IN RE: PETITION FOR SPECIAL EXCEPTION \*

N/S North Point Road, 70' W Grace Road

(7000 North Point Road)

15<sup>th</sup> Election District 7<sup>th</sup> Council District

Bentley Glenn Hoover Petitioner BEFORE THE

**ZONING COMMISSIONER** 

OF

**BALTIMORE COUNTY** 

Case No. 07-579-X

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Ben Hoover. The Petitioner requests a special exception for living quarters (two apartments) in a proposed commercial building. The subject property and requested relief are more particularly described on the amended, redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ben Hoover, Petitioner, and Herman W. Meusel, Sr., whose property is located on the northwest corner of North Point Road and Lynch Road. It is to be noted that a Notice of Withdrawal was received from Petitioner's Counsel, Raymond S. Rudacille, Esquire, dated July 31, 2007, striking his appearance in this matter. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of North Point Road, between Lynch and Grace Roads in Edgemere. The property contains a gross area of 16,485 square feet, or 0.375 acres, more or less, zoned B.L.-A.S., and improved with an existing 2-story building. The 1<sup>st</sup> floor is used for commercial purposes (liquor store - 56' x 29') and the second floor contains a residential apartment. This building and apartment provides 13 parking spaces for customer use.

Mr. Hoover testified that he purchased the property in 1988 which at that time was operating as a liquor store with an apartment above, and that he and his wife, Michele, have lived

Date S-(7-57 POR FRUM)
By

there until recently. The apartment is currently occupied by an employee of the liquor store, known as Ben's Liquors. This liquor store as currently located is 1 foot from a neighboring 2-story frame bait shop, which is shown on Petitioner's Exhibit 1 at the southeast corner of North Point and Grace Roads. Mr. Hoover intends to raze the liquor store, accessory apartment and existing garage on his property and proposes to redevelop the site with a 67' wide x 44' deep, 2-story masonry building. Mr. Hoover, in response to the Zoning Advisory Committee (ZAC) comment received from the Office of Planning, indicated that he would be willing to replace the two parking spaces that are depicted in the center of the lot with landscaping strips to enhance his property. The plan was amended to delete the two central parking spaces originally shown on the plat to accompany the Petition and provided landscaping in areas in front of the new building as well as two areas at the front of the property at North Point Boulevard (on either side of ingress and egress to the parking lot).

Mr. Meusel, who received zoning approval in Case No. 05-084-SPH to maintain three apartment units in the B.L.-A.S. zone for properties located at 6908 and 6910 North Point Road, testified that he has resided on his property since 1988, is very familiar with Ben's Liquors and believes that a landscaped strip in the middle of the parking lot would not be logical. He would rather see landscaping surrounding the new proposal and at the front of the property at North Point Boulevard on either side of the ingress and egress to the parking lot. He believes parking/landscaping located centrally in the parking area would present conflicts to vehicle operators leaving the package good store parking lot as well as presenting impediments to delivery trucks making deliveries. I agree with his conclusions.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. As noted above, it is clear that Mr. Hoover's use of this property has existed for many years without detrimental impact to adjacent properties, or the health, safety or general welfare of the surrounding locale. Although the improvements are somewhat

<sup>&</sup>lt;sup>1</sup> The revised plan was reviewed by Nkechi Hislop on behalf of the Office of Planning and advised this Commissioner that it addressed the majority of their concerns and noted that it was in accordance to the streetscape plan of North Point Road.

Date CENT FOR FILING

different, it is in the same general nature of the existing use and I believe will improve existing conditions and will not cause any detrimental impacts on the neighborhood. In fact, the installation of screening and improvements to the parking lot may be of benefit to not only this property, but to the neighborhood in terms of its appearance. It is also to be noted that there were no Protestants at the hearing and that a favorable Zoning Advisory Committee (ZAC) comment was ultimately received from the Office of Planning. Based upon all of these factors, I find that the Petitioner has met the requirements of Section 502.1 of the B.C.Z.R. for relief to be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_ day of September 2007 that the Petition for Special Exemption for living quarters (two apartments) in a proposed commercial building on the subject property, in accordance with the amended, redlined site plan marked as Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioner may apply for his use 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. Compliance with ZAC comments, dated August 2, 2007, from the Office of Planning relative to building materials, streetscaping plan, and implementing brick walls and piers at the street edge with landscaping to screen parking.
- 3. Compliance with ZAC comments, dated August 23, 2007, from the Department of Environmental Protection and Resource Management (DEPRM) relative to the Chesapeake Bay Critical Area and Intensely Developed Area (IDA) regulations. A copy of this comment is attached hereto and made a part hereof.
- 4. When applying for any permit(s), the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

hereof.

WJW:dlw

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

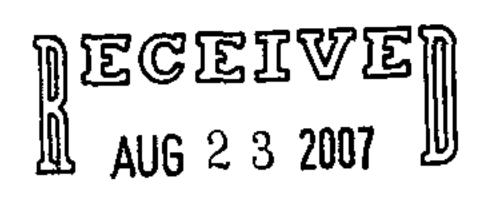
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BW 8-29-07

# BALTIMORE COUNTY, MARYLAND

# Inter-Office Correspondence





B'	Y:	
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TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE: |

August 23, 2007

SUBJECT:

Zoning Item

# 07-579-X

Address

7000 North Point Road

Hoover property

Zoning Advisory Committee Meeting of July 2, 2007

\_\_X\_\_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

# Additional Comments:

This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations and DEPRM approval.

Reviewer:

Kevin Brittingham

Date: 7/23/07

Date OF THE CEIVED FOR FILING



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

September 17, 2007

Ben Hoover 7000 North Point Road Edgemere, Maryland 21219

RE:

PETITION FOR SPECIAL EXCEPTION

N/S North Point Road, 70' W Grace Road

(7000 North Point Road)

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

Bentley Glenn Hoover – Petitioner

Case No. 07-579-X

Dear Mr. Hoover:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III

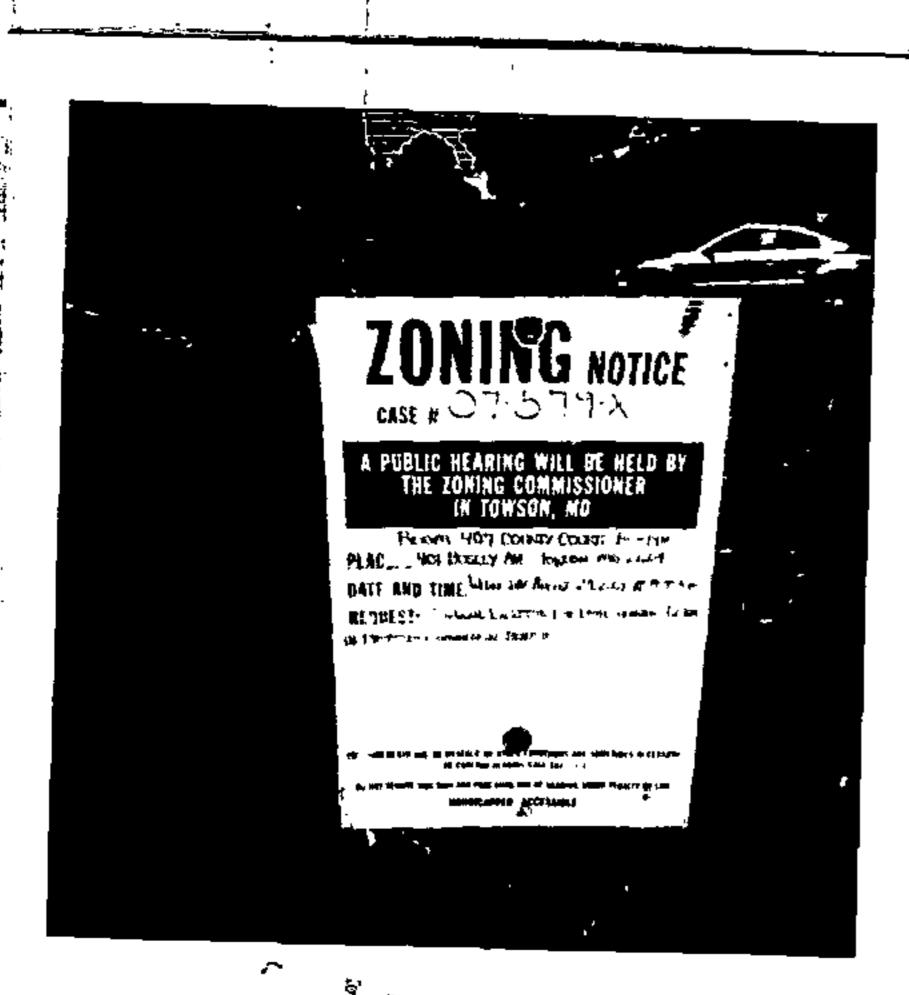
Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

c: Herman W. Meusel, Sr., 6910 North Point Road, Edgemere, Md. 21219 People's Counsel; Nkechi Hislop, Office of Planning; DEPRM; File

# CERTIFICATE OF POSTING

•	RE: Case No.:
	Petitioner/Developer: BEN
	HOOVER
· · · · · · · · · · · · · · · · · · ·	Date of Hearing/Closing: 8-29-07
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
· · · · · · · · · · · · · · · · · · ·	the same of the same and the same and the same of the same and the same of the
ATTN: Kristen Matthews {(410) 887-3394}  Ladies and Gentlemen:	Tr
This letter is to certify under the penalties of perposted conspicuously on the property located at	erjury that the necessary sign(s) required by law were
1- d= - 1 <sup>2</sup>	TH POINT RD
TOOK NOK	
<u> </u>	<u></u>
The sign(s) were posted on	8-14-07
<u> </u>	(Month, Day, Year)
-	Sincerely,
	Lakist Black 8-15-07
	(Signature of Sign Poster) (Date)
	SSG Robert Black
ZONING NOTICE	(Print Name)
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER	1508 Leslie Road
PLAC HOT COINTY COURT IN - 1714 PLAC - HOT EXELLY ME TOURON MIN - 1444	(Address)
THE LAND SIME prior by prior of the prior of the party of	Dundalk, Maryland 21222
	(City, State, Zip Code)
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	(Telephone Number)



# NOTICE OF ZONING HEARING

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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: # 07-579-X
7000 North Point Road
N/side of North Point Road
70 feet west of Grace Road
15th Election District
7th Councilmanic District
Legal Owner: Ben Hoover
Special Exception: for living quarters (2 apt) in proposed commercial building.
Hearing: Wednesday, August 29, 2007 at 9:00

a.m. in Room 407. County
Courts Building, 401 Bosley Avenue, Towson ley 21204.

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.

JT 8/644 Aug. 14 145263

THIS IS TO CERTIFY, that the annexed advertisement was published . 200

in the following weekly newspaper published in Baltimore County, Md., 200 \_successive weeks, the first publication appearing

North County News ☐ NE Booster/Reporter ☐ Owings Mills Times ☐ Towson Times Catonsville Times 🗅 Arbutus Times 🛱 The Jeffersonian

Williams

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 07-	579-X
Petitioner/Develope	-BEN
HOOVER	·
Date of Hearing Clo	sing 9-29-07

Bahimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen: 9

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

\[ \frac{7000 North Point 20}{} \]

The sign(s) were posted on \_\_\_\_\_\_ (Month, Day, Year)

Sincerely,

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2 . Z.	shirt Block	8-15-07
	Signature of Sign Poster)	(Date)
	SSG Robert Black	•
_	(Print Name)	
	1508 Leslie Road	
	(Address)	
	Dundelk, Maryland 21	222
	(City, State, Zip Co	de)
	(410) 282-7940	
	Telephone Number	<b>(F)</b>

ATTN: DEBBIG

# ATTENTION: DEBBIE

# BALTIMORE COUNTY, MARYLAND

# INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** July 5, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 9, 2007

Item Nos. 07-456, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588,589, 590, 591, 592, and 594

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-07052007.doc



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

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

Maryland Department of Transportation

Date: Juny 2, 200 7

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

RE: Baltimore County

Item No. 7-579-X

7000 NORTH POINT ROAD HOOVER PROPERTY

SPECIAL EXCEPTION

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. 7-579-X.

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, Chiedlengineering 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 July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 2, 2007

Item Number: 579

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File



RE: PETITION FOR SPECIAL EXCEPTION
7000 North Point Road; N/S North Pt Rd,
70' W Grace Road
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts
Legal Owner(s): Ben Hoover
Petitioner(s)

\* BEFORE THE

ZONING COMMISSIONER

\* FOR

\* BALTIMORE COUNTY

\* 07-579-X

# **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 16th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed Raymond Rudacille, Esquire, 7200 North Point Road, Baltimore, MD 21219, Attorney for Petitioner(s).

RECEIVED

JUL 1 & 2007

Per....

HOLE MERMAN

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION\* BEFORE THE ZONING

7000 North Pt Rd; N/S North Pt Rd 70'W Grace Road \* C

COMMISIIONER

15th Election & 7th Councilman

Districts

FOR BALTIMORE COUNTY

Legal Owner: Ben Hoover

Petitioner \* 07-579-X

NOTICE OF WITHDRAWAL

With the expressed written consent of the undersigned owner/petitioner, please accept this Notice of Withdrawal and strike the appearance of the undersigned attorney in the above captioned matter.

Raymond S. Rudacille 7200 North Point Road Baltimore, Maryland 21219 (410) 388-1669

Ben Hoover, Owner/Petitioner

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3/5t day of July, 2007, a copy of the foregoing Strike Appearance was mailed to Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson Maryland 21204.

Raymond S. Rudacille

LAW OFFICE

RAYMOND S. RUDACILLE, LLC

g 7200 North Point Road Baltimore, Maryland 21219

BALTIMORE MD 212

COT ALM TO



Baltimore County Zoning
Birector's Office Building
County Office Building
Touson Mest Chesapealle Ave., Rm.

Signortation coid colon hilliminimi



JAMES T. SMITH, JR. County Executive

July 12, 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

CASE NUMBER: 07-579-X

7000 North Point Road

herein as follows:

N/side of North Point Road, 70 feet west of Grace Road

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

Legal Owners: Ben Hoover

Special Exception for living quarters (2 apt) in proposed commercial building.

Hearing: Wednesday, August 29, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Director

TK:klm

C: Raymond Rudacille, 7200 North Point Road, Baltimore 21219 Ben Hoover, 7000 North Point Road, Edgemere 21219

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

Tuesday, August 14, 2007 Issue - Jeffersonian

Please forward billing to:

Ben Hoover 7000 North Point Road Edgemere, MD 21219

410-477-8509

# 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: 07-579-X

7000 North Point Road
N/side of North Point Road, 70 feet west of Grace Road
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District
Legal Owners: Ben Hoover

Special Exception for living quarters (2 apt) in proposed commercial building.

Hearing: Wednesday, August 29, 2007 at 9:00 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.

# 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 BEASSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

F-2
For Newspaper Advertising:
Item Number or Case Number 07-579-X
Petitioner BEN Hoover
Address or Location. 7000 NORTH POINT RD. EDGEMERE MD. 21219
PLEASE FORWARD ADVERTISING BILL TO
Name. Ban Hoover
Address 2000 North Pome 120.
EDGEMERS MD 21219
Telephone Number 410-477-8509
· · · · · · · · · · · · · · · · · · ·



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7000 WORTH POINT RD. 21219

which is presently zoned

This Petition shall be filed with the Department of Permit owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Special Exception unherein described property for	n is described in the description and plat attached hereto and
Louiner Ourerrals (2 ppt) I	N PROPOSED COMMERCAL BUILDING
Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Special Exception, advertise	ning regulations. ing. posting, etc. and further agree to and are to be bounded by the
zoning regulations and restrictions of Baltimore County adopted pursu	ant to the zoning law for Baltimore County.
; ; t 1	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/Lessee:	<u>Legal Owner(s):</u>
Name - Type or Print	Name - Type or Print
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	7000 107, 20 477-8509 Address Telephone No.
Raymond S. Rudacille	EDGENERE MO 2149
Name - Type of Print	City State Zip Code  Representative to be Contacted:
Signature Law Office of Raymond S. Rudocille, LLC	
Company	Name
7300 North 14. Kd. (410)388-1669 Address Telephone No. 21.314	Address Telephone No.
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case No. 07 579 X	ESTIMATED LENGTH OF HEARING
,	Reviewed By UL Date 6/22/07
REV 09/15/98 ORDER RECEIVED FOR FILIN	16
Date 9-17-07	·



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7000 Horns Pant Rb. 21219

which is presently zoned \_\_\_\_\_\_

Owner(s) or the	property situate in te	the Department of its Baltimore County and for a Special Exception	) Which is des	Developm	the description	nent. The	undersigned, lega
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Address	1	Telephone No.	Name	- Type or Pri	int		······································
Attorney For I	d S. Rudaci	Zip Code	Address City	SOME		MD. State	10 177-8509 Telephone No. 21219 Zip Code
	Jorth Point	d S. Rudacilk, L Rd. (410) 388-1669	Name	<del></del>	······································	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
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City	State	Zip Code	City			State	Zip Code
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700 V/10170	Date	9-17-07	i Liftiaei				
	By						



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

August 22, 2007

Ben Hoover ; 7000 North Point Road Edgemere, MD 21219

Dear Mr. Hoover:

RE: Case Number: 07-579-X, 7000 North Point Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 22, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

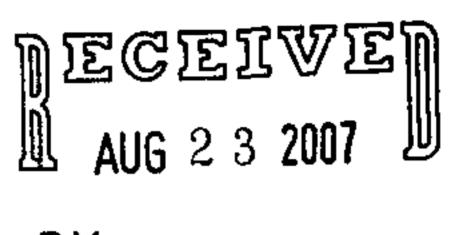
c: People's Counsel

BW 8-29-07

# BALTIMORE COUNTY, MARYLAND

# Inter-Office Correspondence





Date: 7/23/07

, ,	BY:
TO:	Timothy M. Kotroco
FROM:	Dave Lykens, DEPRM - Development Coordination
DATE:	August 23, 2007
SUBJECT	Zoning Item # 07-579-X Address 7000 North Point Road Hoover property
Zo	ning Advisory Committee Meeting of July 2, 2007
	e Department of Environmental Protection and Resource Management offers following comments on the above-referenced zoning item:
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code).
·····	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
<u>X</u>	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).
This prope	ditional Comments: rty is within the Intensely Developed Area (IDA) of the CBCA. Any rnt must comply with IDA regulations and DEPRM approval.

Reviewer:

Kevin Brittingham

BW 8/29 9Am



### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 2, 2007

BY:\_\_\_\_

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7000 North Point Road

**INFORMATION:** 

Item Number:

7-579

**Petitioner:** 

Mr. Ben Hoover

Zoning:

BL, BL-AS

Requested Action:

Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning <u>does not oppose</u> the petitioner's request to construct an apartment building in a commercial building. However the following items must be addressed and then be presented to the Office of Planning for review and approval, prior to the issuance of any building permits:

- 1. Building elevations, which should clearly display proposed building materials.
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- 4. A landscaping plan.
- 5. A streetscape plan has been developed for this corridor of North Point Road. Any applicable elements should be addressed for this site.
- 6. Provide low brick walls and brick piers to define the street edge and screen the parking spaces.

For further information concerning the matters stated here in, please contact Nkechi Hislop at 410-887-3480.

Reviewed by:

Division Chief: AFK/LL: CM

From:

Nkechi Hislop

To:

Wiseman, Bill

Date:

09/10/07 4:15:47 PM

Subject:

Case #07-579

Hello Bill, after reviewing the plan, the Office of Planning does not oppose the removal of the additional 2 spaces. We like the fact the front will be designed in accordance to the streetscape plan of North Point Road.

Feel free if you have any other questions or concerns to contact me.

Nkechi

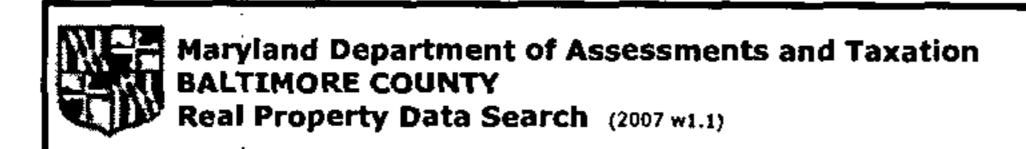
**Exempt Class:** 



Go Back View Map New Search GroundRent

\* NONE \*

·		Ow	ner Inform	ation					
)wner Name:	MEUSEL HE	RMAN W,SR		Use:			RE	SIDENTIAL	
			Princ	ipal R	esidence:	YE	S		
Mailing Address:	6910 N POI	NT RD		Deed	Refe	ence:	1)	/19907/ 265	5
	EDGEMERE	MD 21219-121	16				2)		
<u> </u>	· 	Location 8	Structure	Inform	natior	)			
Premises Address					<b></b>	Legal Des	cription		
S908 N POINT RD									
!						6908-6910	NORTH F	POINT RD	
i		<u>.</u>				LYNCH PO	INT		
Map Grid Parcel	Sub District	Subdivision	Section	Block	Lot	Assessme	nt Area	Plat No:	
111 5 141				D	_5	3_		Plat Ref:	8/ 3
ļ	To	OWN						. <del>_</del>	
Special Tax Areas	A	d Valorem							
	Ta	ax Class							
Primary Struct	ture Built	Enclos	Property Land Area			ea	a County Use		
0000		1,728 SF		10,380.00 SF					
Stories		Basement Type		pe	Exterior				
<u> </u>	·	Va	lue Inform	ation					· · · · · ·
	Base Value	Value	Phase-in A	Assess	ments	3	•	· · · ·	
ļ		As Of	As C		As	Of			
• -		01/01/2006	07/01/200	7 07/	01/20	08			
Land	72,600	70,000							
Improvements:	53,000	94,500	454.50	-	464 8	20			
Total: Preferential Land:	125,600	164,500	151,53	_	164,5	_			
Preferential Land:	U	0		0		0		<del></del> _	
!	******	Irar	sfer Infor					<u> </u>	
Seller: MEUSEL HERM	•				•	9/2004	Price:	•	
Type: NOT ARMS-LEN	<del></del>	·	<del></del>	Deedl	<del>-</del>	07/ 265	Deed2:	<del></del>	
Seller: MEUSEL HERM	•			Date:	-	4/1992	Price:	•	
Type: NOT ARMS-LEN	VGTH			Deed1	.: / 91	50/ 57	Deed2:	<u></u>	
Seller:				Date:			Price:		
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· · · · · · · · · · · · · · · · · · ·	· <del>-</del> · · ·	Exem	ption Info	rmatio	n				
Partial Exempt Asses	ssments		Cla	155	07/0	1/2007	07/	01/2008	
aidai evojube vesco			000	<b>1</b>	0		0		
County ,			000	•	•		•		
ŗ -			000		0		0		



Go Back View Map **New Search** GroundRent

		Owi	ner Informat	ion					
Owner Name: Mailing Address:		HOOVER BENTLEY GLENN 7000 NORTH POINT RD		Use: Principal Residence; Deed Reference:			COMMERCIAL NO 1) / 7988/ 434		
<u> </u>	DALITHORE	<del></del>	Structure In	formati		<del></del>	2)		
Premises Address		Location &	Structure II	nomati		gal Description			
7000 NORTH POINT R	D				Le	gai Descriptivi	14		
; i						S NORTH POINT :	RD		
Map Grid Parcel	Sub District	Subdivisio	n Section	Block	Lot	Assessment A	Area	Plat No:	
111 5 141	_ <del></del>	<del></del>		E	5	3		Plat Ref	
Special Tax Areas	Ac	wn I Valorem Ix Class							
Primary Struc		Enclose	d Area	Pro	perty	Land Area	Co	unty Use	
, 0000	2,208 SF		8,520.00 SF		.00 SF	F06			
Stories	Basement	Basement Type				Exterior			
<u> </u>		Val	ue Informati	ion					
•	Base Value		Phase-in Ass	_					
1		As Of 01/01/2006	As Of 07/01/2007	07/01/2	Is Of 2008				
Land	59,600	68,100	07,01,2007	0,,01,2	-000				
Improvements:	90,800	98,400							
Total:		166,500	161,132	166	,500				
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<u> </u>		<del></del>	sfer Informa	tion		<del></del>	<del></del>		
<b>Seller:</b> COLLIER THEO <b>Type:</b> NOT ARMS-LE	•				/03/19		•		
	NGIH	<del></del> -		eed1: / 7	988/		<u>-</u> -		
Seller: Type:			Date:			_	Price:		
Seller:		Deed1:				Deed2:			
Type:		Date: Deed1:			_	Price: Deed2:			
		Exem	ption Inform		·			<u> </u>	
Partial Exempt Asse	ssments		Class		/01/20	007 07	7/01/20	OR	
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State			000	0		0			
Municipal			000	0		0			
Tax Exempt: No	ō					Special Tax Re	captur	e:	
Exempt Class:						* NONE	*		

PLEASE PRINT CLEARLY

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# CITIZEN'S SIGN-IN SHEET

parche 2 Alephat				
CITY, STATE, ZIP  L'ESMILLE MALZZOS  L'KESVITTE MALZZOS				
6510 NORESS 1217 NORTH JOINT RA 47 La Barace Brockel				
Hellowny Meusel				

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

**DATE:** August 2, 2007

FROM:

'Arnold F. 'Pat' Keller, III Director, Office of Planning

**SUBJECT:** 

7000 North Point Road

**INFORMATION:** 

**Item Number:** 

7-579

Petitioner:

Mr. Ben Hoover

Zoning:

BL, BL-AS

Requested Action:

Variance

### SUMMARY OF RECOMMENDATIONS:

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Reviewed by:

Division Chief: AFK/LL: CM:

Phone: 410-687-6922

# FRANK S. LEE

Registered Land Surveyor
719 Chesaco Avenue - Baltimore, MD 21237

March 14,2007

No. 7000 North Point Road 15th District Baltimore Co., Maryland

Beginning for the same on the north side of North Point road at the distance of 70 feet measured northwesterky along the north side thereof from the center line of Grace Road thence binding on the north side of North Point Road North 59 degrees 51 minutes 20 seco ds West 100.00 feet thence leaving N orth Point Road for three lines of division as follows: North 30 degrees 43 minutes 10 seconds East 171.130644. So South 59 degrees 16 minutes 57 seconds East 100 feet and South 30 degrees 43 minutes 10 seconds West 170.13 feet to the place of beginning.

Containing .376 acres of land more or less.

519



Amount LLOW - CUSTOMER Date: Acct BS ģ 띳 Total: Rept Catg Sub Rev Source Re∨ PINK - AGENCY OFFICE OF BUDGET AND FINANCE BALTIMORE COUNTY, MARYLAND Orgn Sub MISCELLANEOUS RECEIPT × 7.13 Orgn BENS WHITE - CASHIER Agcy DISTRIBUTION Fund From: Rec For:

VALIDATION

**CASHIER'S** 



JAMES T. SMITH, JR. County Executive

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

3/17/08

Century Engineering 10710 Gilroy Rd. Hunt Valley, MD 21031

Re: Zoning Spirit and Intent Letter Ben's Liquors, 7000 North Point RD Case # 07-579-X 15<sup>th</sup> ED

Dear Mr. Lee:

This is a response to your letter dated 2/28/08 to Mr. Timothy Kotroco, Director of Permits Development Management, who has authorized this reply.

Pursuant to your provided information and revised plan you are requesting a zoning response confirming that certain plan changes for the above referenced hearing/plan may be approved as being within the spirit and intent of the said plan/order as approved and granted by the Zoning Commissioner. The changes include an increase in building size (to 3489.06 sq. ft.) with parking increased to 22 spaces along with matching plan revisions.

Based on staff review, the above changes are approved for zoning and a hearing will not be required to revise the zoning plan or order. Please place this response verbatim on all future plans involving zoning review. This is not a response for any other agencies.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Page 1

Page 2
Ben's Liquors

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

Yohn Lewis Planner II

Zoning Review

JLL/08-130

C: 07-579-X with red-lined plan

Case No.: 07- 579-X 7000 North Point Pol

# **Exhibit Sheet**

# Petitioner/Developer

# Protestant

No. 1	REVISED RED LINED SITE	
No. 2		
No. 3		
No. 4	: 	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10	-	
No. 11		
No. 12		

