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By

IN RE: PETITION FOR VARIANCE

S/S Powers Lane, 805' W c/l Rolling Road

(1931 Powers Lane and 6338 (Baltimore National Pike)

1st Election District

1st Council District

Russel Family, LLC Petitioner

* BEFORE THE

* ZONING COMMISSIONER

OF BALTIMORE COUNTY

* Case No. 07-127-A

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Russel Family, LLC, by and through its attorney Leslie M. Pittler, Esquire. The Petitioner requests variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 26 feet in lieu of the required 30 feet, and a rear yard setback of 13 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing on behalf of Petitioner were Robert Branson, General Manager of Russel Motor Cars, Ken Colbert, Professional Engineer with Colbert, Matz, Rosenfelt, Inc., the consultant who prepared the site plan for this property, and Leslie M. Pittler, Esquire, their attorney. No Protestants or members of the surrounding community were present for the hearing.

Testimony and evidence offered disclosed the subject property is comprised of three (3) separate parcels used in common and constituting a total site area of 4.91 acres located between Baltimore National Pike and Powers Lane in Catonsville. The property is of an irregular shape and formally used to accommodate a Sunoco gas station, a former big box retail center (Circuit City) now converted into a Toyota automobile dealership with primary access from Baltimore National Pike and secondary access from Powers Lane. The property is split-zoned BR-AS, BR,

and DR3.5. The variance request concerns the northwestern portion of the property consisting of a site area of 0.82 acres or 35,695 square feet, which is currently being used as a parking lot. The Petitioner proposes to turn this area into a parking garage (130' x 72') where new vehicles can be stored prior to their display and sale. Such garages are preferred to store excess vehicle stock on site and are considered necessary to the continued vitality and competitiveness of automobile dealerships. Although the area of the proposed parking garage fronts on Powers Lane, no access is provided from that road. Instead, access will come from Baltimore National Pike, which abuts the southern end of the property. Large trucks carrying cars for the dealership will travel onto the property from Baltimore National Pike, and then travel internally in a northwest direction across Petitioner's property to the proposed parking area. Accordingly, there will be no adverse effect on neighboring properties and no unloading on the public right-of-ways. The portion of the property in question is heavily sloped, with a 15-foot differential between the high point of the parking lot to the lowest elevation point.

On behalf of the Petitioner, Mr. Colbert explained that the proposed parking garage will not be of a traditional style or have the same visual effect as would normally be anticipated. The structure will be two (2) stories (with the top level or parking deck at the same grade and location as the existing parking lot). The sharp grade of the property allows much of the garage to be underground. On the north edge of the property, which faces Powers Lane, the entire bottom floor of the improvement will be underground. Nothing will be built or raised above the existing parking lot, meaning that when looking directly across Powers Lane to Petitioner's property, the sightline will be identical to what it is currently. The western and southern edges, with a much lower slope existing, will have a greater portion of the bottom level exposed. These exposed areas of the bottom level will be mostly open, with only a few support columns blocking vision through the garage (See Petitioner's Structural Elevations – Exhibit 5).

The Petitioner also explained that the access through Baltimore National Pike will prevent the garage from placing any additional traffic burden on Powers Lane. The Petitioner has also developed a storm water management facility for the property, which has been approved by the Department of Environmental Protection and Resource Management (DEPRM). Finally, Petitioner noted that this expansion is part of an overall revitalization of Russel property along Powers Lane. This mirrors a larger revitalization of Russel properties and dealerships throughout Baltimore County.

Section 307 of the B.C.Z.R. sets forth the standards for granting variance relief. Variances may be granted from setback regulations only when special circumstances exist that are peculiar to the land or structure which is the subject of the variance request, and where strict compliance with the regulations would result in a practical difficulty and unreasonable hardship. Variances shall be granted only if in strict harmony with the spirit and intent of the B.C.Z.R., and only in such a manner as to grant relief without injury to public health, safety, and welfare.

Based on testimony and evidence in the present case, I am persuaded that this request for variance relief may be granted. The peculiar shape of the property will cause a disproportionate impact on attempts to build a garage in exact conformance with the zoning regulations. The parcels in question jut out in a small rectangle from the main property. If the setback regulations were adhered to strictly, the setbacks would require that the parking area in question be quite a bit smaller, and creating a new structure for such a small gain in parking space would be impractical. The Petitioner has testified that such parking areas are necessary for the continued vitality of auto dealerships. For this reason, I find that conformance with the zoning regulations in the present case will cause an undue burden on Petitioner, and that a variance will comply with the spirit and intent of the zoning regulations.

Additionally, the structure proposed will have no deleterious effect on the public health, safety, and welfare. First, the current sightlines will be maintained with regard to residential neighbors across Powers Lane, as the proposed structure will be no higher than the parking lot currently in place. Secondly, the structure will not negatively impact the traffic flow on Powers Lane because no access exists between the property and Powers Lane. Finally, even when the changes are visible to the surrounding area, the garage is unobtrusive and will not adversely affect the commercial neighbors to the west or south. Granting this variance is in harmony with the spirit and intent of the B.C.Z.R., and will not negatively affect the surrounding area.

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

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November 2006, that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 26 feet in lieu of the required 30 feet and a rear yard setback of 13 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded; and
- 2) Prior to applying for a building permit for the proposed structure on-site, Petitioner shall provide the Office of Planning a plan showing the location and design of any lights to be used on the proposed parking deck or side mounted lights and all other outside lights to be used on the parking structure; Petitioner shall consider any comments offered by the Office of Planning in good faith; and
- 3) The Petitioner shall submit for review and approval by the County's Landscape Architect, a landscape plan showing the proposed landscape screening along Powers Lane, and

4) When applying for any permits, 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 entered within thirty (30) days of the date hereof.

WJW:dlw

Zoning-Commissioner

for Baltimore County

Childen Hecelive's FOR Filing Date 12 - 25 - 28 - 34



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

November 20, 2006

Leslie M. Pittler, Esquire 25 Wandsworth Bridge Way Lutherville, Maryland 21093

RE: PETITION FOR VARIANCE

S/S Powers Lane, 805' W c/line Rolling Road

(1931 Powers Lane and 6338 Baltimore National Pike)

1st Election District – 1st Council District

Russel Family, LLC - Petitioner

Case No. 07-127-A

Dear Mr. Pittler:

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

WJW:dlw

Zoning Commissioner for Baltimore County

c: Mr. Kenneth J. Colbert, P.E., Colbert, Matz, Rosenfelt, Inc.
 2835 Smith Avenue, Suite G, Baltimore, Md. 21209
 Mr. Robert Branson, 316 Cockeysmill Road, Reisterstown, Md. 21136
 Office of Planning; Avery Harden, PDM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

Is the subject of this Petition.

for the property located at 1931 Powers Lane and 6338 Baltimore National Pike which is presently zoned <u>BR-AS, BR & DR 3.5</u>

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

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING_

UNAVAILABLE FOR HEARING_

Zip Code

State

Date 9.20.0 6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part of thereof, hereby petition for a Variance from Section(s)

238.2, BCZR to permit a side yard setback of 26 feet in lieu of the required 30 feet and a rear yard setback of 13 feet in lieu of the required 30 feet.

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

Reasons to be presented at the hearing.

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

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

Contract Purchaser/Lessee: <u>Legal Owner(s):</u> Russel Pamily, LLC F. Steven Rus Name - Type or P Name - Type or Print Signature Signature Name - Type or Print Telephone No. Address. Zip Code Signature City State c/o Russel Motor Cars 410-788-8400 Attorney For Petitioner: 6700 Balitmore National Pike Telephone No. Address. Md. 21228 eslie M. Pittler **Baltimore** Zip Code State City Representative to be Contacted: Signatur Kenneth J. Colbert, P.E. Company COLBERT MATZ ROSENFELT, INC. 25 Wandsworth Bridge Way 410-653-3838 (day) 410-823-4455 2835 Smith Avenue, Suite G Address Telephone No. Telephone No. Address 21209 MD Baltimore Liuthe ville 21093 Md.

City

Reviewed By

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Zip Code

State

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Case No. 07-127-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

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

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UNAVAILABLE FOR HEARING______

Reviewed By _____ Date____

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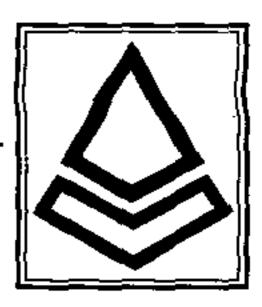
Property to be posted and advertised as prescribed by the zoning regulations.

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

Is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): F. Steven Russ Bassel Family, LLC Name - Type or Name - Type or Print Signature Signature Name - Type or Print Telephone No. Address. City Zip Code Signature State c/o Russel Motor Cars 410-788-8400 Attorney For Petitioner: 6700 Balitmore National Pike Telephone No. Address. Md. 21228 Leslie M. Pittler Baltimore Zip Code State City Name - Type or Print Representative to be Contacted: Signature Kenneth J. Colbert, P.E. Company COLBERT MATZ ROSENFELT, INC. 25 Waaldsworth Bridge Way 410-653-3838 (day) 410-823-4455 2835 Smith Avenue, Suite G Telephone No. Address' Telephone No. Address _utherville 21209 MD Md. 21093 Baltimore Zip Code State Zip Code City State City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING_____ Case No.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 1931 POWERS LANE AND 6338 BALTIMORE NATIONAL PIKE

Beginning at a point located on the south side of Powers Lane, which is 60 feet wide, at the distance of 805 feet, more or less, from the centerline of Rolling Road, which is of varying width; thence the following courses and distances:

South 18 degrees 00 minutes 17 seconds West 210.19 feet North 71 degrees 59 minutes 43 seconds West 170.00 feet North 18 degrees 00 minutes 19 seconds East 212.93 feet, thence South 71 degrees 04 minutes 18 seconds East 170.02 feet to the Point of Beginning.

As recorded in Deed Liber 20465, folio 222, containing 0.82 acre of land, more or less. Also known as 1931 Powers Lane and Baltimore National Pike and located in the 1st Election District, 1st Councilmanic District.



PINK - AGENCY WHITE - CASHIER MISCELI DISTRIBUTION RECEIVED FROM: FOR:

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE:

9/30/06

Case Number: 07-127-A

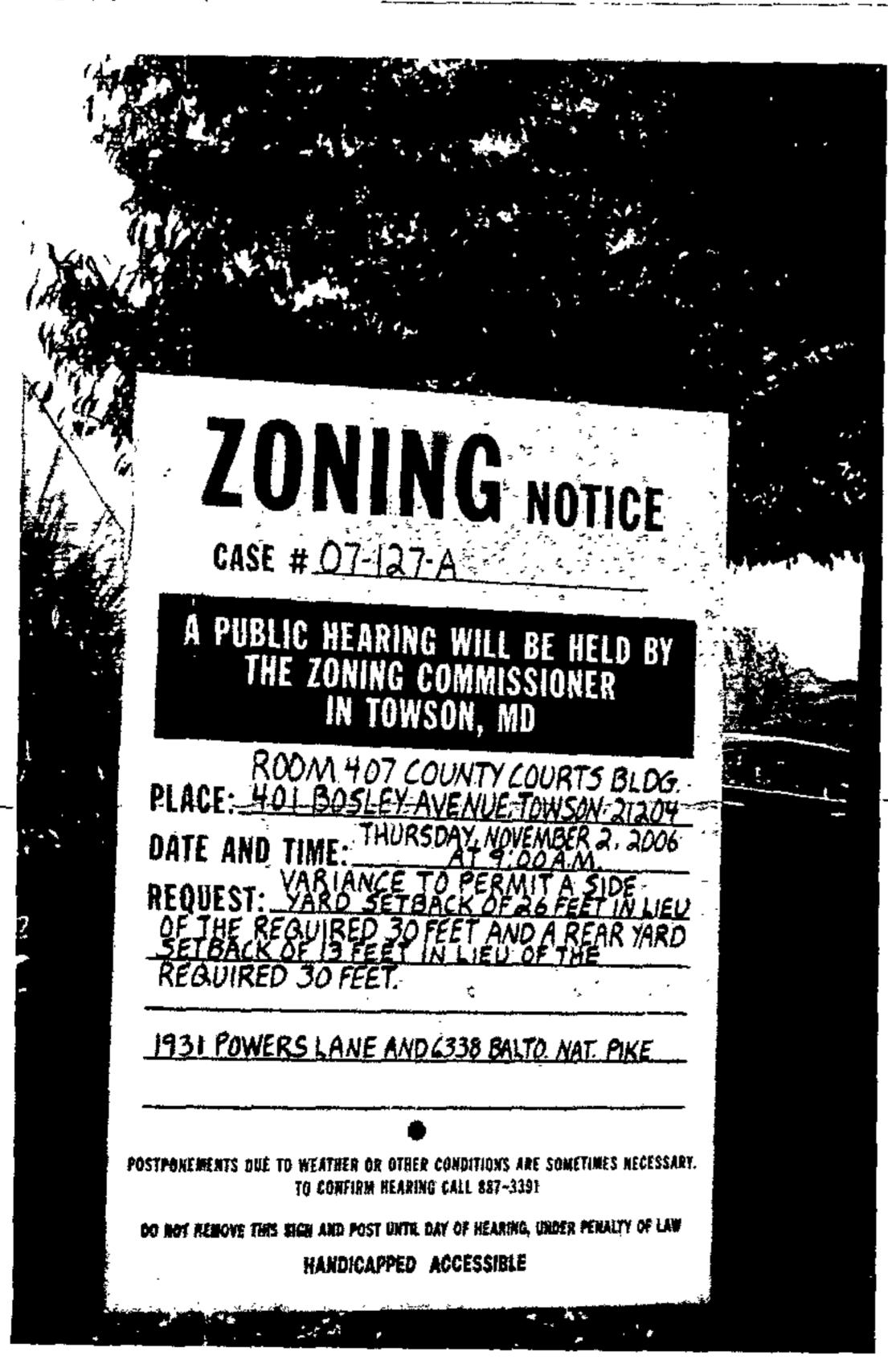
Petitioner/Developer: Leslie Pitler, Esq.,~F. Steven Russel~ Ken Colbert of Colbert, Matz & Rosenfelt

Date of Hearing (Closing): 11/02/06

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: 1931 Powers Lane and 6338 Baltimore National Pike

The sign(s)-were posted on:-----10/18/06---



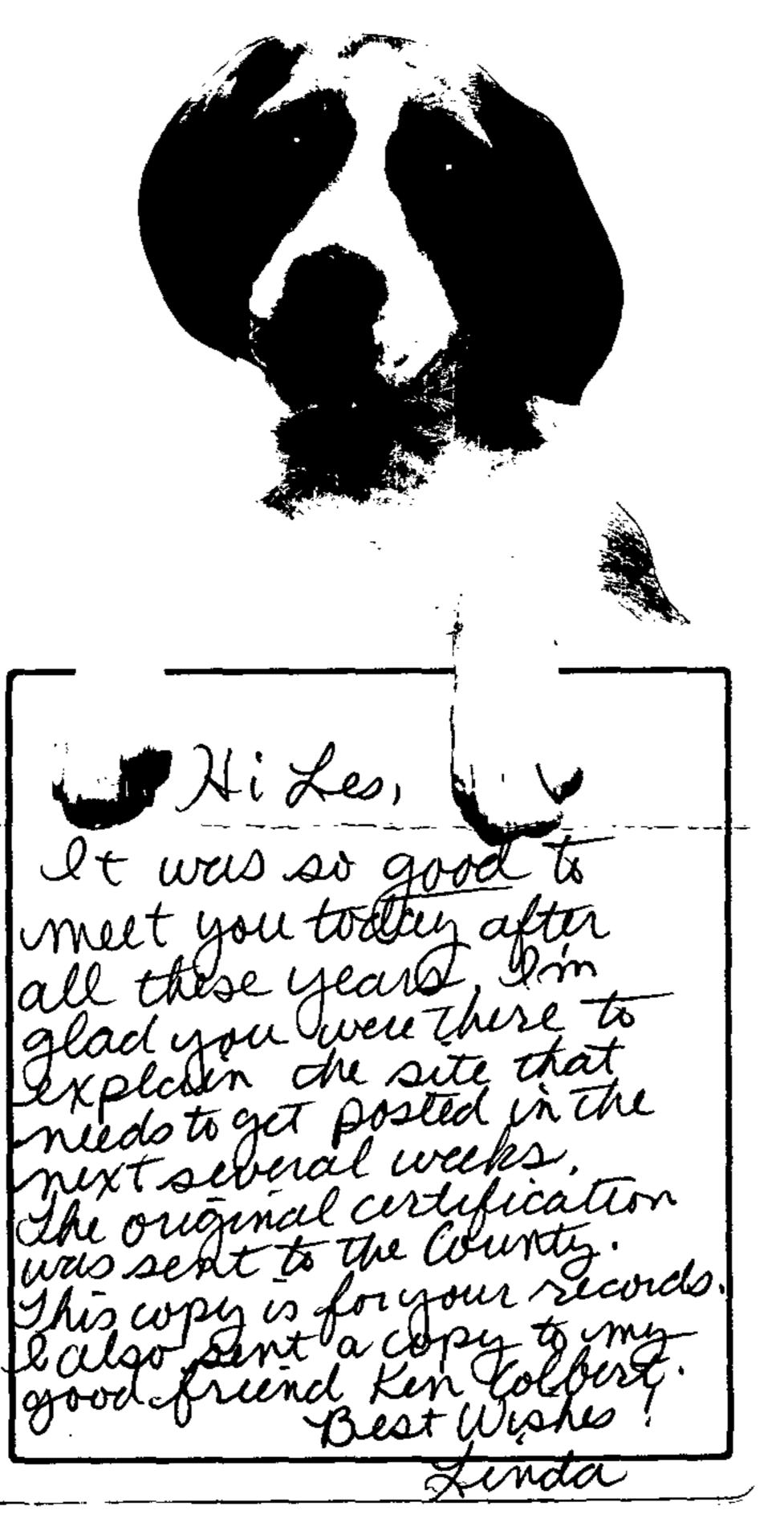
(Signature of Sign Poster)

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)



Department of Permits Di 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 29, 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: 07-127-A

1931 Powers Lane and 6338 Baltimore National Pike S/side of Powers Lane, 805 feet +/- from centerline of Rolling Road 1st Election District — 1st Councilmanic District Legal Owners: F. Steven Russel, Russel Family, LLC

Variance to permit a side yard setback of 26 feet in lieu of the required 30 feet and a rear yard setback of 13 feet in lieu of the required 30 feet.

Hearing: Thursday, November 2, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
F. Steven Russel, 6700 Baltimore National Pike, Baltimore 21228
Kenneth Colbert, 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 WEDNESDAY, OCTOBER 18, 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.



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

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

Case: #07-127-A

1931 Powers Lane and 6338 Baltimore National Pike S/side of Powers Lane, 805 feet +/- from centerline of Rolling Road

1st Election District-1st Councilmanic District Legal Owner(s): F. Steven Russel, Russel Family, LLC Variance: to permit a side yard setback of 26 feet in lieu of the required 30 feet and a rear yard setback of 13 feet in lieu of the required 30 feet.

Hearing: Thursday, November 2, 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
ROTES: (1) Hearings are Handicapped Accessible; for special accommodation's 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.

OF PUBLICATION

, that the annexed advertisement was published ccessive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY once in each of

OD

X The Jeffersonian

☐ Arbutus Times

Times Towson Times Catonsville

Owings Mills Times

NE Booster/Reporter

North County News

MUNICURS.

LEGAL ADVERTISING

AND THE PERSON NAMED IN

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 17, 2006 Issue - Jeffersonian

Please forward billing to:

F. Russel 6700 Baltimore National Pike Baltimore, MD 21228 410-788-8400

NOTICE OF ZONING HEARING

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1931 Powers Lane and 6338 Baltimore National Pike S/side of Powers Lane, 805 feet +/- from centerline of Rolling Road 1st Election District – 1st Councilmanic District Legal Owners: F. Steven Russel, Russel Family, LLC

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Hearing: Thursday, November 2, 2006 at 9:00 a.m. in Room 407, County Courts Building,

A01 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.



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 127
Petitioner: F- Russell
Address or Location: 1931 Powers Lv.
PLEASE FORWARD ADVERTISING BILL TO:
Name: F. Russell
Address: 6700 BALTO. NATIONAL Pike
Ba-LB Md-21228
Telephone Number: 410 _ 188 -8400
· · · · · · · · · · · · · · · · · · ·

Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

October 26, 2006

Leslie M. Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093

Dear Ms. Pittler:

RE: Case Number: 07-127-A, 1931 Powers Land and 6338 Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 2006.

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:amf

Enclosures

c: People's Counsel

F. Steven Russel c/o Russel Motor Cars 6700 Baltimore National Pike Baltimore 21228 Kenneth J. Colbert, P.E. Colbert Matz Rosenfelt, Inc 2835 Smith Avenue, Suite G Baltimore 21209 State Highway

Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 27, 2006

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

Dear Ms. Matthews:

RE: Baltimore County

Item No. 127

7-127-A

RUSSELL MOTORS

POWICES LANE & U.S. 40

VARIANCE-TOPERAIT A SIDE

YARD SETBACK IN LIEU OF

REQUIRED 30'

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 12 7

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Engineering Access Permits

Division

SDF/MB



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

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130

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.

1. The Fire Marshal's Office has no comments at this time.

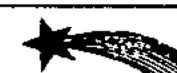
Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



Printed with Soybean Ink

on Recycled Paper









BW 11/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 11, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

1931 Powers Lane and 6338 Baltimore National Pike

OCT 1 9 2006

INFORMATION:

Item Number:

7-127

ZONING COMMISSIONER

Petitioner:

F. Steven Russel

Zoning:

BR-AS, BR and DR 3.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and offers the following:

Residential properties are located on the opposite side of Powers Lane. Should the requested variances be granted, the proposed parking structure should be designed to minimize negative impacts on the Powers Lane streetscape. This office respectfully requests the Zoning Commissioner require that the following information be submitted to the Office of Planning for review and approval prior to the issuance of any building permits:

- 1. A plan that shows the location and design of any lights to be used on the top deck of the parking structure or side mounted on the deck and all other outside lights to be used on the parking structure site.
- 2. A plan showing proposed landscape screening along Powers Lane and the North elevation of the parking structure.
- 3. The fencing on the parking deck should be ornamental-metal and black in color.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL: CM

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G Baltimore, MD 21209

LETTER OF TRANSMITTAL

To:	Office of P	lanning	Date:	September 11, 2006 Job No. 99186.7			
	401 Bosley	y Ave	Attn:	Curtis Murray			
Towson, MD 21204		Re:	Russel, 1917 Powers Lane – Parking Deck				
	HAND DE	LIVER	Cc:	Rob Hanna/Les Pittler			
We are	forwarding	Attached Prints	_	der Separate Cover ginals			
No.	Date	Description					
1		DRC Plan for Parking	Deck				
1		Structural Elevations of	f Parki	ng Deck			
•							
Thes	e are transm	itted as checked below:	-		-		
□Info	ormation Only	☐As Requested ☑For Appro	oval 🔲 R	teview & Comment			
Message:							

Signed: Ken Colbert

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

Telephone: 410-653-3838 Fax: 410-653-7953

Email: kcolbert@cmrengineers.com

RE: PETITION FOR VARIANCE

1931 Powers Ln & 6338 Baltimore National

Pike; S/S Powers Lane, 805' c/line Rolling Rd*

1st Election & 1st Councilmanic Districts

Legal Owner(s): F. Steven Russel;

Russel Family, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-127-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

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Kenneth Colbert, P,E, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

2 6 200s

Per.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 2, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 2, 2006

Item Nos. 07-113, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,

and 133

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- 10022006.doc

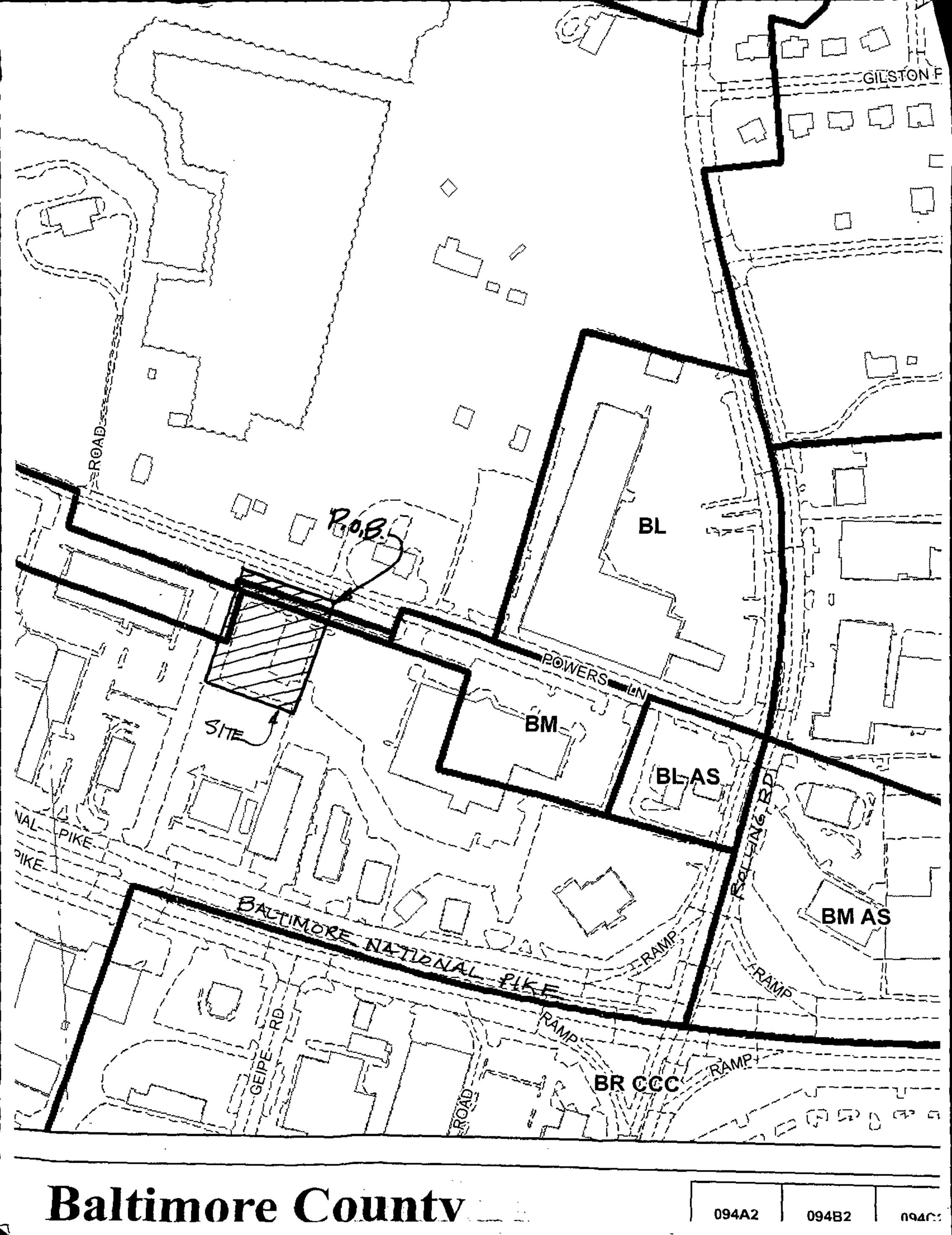
PLEASE PRINT CLEARLY

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PETITIONER'S SIGN-IN SHEET

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Day Japan Sus olly



Case No.: 07-127A 1931 POWERS LANE & Case No.: 07-127A 6338 BACTO. NAT'S PIEE

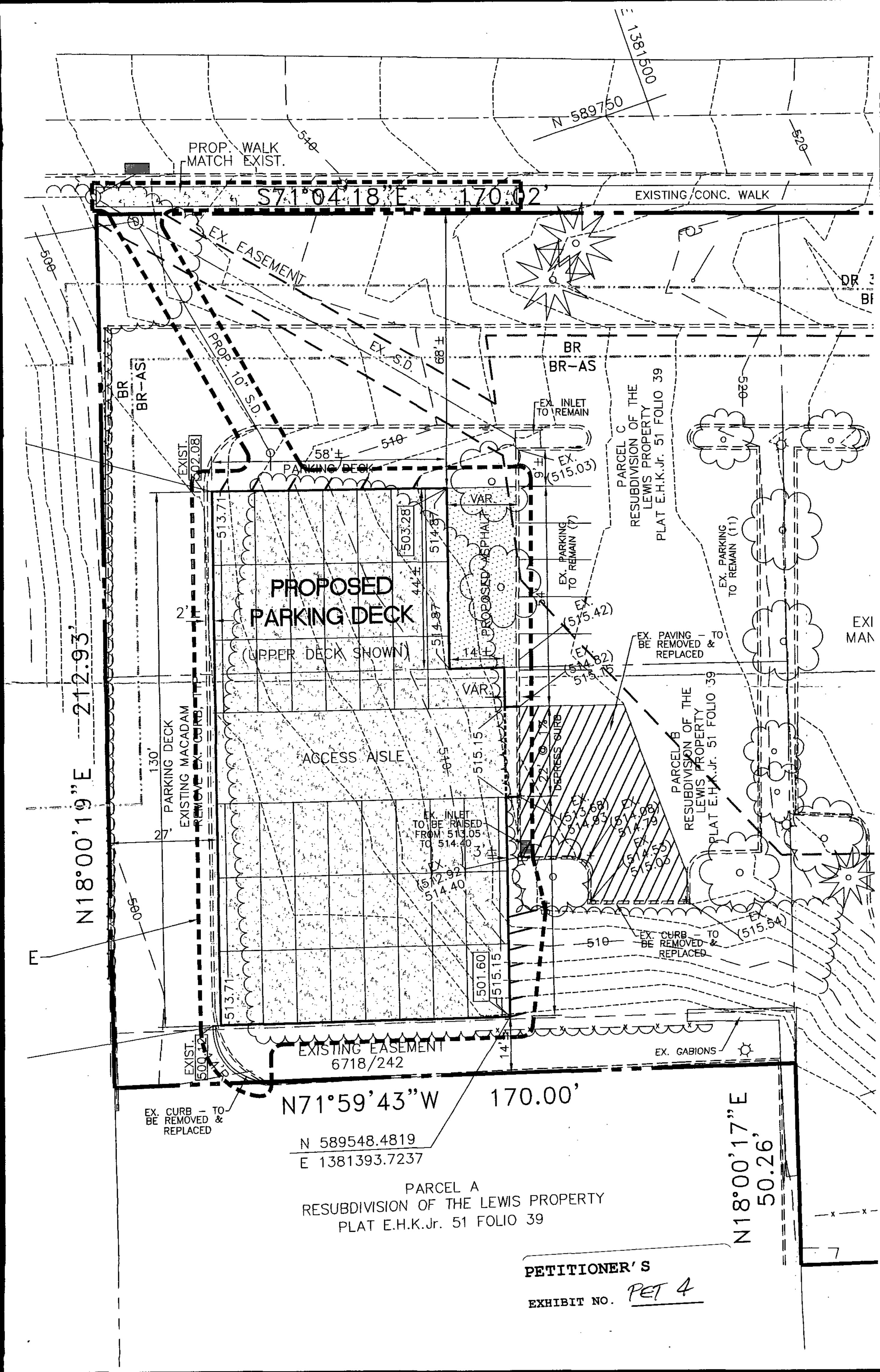
Exhibit Sheet

Petitioner/Developer


Protestant


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No. 1	Site PLAN	
No. 2	airal Photo GIS RECORD	
No. 3	Collectivily 3A (Photos) 3B	
No. 4	Blow-up of	
No. 5	Bld. Elevertions of Proposed Structure	
No. 6	1 cyosea _ may	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		








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