IN RE: PETITION FOR VARIANCE

E side of York Road, 46 feet N of c/l of

Mt. Carmel Road 7th Election District

3rd Councilmanic District

(16951 York Road)

* BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Zgorski Family, LLC By Robert F. Zgorski, Managing Member Petitioners

* CASE NO. 07-303-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Zgorski Family, LLC By Robert F. Zgorski, Managing Member. The Petitioners are requesting variance relief for property located at 16951 York Road. The variance request is as follows:

From Section 295.3.C.2.a to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in lieu of the 12.5 foot average setback; and

From Section 259.3.C.2.b to permit an existing side yard setback of 0 feet for an existing historic façade to remain, and a proposed 6.5 foot setback for the proposed addition in lieu of the minimum required 15 feet, as depicted on the Petitioner's site plan; and

From Sections 259.3.C.3.a and b to permit landscaping in accordance with the landscape plan approved by the Department of Permits and Development Management, Development Plans Review Section; and

From Section 303.2 to permit an existing front porch setback of 0 feet in lieu of the required 12.5 foot front average setback.

The property was posted with Notice of Hearing on February 9, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and

3-7-00

date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 8, 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: ZAC comments were received from the Office of Planning dated January 22, 2007. That office does not oppose the granting of the variances as all are connected with the property's historic nature. The proposal meets the compatibility objectives of Section 32-4-106 for projects located in the CR District. A copy of the comments are incorporated herein and made a part hereof the file.

Interested Persons

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Appearing at the hearing on behalf of the variance request were Robert F. Zgorski, Managing Member, for the Zgorski Family, LLC, James Grammer, with McKee & Associates, Inc., who prepared the site plan. Jason Vettori, Esquire, represented the Petitioners. 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 is zoned BM-CR, contains 0.426 acres +/- and is improved by an existing commercial building known as the "Batchelor's Store". See Petitioner's exhibit 4, a photograph of the old building. The property is located opposite the intersection of Mt. Carmel Road and York Road in old Hereford business district. The building was built in 1873 and is on the Landmarks Preservation List (#319). Mr. Vettori presented the minutes of the Landmark Preservation Commission, and Planning Office comments regarding the review and approval of the LPC to allow the improvements to the building proposed by the Petitioner and retaining wall as exhibits 1 and 2. The primary interest of the County is to preserve the historic façade facing York Road.

The Petitioner proposes to raze the rear garage portion of the old building and replace it with a building somewhat smaller than now existing. He would like to lease space to medical providers or perhaps general office use or retail. The request for variances arise because of the existing structure which will be preserved. For example the front façade is only 4 feet from the front property line while the front porch goes to the front property line. Again the existing building is built on the side yard property line and so is zero feet in lieu of the required 15 feet.

Mr. Grammer noted that this building has been used commercially since the 1880's, is located in the Hereford CR district, and if approved would not adversely affect the community as shown by the many reviews by the County including the LPC.

Findings of Fact and Conclusions of Law

607

The request for variances arise from the location of the old historic building. I find that the property is unique in a zoning sense as this existing building is the kind of peculiar structure which is envisioned in Section 307 as a special circumstances or conditions peculiar to the land or structure which is the subject of the variance request.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner would not be able to lease the new portion of the building.

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. There will be no change to the character of the neighborhood as shown by the many reviews by the Planning Office and LPC. In particular the Planning Office made a finding of compatibility required by the CR overlay district.

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 _____ day of March, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance requests as follows:

From Section 295.3.C.2.a to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in lieu of the 12.5 foot average setback; and

From Section 259.3.C.2.b to permit an existing side yard setback of 0 feet for an existing historic façade to remain, and a proposed 6.5 foot setback for the proposed addition in lieu of the minimum required 15 feet, as depicted on the Petitioner's site plan; and

From Sections 259.3.C.3.a and b to permit landscaping in accordance with the landscape plan approved by the Department of Permits and Development Management, Development Plans Review Section; and

From Section 303.2 to permit an existing front porch setback of 0 feet in lieu of the required 12.5 foot front average setback are 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.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 7, 2007

JASON VETTORI, ESQUIRE 600 WASHINGTON AVENUE SUITE 200 TOWSON MD 21204

Re: Petition for Variance
Case No. 07-303-A
Property: 16951 York Road

Dear Mr. Vettori:

Enclosed please find the decision rendered in the above-captioned case.

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

2: James D. Grammer, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville MD 21030 Robert F. Zgorski, Managing Member, Zgorski Family, LLC, 1866 Burley Road, Annapolis MD 21401



JUG

Petition for Variance

to the Zoning Commissioner of Baltimore County 16951 York Road

16951 York Road	
for the property located atBM-C	R
Willett is presented better	

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

SEE ATTACHED

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

- 1. The existing south and west facades must remain, as determined by the landmarks preservation commission.
- 2. Other good and sufficient testimony to be offered at the zoning hearing

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

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

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

Contract Purchaser/Less	<u>ee:</u>		<u>Legal Owner(s):</u>	Zgorski Fan	nily, LLC
				t F. Zgorski,	Managing Memb
Name - Type or Print		Name _	- Type or Print		
Signature			Signature		
Address	* *	Telephone No.	Name - Type or Print		
City	State	Zip Code	Signature 1866 Burley Roa	ad 41	0-974-0221
Attorney For Petitioner:			Address Annapolis,	MD	Telephone No. 21401
Name - Type or Print	<u> </u>	City	S	itale	Zip Code
1401110 1790 01 1 11111		•	Representative to be	Contacted:	

Kepresentative to be Contacted: McKee & Associates, Inc. Signature Name 5 Shawan Rd., Ste 1 410-527-1555 Company Telephone No. Address Cockeysville, Telephone No. Address MD 21030 Zip Code State City 7in Code Ctata

City		State	Zip Code	City	State	
•					OFFICE USE ONLY	
Case No	17-30	3-A		•	LENGTH OF HEARING	
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REV 9/15/98	Falley.	ACUAL VED FOR		7		
		37.07		•		

Engineering • Surveying • Environmental Planning Real Estate Development

REQUESTED ZONING RELIEF 16951 YORK ROAD 7TH ELECTION DISTRICT BALTIMORE COUNTY, MD

VARIANCE from Section 259.3.C.2.a to permit an existing front yard setback of 4-feet to remain in lieu of the minimum required 15-feet and to permit an existing front yard setback of 4-feet to remain in lieu of the 12.5-foot average setback.

VARIANCE from Section 259.3.C.2.b to permit an existing side yard setback of zero-feet for an existing historic facade to remain, and a proposed 6.5-foot setback for the proposed addition in lieu of the minimum required 15-feet, as depicted on the petitioners site plan.

VARIANCE from Sections 259.3.C.3.a and .b to permit landscaping in accordance with the landscape plan approved by the Department of Permits and Development, Development Plans Review Section.

Management,
VARIANCE from Section 303.2 to permit an existing front porch setback of zerofeet in lieu of the required 12.5-foot front average setback.

Engineering • Surveying • Environmental Planning Real Estate Development

ZONING DESCRIPTION 16951 YORK ROAD 7TH ELECTION DISTRICT BALTIMORE COUNTY, MD



BEGINNING at a point on the east side of York Road (MD State Route 45), being 66-feet wide, said point being situated 46-feet north of the centerline extension of Mount Carmel Road, then leaving said east side and running N 88* 01' 11" E 200.00', then S 03* 31' 04" E 92.20', then S 87* 39' 17" W 200.02', to the east side of York Road then binding on said east side N 03* 29' 21" W 93.47' to the point of beginning. Containing 18,556.56sf or 0.426 acres of land, more or less.

Being known as #16951 York Road and lying in the 7th Election District, 3rd Councilmanic District.

MOTICE OF ZONING HEARING

The Zonthg Commissioner of Battimore 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:

Fiside of York Road
Eside of York Road
Eside of York Road
Eside of York Road
Carmel Road

Th Election District - 3rd Councilmanic District
Legal Owner(s): Zgorski Family, LLC,
Robert Zgorski, Managing Member
Variance: to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing side yard setback of 0 feet for an existing historic facade to remain, and a proposed 5.5 ft. setback for the proposed addition in lieu of the minimum required 15 feet, as depicted on the petitioners site plan & to permit and scaping in accordance with the landscape plan approved by the department of Permits & Development Management, Development Plans Review Section and to permit an existing front porch setback of 0 feet in lieu of the required 12.5 foot front average setback.

Hearing: Monday, February 26, 2007 at 11:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/111 February 8

F PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing kly newspaper published in Baltimore County, Md., 20(in the following weel ō once in each ou

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- s Mills Times Owing:
- NE Booster/Reporter County News North

Welling

-EGAL ADVERTISING

	CASHIER'S WALIDATION
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT AMOUNT SCOOT COLOR RECEIVED FROM:	FOR: DISTRIBUTION WHITE CASHIER PINK AGENCY VELLOW CUSTOMER

Engineering • Surveying • Environmental Planning Real Estate Development

		DATE: Feb. 09, 2007
TO: B	altimore County, PDM	RE: Case No.: 07-303-A 16951York Road
ATTE!	NTION: Zoning Office / N	MAI :Job No. : 06-204 rs. Kristen Matthews
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		McKee & Associates Inc.
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001		William D. Gulick, Jr.
cc:	FEB 1 2 2007	
	DEPT. OF PERMITS AND	
	- PENCEL OPERCAIT BEAMACHAS	

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits & Development Management 111 W. Chesapeake Avenue, Rm. 111 Towson, MD 21204

Attention: Zoning Office / Kristen Matthews

MAI Job No: 06-204

Date: Feb 09, 2007

RE: Case Number: 07-303-A

Petitioner/Developer: Zgorski Family

Date of Hearing/Closing: Feb. 26, 2007 11:00 am

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 # 16951 York Road

The sign(s) were posted on

SEE

ATTACH PHOTOGRAPH

SIGN POSTED ON

PROPERTY

Feb. 09, 2007

(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

ZONINO MOTICE

CASE #197-303-A

A PUBLIC MEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MO

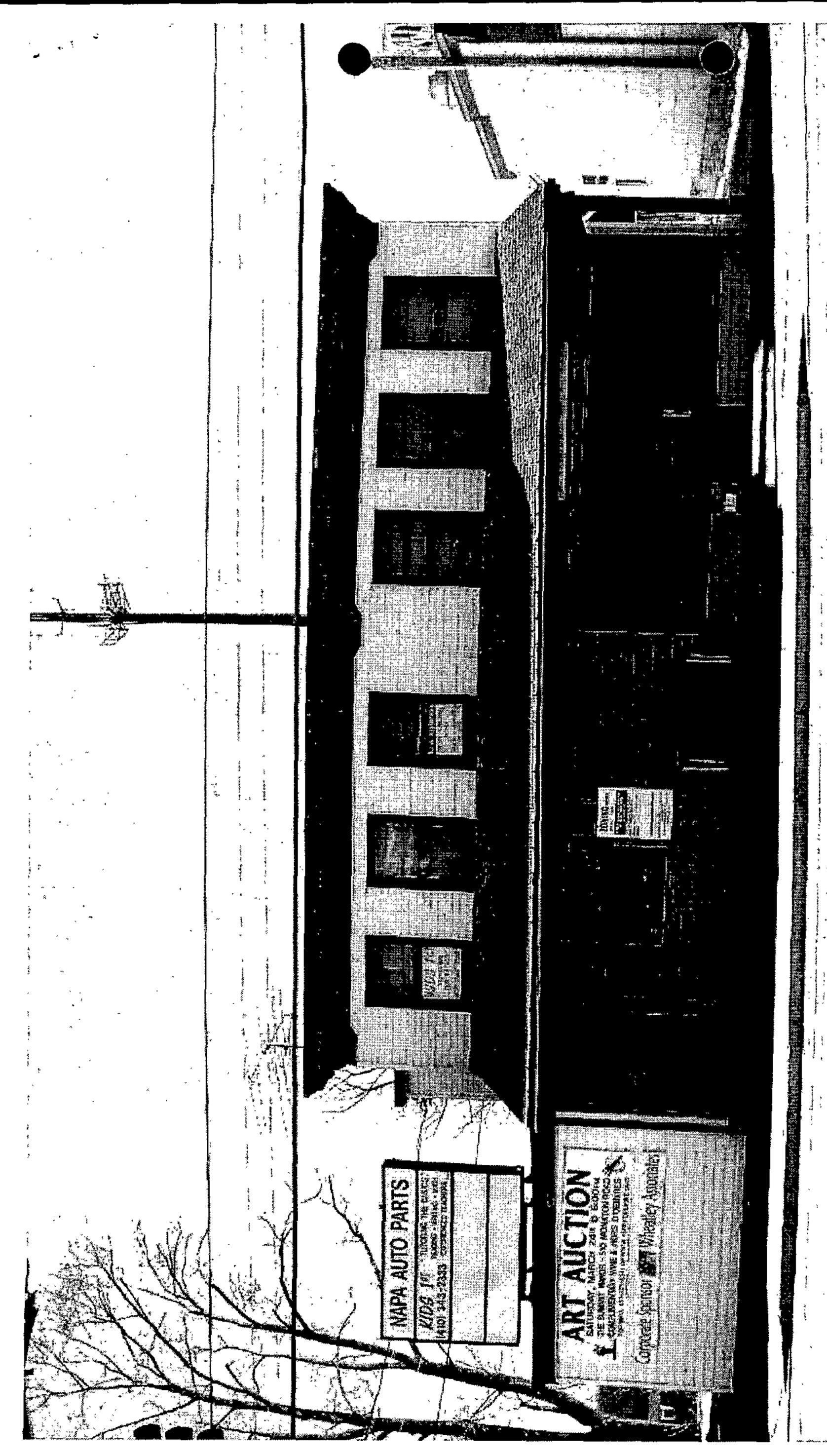
COUNTY COURSE BUILDING-ROOM \$57 401 BOSLEY AVENUE PLACE: TOWSON, NO 21204

DATE AND TIME: FEB: 20, 2007 @ 11:00 AM
REQUEST: VARIANCE

Variance to permit an existing front yard setback of 4 feet to remain in fieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in fieu of the 12.5 foot average setback & to permit an existing side yard setback of 0 feet for an existing historic façade to remain, and a proposed 65 ft. setback for the proposed addition in fieu of the minimum required 15 feet, as depicted on the petitioners also plan & to permit landscaping in accordance with the landscape plan approved by the department of Permits & Development Management, Development Plans Review Section and to permit an existing front porch setback of 0 feet in fleu of the required 12.5 foot front everage satback.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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7002 B0 Z0

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 8, 2007 Issue - Jeffersonian

Please forward billing to:

Zgorski Family, LLC 1866 Burley Road Annapolis, MD 21401 410-974-0221

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: 07-303-A

16951 York Road

E/side of York Road, 46 feet north of centerline of Mt. Carmel Road

7th Election District – 3rd Councilmanic District

Legal Owners: Zgorski Family, LLC, Robert Zgorski, Managing Member

<u>Variance</u> to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in lieu of the 12.5 foot average setback & to permit an existing side yard setback of 0 feet for an existing historic façade to remain, and a proposed 6.5 ft. setback for the proposed addition in lieu of the minimum required 15 feet, as depicted on the petitioners site plan & to permit landscaping in accordance with the landscape plan approved by the department of Permits & Development Management, Development Plans Review Section and to permit an existing front porch setback of 0 feet in lieu of the required 12.5 foot front average setback.

Hearing: Monday, February 26, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



January 24, 2007

JAMES T. SMITH, JR. County Executive

NOTICE OF ZONING HEARING

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

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: 07-303-A

16951 York Road

E/side of York Road, 46 feet north of centerline of Mt. Carmel Road

7th Election District – 3rd Councilmanic District

Legal Owners: Zgorski Family, LLC, Robert Zgorski, Managing Member

<u>Variance</u> to permit an existing front yard setback of 4 feet to remain in lieu of the minimum required 15 feet and to permit an existing front yard setback of 4 feet to remain in lieu of the 12.5 foot average setback & to permit an existing side yard setback of 0 feet for an existing historic façade to remain, and a proposed 6.5 ft. setback for the proposed addition in lieu of the minimum required 15 feet, as depicted on the petitioners site plan & to permit landscaping in accordance with the landscape plan approved by the department of Permits & Development Management, Development Plans Review Section and to permit an existing front porch setback of 0 feet in lieu of the required 12.5 foot front average setback.

Hearing: Monday, February 26, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Robert Zgorski, 1866 Burley Road, Annapolis 21401 McKee & Associates, Inc., 5 Shawan Road, Ste. 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 10, 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: 303
Item Number of Case Number. PROPERTY LLC
Address or Location: 16951 YORK ROAD
PLEASE FORWARD ADVERTISING BILL TO: Name: ZGORSKI FAMILY LLC
Address 1866 BURLEY KOAD
ANNAPOLIS, MD 21401
Telephone Number: 410 - 974 - 0221
relephone manaci.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 22, 2007

Zgorski Family, LLC Robert F. Zgorski, Managing Member 1866 Burley Road Annapolis, MD 21401

Dear Mr. Zgorski:

RE: Case Number: 07-303-A Comments, 16951 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2007.

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 McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 22, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-303- Variance

The above property is historic. It is known as "Batchelor's Store" and is listed on the Final Landmarks List #319 and the Baltimore County Register (MHT Inventory) BA-2047. On June 8, 2006 the Baltimore County Landmarks Preservation Commission (LPC) reviewed and approved the proposed rehabilitation.

The requested variances are all connected with the property's historic nature. The Office of Planning does not oppose granting the subject variances.

The Office of Planning finds that the proposal meets the compatibility objectives of Section 32-4-106 for projects located in the 'CR' District.

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

Prepared By:

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

· TO:

Timothy M. Kotroco, Director

DATE: January 11, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 15, 2007

Item Nos, 07-294, 297, 298, 300, 301,

302,/303, and 306

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-01112007.doc

State Highway
Administration 8

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JANUARY 8, 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. 7-303-A
MD 45
16951 YORK ROAD
ZGORSKI FAMILYLLC
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 45 (YOUK ROAD) 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,

人Steven D. Foster, Chief U 心心 Engineering Access Permits Division

SDF/MB

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

January 12, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 15, 2007

Item Number: 296 through 299 and 301 through 306

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 OFFICE OF PLANNING

Memorandum

TO:

Donald Brand

DATE:

January 17, 2007

Buildings Engineer

FROM:

Vicki Nevy, Adminstrator/Secretary

Landmarks Preservation Commission

SUBJECT:

16951 York Road, Hereford

At its January 11, 2007 meeting, the Baltimore County Landmarks Preservation Commission approved the replacement of an existing retaining wall with a new retaining wall at the site of 16951 York Road. This memo constitutes a notice to proceed in accordance with Baltimore County Code Section 32-7-405.

VKN;vkn

c. Robert Zgorski Zgorski Family, LLC 1866 Burley Road Annapolis, MD 21401-6016

Baltimore County, Maryland OFFICE OF PLANNING

Memorandum

TO:

John Reisinger

Buildings Engineer

DATE: June 12, 2006

FROM:

Vicki Nevy, Administrator/Secretary

Landmarks Preservation Commission

SUBJECT:

16951 York Road, Hereford

"Batchelor's Store"

Final Landmarks List #319

At its June 8, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the exterior renovations based upon the design submitted on May 24, 2006 by Peter W. Ratcliffe, AIA. This memo constitutes a notice to proceed in accordance with Baltimore County Code Section 32-7-405.

VKN:vkn

c: Zgorski Family LLC

RE: PETITION FOR VARIANCE
16951 York Road; E/S York Road, 46' N
c/line Mt. Carmel Road
7th Election & 3td Councilmanic Districts
Legal Owner(s):Zgorski Family, LLC
Petitioner(s)

- BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 07-303-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 10th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

RECEIVED

JAN 10 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore Councy

Per.....

RE: PETITION FOR VARIANCE

* BEFORE THE

Legal Owner(s): Zgorski Family, LLC

* ZONING COMMISSIONER

16951 York Road

* FOR

7th Election District
3rd Councilmanic District

* BALTIMORE COUNTY

* CASE NO. 07-303-A

* * * *

ENTRY OF APPEARANCE

Please enter the appearance of Lawrence E. Schmidt and Gildea & Schmidt, LLC 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 Lawrence E. Schmidt on all correspondence sent and all documentation filed in the case.

LAWRENCE E. SCHMIDT

Gildea & Schmidt, LLC 300 East Lombard Street, Suite 1440

Baltimore, Maryland 21202

(410) 234-0070

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24 day of foreign foregoing Entry of Appearance was mailed to, Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, MD 21204.

LAWRENCE E. SCHMIDT

Revised Agenda*
Thursday, June 8, 2006
MEETING
beginning at 6:00 p.m.,
Room 407, County Courts Building
401 Bosley Avenue
Towson, Maryland
(enter from the Courthouse plaza)

Regular Meeting - beginning at 6:00 p.m.

Call to order; introduction of members; pledge of allegiance to the Flag; statement of purposes and operating procedures; and announcements

Convene the meeting - at 6:00 p.m., and adjourn into Closed Session

Advice from legal counsel on pending litigation

Preliminary actions

- 1. Consideration of changes to today's Agenda
- 2. Minutes of the April 25, 2006 meeting
- 2A. "Consent Agenda" Item 9

Public Hearings on Nominations to the Landmarks List

3. Landmark Lodge # 40 of the Free and Accepted Masons, 48 ½ Winters Lane, Catonsville (contributing property in the National Register-eligible Winters Lane African-American Survey District) [County Council District #1]

Please note that the Chairman has granted the owner's request for an indefinite postponement

Alteration to properties in County Historic Districts or Landmark structures

- 4. Lancaster (Ryan) property, 11914 Jericho Road, Franklinville, Contributing property in the Franklinville County Historic District: Construction of a permanent step to replace a temporary step [County Council District #3]
- 5. Phillips property, 16203 Corbett Village Lane, Corbett County Historic District: Construction of a deck atop roof of 1st floor on the rear of the house [County Council District # 3]
- 6. Dillon property, 12656 Manor Road, Long Green, (Hunt-Schmidt House, Final Landmarks List #148): Request for replacement of slate roof shingles with asphalt shingles [County Council District #3]
- 7. 206 Lincoln Avenue, in the Lutherville County Historic District and National Register District: Review of minor subdivision [County Council District # 3]
- 8. "Batchelor's Store", 16951 York Road, Hereford (County Register/MHT #BA 2047, Final Landmarks List # 319): Proposed plans for rehabilitation of structure and delineation of historic environmental setting [County Council District # 3]

Recommendations on Baltimore County Register (MHT Inventory) Structures

9.** Morning Star Baptist Church property, 137 Winters Lane, Catonsville, (contributing property in the National Register-eligible Winters Lane African-American Historic District, County Register #BA 2913): Proposed demolition - No objection to demolition stated by Technical Committee [County Council District # 1]

Tax Credits

Request for LPC approval for County Part II Tax Credit application

- 10. "Samuel's Hope House" a. k. a. Hall McDonald property, 7525 Bellona Avenue, Final Landmarks List #211 - Part II approval and delineation of historical environmental setting (Map 69, Parcel 243) [County Council District # 2]
- 11. Wicks House County Historic District, 301 Lennox Avenue, East Towson [County Council District # 5] Part II approval
- 12. "Stemmer House", 2627 Caves Road, Owings Mills, Final Landmarks List #21 and contributing structure in the Caves Valley National Register Historic District [County Council District #2] Part II approval

#1

Report on County Tax Credit Applications Approved

- a. "Koinonia", 1400 Greenspring Valley Road, approved under the old tax credit process [County Council District # 2]
- b. **Baldanza property**, 219 Melancthon Avenue, Lutherville, approved Part II application because applicant submitted signed/approved Part II State Tax Credit application [County Council District # 3]
- c. Schminke property, 7118 Bristol Road, approved Part II application, applicant submitted signed/approved Part 2 MHT application [County Council District # 5]

Other business

Status report on legislative actions by the County Council

- a. County Council Bill 50-06 was introduced at the May 1, 2006 meeting. This bill was discussed at the May 30, 2006 Work Session. Final Reading and Vote will occur at the June 5, 2006 Council meeting. This bill includes all structures placed on the Preliminary Landmarks List (PLL) by the LPC at the October 2005, November 2005 and December 2005 meetings, PLL Structures #290 through #317, with the exception of Gott's Hope and Stange-Stansbury House
- b. Copy of May 5, 2006 memorandum to the County Administrative Officer on the additions to the Preliminary Landmarks List from the April 25, 2006 LPC meeting, PLL Structures #334 through #340
- c. County Council Public Hearing on June 19, 2006 for Preliminary Landmarks Lists from January 2006, February 2006 and March 2006, PLL Structures #318 through #333

Technical Committee Visits

- a. Request for a technical committee to visit Kellogg-Jessop House, 8800 Westford Road, Lutherville-Timonium, before July Public Hearing and vote [County Council District # 2]
- b. Request for a technical committee to visit the Rowe-Foster-Jessop Store at York and Monkton Roads
- c. Request for a technical committee to visit "Stemmer House", 2627 Caves Road, Owings Mills, Final Landmarks List #21 and contributing structure in the Caves

Valley National Register Historic District [County Council District #2] to delineate the historic environmental setting

Fall Retreat Date

meeting.

Choice between Fall Retreat Dates at Banneker Park, Friday, October 20 from 2 to 6 p.m. or Friday, October 27 from 2 to 6 p.m.

* This Agenda, published May 31, 2006 is subject to review and modification at the

It is requested that individuals provide 20 copies of all materials including photographs, elevation drawings, expert reports, aerials, etc. at least 2 weeks in advance of any meeting. In this case, the date would be Thursday, May 25, 2006. Any materials presented after this date may require the matter to be deferred to the next meeting.

** "Consent Agenda" indicates items appropriate for approval as submitted, without the need for discussion unless there is opposition.

<u>Inclement Weather Policy</u> – No meetings will be held when Baltimore County Public Schools are either closed for the day or subject to early dismissal because of inclement weather.

Information regarding the Landmarks Preservation Commission including agendas and minutes is available on-line at <u>www.baltimorecountymd.gov</u> under the Office of Planning, Historic Preservation.

If, because of a disability, you need a reasonable accommodation such as service or aid to participate in these events, please call the Office of Planning at 410-887-3495 or via TTY, at 1-800-735-2258 or 711, at least two work days before the event.

VKN:CBH:vkn

Preliminary Agenda*
Thursday, January 11th, 2007
MEETING
beginning at 6:00 p.m.,
Room 407, County Courts Building
401 Bosley Avenue
Towson, Maryland
(enter from the Courthouse plaza)

Meeting - beginning at 6:00 p.m.

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purposes and operating procedures; and announcements

Preliminary actions

- 1. Annual election of Chairman and Vice-Chairman
- 2. Consideration of changes to today's Agenda
- 3. Minutes of the November 9, 2006 meeting
- 3A. "Consent Agenda" Items 11, 12, 13, 15, 16, 17

Recommendations on Baltimore County Register (MHT Inventory) Structures

- Oregon Ridge Park properties, Oregon Ridge: demolition request [County Council District # 3]
- 5. 106 Avondale Road, Turners Station African American Survey District: demolition request [County Council District # 7]
- 6. 102 Avondale Road, Turners Station African American Survey District: demolition request [County Council District #7]

- 7. 123 Sollers Point Road, Bellamy house, Turners Station African American Survey District: demolition request [County Council District #7]
- 8. Graham property, 9000 Church Lane, Fieldstone County Historic District: resolution of window replacement [County Council District # 4]
- 9. "Towsontown Lodge", 411 Jefferson Avenue, East Towson, MHT #BA 1002: demolition request [County Council District #5]
- 10. "Dr. Rider House", 36 Church Road, Owings Mills vicinity, MHT #BA669: demolition request [County Council District #4]

Alteration to properties in County Historic Districts or Landmark structures

- **11. St. Paul's Lutheran Church, 1609 Kurtz Avenue, Lutherville County Historic District: sign proposal [County Council District #3]
- **12. 211 Melancthon Avenue, Lutherville County Historic District: proposal for rear entryway [County Council District #3]
- **13. "Batchelor's Store," (Zgorski property), 16951 York Road, Hereford; Final Landmarks List # 319; County Register (MHT) # BA-2047: replacement of existing retaining wall with a new retaining wall [County Council District # 3]
- 14. Gibby property, 1506 Bellona Avenue, Lutherville, contributing structure in Lutherville County Historic District: comprehensive rehabilitation of structure (pending receipt of additional materials) [County Council District # 3]
- **15. Relay Children's Center, 1620 South Rolling Road, Relay County Historic District: fence installation [County Council District #1]
- **16. "Avalon" (Pometto-Adams property), 309 Gun Road, Avalon, Final Landmarks List # 230; delineation of historic environmental setting [County Council District #3]

Applications for Tax Credit

Request for LPC approval for County Part II Tax Credit application

**17. "Hunt-Schmidt House" (Dillon property), 12656 Manor Road, Long Green, Final Landmarks List #148); delineation of historic environmental setting and approval of tax credit application [County Council District #3]

#2

Report on County Tax Credit applications approved

The following historic property tax credit applications were approved because the applicant submitted a signed/approved Part 2 State Tax Credit application:

- 18. Broussard property, 918 Wellington Road, Stoneleigh National Register District [County Council District # 5]
- 19. Bauer/Wittelsberger property, 206 W. Seminary Avenue, Lutherville County Historic District [County Council District # 3]
- 20. Fishman/Roberts property, 5105 South Rolling Road, Relay County Historic District [County Council District # 1]
- 21. O'Connell property, 6905 Marlborough Rd, Stoneleigh National Register District [County Council District #5]
- 22. MacGregor property, 7009 Kenleigh Road, Stoneleigh National Register District; [County Council District # 5]
- 23. LeVan property, 6901 Marlborough Road, Stoneleigh; [County Council District # 5]

Other business

24. Status report on Legislative actions by the County Council -

Public Hearing at the County Council on Tuesday, January 16, 2007 structures and their settings placed on the Preliminary Landmarks List by the LPC at their meetings on April 25, 2006, July 13, 2006 and October 12, 2006

- 25. Glyndon fence: status report Board of Appeals [County Council District #3]
- 26. 9913 Philadelphia Road, White Marsh: Hearing Officer's Order [County Council District # 6]
- 27. 6240 Falls Road, Bare Hills: Hearing Officer's Order [County Council District # 2]
- 28. Draft LPC booklet update

* This Agenda, published Wednesday, January 3, 2007 is subject to review and modification at the meeting.

** "Consent Agenda" indicates items appropriate for approval as submitted, without the need for discussion unless there is opposition.

It is requested that individuals provide 20 copies of all materials including photographs, elevation drawings, expert reports, aerials, etc. at least 2 weeks in advance of the meeting. That date would be Wednesday, December 27, 2006. Any materials presented after this date may require the matter to be deferred to the next meeting.

It is requested that individuals giving presentations to the Landmarks Preservation Commission make every effort to present visual materials i.e. maps, plans, etc. using a digital format such as power point. Please contact Vicki Nevy at 410-887-3495 at least 48 hours in advance. Rendered site plans must be mounted and GIS aerials must be mounted or easily visible on an overhead projector. The presenter must arrive at the Landmarks Preservation Commission a minimum of one half hour before the meeting to prepare for the actual presentation.

Information regarding the Landmarks Preservation Commission including agendas and minutes is available on-line at www.baltimorecountymd.gov under the Office of Planning, Historic Preservation.

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VKN:CBH:vkn

Minutes Landmarks Preservation Commission November 10, 2005

An informal, public, pre-meeting review of the Agenda was conducted by the staff. The Commission took no votes in the pre-meeting session.

The Chairman, Jim Matthews, convened the regularly scheduled meeting at 6:02 pm. The following Commissioners were:

Present

Mr. James E. Matthews, Chairman

Mr. Edward E. Hardester Jr.

Mr. Louis S. Diggs

Ms. Wendy McIver

Mr. Thomas L. Reynolds

Ms. Sandra Caslin

Mr. James A. Stevens

Ms. Norma Secoura

Mr. 'Spike' Schnitzker

Mr. Edward A. Griffith

Mr. Charles Bruce Boswell

Mr. H. Edward Parker

Not Present

Mr. John W. Hill, Vice-Chairman

Mr. Steven K. Fedder

Mr. Qutub Syed

Planning Office staff present included Vicki Nevy, Jeff Long, Karin Brown and Tim Dugan.

Mr. Matthews stated for the record that the Commission operates under Title 32 of the County Code, the Secretary of the Interior's Standards, and its own Rules of Procedure and Historic Guidelines and Regulations. Mr. Matthews then introduced and welcomed Mr. Edward Parker as the newest Commissioner. Mr. Parker is serving on the Baltimore County Planning Board for five years and will function as the Planning Board liaison to the LPC. Mr. Matthews mentioned that with Mr. Parker's appointment the Commission has a complete set of Commissioners.

Review of the Agenda

1. There was no opposition to the changes in the Revised Agenda, i.e., addition of item 34 to the regular agenda and item 35 (a) and (b) to the consent agenda.

Approval of the Minutes

2. Mr. Boswell asked for a correction to the minutes. On page 6, 4th paragraph, the statement read "...that he would like to visit the site". Mr. Boswell indicated that he had previously visited the site. Mr. Diggs moved to approve the minutes as amended. Mr. Boswell seconded the motion. The motion passed unanimously on a voice vote.

Mr. Reynolds concluded that the proper thing to do was to table the decision on the proposed addition until the next meeting. He requested that the developer consider decreasing the addition by another 20%. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

29. "Batchelor's Store," 16951 York Road, Hereford (MHT # BA-2047)

This item concerns a demolition request. The issue before the Commission was whether to conduct the scheduled public hearing and to decide whether or not to place the property on the Preliminary Landmarks List.

Mr. Mike Davis, counsel to the property owner, introduced Dean Doerrfeld, his expert witness. Assisted by a powerpoint presentation, Mr. Doerrfeld read summary statements pertaining to the Batchelor's Store. The building was on the site by 1873. A shop was added by 1880, and further improvements were made in 1887. The building was in commercial use since 1880. Mr. Doerrfeld explained that "integrity" is one of the key criteria that must be considered when evaluating historic properties. Arguing that the Batchelor's Store did not meet the integrity test, Mr. Doerrfeld noted that Maryland Historic Trust Inventory forms that had been completed in 1980 and 2000, found that "the property's architectural integrity had been compromised by multiple additions, the replacement of windows, addition of vinyl siding and the addition of commercial signage." Mr. Doerrfeld then went through each of the five criteria that characterize integrity, making a case why he thought that the building does not qualify to be designated a Landmark.

Mr. Boswell noted that the Batchelor's Store was one of the oldest existing buildings in the County. He pointed out that the structure has retained its porch form and that while historic parts were lost, it still reflected its 19th century character.

Mr. Hardester asked what the plans were for the building. Mr. Davis responded that the owner would like to demolish the building and replace it with a structure that, in his opinion, would look more historic than the existing building. Mr. Griffith commented that he knew the building very well and that anything new would be a great improvement. Mr. Hardester moved not to place the building on the Preliminary Landmarks List. Mr. Schnitzker seconded the motion.

Mr. Davis stated that he had asked for a continuance at the last LPC meeting to hire an engineer. According to the engineer's estimate, the building is in poor condition and would cost approximately \$680,000, to be brought up to code. The assessed value of the building is \$250,000. This put the owner in a quandary – he could not lease the building because of its poor condition, and rehabilitation was not feasible. Mr. Davis continued that the architect attempted to save the brackets, which was the only feature that had retained its historic integrity. He also quoted the Hereford Community Plan as recommending that buildings of a certain age should be saved, except if they were not structurally sound, or if rehabilitation was not feasible. Mr. Davis indicated that he had a letter from MHT, stating that the structure neither met the standards nor the criteria for historic designation.

Mr. Parker inquired how long Mr. Zigorski owned the building, to which Mr. Zigorski answered since 1976. Mr. Paul Cummings, the President of the Hereford Community Association, maintained that Hereford is a commercial center and that there comes a time

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for change. The community supported Mr. Zigorski's request, because it was in the best interest of Herford. Presently it was an eyesore and he did not want to have to look at it for another 15 years.

Mr. Tim Bishop, a resident of the Hereford area, and President of the Baltimore County Historical Trust, Inc., asserted that the discussion was missing the point in two regards. From his education and experience in historic preservation, he stated that, because the question is on the nomination to the Landmarks List, discussion of the property's future use is not relevant to evaluation of the building's eligibility as it exists today. Secondly, Mr. Doerrfeld's analysis misses the point that this is a humble, rural village vernacular building, typical of others in this category. Vernacular buildings are harder to evaluate because the situation does not include striking details, famous architects, prominent families, etc.

As explained by Mr. Bishop, the analysis was incorrect in claiming that the building lacks integrity. Despite the changes on the side and rear, it still has its overall scale and character-defining Italianate features (as viewed on the front): flat roof, heavily-bracketed cornice, and consistent upper-floor openings. It still speaks loudly of its construction and commercial use from the 1880s into the twentieth century. Finally, it remains at the site chosen by its builder, directly facing Mt. Vista Road and terminating the view by travelers approaching from the west. Mr. Bishop concluded that, if the building's condition is in any way relevant, its neglect since the mid-70s amounting essentially to demolition by neglect should not be allowed to become an excuse to avoid landmark listing.

Ms. Ruth Muscari reiterated that the interior condition was irrelevant. She argued that the MHT's finding did not mean that the building could not be judged historic under County standards. She challenged the earlier conclusion from the Hereford Plan, because that did plan consider the building important enough to list it as a historic building.

On Mr. Matthews' call for a vote on the pending motion, Mr. Hardester, Mr. Schnitzker and Mr. Griffith voted for the motion (not to place the building on the list). Ms. McIver, Mr. Parker, Mr. Reynolds, Ms. Secura, Mr. Boswell, Ms. Caslin and Mr. Stevens voted against the motion. The motion failed.

Mr. Reynolds moved that the front façade be saved. Ms. Caslin seconded the motion. Mr. Boswell cautioned that if the façade were to be buried in a new design, the integrity would be lost. Mr. Parker asked whether it would not be more prudent to place the entire building on the list and to work with the owner on restoring it. Mr. Reynolds withdrew his motion. Mr. Parker moved to place the Batchelor's Store on the Preliminary Landmarks List and to work with the owner to keep it viable. Mr. Boswell seconded the motion. Ms. McIver, Mr. Parker, Mr. Reynolds, Mr. Diggs, Mr. Boswell, Ms. Caslin and Mr. Stevens voted for the motion. Mr. Schnitzker and Mr. Griffith voted against. Mr. Hardester abstained. The motion passed.

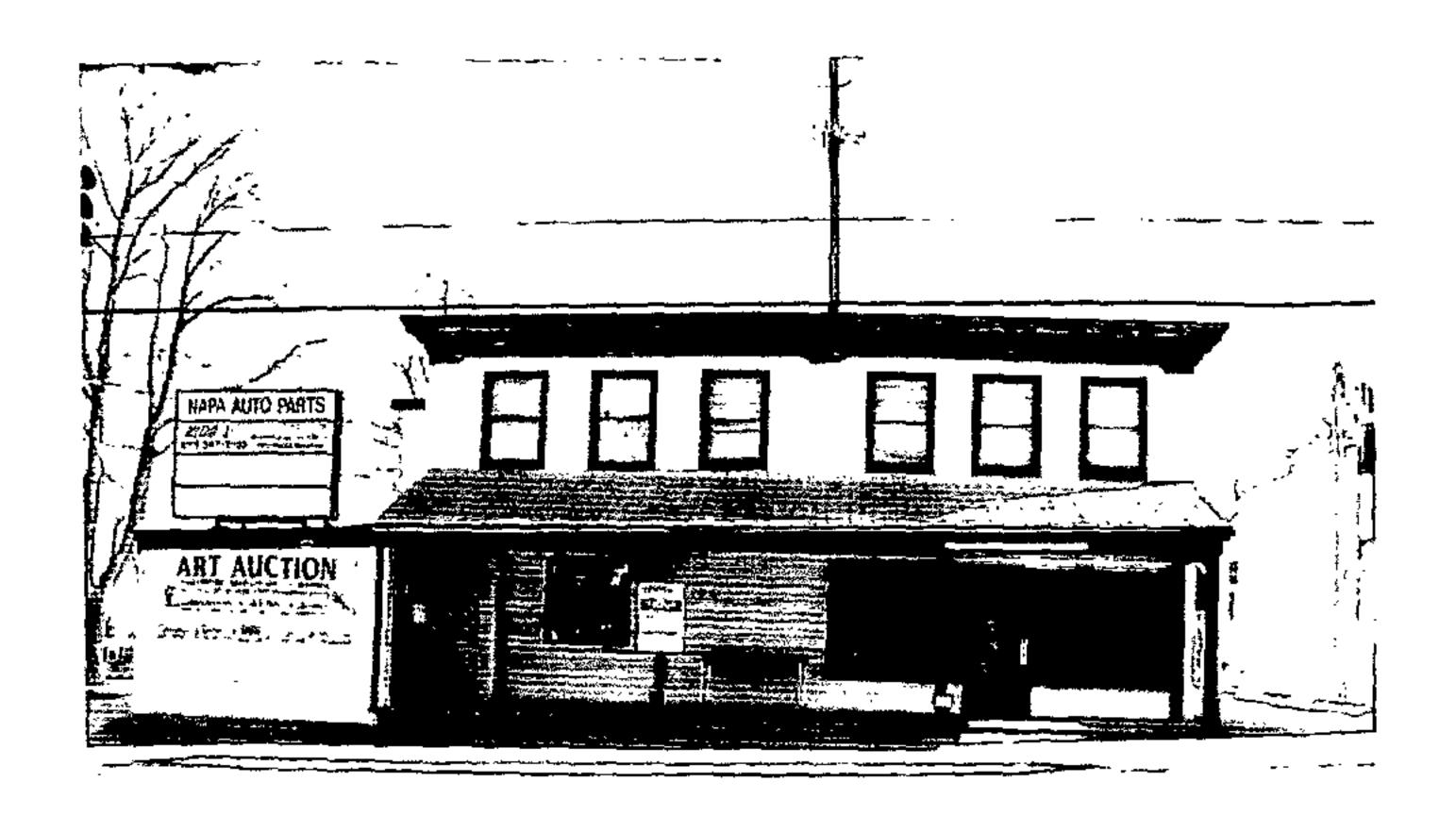
Nomination to the Landmarks List

30. William Slade's Store (Hess property), 2224 White Hall Road, White Hall

CASE NAME 1695/ YORK ROAD CASE NUMBER 07-303 A DATE 2-26-07

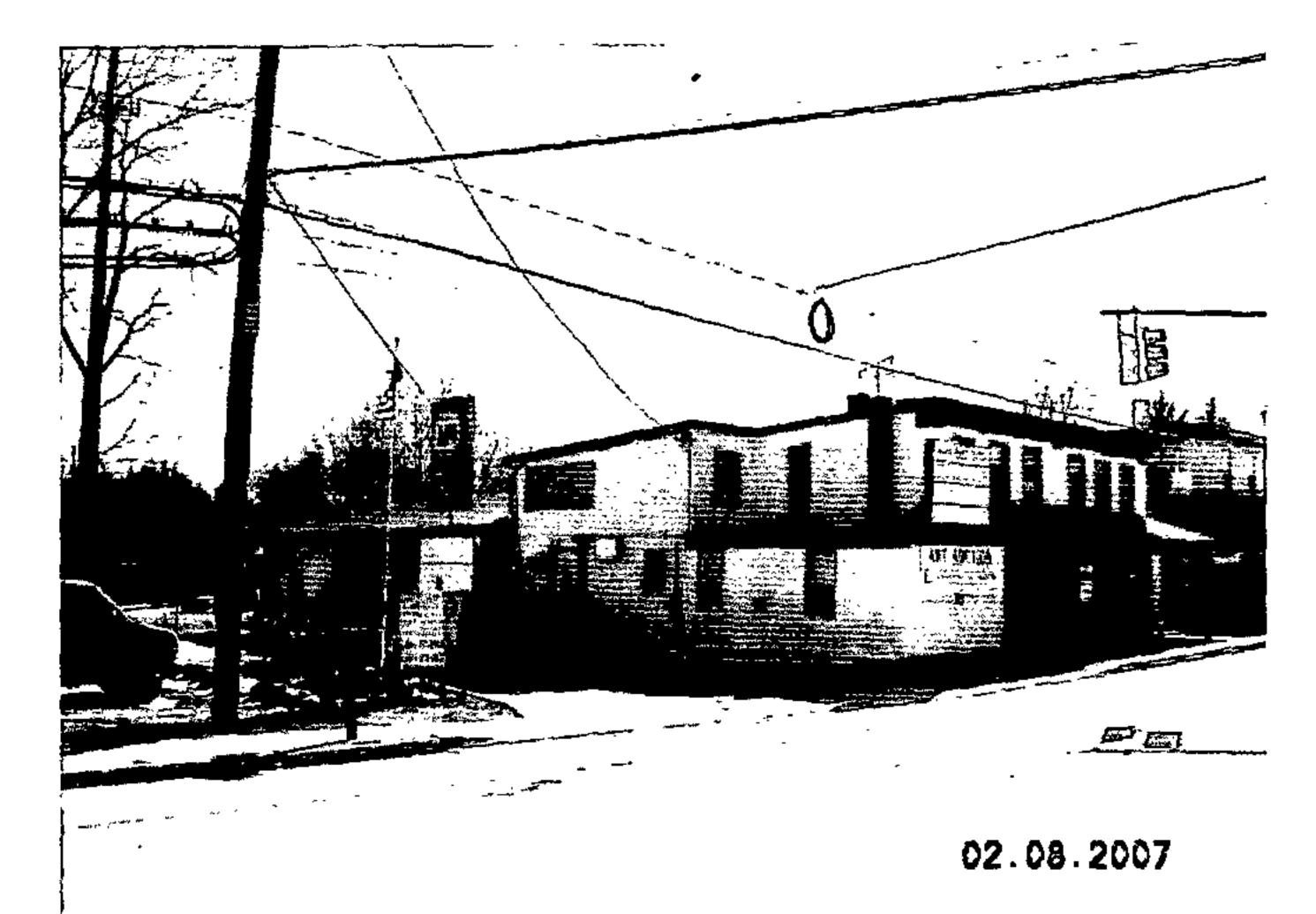
PETITIONER'S SIGN-IN SHEET

								James D. Grammer	JAKET VESTAL	KoBERT ZGIRSKY	1 1
-								5 Showan load Site 1	600 WASHINGTON NOE 300	MELE BURLEY RY	ADDRESS
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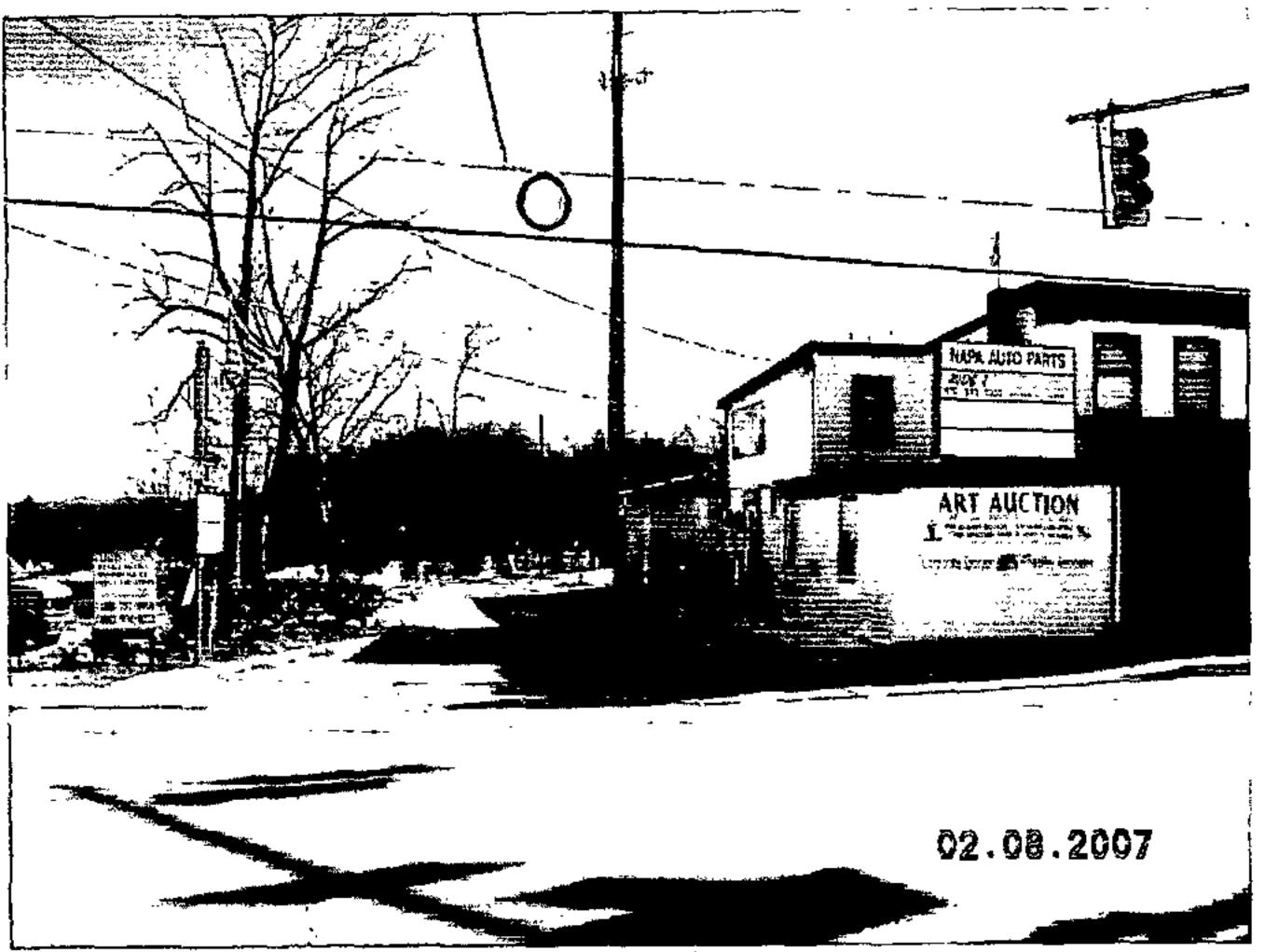
West (front) elevation.



North elevation.

Zoning Case No. 07-303A 16951 York Road

Petitioner's Exhibit _____



View looking east along north side of building.



View looking easterly between buildings.

Zoning Case No. 07-303A 16951 York Road

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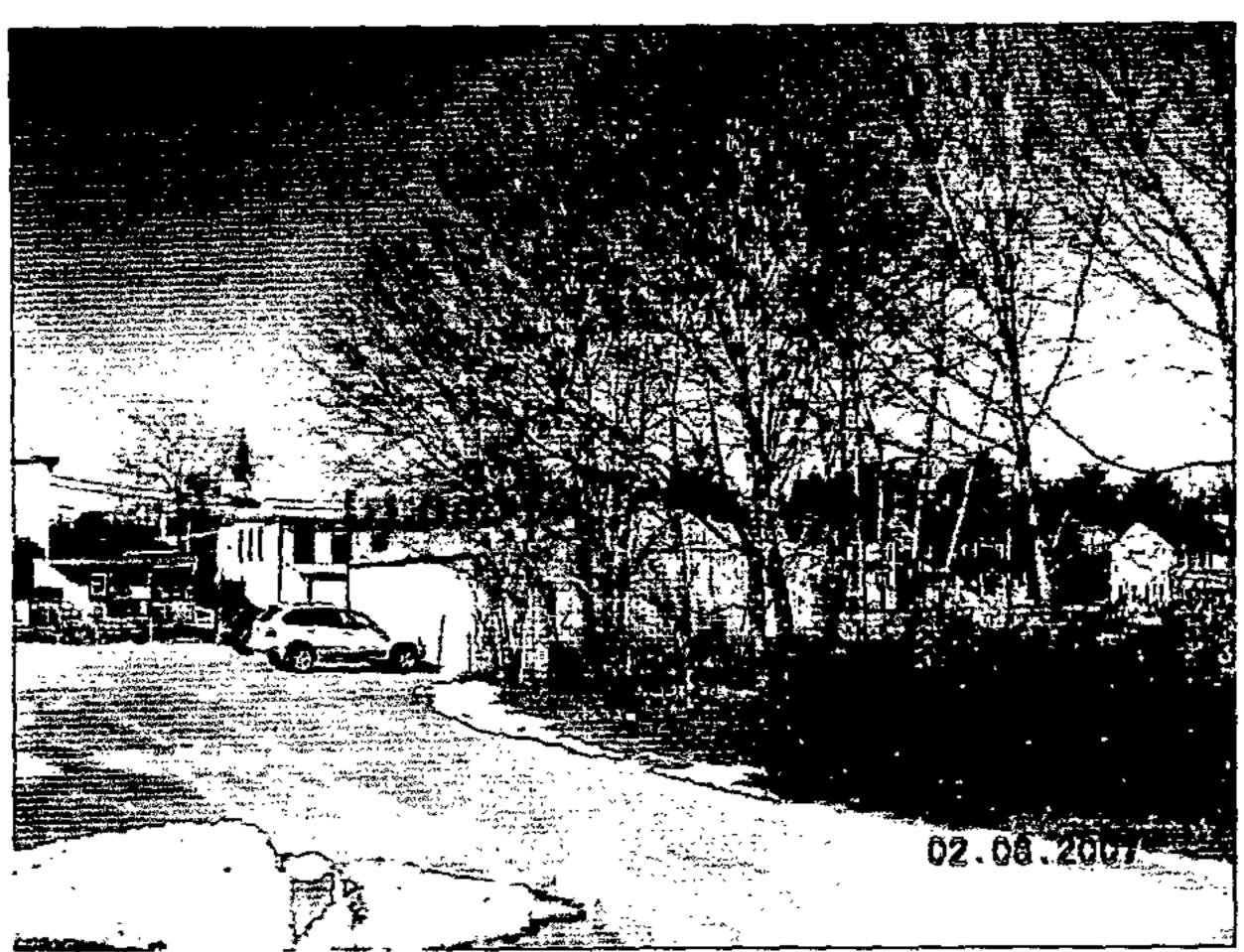
View looking north along York Road.



View looking south along York Road.

Zoning Case No. 07-303A 16951 York Road

Petitioner's Exhibit _____



Looking westerly from rear of Shelley lot towards subject site.



View looking westerly from NE corner of subject property.

Zoning Case No. 07-303A 16951 York Road

Petitioner's Exhibit _____

