IN RE: PETITION FOR VARIANCE S/S North Point Boulevard, 36' E	*	BEFORE THE
c/line Carroll Avenue	*	ZONING COMMISSIONER
(1901 North Point Boulevard) 15 <sup>th</sup> Election District 7 <sup>th</sup> Election District	*	OF
/ Election District	*	BALTIMORE COUNTY
1901 North Point Boulevard, LLC Petitioner	*	Case No. 07-266-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 legal owner of the subject property, 1901 North Point Boulevard, LLC, through its attorney, Alfred L. Brennan, Jr., Esquire. The Petitioner seeks relief from Sections 307.1 and 409.6(a)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) parking spaces for a proposed commercial glass company in lieu of the required 11 parking spaces. 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 at the requisite public hearing in support of the request were Ralph G. Collins, managing member, on behalf of 1901 North Point Boulevard, LLC, owner of the property, Margaret L. Collins, his wife, and William N. Bafitis, Professional Engineer, with Bafitis & Associates, Inc., who prepared the site plan. Alfred L. Brennan, Jr., Esquire represented the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is located on the southeast corner of the intersection of North Point Boulevard and Carroll Avenue, not far from Merritt Boulevard in the subdivision known as Moffett Terrace in Essex. The property contains a gross area of approximately 0.243 acres or 10,612 square feet and is split-zoned B.L. (9,890).

Shiden Medicive D FOR Filling 3v square feet) and D.R.5.5 (721 square feet) and is presently improved with a one-story abandoned service station which is proposed to be removed. As shown in photographs collectively marked as Petitioner's Exhibit 2, vehicle access to the front of the building is provided via North Point Boulevard (right in and right out curb cuts) and Carroll Avenue on the western side of the site.

Petitioner proposes to redevelop the site to accommodate a 3,200 square foot commercial building to be known as the R.G. Collins Glass Company, Inc., which currently operates one block away at 1113 North Point Boulevard. Mr. Collins testified at length as to his number of years of experience in the commercial glass business and how the business operates. Most of his products consist of insulated plate glass used in building entrance ways, shower stalls and mirrors. He employs two (2) employees who cut glass from sheets kept in storage and fabricates orders as needed. According to Collins, the one-story block building used as a gas station was built in 1960 and has been abandoned for 15 years. The property is improved with exterior lighting and a macadam parking lot which contains parking places. The proposed 40' x 80' one-story building as shown on Petitioner's Exhibit 1 will contain 3,200 square feet, which under the zoning regulations would require eleven (11) parking spaces (3.3 per 1,000 square feet equals 10.6 spaces). The irregular shaped parcel allows for six (6) parking spaces which Mr. Bafitis indicated were adequate to accommodate a glass storage facility that will serve only employees of the Collins glass company as opposed to a retail customer base. The proposal was also discussed with area residents who are happy to have the glass company as a neighbor.

Given the size and dimension of the existing lot that will be reconfigured to permit six (6) parking spaces on the site without interference with vehicle circulation using the drive isles or trucks accessing the loading dock, I believe the petition for variance should be approved. There are special circumstances that are peculiar to this property and that the Petitioner has

SADEN NECEWED FOR FILING Date 2-21-31 By (S.C.) demonstrated practical difficulty would be sustained if relief were denied. Strict adherence with the requirements of Section 409.6(A)(2) of the B.C.Z.R. would be unduly burdensome and would prohibit reasonable use of this property. Finally, relief can be granted in such a manner so as not to be detrimental to other adjacent properties. However, I received a Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning, dated February 12, 2007. That comment has requested review and approval of architectural elevations and a lighting and signing plan for the subject site. Therefore, as a condition of approval, I will require compliance with this recommendation.

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 21 of day of February 2007 that the Petition for Variance, pursuant to Section 409.6(a)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) parking spaces in lieu of the required 11 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for their 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 their 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.
- 2) Prior to the issuance of any building permit, the Petitioner shall submit to the Office of Planning for review the following:
  - a) Elevation drawings that show the exterior design, color and materials of the proposed office building;
  - b) A plan that shows the location and design of any lights to be used on the parking lot and all other outside lights to be used on the subject property; and

- c) A plan showing the proposed landscaped screening at the northwest corner and southwest corner of the subject property.
- 3) 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 made within thirty (30) days of the date hereof.

WJW:dlw

Zoning Commissioner

for Baltimore County

Charactive Drug Filing

By (Section 1997)



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

February 21, 2007

Alfred L. Brennan, Jr., Esquire Brennan & Brennan, Attorneys-at-Law 825 Eastern Avenue Baltimore, MD 21221

RE: PETITION FOR VARIANCE

S/S North Point Boulevard, 36' E c/line Carroll Avenue (1901 North Point Boulevard)
15<sup>th</sup> Election District - 7<sup>th</sup> Election District
1901 North Point Boulevard, LLC - Petitioner
Case No. 07-266-A

Dear Mr. Brennan:

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.

Very truly yours,

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

c: Mr. and Mrs. Ralph G. Collins, 3707 Sewell Road, Abingdon, Md. 21009 Mr. William N. Bafitis, P.E., Bafitis & Associates, Inc., 1249 Engleberth Road, Baltimore, Md. 21221 Office of Planning; People's Counsel; Case File



### Petition for Variance

### to the Zoning Commissioner of Baltimore County

for the property-located.at 1901 North Point Blvd which is presently zoned BL & DR 5.5

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

To permit 6 parking spaces in lieu of the required 11 parking spaces per section 409.6A.2 (BCZR)

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

To be provided at the hearing.

Contract Purchaser/Lessee:

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.

Legal Owner(s):

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.

### 1901 North Point Blvd, LLC Name - Type or Print Name - Type or Print Signature Signature Ralph Glynn Collins MA-16. Name - Type or Print Telephone No. Address Zip Code Signature City State 443-250-6491 3707 Sewell Road Attorney For Petitioner: Address Telephone No. Abingdon, MD 21009 ALFRED L. BRENNAN, JR. Name - Type or Print City Zip Code State

Representative to be Contacted: Signature ALFRED L. BRENNAN, Jr. Brengian & Brennan, Attorneys-at-Law Name Company 410-687-3434 825 Eastern Avenue 410-687-3434 825 Eastern Blvd Telephone No. Address Telephone No. Address Baltimore, MD 21221 Baltimore, MD 21221 State Zip Code City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING	14/

UNAVAILABLE FOR HEARING

REV 9/15/98

Case No.

Unyen hecelved for filing

Reviewed By

Date 2-21-07

By. 1979



### ZONING DESCRIPTION FOR 1901 NORTH POINT BOULEVARD 15<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



Beginning for the same at a point on the South side of North Point Boulevard, 150' wide, said point being situated 36' ± Easterly from the centerline of Carroll Avenue along the said South side North Point Boulevard.

Thence binding on the South side of said North Point Boulevard South 57°-57'-22" East, 135.68 feet, to a point, thence leaving the South side of North Point Boulevard South 40°-32'-28" West, 84.66 feet, thence North 49°-27'-22" West, 145.00 feet, to the East side of Carroll Avenue, proposed to be 50 feet wide, thence binding on the East side of Carroll Avenue North 40°-32'-38" East, 45.79 feet, to a point, thence North 70°-24'-37" East, 21.70 feet, to the Point Of Beginning.

Containing 10,611.56 square feet or 0.243 acres of land, more or less.

William N. Bafitis, V.E., Md. Licence No. 11641

Being that same lot of ground described in a deed recorded among the land records of Baltimore County, Maryland in liber 24341, folio 302.

(Seal)

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: # 07-266-A
1901 North Point Boulevard
Southeast corner of North
Point Boulevard and Carroll

Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): 1901
North Blvd., LLC, Ralph
Glynn Collins
Variance: to permit 6 parking spaces in lieu of the required 11 parking spaces.
Hearing: Tuesday, February 13, 2007 at 2:00 p.m.
in Room 407, County
Courts Building, 401
Bosley Avenue, Towson
21204.

ono

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the

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.

# OF PUBLICATION

\_. 20<u>C</u>]

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

The Jeffersonian

Arbutus Time

mes Catonsville Ti

Towson Time

Times Owings Mills

NE Booster/Reporter

News North County

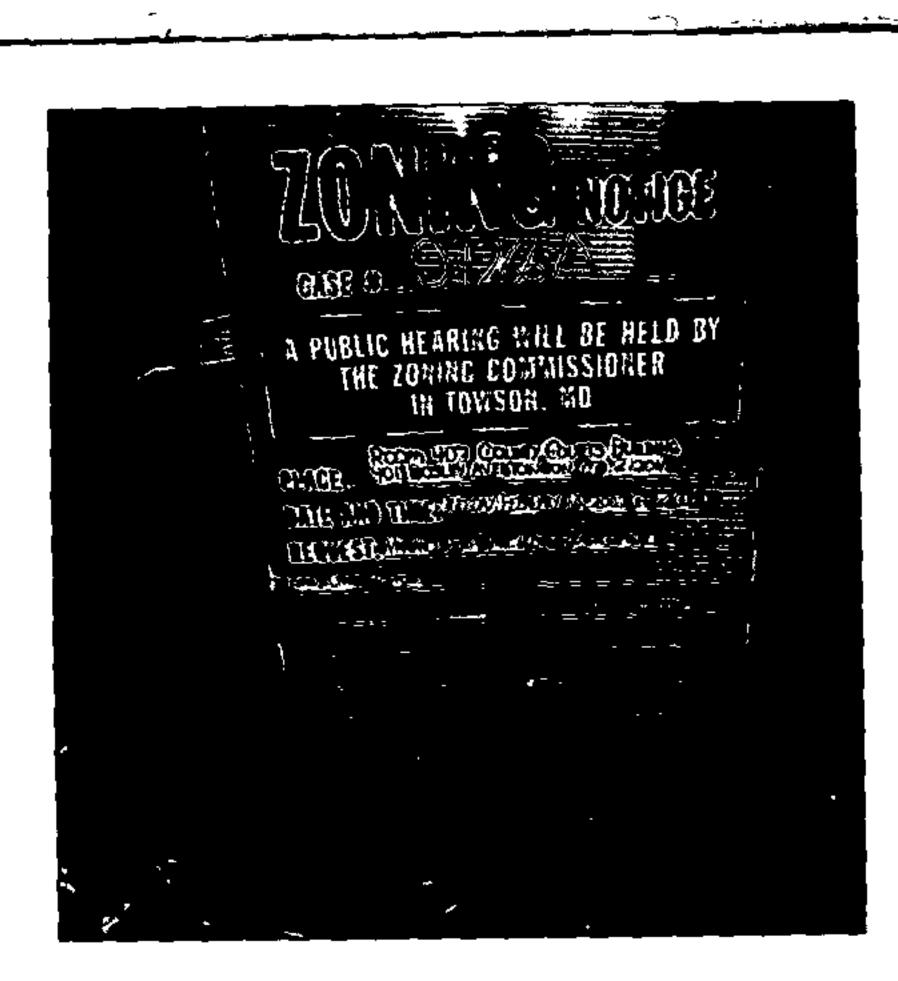
> Muling

LEGAL ADVERTISING

YELLOW - CUSTOMER ACCOUNT Y, MARYLAND AMOUNT RECEIPT PINK - AGENCY BALTIMORE COUNT MISCELLANEOUS OFFICE OF BUDGET DISTRIBUTION WHITE - CASHIER RECEIVED FROM: DATE FOR:

### CERTIFICATE OF POSTING

		t .	
		RE: Case No.: 07-266-A	· .
	5 <u>.</u> 6*.	Petitioner/Developer: 19011	ORTH
	•	POINT BLVD, LLC RALPH	
		Date of Hearing/Closing: $\frac{Z^{-/3}}{}$	_
Baltimore County Department of Permits and Development Managem County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	cot		
ATTN: Kristen Matthews {(410) 88	7-3394}		~
Ladies and Gentlemen:	· ·	The state of the s	
posted conspicuously on the propert	y located at:	the necessary sign(s) required by law w	ere
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		Robert Black Z-Z (Signature of Sign Poster) (Date)	7
PUBLIC HEARING WILL BE HELD BY		SSG Robert Black	<u>~</u>
THE ZONING ED FAISSIONEN IN TOVISON. MO		(Print Name)	· · · · · · · · · · · · · · · · · · ·
M. T. M. C. L. C. L. C. L. C. L. C.	1 4 1	1508 Leslie Road	
	† •	(Address)	3
	; }	Dundalk, Maryland 21222	
	,	(City, State, Zip Code)	-
	1	(410) 282-7940	
		(Telephone Number)	



RE: PETITION FOR VARIANCE

1901 North Point Blvd; SE corner North

Point Blvd & Carroll Avenue

15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owner(s): 1901 North Point Blvd, LLC\*

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

FOR

**BALTIMORE COUNTY** 

07-266-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 4<sup>th</sup> day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Alfred Brennan, Esquire, 825 Eastern Blvd, Baltimore, MD 21221, Attorney for Petitioner(s).

RECEIVED

JAN 0 4 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....



JAMES T. SMITH, JR. County Executive

TUMOTIAYYM & Q280CO, Director
Department of Permits and
Development Management

### CORRECT 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: 07-266-A
1901 North Point Boulevard
Southeast corner of North Point Boulevard and Carroll Avenue
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District
Legal Owners: 1901 North Point Blvd., LLC, Ralph Glynn Collins

Variance to permit 6 parking spaces in lieu of the required 11 parking spaces.

Hearing: Tuesday, February 13, 2007 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Alfred Brennan, 825 Eastern Boulevard, Baltimore 21221 Ralph Glynn Collins, 3707 Sewell Road, Abingdon 21009

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 30,2007.

- (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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 30, 2007 Issue - Jeffersonian

Please forward billing to:

Alfred L. Brennan, Esq. Brennan & Brennan 825 Eastern Boulevard Baltimore, MD 21221

410-687-3434

### CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-266-A 1901 North Point Boulevard

Southeast corner of North Point Boulevard and Carroll Avenue

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: 1901 North Point Blvd., LLC, Ralph Glynn Collins

Variance to permit 6 parking spaces in lieu of the required 11 parking spaces.

Hearing: Tuesday, February 13, 2007 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



JAMES T. SMITH, JR. County Executive

PANGERY 2 2007

Department of Permits and

Development Management

### 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: 07-266-A
1901 North Point Boulevard
Southeast corner of North Point Boulevard and Carroll Avenue
15<sup>th</sup> Election District — 7<sup>th</sup> Councilmanic District
Legal Owners: 1901 North Point Blvd., LLC, Ralph Glynn Collins

Variance to permit 6 parking spaces in lieu of the required 11 parking spaces.

Hearing: Thursday, February 8, 2007 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Alfred Brennan, 825 Eastern Boulevard, Baltimore 21221
Ralph Glynn Collins, 3707 Sewell Road, Abingdon 21009

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 24,2007.
  - (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.

### 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. <u>07-266-A</u>	
Petitioner: 1901 North Point Blud, CCC.	
Address or Location: 1901 North Point Blud, Baltimen and 212	د
PLEASE FORWARD ADVERTISING BILL TO.	
Name: Alfred L. Brange, Jn. Esq.	
Address: 825 EAStern Blud	
BAltimory, Md. 2122/	
Telephone Number: 410-687-3434	
I	



JAMES T. SMITH, JR. County Executive

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

February 6, 2007

Alfred L. Brennan, Jr. Brennan & Brennan, Attorneys-at-Law 825 Eastern Blvd. Baltimore, MD 21221

Dear Mr. Brennan:

RE: Case Number: 07-266-A, 1901 North Point Blvd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 8, 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

W. Callibal)

WCR:amf

**Enclosures** 

People's Counsel C. Ralph Glynn Collins, Managing Member 1901 North Point Blvd, LLC 3707 Sewell Road Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent** 

**Account Identifier:** 

District - 15 Account Number - 1523350180

**Owner Information** 

**Owner Name:** 

1901 NORTH POINT BLVD LLC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address: 3707 SEWELL RD

**Primary Structure Built** 

1960

ABINGDON MD 21009-1220

**Deed Reference:** 

1) /24341/ 302

2)

**Location & Structure Information** 

**Premises Address** 

1901 NORTH POINT BLVD

**Legal Description** 

PT LT 76,77

1901 NORTH POINT BLVD

MOFFETT TERRACE

**Block Lot** Plat No: Map Grid Parcel **Sub District** Subdivision Section Assessment Area 7/ 184 Plat Ref: 96 23 214 76

Town

**Special Tax Areas** 

**Ad Valorem Tax Class** 

**Enclosed Area** 1,316 SF

**Property Land Area** 10,818.00 SF

County Use 06

Stories

**Basement** 

Type

Exterior

**Value Information** 

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	62,900	109,900		
Improvements:	13,500	15,200		
Total:	76,400	125,100	92,633	108,866
Preferential Land:	0	0	0	0

Transfer	Information
114113161	T11101111011011

Seller: STAMATION GEORGE Date: IMPROVED ARMS-LENGTH Type: Seller: WHITE FLOYD G Date:

08/21/2006 **Deed1:** /24341/ 302 10/02/1975

Price: \$250,000 Deed2:

\$25,500

Price: **Deed1:** / 5571/693 Deed2:

Date:

Price:

Deed2:

Deed1:

Exemption Information									
Partial Exempt Assessments	Class	07/01/2006	07/01/2007						
County	000	0	0						
State	000	0	0						
Municipal	000	0	0						
		•							

Tax Exempt: **Exempt Class:** 

Type:

Type:

Seller:

NO

IMPROVED ARMS-LENGTH

**Special Tax Recapture:** 

\* NONE \*

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

**DATE:** February 12, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

1901 North Point Boulevard

**INFORMATION:** 

**Item Number:** 

7-266

**Petitioner:** 

Ralph Glynn Collins

Zoning:

BL and DR 5.5

**Requested Action:** 

Variance

### **SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has reviewed the petitioner's request and offers the following comments:

Submit to this office for review and approval architectural elevations of the proposed building, a plan that shows landscape enhancements along North Point Boulevard and Carroll Avenue, the most desired locations are the northwest corner of the subject property and the south west corner of the subject property. To the extent possible the landscaped areas should be more than that mentioned. Additionally, a lighting and signage plan for the subject site.

Provided the information requested is submitted and approved by this office has no opposition to the petitioner's request.

For further information concerning the matters stated here in, please contact Amy Mantay at 410-887-

3480.

Reviewed by

Division Chief:

AFK/LL: CM

From:

Debra Wiley

To:

Murray, Curtis

Date:

02/09/07 3:26:57 PM

Subject:

Office of Planning Comments Needed for Bill

Hi Curtis,

Bill has a hearing scheduled Tuesday, 2/13 @ 2PM and we're looking for a comment for the following:

07-266-A
1901 North Point Blvd., LLC
SE Corner of North Point Blvd. & Carroll Avenue
15th Election Dist., 7th Council Dist.
1901 North Point Blvd., LLC, Ralph Glynn Collins (Legal Owners)

Variance to permit 6 parking spaces in lieu of the req'd 11 parking spaces

Thanks and have a great weekend!!

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 2, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For January 1, 2006

Item Nos, 07-266, 268, 270, 271, 272, 273, 274, 275, 277, 278, 279, and 280

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-01022007.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-2-2007

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

RE:

**Baltimore County** 

Item No. 7-266A

1901 NORTH POINT BLVD.

RHALPH GLYNN COLLINS

VARIANCE

Dear Ms. Matthews:

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. 7-266 &

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

### BRENNAN AND BRENNAN

ATTORNEYS AT LAW, P.A.

825 EASTERN BOULEVARD ESSEX, BALTIMORE, MD. 21221

JAMES C. BRENNAN ALFRED L. BRENNAN, JR.

DEBORAH M, ENGRAM

TELEPHONE (410) 687-3434
TELEFAX
(410) 391-4963

### FAX TRANSMITTAL SHEET

SENDER'S FAX NUMBER:

(410) 391-4963

DATE:

January 9, 2007

TO:

Christian-Baltimore County Zoning

FROM:

Alfred L. Brennan, Jr. Esquire

RE:

Case No. 07-266-A

RECIPIENT'S FAX NUMBER:

410-887-3048

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET:

Ţ

MESSAGE: The above case is currently scheduled for February 8, 2007 at 2:00 p.m. I am hereby requesting a postponement as I currently have a case scheduled for the District Court of Maryland in Essex on the same date and time. You and I discussed rescheduling this case to February 13, 2007 at 2:00 p.m. Please postpone the February 8th case and reset for February 13. Thank you for your cooperation and assistance in this matter.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT: (410) 687-3434.

This facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the original message to us at the address above via the U.S. Postal Service. Thank you.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

January prich, Addressent

Alfred Brennan, Jr. Brennan & Brennan, Attorneys at Law 825 Eastern Boulevard Baltimore, MD 21221

Dear Mr. Brennan:

RE: Case Number: 07-266-A, 1901 North Point Boulevard

The above matter, previously scheduled for February 8, 2007, has been postponed at your request. The hearing has been rescheduled and the new notice reflecting this change is attached.

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

Verystruly yours, Kotroco.

Timothy Kotroco

Director

TK:klm

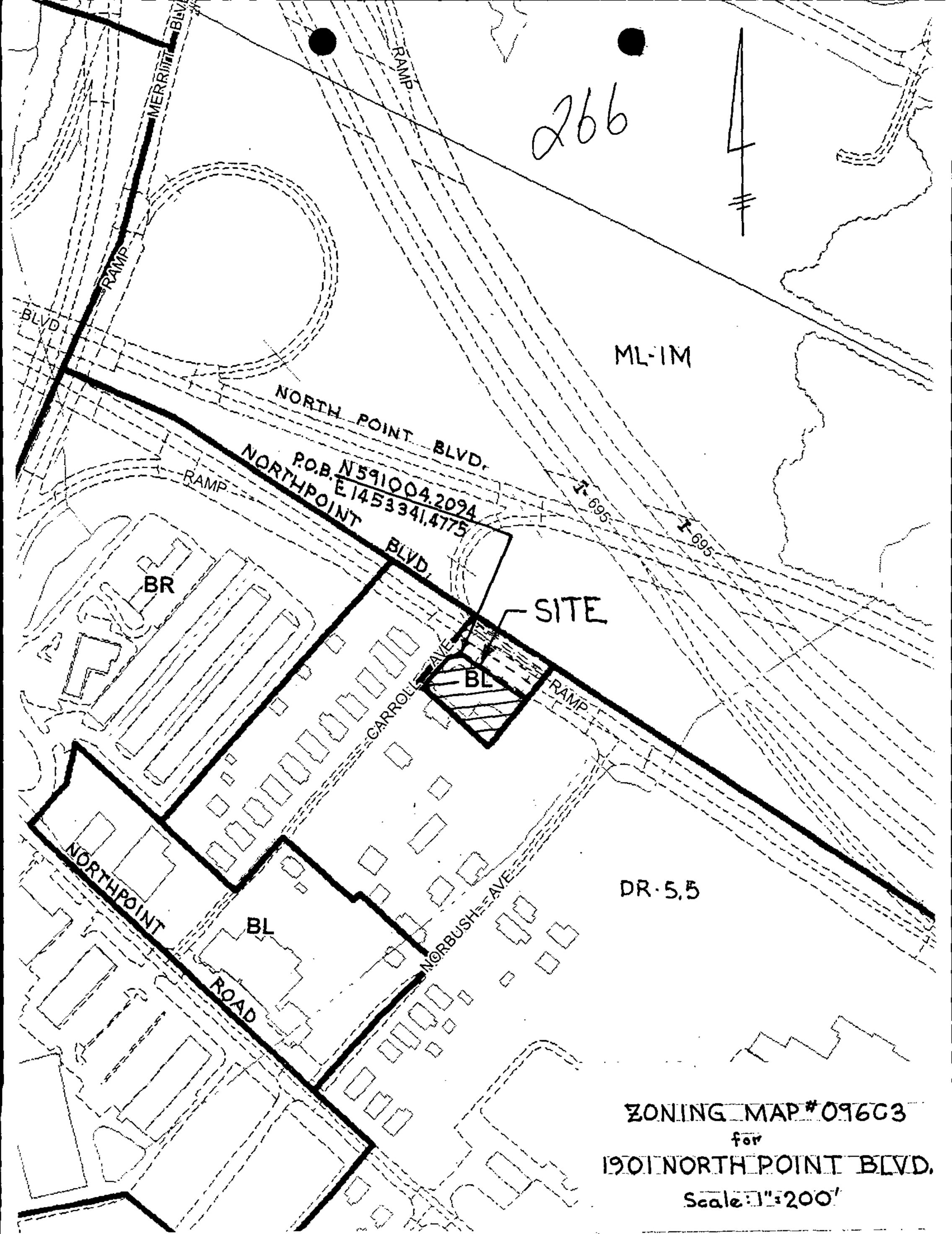
C: Ralph Glynn Collins, 3707 Sewell Road, Abingdon 21009

## PLEASE PRINT CLEARLY

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# PETITIONER'S SIGN-

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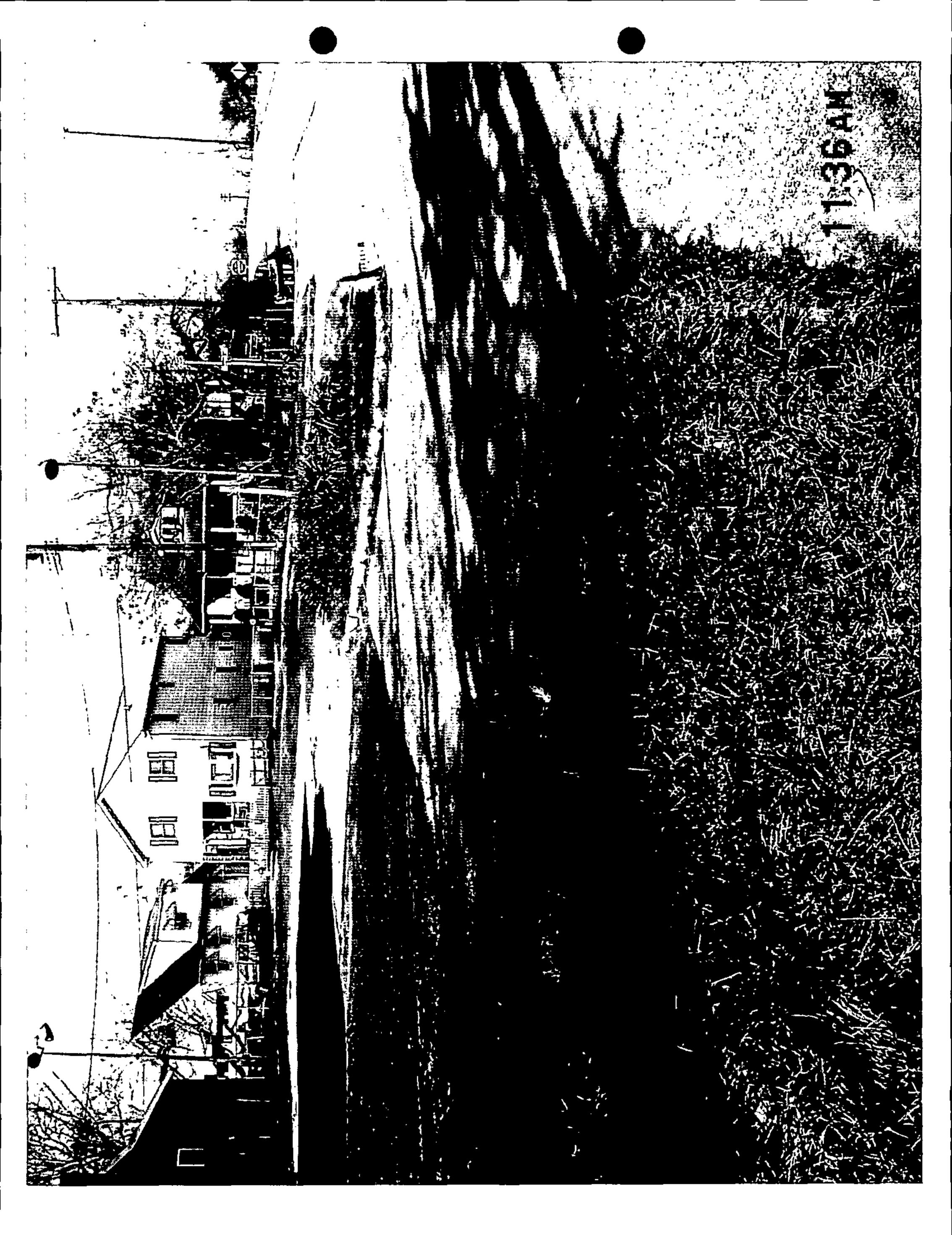
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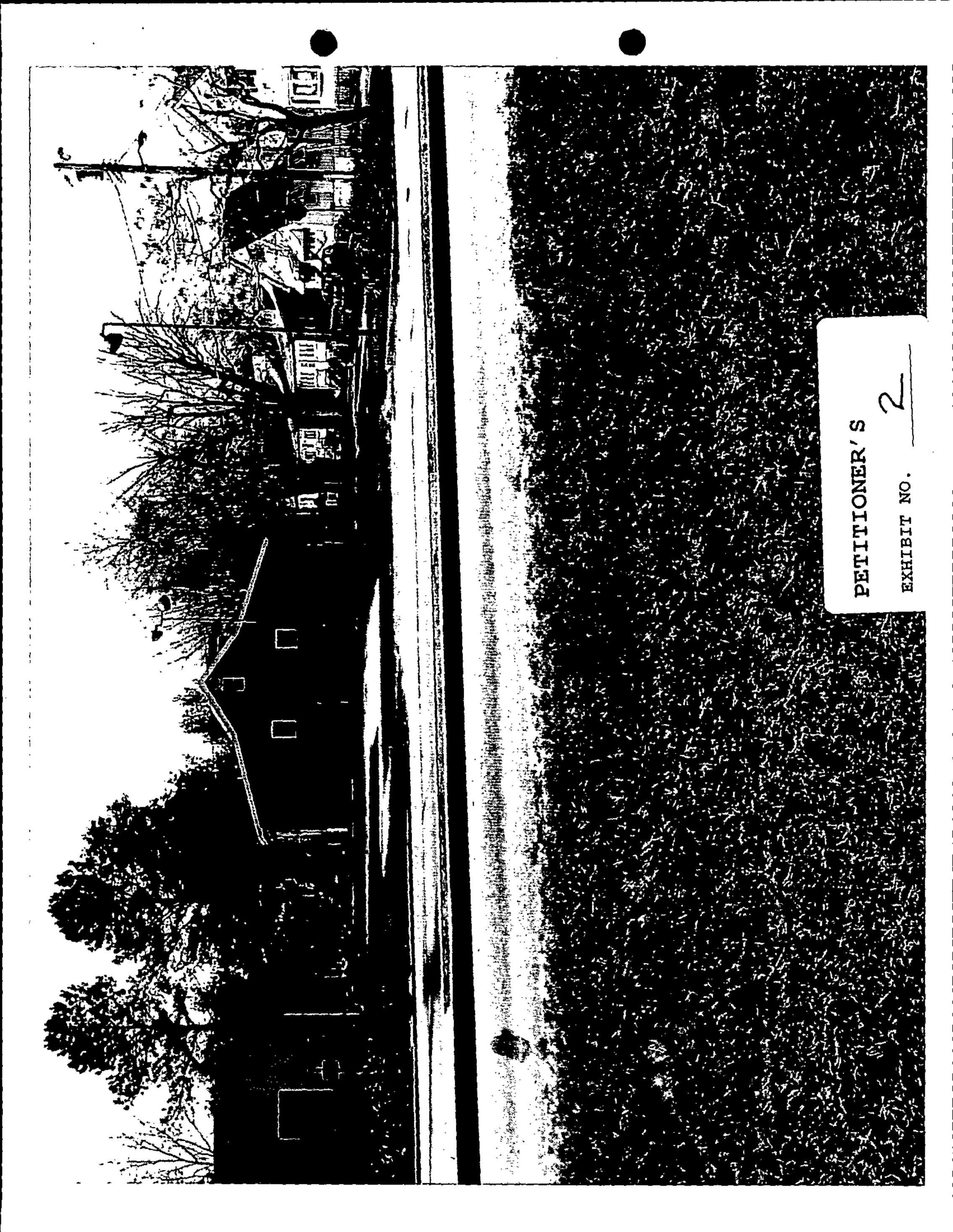
### **Exhibit Sheet**

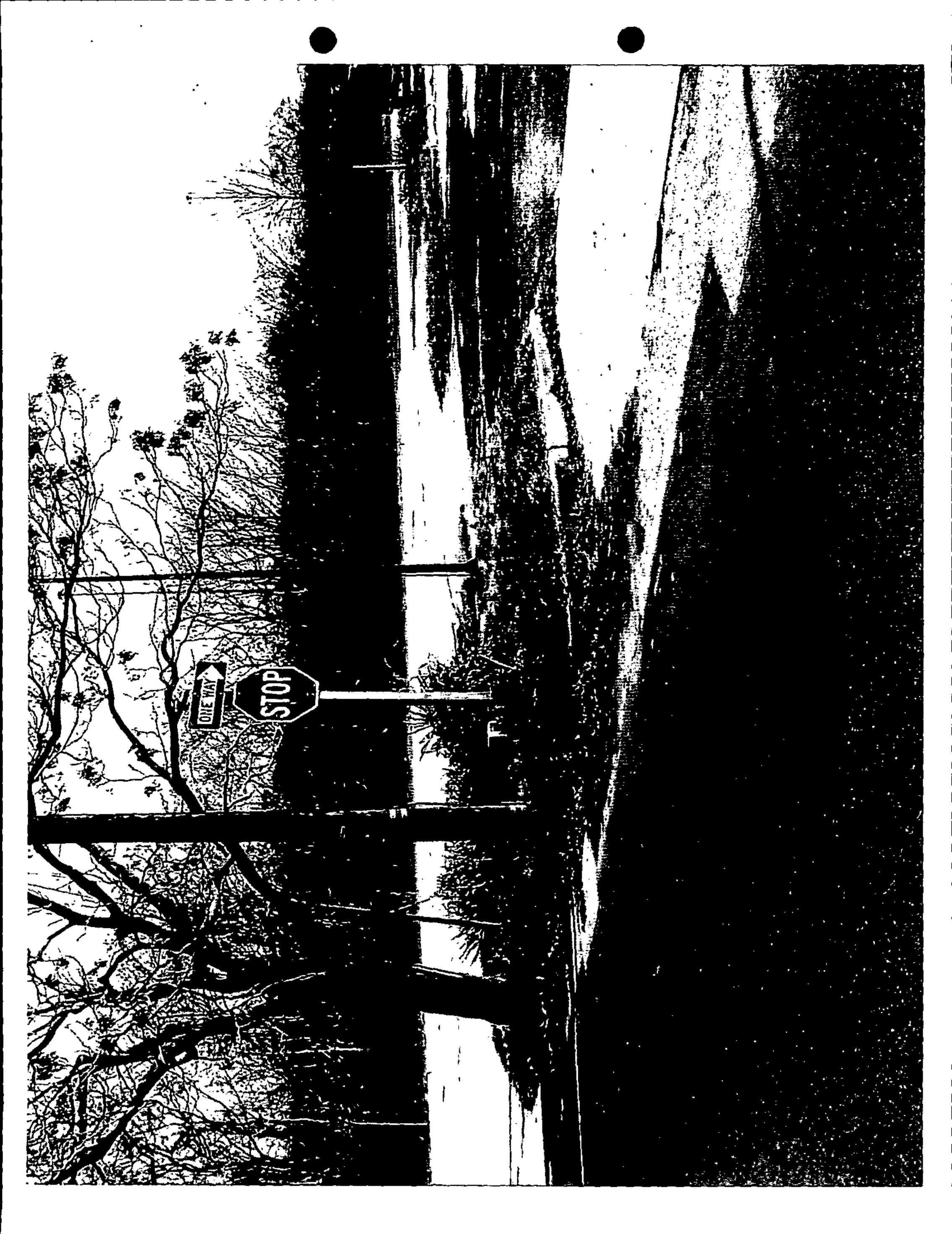
### Petitioner/Developer

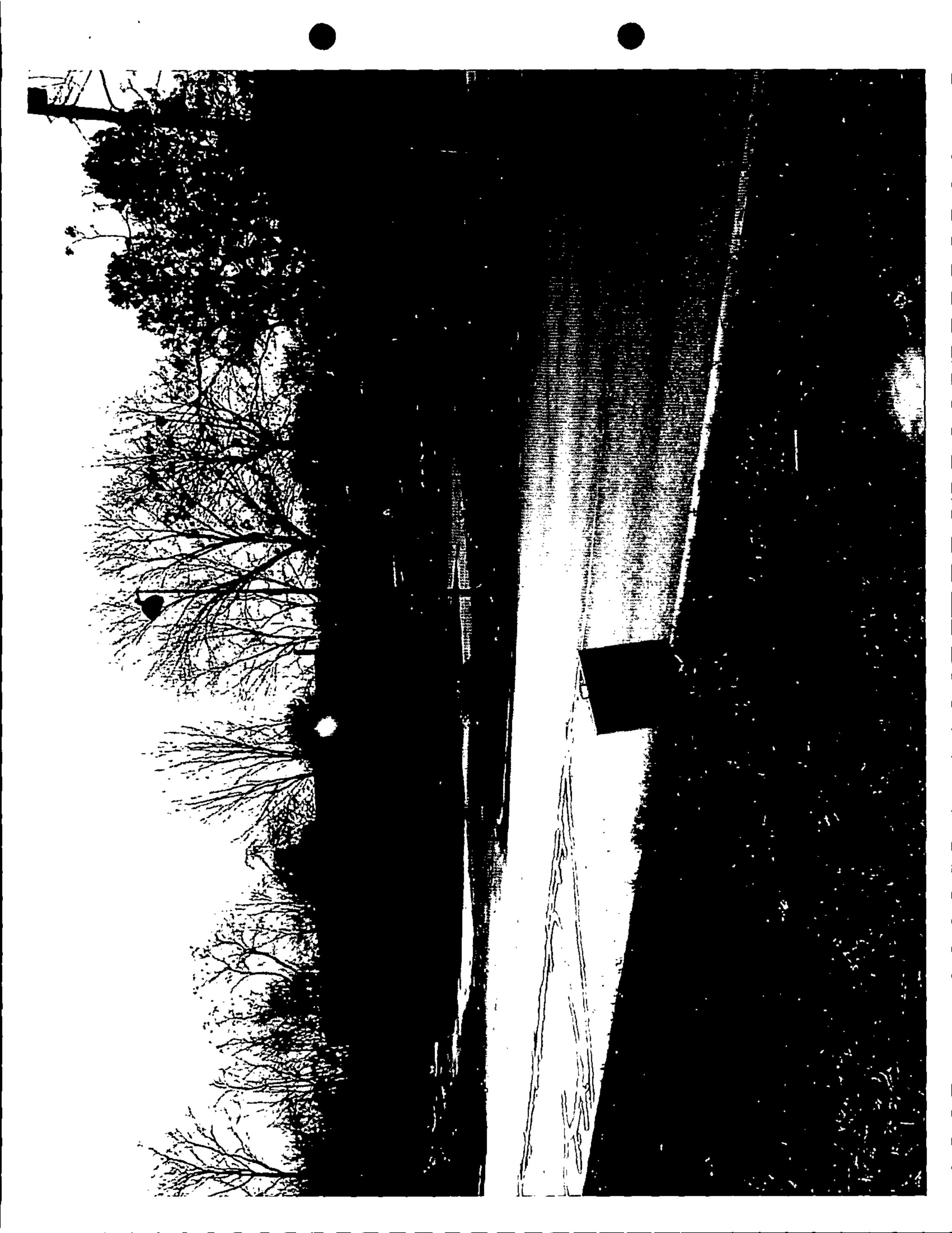
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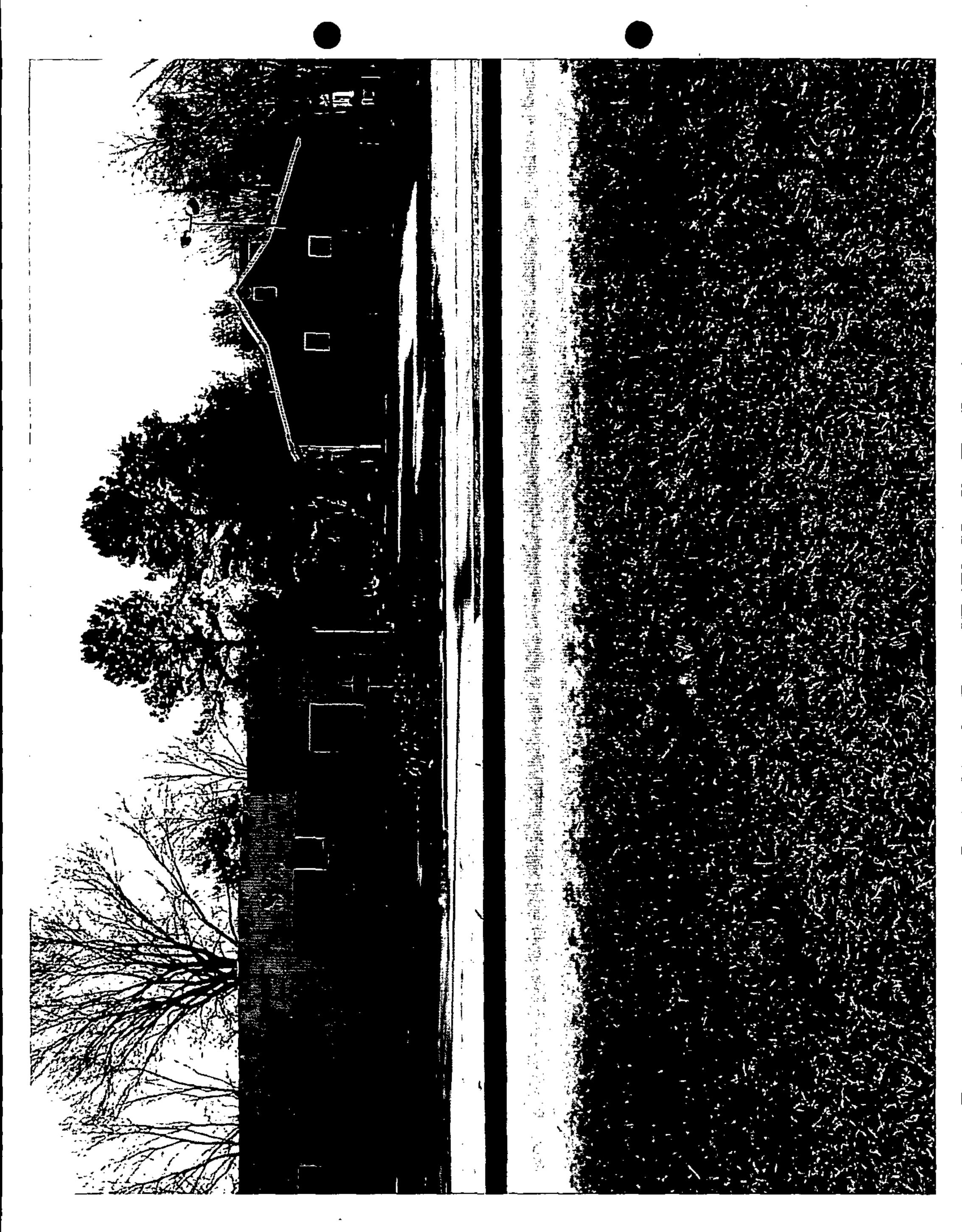
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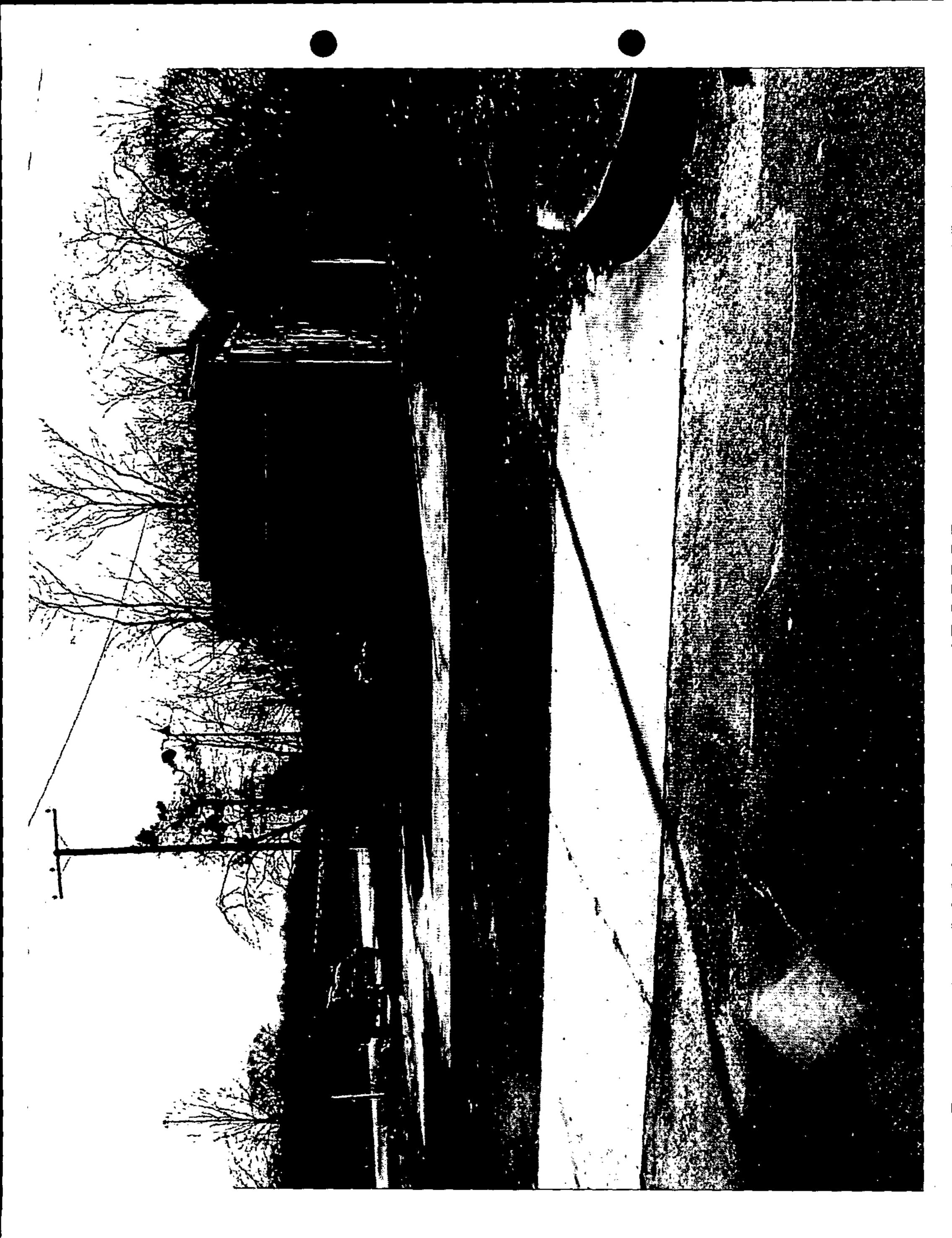


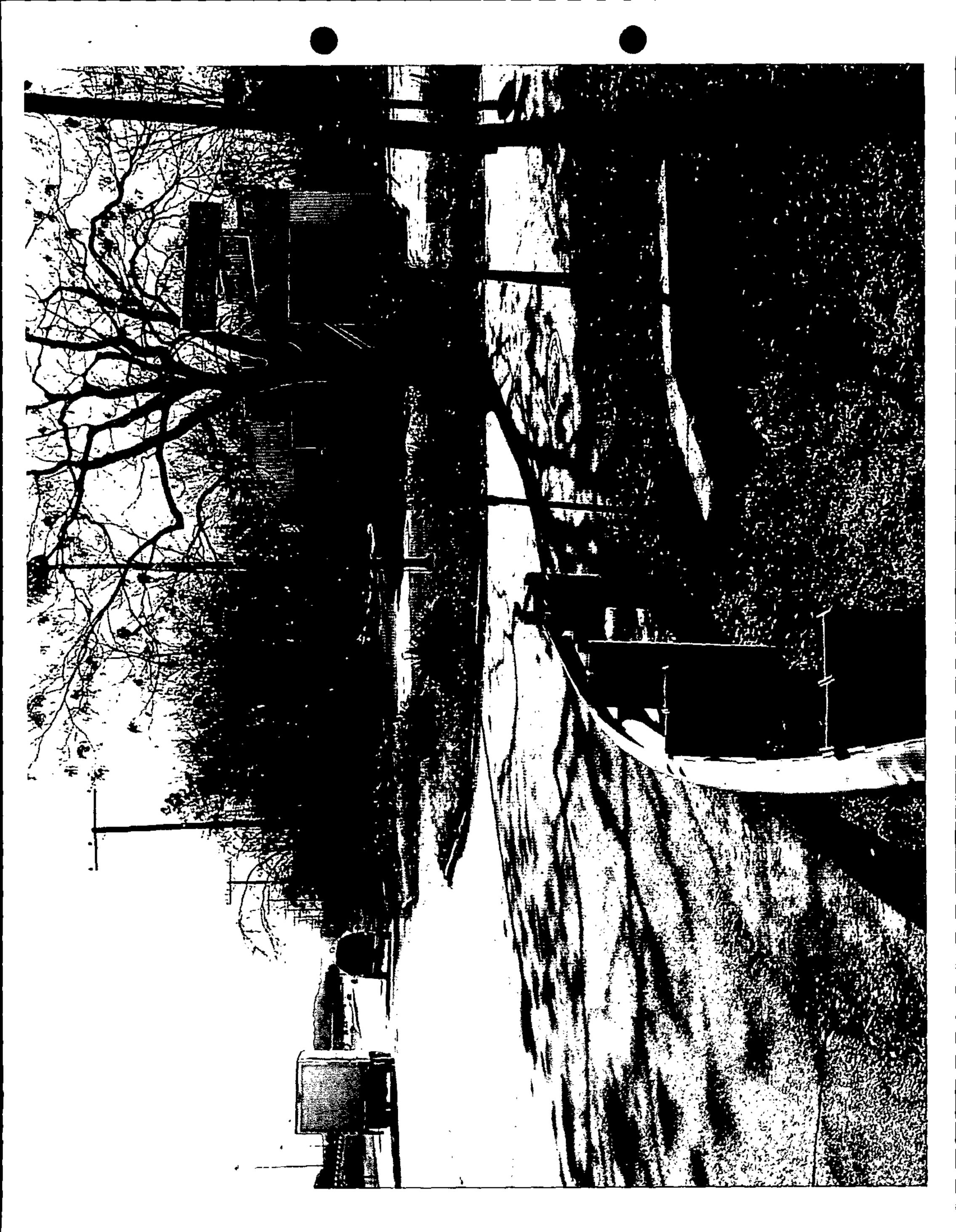















TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 23, 2007 Issue - Jeffersonian

Please forward billing to:

Alfred L. Brennan, Esq. Brennan & Brennan 825 Eastern Boulevard Baltimore, MD 21221 410-687-3434

### **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: 07-266-A
1901 North Point Boulevard
Southeast comer of North Point Boulevard and Carroll Avenue
15<sup>th</sup> Election District — 7<sup>th</sup> Councilmanic District
Legal Owners: 1901 North Point Blvd., LLC, Ralph Glynn Collins

Variance to permit 6 parking spaces in lieu of the required 11 parking spaces.

Hearing: Thursday, February 8, 2007 at 2:00 p.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.