IN RE: PETITION FOR VARIANCE
S side Eastern Avenue, 375 feet W
of Taylor Avenue
15th Election District
7th Councilmanic District

(429 Eastern Avenue)

Clark & Lalor, LLP; Thomas Clark,
Managing Partner

Petitioners
Wet Pet & Reptile Service

Contract Purchasers

BEFORE THE

* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-384-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, Clark & Lalor, LLP; Thomas Clark, Managing Partner, and the contract purchaser, Wet Pet and Reptile Service. The Petitioners are requesting variance relief for property located at 429 Eastern Avenue. The variance request is from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the building.

The property was posted with Notice of Hearing on April 14, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 12, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

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

Interested Persons

Appearing at the hearing on behalf of the variance request were Thomas Clark, Managing Partner, Clark & Lalor, LLP, and Rick Richardson with Richardson Engineering who prepared the site plan. C. William Clark, 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

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The subject property contains 8,750 square feet zoned BL CCC and is improved by a commercial building which Mr. Clark proffered was constructed the 1940's. This is one of the many two story commercial buildings in the center of the Essex commercial district. The property is presently leased to a barber shop, office and pet store aka the Wet Pet & Reptile Store. The Petitioner operates the latter and would like to build an addition to the second story rear of the building above the existing room as shown in exhibit 1 for additional storage and improved delivery. The rear of the existing building is shown on photographs, exhibits 2C and

2D. The addition is described in exhibit 4. This commercial building is separated from the residential uses in the rear by an alley.

Mr. Clark indicated that the need for variance arises because the site lacks off street parking spaces as do all the other buildings on Eastern Avenue in Essex which were built many years before zoning was imposed on the area. Given the existing and proposed tenant spaces, the building requires 24 off street parking spaces. Six spaces are available in the rear of the building.

Mr. Clark noted that there are many metered parking spaces on this side and the opposite side of Eastern Avenue to accommodate customers of the building. See exhibit 1 which shows each metered space for parallel and angle parking and photographs 2B and 2C. In addition he noted that there are several County owned off street parking lots along Eastern Avenue as shown in photographs 3A through 3C. In summary he opined that there is more than adequate parking in the area.

Findings of Fact and Conclusions of Law

This property is located in the long commercial row of buildings along Eastern Avenue which were built many years before BL zoning was imposed on this area. The lots are built out for practical purposes. I am surprised that there are 6 spaces available in the rear.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no land available to the Petitioner to expand the lot and provide more off-street parking.

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 are clearly many metered spaces available on the street. The reason meters are used is to make each space available many times each day. Yet even with a CCC district designation there is no recognition in the regulations metered parking can provide adequate spaces for these kinds of small retail and office uses.

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 May, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 4096. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the building is hereby GRANTED subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

May 2, 2007

C. WILLIAM CLARK, ESQUIRE NOLAN, PLUMHOFF & WILLIAMS 502 WASHINGTON AVENUE, SUITE 700 TOWSON, MD 21204

Re: Petition for Variance
Case No. 07-384-A
Property: 429 Eastern Avenue

Dear Mr. Clark:

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

John V. Murphy

JVM:pz

Enclosure

c: Clark & Lalor, LLP, Thomas Clark, Managing Partner, 2212 Poplar Road, Baltimore MD 21221 Wet Pet & Reptile Store, 429 Eastern Avenue, Baltimore MD 21221 Rick Richardson, Richardson Engineering, Inc., 30 East Joppa Road, Suite 500, Timonium MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>429 EASTERN AVENUE</u> which is presently zoned <u>BL CCC</u>

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) 409.6 of the BCZR to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the building.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) the property, as improved with the existing building is unique, and practical difficulty exists which causes this property to be unable to comply with the BCZR, and for such other reasons as may be explained at a hearing on this Petition.

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.

Qontract Rutchaser/Lessee: Legal Owner(s): REPTILE STORE WET PET & CLARK & LALOR, LLP Name - Type or Print Name Type or Print Signature Signature 429 Eastern Avenue 410-391-9494 Thomas Clark, Mgr. Partner Name - Type or Print Address Telephone No. Baltimore 21221 MD City State Signature Zip Code 410-688-4621 2212 Poplar Road Attorney For Petitioner: Telephone No. Address C. William Clark Baltimore MD 21221 State Zip Code Name) - Type/or Print City Representative to be Contacted: Signature Nolan, Plumhoff & Williams, Chtd. Richardson Engineering, LLC Company Name 502 Washington Ave., Suite 700 30 E Padonia Road, Suite 500 Address Telephone No. Address 21204 Towson MD Timonium MD City State Zip Code City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 07-38H UNAVAILABLE FOR HEARING Reviewed By REV 9/15/98 AND PURPLEMENT PORTOR

30 East Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

ZONING DESCRIPTION 429 EASTERN AVENUE 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning at a point on the south side of Eastern Avenue, a right- of-way 80 feet in width, at a distance of 375' west from the centerline intersection of Eastern Avenue and Taylor Avenue, a right-of-way 50 feet in width, thence running and binding on the south side of the Eastern Avenue right-of-way (1) South 63 degrees 27 minutes 49 seconds West 50.00 feet, thence leaving perpendicular to Eastern Avenue (2) South 26 degrees 32 minutes 11 seconds East 145.00 feet to the north side of an alley 10 feet in width, thence binding on the north side of said alley (3) North 63 degrees 27 minutes 49 seconds East 50.00 feet, thence leaving perpendicular to the alley, (4) North 26 degrees 32 minutes 11 seconds West 145.00 feet to the point of beginning. Being Lot #28, Block J, Section A in the subdivision of ESSEX as recorded in Baltimore County Plat Book #3, Folio #15,

Containing a net area of 0.166 acres or 7,250 square feet of land, more or less.



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: #07-384-A

429 Eastern Avenue

5/side of Eastern Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Clark & Lalor, LLP, Thomas Clark, Mgr. Partner

Contract Purchaser: Wet Pet & Reptile Store

Variance: to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the build-

Hearing: Monday, April 30, 2007 at 11:00 a. Room 407, County Courts Building, 401 Bosley nue, Towson 21204. AVO-

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.

4/130 Apr 12

2007	

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

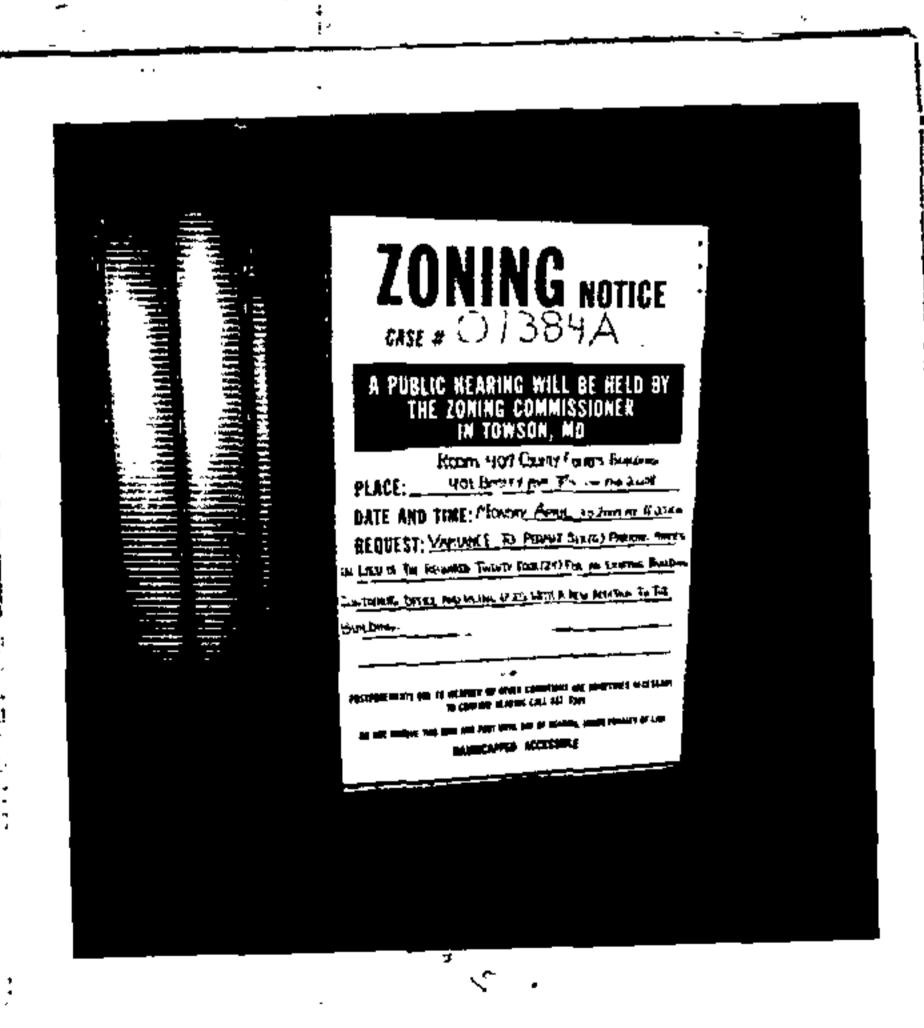
☐ NE Booster/Reporter ☐ North County News	☐ Catonsville Times ☐ Towson Times	XI The Jeffersonian ☐ Arbutus Times
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LEGAL ADVERTISING Williams

No. 24.9 ႘ YELLOW - CUSTOMER AMOUNT \$ ACCOUNT MARYL & FINANCE RECEIPT PINK - AGENCY COUNT MISCELLANEOUS BUDGET され BALTIMORE DISTRIBUTION WHITE - CASHIER OFFICE OF RECEIVED FROM: FOR:

CERTIFICATE OF POSTING

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;		Date of Hearing/Closing:	APRIL 30, 20
Baltimore County Department of Permits and Development Managemen	rt		
County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	•	, -	
ATTN: Kristen Matthews {(410) 887-	3394}		
Ladies and Gentlemen:	-	£	Samuel Marian Control of the Control
This letter is to certify under the penal posted conspicuously on the property	ties of perjury the located at:	at the necessary sign(s) required	l by law were
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ZONING NOTICE		SSG Robert Black	
A PUBLIC REARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD		(Print Name)	· · · · ·
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APR 18 2007

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



JAMES T. SMITH, JR. County Executive

March 16, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and

NOTICE OF ZONING HEARING

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: 07-384-A

429 Eastern Avenue

S/side of Eastern Avenue, 375 feet west of Taylor Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Clark & Lalor, LLP, Thomas Clark, Mgr. Partner

Contract Purchaser: Wet Pet & Reptile Store

Variance to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the building.

Hearing: Monday, April 30, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: C. William Clark, 502 Washington Avenue, Ste. 700, Towson 21204
Thomas Clark, 2212 Poplar Road, Baltimore 21221
Wet Pet & Reptile Store, 429 Eastern Avenue, Baltimore 21221
Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 14, 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, April 12, 2007 Issue - Jeffersonian

Please forward billing to:

C. William Clark Nolan, Plumhoff & Williams, Chtd. 502 Washington Avenue, Ste. 700 Towson, MD 21204 410-823-7800

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: 07-384-A

429 Eastern Avenue

S/side of Eastern Avenue, 375 feet west of Taylor Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Clark & Lalor, LLP, Thomas Clark, Mgr. Partner

Contract Purchaser: Wet Pet & Reptile Store

<u>Variance</u> to permit six (6) parking spaces in lieu of the required twenty-four (24) for an existing building containing office and retail uses with a new addition to the building.

Hearing: Monday, April 30, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosky Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 07-384-A
Petitioner:Wet Pet & Reptile Store
Address or Location: 429 Eastern Ave., Baltimore, MD 21221
PLEASE FORWARD ADVERTISING BILL TO: Name: C. William Clark/Nolan, Plumhoff & Williams, Chtd.
Address: 502 Washington Avenue, Suite 700
Towson, MD 21204
Telephone Number: 410-823-7800



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 26, 2007

C. William Clark Nolan, Plumhoff & Williams, Chtd. 502 Washington Avenue, Suite 700 Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 07-384-A, 429 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 28, 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

WCR:amf

Enclosures

: People's Counsel

Clark & Laior, LLP Thomas Clark, Manager Partner 2212 Poplar Road Baltimore

21221

Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium 21093 Wet Pet & Reptile Store Thomas Clark 429 Eastern Avenue Baltimore 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 29, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-384- Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By

Division Chief:

CM/LL

PETITION FOR VARIANCE RE:

429 Eastern Avenue; S/S Eastern Avenue,

375 W Taylor Avenue

15th Election & 7th Councilmanic Districts

Legal Owner(s): Clark & Lalor, LLP;

Thomas Clark, Mgr Partner

Contract Purchasers: Wet Pet & Repile Service*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-384-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and 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 9th day of March, 2007, a copy of the foregoing Entry of Appearance was mailed Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093 and C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

142 0 5 2007

People's Counsel for Baltimore County

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

March 9, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 5,2007

384

Item Number: 374 through 388

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 6, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 12, 2007

Item Nos. 0.7-374, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, and 388

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-03062007.doc



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

John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 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. 7-384-A

429 EASTERN, AVENUE WETPET & REDTILE SERVE

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. 7-364-A.

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,

4 Steven D. Foster, Chief

Engineering Access Permits

Division

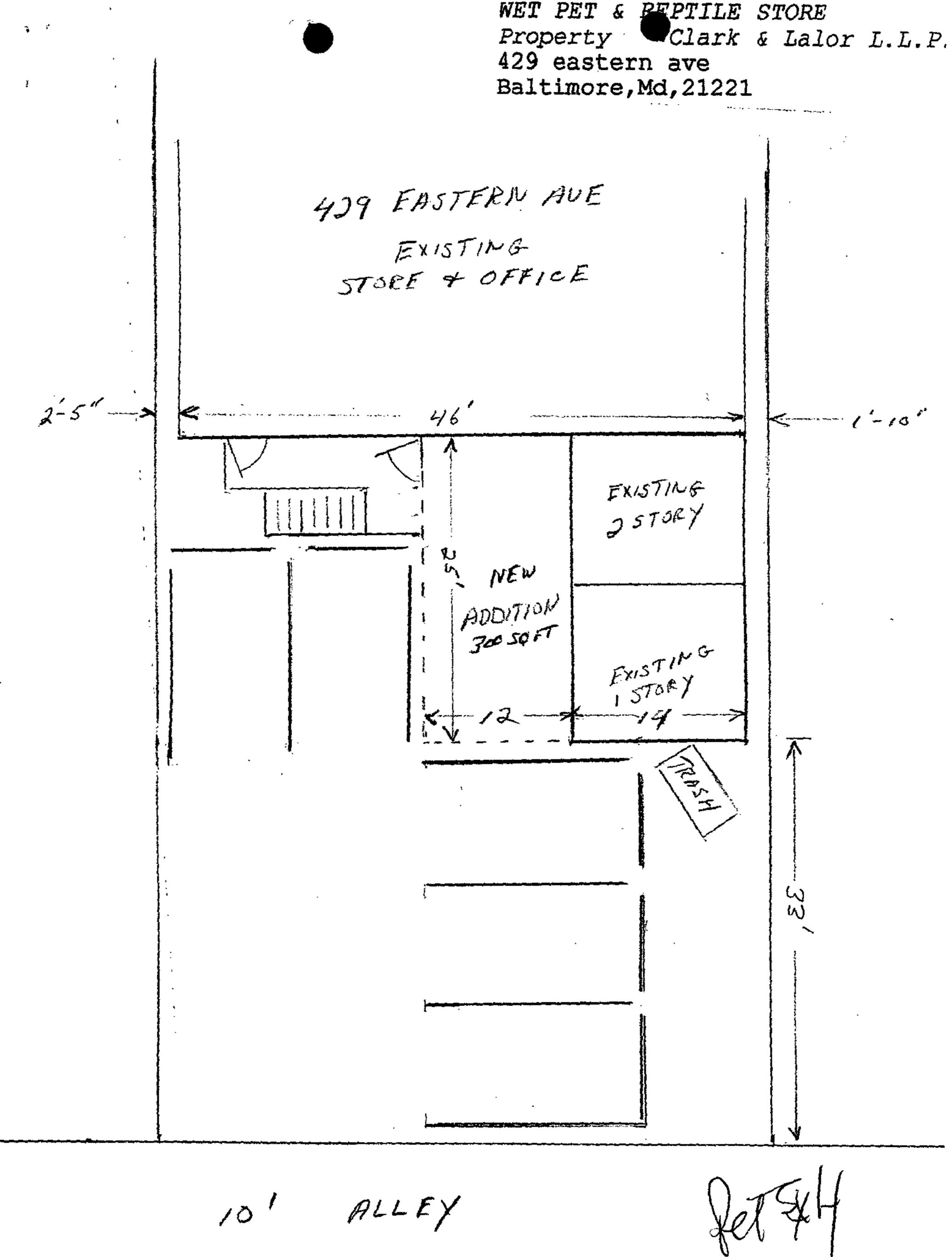
SDF/MB

PLEASE PRINT CLEARLY

CASE NAME Clark; La lor, LL CASE NUMBER 07-384 A DATE 4/30/07

PETITIONER'S SIGN-IN SHEET

"HIME TSON GIVEN WEE robughmha E- MAIL <u>0</u>20 26013 2122) STATE, ZIP Modern 1 Bn 170 30 t MONTH BO SULL ADDRESS NAME



WET PET & PTILE STORE

Property of Clark & Lalor L.L.P.

429 eastern ave

Baltimore, Md, 21221

EXISTING BRICK BUILDING 8x20 FOOTER 2-#5 BAR - S" CMU MALLS EXISTING BRICK WALLS

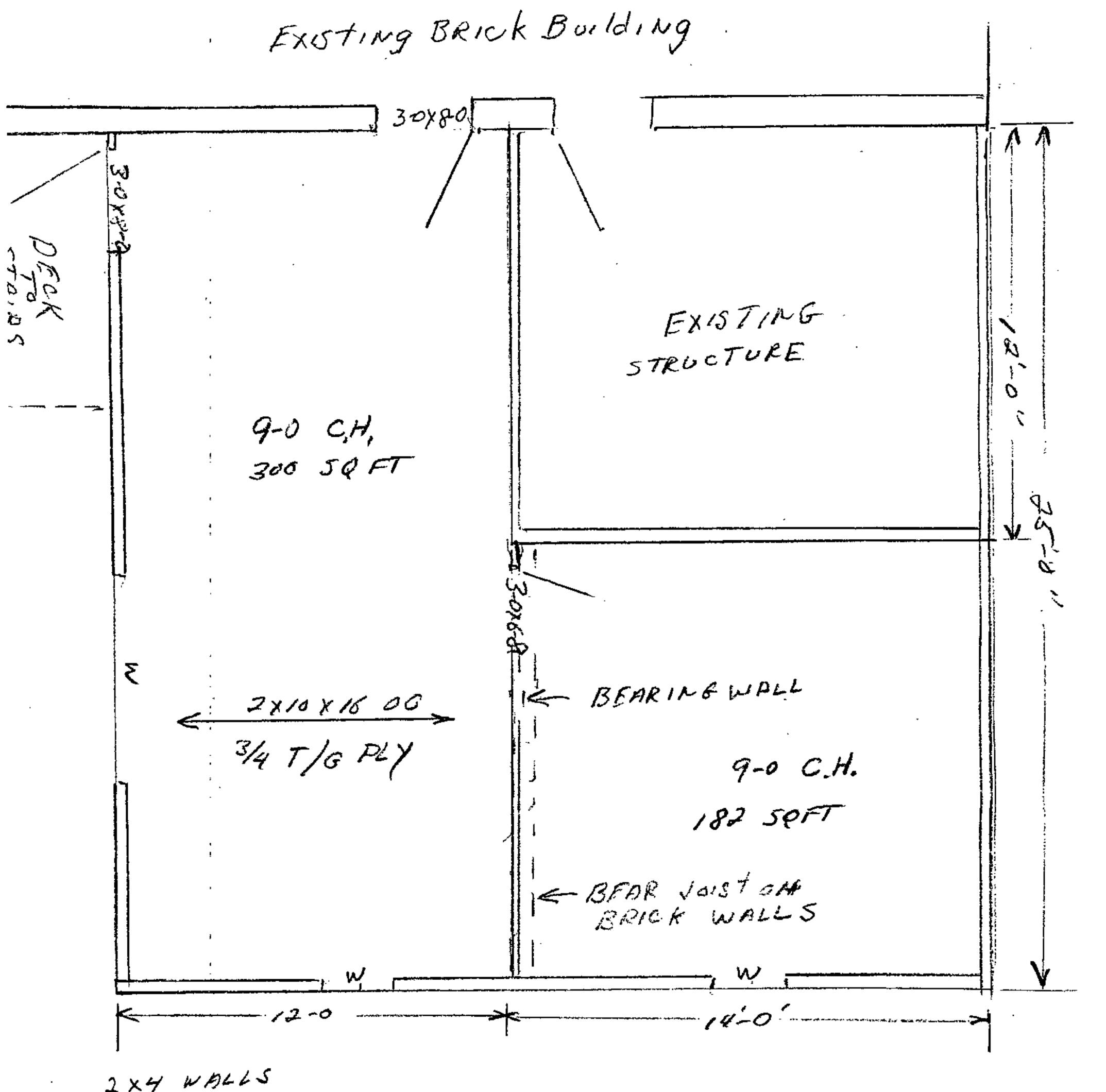
GROUND LEVEL

WET PET & PTILE STORE

Property Clark & Lalor L.L.P.

429 eastern ave

Baltimore, Md, 21221



2X4 WALLS

2 " SHEATING
R'13 INSULATION

LORY WALL

15T FLOOR LEVEL

429 EASTERN AUE

DARAPET W	AL	٠.,
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E-BEARING WALL < 2x/0x2'0C 2×10 ×206 1/2 PLY ROOF INSULATION
BOARD RubbER ROOF

RAIN GUTTER

ROOF PLAN

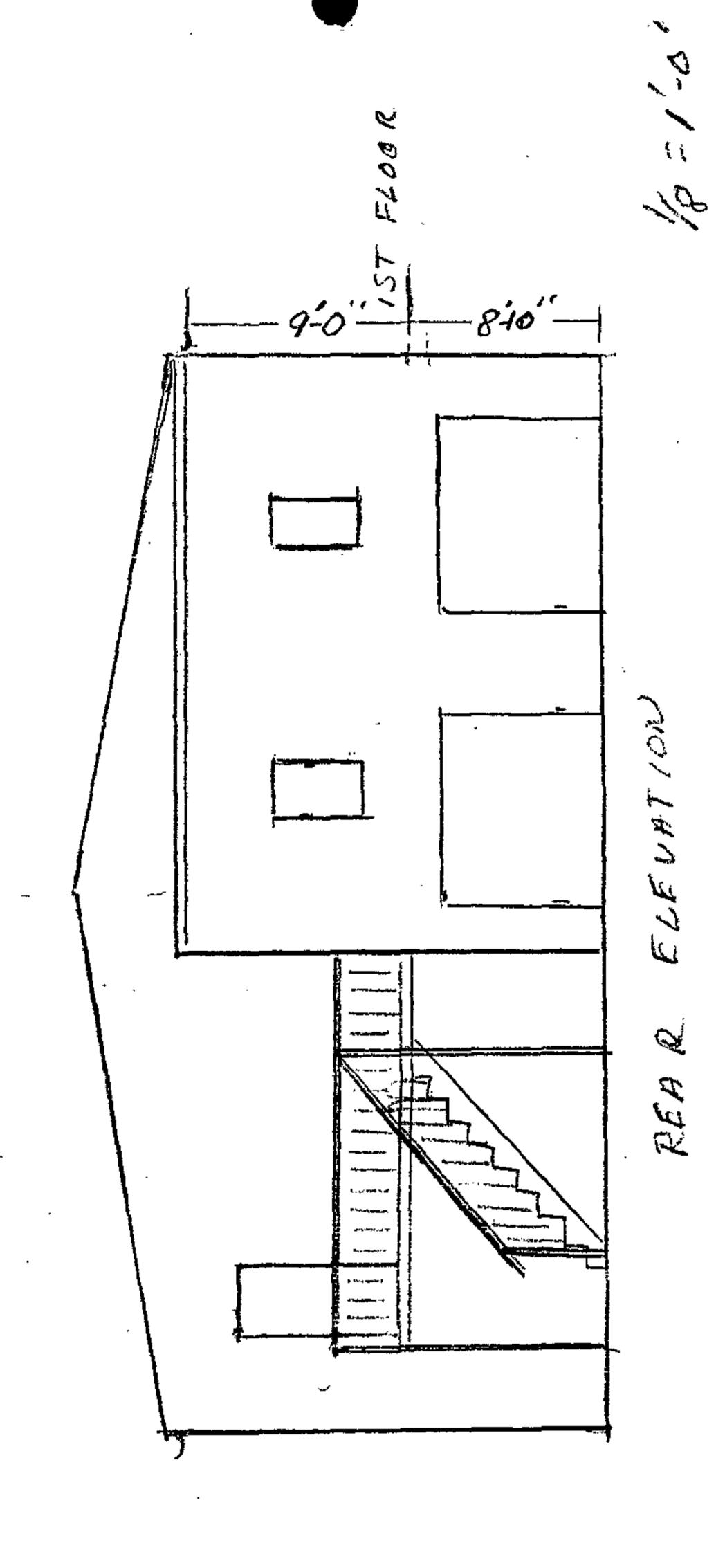
WET PET & REPTILE STORE Property of Clark & Lalor L.L.P. 429 eastern ave

WET PET & REPTILE STORE

Property of Clark & Lalor L.
429 eastern ave

Baltimore, Md, 21221

429 EBSTERINE



WET PET & REPTILE STORE

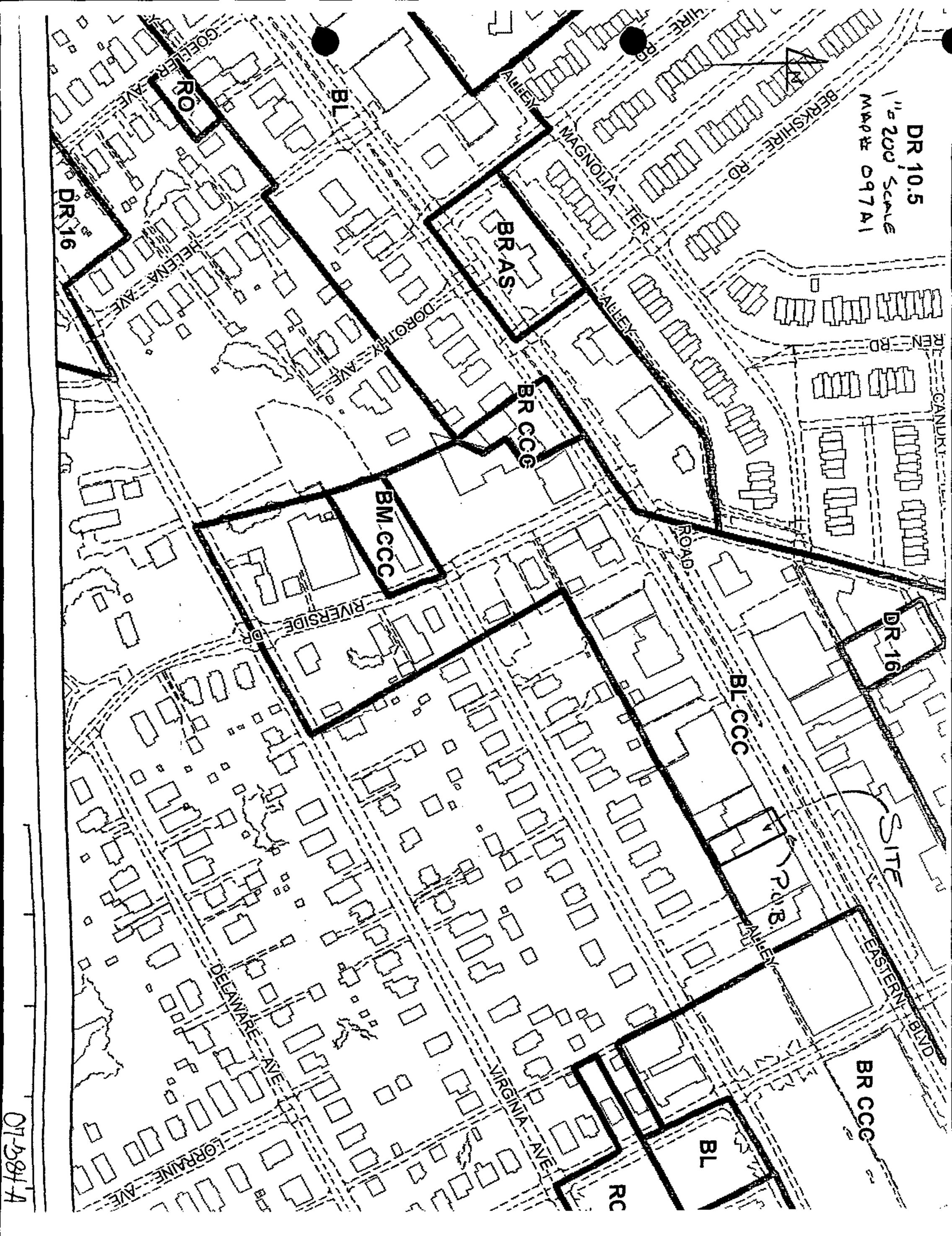
Property of Clark & Lalor L.L

429 eastern ave

Baltimore, Md, 21221

129 EDSTEAN AVE

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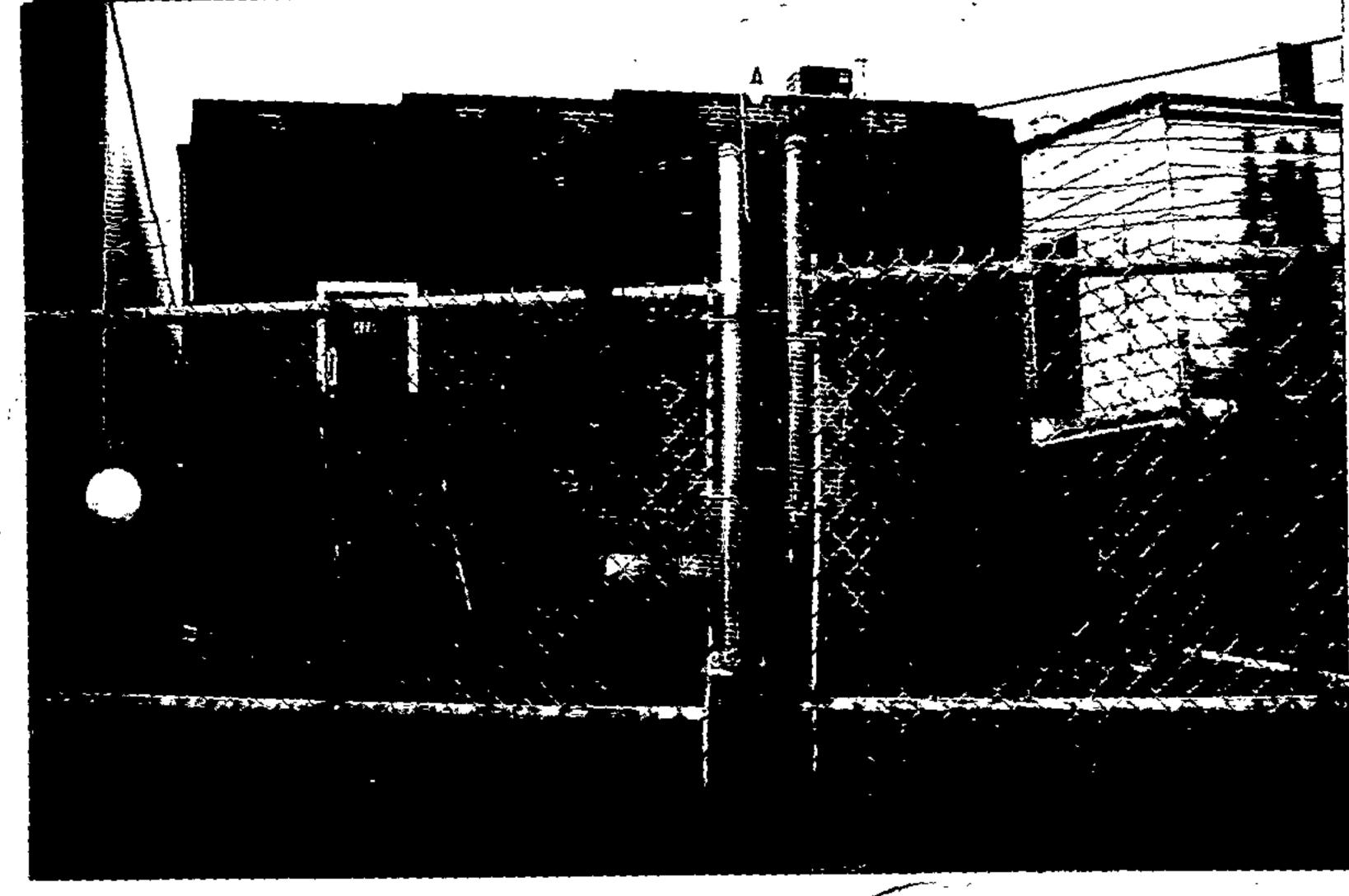
















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