RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

6408 Baltimore National Pike; N/S Baltimore\*

Nat'l Pike, 1,300' W c/line Rolling Road

1<sup>st</sup> Election & 1<sup>st</sup> Councilmanic Districts

Legal Owner(s): Charles Rinaudo, Sr.

Contract Purchaser(s): F. Steven Russel,

Russel Motor Cars

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

07-354-XA

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26<sup>th</sup> day of February, 2007, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, PE, Colbert Matz Rosenfelt, Inc, 2835. Smith Avenue, Suite G, Baltimore, MD 21209 and Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

FEB 2 E 2007

Per. and

FOR MIX 21MMERMAN

People's Counsel for Baltimore County



Martin O'Malley, Governor Anthony Brown, Lt. Governor

Neil J. Pedersen, Administrator

John D. Porcari, Secretary Designate

Maryland Department of Transportation

Date: 2/12/2007

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

RE: Baltimore County

Item No. 7-354-XA

6408 BALTINDKE NATIONAL PIKE
RUSSEL MOTOR CARS
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. 7-354-XA.

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,

Fond Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

# BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

February 5, 2007

TO:

Zoning Commissioner & File

FROM:

Donna Thompson, Planner II

Zoning Review

SUBJECT:

Petition for Special Exception and Variance, Case No. 07-354-XA

6408 Baltimore National Pike

1st Election District

This property benefits from a zoning variance, Case No. 97-434-A to permit 43 parking spaces in lieu of the required 54 spaces when the use of the site was for a restaurant. It was recommended to the attorney, Les Pittler and engineer, Ken Colbert that a Special Hearing would be necessary to verify that the previous variance can be used for the proposed use or file for a new zoning variance. They both decided to proceed as filed.

·DT

## ZONING HEARING FILE INTERNAL CHECKLIST

## Zoning Case No. <u>07.354.xA</u>

Date Completed/Initials PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing) TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place) UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office) COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file\_copy\_in\_hearing file; update hearing calendar and ZAC in computer) RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder) INDEX CARDS (prepare index cards, according to sample; file cards in cabinet) ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file) FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of

hearing file has been completed; secure all papers under clips in file; send files for

hearings to zoning commissioner's office by noon on Friday and files for administrative

on Tuesday morning)

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

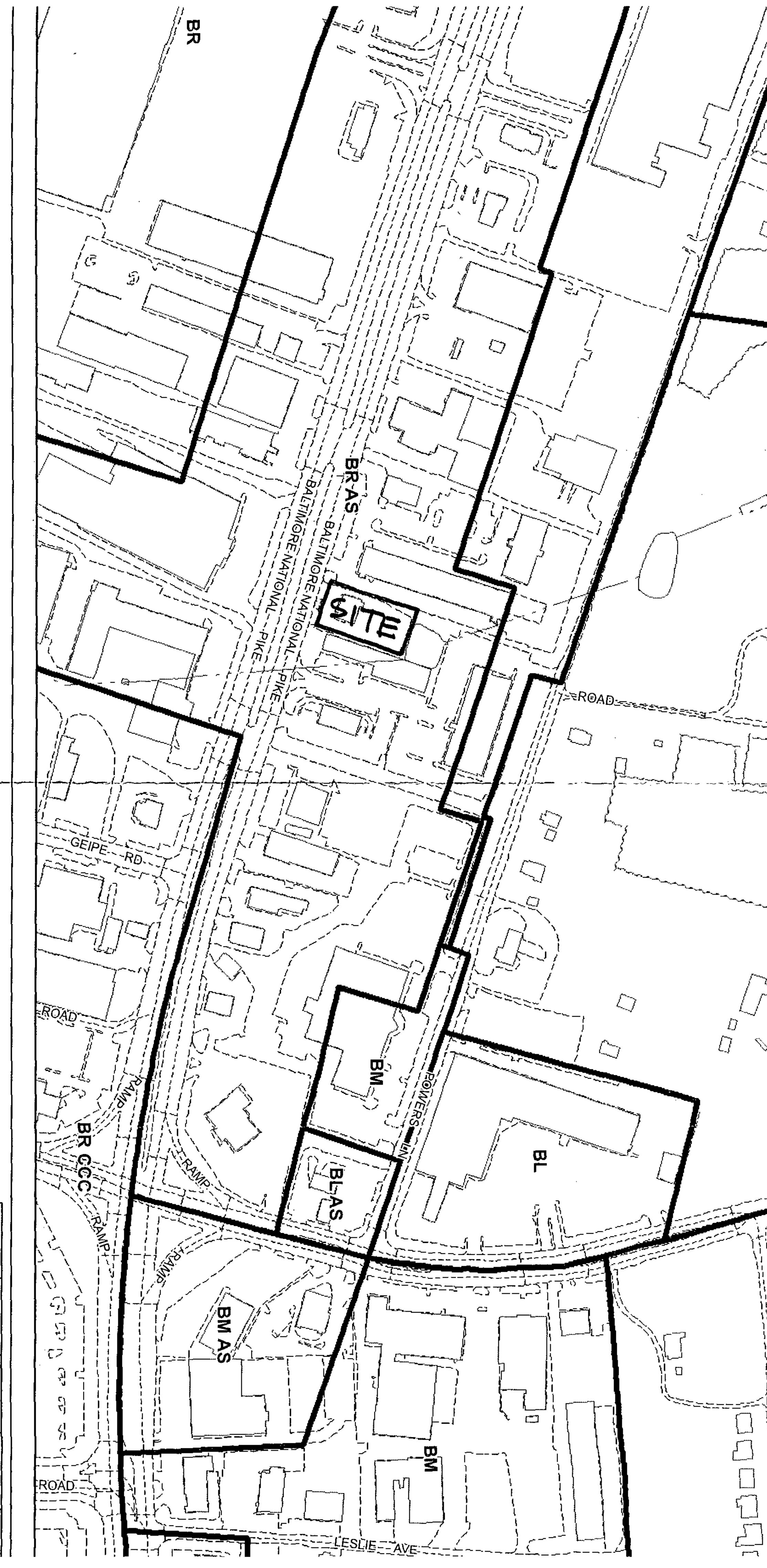
#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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 Newsp	aper Advertising:
Item Numb	er or Case Number: 07-354-XA
Petitioner:	RUSSEL MOTOR CARS, INC
Address or	Location: 6408 BALTIMORE NATIONAL PIKE
	ORWARD ADVERTISING BILL TO:
	LESLIE M. PITTLER ESQ.
Address: _	25 WAYDSWORTH BRIDGE WAY LUTHERVILLE, MD 21093
Telephone	Number: 410-823-4455



# oning uildings

Roads

Rail

Lines

on

	fice
	Of
3.	Pla
Z	nn.
<b>T</b> :	gan
<b>9</b>	and
2	70
	nin (
	<b>T</b>

101B	101A1	100C1	100B1	00A1
095B	095A3	1994C3	094B3	
095B	095A2	094C2	094B2	94A2
	ROAD.	1 2 CE 5		

1-354-XA



TMOTHY 15. 2007, Director
Department of Permits and
Development Management

#### **NEW 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: 07-354-XA
6408 Baltimore National Pike
N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road
1st Election District — 1st Councilmanic District
Legal Owners: Charles J. Rinaudo, Sr., Trustee
Contract Purchaser: F. Steven Russel. President

Special Exception to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Monday, April 9, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

. TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093 Charles Rinaudo, Sr. 9910 Postwick Road, Ellicott City 21042 F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228 Kenneth Colbert, 2835 Smith Avenue, Ste. G. Baltimore 21209

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

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 22, 2007 Issue - Jeffersonian

Please forward billing to:

Leslie M. Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093 410-823-4455

#### **NEW 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: 07-354-XA

6408 Baltimore National Pike

N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Charles J. Rinaudo, Sr., Trustee

Contract Purchaser: F. Steven Russel, President

<u>Special Exception</u> to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Monday, April 9, 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.



TIMOTHY M. KOTROCO, Director

Department of Permits and
Development Management

Development Management

Leslie Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093

Dear Mr. Pittler:

RE: Case Number: 07-354-XA, 6408 Baltimore National Pike

The above matter, previously scheduled for April 5, 2007, has been postponed at your request. The hearing has been rescheduled and the notice 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).

Very truly yours,

Timothy Kotroco
Director

TK:klm

C: Charles Rinaudo, Sr., 9910 Postwick Road, Ellicott City 21042 F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228 Kenneth Colbert, 2835 Smith Avenue, Ste. G., Baltimore 21209



February 28, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
NG
Development Management

Kristen rostrone

#### 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: -07-354-XA - ---

6408 Baltimore National Pike

N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Charles J. Rinaudo, Sr., Trustee Contract Purchaser: F. Steven Russel, President

Special Exception to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Thursday, April 5, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
Charles Rinaudo, Sr. 9910 Postwick Road, Ellicott City 21042
F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228
Kenneth Colbert, 2835 Smith Avenue, Ste. G. Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 21, 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.



February 28, 2007
TIMOTHY M. KOTROCO, Director
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: 07-354-XA

6408 Baltimore National Pike

N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Charles J. Rinaudo, Sr., Trustee

Contract Purchaser: F. Steven Russel, President

Special Exception to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Thursday, April 5, 2007 at 9:00 a.m. in Room 106, County Office Building,

111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093 Charles Rinaudo, Sr. 9910 Postwick Road, Ellicott City 21042 F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228 Kenneth Colbert, 2835 Smith Avenue, Ste. G. Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 21, 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, March 20, 2007 Issue - Jeffersonian

Please forward billing to:

Leslie M. Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093 410-823-4455

#### 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: 07-354-XA

6408 Baltimore National Pike

N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Charles J. Rinaudo, Sr., Trustee Contract Purchaser: F. Steven Russel, President

Special Exception to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Thursday, April 5, 2007 at 9:00 a.m. in Room 106, County Office Building,

127 West Chesapeake Avenue, Towson 212:04

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.

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 21, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-354- Variance and Special Exception

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.

Prepared By:

Division Chief:

CM/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 20, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For February 19, 2007

Item Nos. 07-349, 350, 351, 352, 353, (354, 355, 356, 357, 360, 361, and 362)

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

ce: File

ZAC-NO COMMENTS-02202007.doc



# Petition for Special Exception

for the property located at: 6408 Baltimore National Pike

## to the Zoning Commissioner of Baltimore County

UNAVAILABLE FOR HEARING\_\_

Reviewed By D.T. Date 25/07

which is presently zoned <u>BR-AS</u>				
owner(s) of the property situate in E	Baltimore County and which	its and Development Management. The use the described in the description and plat attended the Zoning Regulations of Baltimore (	ached hereto and	
To permit a used motor vehicle and 270.	e sales area separate from	a sales agency building in accordance with S	ections 236.4	
	e Special Exception, advertisi	ng, posting, etc and further agree to and are to be luant to the zoning law for Baltimore County.		
		I/We do solemnly declare and affirm, under the perjury, that I/we are the legal owner(s) of the list the subject of this Petition.	•	
Contract Purchaser/Lessee:		Legal Owner(s):		
F. Steven Russel, President, Russel	Motor Cars, Inc.	Charles J. Rinaudo, Sr., Trustee		
Name - Type or ript		Name + Type or Print Quality Signature	· <del></del>	
Signature		Signature		
6616 Baltimore National Pike	410-788-8400	Name - Town - a - Dalut	<del></del>	
Address.	Telephone No.	Name - Type or Print		
Baltimore	Md. 21228		<u></u>	
City	State Zip Code	Signature		
Attorney For Petitioner:	-	9910 Postwick Road		
	•	Address.	Telephone No.	
Leslie M. Pittler, Esq.		Ellicott City	MD 21042	
Name - Type or Print		City	State Zip Code	
SI SHOT IT.		Representative to be Contacted:		
Signature	<u></u>	Trops of the to		
		Kannath i Calhart		
Company		Kenneth J. Colbert COLBERT MATZ ROSENFELT, INC	<del></del>	
	440 000 4455		440.652.0000	
25 Wandsworth Bridge Way Address	410-823-4455 Telephone No.	2835 Smith Avenue, Suite G Address	410-653-3838 Telephone No.	
	•		,	
Lutherville City	MD 21093 State Zip Code	Baltimore City	MD 21209 State Zip Code	
City	Ciato Lip Code		Ciaro Zip Oude	
		OFFICE USE ONLY		
Case No. 07-254-XA		ESTIMATED LENGTH OF HEARING	, 	



# Petition for Variance

### to the Zoning Commissioner of Baltimore County

is the subject of this Petition.

for the property located at 6408 Baltimore National Pike which is presently zoned BR-AS

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

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T.

State

Date\_2507

Zip Code

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

Variance to Section 301.1 to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to Section 238.2 to permit an existing side yard of 15 feet in lieu of the required 30 feet.

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

#### TO BE PRESENTED AT THE HEARING

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

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

Contract Purchaser/Lessee: Legal Owner(s): Charles J. Rinaudo, Sr, Trustee F. Steven Russel, Russel Motor Cars Name - Type or Print Name - Type or Print Signature Signature! 6616 Baltimore National Pike 410-188-8400 Name - Type or Print Telephone No. Address. MD 21228 Baltimore Signature State Zip Code City 9910 Postwick Road Attorney For Petitioner: Address. Telephone No. MD 21042 Efficott City Leslie M. Pittler Name - Type or Print / State Zip Code Representative to be Contacted: Signature Kenneth J. Colbert Company COLBERT MATZ ROSENFELT, INC. 2835 Smith Avenue, Suite G 25 Wandsworth Bridge Way 410-823-4455 410-653-3838 Telephone No. Telephone No. Address Address MD 21209 MD 21093 Baltimore Lutherville

City

Zip Code

State

City

Case No. 07-354-XA

## Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



#### ZONING DESCRIPTION

#### 6408 BALTIMORE NATIONAL PIKE

Beginning at a point located on the north side of Baltimore National Pike (U.S. Rte. 40), which is of variable width, at the distance of 1300 feet, more or less, from the centerline of Rolling Road, which is of variable width; thence the following courses and distances:

North 71 degrees 57 minutes 46 seconds West 100.00 feet North 18 degrees 04 minutes 57 seconds East 200.04 feet; South 71 degrees 56 minutes 17 seconds East 99.84feet; South 18 degrees 02 minutes 14 seconds West 200.00 feet to the Point of Beginning.

As recorded in Deed Liber 12589, folio 401, containing 19986 Square Feet or 0.459 Acres of land, more or less. Also known as 6408 Baltimore National Pike and located in the 1<sup>st</sup> Election District, 1<sup>st</sup> Councilmanic District.

J;\99186.11 zondes



PATE ACC  RECEIVED AMO FOR: TELM # SU TIME  PINK - AGENCY YE  WHITE - CASHIER PINK - AGENCY YE	BALTIMORE COUNTY, MARYLA OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		
MOUNT \$ 705 80  MOUNT \$ 705 80	AND No.		
TIBY WELL WELL WATER WATER TO THE TANK OF	THE RECEIPT OF THE PARTY OF THE		

•



TIMOTHY M. KOTROCO, Director

Department of Permits and

March 14, 2007 Development Management

Leslie Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093

Dear Mr. Pittler-

RE: Case Number: 07-354-XA, 6408 Baltimore National Pike

The above matter, previously scheduled for April 5, 2007, has been postponed at your request. The hearing has been rescheduled and the notice 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).

Verytruly yours,

why kotroco

Timothy Kotroco Director

TK:klm

C: Charles Rinaudo, Sr., 9910 Postwick Road, Ellicott City 21042 F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228 Kenneth Colbert, 2835 Smith Avenue, Ste. G., Baltimore 21209

•



TMETHY 15. 201ROCO, Director
Department of Permits and
Development Management

#### **NEW 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: 07-354-XA

6408 Baltimore National Pike

N/side of Baltimore National Pike, 1300 feet west of centerline of Rolling Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Charles J. Rinaudo, Sr., Trustee

Contract Purchaser: F. Steven Russel, President

Special Exception to permit a used motor vehicle sales area separate from a sales agency building in accordance with Sections 236.4 and 270. <u>Variance</u> to permit an existing side yard of 0 feet in lieu of the required 22.5 feet for a canopy and to permit an existing side yard of 15 feet in lieu of the required 30 feet.

Hearing: Monday, April 9, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093 Charles Rinaudo, Sr. 9910 Postwick Road, Ellicott City 21042 F. Steven Russel, 6616 Baltimore National Pike, Baltimore 21228 Kenneth Colbert, 2835 Smith Avenue, Ste. G. Baltimore 21209

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


## ZONING REVIEW APPROVED SIGN POSTERS


Staff Sergeant Robert A. Black	Telephone:	410-282-7940
	•	
1508 Leslie Road	Cell:	410-499-7940
Dundalk, MD 21222	Fax:	410-282-7940
Course & Donale	Talanhana	410 822 4470
Bruce E. Doak	Telephone:	410-823-4470
Gerhold, Cross & Etzel, Ltd.	Fax:	410-823-4473
Suite 100, 320 E. Towsontown Boulevard		
Towson, MD 21286		
•		
Bill Leddon .	Telephone:	410-781-4000
Shannon-Baum Signs, Inc.	Toll Free:	800-368-2295
•	Fax:	410-781-4673
105 Competitive Goals Drive	FØX.	410-701-4075
Eldersburg, MD 21784		-
· · · · · · · · · · · · · · · · · · ·		. •
Thomas J. Hoff	Telephone:	410-296-3668
	•	
406 W. Pennsylvania Avenue	Fax:	410-296-5326
Towson, MD 21204		•
Linda M. Jones	Telephone:	410-296-3333
,	•	
Daft-McCune-Walker	Fax:	410-296-4705
200 East Pennsylvania Avenue		-
Towson, Maryland 21286	•	•
10110011, triarytaina E1200		
	* - t	440 070 0400
Richard Hoffman	Telephone:	410-879-3122
904 Dellwood Drive	Fax:	410-879-3122
Faliston, MD 21047	•	
1 anston, MD 21047		
Charles E. Merritt	Telephone:	410-665-5562
9831 Magledt Road	Cell:	410-663-5525
Baltimore, MD 21234	Fax:	410-663-4315
Daltinote, MD 21204	· GA.	410-003-4515
Garland E. Moore	Telephone:	410-242-4263
3225 Ryerson Circle	.Fax:	410-242-4263
Baltimore, MD 21227	•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Dakimore, MD 21221		
•		
Linda O'Keefe	Telephone:	410-666-5366
523 Penny Lane	Fax:	410-666-0929
Hunt Valley, MD 21030	Cell:	443-604-6431
Frunt Valley, IND 21030	Cen.	443-004-043 (
41 		
William D. Gulick, Jr.	Telephone:	410-527-1555
McKee & Associates, Inc.	Fax:	410-527-1563
	, <b>.</b>	
5 Shawan Place Suite 1		
Cockeysville, MD 21030		
Martin Ogle	Telephone:	410-780-5151
16 Salix Court	Fax:	410-780-5188
	•	
Baltimore, MD 21220	Cell:	443-629-3411
	E-Mail	mert1114.aol.com
		<u> </u>
Jawrence Dileon D S	Talanhana	A40 2A2 4A42
J. Lawrence Pilson, R.S.	Telephone:	410-343-1443
1015 Old Barn Road		
Parkton, Maryland 21120		
· upilituit, itigi pipila eli rea		

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.





ICINITY MAP

07-354-XA