have and you will, I request you indulge me for a few minutes as I recap what has happened with this property based on what I know, have noted and have heard.

In June 2005, ARMZ LLC – a four-man development team – settled on 301-303 Main Street for $460K. Prior to this, they had met with the Planning Department and, based on a sketch, gotten a green light. When Planning later saw more detailed drawings, they were concerned by the design (quasi-colonial) and size (three stories and 11,600 square feet). They enlisted Bill Keeney, an architect experienced in historic preservation, especially in Reisterstown, to meet with and advise the ARMZ architect, Mark Levin, who is also a principal in the LLC.

Coincidentally, Mr. Keeney owns the property immediately south of mine on Main Street. To set the stage for what happened next and why we're still here, note that I live two doors south of 301-303 Main and Mr. Bouyiouclis and Mr. Rizakos own the property between 301-303 Main and me. Mr. Keeney was exploring the possibility of us approaching ARMZ about a cross-street easement onto Bond Avenue, which is how we saw the plans so early. I personally was not interested in an easement, but because I was about to renovate was particularly interested in what was going to happen two doors from me.

The developers and Planning Department did not expect the community's resistance to this project and it most likely would not have happened if we had not seen the plans before the first LPC meeting dealing with it. A disturbing thought in itself.

That meeting was on September 8, and we have stayed on message throughout. I quote from the latest petitions:

We welcome development – new blood and money keep a community healthy – but also want to protect historic Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Because my car was broadsided outside of the courthouse that night, I submitted a coffee-stained mini-petition from concerned residents, merchants and property owners – less than 40 names gathered in a day. A Technical Committee chaired by Commissioners Diggs, Reynolds and Stevens was set up that evening to work with the community and developers.

Also, Mr. Levin offered to drive me home. During that ride, I asked why ARMZ had purchased this particular property and wanted to build a spec office building smack dab in the middle of an historic district; his response was that **they saw the area as a sleeper and the next hot corridor.** I thought: cheap dirt, uh-oh.

The following week, on September 13, we went to a zoning hearing where Zoning Commissioner Wiseman issued a variance hearing continuance contingent on LPC's report. He also was given a petition from the community with about 200 names.

Two Technical Committee meetings (September 21 and October 17) were held before the next LPC meeting on October 19; during that time, the proposed addition was reduced to two stories and a little more than **10,000 square feet.** It has stayed at the size ever since, **because the developers insist they cannot make the numbers work if it is smaller.** (I finally did receive the November 10 minutes on December 5. The discussion prompted by Mr. Boswell's inquiry about an additional 1000- square-foot reduction sounds right, but a date is definitely wrong and I still think the clarification is, too.)

There is no question that the building has been significantly improved since the initial design and now appears more compatible with the area; scale and size have been major community concerns since the beginning, and they still are. I am not an architect, but Mr. Stevens is; **based on the drawings provided to date, I question if Mr. Stevens could tell you how many square feet are really in that building and how it will actually look.** Note that on at least two occasions Mr. Stevens requested detailed drawings and a model showing how the addition would affect immediate neighbors; instead we got a ridiculous model of the entire town and keep seeing the same misleading computer-generated images.

The third and final Technical Committee meeting was November 3. I, who had rushed back from New York, was at least as irritated as the regular attendees because we just saw the same misleading computer-generated images. And disappointed, because we had hoped that the developer would compromise with the community so we could stop going to meetings. Curiously, some new faces were there, including Mrs. Carolyn Eichler, who co-owns one property-business on Main Street and is head of the area Chamber of Commerce's Main Street Committee.

November 7, ARMZ presented its proposal to the community at the monthly ROG meeting. Although the already-quoted ARMZ letter of November 30 claims, "Our proposal was cordially received by ROG where we had been advised that the project was reviewed without further comment," they basically came, presented and left; there was no additional review and no one made a motion for or against. By the way, that *meeting is on tape.*

I would be remiss not to mention the next sentence in that letter – "In addition, we have worked diligently with our immediate neighbors" – and strongly encourage you to ask Mr. Keeney and Mr. Rizakos about the totally unprofessional, unethical behavior after the November 10 LPC meeting.

At that meeting, the Chamber of Commerce submitted an 11th-hour letter supporting the ARMZ proposal. The problem is they never consulted their membership, including the property-business owners they *knew were opposed. Between the November 3 and 10* meetings, a new petition had been circulated – the last one addressed a 11,600-square-foot project which was now down to 10,000 square feet – and about 175 people had signed. Among those were owners representing at least 50 Reisterstown properties, many residents of Bond Avenue from Reverend Roosevelt Oliver at St. Luke's up to those near Main Street, and most of Mrs. Eichler's Main Street Committee; since, Mrs.Eichler has added a member of the ARMZ development team to her committee, but I don't think he'll sign.

Along with the same misleading computer-generated images. ARMZ presented a new bar chart showing existing-structure-to-addition ratios for properties on Main Street. ARMZ used these proportions to justify the size of their proposed addition and specifically compared it to a recent office development across the street (316 Main Street). They failed to note a couple significant differences: first, 316 Main is sandwiched between properties *and not on the corner of already overburdened streets, and second,* it backs up to a cemetery and **dead people don't care if there is a 30-car parking lot in their front yard.**

ARMZ said they hoped their project would be a cornerstone for revitalization of Main Street and showed neighboring buildings in need of renovation, including mine. Long before I ever heard of ARMZ, I had hired an architect to do just that. Others are in the same process.

Vacant and for-sale properties were also mentioned. Except for a house just put up for auction because of the extraordinary amount an adjoining property recently brought, not one property is for sale between the curve north of Chartley where the road narrows to two lanes and Cockeysmill Road, a strip that is the heart of the historic district. (The one with a for-sale sign really isn't.) The only vacant building is under lease, but the renter *has not occupied it.*

Talking about where the road narrows, on November 10 Commissioner Secoura compared Main Street to York Road, but Main Street is two lanes at the end of Reisterstown Road and still quite different from what York Road has become; we hope to keep it that way.

As the Landmarks Preservation Commission, I do not believe you are simply charged with preserving landmarks, but also have a responsibility to protect historic communities. You still have the opportunity to do that with Main Street, Reisterstown.

Sincerely,

Karen Fitchett
443-739-2966
kfitchett@mindspring.com

enclosure

ARMZ LLC—LANIUS HOUSE CHRONOLOGY

June 2005	**Property Sold** ARMZ LLC, a four-man development team, settles on the Lanius House (301-303 Main Street, Reisterstown MD) for $460K.
8 September	**LPC Meeting No. 1** ARMZ presents a plan to develop the property as a three-story, 11,600-square-foot spec office building. Because of the inappropriate design and size, a technical committee, chaired by Commissioners Diggs, Stevens and Reynolds, is set up to work with the developers and the community members who oppose it.
13 September	**Zoning Hearing** Zoning Commissioner Wiseman issues a variance hearing continuance contingent on the LPC report. Opposing peition presented with approximately 200 names.
21 September **17 October**	**Technical Committee Meetings No. 1 & 2** ARMZ reduces building size to approximately 10,000 square feet.
19 October	**LPC Meeting No. 2** ARMZ insists they have done everything they were asked to and reassert that they cannot make their numbers work if they make the building any smaller than 10,000 square feet. The LPC still considers the proposed building too large and sends it back to the Technical Committee.
3 November	**Technical Committee Meeting No. 3** No changes.
10 November	**LPC Meeting No. 3** Proposed building is *still* 10,000 square feet and ARMZ is again asked by the Commission and the community to downsize. New opposing petition presented with approximately 175 names.
8 December	**LPC Meeting No. 4** Proposed building is *still* 10,000 square feet and petition has grown to about 300 names. **The LPC votes against the building proposed by ARMZ because of its size.**
4 January 2006	**ARMZ Resubmits Plans to Baltimore County Planning Department** In cover letter , ARMZ claims they have reduced the building 15 percent from its original design (11,600 square feet), when in reality they have reduced it *just 2 percent* (about 200 square feet) from the 10,000 square feet rejected by the LPC.

COPY

January 9, 2006

Dear Commissioner,

Two issues have kept the Lanius House before the Landmarks Preservation Commission for the past five months: aesthetics and size. The developers, ARMZ, have continued to tweak the design and it is considerably better than what was initially proposed: an 11,600-square-foot, three-story quasi-colonial, which is starting to smell like a red herring. The major concern, however, continues to be the impact of its size, which Patricia Bentz from the Baltimore County Historical Trust eloquently described at the last LPC meeting as too large for the lot and at odds with guidelines for historic communities.

At that meeting, on December 8, the Commission defeated the ARMZ proposal solely because of its size. Yet only one month later, the developers are returning with the same site plan and a claim that they have reduced the building 15 percent from its original design, when in reality they have reduced it *just 2 percent* (about 200 square feet) from the size you rejected. We have been dealing with 10,000 square feet for the past three LPC meetings (see enclosed chronology), **not 11,600 which is the basis for the 15 percent calculation.** The ARMZ statement is as misleading as the *computer-generated images they repeatedly show us*, even when asked to do otherwise.

This arrogant building proposal echoes the developers' attitude toward their neighbors throughout this process and now toward the Commission's ruling. Two percent doesn't cut it.

I have been told that the Planning department wants this issue "gone." I feel the same way and am sure you do as well. The question is how.

Several meetings ago, Commissioner Reynolds suggested that the 10,000-square-foot building be reduced by 20 percent. Why not tell ARMZ to stop wasting everyone's time and not come back until they've done just that?

Sincerely,

Karen Fitchett

3 enclosures

From: <kfitchett@mindspring.com>
To: <wwiseman@co.ba.md.us>
Date: 1/12/2006 9:28:19 PM
Subject: Thank you

Commissioner Wiseman, I appreciate your return call and your position. I did not intend to overstep, but just to find out what happens next. Bobby Knatz in Jim Smith's office did some checking for me, and he was told that regardless of tonight's outcome (FYI, the proposal was defeated again despite the developer's new restoration architect), the developers can go to the Board of Appeals or Zoning. The Board of Appeals office told me, however, that they had to go through Zoning first. I don't understand how they can expect to get variances when their plans have been shot down twice, but I'll figure it out.

From: <kfitchett@mindspring.com>
To: <wwiseman@co.ba.md.us>
Date: 1/11/2006 5:31:41 PM
Subject: Can you believe

that the developers (ARMZ) of 301-303 Main Street, Reisterstown MD, have the chutzpah to come back before the LPC tomorrow night with a "new" set of plans which essentially decrease the defeated proposal by all of 200 square feet (about 2%)? Also, the site plan and elevations are basically unchanged. The accompanying letter claims they have made a 15% reduction, but that calculation is based on the 11,600-square-foot building originally presented to the LPC and you in September. Since October, the Commission has been opposing a 10,000-square-foot building.

What am I missing here? Any enlightenment before the LPC meeting would be sincerely appreciated.

Karen Fitchett
cellphone: 443-739-2966

Case No.: 06-010 SPHA

Exhibit Sheet HISTORIC

	Petitioner/Developer	Protestant
No. 1		Petition - Compatibility ISSUES
No. 2		Wm Keeney Concerns.
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Case No.: 301-303 MAIN Street 06-010 SPHA

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	FIRST AMENDED SITE PLAN	
No. 2	OFFICE OF PLANNING - LANDMARKS PRESERVATION COMMISSION APPROVAL WITH ATTACHED BLDG ELEVATIONS	
No. 3	ECONOMIC DEVELOPMENT Memorandum of SUPPORT	
No. 4	PHOTOGRAPHS 4A - SUBJECT BLDG & EAST SIDE PROPERTIES 4B - WEST SIDE PROPERTIES	
No. 5 A	COMPOSIT - ZONING MAP & AERIAL PHOTO 5B - ZONE LINE THROUGH SUBJECT PROPERTY 5C - LANDSCAPE PLAN 5D - COLORIZED PLAN OF EXISTING & PROPOSED	
No. 6 5E	- RTA SETBACK BUFFERS	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 96-010 SPHA
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Claire Brunfitt	14 Bond Ave	Reis. MD 21136	
Bill Keeney	317 Main St. Owner		
	Mailing address		
	1908 Emory Road		
	Reisterstown. Md,	21136	KEENEYARCH@AOL.COM
ELIAS RIZAKOS	10111 BERRIMANS LANE		
	REISTERSTOWN MD	21136	
RACHEL FITCHETT	313 Main St Reisterstown MD	21136	rfitchett@mindspring.com
Nick Bouyiouclis	14301 GREAT OAK LANE	PO BOX 7368	[redacted]
	SILVER SPRING MD 20905	SILVER SPRING MD 20905	

~225 signatures

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Michael Ruin	201 Main St Reisterstown MD.
Christine Hanson	230, 232, 237½, 239, 218 MAIN ST. REISTERSTOWN, MD. 21136
Linda Somers	P.O. Box 131, Reisterstown, Maryland 21136
Jesse Issa	322, 316, 31, 33, 36 Main St
"	2, 4, 6 HANOVER Rd
Karen Fitchett	15 & 513 Main St; 605 Bell Court 21136
Jeannie Brown	202 Main St, Reisterstown MD 21
Larry A. Fisk	208 Main St Reisterstown, MD 21136
	130 MAIN ST Reisterstown MD 21136
Cynthia Munno	218 Main St. Reisterstown Md. 2113
Barbara V. Reynolds	306 Lauren Hill Reisterstown, MD 2113
(301-530-1175) * Nick Bouyiouclis	309-311 Main St 424 " " 13917 Hanover Rd Reisterstown MD 21136
Elias Cizakos*	10 Hanover Rd, 61, 63, 67, 69, 24-243, 301-311, and 434 Main St. Reisterstown MD

November 2005

*Name added by phone request (11/10/15 @ 9:11 am)

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Signature	Address	
[illegible]	14 Bond Ave 21136	
[illegible]	31 Bond Ave 21136	
[illegible]	42 Bond Ave	
William S. Kimbrough	44 Bond avenue	
[illegible]	52 Bond Ave	
[illegible]	77 Bond Ave	410-833-8503
Mary Ralle	77 B Bond Ave	
[illegible]	85 Bond ave	
Megan Cherry	85 Bond Ave	
Margaret Washington	95 Bond Ave	
[illegible]	203 Bond ave	
[illegible]	205 Bond Ave	
[illegible]	206 Bond Ave	
Laurace A. Hitchcock	209 Bond Ave	21136
[illegible]	43 Bond Ave	21136

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Signature	Address
Kostyantyn Plyasetsky	23 Bond ave.
Nirman Ali	32 Bond AVE
Irvin Peak* (410-833-2670 11/17 @ 5:36)	30 Bond Ave. 21136
Margaret Percy* (11/17@5:36)	30 Bond Ave. 21136
Debbie Smith	413 Hepmeadow Rd 21136
Donna Sheppard	415 Nettle Hill Lane
Susan Phelps	85 Bond Ave,
Bruce G. Phelps	85 Bond Ave.
Corin Phelps	85 Bond Ave,
Linwood Cherry	85 Bond Ave.
duplicate ~~Mary Ralls~~	~~77B Bond Ave~~
Vellar Jefferson	81 Bond AVE
Cerra Cipple	200 Bond Ave
Sandra Philip	500 Deacon Park Circle
[illegible]	Cockeys Mill Rd

November 2005

* Names added by phone request

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Signature	Address	
Eric M. Chrado	4 Hartley Cir # 827	21117
[illegible]	23 Farm Gate way	21136
[illegible]	2301 Pin Oak Dr	21046
Joseph Kontoff	244 Pidco Rd	21136
Marie Phillips	244 Pidco Rd.	21136
[illegible]	12207 Faulkner Dr.	21117
J. Kahan	[illegible]	
Arnolda M. Murray	324 Main St, Reist. MD	21136
Melvin Donathoo	603 Cockeys Mill Rd	21136
Ann Reid	360 Main St.	21136
Robert D Murray Sr	29 Black oak. ct	21136
Robyn Stanley	13117 Old Harvey Rd	21136
Gerry B Mack	57 Bond ave	
Annie B. Mack	87 Bond Ave.	21136
Wayne A. Mack	87 Bond Ave	21136.

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

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Signature	Address
[illegible]	413 Samantha's Ct 21136
[illegible]	"
[illegible]	204 Cork Ln #101 Reistertown 21136
Patricia Crowder	Same as above
DAVID JESSOP	Courtly Apts
Sheila Hennigan	241 Main St
Louise Hennigan	241 Main St.
Wm. J. Hennigan	"
Dorothy Handwerger	3709 Parkfield Rd. 21208
[illegible]	424 Deacon Brook Cir. 21136
[illegible]	4 carlton crest ct
[illegible]	411 Deacon Brook Cir 21136
Edna Johnson	22 Bond Ave Reistown MD
Edin Estrada	86 Bond Ave. Reisterstown MD 21136
Svitlana Plyasetska	23 Bond ave. Reisterstown 21136

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

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Signature	Address
Joyce D. Weinstock	23 Farm Gate Way 21136
[illegible]	PO Box 821
[illegible]	201 Cork Lane Reisterstown 21136
[illegible]	19 Chatsworth Ave, Glyndon, MD 21071
Linda Wunderlich	105 Maple Ridge Rd. Reisterstown 2113[illegible]
John Wunderlich	105 Maple Ridge Rd. Reisterstown 21136
Mary Logan	17 Hanover Rd #1, 21136
[illegible]	4601 Osborne Rd 21020
[illegible]	4601 Osborne Rd 21020
[illegible]	4601 Osborne Rd 21020
Marylin Murphy Lyons	8 Knights Ct. 21136
Rebecca E. Coyne	324 Main Street 21136
[illegible]	206 Central Ave 21071
[illegible]	17 Hanover Rd #1 21136
[illegible]	7951 Greg Rd White Hall, MD 21161

November 2005

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
William Kimbrough*	410-526-4919 (11/9 @ 9 a.m.) 44 Bond Ave. 21136
Rosalee C Bagnanni	35 Franklin Valley Cir 410-833-4805
Jennifer S Feeney	317 Main St Reisterstown Md 21136 410 517 1200
Marianne H Taylor	" " " " " "
BARBARA GELSTON	102 BUSINESS CTR 21136 410-833-3587
Richard Coppersmith	237 Main St., Reisterstown, Md 21136
Ellie Vratanina	227 Main St Reisterstown, MD 21136
CHERYL KATZ	215A MAIN ST. REISTERSTOWN, MD 21136
[illegible]	213 MAIN ST Reisterstown MD 21136
Michelle Rollins	8 Jacob Lee Court
Ted STOLL (THE STASHBOX)	208 Main St Reisterstown MD
[illegible]	214 MAIN ST. REISTERSTOWN MD 21136
[illegible]	214 MAIN ST REISTERSTOWN MD 21136
L Rothrock	214 Main Street Reisterstown MD 21136
Jamie Fletcher	214 Main St Reisterstown MD 21136

November 2005

*Names added by phone request.

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
[illegible]	227 Carolstown Rd Reist 21136
[illegible]	226 Main St. Reist. 21136
[illegible]	226 Main St. Reist. 21136
[illegible]	226 Main St. Reist. 21136
Barbara Stickel	226 Main St Reist 21136
[illegible]	226 ~~[illegible]~~
Ellen Davey	226 Main St 21136
[illegible]	226 Main St 21136
[illegible]	226 Main St 21136
Brittney Cohen	226 Main St. 21136
Kathy Markey	226 Main St. 21136
Judy Siegel	14240 Longnecker Rd 21136
Laura Mitchell	9 Fennington Circle O. Mills 21117
Debbie Cleaver	5928 Deer Park Rd 21136

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address	
[illegible]	141 Westminster Rd.	21136
Clarence L. Rovark	307 Janet Rd	21136
[illegible]	Serenity Farm	21136
[illegible]	11 Emperor Ct	21136
[illegible]	11988 Long Lake Dr.	21136
Marie L Cramer	307 Townleigh Rd.	21136
Deborah Carson	608 Bond Ave	21136
Will + Linda Harris	606 Sunspot Rd.	21136
[illegible]	12 Montrose Ave.	21112
[illegible]	108 First Avenue	21136
[illegible]	51 Craftsman Ct	21136
[illegible]	8607 Polly Hill Ct.	21244
Michael T Shulah	201 Cork Lane	21136
Harry Shuchart	55 Benson Ln. MD.	21136
[illegible]	20 Craftsman ct.	21136

November 2005

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Robert Wyl	63 Boman Reisterstown MD
Lilly M. Mack	79 Bond Ave Reisterstown 21136
Andrew B. Mack	81 Bond Ave. 21136
Otto Dutton	46 Bond AVE 21136
Cheryl Bromfitt	423 Valley Meadow Cir. 21136
James J. Bryan	254 CHATSWORTH AVE 21136 (SUNSHINE CURTAINS)
Cindy O'Bryan	254 Chatsworth Ave 21136 (Sunshine Curtains)
Larry Sipe	362 Main Street
Sherri Richardson	360 Main St.

November 2005

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Robert N. Bond	1020 Green Hill Farm Road Reisterstown, Md 21136
Dorothy S. Bond	1020 Green Hill Rd. Reisterstown, Md. 21136
[illegible]	227 Boro Ave Reisterstown, Md 21136
Shirley L Bond	1018 Greenhill Farm Rd Reisterstown 21136

November 2005

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Joan Carson	225 Main Street
Mary Dorr	234 Main St
Sandra Stone	238R Main St.
Miriam McCoskey	238R Main St.
Lana Klein	191 Hanover Rd Reisterstown MD 21136
Jessica Palmisano * 410-526-5467 (11/9 @ 5:25)	63 Bond Avenue 21136
Troy Palmisano * (11/9 @ 5:25)	63 Bond Avenue 21136
Jennifer Ferguson * 410-833-1159 (11/9 @ 8:00p)	43 Bond Avenue 21136
~~and Jason Grempler * (11/9 @ 8:00p)~~	~~43 Bond Avenue 21136~~
Emmanuel Jarel	11712 C. REISTERSTOWN MD 21136
Janice Cline (410-833-9320)	118 Danbury Rd, 21136

November 2005

* Names added by phone request.

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Amanda Esser	117 Berwell Rd Reisterstown, MD 21136
Michele Bensel	15213 Hanover pike, Upperco, 21155
Debbie Austin	12262 Bonnot Pl, Reisterstown
Catherine Ridgely	43 Brookshire Dr Reisterstown
[illegible]	1677 Bullock Circle
[illegible]	2 Redmile 21136
[illegible]	1500 Emory Rd. 21115-upperco
Kelly Bryan	117 First Ave 21136
[illegible]	5427 Weywood DR.
[illegible]	5427 Weywood Dr.
[illegible] Funk	5427 Weywood Dr.
[illegible]	101 [illegible]
Bruce Schwartzman	422 Sandpipers Court
[illegible]	9 S. Lake Way 21136

We, as Reisterstown property owners, residents, merchants and visitors, continue to be concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

4

Signature	Address
Jean Stark	2 Northern Park Dr.
[illegible]	12604 Sagamore Forest Lane.
[illegible]	603 Sacred Heart Ln.
CLARK	420 Samanthas Ct.
Scott Sutton (Epoch Farm)	13701 Hanover Rd Reisterstown, MD
[illegible]	1 Chatsworth Ave Glyndon 21071
Kathe Apostopoulos	15 Wild Cherry Ct 21136
Gary Jacks	12 Lutimore Ct. 21136
H. Rosenthal	910 Hicorieus Rd
Suzan Moore	17 Hanover Rd
Karen Auerbach	28 Ridgelawn Rd 21136

We, as Reisterstown property owners, residents, merchants and visitors, continue to be concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Morris B Johnson III	2379 Keys Mill Road Finksburg
Rachel Corcoran	19 Bonbon Ct.
Lewis Scharff	14230 Longnecker Rd. Reist.
Beth Stallings	316 Chatsworth Ave Reisterstown
Alicia Hartleman	10 Woodbench Ct 21136
Robert Swanson	900 Bond Ave Reisterstown
Jan Dellinger	202 Sunset Hill Lane 21136
Nancy Morgan	714 St Paul Ave 21136
Joyce Baker	348 Central Ave.
[illegible]	528 Cockeys Mill Rd.
Kelly Rothering	33 Hanover Rd.
Lisa Lipton	3737 Greenwaylnn Owings Mills 21117
Maura Brunner	77-D Bond Ave
Debra Bl[illegible]	2 Lucy Ct Reisterstown 21136
[illegible] Derzak	135 Teapot Ct. Reisterstown

December 2005

We, as Reisterstown property owners, residents, merchants and visitors, continue to be concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
Nancy Martin	Finksburg, MD
[illegible]	Westminster MD
CHERYL DUNCAN	13200 HANOVER RD 21136
Sarah Ziegler	13 Allspice Ct. Owings Mills.
[illegible]	12442 Owingsmills Dr. 21136
Lonice Mans	2618 Butler Rd. Glyndon 21071
Ida M. Harry	Reisterstown, Md 21136
[illegible]	3918 Log Trail Way Reisterstown
[illegible]	408 Bentow Woods Ln. Reisterstown
Lenny Lucy	3314 Jeffrey-Lori East Parkville
Tom [illegible]	701 Red Meadows Ct.
William [illegible]	4037 Log Trail Way 21136
Thomas Daniel	14 Timber Run Ct 21136
Adam Mandelberg	807 Dominion Ln - Reisterstown 21136
Alan Jones	1219 NICODEMUS RD 21136
Eileen Wantthile	32 Waugh Ave Glyndon 21071

We, as Reisterstown property owners, residents, merchants and visitors, continue to be concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
[illegible]	15 Manoa Ct
[illegible]	
Karen Pizzuto	11959 Long Lake Dr 21136
Michelle Barnes	306 Cranny Chapel 21136
[illegible]	3209 [illegible] 21117
Elizabeth Clark	4801 Butler Rd Glyndon
[illegible]	2 Maine Ct.
[illegible]	5 Franklin Valley Circle Reisterstown
[illegible]	509 Centennial Ave Ct. Reisterstown MD 21136
[illegible]	5700 Glyndon Falls Rd Reisterstown
[illegible]	45 Benson Lane 21136
[illegible]	103 Butler Rd. 21136
[illegible]	30 Farm Gate Way 21136
Heather Allison	5 Follyfarm Ct 21136
Donna Brickley	8 White Birch Ct Reis. 21136

We, as Reisterstown property owners, residents, merchants and visitors, are still concerned about the size of the office building proposed for 301-303 Main Street.

We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
[illegible]	112 Business Center drive Reist MD 21136
[illegible] Thompson	50 Glyndon Gate Way 21136
[illegible]	22 Bellinger Court Reist MD 21136
[illegible]	4 Hanover Rd
Arthur Burger	11200 Jug Mill Rd. Reist MD 21136
[illegible]	839 Wrenscay Ct. Hampstead MD 21074
[illegible]	248 Highmeadow Rd Reist. MD 21136
[illegible]	18714 Fall Rd Hampstead 21074
[illegible]	36 Black Oak Ct. Reisterstown MD 21
Karen Yospe	12101 Lamottes Ct Reisterstown MD 21136
[illegible] MELISSA & TIM STUMP	14207 HANOVER PIKE REISTERSTOWN 21136
Mickey Deegan	14533 HANOVER PK Upperco, 21155
[illegible]	5 Holland Ct 21136
[illegible]	10 Woodvalley Ct 21136

November 2005

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We strongly feel that this 10,000-square-foot structure could seriously overpower the existing neighborhood buildings, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

Signature	Address
[illegible]	2 Harness Ct.
[illegible]	412 Deacon Brook Circle
Brandon Reflogle	434 Deacon Brook Circle
[illegible]	7122 Pheasant Crossing
[illegible]	830 Greymouse Road
[illegible]	100 Bentley Hill Dr
[illegible]	121 Carsbanna Rd.
[illegible]	4724 Butler Road
Jesse [illegible]	2 Hanover Rd 21136
Michel Issa	10951 Baskerville 21131
[illegible]	78 Sacred Heart Lane
[illegible]	6421 Flintlock Court
Ed [illegible]	54 Main St.
[illegible]	3 Harness Ct
[illegible]	5412 Weywood Dr

November 2005

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Signature	Address
[illegible]	410 Deacon Brook Circle
[illegible]	525 Gaguest Rd.
Rob Selby	12602 Mt. Laurel Ct.
[illegible]	307 Central Ave.
Jared Smith	307 Central Ave.
Nancy Selby	Visitor · Hanover PA
Alicia Brady	321 Graelan Rd. Catonsville MD
[illegible]	56 MAIN ST.
Stephanie Burns	715 Westminster Rd 21136
[illegible]	20 Manepa Ct
[illegible]	6 Putnam ct.
Alyson Meister	3208 Hunting Tweed OM, MD
David Madoff	12085 Long Lake Dr, OM, MD
Richard Knapp	353 Town Green Way 21136
M. Z	222 Glyndon dr

November 2005

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 06-010 SPHA
DATE

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Peirce Macgill	400 Washington Ave.	Towson 21204	pmacgill@co.ba.md.us
Karen Brown	OP		

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 06-010 - SPHA
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Ben Bronstein	211 W Susquehanna Ave	Towson Md 21204	Benbronstein@terralaw.net
ALAN R MARANI	6703 Sherwood Rd	Balto., MD 21239	ALANMARANI@ARMARANI.com
Robert S Rosenfelt	2935G Smith Ave	Balt. MD 21209	broserfelt@cmrengineers.com

PLEASE PRINT CLEARLY

CASE NAME 06-010 SPHA
CASE NUMBER
DATE 9-5-06

PETITIONER'S SIGN-IN SHEET

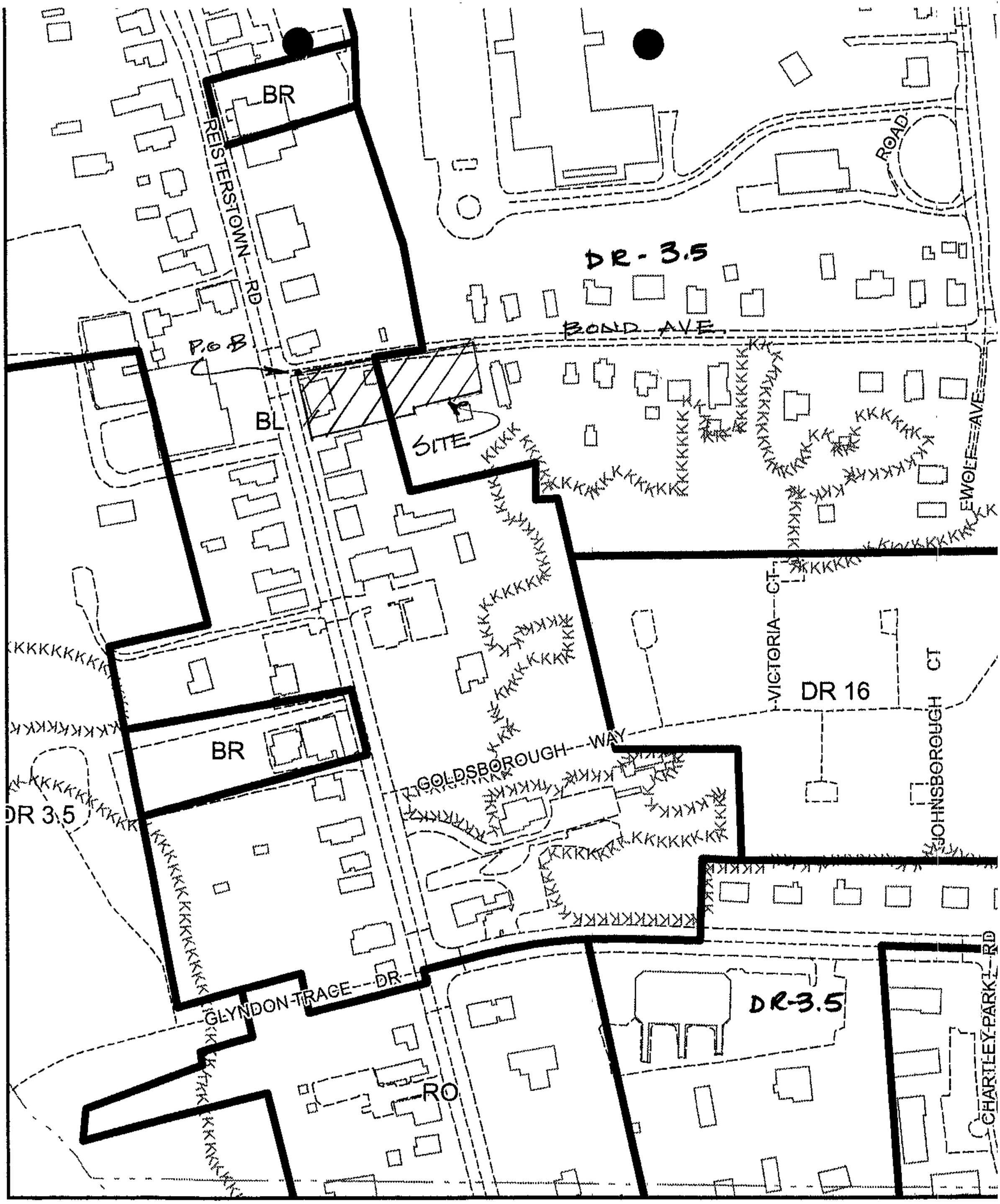
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Len Berenstein	29 W Susquehanna Ave	Towson MD 21204	lberenstein@terrabit.net
MARK D. LEVIN	15 GREENSPRING VALLEY RD	OWINGS MILLS MD 21117	MARKL@LEVINBROWN.COM
ZELIE A. GRESSER	P.O. BOX 1562	BETHANY BEACH DE 19930	N/A
RONALD WALPERT	2804 HARPER AVE	BALT-MD 21211	RWALPERT@VERIZON.NET
KEN COLBERT	2835 SMITH AVE	BALT MD 21209	kcolbert@
Judith Floam	"	"	cmrengineers.com
			jfloam@cmrengineers.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 06-010-SPHA
DATE 9-5-06

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL



an Sheet: *048C2*

MAP 48C2

1" = 200'

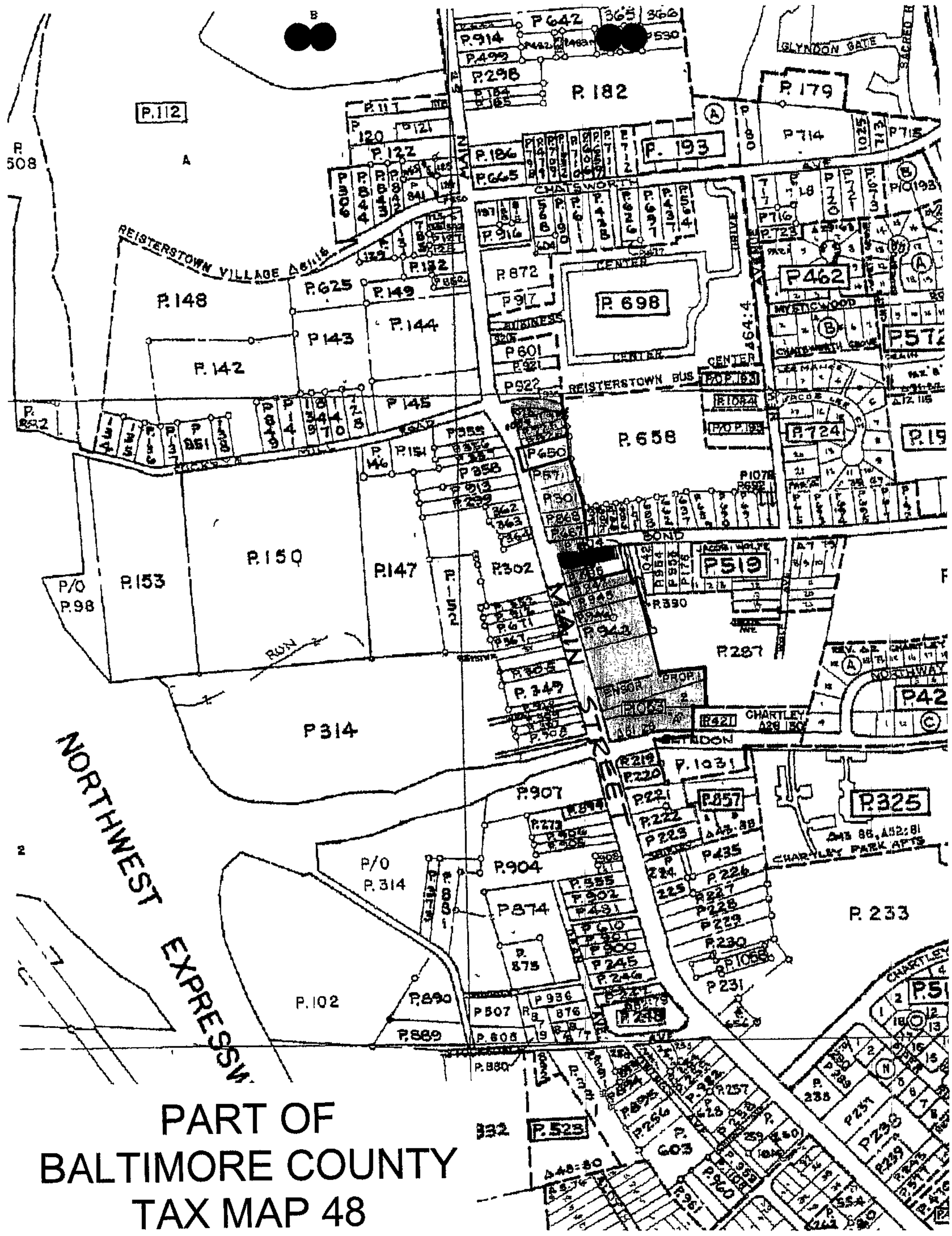
Legend

OG-010 SPA

Zoning

te:

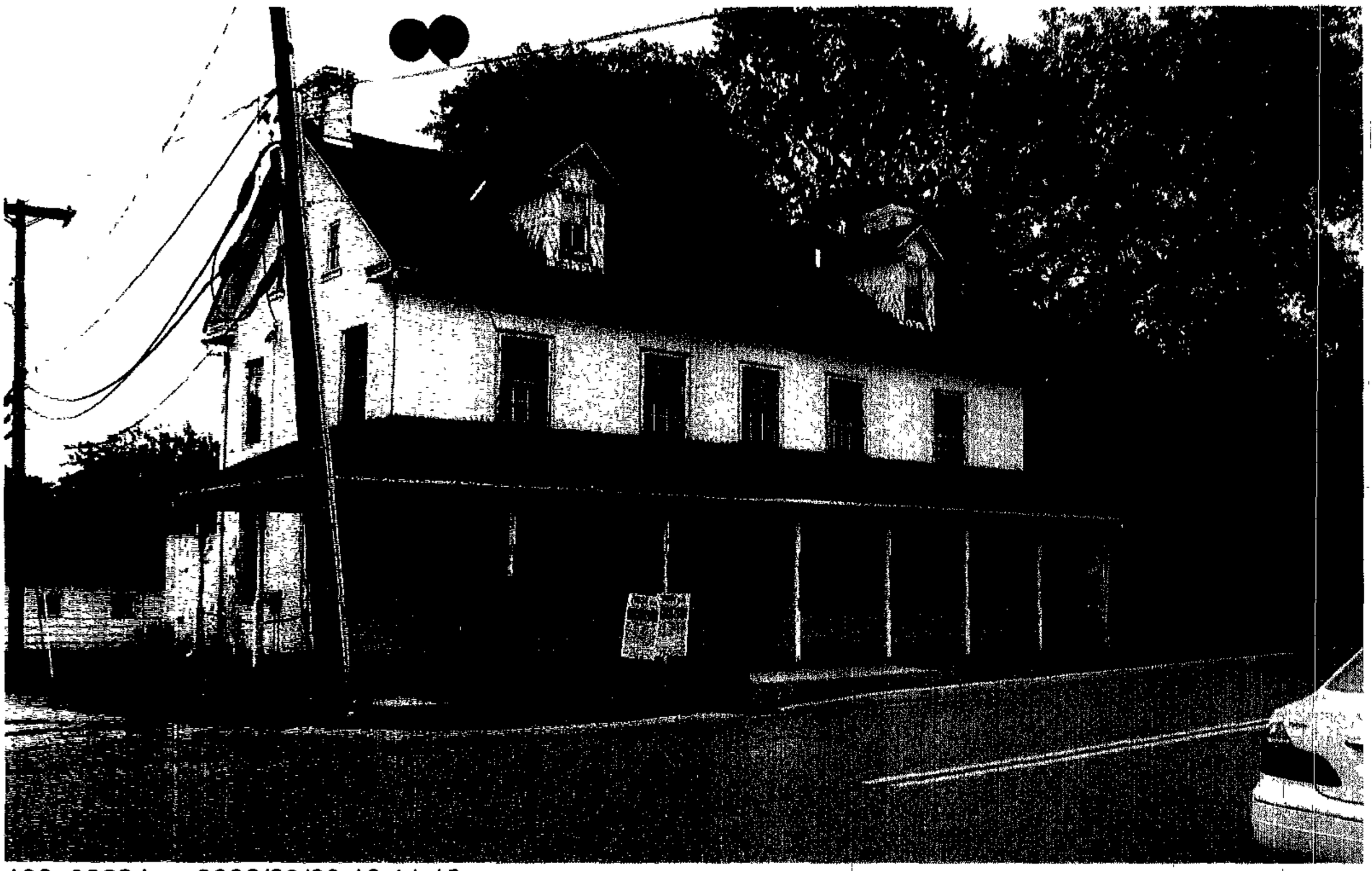
ction 32-3-202 of the Baltimore County, 2003 Code establishes
e zoning geodatabase. This map represents the actions of the



PART OF BALTIMORE COUNTY TAX MAP 48

BUSINESS CENTER
ROAD
COCKEYS MILL
RESTERSTOWN
GOLDSBOROUGH
AUGUSTUS HALLY
Copyright (C) 2005 Baltimore County, Maryland

1"=200'



100_0262.jpg 2006/09/03 10:11:12

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To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	RESIDENT	610 Piper Road Reisterstown 21136
[illegible]	resident	28 Farm Oak Way Reist.
[illegible]	resident	214 Bond AVE Reist 21136
Lauren Botelle	resident	204 New Ave Reisterstown
Christine VanWinkle	resident	608 Beverly Rd Rtown 21136
Claudette LeBlanc	Resident	203 Delight R. Rtown 21136
Terry [illegible]	"	" " "
Alek [illegible]	"	" " "
Kary [illegible]	"	14003 Hanover Rd
Michael DeSantis	"	154 CAROLSTOWN RD
Rich [illegible]	"	140 Teapot Court
Sarah Maderik		417 Valley Meadow Cir B3
Sophia Kuroda		23 Clarke Ln
Dan O. [illegible]	" " "	120 Teapot Ct. Reisterstown MD 21136

PROTESTANT'S

EXHIBIT NO. 1

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

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The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	resident	23 Farm gate way Reisterstown 21136
Joyce D. Weinstock	resident	23 Farm Gate Way 21136
Jean Marie Carder	resident	218 Chartley Dr. 21136
[illegible]	RESIDENT	21 FARM GATEWAY 21136
John A. Carder	Resident	218 Chartley Dr 21136
Mary Washinger	Resident	235 Sacred Heart Lane, Reisterstown, MD 21136
Tina Casey	Resident	18 Mainbrook Ct. 21136
Susan O'Neill	Resident	300 Brownstone Rd 21136
Rachel Eck	Resident	231 Northway Rd 21136
Kathleen Eck	Resident	231 Northway Rd. 21136
Louis A. Frazier	Resident	39 BOND AVE 21136
Jane A. Johnson	resident	228 SACRED HEART LN 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Charlene Stern	resident	211 New Ave., Reisterstown
Takia Jefferson	resident	81 Bond Ave, RUST.
[illegible]	resident	229 Sacred Heart Lane, Reisterstown
[illegible]	resident	14 Jacob Lee Ct 21136
Sandy Thawley	resident	333 Town Green Way 21118
Jen Arnoff	Resident	12314 Timber Grove Rd OWI 21117
Maryanne Arnoff	resident	12314 Timber Grove Rd O.W.
[illegible]	RESIDENT	201 NORTHWAY RD., RESI., MD 21136
John Dunlap	resident	115 Nob Hill Pl Dr. Reist. MD 21136
[illegible]	resident	103 E. Chrisfield Rd
Madeline Baker		Rustic Views
Seth Dunlap	resident	627 Cockeysville Rd 21136
Wendy Feinhaut	resident	140 Target Ct. 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	Customer	19022 Stebbins Grove Ave
Wayne Jones	resident	27 Clarks Lane - Reisterstown
Irine Golovine	resident	203 Arney Chapel.
Alex Golovin	Resident	336 Lauren Hill Ct
Rosemary Welch	324 "Comfort Zone" Resident	4 Clarks Ln Reist
Anetta Schmone	resident	10 Sacred Heart Ln
Christina Eastwood	resident	15217 Old Hanover Rd
STEVE EASTWOOD	RESIDENT	15217 OLD HANOVER RD
Rebecca E Cole	Bus. Owner	324 Main St ~~21104~~ 21136
Margie Bowman	resident	328 Main St.
Lauren D. Mina	resident	14 Austin Rd 21136
Mary C. Butler	resident	105 Fitz Ct 21136
Marie S. Espinoze		203 Glyndon Dr. 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Colleen Lippino	317R Main St	
Linda Harris	resident	Sunspot Rd
Patrick J Lyle	Owner	2301 Pin Oak Dr 21048
Sally Bloom	resident	518 Cockeys Mill Rd
James M. Bloom	resident	518 Cockeys Mill Rd
Nicia Farrell	resident	190 Owings Gate Rd
Daniel Farrell	Resident	190 Owings Gate Rd
Ann Marie Cian	Resident	3 Jolsborough Ct.
Eden Etter	visitor	11720 Greenspring Ave.
Dayton Topal	resident	7 Bridle Court 21136
Cindi Topalski	resident	7 Bridle Ct. 21136
Cheryl Melonick	Long + Foster	321 Main Street
Linda Weiner	resident	2 Bellinger Ct 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Robyn Workinger	resident	235 Sacred Heart Lane
Kevin O'Neill	resident	300 Bryanstone Rd
Frank Goldhewing	resident	60 Piper Rd. 21136
Lynn L. Lynn	resident	1608 Glen Mill Rd 21084
Nancy A. Schwartz	resident	214 BOND AVE 21136
Annabelle Grant	previous resident	5339 Tea Garden Circle 20906
Geraldine Hore	resident	237 Franklin Valley Cir 21136
Joanne Ditto	resident	208 Highfalcon Road
Gary Harris	resident	500 GRANCOGH RD.
Kathy Lynk	resident	6104 Deer Park Rd
Pat Higgins	resident	213 - Bond Avenue
Stephen Sharples	resident	201 NORTHWAY RD 21136
Lois Dunbar	resident	627 Cockeys Mill Rd 21136
Shelley Cole	resident	154 Cardstone Rd 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Megan E. Skarozi	resident	Bensmill ct.
Maggie Herman	owner	Main St.
Doug Kuff	RESIDENT	NICODEMUS RD
[illegible]	Resident	Walgrove
Judith St. Armiger	Resident	New Ave
W. Armiger	RESIDENT	216 NEW AVE
Margot Rakiec	Resident	34 Hanover Rd.
Thomas [illegible]	Resident	424 Central Ave
Jay D. Bryman	Resident	213 Arms Chapel Rd
[illegible]	Resident	11972 Long Lake Dr
Belinda Young	resident	616 St. George's Sta. Rd.
Melissa Fisher	resident	11972 Longdale Dr
Eileen Rothrock	Resident	17 Deer Creek Ct 21117

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Susan Armstrong		5105 Wards Chapel Rd
[illegible]		5 Simpson Ct
[illegible]		222 Conbitt Pl
Katherine Brown		8 Sunnydale Way
[illegible]		45 Benson Lane
Minty Richard		169 Carolstowne Rd.
Nicole Richards		22 Coliston Rd.
[illegible]		11903 Tarragon Rd.
[illegible]		211 Sentley Hill Dr
Robin Katz		12074 Longlake Dr.
Lauren Greenwald		8 Grosvenor Court
Melody McClark		912 Lindellen Ave.
Melissa L Wolfe		912 Lindellen Ave.

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story, 9,000-square foot office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Address
LG Prettyman	102 Embleton Rd.
Georgeanne M. Bond	213 Main ST 21136
Thomas E Bond	Reisterstown MD. 21136
Theresa Eyler	244 Picco Road
Marci Phillips	50 Glyndon Gate Way 21136
[illegible]	1 E Chase St
[illegible]	114 E Cherry Hill Rd 21117
Rob- Robert Ryan	8 Barnstable ct 21117
Diane Friedland	8 Barnstable Ct 21117
Arlene Friedland	405 E. Chatsworth Ave 21136
Lisa Degaspare	2658 Beckleysville Rd 21102
Jacqueline F. Stahl	67 Benson Lane 21136
[illegible]	67 Benson Ln 21136
[illegible]	

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	resident	781 Woodsman Cr. Hampstead
Mark N Welk		4 Clarks Lane
Donald M Frye	resident	8 Sacred Heart Lane 21021
Margaret Bell		28 Goldsborough Way
Kristen Frankovich		6 Lucy Ct. Reisterstown
Noelle Chuder		4 Lucy Ct Reisterstown
Rosalie C. Bagnanni		35 Franklin Valley Cir. Rest.
Alma H. Wine	resident	238 Shirley Manor Rd, Ress. 21136-3034
[illegible]	Resident	306 Hollyhill Rd, Reisterstown 21136
Cassandra Jacobson	Resident	227 Carolstrace Rd Reist. 21136
Claire Shutt	Resident	172 Glyndon Trace Dr. 21156
Rosemary Carlson	Resident	133 Teapot CT Reist 21136
Gail Mangels	customer	24 Foxmoor Ct. Owings Mills 21117

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	resident	225 PARKHOLME CIR. 21136
[illegible]	resident	" " " "
Deborah L. Curtis	visitor/customer	2620 Washington Way, Manchester 2110
Stephen J Brickhead Sr	resident	111 Danbury Rd 21136
[illegible]	resident	13951 Woodson Ln 21136
David Hurst	resident	230 Sacred Heart Ln 21136
Marianne Mull	resident	225 Bentley Hill 21136
Lynne [illegible]	resident	231 Northway Rd 21136
Gillian [illegible]	resident.	231 Northway Rd 21136
Marie Bursey		30 Bond Ave. 21136
[illegible]		30 Bond Ave. 21136
OTTO DUTTON		41 BOND AVE 21136
Carroll [illegible]	resident	228 Sacred Heart Ln

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

* The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Morgan Auger	resident, employee	8 Foster Hall Rd.
Meghan Schenkvogel	Resident	211 Mysticwood Rd.
Susan Amundson	Resident	219 Mysticwood Rd
MJ Hollander	resident	2 White Birch Ct 21136
[illegible]	Resident	211 Mysticwood Rd. 21136
Marty Amundson	Resident	219 Mysticwood Rd 21136
James [illegible]	Resident	12332 Bmerest dr 21136
Virginia Cudoso	Resident	12330 Succest Dr. 21136
Phyllis Bontrager	Resident	904 Chariot Rd.
Kenton Bontrager	RESIDENT	904 CHARIOT RD.
Margaret Kallam	Resident	205 Bentley Hill Dr
Karl Kallam	Resident	205 Bentley Hill Dr.
Karl Kenny	Resident	830 Ivydale

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
[illegible]	resident	Tawnleyn Rd.
[illegible]	RESIDENT	CORNFIELD CT.
[illegible]	resident	Cornfield Ct 21136
[illegible]	resident	Walgrove Rd
Dan Morham		Owings Mills
Susan Sang	resident	Balto
Michael Udell	recordent	Franklin Valley Circle
[illegible]	interested citizen	Balto City
[illegible]	resident	Franklin Valley Cir.
Mercie Udell	resident	Glyndon Trace Dr.
FRED SHAMER	BUSINESS OWNER	237 1/2 MAIN ST.
Carolyn Shamer	Business	237 1/2 Main St. Reisterstown MD
Steve Blessing	resident	444 Doe Meadow Pl. Owings Mills 21117

To the Baltimore County Zoning Commission

13 September 2005

9000 SQ ft. Projected office

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
Karen Fitchen	property & business owner	5 & 315 Main St, 21136
Joan Reynolds		407 Cockeysmill Rd
[illegible]	Property owner	3410 Hc Ct Reisterstown.
BARBARA REYNOLDS	PROPERTY OWNER	306 LAUREN Hill Ct. 21136
Starela Lewine	property Owner	28 Cockeys Mill Rd 21136
Nan Kane	property Owner	12612 Gores Mill Rd 21136
Margaret Eline	property owner	130 Glyndon Trace Dr.
Dorothy Carpenter	" "	101 Teapot Ct
[illegible]	property Owner	12 [illegible]
Karen McCarthy	property owner	18 Glyndon Gate Way
Mike Robinson	property owner	215 GLYNDON MEADOW RD
[illegible]	resident	16 Ewing Dr.
[illegible]	resident	15 GLYNN GARTH

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story, 9,000-square foot office building proposed for 301-303 Main Street.

We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Address
Lynne Kreer	211 Bond Ave Reist. MD
Dan Bullman	168 Olympic Trace Dr 21136
Mary Louise Chaney	710 Berrymans Ln 21136
Nancy Warrington	706 Berrymans Lane 21136
James Warrington Jr.	706 Berrymans Lane 21136
Melissa Warrington	905 Nicodemus Rd. 21136
Jim Warrington	" " " "
Karen Sochien	329 Central Ave 21071

(CB)

To the Baltimore County Zoning Commission

13 September 2005

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We strongly feel that this addition would seriously overpower the existing neighborhood structures, impact the historic aesthetic of Main Street, and set a negative precedent for future development.

The addition, as proposed, would also destroy two 250-year-old trees on the south side of the existing building.

Signature	Interest (property/business owner, resident, employee, customer)	Address
David Simonetti	Resident	6 St. Thomas Lane, Owings Mills
Kimberly Simonetti	Resident	6 St. Thomas Ln. Owings Mills
Dorothy Shipper	resident	13923 Hanover Rd. 21136
Debbie Caplan	resident	230 Teapot Ct. 21136
Lyndel C. Day	resident	231 Teapot Ct 21136

To the Baltimore County Zoning Commission

13 September 2005

We, as concerned Reisterstown property owners, residents, merchants and visitors, are opposed to the three-story office building proposed for 301-303 Main Street.

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Signature	Interest (property/business owner, resident, employee, customer)	Address
Denise Fulton		62 Benson Lane 21136
Michael [illegible]		Resit. 5 Benson Lane 21136
Ellen Agronin		12100 Long Lake Dr. 21117
Christine Esser	customer	117 Benwell Rd. 21136
Mary Ed Greenberg	customer	3428 Nottingham Rd 21157

DATE: September 12, 2005

TO: **BALTIMORE COUNTY OFFICE OF PLANNING**

ATTN: William J. Wiseman, III
Zoning Commissioner ,

FROM: William W. Keeney
1908 Emory Road, Reisterstown, Maryland 21136

Property owner of 317 Main Street
(two buildings south)

SUBJECT: Case No. 06-010 SPHA
ARMZ, LLC property, 301-303 Main Street

I OWN THE PROPERTY 100 FEET SOUTH OF THE SUPJECT PROPERTY AND MY CONCERNS ARE AS FOLLOWS:

1. THE PROPOSED THREE STORY BUILDING OVER-POWERS THE EXISTING OLD BUILDING INCLUDING THE SURROUNDING STRUCTURES TO THE SOUTH AND EAST.

2. THERE ARE TWO LARGE 100 YEAR OLD TREES ALONG THE SOUTH PROPERTY LINE IN THE BL ZONED PROPERTY. THESE TREES WOULD NOT SURVIVE THE ADDITION AT 6 FEET FROM THE PROPERTY LINE. ACCORDING THE LANDSCAPE MANUAL, LARGE PROMINENT TREES SHOULD BE SAVED AS PART OF THE STREET SCAPE.

3. THE ENTRANCE INTO THE PROPERTY IS 55 FEET +/- FROM MAIN STREET. BOND AVENUE CARRIES A LARGE NUMBER OF SCHOOL BUSSES AND THE TURNING OF A VEHICLE INTO THIS 14 FEET WIDE INGRESS LANE COULD HINDER A SCHOOL BUS ACCESS ONTO BOND AVE. THE ACCESS SHOULD BE LOCATED FURTHER DOWN BOND STREET.

4. THE REAR PROPERTY BACKS UP TO A SMALL RESIDENCE. A THREE STORY BUILDING WILL GREATLY IMPACT THE SCALE STRUCTURE. THERE SHOULD BE A REAR SETBACK LINE OF AT LEASE 10 FEET FOR THE REAR RESIDENCE.

5. THERE IS NO DUMPSTER SHOWN. THE DUMPSTER SHOULD BE LOCATED IN A SCREENED AREA AWAY FROM THE RESIDENTIAL PROPERTY.

PROTESTANT'S

EXHIBIT NO. 2

Case No.: 06-010 SPHA 301-303 Main Street

County Exhibits

No. 1	Economic Dev. Comment Peice MacGill
No. 2	
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

Baltimore County, Maryland

OFFICE OF PLANNING

Memorandum

TO: John Reisinger
Buildings Engineer

DATE: May 1, 2006

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 301-303 Main Street, Reisterstown

At its April 25, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a proposed addition on the rear of the building as depicted on design drawings submitted dated April 5, 2006. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

c: Mark D. Levin, AIA
Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117-4101

RECEIVED

AUG 31 2006

ZONING COMMISSIONER

W:\LANDMARK\LPC COA or NTP\2006\301-303 Main St 042506.doc

PETITIONER'S

EXHIBIT NO. 2

Levin/Brown & Associates, Inc.

ARCHITECTS

April 10, 2006

Mr. James E. Matthews, Chairman
Landmarks Preservation Commission
Office Of Planning * County Courts Building
401 Bosley Avenue Suite 406
Towson, MD 21204

Re; 301 Main Street - Reisterstown

Dear Commissioner Matthews and fellow Commissioners,

As recommended at the January meeting, we have worked diligently through several meetings with the community and most importantly with our adjacent neighbors to craft the proposal that is being submitted. We are pleased to report that this proposal has their support.

The new submittal is a project consisting of 2200 sq. ft. of the existing building plus an addition of 6325 sq. ft. for a total project of 8525 sq. ft. The attached Site Plan indicates an increased buffer area on the east end of the property, a reduction of parking and the relocation of the entrance access to accommodate better traffic flow on Bond Avenue.

Architecturally, the first floor level of the addition has been lowered 18" and still allows us handicapped access. The smaller foot print has also further lowered the ridge and eave lines as well. Other features such as the use of materials, shed roof dormers, contextual exterior parking lot lightings, etc. will remain as previously proposed.

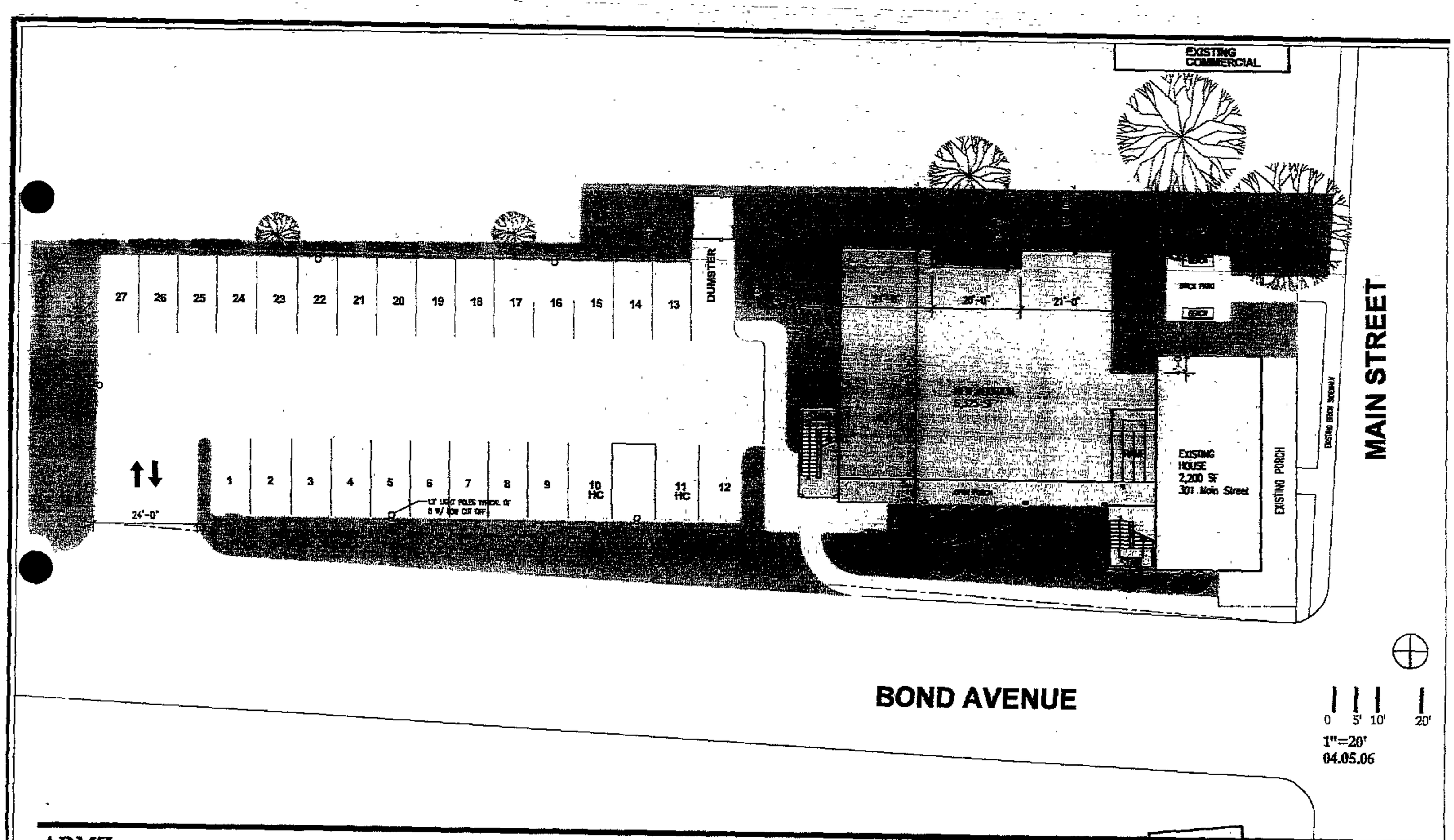
The new design is in character with the Lanius House and adheres to the spirit of the Secretary of the Interior guidelines for such projects. We therefore respectfully request your approval of our project .

Truly,

Mark D. Levin, AIA
Levin/Brown & Associates, Inc.
For the ARMZ, LLC Development Group

15 Greenspring Valley Road
Owings Mills, Maryland
21117-4101
TEL: (410) 581-0104
FAX: (410) 581-0108

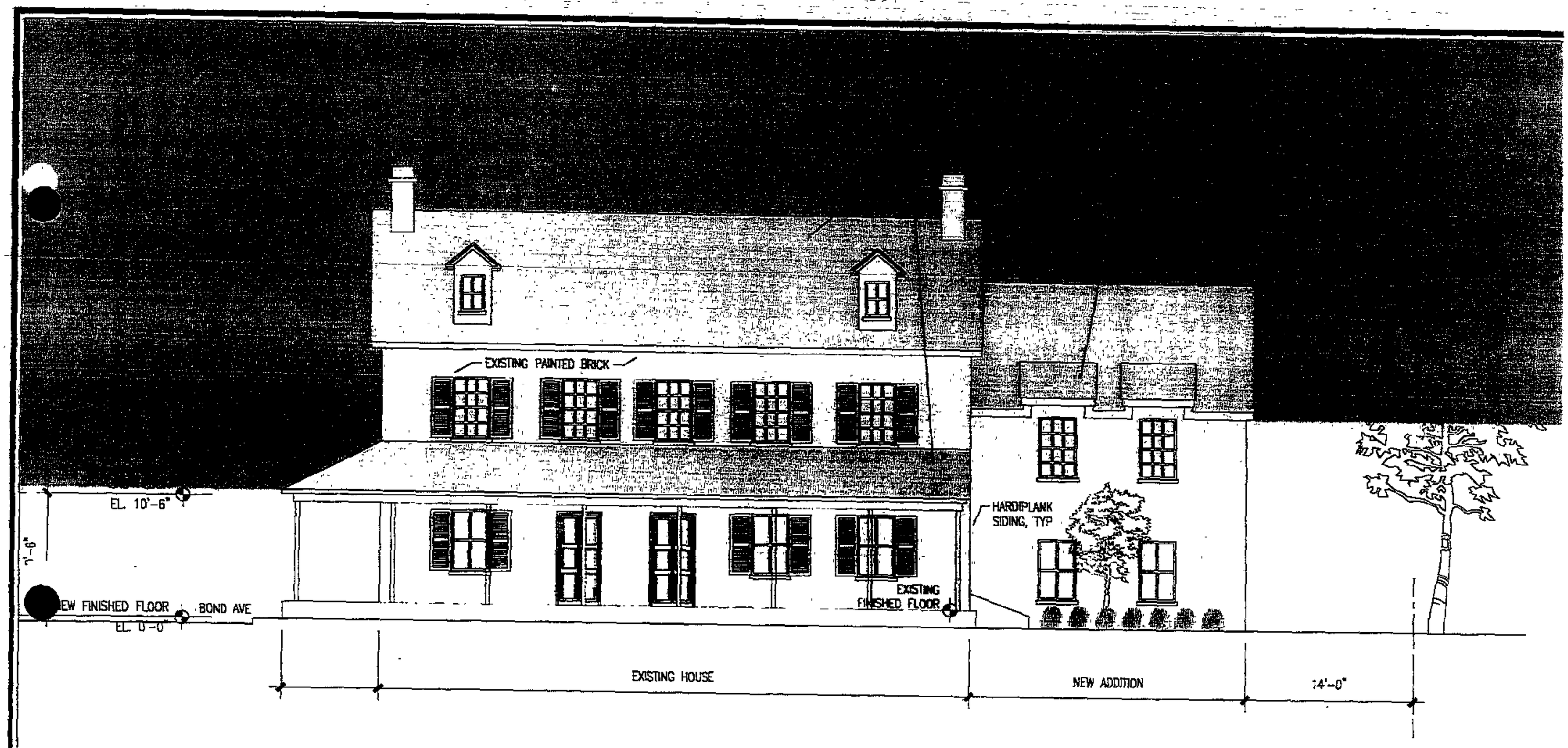
X:\CORRESP\40-49\4704c15.wpd



ARMZ
301 Main Street
Baltimore County, Maryland

SITE PLAN

Levin/Brown Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410.581.0104



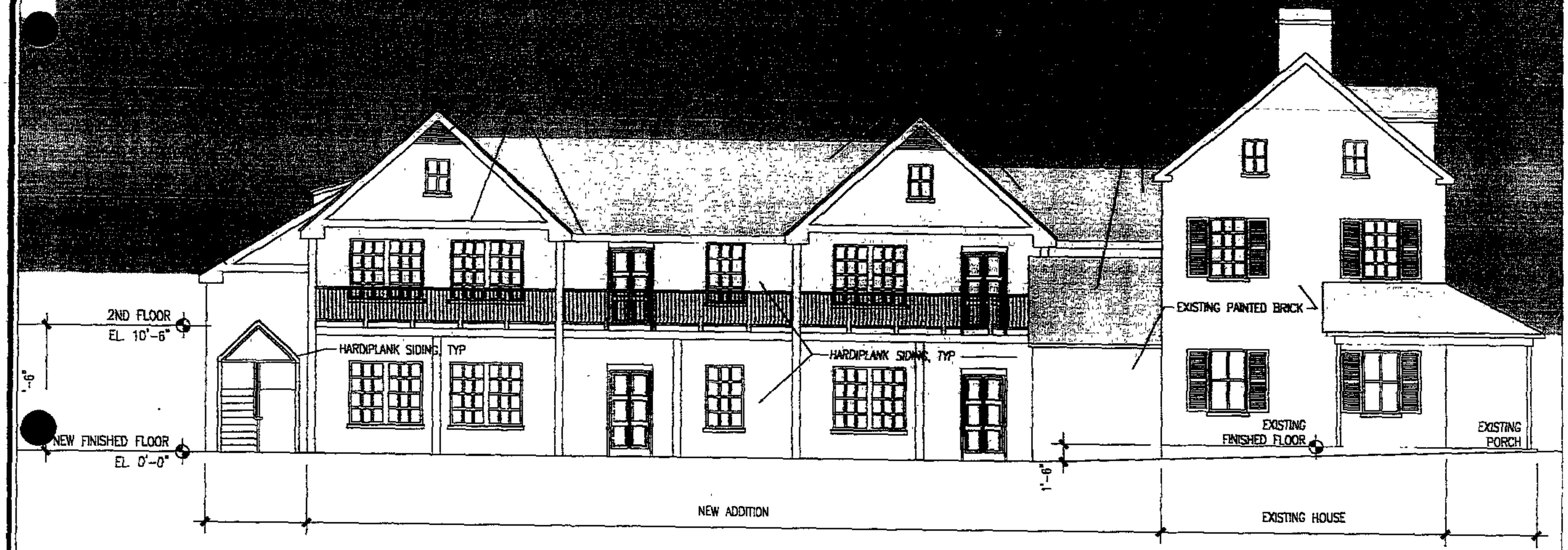
0 2' 4' 8'

1/8"=1'-0"
04.05.06

ARMZ
301 Main Street
Baltimore County, Maryland

WEST(FRONT) ELEVATION

Levin/Brown Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410.581.0104



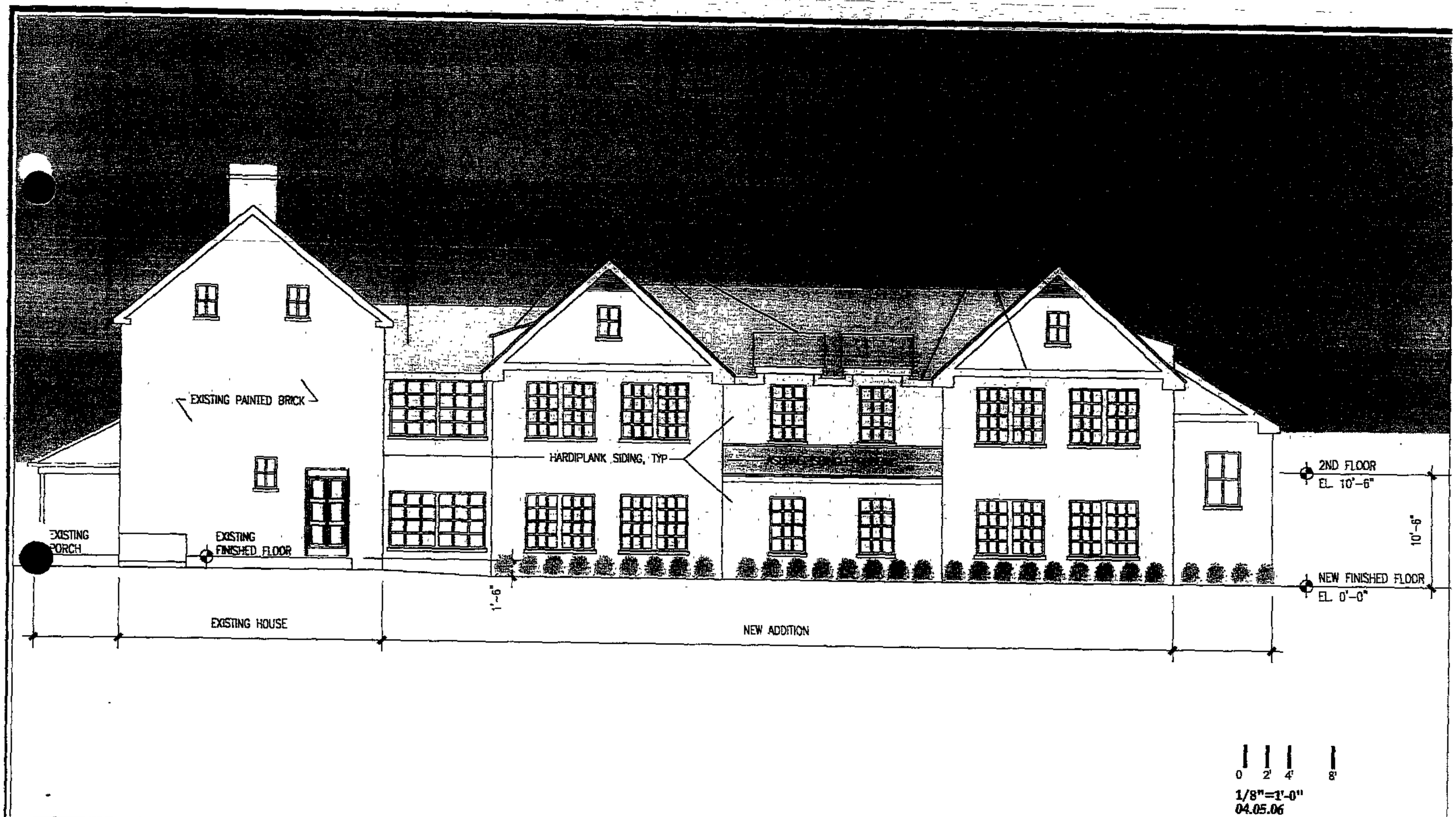
0 2' 4' 8'

1/8"=1'-0"
04.05.06

ARMZ
301 Main Street
Baltimore County, Maryland

NORTH(LEFT) ELEVATION

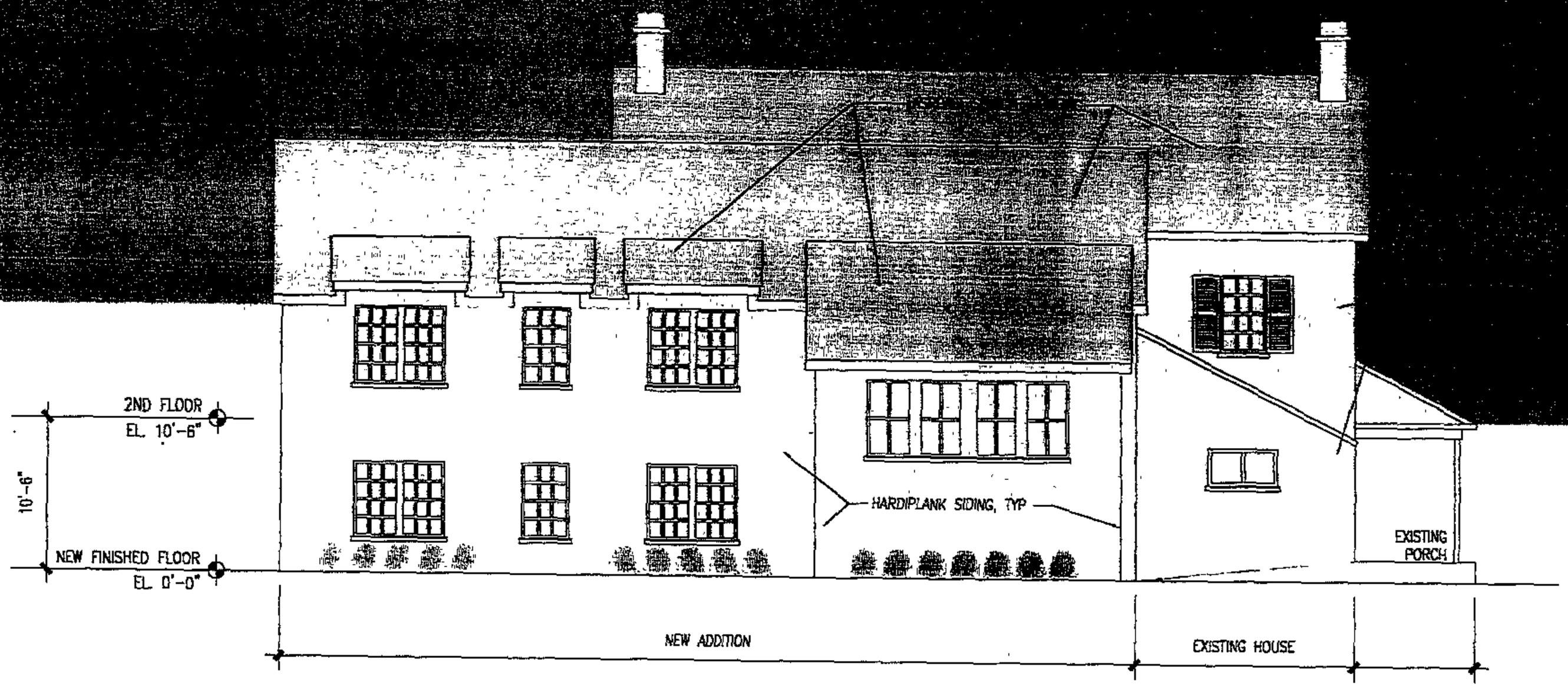
Levin/Brown Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410.581.0104



ARMZ
301 Main Street
Baltimore County, Maryland

SOUTH(RIGHT) ELEVATION

Levin/Brown Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410.581.0104



0 2' 4' 8'

1/8"=1'-0"
04.05.06

ARMZ
301 Main Street
Baltimore County, Maryland

EAST(REAR) ELEVATION

Levin/Brown Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410.581.0104

Baltimore County Government
Department of Economic Development

400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Peirce Macgill
Commercial Revitalization Specialist

Date: August 26, 2005

Re: Variance – 301-303 Main Street (Case Number: 06-010-SPHA)

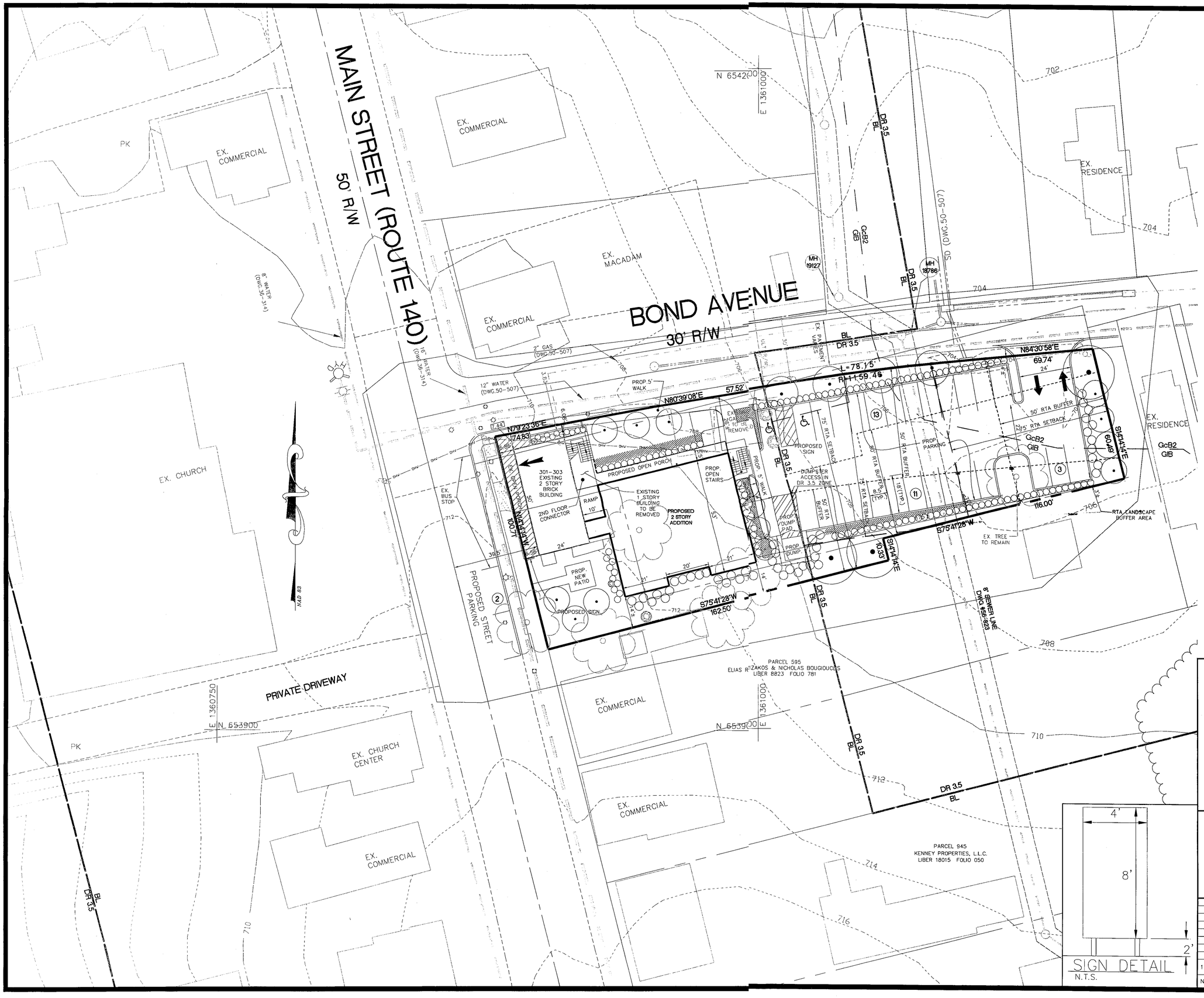
The Department of Economic Development supports the petitioner's request in the above noted case. Petitioners are requesting a use permit for business parking in a residential zone and approval of a waiver to raze, alter or construct an addition to the existing building. Petitioners are also requesting variances regarding the rear yard setbacks, the side street setbacks, the front street projection, the side street projection, the parking and the landscaping.

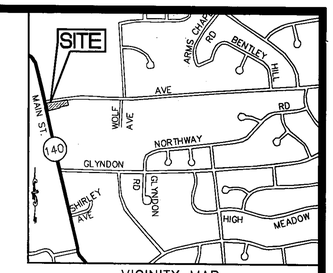
The subject property is located at 301-303 Main Street in the heart of the Reisterstown Commercial Revitalization District. Properties along Main Street face more difficult challenges in meeting zoning requirements than those in other areas of the County because of the historical nature of their development. Relief is needed to assist in the redevelopment of these properties. This project would further the County's goal of revitalizing older commercial areas. The redevelopment of 301-303 Main Street entails a major investment in the Reisterstown Revitalization District. The project would achieve three primary objectives of the Commercial Revitalization Program in Reisterstown: improving the appearance of the area, attracting new businesses and generating employment opportunities for local residents. Furthermore, the redevelopment of this property would generate increased property tax revenue for the County. For these reasons, the Department of Economic Development supports all of the petitioner's request in this case.

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 3990.

cc: Mr. Ronald Walpert

PETITIONER'S
EXHIBIT NO. 3





VICINITY MAP
SCALE: 1"=1000'

ZONING NOTES

1. OWNER/DEVELOPER:
   ARMZ, LLC
   111 HAMLET HILL RD
   BALTIMORE, MD 21210
   410-243-8888

2. SITE DATA:
   ADDRESS – 301-303 MAIN STREET
   REISTERSTOWN, MD
   TAX ACCOUNT NO. – 0421030100
   DEED REFERENCE – 22030/107
   MAP NO. 48, PARCEL 944
   SITE AREA – 24,742 SQ. FT. (0.56 ACRE)

3. EXISTING ZONING – BL AND D.R.– 3.5
   ZONING MAP NO. 48 C2
   EXISTING USE – RESIDENTIAL
   PROPOSED USE – OFFICES (8,525 SQ. FT.)
   BUILDING IN BL ZONE
   PARKING IN BL AND D.R.-3.5 ZONE

4. SETBACKS:

	REQUIRED	PROPOSED
FRONT*	10 FT.	6 FT±
FRONT TO STREET CL	40 FT.	39 FT±.
SIDE	0 FT.	14 FT±.
STREET SIDE	10 FT.	6 FT±
REAR	20 FT.	175 FT±.
PARKING TO STREET R/W	10 FT.	4 FT±.
RTA PARKING	75 FT.	3 FT±.
RTA BUFFER	50 FT.	3 FT±.

*SETBACK AVERAGING DOES NOT APPLY – NO ADJOINING PERMANENT COMMERCIAL BUILDINGS

BUILDING HEIGHT
MAXIMUM PERMITTED – 40 FT.
PROPOSED – 38 FT.
PORCH EXTENDS 6.86 FT. INTO FRONT SETBACK (2.5 FT. PERMITTED) AND 7.44 FT. INTO STREET SIDE SETBACK (2.5 FT. PERMITTED).

5. OFF-STREET PARKING CALCULATIONS:
   REQUIRED – 8,525 SQ. FT. FLOOR AREA @ 1 SP./300 SQ. FT + 5%
   CREDIT FOR TRANSIT AVAILABILITY = 27 SPACES
   PROPOSED – 27 SPACES INC. 2 HANDICAP

6. THIS PLAN WAS PREPARED WITH BOUNDARY & TOPOGRAPHIC SURVEY BY COLBERT, MATZ, ROSENFELT, INC., AUGUST 31, 2005.
7. THE EXISTING BUILDING (LANIUS HOUSE) IS ON THE BALTIMORE COUNTY LANDMARKS LIST (BA #894).
8. NO PREVIOUS COMMERCIAL PERMITS.
9. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS SITE.
10. THIS SITE IS NOT IN A CHESAPEAKE BAY CRITICAL AREA.
11. PROP. PARKING AREA TO BE DURABLE DUST-FREE AND PERMANENTLY STRIPED.
12. NO PRIOR ZONING HISTORY ON THIS SITE.
13. THE PARKING FACILITIES WILL MEET THE REQUIREMENTS OF SECTION 409.8.B.2, BCZR, AS FOLLOWS:
    a. THE AREA USED FOR PARKING ADJOINS THE BUSINESS INVOLVED.
    b. ONLY PASSENGER VEHICLES WILL USE THE PARKING FACILITY.
    c. NO USE FOR LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
    d. LIGHTING SHALL BE ON 12-FOOT POLES, DIRECTED DOWNWARD AND THE PARKING LOT SHALL NOT BE ILLUMINATED AFTER 11 PM WEEKDAYS AND 10 PM SATURDAYS AND SUNDAYS.
    e. THE PLAN FOR PARKING AND ACCESS IS AS SHOWN.
    f. MAINTENANCE OF THE PARKING LOT WILL BE BY OWNER OF THE OFFICE BUILDING. HOURS OF OPERATION SHALL GENERALLY BE 7 AM – 7 PM MONDAY-SATURDAY AND LIMITED HOURS ON SUNDAY.
14. ALL SIGNS WILL MEET THE REQUIREMENTS OF SECTION 450, BCZR.
15. STORMWATER MANAGEMENT WILL BE PROVIDED.

RTA BUFFERS & SETBACKS

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITIONS
FIRST AMENDED

301-303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
REISTERSTOWN, BALTIMORE COUNTY, MD.

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

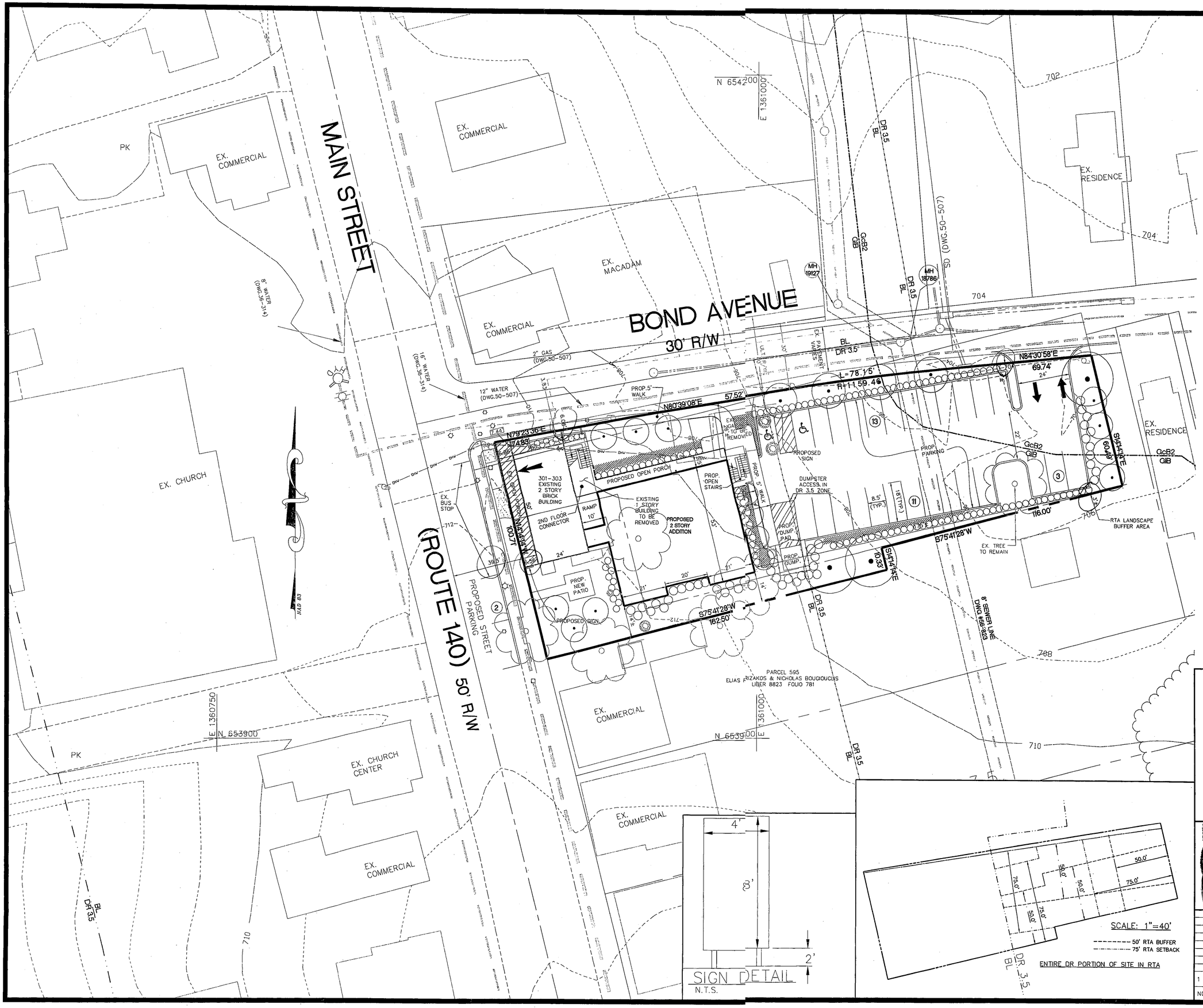
SIGN DETAIL
N.T.S.

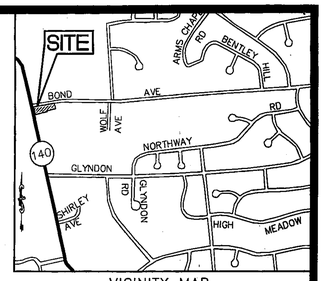
PETITIONER'S EXHIBIT NO. 5E

NO.	DATE	REVISIONS:	BY
1	9/9/05	RED LINE ADDITION OF FIELD RUN SURVEY	ERS

SCALE: 1"= 20'
DATE: 9/1/06
JOB NO.: 2004-197
DESIGNED:
DRAWN: ERS/SR/NAF
CHECKED:
FILE: ZONING PLAN.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

N:\d2\project\2004\2004197\CMR\Concept-Prelim (CURRENT)\ZONING PLAN.dwg 9/1/2006 1:48:15 PM EDT





VICINITY MAP
SCALE: 1"=1000'

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   111 HAMLET HILL RD
   BALTIMORE, MD 21210
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BUILDING HEIGHT
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12. NO PRIOR ZONING HISTORY ON THIS SITE.
13. THE PARKING FACILITIES WILL MEET THE REQUIREMENTS OF SECTION 409.8.B.2, BCZR, AS FOLLOWS:
    a. THE AREA USED FOR PARKING ADJOINS THE BUSINESS INVOLVED.
    b. ONLY PASSENGER VEHICLES WILL USE THE PARKING FACILITY.
    c. NO USE FOR LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
    d. LIGHTING SHALL BE ON 12-FOOT POLES, DIRECTED DOWNWARD AND THE PARKING LOT SHALL NOT BE ILLUMINATED AFTER 11 PM WEEKDAYS AND 10 PM SATURDAYS AND SUNDAYS.
    e. THE PLAN FOR PARKING AND ACCESS IS AS SHOWN
    f. MAINTENANCE OF THE PARKING LOT WILL BE BY OWNER OF THE OFFICE BUILDING. HOURS OF OPERATION SHALL GENERALLY BE 7 AM – 7 PM MONDAY-SATURDAY AND LIMITED HOURS ON SUNDAY.
14. ALL SIGNS WILL MEET THE REQUIREMENTS OF SECTION 450, BCZR.
15. STORMWATER MANAGEMENT WILL BE PROVIDED.

SIGN DETAIL
N.T.S.

SCALE: 1"=40'
50' RTA BUFFER
75' RTA SETBACK
ENTIRE DR PORTION OF SITE IN RTA

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITIONS
FIRST AMENDED

301-303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

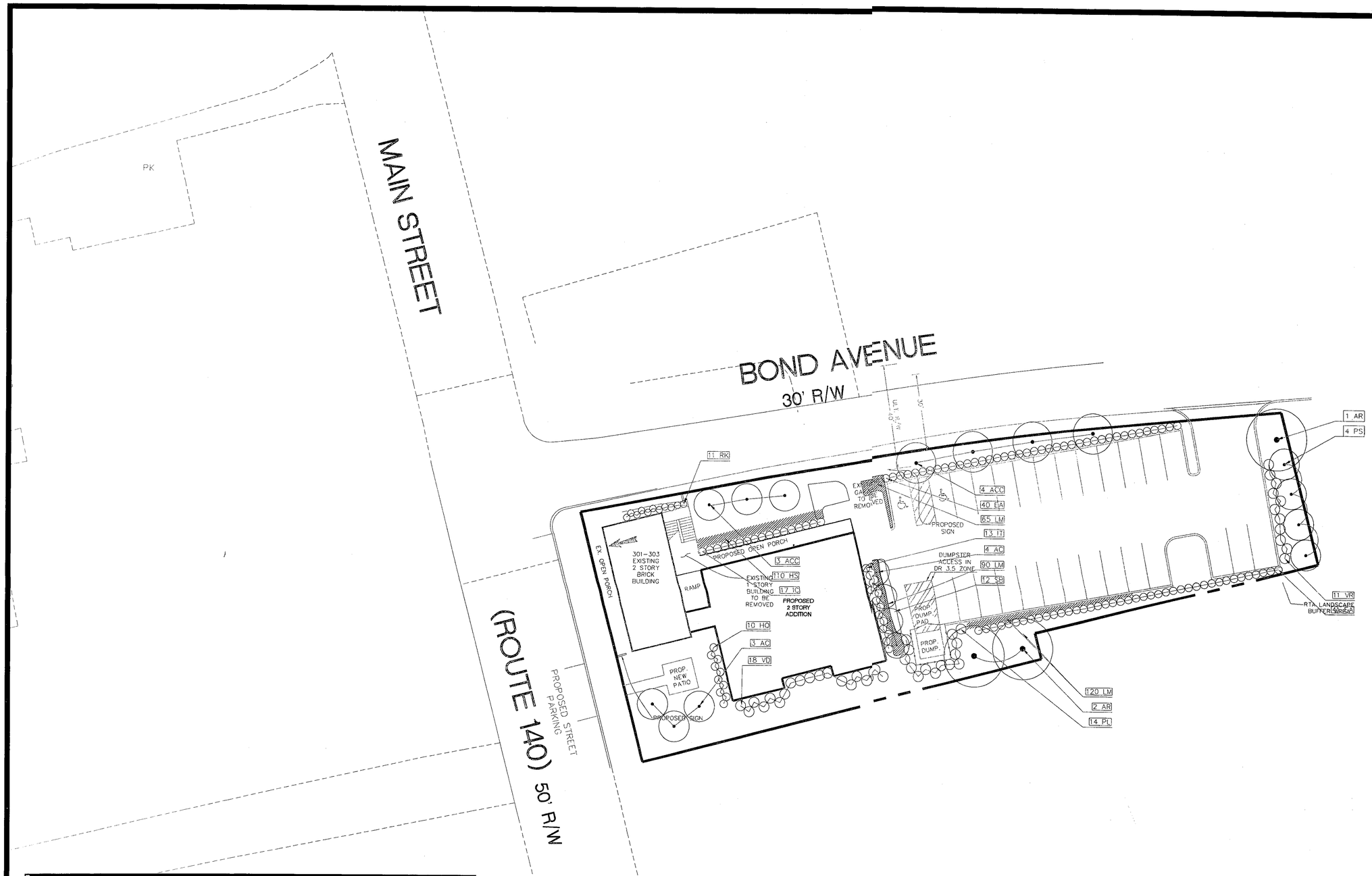
Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

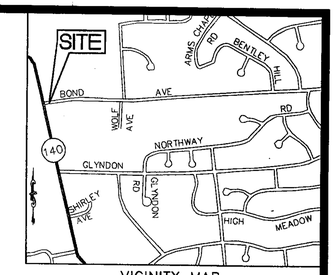
PETITIONER'S EXHIBIT NO. 5D

NO.	DATE	REVISIONS:	BY
1	9/9/05	RED LINE ADDITION OF FIELD RUN SURVEY	ERS

SCALE: 1"= 20'
DATE: 6-01-06
JOB NO.: 2004-197
DESIGNED:
DRAWN: ERS/SR/NAF
CHECKED:
FILE: ZONING PLAN.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

N:\d2\project\2004\2004197\CM\R\Concept-Prelim (CURRENT)\ZONING PLAN.dwg 6/21/2006 9:28:53 AM EDT





VICINITY MAP
SCALE: 1"=1000'

PETITIONER'S
EXHIBIT NO. 5C

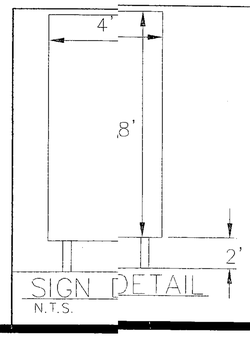
Trees					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
AC	7	Amelanchier candensis 'Robin Hill'	Serviceberry	12' ht.	Multistem B&B
AR	3	Acer rubrum'October Gory'	October Gory Red Maple	3"- 3 1/2" cal.	B&B
ACC	7	Amelanchier candensis 'Robin Hill'	Serviceberry	2"-2-1/2" cal.	B&B - Treeform

Evergreens					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
PS	4	Pinus strobus	Eastern White Pine	6' ht.	B&B

Shrubs					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
EA	81	Euonymous alatus 'compactum'	Euonumus	36" ht.	B&B
HQ	10	Hydrangea quercifolia 'Showflake'	Oakleaf Hydrangea	24" ht.	Cont.
IC	17	Ilex crenata 'Helleri'	Japanese Holly	24 - 30" ht.	B&B
IT	13	Itea virginica Little Henry'	Virginia Sweetspire	15" ht.	B&B
PL	14	Prunus laurocerasus 'Shipkaensis'	Cherry Laurel	24" ht.	B&B
RK	11	Rosa 'Knockout'	Knock Out Rose	24" ht.	Cont.
SB	12	Spirea x bumaldi 'Anthony Waterer'	Anthony Waterer Spirea	18" ht.	Cont.
VD	18	Viburnum dentatum	Arrowwood Viburnum	36" ht.	B&B
VR	11	Viburnum rhytidophyllum 'Allegeny'	Leatherleaf Viburnum	36" ht.	B&B

Perennials and Ground Covers					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
LM	275	Liriope Muscari 'Big Blue'	Lily Turf	4" cont.	
HS	110	Hemerocalis 'Happy Returns'	Happy Returns Daylily	1 Gal. Cont.	

PLANT LIST



SIGN DETAIL
N.T.S.

LANDSCAPE PLAN

301-303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

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*Engineers * Surveyors * Planners*
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Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY
1	9/9/05	RED LINE ADDITION OF FIELD RUN SURVEY	ERS

SCALE: 1"= 20'
DATE: 5-15-06
JOB NO.: 2004-197
DESIGNED:
DRAWN: ERS/SR/NAF
CHECKED:
FILE:
DRAWING NUMBER: L-1
SHEET 1 OF 1

SR N:\dc2\project\2004\2004197\CMR\Figure-Tester\051706\Main street landscape plan 051706.dwg 6/5/2006 9:42:00 AM EDT

ZONING EXHIBIT
301–303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
REISTERSTOWN, BALTIMORE COUNTY, MD.

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

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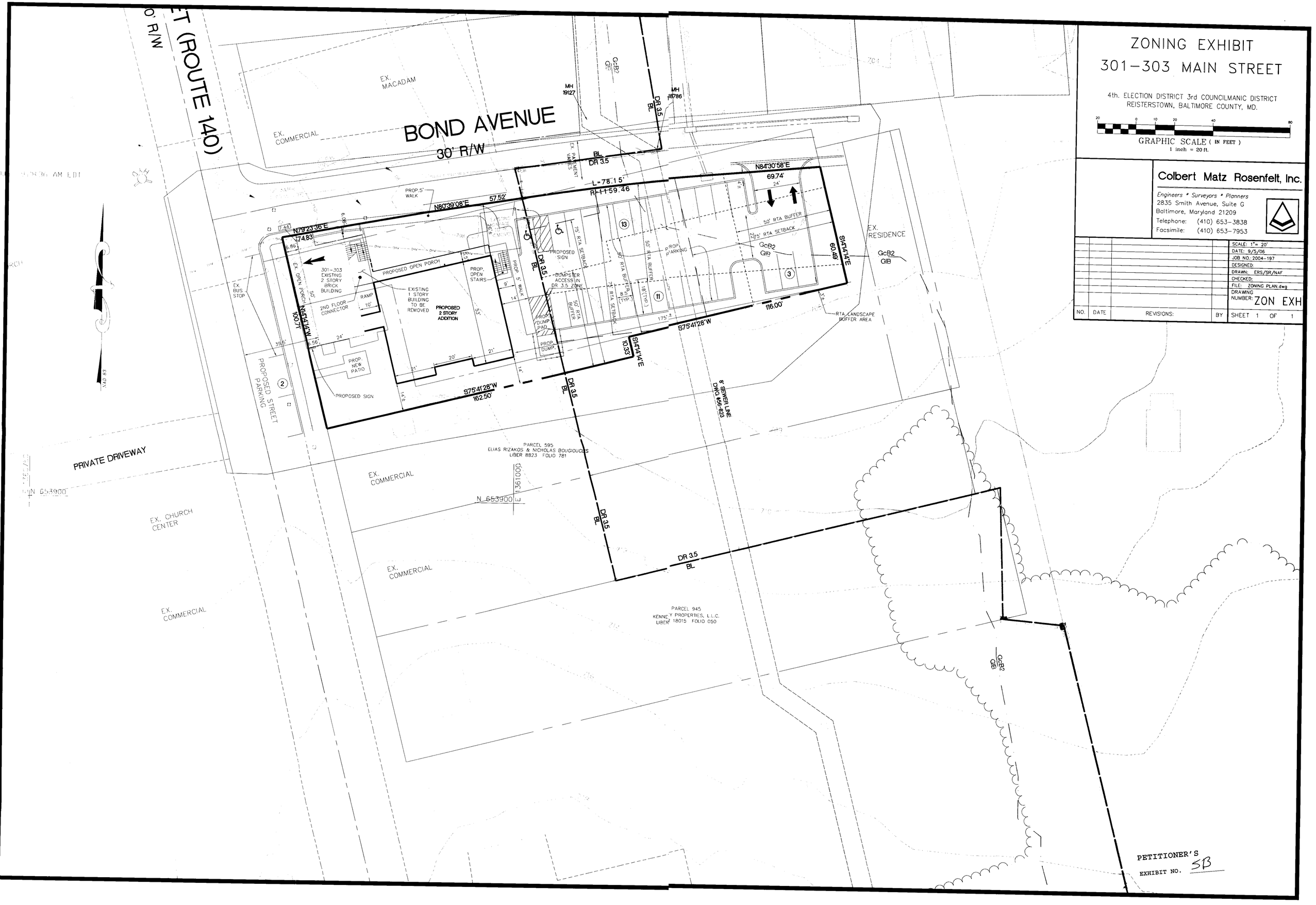
Telephone: (410) 653–3838
Facsimile: (410) 653–7953

NO.	DATE	REVISIONS:	BY

SCALE: 1"= 20'
DATE: 9/5/06
JOB NO.: 2004–197
DESIGNED:
DRAWN: ERS/SR/NAF
CHECKED:
FILE: ZONING PLAN.dwg
DRAWING NUMBER: ZON EXH
SHEET 1 OF 1



PETITIONER'S
EXHIBIT NO. 5B

1"=200'

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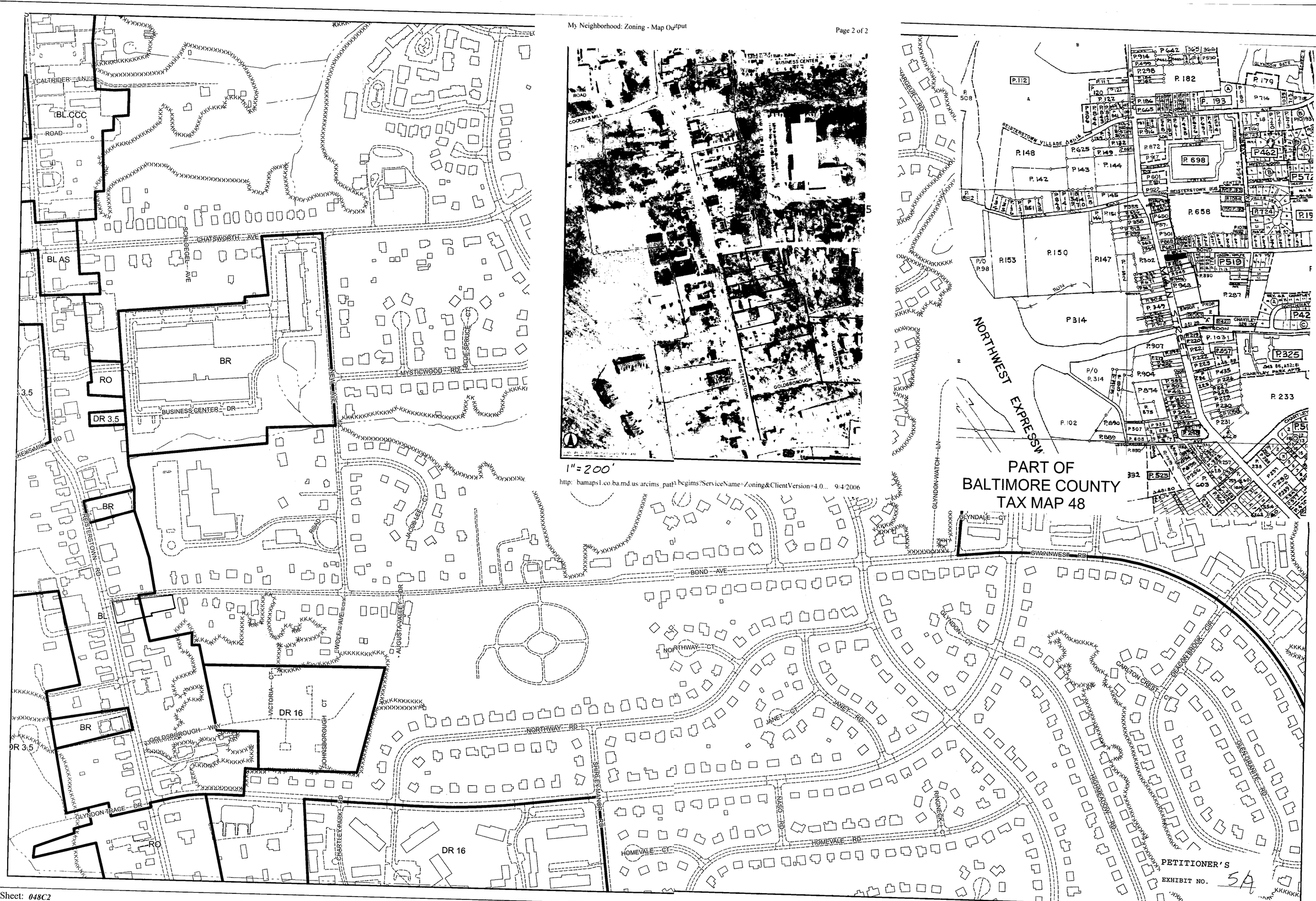

Petit 5A

Plan Sheet: *048C2*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

048A1	048B1	048C1	049A1	049B1
048A2	048B2	048C2	049A2	049B2
048A3	048B3	048C3	049A3	049B3

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

2004197

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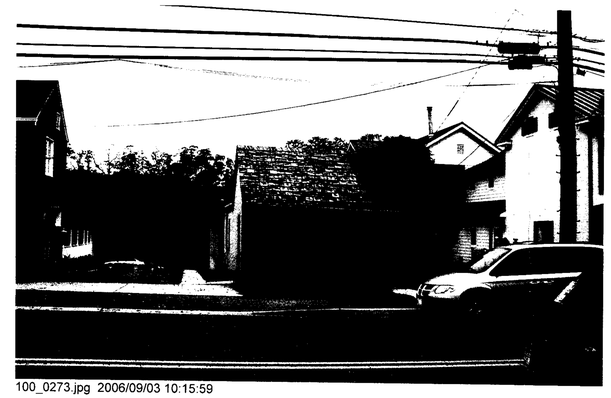

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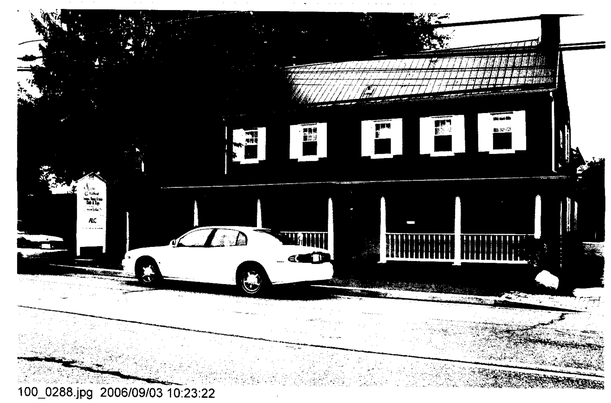

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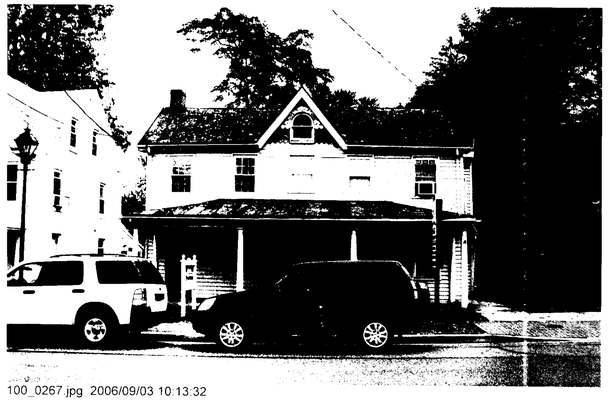
PETITIONER'S
EXHIBIT NO. 4B

PHOTO EXHIBIT
301–303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
REISTERSTOWN, BALTIMORE COUNTY, MD.

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE:	NONE
DATE:	9/01/06
JOB NO.:	2004-197
DESIGNED:	
DRAWN:	
CHECKED:	
FILE:	ZONING PLAN.dwg
DRAWING NUMBER:	ZON EXH



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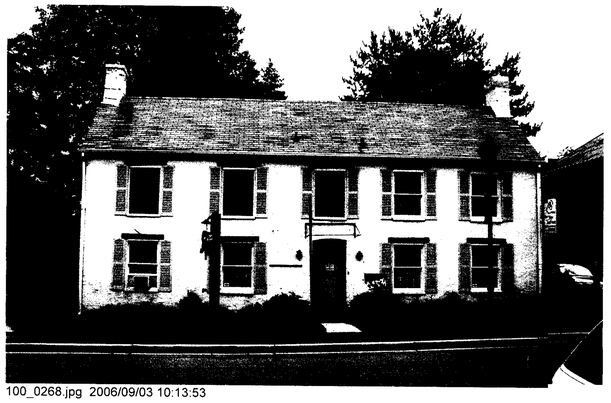

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Subject Site

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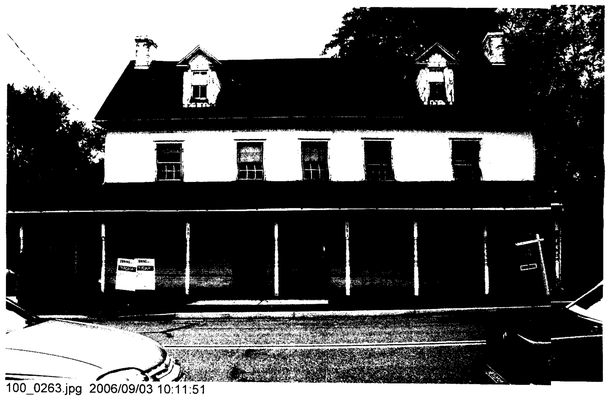

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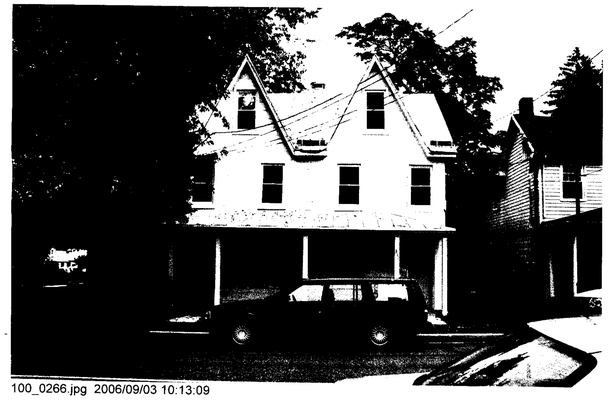

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PETITIONER'S

EXHIBIT NO. 4A Cont'd

PHOTO EXHIBIT

301-303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
REISTERSTOWN, BALTIMORE COUNTY, MD.

Colbert Matz Rosenfelt, Inc.

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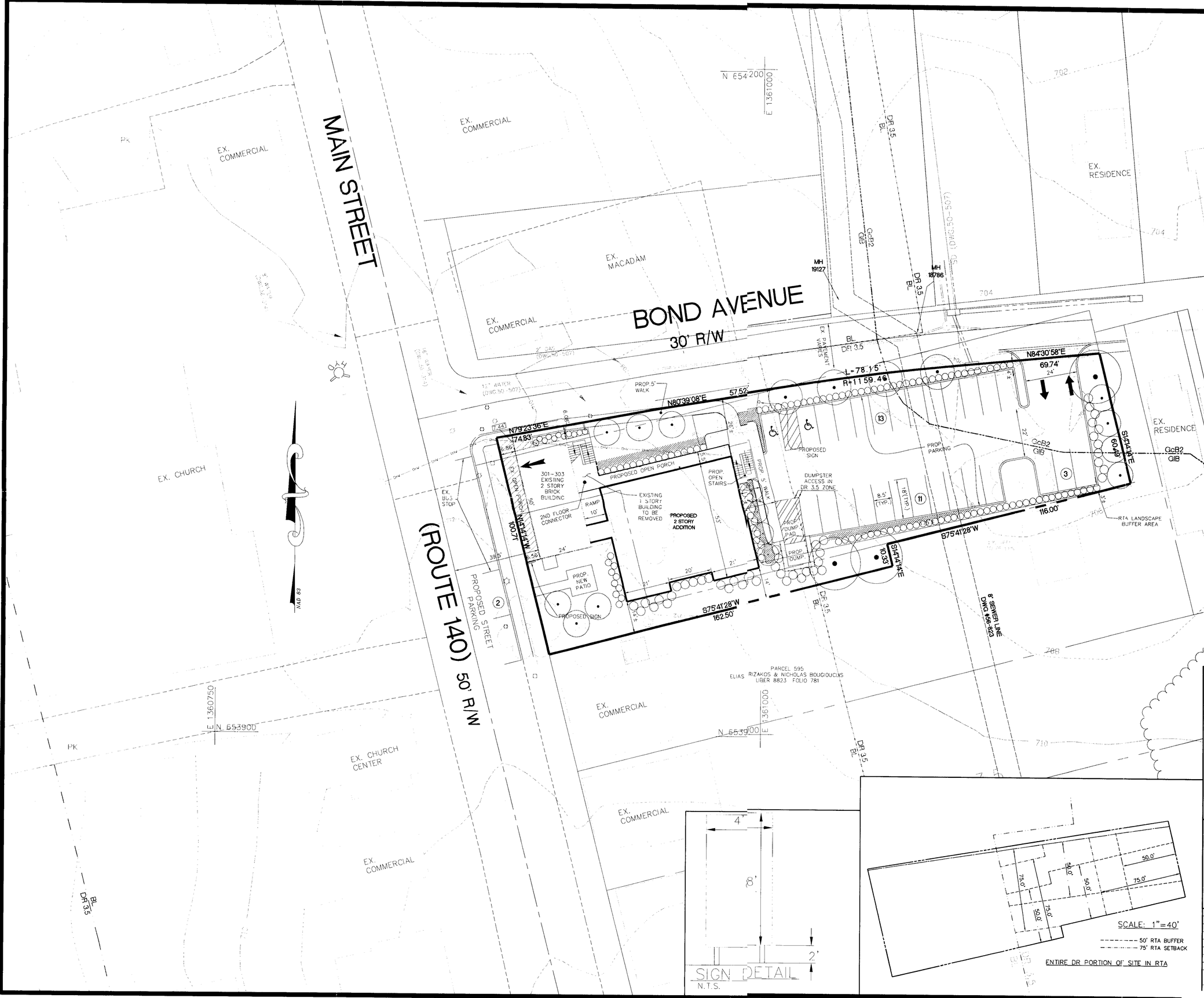
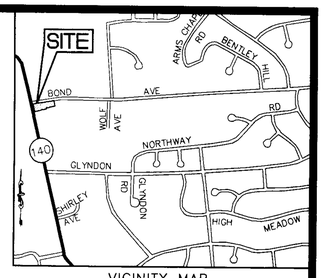
Facsimile: (410) 653-7953

SCALE:	NONE
DATE:	9/01/06
JOB NO.:	2004-197
DESIGNED:	
DRAWN:	
CHECKED:	
FILE:	ZONING PLAN.dwg
DRAWING NUMBER:	ZON EXH





VICINITY MAP
SCALE: 1"=1000'

ZONING NOTES

1. OWNER/DEVELOPER:
   ARMZ, LLC
   111 HAMLET HILL RD
   BALTIMORE, MD 21210
   410-243-8888

2. SITE DATA:
   ADDRESS – 301-303 MAIN STREET
   REISTERSTOWN, MD
   TAX ACCOUNT NO. – 0421030100
   DEED REFERENCE – 22030/107
   MAP NO. 48, PARCEL 944
   SITE AREA – 24,742 SQ. FT. (0.56 ACRE)

3. EXISTING ZONING – BL AND D.R.– 3.5
   ZONING MAP NO. 48 C2
   EXISTING USE – RESIDENTIAL
   PROPOSED USE – OFFICES (8,525 SQ. FT.)
   BUILDING IN BL ZONE
   PARKING IN BL AND D.R.–3.5 ZONE

4. SETBACKS:

	REQUIRED	PROPOSED
FRONT*	10 FT.	6 FT±
FRONT TO STREET CL	40 FT.	39 FT±.
SIDE	0 FT.	14 FT±.
STREET SIDE	10 FT.	6 FT±
REAR	20 FT.	175 FT±.
PARKING TO STREET R/W	10 FT.	4 FT±.
RTA PARKING	75 FT.	3 FT±.
RTA BUFFER	50 FT.	3 FT±.

*SETBACK AVERAGING DOES NOT APPLY – NO ADJOINING PERMANENT COMMERCIAL BUILDINGS

BUILDING HEIGHT
MAXIMUM PERMITTED – 40 FT.
PROPOSED – 38 FT.

PORCH EXTENDS 6.86 FT. INTO FRONT SETBACK (2.5 FT. PERMITTED) AND 7.44 FT. INTO STREET SIDE SETBACK (2.5 FT. PERMITTED).

5. OFF-STREET PARKING CALCULATIONS:
   REQUIRED – 8,525 SQ. FT. FLOOR AREA @ 1 SP./300 SQ. FT + 5%
   CREDIT FOR TRANSIT AVAILABILITY = 27 SPACES
   PROPOSED – 27 SPACES INC. 2 HANDICAP

6. THIS PLAN WAS PREPARED WITH BOUNDARY & TOPOGRAPHIC SURVEY BY COLBERT, MATZ, ROSENFELT, INC., AUGUST 31, 2005.
7. THE EXISTING BUILDING (LANIUS HOUSE) IS ON THE BALTIMORE COUNTY LANDMARKS LIST (BA #894).
8. NO PREVIOUS COMMERCIAL PERMITS.
9. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS SITE.
10. THIS SITE IS NOT IN A CHESAPEAKE BAY CRITICAL AREA.
11. PROP. PARKING AREA TO BE DURABLE DUST-FREE AND PERMANENTLY STRIPED.
12. NO PRIOR ZONING HISTORY ON THIS SITE.
13. THE PARKING FACILITIES WILL MEET THE REQUIREMENTS OF SECTION 409.8.B.2, BCZR, AS FOLLOWS:
    a. THE AREA USED FOR PARKING ADJOINS THE BUSINESS INVOLVED.
    b. ONLY PASSENGER VEHICLES WILL USE THE PARKING FACILITY.
    c. NO USE FOR LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
    d. LIGHTING SHALL BE ON 12-FOOT POLES, DIRECTED DOWNWARD AND THE PARKING LOT SHALL NOT BE ILLUMINATED AFTER 11 PM WEEKDAYS AND 10 PM SATURDAYS AND SUNDAYS.
    e. THE PLAN FOR PARKING AND ACCESS IS AS SHOWN
    f. MAINTENANCE OF THE PARKING LOT WILL BE BY OWNER OF THE OFFICE BUILDING. HOURS OF OPERATION SHALL GENERALLY BE 7 AM – 7 PM MONDAY-SATURDAY AND LIMITED HOURS ON SUNDAY.
14. ALL SIGNS WILL MEET THE REQUIREMENTS OF SECTION 450, BCZR.
15. STORMWATER MANAGEMENT WILL BE PROVIDED.

PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE PETITIONS FIRST AMENDED

301-303 MAIN STREET

4th. ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

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Telephone: (410) 653-3838
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				SCALE: 1"= 20'
				DATE: 6-01-06
				JOB NO.: 2004-197
				DESIGNED:
				DRAWN: ERS/SR/NAF
				CHECKED:
				FILE: ZONING PLAN.dwg
1	9/9/05	RED LINE ADDITION OF FIELD RUN SURVEY	ERS	DRAWING NUMBER: ZON-1
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1

PETITIONER'S EXHIBIT NO. 1

06-CIC-SPHA

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