IN RE: PETITION FOR VARIANCE BEFORE THE SE/Side Offutt Road, 738' N/E of * Liberty Road ZONING COMMISSIONER (3675, 3677, 3679, 3689-A & 3689-B Offutt Road) OF 2nd Election District 4th Council District **BALTIMORE COUNTY** Randallstown Plaza Associates, LLP, Owner * Brewer, Young and Anderson, Inc., Lessee Case No. 07-530-A **Petitioners**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Randallstown Plaza Associates, LLP, and the contract lessee, Brewer, Young and Anderson, Inc., by and through their attorney, Harold R. Weisbaum, Esquire. The Petitioners request variance relief from Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pet shop (tropical fish store) to be within 30 feet of a property line in lieu of the required 200 feet; to allow a pet shop (tropical fish store) to be within 0 feet of a lease line in lieu of the required 200 feet; and to allow parking for a pet shop (tropical fish store) to be within 8 feet of a property line in lieu of the required 200 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Harold Weisbaum, Esquire, attorney for Petitioners, Thomas J. Hoff, the Professional Landscape Architect, who prepared the plan was detained due to traffic problems, Jason Brewer and Jacob Young, appeared on behalf of the lessee, Brewer, Young and Anderson, Inc., t/a Aquarium Depot. There were no Protestants or other interested persons present.

Date & -30-07 PUNC

Testimony and evidence offered revealed that the subject property contains a net area of 8.86 acres, more or less, zoned B.L. and is improved with the shopping center known as "Randallstown Plaza". The Petitioner, Brewer, Young and Anderson, Inc. (Aquarium Depot), specialize in the sale of tropical fish and aquatic supplies which qualify them under Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) as a pet store. As such, the store is required to maintain a 200-foot setback from nearest property line or lease line. Given the fact that the building Aquarium Depot intends to occupy exists with a 0 foot setback from the tenants lease line(s), and the rear of the building (north side) is within 30 feet of a D.R.5.5 residential zone, the requested relief is necessary. Proffered testimony indicated that Aquarium Depot does not sell dogs or cats nor are they interested in anything other than the operation of a tropical fish store in the 15,000+ square foot leased area. A large parking field is located on the southern side of this building with 12 of the 76 parking spaces provided coming as close as 8 feet of the 80 foot right-of-way line of Offutt Road. As noted above, a 200-foot setback is required in this regard as well. It should be noted that loading and unloading of commercial supplies take a place at the rear of the store (not from the parking lot) which is accessed via Samoset Road. Evidence further indicates that the prior lessee, "Aquarium Center", had operated at this same location for over 25 years providing the same services as proposed here without complaint from the surrounding community regarding the tropical fish store and its retail operation. The Petitioners, however, were advised, at the time they applied for a permit, that the "pet shop" use needed to be legitimized and were advised to file the within petition as there were no commercial building permits for this type of use found for this site. As noted, under Section 421.2 of the B.C.Z.R., which regulates this use, a pet shop must be located 200 feet from the nearest property

OFFICE OF TOR FLING

line or lease line. In this case, the existing building that Aquarium Depot would like to occupy is located 0 feet from the nearest lease line (the party wall of an adjoining store) on the west side, which currently contains unoccupied commercial space to be leased and the *Curves* fitness and weight loss facility on the southwest side.

There is no doubt that this regulation was adopted in order to reduce the impact of the noise and odors commonly associated with a pet store from a neighboring business or adjacent residential properties. Although Aquarium Depot is a pet shop by definition, they are not in business of buying and selling dogs or cats or any other related pet store items other than tropical fish and their customary components. Additionally, no animals are boarded on the site nor or any other reptiles or pets sold at this location.

Based upon the testimony and evidence presented, I am persuaded that the petition for variance should be granted. It is clear that the use has operated at this location without detrimental impact to adjacent properties. Moreover, upon due consideration of the evidence offered, I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

IT IS FURTHER ORDERED that the variance relief granted is limited to a tropical fish store use. Any change or expansion of the pet shop that would include other species or variety of animals will in that event require the owner/operator to petition this Commission by way of special hearing relief to amend this restriction.

Any appeal of this decision shall be entered within thirty (30) days of the date of this

Order.

WJW:dlw

Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

August 30, 2007

Harold R. Weisbaum, Esquire Blum & Weisbaum, P.A. 11 East Lexington Street, 6th Floor Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE

SE/Side Offutt Road, 738' N/E of Liberty Road
(3675, 3677, 3679, 3689-A & 3689-B Offutt Road)

2nd Election District - 4th Council District
Randallstown Plaza Associates, LLP, Owner;
Brewer, Young and Anderson, Inc., Lessee- Petitioners
Case No. 07-530-A

Dear Mr. Weisbaum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

WILDIANI J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

c: Thomas J. Hoff, Professional Landscape Architect, Thomas J. Hoff, Inc., 406 West Pennsylvania Avenue, Towson, Md. 21204
Jason Brewer, 7727 Meath Road, Dundalk, Md. 21222
Jacob Young, 1308 W. 37th Street, Baltimore, Md. 21211
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3675, 3677, 3679, 3689-A, 3689-B OffuttRd. which is presently zoned_{BL-}

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)

See attended to BE PRESONTED AT HONRING SHIP.

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. Legal Owner(s): Contract Purchaser/Lessee: Randallstown Plaza Associates, LLP Brewer, Young and Anderson, Inc. Name Type or Print Name - Type or Print General Partner Signature 3675, 3677, 3679, 3689-A, 3689-B LEROUS B. ROST. NR Offut Road (410) 521-4529 Telephone No. Name - Type or Print Address Randallstown, MD 21133 Zip Code State Signature c/o Jerome Trout, III City 2 Village Square, Suite 219 (410) 435-4000 Attorney For Petitioner: Telephone No. Address 21210-1600 Baltimore, Maryland Harold R. Weisbaum, Esquire State Zip Code City Name - Type or Print Representative to be Contacted: Signature Blum & Weisbaum, P.A. Thomas J. Hoff Name Company 410-296-3 11 E. Lexington St. 6th F1. (410) 837-4010 406 West Pennsylvania Avenue Telephone No/ Telephone No. Address Address 212 04 , Maryland 21202 Baltimore, Maryland Towson State Zip Ç Zip Code City City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING JNP Reviewed By Date 5 REV 9/15/98 Date. By.

3675, 3677, 3679, 3689-A, 3689-B Offutt Road

ZONING RELIEF REQUESTED:

VARIANCE FROM SECTION 421.2 TO ALLOW A PET SHOP (TROPICAL FISH STORE) TO BE WITHIN 30 FEET OF A PROPERTY LINE IN LIEU OF THE REQUIRED 200 FEET, TO ALLOW A PET SHOP (TROPICAL FISH STORE) TO BE WITHIN 0 FEET OF A LEASE LINE IN LIEU OF THE REQUIRED 200 FEET AND TO ALLOW THE PARKING FOR A PET SHOP (TROPICAL FISH STORE) TO BE WITHIN 8 FEET OF A PROPERTY LINE IN LIEU OF THE REQUIRED 200 FEET.

07-57

THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

May 21, 2007

Description of Aquarium Depot, 3675, 3677, 3679, 3689-A, 3689-B Offutt Road, Randallstown Plaza, to Accompany Petition for Variances

BEGINNING FOR THE SAME at a point on the new heartheast side of Offutt Road, 738 feet more or less north of the north side of Liberty Road (80' R/W).

Thence leaving the northeast side of Offutt Road,

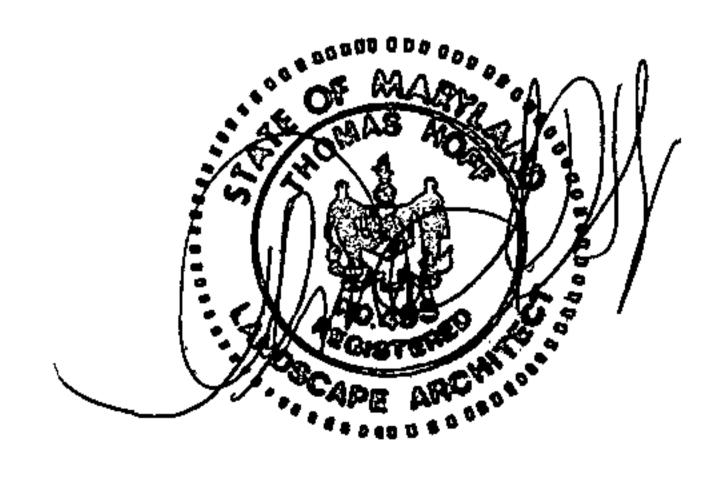
- 1) South 80 degrees 16 minutes 33 seconds East 122.73 feet, thence,
- 2) North 30 degrees 30 minutes 58 seconds East 150.83 feet, thence,
- 3) South 60 degrees 05 minutes 00 seconds East 231.15 feet, thence,
- 4) South 09 degrees 59 minutes 40 seconds West 44.48 feet, thence,
- 5) South 83 degrees 55 minutes 55 seconds West 225.25 feet, thence,
- 6) South 10 degrees 17 minutes 14 seconds West 189.79 feet, thence,
- 7) North 57 degrees 36 minutes 20 seconds West 156.80 feet, thence,
- 8) North 10 degrees 15 minutes 20 seconds East 60.55 feet, thence,
- 9) North 79 degrees 44 minutes 40 seconds West 31.32 feet to the northeast side of Offutt Road, thence binding on the northeast side of Offutt Road,
- 10) North 10 degrees 15 minutes 20 seconds East 113.08 feet to the place of beginning.

Containing 1.12 acres of land more or less.

The bearings and distances for this description are based on the Deed for Randallstown Plaza, Deed Reference liber5202 page528, Exhibit 1.

Note:

This Description has been prepared for zoning purposes only.



CH	SECTION AND THE TENT OF THE SECTION	- State of the Paris			CASHIER'S VALIDATION
		± 5	1 (1+1) K	(S) (S)	క
No. 20.	05/9-90		79-8 DE 6.1	Maza Associatos a	
- AND	NT A -U01-0	NT STATE OF THE ST	3677.367.36	anda 11 town	OW - CUSTOMER
UNTY, MARYLA FRESIDE	f (6.7)	NOUN AMOUNT	16.35	30 - A (Ro	YNK - AGENCY YELL
BALTIMORE COI OFFICE OF BUDGE MISCELLANEOU	DATE	RECEIVED B C	FOR: (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5	DISTRIBUTION WHITE - CASHIER

₹.

.

TONING HEARIN

The Zoning Capital Saloner of Batti and County, by authority of the Zoning Act and Reculations of Battimore County will hold a public hearing a rowson, Maryland on the Zoning Act and Reculations of Battimore County will hold a public hearing a rowson, Maryland on the property identified herein as rollows:

Sast side of offult Road, 3689B Offutt Road 2nd Stast side of offult Road, 3689B Offutt Road 2nd Election District 4th Councilmanic District Logal Owner(s): Femdalistown Plaza Associates, LLP Contract Purchaser: Brewer, Young & Anderson, Inc.

Variance: to allow a pet shop (tropical fish store) to be within 30 feet of a property line in lieu of the required 200 feet and to allow the parking for a pet shop (tropical fish store) to be within 8 feet of a property line in lieu of the required 200 feet.

Hearing: Monday, August 20, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Correspond accommodations Please Contact the Zoning Countact the Zoning Review Office at (410) 887-4393.

Contact the Zoning Review Office at (410) 887-3391.

CATE OF PUBLICATION

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

The Jeffersonian Arbutus Times Catonsville Times

Towson Times

Owings Mills Times

Booster/Reporter North County News RE

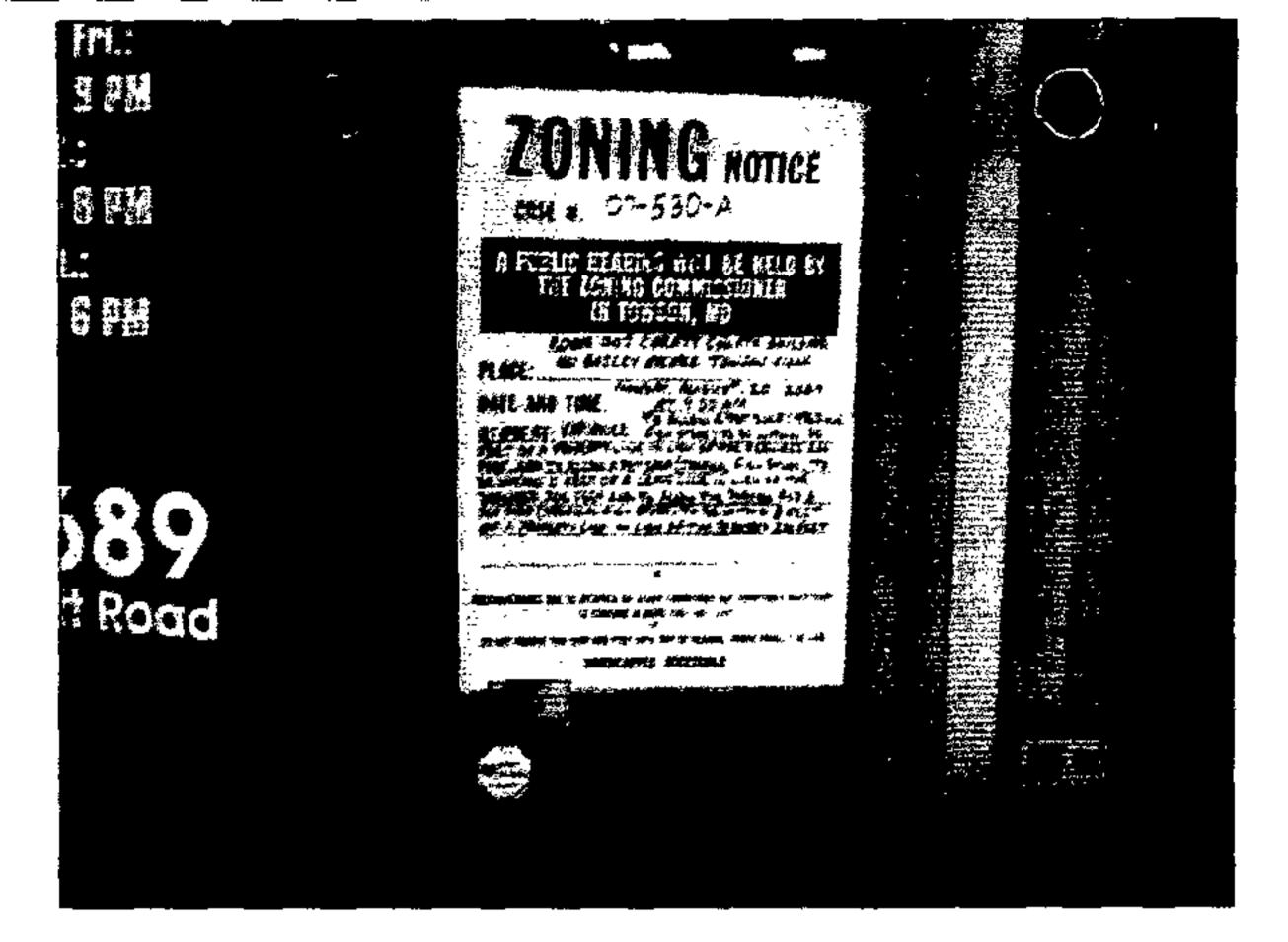
Mulins

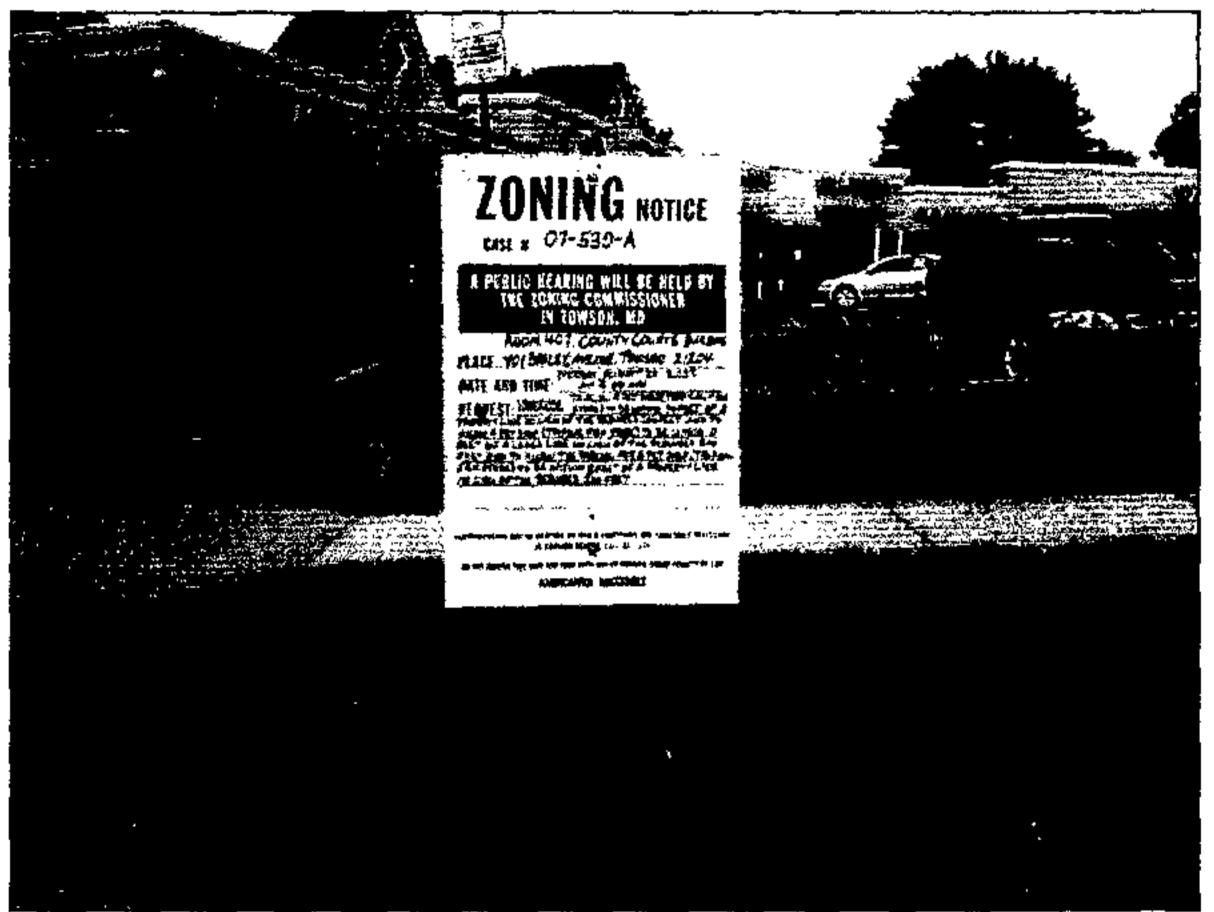
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-530-

	Petitioner/Developer: Βρεωεα.
	Petitioner/Developer: BREWER, BULNE, CANDERSON INC.
	Date Of Hearing/Closing: 8/20/01
Baltimore County Department of Permits and Development Manag County Office Building, Room 11 11 West Chesapeake Avenue	gement
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the sign(s) required by law were post at 3675 367	penalties of perjury that the necessary ed conspicuously on the property 7 3479
3489 A : 3	489 B OFFUTT ROAD
This sign(s) were posted on	(Month, Day, Year)
\	Sincerely, Sincerely, Sincerely, Partial 8/3/57
	(Signature of sign Poster and Date) Martin Ogle
	Sign Poster
	16 Salix Court
	Address
	Balto. Md 21220
	(443-629 3411)
	•





Martin Odlo 8/3/07



JAMES T. SMITH, JR. County Executive

June 26, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
RING
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: 07-530-A

3675, 3677, 3679, 3689A & 3689B Offutt Road

S/east side of Offutt Road, 738 feet n/east of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Randallstown Plaza Associates, LLP Contract Purchaser: Brewer, Young and Anderson, Inc.

<u>Variance</u> to allow a pet shop (tropical fish store) to be within 30 feet of a property line in lieu of the required 200 feet, and to allow a pet shop (tropical fish store) to be within 0 feet of a lease line in lieu of the required 200 feet and to allow the parking for a pet shop (tropical fish store) to be within 8 feet of a property line in lie of the required 200 feet.

Hearing: Monday, August 20, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Harold Weisbaum, 11 E. Lexington Street, 6th Fl., Baltimore 21202

Jerome Troot, Randallstown Plaza Assoc., 2 Village Square, Ste. 219, Baltimore 21210-1600

Brewer, Young and Anderson, Inc., 3675 Offutt Road, Randallstown 21133

Thomas J. Hoff, 406 West Pennsylvania Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 4, 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, August 2, 2007 Issue - Jeffersonian

Please forward billing to:

Harold Weisbaum Blum & Weisbaum 11 E. Lexington Street, 6th Floor Baltimore, MD 21202

410-837-4010

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: 07-530-A

3675, 3677, 3679, 3689A & 3689B Offutt Road S/east side of Offutt Road, 738 feet n/east of Liberty Road 2nd Election District – 4th Councilmanic District Legal Owners: Randallstown Plaza Associates, LLP Contract Purchaser: Brewer, Young and Anderson, Inc.

<u>Variance</u> to allow a pet shop (tropical fish store) to be within 30 feet of a property line in lieu of the required 200 feet, and to allow a pet shop (tropical fish store) to be within 0 feet of a lease line in lieu of the required 200 feet and to allow the parking for a pet shop (tropical fish store) to be within 8 feet of a property line in lie of the required 200 feet.

Hearing: Monday, August 20, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

MISSIONER FOR BALTIMORE COUNTY

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

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



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

August 14, 2007

Harold R. Weisbaum, Esquire Blum & Weisbaum, P.A. 11 E. Lexington Street, 6th Floor Baltimore, Maryland 21202

Dear Mr. Weisbaum:

RE: Case Number: 07-530-A, 3675, 3677, 3679, 3689-A, 3689-B Offutt Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,
U. Call Rillal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf Enclosures

c: People's Counsel

Brewer, Young and Anderson, Inc. 3675 Offutt Road Randalistown 21133

Thomas J. Hoff 406 West Pennsylvania Avenue Towson 21204

Randallstown Plaza Associates, LLP Jerome Trout, Jr., General Partner c/o Jerome Trout, III 2 Village Square, Suite 219 Baltimore 21210-1600

BW 8/20 9Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: June 15, 2007

JUN 2 5 2007

BY:____

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-530- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

530

Item Number: 526 Through 541

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: June 7, 2007

Department of Permits & Development

Management

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

FROM:

Zoning Advisory Committee Meeting

For June 11, 2007 Item Nos. 07-526, 527, 528, 529, 530, 532, 533, 535, 536, 537, 538, and 540

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-06072007.doc



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

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

Maryland Department of Transportation

Date: JUNE 6, 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. 7-530-A

3675, 3677, 3679, 3689-A

3689-BOFFHTT BOAD

VARIANCE -BREWER, YOUNG É ANDERSON, INC.

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. 7-530-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,

For Steven D. Foster, Chief J Engineering Access Permits

Division

SDF/MB



Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

June 25, 2007

Timothy M. Kotroco, Director Permits and Development Management 111 West Chesapeake Avenue, Rm 105 Towson, MD 21204

Re: Zoning Case No. 07-530-A

Dear Sir:

We are requesting that the Hearing for the above referenced case be rescheduled to August 20, 2007 at 9 AM, as per my phone conversation with Kristin.

If you have any questions or require any additional information, please give me a call at 410-296-3669.

Very truly-yours,

Thomas J. Hoff, RLA

President

PETITION FOR VARIANCE

3675, 3677, 3679, 3689A/B Offutt Road;

SE/S Offutt Rd, 738' NE Liberty Road

2nd Election & 4th Councilmanic Districts

Legal Owner(s): Randallstown Plaza Associates*

LLP; Jerome Troot, Jr, General Partner

Contract Purchaser(s): Brewer, Young &

Anderson, Inc

RE:

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

FOR

BALTIMORE COUNTY

07-530-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

RECEIVED

JUN U 7 2007

Permanen

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 7th day of June, 2007, a copy of the foregoing Entry of Appearance was mailed Thomas Hoff, 406 West Pennsylvania Avenue, Towson, MD 21204 and Harold Weisbaum, Esquire, 11 E. Lexington Street, 6th Floor, Baltimore, MD 21202, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

R Max Limmorman

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: 07-530-A Petitioner: Randallstown Plaza Associates, UP
Address or Location: 7675, 3677, 3679, 3689-A, 3689-B 04fuffRead
PLEASE FORWARD ADVERTISING BILL TO:
Name: HAROLD WEISBAUM
Address: BLUM + WEISBAUM
11 B. LEXINGTON ST. 6th FLOOR
BATHORE, MD. 21202
Telephone Number: 410 -637-4010

Case No.: 07-530-A 3679 3689-A OFFUT RD

3689-A Exhibit Sheet

Petitioner/Developer

Protestant

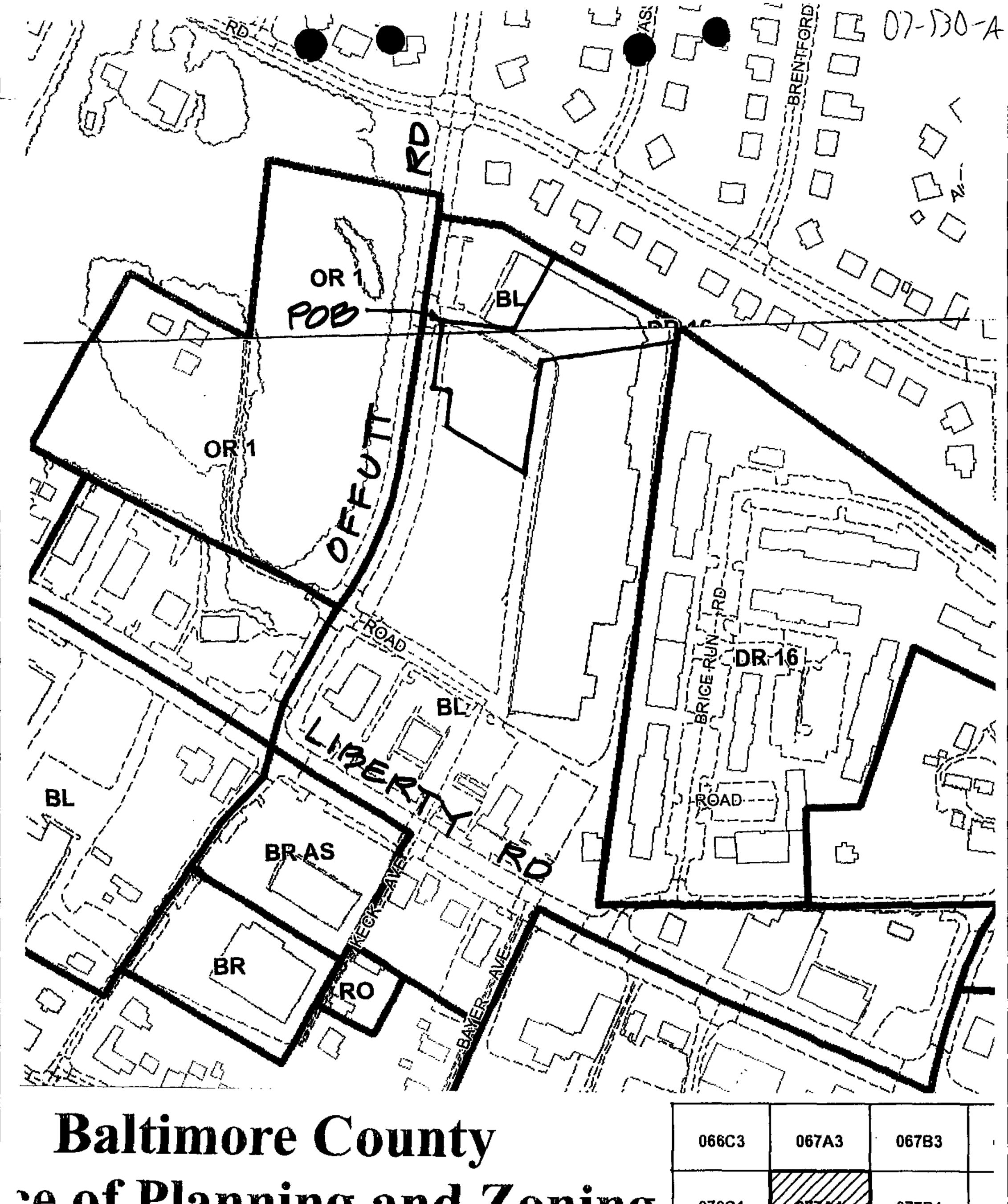
No. 1		
	SITE PZAN	
No. 2		
No. 3	·	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		
		<u> </u>

PLEASE PRINT CLEARLY

CASE NUMBER


PETITIONER'S SIGN-IN SHEET


E-MAIL Haya Deporter Hisson. me Huris 9999 @ gol. com					
CITY, STATE, ZIP SALLO MAD 2122 BALLO MAD 21311 BUT MO 31309					
ADDRESS 1702 W. 374. St. 11E. Lexaph Heat					
SASON ESELVED THOOD YOUNG					



Baltimore County ce of Planning and Zoning Official Zoning Map Official Zoning Map

066C3	067A3	067B3	
076C1	NATION AND ADDRESS OF THE PARTY	077B1	
076C2		077B2	





01 ZONING VARIANCE PLAT.dwg, VARIANCE PLAT, 5/21/2007 2:54:17 PM, KIP All-Other Systems.pc3