IN RE: PETITION FOR VARIANCE N/Side of Village Ctr. Rd., 350 ft. westerly of the c/l of Reisterstown Road 4th Election District 3rd Councilmanic District **(40 Main Street)** Reisterstown Development, LLC, by George Philippou, Legal Owner Jacqueline Fiore, Lessee	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-145-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Reisterstown Development, LLC, by George Philippou, Authorized Person, and Jacquelyn Fiore, lessee. The variance request is for property located at 40 Main Street in the Reisterstown portion of Baltimore County. The variance requested is from Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a pet shop within 50 ft. of the nearest property line or lease line in lieu of the required 200 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the Plat to Accompany the Petition for Variance.

Notice of the hearing was given to the public by posting the property with notice of the hearing date and time on October 11, 2005 and by publication in "The Jeffersonian" newspaper on October 11, 2005.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None

Interested Persons

Appearing at the hearing on behalf of the variance request was Jacquelyn Fiore, for Pet Pantry, Lessee. Tasha Coleman attended the hearing as a law student from the University of

ORDER RECEIVED FOR FILING
Date 11-9-05
By

Baltimore. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, Peoples Counsel, entered his appearance in this case.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

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

Testimony and Evidence

Ms. Fiore indicated that she proposes to lease approximately 1200 sq. feet of space in the new Reisterstown Village Shopping Center for her business. She has successfully operated a pet shop known as Pet Pantry since 1971 in different locations in the County. She was surprised to learn that for some strange reason she needed a variance to operate her business in this center.

The file contained a Plat to Accompany drawn by Morris & Ritchie, which was accepted as Petitioner's Exhibit 1. This shows the proposed pet store in a commercial strip behind the Food Lion store and facing Reisterstown Road. The exhibit shows the rear of the proposed pet shop is 50 feet from the rear wall of the Food Lion store, in between is a Dollar Store. Apparently, the landlord created separate parcels in laying out the site and established a lot line along the Food Lion rear wall. Consequently, a variance was required.

ORDER RECEIVED FOR FILING
Date 11-9-05
By

Ms. Fiore indicated that she spoke to the tenants who are moving in adjacent to her pet shop. Village Pizza Shop and Burke's Pharmacy adjoin her pet shop. She indicated that neither tenant had any concerns about the pet shop located between them. She also noted that the 50-foot distance is wholly within the commercial shopping center. The nearest residences were across Reisterstown Road or behind the Food Lion, which were many hundreds of feet away. She recognized that her business has the potential to annoy nearby tenants. Pet noise and hygiene issues could be problems but with her experience these will not occur. All pets will remain inside her store.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is truly an unusual situation where an internal lot line was established within the shopping center. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. If she were required to keep 200 feet away from this internal lot line, her business would be located only in the parking lot. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. She is surrounded by commercial uses. If issues arise because of the pets' presence, the shopping center will enforce their own regulations to correct the problem.

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

THEREFORE, IT IS ORDERED, this 9 day of November, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 421.2 of the Baltimore

ORDER RECEIVED FOR FILING
Date 11-9-05
By

County Zoning Regulations (B.C.Z.R.), to permit a pet shop within 50 ft. of the nearest property line or lease line in lieu of the required 200 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 would be required to return, and be responsible for returning, said property to its original condition;

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

2006-0145-A

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 9, 2005

Reisterstown Development, LLC
Mr. George Philippou
1515 Fleet Street
Baltimore, Maryland 21231

Re: Petition for Variance
Case No. 06-145-A
Property: 40 Main Street

Dear Mr. Philippou:

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

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Jacquelyn Fiore, 40 Main Street, Reisterstown, MD 21136
Tasha Coleman, 420 Butler Road, Apt. B., Reisterstown, MD 21136
People's Counsel; Case File

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 40 MAIN ST.

which is presently zoned BL

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)

421.2; BCZR to permit a pet shop within 50 ft of the nearest property line or lease line in lieu of the required 200 ft

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

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:

JACQUELYN FIORÉ
Name - Type or Print

Jacquelyn L Fiore
Signature

40 MAIN STREET (410) 833-4901
Address Telephone No.

REISTERSTOWN MD 21136
City State Zip Code

Legal Owner(s):

Reisterstown Development, LLC
Name - Type or Print

BY: George Philippou
Signature

George Philippou, Authorized Person
Name - Type or Print

[redacted]

1515 Fleet Street (410) 649-0030
Address Telephone No.

Baltimore MD 21231
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Representative to be Contacted:

Same
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 06-145 A

Reviewed By JWM Date 9.9.05

ORDER RECEIVED FOR FILING
Date 11-9-05
By

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

Zoning Description

Beginning at a point located on the northerly side of Village Center Road which has a width of 60 feet at the distance of 350 feet westerly of the centerline of the nearest intersecting street, Reisterstown Road (Maryland Route 140), which has a variable width. **Thence** the following courses and distances, viz:

North 04 degrees 05 minutes 02 seconds West, 285.22 feet to a point; North 85 degrees 16 minutes 01 seconds East, 103.28 feet to a point; North 04 degrees 02 minutes 15 seconds West, 15.00 feet to a point; North 85 degrees 16 minutes 01 seconds East, 190.56 feet to a point; South 04 degrees 34 minutes 39 seconds East, 276.73 feet to a point; South 39 degrees 53 minutes 26 seconds West, 28.55 feet to a point; South 84 degrees 21 minutes 31 seconds West, 166.00 feet to a point; Southwesterly by a tangential curve to the right having a radius of 4970.00 feet, an arc length of 110.48 feet, the chord of said arc bearing South 84 degrees 59 minutes 44 seconds West, 110.48 feet to the point and place of beginning, being known and designated as Lot 1B Reisterstown Village Commercial Area.

Containing an area of 86,478 square feet or 1.9853 acres of land, more or less, and being located in the Fourth Election District of Baltimore County, Maryland.

STATE OF MARYLAND
MICHAEL LEE SMITH
11041
PROFESSIONAL LAND SURVEYOR
9/6/05

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax. (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 ✧ Laurel, MD (410) 792-9792 ✧ Towson, MD (410) 821-1690 ✧ Georgetown, DE (302) 855-5734 ✧ Wilmington, DE (302) 326-2200 ✧ York, PA (717) 751-6073

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE

ACCOUNT

AMOUNT $

RECEIVED
FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #06-145-A
40 Main Street
N/side of Village Center Road, 350 feet +/- west of centerline of Reisterstown Road
4th Election District - 3rd Councilmanic District
Legal Owner(s): Reisterstown Development, LLC, George Philippou, Authorized Person
Contract Purchaser: Jacquelyn Flore
Variance: to permit a pet shop within 50 feet of the nearest property line or lease line in lieu of the required 200 feet.

Hearing: Wednesday, October 26, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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/10/655 Oct. 11 70528

CERTIFICATE OF PUBLICATION

10/13/, 2005

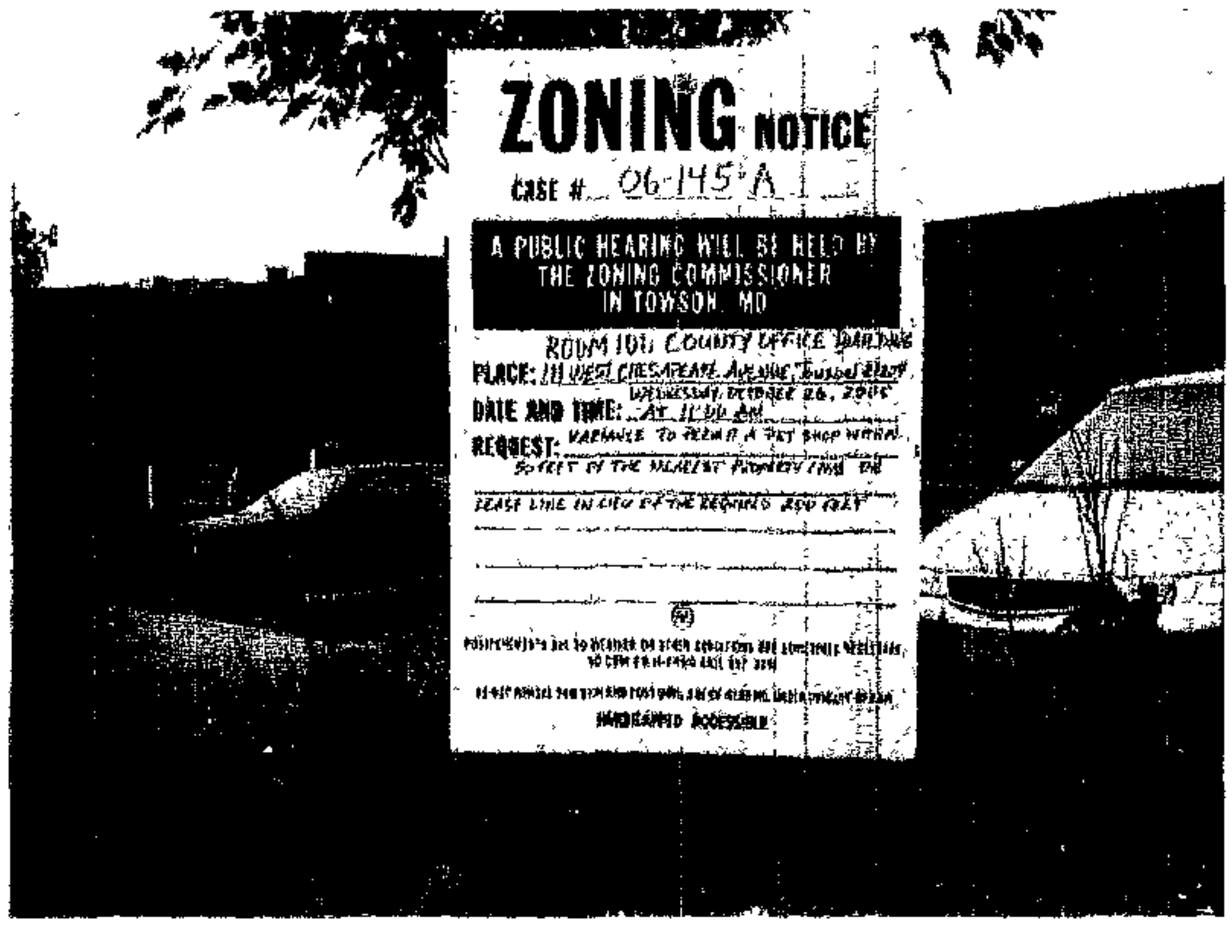
THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/11/, 2005.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson
LEGAL ADVERTISING

This sign(s) were posted on October 11, 2005.
(Month, Day, Year)
Sincerely,
Martin Ogle 10/11/05
(Signature of sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000425 (576x432x24b jpeg)



10/11/05

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

September 22, 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: 06-145-A
40 Main Street
N/side of Village Center Road, 350 feet +/- west of centerline of Reisterstown Road
4th Election District – 3rd Councilmanic District
Legal Owners: Reisterstown Development, LLC, George Philippou, Authorized Person
Contract Purchaser: Jacquelyn Fiore

Variance to permit a pet shop within 50 feet of the nearest property line or lease line in lieu of the required 200 feet.

Hearing: Wednesday, October 26, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Reisterstown Development LLC, George Philippou, 1515 Fleet Street, Baltimore 21231
Jacquelyn Fiore, 40 Main Street, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 11, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 11, 2005 Issue - Jeffersonian

Please forward billing to:
Reisterstown Development, LLC 410-649-0030
George Philippou
1515 Fleet Street
Baltimore, MD 21231

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: 06-145-A
40 Main Street
N/side of Village Center Road, 350 feet +/- west of centerline of Reisterstown Road
4th Election District – 3rd Councilmanic District
Legal Owners: Reisterstown Development, LLC, George Philippou, Authorized Person
Contract Purchaser: Jacquelyn Fiore

Variance to permit a pet shop within 50 feet of the nearest property line or lease line in lieu of the required 200 feet.

Hearing: Wednesday, October 26, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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

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

Baltimore County

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

October 24, 2005

Reisterstown Development. LLC
George Philippou
1515 Fleet Street
Baltimore, Maryland 21231

Dear Mr. Philippou:

RE: Case Number: 06-145-A, 40 Main Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 9, 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
Jacquelyn Fiore 40 Main Street Reisterstown 21136

Printed on Recycled Paper

Fire Department

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

Baltimore County

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

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

September 22, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **September 26,** 2005

Item No.: **142, 145**

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code.

Lieutenant J.D.Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Printed on Recycled Paper

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 9.21.05

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

RE: Baltimore County
Item No. 145 JCM

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. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2005

RECEIVED

OCT 17 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-145- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\6-145.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item Nos. 139, 142, 144, 145, 146, 147, 148, 149, 150, 152, 153, and 154

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-09232005.doc

RE:	PETITION FOR VARIANCE 40 Main Street; N/side Village Center Rd, 350' W c/line Reisterstown Road 4th Election & 3rd Councilmanic Districts Legal Owner(s): Reisterstown Development, LLC by George Philippou Contract Purchaser(s): Jacquelin L. Fiore Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-145-A

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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 20th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, Reisterstown Development, LLC by George Philippou, 1515 Fleet Street, Baltimore, MD 21231, Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

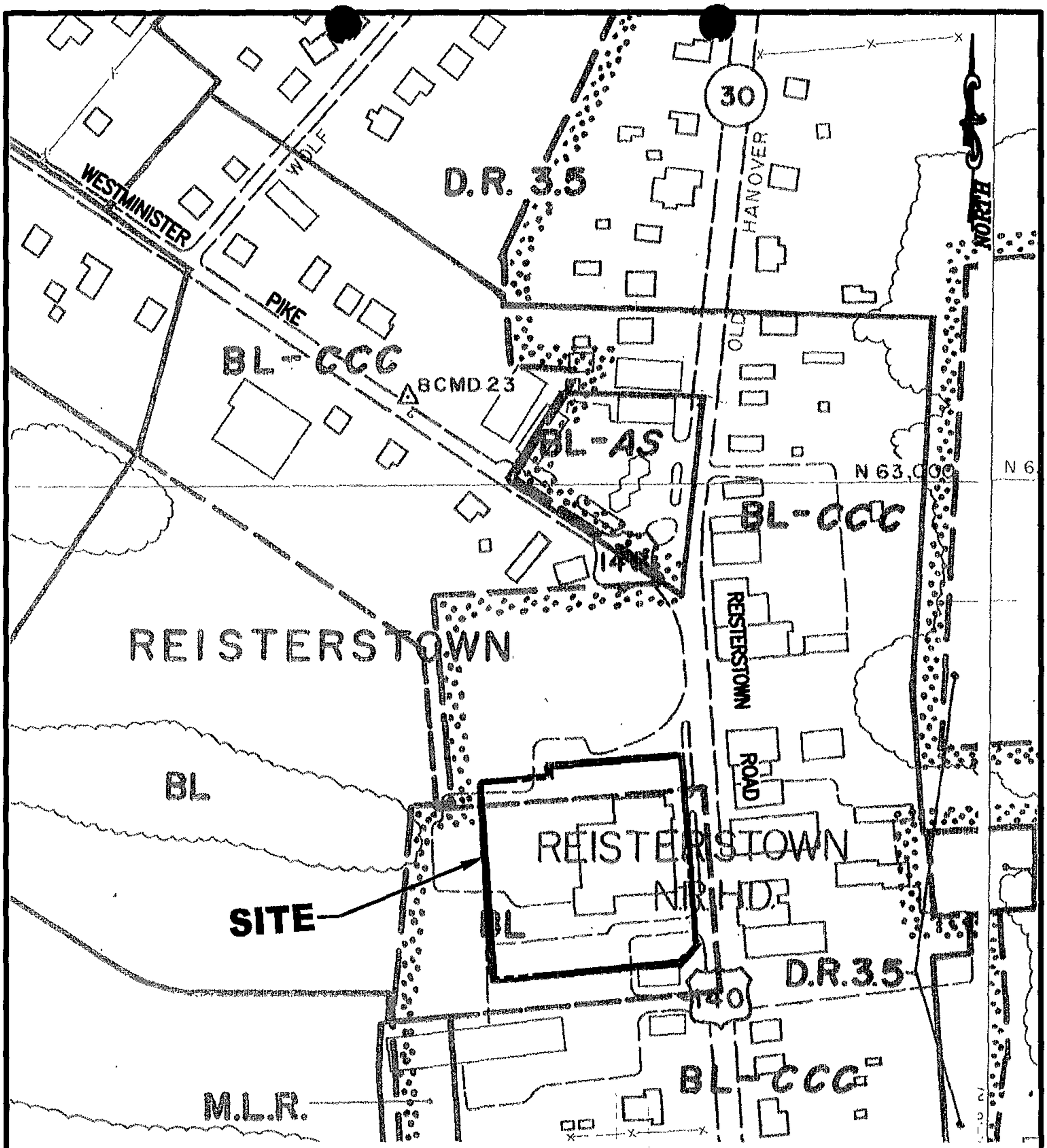
NAME	ADDRESS	CITY, STATE, ZIP 21136	E- MAIL
Tasha Coleman	420 Butler Rd Apt B	Reisterstown, MD	workhardandenjoylife@yahoo.com

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Fiore JACQUELYN	40 Main St	Thistlestown Md 21136	—



SEE SITE PLAN FOR ADDITIONAL DETAIL

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

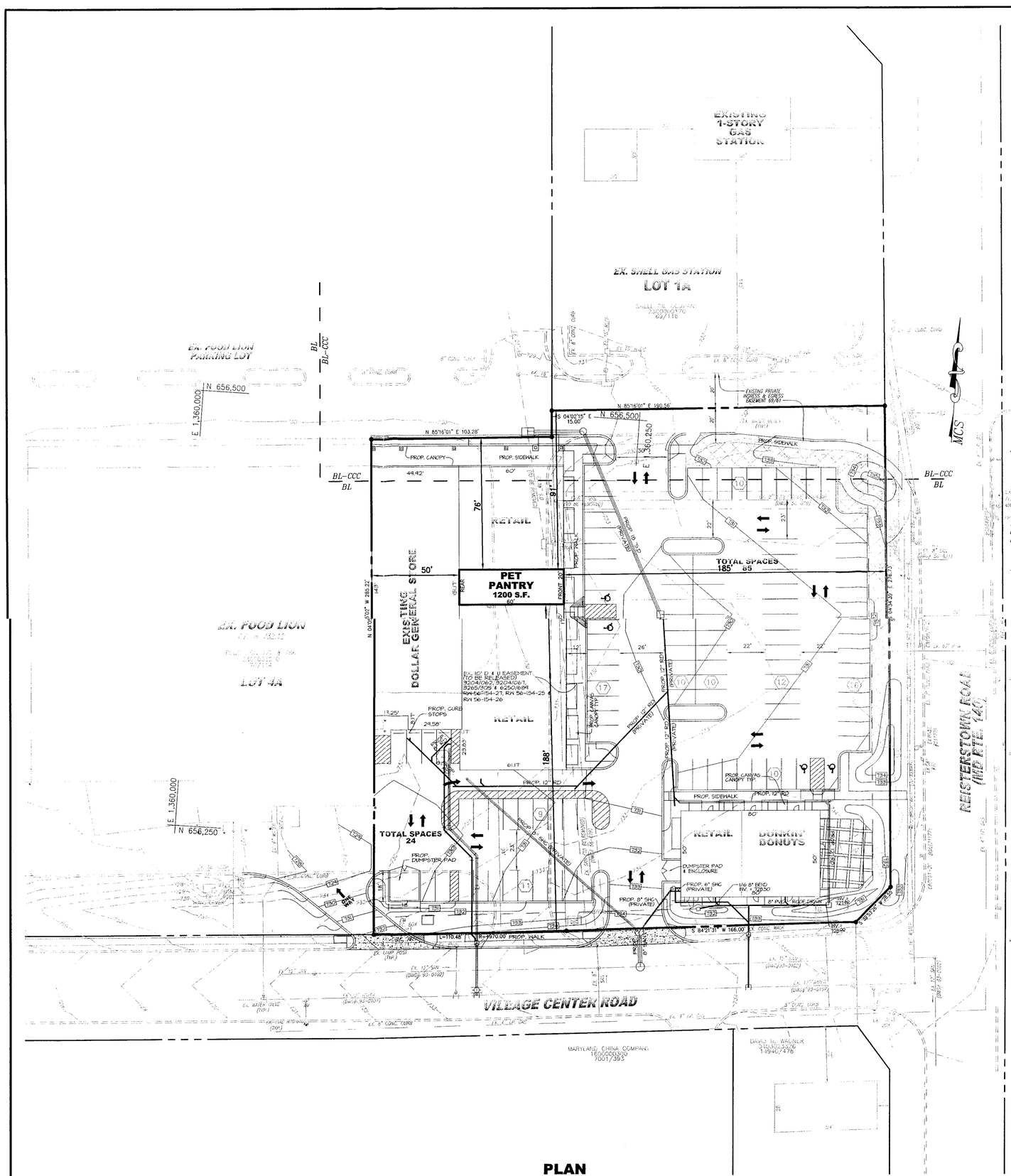
ZONING MAP

REISTERSTOWN VILLAGE COMMERCIAL

ZONING MAP No. NW16K

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'	DATE: 09/06/05	DRAWN BY: PT	DESIGN BY:	REVIEW BY:	JOB NO. : 12239.04



PLAN

SCALE: 1" = 30'

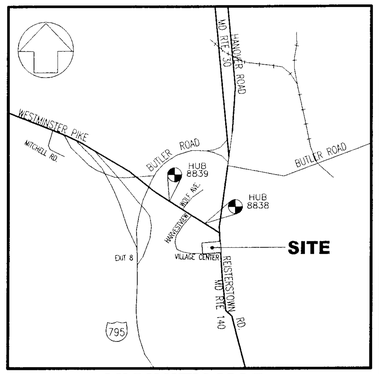
LEGEND

- PROP. PROPERTY LINE
- EX. R/W
- EX. CONTOUR
- PROP. CONTOUR
- EX., CURB & GUTTER
- PROP. CURB & GUTTER
- EX. SANITARY
- PROP. SANITARY
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. WATER
- PROP. WATER
- AMENITY OPEN SPACE

BENCHMARK

BM-HUB-8838 N 63560.52
ELEV. 705.059 W 61504.51
RAILROAD SPIKE IN MACADAM SHOULDER N.E. SIDE OF WESTMINSTER PIKE 2.25' OFF EDGE OF MACADAM.

BM-HUB-8839 N 63022.94
ELEV. 730.359 W 60706.54
5/8" STEEL BAR IN MACADAM N.E. SIDE OF WESTMINSTER PIKE N.W. OF MAIN STREET.



VICINITY MAP

SCALE 1" = 500'

SITE DATA

1. OWNER/DEVELOPER: REISTERSTOWN VILLAGE LLC
1515 FLEET STREET
BALTIMORE, MD. 21231
PLAT REF.: 69/116, 70/114
TAX ACCOUNT # 2300000171, 2300003210

2. PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
ATTN: PETER J. GESELLCHEN
TEL.:410-821-1690

3. SITE LOCATION:

ELECTION DISTRICT:	4TH
COUNCILMANIC DISTRICT:	3RD
CENSUS TRACT:	4048
ADC MAP NO:	MAP 15, GRID K-7
ZONING AND TOPOGRAPHY MAP:	NW,16-K
TAX MAP:	#48
SOILS MAP:	20
WATERSHED:	32
SUBSEWER SHED:	67

4. SITE DATA: (APPROVED 5TH AMEND CRG PLAN)
EXISTING SITE AND ZONING DATA:

1.	GROSS SITE AREA:	2.02 AC+/-
2.	NET SITE AREA:	2.02 AC+/-
3.	EXISTING LAND USE:	VACANT

5. ZONING NOTES:

ZONING:	BL	BL-CCC
MAXIMUM FLOOR AREA RATIO =	3.0	4.0
PROPOSED FLOOR AREA RATIO: =	0.06	0.29
PROPOSED SQUARE FOOTAGE =	880	21,010

REQUIRED PARKING SPACES:

RETAIL/OFFICE	18,440 SF X 5 SPACES/1000 SF =	92.20 SPECS
CARRY-OUT	1,200 SF X 5 SPACES/1000 SF=	6.00 SPACES
DUNKIN' DONUTS	2,250 SF X 16 SPACES/1000 SF =	36.00 SPACES
TOTAL SPACES REQUIRED =		134.20 PARKING SPACES
TOTAL SPACES PROVIDED =		155 PARKING SPACES*

* INCLUDES 46 OFFSITE PARKING SPACE. AGREEMENT WITH FOOD LION ON CRG - REFINEMENT #1.
INCLUDES 4 VAN ACCESSIBLE HANDICAP SPACES PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05.01.07.

6. THERE IS NO 100-YEAR FLOOD PLAIN ON SITE, PER FEMA PANEL NO. 24001C0205B.

7. THERE ARE NO KNOWN WETLANDS WITHIN THE SITE BOUNDARIES.

8. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE AND NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

9. THERE ARE NO KNOWN HISTORICAL STRUCTURES OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.

10. THIS PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.

11. THERE ARE NO KNOWN FOREST BUFFERS WITHIN THE SITE BOUNDARIES.

12. THE ZONING DESIGNATION FOR THE PROPERTY WAS TAKEN FROM THE ZONING MAP: NW 16K LOCATED AT THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT.

13. BUILDING SETBACKS:
SIDE YARD- 10
REAR YARD- 0
FRONT YARD- EX. BUILDING TO REMAIN SETBACK NORTH OF SITE/SOUTH OF SITE. PROP. BUILDING SETBACK SOUTH OF SITE.

14. ALL SIGNAGE SHALL COMPLY WITH BCZR SECTION 450.

15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO SEPTIC OR WELL SYSTEMS ON SITE. IF CONTRACTOR ENCOUNTERS A WELL OR SEPTIC SYSTEM, IT IS TO BE ABANDONED IN ACCORDANCE WITH ALL COUNTY, STATE AND FEDERAL REGULATIONS, BY A LICENSED CONTRACTOR.

16. THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES ON-SITE.

17. PROPOSED ACCESS FROM VILLAGE CENTER ROAD AND ACCESS RD.

18. THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.

19. STORM WATER MANAGEMENT: REGIONAL POND.

20. FINAL LANDSCAPE PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMIT.

21. BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY G.W. STEPHENS.

22. THIS SITE IS NOT CURRENTLY SERVICED BY THE MASS TRANSIT ADMINISTRATION (MTA) BUS ROUTE. NO ADDITIONAL BUS AMENITIES (BUS SHELTERS) ARE PROPOSED AS PART OF THIS PROJECT.

23. ANY ILLUMINATION FOR OFF STREET PARKING WILL NOT REFLECT INTO RESIDENTIAL LOTS OR PUBLIC STREETS.

24. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

25. MINIMUM AMENITY OPEN SPACE (A.O.S.) REQUIRED
BL-CCC ZONE (0.2 X 15,660 SF) = 3162 SF
AMENITY OPEN SPACE PROVIDED = 3162 SF.

26. THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THE SITE.

27. VARIANCE TO PERMIT AN ANIMAL BOARDING PLACE WITHIN 200 FEET OF THE NEAREST PROPERTY LINE OR LEASE LINE.

DESIGN AND DRAWING BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT GRID SYSTEM AND DATUM

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, MD 21204 410-887-3335

December 13, 2002

Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

RE: Reisterstown Village
PDM Number: III-301
DRC Number: 112502D, (Dist. 4C)

Dear Sir or Madam:

Pursuant to Article 23A, Section 5 (B) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of three departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on November 25, 2002, and made the following recommendations.

The DRC has determined that your project meets the requirements of referenced to the development plan under Section 26-181. Please submit a plan to the Office of Planning, PDM Office of Zoning, and Recreation and Parks for further review. Please forward the plans, along with three copies of this DRC letter, to Room 123, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

Morris & Ritchie Associates, Inc.
Reisterstown Village
December 13, 2002
Page 2

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 13th day of December 2002, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, sketches, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon
Director

AJ:DTR:dak

c: Kristin Weis
File

Come visit the County's Website at www.baltimorecountyonline.info

REISTERSTOWN VILLAGE CRG PLAN # 86356

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY ZONING VARIANCE HEARING FROM SECTION 421.2 OF BCZR

REISTERSTOWN VILLAGE COMMERCIAL

ELECTION DISTRICT 4
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	12239.04
		SCALE:	1" = 30'
		DATE:	08/31/05
		DRAWN BY:	JAB
		DESIGN BY:	WPM
		REVIEW BY:	DH
		SHEET:	1 OF 1