IN RE: PETITION FOR VARIANCE

E side of Rolling Road, 426 feet +/N of c/l of Baltimore National Pike

1st Election District

1st Councilmanic District

(6220 Baltimore National Pike)

Harry D. Grant

Legal Owner

Kent A. Lutz, P.E.

Lessee

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 07-216-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the Lessee, Verizon Wireless for property located at 6220 Baltimore National Pike. The variance request is from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two wall mounted enterprise signs in lieu of the permitted one.

The property was posted with Notice of Hearing on January 1, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 2, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and

intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

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

Interested Persons

Appearing at the hearing on behalf of the variance request were Kent A. Lutz, P.E., for the corporate lessee, Verizon Wireless and Jay Martin with Morris & Ritchie Associates, Inc., who prepared the site plan. Scott Barhight, Esquire, and Adam D. Baker, Esquire, represented the lessee. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 1.13 acres zoned BM-AS and is improved by a commercial building with two tenants, one of which is Verizon Wireless. The property is located on the northeast corner of North Rolling Road and Baltimore National Pike (Rt. 40). Verizon has a wall mounted identification sign on the south side of its building over the customer entrance facing Rt. 40. However they would like to erect another wall mounted sign on the Rolling Road face of the building to aid customers locating the store.

Mr. Lutz, regional manager for Verizon, recounted the history of signs on the Rolling Road side of the building including the prior wall mounted sign for Bell Atlantic Mobile shown on exhibit 1. He indicated that in 1998 Bell Atlantic merged with other companies to

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form Verizon Wireless after which there was a nationwide campaign to rebrand all existing Bell Atlantic stores. While the company changed the sign facing Rt. 40 (over the customer entrance) they simply missed the sign on the Rolling Road side. Also the company decided to eliminate the service bay facing Rolling Road in favor of more office space.

When Verizon decided to change the subject sign they learned that they missed the deadline for grandfathering signs prior to 1997 and in addition could no longer claim a sign over the service entrance. Mr. Lutz indicated that it is important to Verizon to have customers come back to existing facilities and so filed this request for variance. He expressed concern for customers trying to find this store on southbound Rolling Road as he observed an extensive median strip separating the north and south bound lanes of Rolling Road as well as the median strip between east and west bound Rt. 40 at this intersection. He indicated that customers need to be able to locate this store among the confusion and congestion at this intersection.

Mr. Martin presented the Plat to Accompany as Petitioner's exhibit 3. This shows the complex nature of the intersection with grass filled islands in green and commercial buildings in tan. He pointed out the medians previously identified in Rolling Road and Rt. 40 and demonstrated how someone southbound on Rolling Road can easily be confused as to the Verizon location. Presently there is no sign, simply a blank wall as shown in exhibits 8 and 9. He noted that the Petitioner also has small space on two freestanding signs on Rt. 40 and Rolling Road.

He presented an aerial photograph and zoning map of the area with the many commercial uses along both Rt. 40 and Rolling Road illustrated on exhibits 4 and 5. To demonstrate the confusion of the commercial uses of the area he presented a photograph of the Asian Market shopping center across the intersection as exhibit 6. Finally he presented the

proposed sign in exhibit 7 which he indicated complies with multi tenant sign regulations and all area regulations along with the Petitioner's existing signs.

Again he pointed out the difficulty southbound travelers on Rolling Road have in locating the store, the median maze that such customers must decipher and that the proposed sign would aid safety of customers at least giving them the location of the store. He opined that the property was unique from a zoning perspective because of its odd "bow tie" shape, that this resulted in pushing the buildings forward on the site and the subsequent problem with locating business properties at the intersection. He noted that the Double T diner across Rolling Road does not have this problem due to its rectangular lot configuration. Finally he noted that the volume of traffic at this intersection is very heavy with an intersection rating of level of service D.

He noted that while this sign will not solve the accessibility problem, it can solve the visibility problem for customers. As such the proposed sign would be a benefit to the community and enhance safety.

Findings of Fact and Conclusions of Law

As I mentioned at the hearing I am very familiar with the confusion, heavy traffic and traffic patterns at the intersection of Rolling Road and Rt. 40. There are many commercial enterprises along Rolling Road north of Rt. 40 with multiple traffic islands shown in green on exhibit 3. Vehicles often attempt to turn into and out of these islands causing chaos in the middle of heavy traffic.

I agree with the Petitioner's witnesses who point out the problem customers on southbound Rolling Road have in locating the Petitioner's store. As they mention, the Petitioner can not solve the accessibility problem but the sign may help the visibility problem.

At least with a sign on the side of the Verizon building southbound travelers can know where the store is located even if they cannot get to it without going through the intersection and making a u torn in heavy traffic. (Actually there is an alley behind McDonalds for locals who know to avoid the U turns).

As mentioned also at the hearing, I am not aware of any appellate decision directly addressing the uniqueness of property in sign cases. A literal reading of *Cromwell v Ward*, 102 Md App 691 (1995) indicates that there must be something unique about the property before a zoning variance can be granted. To illustrate the point that the zoning authorities must find something unique first and not back into uniqueness by first finding a hardship, the Court of Special Appeals described what would constitute uniqueness of property for zoning purposes. They indicated that the subject property must be peculiar, unique or unusual when compared to other properties in the neighborhood such that the regulations impact the subject property differently than the regulation impacts other properties in the neighborhood.

As a further illustration of this principle, the Court directed that the subject property have inherent characteristics not shared by other properties in the neighborhood, such as shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, <u>practical restrictions imposed by abutting properties (such as obstructions)</u> or other similar restrictions (emphasis supplied). The unusual condition does not have to be on site but rather can be on abutting properties. Obstructions are specific examples of off-site circumstances or conditions, which show uniqueness by inhibiting travelers from seeing a site or by confusing what can be seen.

It seems that a reasonable extension of this principle would be the confusion, congestion and traffic patterns that result from the medians and islands in Rolling Road and Rt. 40. In

addition the Petitioner points out the odd shape of the property, and the location of the commercial buildings forward on the lot which results in signs facing Rt. 40 not being visible to travelers on southbound Rolling Road. They note the Double T Diner across Rolling Road does not have this problem.

For these reasons I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request, the property is unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Drivers southbound on Rolling Road cannot locate the store without a sign facing Rolling Road but must go quite far into the intersection and look over their shoulder to see the sign facing Rt. 40. At this point they must figure out how to proceed to actually get to the store. The hardship is on the traveling public.

Finally, I find 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. For southbound traffic on Rolling Road, having to look over ones shoulder while driving forward is not good. I agree that a sign on the Rolling Road face of the building will at least give them more time to decide what lane should they be in and how to proceed thereafter.

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

THEREFORE, IT IS ORDERED, this 17th day of January, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 450.4 of the

Baltimore County Zoning Regulations (B.C.Z.R.) to permit two wall mounted enterprise signs in lieu of the permitted one is hereby GRANTED subject to the following:

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.

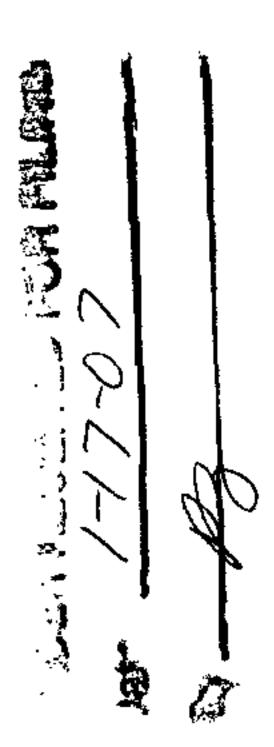
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN.V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. .
County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

January 17, 2007

HARRY D. GRANT C/O SORRENTO'S WEST 6220 BALTIMORE NATIONAL PIKE BALTIMORE MD 21228

> Re: Petition for Variance Case No. 07-216-A

> > Property: 6220 Baltimore National Pike

Dear Mr. Grant:

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

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure

 c: Kent A. Lutz, P.E., Verizon Wireless, 7600 Montpelier Road, Laurel MD 20723
 G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Ave, Towson MD 21204

Adam D. Baker, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Ave, Towson, MD 21204

County Courts Building | 401 Bosley Avenue, Suite 405 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468 | www.baltimorecountymd.gov



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6220 Baltimore

National Pike

which is presently zoned BM AS

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

To permit 2 wall mounted enterprize Scape, in life of the permitted one.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:

To be shown at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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: Legal Owner(s): Harry D. Grant Kent A. Lutz, P.E. (Type or Print Name) (Type or Punt Name) NISLL Signature, Signature Verizon Wireless, 7600 Montpelier Road Name - Typè or Print Address 20723 **Laurel Maryland** Signature City State Zip Code c/o Sorrento's West, 6220 Baltimore National Pike (410)458-7568 Attorney for Petitioner: Address Telephone No. 21228 Maryland Adam D. Baker **Baltimore** (Name - Type or Print Name) Zip Code City State Representative to be Contacted: \mathbb{Z} Signature Whiteford, Taylor & Preston LLP Adam D. Baker Name Company 210 W. Pennsylvania Avenue, Suite 400 (410) 832-2052 210 W. Pennsylvania Avenue, Suite 400 (410) 832-2<u>052</u> Telephone No. Telephone No. Address Address Towson, Maryland 21204 Towson, Maryland 21204 Zip Code State Zip Code State City City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING Case No. REV 9/15/98 367304

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



October 27, 2006

ZONING DESCRIPTION

Beginning at a point in the center line of Rolling Road, approximately four hundred and twenty six feet northeasterly from the intersection of the centerline of Rolling Road and Baltimore National Pike, running thence and binding on the center line of the aforesaid Rolling Road;

South 13°06'20" West 161.50 feet; South 73°56'00" East 19.55 feet; South 36°05'00" East 255.00 feet; Southeasterly by a line curving to the left having a radius of 3744.72 feet for an arc distance of 100.00 feet, said curve being subtended by a chord bearing South 88°33'03" East 100.00 feet; North 01°01'04" East 160.00 feet; North 61°24'30" West 130.47 feet; North 36°05'00" West 180.00 feet; and North 76°53'40" West 15.00 feet to the point of beginning, having an address of 6220 Baltimore National Pike and being located along the easterly side of Rolling Road and the northerly side of Baltimore National Pike, U.S. Route 40.

Containing an area of 1.13 acres of land, more or less, and being located in the First Election District, First Councilmanic District. Baltimore County, Maryland.

James E. Catron
Property Line Surveyor No. 121



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NOTICE OF ZONING HEARING

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

Case: # 07-216-A
6220 Baltimore National Pike
E/side of Rolling Road, 426 feet +/- north of centerline of Baltimore National Pike
1st Election District - 1st Councilmanic District
Legal Owner(s): Harry D. Grant
Contract Purchaser: Kent A. Lutz, P.E.
Variance: To permit two wall mounted enterprise signs in lieu of the permitted one.
Hearing: Tuesday, January 16, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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 1/609 Jan. 2

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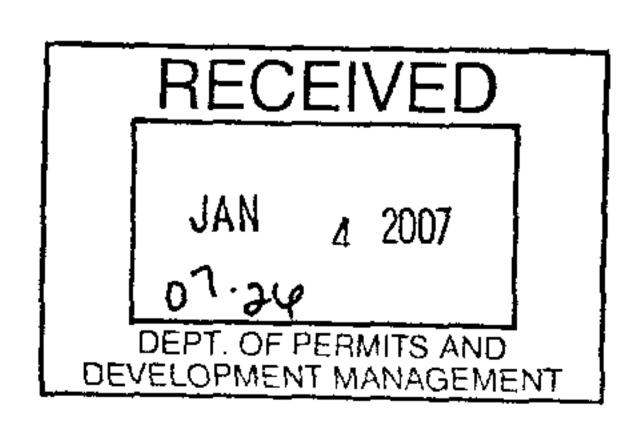
in the following weekly newspaper published in Baltimore County, Md., once in each of THIS IS TO CERTIFY, that the annexed advertisement was published ,200 successive weeks, the first publication appearing

Mullman

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	- →n	•		RE: Case No.: 07-2	16-H.
			· •	Petitioner/Developer:	ENT IERIZ
				Date of Hearing/Closing	
	Baltimore County Department Permits and Development County Office Building, Roll 111 West Chesapeake Aver Towson, Maryland 21204	Management oom 111		· · · · · · · · · · · · · · · · · · ·	
<u>-</u> -	ATTN: Kristen Matthews	{(410) 887 -339	4}		;
	Ladies and Gentlemen:	4	•	grant a tay maga company	Server - Constitution of the Server of the S
	posted conspicuously on th	e property locat	ted at:	at the necessary sign(s) require	d by law w
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	WHICH COMMISSIONES IN TOWSON MO			(Signature of Sign Poster) SSG Robert Black (Print Name)	(Date)
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	MING COMMISSIONAL! IN TOWYOU AND OTHER WARRANT TO SEE THE PARTY OF T			(Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address)	222
	MING COMMISSIONAL! IN TOWYOU AND OTHER WARRANT TO SEE THE PARTY OF T			(Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21	222



RE: PETITION FOR VARIANCE

6220 Baltimore National Pike; E/S Rolling Rd

426' N c/line Baltimore National Pike

1st Election & 1st Councilmanic Districts

Legal Owner(s): Harry D. Grant

Contract Purchaser(s): Kent A. Lutz, P.E.

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-216-A

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2006, a copy of the foregoing Entry of Appearance was mailed to, Adam D. Baker, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

NOV 2 0 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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Per.....

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

November 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: 07-216-A

6220 Baltimore National Pike

E/side of Rolling Road, 426 feet +/- north of centerline of Baltimore National Pike

1st Election District – 1st Councilmanic District

Legal Owner: Harry D. Grant

Contract Purchaser: Kent A. Lutz, P.E.

Variance to permit two wall mounted enterprise signs in lieu of the permitted one.

Hearing: Tuesday, January 16, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Adam Baker, 210 W. Pennsylvania Avenue, Ste. 400, Towson 21204 Kent Lutz, 7600 Montpelier Road, Laurel 20723 Harry Grant, 6220 Baltimore National Pike, Baltimore 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 1, 2007.

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



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 2, 2007 Issue - Jeffersonian

Please forward billing to:

Adam Baker Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, Ste. 400 Towson, MD 21204

410-832-2052

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: 07-216-A

6220 Baltimore National Pike

E/side of Rolling Road, 426 feet +/- north of centerline of Baltimore National Pike

1st Election District – 1st Councilmanic District

Legal Owner: Harry D. Grant

Contract Purchaser: Kent A. Lutz, P.E.

<u>Variance</u> to permit two wall mounted enterprise signs in lieu of the permitted one.

Hearing: Tuesday, January 16, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Besley 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 ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

	'
For Newspaper Advertising:	
Item Number or Case Number: 2/0 Petitioner: Verzon Wireness	. –
	
Address or Location: 6220 BALTIMONE NATIONAL PILE, BANT, MO	ZIZZ
PLEASE FORWARD ADVERTISING BILL TO: Name: ADAM D. BAKER	 .
Address: 210 W. PENNOYLVANIA AVE.	
Suite Aco	
TOWSON, MARYLAND 21204	
Telephone Number: (410) 832-2052	

Revised 2/20/98 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

January 10, 2007

Adam D. Baker Whiteford, Taylor & Preston LLP 210 W. Pennsylvania Avenue, Suite 400 Towson, MD 21204

Dear Mr. Baker:

RE: Case Number: 07-216-A, 6220 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 November 9, 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

u. Callibal)

WCR:amf

Enclosures

c: People's Counsel
Kent A. Lutz, P.E. Verizon Wireless 7600 Montpelier Road Laurel, MD 20723
Harry D. Grant c/o Sorrento's West 6220 Baltimore National Pike Baltimore 21228

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 November 22,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2006

Item Number(s): 213 through 228



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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 28, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 27, 2006

Item Nos. 07-72, 139, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224,

226, 227, and 228

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-11272006.doc

Jan Yico

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 7-216- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prenared Ry

Division Chief:

JAN 1 5 2007

DATE: December 26, 2006

CM/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-20-2006

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

RE: Baltimore County

Item No. 7-216A US Pare 40

6220 BALTIMORE NATIONALPIKE

GRANT PROPERTY

VARIANCE

Dear Ms. Matthews:

We have reviewed the referenced plan and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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).

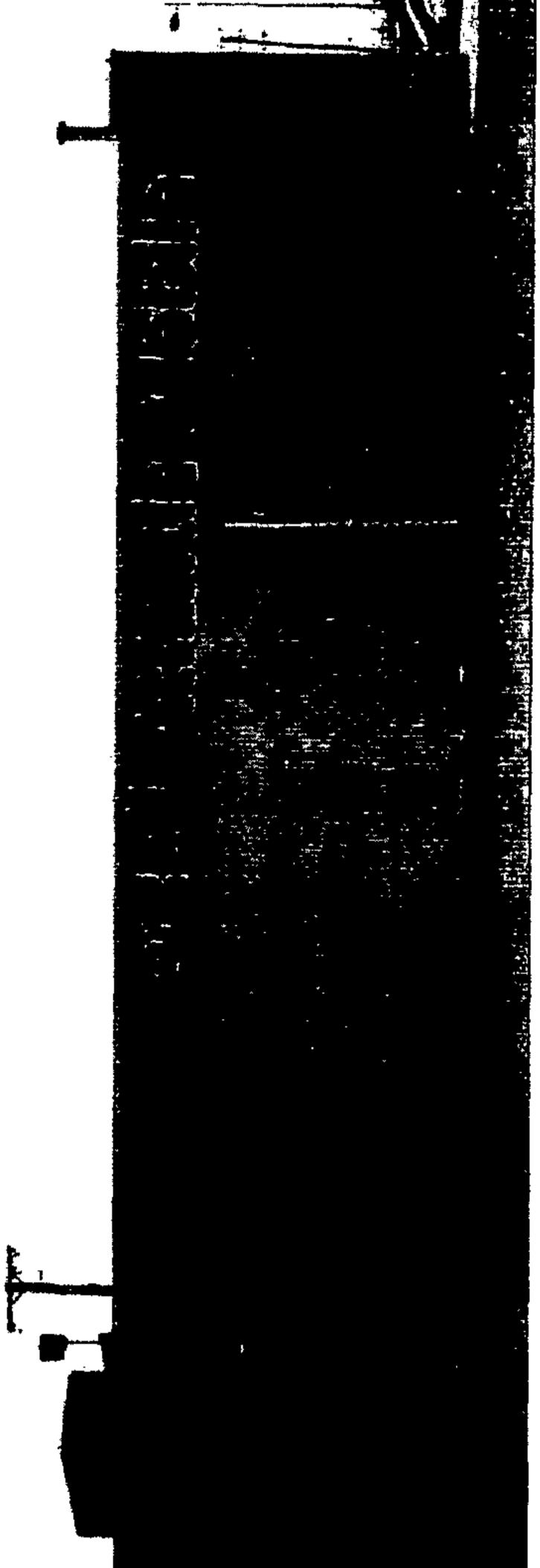
Very truly yours,

Ken Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB



CHANNEL LETTERS "FLAT MOUNTED" TOTAL LAYOUT = 36" X 39'

BAM = 32 1/2" eanco = 25" ib = 35

1. D40 Alum. Returns 5" in depth
2. Virigi Trim Cap
3. 3/16" Plexigles Feess
4. D63 Alum Backs
5. Strandard Glass Tube Supports
6. I5mm Nenn Tubing
7. S9400 Elec. At Bottom
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JAMES D. MARTIN, III, RLA, ASLA Senior Landscape Architect

Project Assignment:

Land Use Planning, Zoning, and Landscape Architecture

Years of Experience:

MRA:

1

Other Firms:

10

Education:

B.L.A., Landscape Architecture, Clemson University, 1994

Active Registration:

Maryland, Landscape Architect, 2004, #3230 Delaware, Landscape Architect, 2005, #364 Pennsylvania, Landscape Architect, 2005, #2596 North Carolina, Landscape Architect, 1997, #928 (Inactive) South Carolina, Landscape Architect, 1996, #664 (Inactive)

Professional Affiliations:

American Society of Landscape Architects, 1997



MORRIS & RITCHIE ASSOCIATES, INC.

Qualifications:

Mr. Martin has 11 years professional experience in land planning, landscape architecture, concept planning, and recreational planning. His work has included a wide variety of projects ranging in scale from individual home sites to residential planning to regional planning including streetscapes, community parks, and recreation planning. Mr. Martin's project involvement includes interaction with various government agencies, private interest groups, and project related consultants (traffic engineers, environmental consultants, etc.). He has been involved in projects from site analysis to feasibility study through conceptual development and ultimately through grading design and the permitting process.

Mr. Martin is a Senior Landscape Architect at MRA with experience in project management and design of residential, commercial, and recreational projects. His responsibilities encompass preparation of site feasibility studies, site planning and design, site grading, forest conservation, landscape design, and coordination with clients, consultants, and government agencies.

Projects designed by Mr. Martin include:

Buile Rock, Havre de Grace, Maryland - Mr. Martin served as a Land Planner and Landscape Architect for multiple parcels of the 977-acre exclusive residential community. The scope of the project included residential planning and preliminary engineering studies as well as detailed landscape design. Mr. Martin worked with the Design Review Board for Bulle Rock and the Planning Commission for the City of Havre de Grace to receive approvals for several parcels within the development. The project is currently in the permit process and is scheduled for construction this fall. 2005/2006

The Preserve at Holly Neck, Baltimore County, Maryland - Project Landscape Architect for the 153-acre exclusive residential development within the Chesapeake Bay Critical Area. Mr. Martin worked together with Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) to apply for and receive growth allocation to allow for 101 single family dwellings and a clubhouse. Services provided included master planning, site planning, and regulatory approvals. 2005/2006

The Vandermast Property, Baltimore County, Maryland - Project Landscape Architect for a residential development located adjacent to the Chesapeake Bay. Mr. Martin worked together with Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) to apply for and receive growth allocation to allow for 16 single family detached dwellings. Services provided included master planning, site planning, and regulatory approvals. 2005

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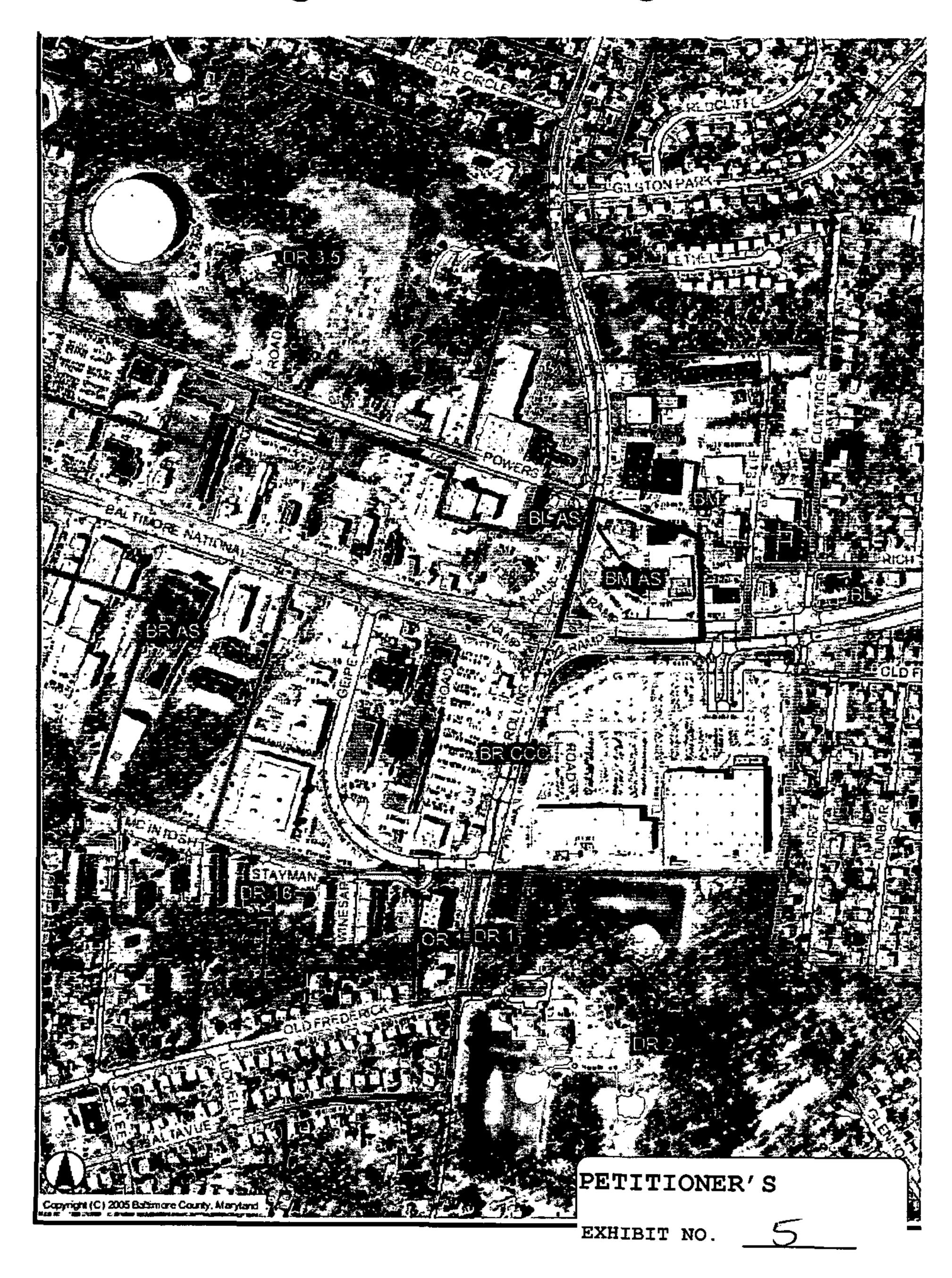
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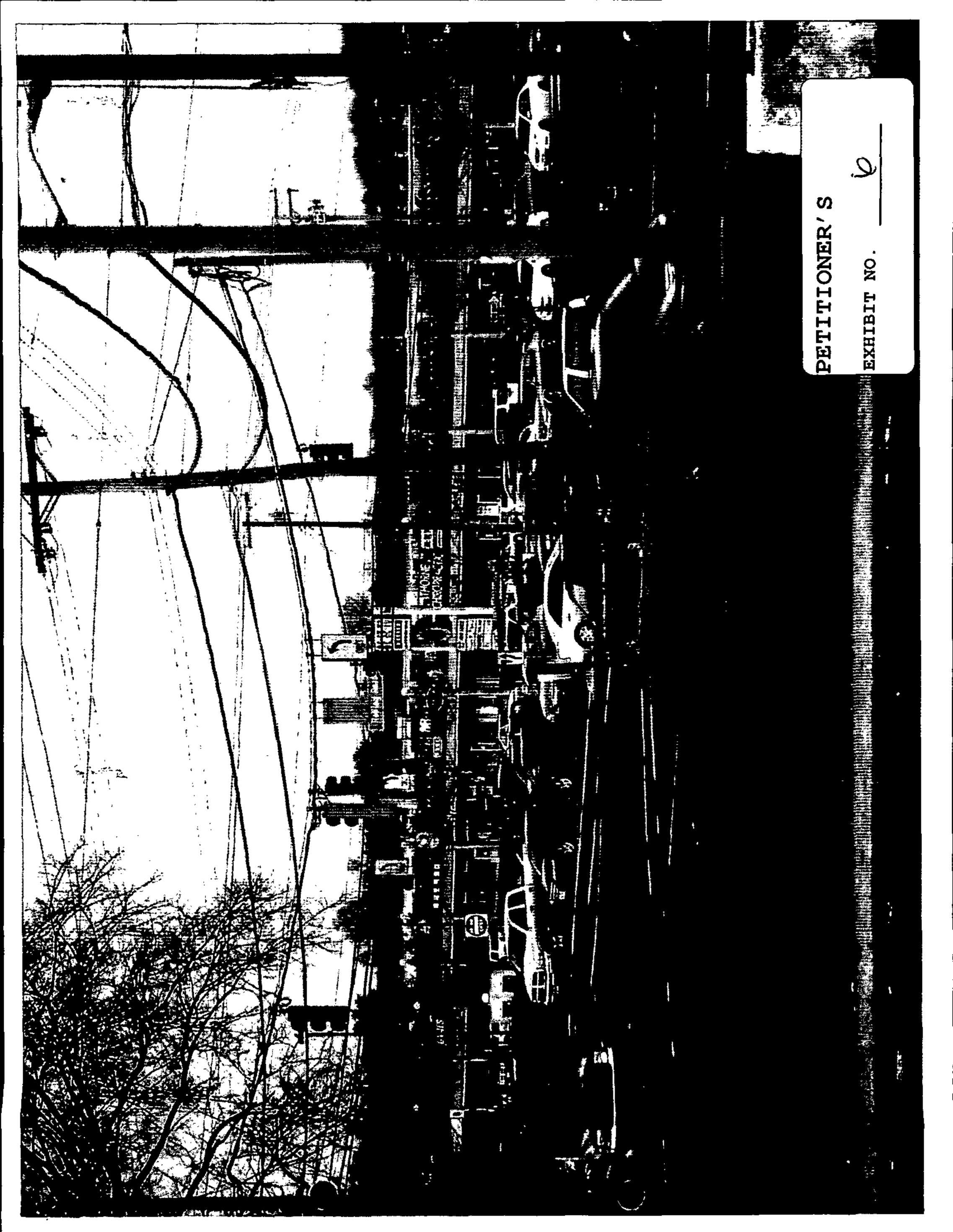
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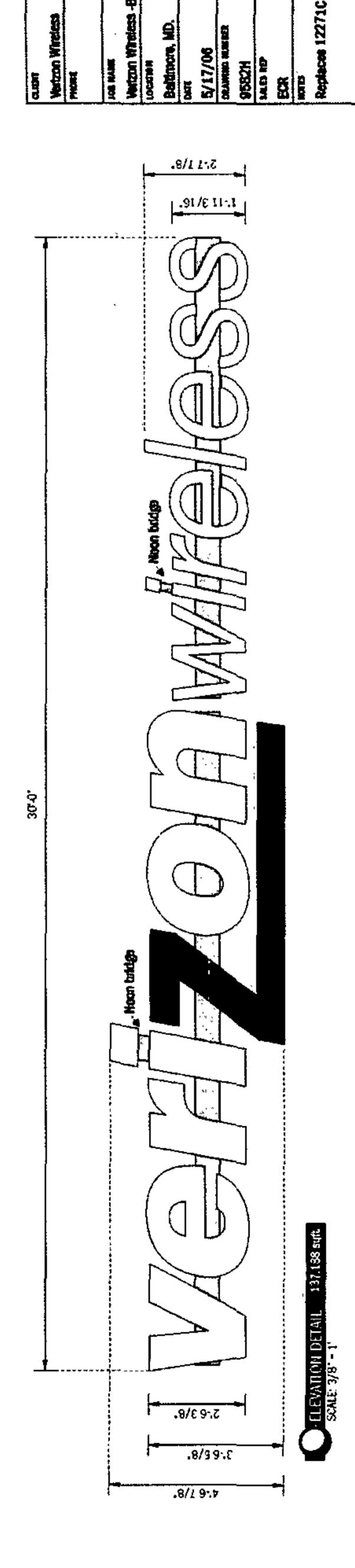
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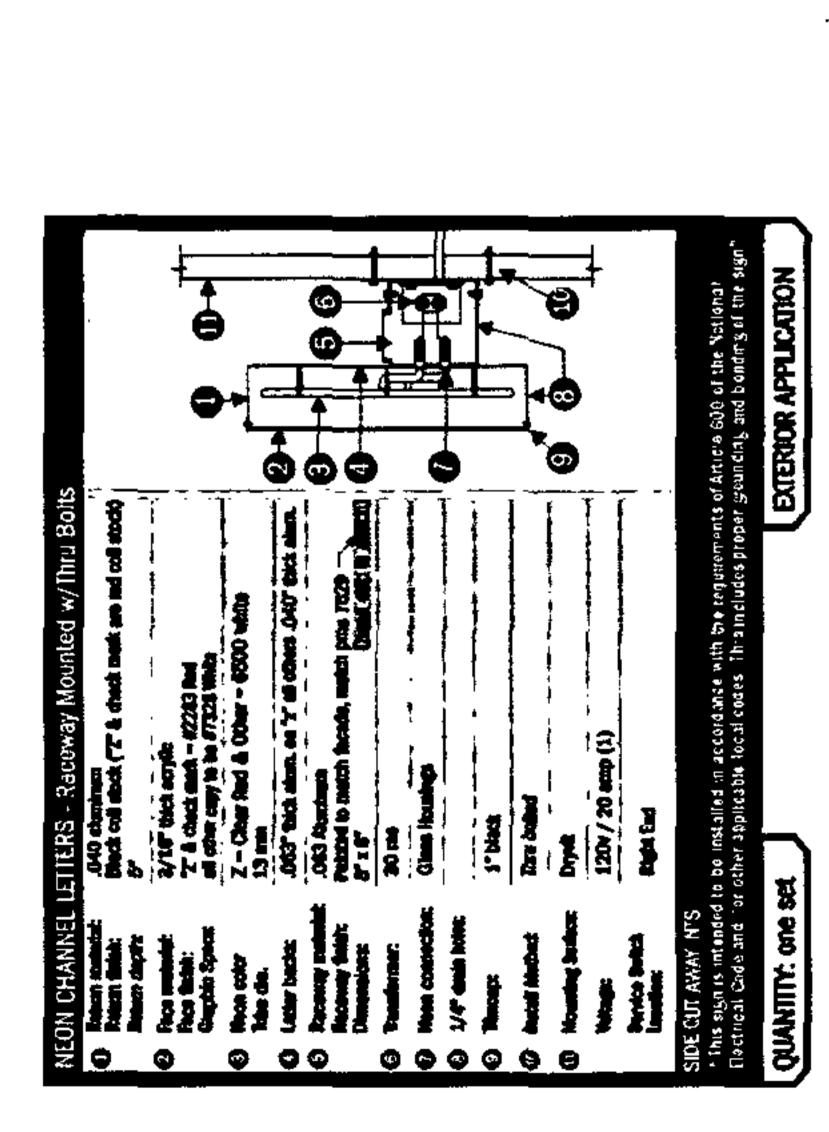


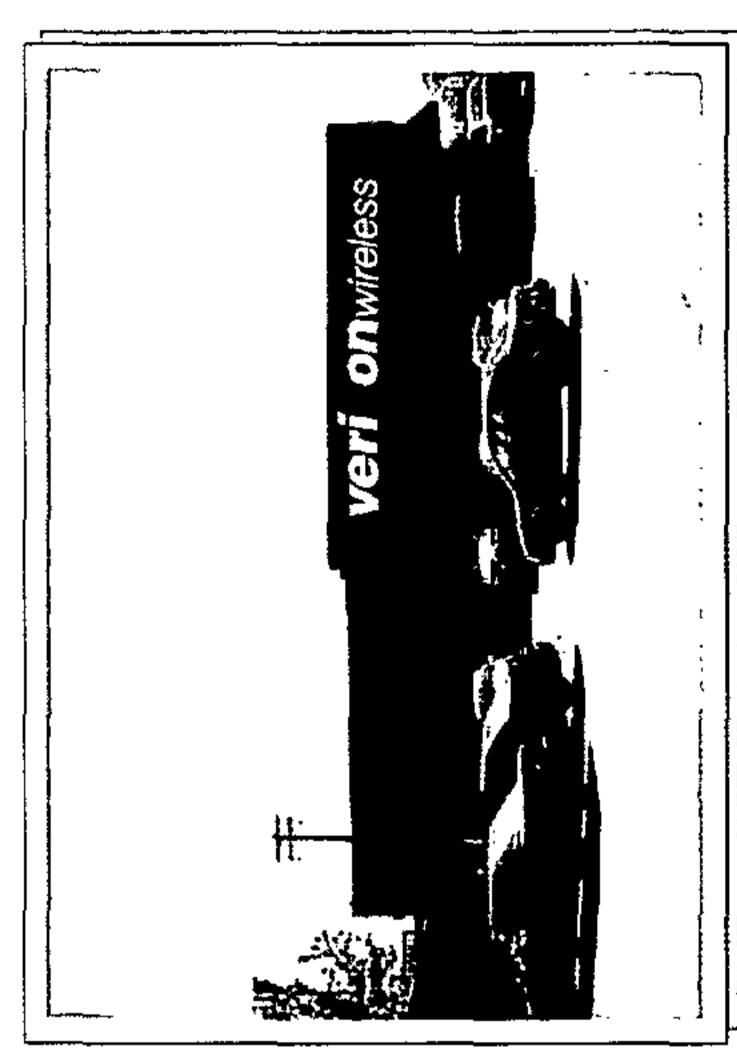


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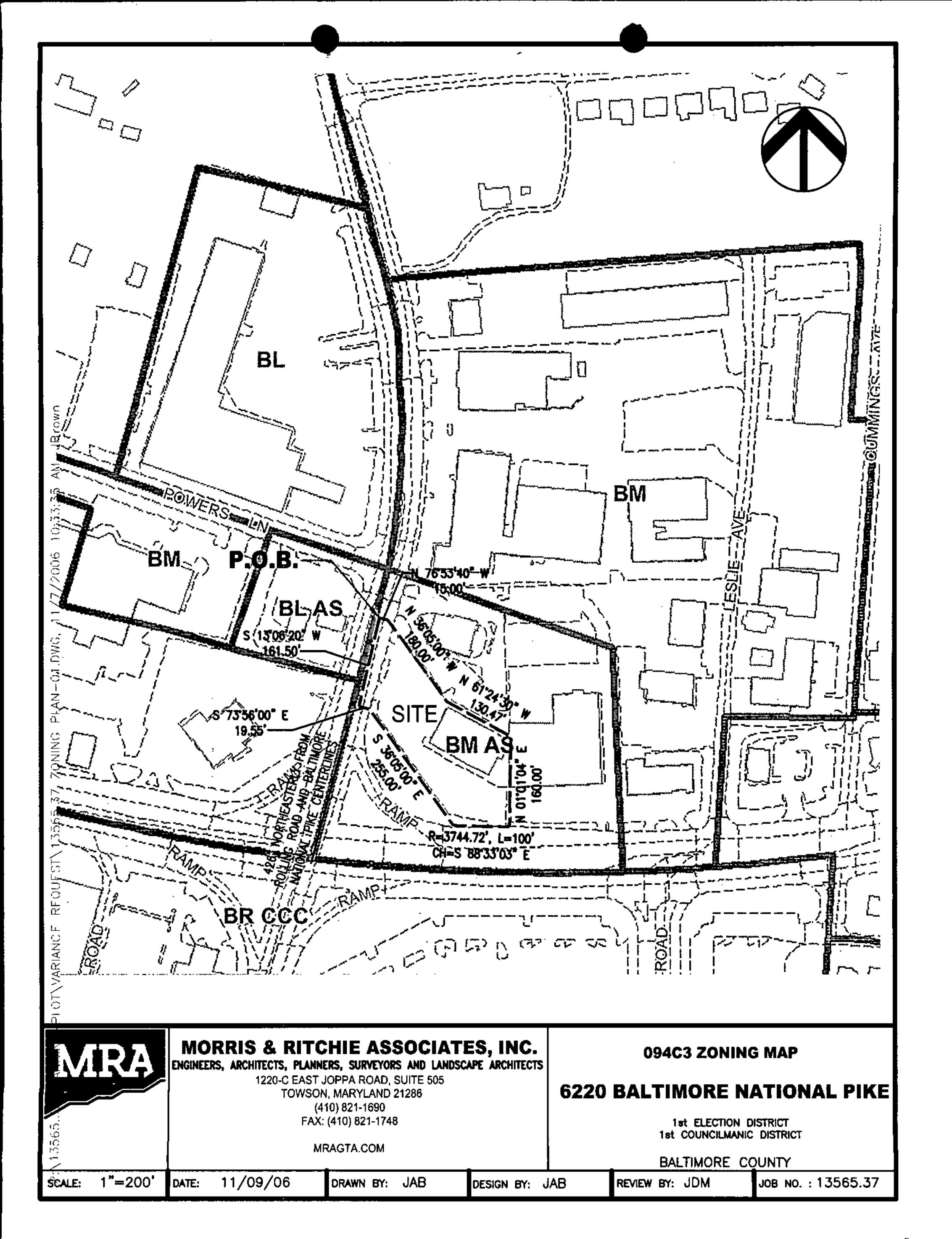
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
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


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