

10/28/08

IN RE: PETITION FOR VARIANCE

West side of Main Street, 189.29 feet S
of c/l of Glyndon Drive
4th Election District
3rd Councilmanic District
(410 Main Street)

Howard M. Lipman, D.C.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2008-0581-A**

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner for consideration of a Motion for Reconsideration filed by Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County. The Motion for Reconsideration was filed pursuant to Rule 4(k) of Appendix G of the Baltimore County Zoning Regulations (B.C.Z.R.) wherein the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer for Baltimore County are provided. Rule 4(k) permits a party to file a Motion for Reconsideration of an Order issued by the Zoning Commissioner. This Motion must be filed within 30 days of the date the Order was issued, and must state with specificity the grounds and reasons for their request.

In the instant matter, Petitioner requested Variance relief from Section 204.3.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. Zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use. In an Order dated September 26, 2008, the undersigned granted the requested variance.

Thereafter, on October 15, 2008, People's Counsel filed the aforementioned Motion for Reconsideration. In his Motion, Mr. Zimmerman related his office's concern with requests to exceed the 25% limit set forth in Section 204.3.A.2 of the B.C.Z.R. for medical offices in a

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By [Signature]

Residential, Office (R.O.) Zone, explaining that the purpose of this limit is to control traffic volumes generated by medical offices, which tend to exceed that of general office uses. Mr. Zimmerman also indicated that he had discussed the case and his concerns with Petitioner's attorney, Mr. Betten. Following that discussion, it appears Petitioner's practice will not generate excessive traffic; however, People's Counsel requests that the undersigned modify the September 26, 2008 Order to include a condition that the use at the subject location be limited to chiropractic, acupuncture, massage therapy, and/or similar non-drug and non-surgical therapy and rehabilitation, but not general medical office use. In his response letter dated October 21, 2008, Mr. Betten indicated that in light of People's Counsel's concerns and after consultation with his client, Petitioner has no objection to a third condition being added to the Order with regard to the use of the property. Mr. Betten suggested language similar to that stated in Mr. Zimmerman's motion.

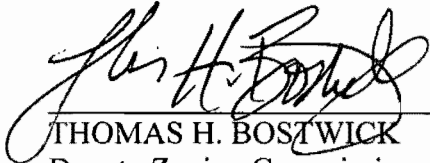
In considering the Motion for Reconsideration, the undersigned reviewed the file as well as notes taken during the hearing and the Findings of Fact and Conclusions of Law dated April September 26, 2008. After reviewing the testimony and evidence, and by the agreement of the parties, I am persuaded to grant the motion and add a third condition to the Order of September 26, 2008.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of October, 2008 that the aforementioned Motion for Reconsideration be and is hereby GRANTED as follows:

In order to clarify that the use at the subject property shall be consistent with the evidence offered by Petitioner as to the specifics of the proposed use, the following shall be added as Condition 3 of the September 26, 2008 Order:

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By [signature]

3. Petitioner acknowledges and agrees that the use at the subject property shall be limited to alternative, non-drug, non-surgical healthcare, including chiropractor, masseuse, acupuncture, and/or similar drug-free, surgery-free therapy or rehabilitation, but not for general office use.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 10-28-08
By [signature]



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 28, 2008

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

Peter Max Zimmerman
People's Counsel for Baltimore County
Office of People's Counsel
Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

Re: Order on Motion for Reconsideration – Petition for Variance
Case No. 2008-0581-A
Property: 410 Main Street

Dear Mr. Zimmerman:

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,

A handwritten signature in dark ink, appearing to read "Tom H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:dlw
Enclosure

c: Alan Betten, Esquire, Kandel, Klitenic, Kotz & Betten, LLP, 502 Washington Avenue,
Towson, MD 21204
Howard M. Lipman D.C., 410 Main Street, Reisterstown MD 21136
Bernt C. Petersen, G.W. Stephens & Associates, Inc., 215 Schilling Circle,
Hunt Valley MD 21031
George Harman, President, Reisterstown-Owings Mills-Glyndon Coordinating
Council, P.O. Box 117, Reisterstown, MD 21136
Office of Planning; File

TB 8/22
Order 9/26



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236
October 15, 2008

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

Thomas H. Bostwick, Deputy Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Howard Lipman, D.C.- Petitioner
410 Main Street
Case No: 08-581-A

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OCT 15 2008

BY:.....

Dear Mr. Bostwick:

Please accept this letter as a Motion for Reconsideration, pursuant to Rule 4K, of the Findings of Fact and Conclusions of Law dated September 26, 2008.

Historically, our office has scrutinized requests to exceed the BCZR § 204.3.A.2 25% limit for medical offices in the Residential-Office (R.O.) Zone. The purpose of the limit is to control traffic volumes generated by medical offices, which tend to exceed that of general office uses. It is also arguable that the restriction is a use restriction rather than an area restriction.

Prior to the hearing we discussed this case informally with Alan Betten, Esquire, attorney for Petitioner. Based on his description of Dr. Lipman's practice and use, it appears that there will not be excessive traffic generation so long as the use is **limited to chiropractic, acupuncture, massage therapy, and/or similar non-drug and non-surgical therapy and rehabilitation, but not general medical office use**. The use is alluded to in the opinion, p. 2-3, but not in the order. Accordingly, we ask that this be added as a third condition of the order.

To clarify this matter, I discussed the proposed reconsideration with Mr. Betten. It is my understanding that he does not oppose this condition to limit the proposed use. I look forward to his written comment and confirmation on this point.

Once again, we respectfully ask for your reconsideration.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Alan Betten, Esquire
George Harman, President, ROG
Curtis Murray, Office of Planning

9/26/08

IN RE: PETITION FOR VARIANCE

West side of Main Street; 189.29 feet S
of c/l of Glyndon Drive
4th Election District
3rd Councilmanic District
(410 Main Street)

Howard M. Lipman, D.C.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2008-0581-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Howard M. Lipman, D.C. Petitioner is requesting variance relief as follows:

- From Section 204.3.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. Zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use; and
- From Section 450.4.I.5(m) IX of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding illuminated enterprise sign in an R.O. Zone facing and adjoining residentially zoned R.O. property.

The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests was Petitioner Howard M. Lipman, D.C. and Alan Betten, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Bernt C. Petersen with George William Stephens, Jr. and

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Associates, Inc., the landscape architect who prepared and sealed the site plan. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is an irregular-shaped property containing approximately 32,986 square feet or 0.76 acre, more or less, zoned R.O. (18,991 square feet or 0.436 acre) and D.R.3.5 (12,039 square feet or 0.276 acre). The property is located on the west side of Main Street, south of Glyndon Drive, in the historic Reisterstown area of Baltimore County. The property is improved with an existing two-story wood frame building situated towards the front of the property facing Main Street. A shared driveway runs along the north side of the property to a paved parking area located directly behind the building. In viewing the site plan and an aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 2, it appears the remainder of the property to the rear consists of a lawn area surrounded by trees and foliage.

Further evidence revealed that Petitioner is a Doctor of Chiropractic and has been a licensed chiropractor since 1991. According to Petitioner, his practice offers non-drug and non-surgical therapy and rehabilitation, mostly involving spinal therapy. He also offers diagnostic radiology and other non-invasive testing procedures. His business is currently located in the Reisterstown Shopping Center; however, Petitioner is interested in moving from that location because it is presently less than 50% occupied, and Petitioner is concerned that the high percentage of retail vacancies and business turnover will have a negative effect on his business. In addition, Petitioner is interested in a more desirable location such as historic Reisterstown, with its other retail and professional specialty businesses. To that end, Petitioner purchased the subject property in January 2008 and has undertaken significant renovations of the building, including

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replacement of the HVAC, electrical, and plumbing systems. A photograph showing the exterior front of the building was marked and accepted into evidence as Petitioner's Exhibit 3.

Petitioner explained that he intends to operate his practice Mondays and Wednesdays from 8:00 AM to 12:00 PM and 3:00 PM to 7:00 PM, Thursdays from 4:00 PM to 8:00 PM, and Saturdays and Sundays from 8:00 AM to 12:00 PM. His staff includes two full time employees. One person handles the general office management and the other handles marketing and provides chiropractic assistance. Another part time employee assists with rehabilitation and physical therapy. To illustrate how the practice will be laid out and occupy the entire building, Petitioner submitted a floor plan of the first and second floor that was marked and accepted into evidence as Petitioner's Exhibit 4. The first floor would consist of a front desk and reception area, three patient adjusting rooms, a rehabilitation suite, and an exam and x-ray area. The second floor would consist of Petitioner's office, the administrative and business office, a kitchen, and two rental offices (preferably for an acupuncturist and a massage therapist). Petitioner also indicated that employees and patients would park on site and access to the site would be via the shared driveway. This would lead to the 17 marked parking spaces located behind the building.

In order to utilize the property and building as proposed, Petitioner is in need of variance relief in order to permit 100% of the total adjusted gross floor area of this "Class A" office building for medical office use in lieu of the allowed 25%. In addition, Petitioner desires to erect a sign in front of the property to advertise his family chiropractic services to the public. A rendering of the proposed sign was marked and accepted into evidence as Petitioner's Exhibit 5. The sign would comply with the zoning regulations in all respects, except that Petitioner is requesting that a variance be granted to permit illumination of the sign on each side.

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In support of the variance requests, Petitioner presented a number of letters of support from nearby neighbors. These include the following: (1) letter of support from the immediate property owners to the south, Rene and Carolyn Herbst, which was marked and accepted into evidence as Petitioner's Exhibit 6; (2) letter of support from the immediate property owner to the north, Ruth E. Whitlock, that was marked and accepted into evidence as Petitioner's Exhibit 8. Ms. Whitlock owns the "Whitlock Building" located next door at 408 Main Street, which also shares the driveway entrance with Petitioner's property. Ms. Whitlock indicated in her letter that she supports Petitioner's variance request seeking to use 100% of the building for chiropractic services, and believes Petitioner's practice will be an enhancement to the properties in the area. Photographs of the Whitlock Building, and the signage that is similar to what Petitioner is proposing, were marked and accepted into evidence as Petitioner's Exhibits 9 and 10; (3) letter of support from Peter Ferra, M.D. that was marked and accepted into evidence as Petitioner's Exhibit 11. Dr. Ferra has his pediatric practice across the street at 405 Main Street and supports Petitioner's variance request to use of 100% of the building for his chiropractic practice. Photographs of Dr. Ferra's building, with its exterior appearance and signage very similar to the exterior of Petitioner's building and proposed signage, were marked and accepted into evidence as Petitioner's Exhibits 12 and 13; (4) letter of support from Alice Reid, E.A., President of Compassionate Tax Service, that was marked and accepted into evidence as Petitioner's Exhibit 14. Ms. Reid operates her tax service office at 360 Main Street, approximately one block north of the subject property, and supports the opening of Petitioner's new office nearby.

In further support of the variance requests, Petitioner presented photographs, which were marked and accepted into evidence as Petitioner's Exhibits 16 and 17. These photographs depict a number of properties along the same area of Main Street as the subject property. Most of these

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properties are used for retail or professional businesses. Petitioner also emphasizes that most of the signage for these businesses is very similar to that which is proposed for his chiropractic practice, including several that are interior illuminated and others that have exterior lights illuminating them. If anything, Petitioner notes, his sign will likely end up being smaller than most of the other existing signs on Main Street, including those that are illuminated.

Petitioner also presented additional letters of support from several civic organizations. Marked and accepted into evidence as Petitioner's Exhibit 18 was a letter dated August 15, 2008 from Brian Ditto, Executive Director of the Reisterstown · Owings Mills · Glyndon Chamber of Commerce, indicating their unequivocal support of Petitioner's variance requests. In short, Mr. Ditto writes that Petitioner's relocation of his business to 410 Main Street "will ably fill a long-vacant historic structure that had sorely needed exterior/interior renovation." Also marked and accepted into evidence as Petitioner's Exhibit 19 was a letter dated August 20, 2008 from George Harman, President of the Reisterstown ~ Owings Mills ~ Glyndon Coordinating Council (ROG), indicating their support of the property's use for chiropractic purposes. Mr. Harman did write, however, that the proposed sign should conform to the code requirements, and that any lighting for the sign be shielded to avoid impacts on adjacent properties and the roadway, and that lighting be placed on a timer so as not to remain lit beyond 11:00 PM each evening.

Testifying in support of the variance requests was Bernt Petersen. Mr. Petersen is a licensed landscape architect and is familiar with the site and prepared the site plan. He is also familiar with the County Code and the Baltimore County Zoning Regulations (B.C.Z.R.) and has previously been offered and accepted as an expert before this Commission in land use and zoning and interpretation of the B.C.Z.R. In support of the variance requests, Mr. Petersen pointed out several unusual characteristics of the property, including that the property has a forest buffer

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running along the rear of the property that limits the use of that area for commercial purposes, the irregular shape of the property and the placement of what was once a residential dwelling so close to Main Street (a situation that would not be permitted by today's regulations), as well as the split zoning of the property, with a majority of the property including the building and parking areas, located in the R.O. Zone. In addition, the property is located in the Reisterstown Historic District, which necessarily limits the extent of changes and improvements that can be made to the property, and the property is located in a Renaissance area that promotes successful businesses in the area. Mr. Petersen also discussed the illumination that will be present at the property. As depicted on the site plan and shown in the drawings and elevations that were marked and accepted into evidence as Petitioner's Exhibit 20, the property will have pedestrian lighting in the paved parking area. In addition, ground level "bullet" lights as shown in Petitioner's Exhibit 20 will be placed on each side of Petitioner's sign in order to illuminate the sign for pedestrians and vehicles traveling on Reisterstown Road. Finally, Mr. Petersen offered his opinion that Petitioner's proposed use of the property would be an asset to the area, and his request to provide lighting for the proposed sign would not have any detrimental impacts on the health, safety, or general welfare of the community.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 21, 2008 which indicate that they do not object to the requested variance from Section 204.3.A.2 to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. Zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use, but does object to the request to have the freestanding enterprise sign being illuminated. The Planning Office will support the request of that variance provided that the sign is not illuminated.

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P3

To allow an illuminated sign on this property would not be in character with the surrounding neighborhood since it is largely historic and mixed office and residential use.

Considering of all the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. Clearly, the subject property -- and properties throughout this historic corridor -- have changed over the years from what were once residences on Main Street to retail stores, professional offices, and other commercial uses. Given the area's status as a "Renaissance" area, successful businesses there are encouraged. In addition, the building itself -- as do others in the vicinity -- predates the zoning regulations. Petitioner is making a laudable effort to renovate the building and enhance the reasonable commercial activity along Main Street. Also, several other factors limit Petitioner's options with regard to the property, including the irregular shape and the forest buffer running through the rear of the property, as well as the split zoning of the property. These are the kind of unusual characteristics that make the property unique in a zoning sense.

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.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 26th day of September, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request as follows:

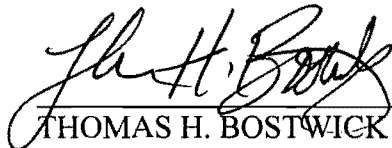
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[Signature]

- From Section 204.3.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. Zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use; and
- From Section 450.4.I.5(m) IX of the B.C.Z.R. to permit a freestanding illuminated enterprise sign in an R.O. Zone facing and adjoining residentially zoned RO property

be and are hereby GRANTED. The relief granted herein shall be subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Lighting for the sign shall be angled and shielded so as to avoid impacts on adjacent properties and the roadway, and the lighting for the sign shall not remain lit beyond 11:00 PM each evening.

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


 THOMAS H. BOSTWICK
 Deputy Zoning Commissioner
 for Baltimore County

THB:pz

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Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 410 Main Street, Reisterstown, Maryland
which is presently zoned RO and DR 3.5

Deed Reference: 26524 / 654 Tax Account # 0411001150

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)

204.3A.2 to permit 100% of the total adjusted gross floor area of a Class "A" office building in an RO zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use

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

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Alan Betten, Esq.

Name - Type or Print

Signature

Kandel, Klitenic, Kotz and Betten, LLP

Company

502 Washington Avenue 410-339-7100

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

REISTERSTOWN FAMILY
BY: Howard M. Lipman, D.C. CHIROPRACTIC REALTY, LLC

Name - Type or Print

Signature Howard M. Lipman, D.C., MANAGER

Name - Type or Print

Signature

11951 Reisterstown Road

410-517-2400

Address

Telephone No.

Reisterstown

Maryland

21126

City

State

Zip Code

Representative to be Contacted:

Bernt C. Petersen/G. W. Stephens & Assocs.

Name

215 Schilling Circle, Ste. 114 410-785-6640

Address

Telephone No.

Hunt Valley

Maryland

21031

City

State

Zip Code

Case No. 2008-0581-A

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by D.T.

Date 10/18/08

REV 8/20/07

9-26-08

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Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 410 Main Street, Reisterstown, Maryland

which is presently zoned RO and DR 3.5

Deed Reference: 26524 / 654 Tax Account # 0411001150

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)

450.4.1.5(m) IX to permit a freestanding enterprise sign in an RO zone facing residentially zoned (RO) property

illuminated (M)

and adjoining (M)

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

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Alan Betten, Esq.

Name - Type or Print

Signature

Kandel, Klitenic, Kotz and Betten, LLP

Company

502 Washington Avenue 410-339-7100

Address Telephone No.

Towson Maryland 21204

City State Zip Code

Legal Owner(s):

BY: Howard M. Lipman, D.C. REISTERSTOWN FAMILY CHIROPRACTIC REALTY, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

11951 Reisterstown Road

410-517-2400

Address

Telephone No.

Reisterstown

Maryland

21126

City

State

Zip Code

Representative to be Contacted:

Bernt C. Petersen/G. W. Stephens & Assocs.

Name

215 Schilling Circle, Ste. 114 410-785-6640

Address

Telephone No.

Hunt Valley

Maryland

21031

City

State

Zip Code

Case No. 2008-0581-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by D.T. Date 6/18/08

The Applicant is a licensed chiropractor who will be moving his practice to the subject location when it is renovated. In order to fully attend to his patients' needs, it is believed that more than 25% of the adjusted gross floor area should be leased for affiliated medical/chiropractic purposes. Due to the particular nature of the property, a practical difficulty or unnecessary hardship to the Applicant would result as distinguished from a mere inconvenience, if the strict letter of the applicable zoning regulations were to be carried out; the practical difficulty or unnecessary hardship has not been created by any intentional action of the Applicant; the purpose of the requested variance is not based exclusively upon the desire to increase the value or income potential of the property; the granting of the variance will not be detrimental to or endanger the public health, security, general welfare or morals of, and will not be injurious to the use of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood; the granting of the variance will not adversely affect transportation, public services, population concentration, or traffic conditions within the surrounding neighborhood; and, within the intent and purposes of the Zoning Code, the variance, if granted, is the minimum variance necessary to afford relief.

2008-0581-A

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
215 SCHILLING CIRCLE, SUITE 114 • HUNT VALLEY, MARYLAND 21031

June 12, 2008

Description to Accompany Petition for
Variances for 410 Main Street, Reisterstown, MD

Beginning at a point on the westerly right-of-way of Main Street in Reisterstown, said point being South 4 degrees 14 minutes 56 seconds East 189.29 feet more or less, from a point formed by the intersection of the centerlines of Main Street and Glyndon Avenue thence leaving said point of beginning, along the following 7 courses:

1. Running thence along said westerly right-of-way of Main Street South 06 degrees 16 minutes 00 seconds East 65.50 feet, thence
2. leaving said westerly right-of-way of Main Street South 85 degrees 46 minutes 35 seconds West 380.21 feet, thence
3. North 03 degrees 38 minutes 00 seconds West 104.52 feet, thence
4. North 86 degrees 18 minutes 30 seconds East 162.25 feet, thence
5. South 01 degree 45 minutes 00 seconds East 51.30 feet, thence
6. North 87 degrees 25 minutes 00 seconds East 52.30 feet, thence
7. North 87 degrees 25 minutes 00 seconds East 164.03 feet to the point of beginning.

Containing 0.71 Acres of land more or less

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

410-785-6640 • FAX 410-785-6647
www.gwstephens.com



2008-0581-A

**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 that is the subject of an upcoming zoning hearing. For those petitions that 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:

2008-0581-A

Petitioner:

DEISTERTOWN FAMILY COMMERCIAL REALTY, LLC

Address or Location:

jksjfkdsldskld 405 MAIN ST
DEISTERTOWN, MD 21036

Please Forward Advertising Bill to:

Name:

ALAN BETTEN

Address:

502 WASHINGTON AVE
STE C10

TOWSON, MD 21204

Telephone:

410-3297100

Revised 2/20/98 – SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 15997

Date: 6/18/08

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325.00

Total: 325.00

Rec From: REISTERSTOWN FAMILY CHIROPRACTIC PC

For: 2008-0581-A 410 MAIN ST.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME
 20/2008 6/18/2008 15:32:24
 REC 4506 WALKIN KENI KBE
 RECEIPT # 631033 6/18/2008
 5 520 ZONING VERIFICATION
 015997
 Receipt Tot \$325.00
 \$325.00 DA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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: #2008-0581-A

410 Main Street

W/side of Main Street (AKA Reisterstown Road) 189.29 feet
s/of centerline of Glyndon Drive

4th Election District - 3rd Councilmanic District

Legal Owner(s): Reisterstown Family Chiropractic Realty, LLC,
Howard Lipman

Variance: to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical use. To permit a freestanding illuminated enterprise sign in an R. O. zone facing and adjoining residentially zoned (R.O.) property.

Hearing: Friday, August 22, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake 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 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.

8/023 Aug. 7

180273

CERTIFICATE OF PUBLICATION

8/7/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/7/2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2008-0581-A

Petitioner/Developer: REISTERSTOWN

FAMILY CHIROPRACTIC REALTY

Date of Hearing/Closing: 8-22-08

**Baltimore 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:

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: _____

410 MAIN STREET

The sign(s) were posted on

8-7-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

8.8.08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

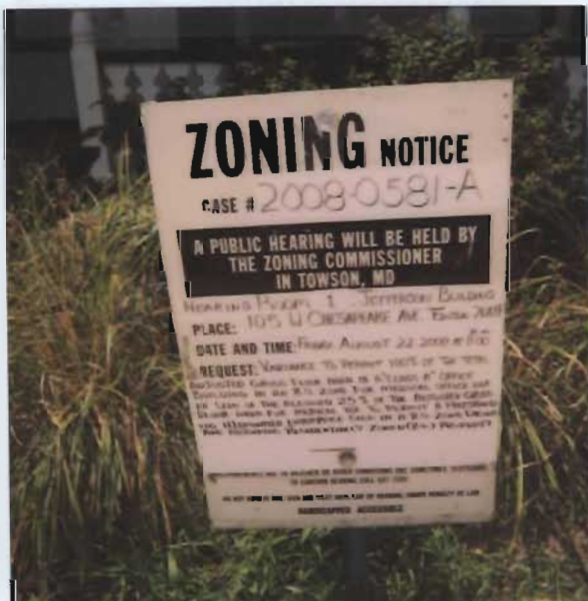
(Address)

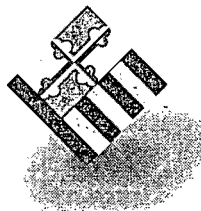
Dundalk, Maryland 21222

(City, State, Zip Code)

(416) 282-7940

(Telephone Number)





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 15, 2008
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: 2008-0581-A

410 Main Street

W/side of Main Street (AKA Reisterstown Road) 189.29 feet s/of centerline of Glyndon Drive

4th Election District – 3rd Councilmanic District

Legal Owners: Reisterstown Family Chiropractic Realty, LLC, Howard Lipman

Variance to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical use. To permit a freestanding illuminated enterprise sign in an R.O. zone facing and adjoining residentially zoned (R.O.) property.

Hearing: Friday, August 22, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Alan Betten, 502 Washington Avenue, Towson 21204

Howard Lipman, 11951 Reisterstown Road, Reisterstown 21126

Bernt Peterson, G.W. Stephens, 215 Schilling Circle, #114, Hunt Valley 21031

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 7, 2008.**
- (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 7, 2008 Issue - Jeffersonian

Please forward billing to:

Alan Betten
502 Washington Avenue
Towson, MD 21204

410-339-7100

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: 2008-0581-A

410 Main Street

W/side of Main Street (AKA Reisterstown Road) 189.29 feet s/of centerline of Glyndon Drive
4th Election District – 3rd Councilmanic District

Legal Owners: Reisterstown Family Chiropractic Realty, LLC, Howard Lipman

Variance to permit 100% of the total adjusted gross floor area of a "Class A" office building in an R.O. zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical use. To permit a freestanding illuminated enterprise sign in an R.O. zone facing and adjoining residentially zoned (R.O.) property.

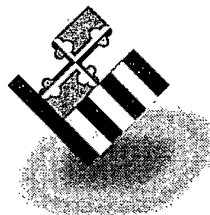
Hearing: Friday, August 22, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

August 13, 2008

Alan Betten, Esq
Kandel, Klitenic, Kotz and Betten, LLP
502 Washington Ave.
Towson, MD 21204

Dear: Alan Betten, Esq

RE: Case Number 2008-0581-A, 410 Main St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 18, 2008. 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,

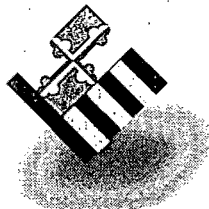
A handwritten signature in cursive script, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Howard M. Lipman, D.C., 11951 Reisterstown Rd., Reisterstown, MD 21126
Bernt C. Petersen: G. W. Stephens & Assocs, 215 Schilling Cir. Suite 114, Hunt Valley, MD 21031



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 2008, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 7, 2008

Item Number: 0581,0586

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: July 8, 2008

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2008
Item Nos. 08-0519, 0520, ~~0581~~, 0583,
0585, 0587, 0589, 0590, 0592, and 0593

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

DAK:CEN:lrk

cc: File

ZAC-07082008-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 7-10-2008

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

RE: Baltimore County
Item No. 2008-0581-A
MD 140
410 MAIN STREET
LIPMAN, D. C. PROPERTY
VARIANCE

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7-8-08. A field inspection and internal review reveals that the existing entrance onto MD 140 is consistent with current State Highway Administration requirements. Therefore, this office has no objection to 410 MAIN STREET Case Number 2008-0581-A approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director
Department of Permits and
Development Management

DATE: July 21, 2008

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

SUBJECT: 410 Main Street

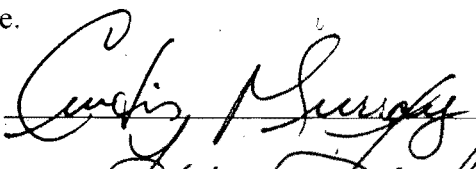
INFORMATION:

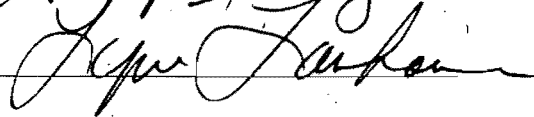
Item Number: 08-581
Petitioner: Howard M. Lippman, D.C.
Zoning: RO and DR 3.5
Requested Action: Variance

The petitioner requests a variance from Section 204.3A.2 to permit 100% of the total adjusted gross floor area of a Class "A" office building in an RO zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use. The petitioner is also requesting a variance from Section 450.4.1.5(m) IX to permit a freestanding illuminated enterprise sign in an RO zone facing and adjoining residentially zoned RO property.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance from Section 204.3A.2 to permit 100% of the total adjusted gross floor area of a Class "A" office building in an RO zone for medical office use in lieu of the allowed 25% of the adjusted gross floor area for medical office use, but does object to the request to have the freestanding enterprise sign being illuminated. The Office of Planning will support the request of that variance provided that the sign is not illuminated. To allow an illuminated sign on this property would not be in character with the surrounding neighborhood, since it is largely historic and mixed office and residential use.

Prepared By: 

Division Chief: 
AFK: CM

RE: PETITION FOR VARIANCE
410 Main Street; W/S Main Street,
189.29' S c/line Glydon Drive
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Howard Lipman, D.C.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-581-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 all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 11 2008

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to G.W. Stephens & Associates, 215 Schilling Circle, Suite 114, Hunt Valley, MD 21031 and Alan Betten, Esquire, 502 Washington Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

KANDEL, KLITENIC, KOTZ & BETTEN, LLP

ATTORNEYS AT LAW

SUITE 610, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

ALAN BETTEN

TEL: (410) 339-7100
FAX: (410) 339-7107
EMAIL: abetten@k3blaw.com

October 21, 2008

Mr. Thomas H. Bostwick
Deputy Zoning Commissioner for
Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RECEIVED
OCT 23 2008
BY:

**Re: Howard Lipman, D.C., Petitioner - 410 Main Street, Reisterstown,
Maryland; Case No. 08-581-A**

Dear Mr. Bostwick:

I am in receipt of the Motion for Consideration filed by letter dated October 15, 2008 by People's Counsel for Baltimore County, and have reviewed the same with Dr. Lipman. As was noted by Dr. Lipman during his testimony at the Hearing of the above-captioned matter, he would have no problem with your adding to the Order a third condition with regard to the use of the property. By and large, the language suggested by People's Counsel is accurate. Nevertheless, the Petitioner would prefer that the Order state that the use is limited to "alternative, drug-free, surgery-free health care, such as chiropractor, masseuse, and acupuncture, but not for general medical use."

I look forward to receiving your revised Order.

Very truly yours,



Alan Betten

AB/tsh

cc: Dr. Howard Lipman (via first class mail)
Peter Max Zimmerman, Esq.,
People's Counsel for Baltimore County (via first class mail)

CASE NAME _____
CASE NUMBER SF1-4
DATE 8/22/68

[illegible]

Case No.: 7008-0581-A

Exhibit Sheet

Petitioner/Developer

~~Developer~~

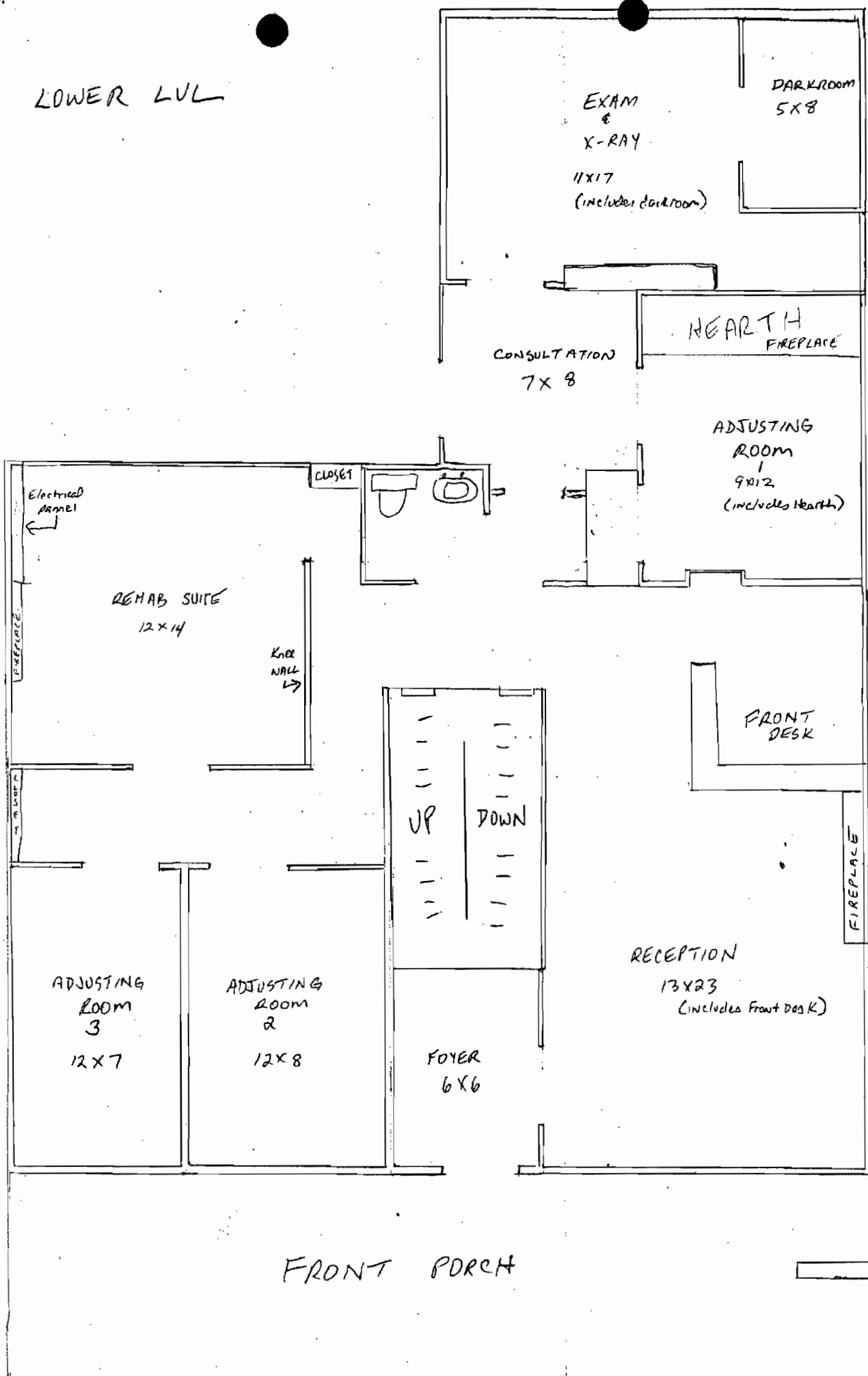
No. 1	Site Plan	No. 14	Letter of Support - Reid
No. 2	Aerial Photograph	No. 15	Signage of Reid property
No. 3	Photograph of front	No. 16	(Signage at
No. 4	Floor Plan	No. 17	(Nearby Properties)
No. 5	Proposed Sign	No. 18	Letter of Support R-O-G Chambers of Commerce
No. 6	Letter of Support - Herbst	No. 19	Letter of Support R-O-G Coordinating Council
No. 7	Photograph of Herbst Property	No. 20	Drawing + Elevations of lighting fixtures
No. 8	Letter of Support - Whitlock		
No. 9	(Photos of		
No. 10	Whitlock Property)		
No. 11	Letter of Support - Ferra		
No. 12	Photos of Ferra property		
No. 13			



KID
Future Home of
Reisterstown Family Chiropractic
410-517-2400
www.familychirodc.com

EX
#3

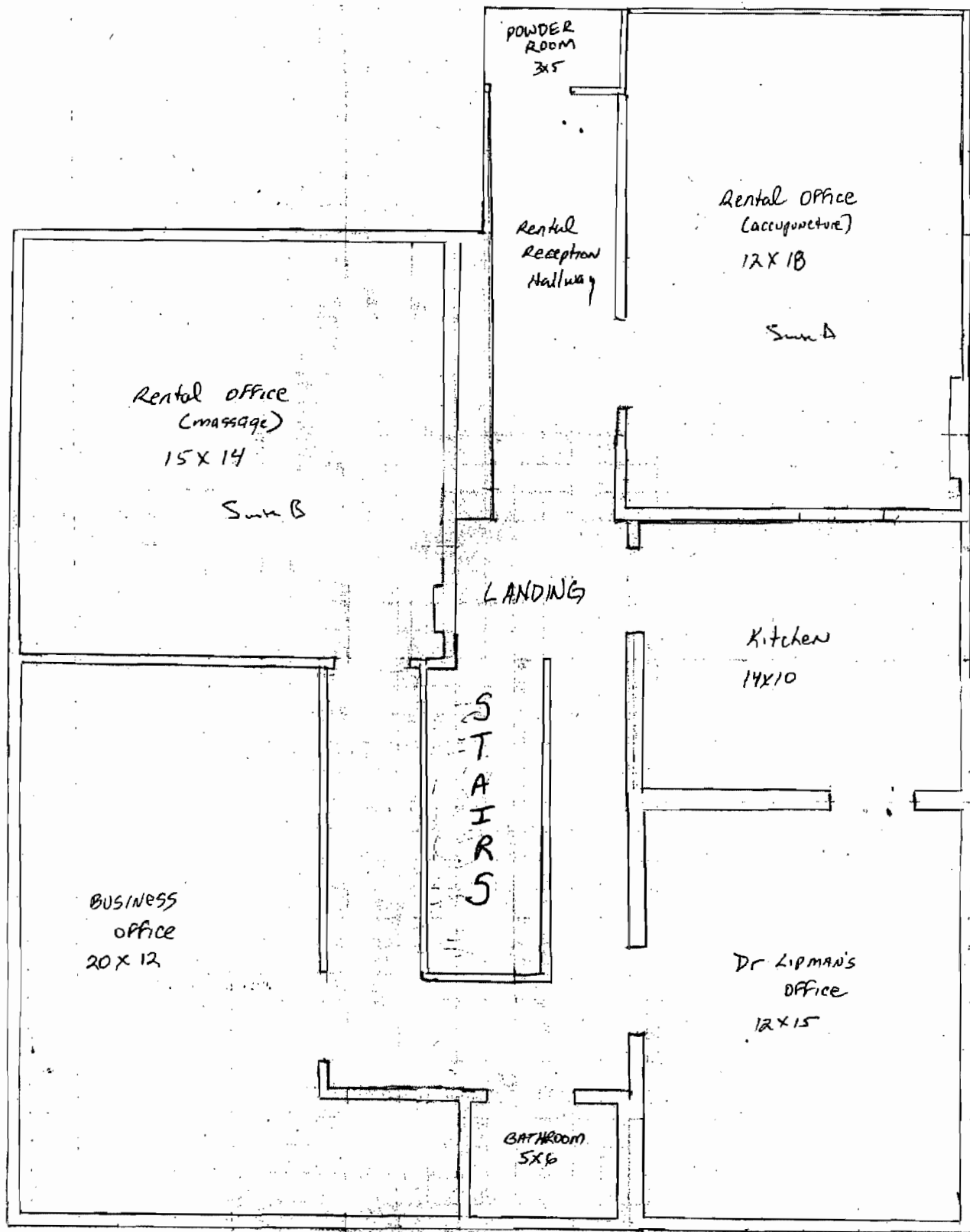
LOWER LVL



tabbles®

EXHIBIT

Upper LVL



REISTERSTOWN
FAMILY CHIROPRACTIC

Dr. Howard M. Lippman

410-517-2400

Fine sign
410
356-7675
x17

tabbles®

EXHIBIT

5

Mrs. René L. Herbst, Jr.

P.O. Box 275

Glyndon, Maryland 21071

Aug. 4
2008

To Whom It May Concern:

We have no objections to
having "Beisterstown Family Chiropractic"
locate their business at 410 Main St.,
Beisterstown, MD.

Carolyn L. Herbst
René L. Herbst

EXHIBIT

6





WHITLOCK BUILDING

REISTERSTOWN
TAX SERVICE

410-833-2655 BY APPT
FREE IRS E-FILE!
10+ YEARS MULTI-STATE

4
0
8

PARTNERS IN
WELLNESS
| Massage Therapy
Center
410-317-2593
(APPT. ONLY)

Lyndon Trace DR

Lyndon

NO OUTLET
Lyndon Trace

EX
#9



John W.
LIVERMORE
Associates

ACCOUNTANTS

REISTERSTOWN
TAX
ACCOUNTING
SERVICE
410-526-1040

408-8

Ex
#10

PETER FERRA, M.D.

Caring for Infant, Children & Adolescents



24 July, 2008

Reisterstown Family Chiropractic, Realty, LLC

410 Main St

Reisterstown, MD 21136

Attn: Dr. Howard M. Lipman

Dear Dr. Lipman,

I am excited that you will be moving your chiropractic practice across the street from our Main Street office. As we have been doing for the past 10 years, this will only enhance our ability to provide for the pediatric needs of your patients.

We gladly support your petition for zoning variance, stating that you will be using 100% of the building for your chiropractic practice. We recognize that your flourishing business will also be an enhancement to the property value of our building.

If we can be of any further service, please do not hesitate to let us know.

Best Wishes,

A handwritten signature in black ink, appearing to read "Peter Ferra".

Peter Ferra, MD

EXHIBIT

tabbles

11

Ex #12

405
FETER J. FETER, MD. FA
PEDIATRICS
410-526-5800

SPEED
LIMIT
25



PEDIATRICS
618-326-5492

SPEED
LIMIT
25

EX #13

COMPASSIONATE
TAX SERVICE
We Make Life Less Taxing

360 Main Street • Reisterstown, MD 21136
Tele 410.526.3980 Fax 410.526.3989
www.compassionatetax.com

August 5, 2008

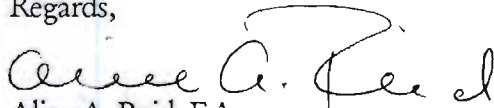
RE: Reisterstown Family Chiropractic office location

To Whom It May Concern:

I have known Dr. Lipman for some time and I know him to be an excellent Chiropractor and a responsible business person. I fully support his opening of a new office on 410 Main Street that is used 100% for his business.

As a Main Street merchant I look forward to Dr. Lipman and others like him to bring viable businesses like Reisterstown Family Chiropractic to Main Street. Thriving businesses like his help to increase business for all of us on Main Street.

Regards,



Alice A. Reid, EA
President

EXHIBIT

tabbles

14

ING

4
0
8

NO OUTLET
Glyndon Trace DR

Glyndon
Trace

TAX SERVICE

ASK THIS WAY

Gallery On Main St.

Art & Design

410-833-8322

Ex #15

EX #16

Century 21
410-833-4285

424
SCHOOL OF TRADITIONAL ART
STA
KANSAS ART EDUCATION CENTER
BERKELEYSTOWN
CUSTOM PICTURE FRAMERS
ALAN FINK ART STUDIO
410-526-4024 WWW.GLINDONART.COM
FALL REGISTRATION





ORTHODONTICS
KARL PICK, D.D.S. and
STEVEN M. SOGOL, D.D.S.
PEDIATRIC DENTISTRY
POTENTIAL CENTER

POTENTIAL
CENTER

409

409

ORTHODONTICS

Karl Pick, D.D.S. and Steven M. Sogol, D.D.S.

PEDIATRIC
DENTISTRY

Invisalign

EX #17

Ruth Whitlock
998 Wilda Dr.
Westminster, MD 21157

16 July, 2008

Reisterstown Family Chiropractic Realty, LLC
410 Main St.
Reisterstown, MD 21136
Attn: Dr. Howard M. Lipman

Dear Dr. Lipman,

We here at the Whitlock building located at 408 Main Street will have no problems with the fact that the parking lot for your patients will fall along the border of our parking lot. As always in the past we have always been amicable with our neighbors at 410 main street and we welcome your chiropractic practice as our neighbors.

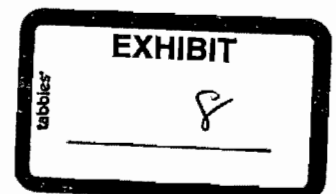
We also support your petition for variance, stating that you will be using 100% of the building for your chiropractic practice. We recognize that your flourishing business will be an enhancement to the property value of our building.

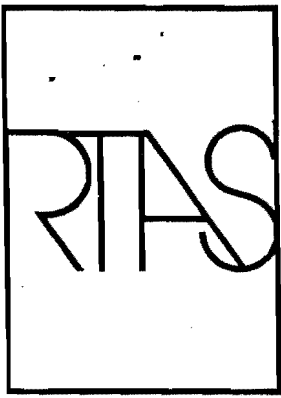
If we can be of any further service, please do not hesitate to let us know.

Cordially,

Ruth E. Whitlock

Ruth E. Whitlock





OFFICE HOURS BY APPOINTMENT
Monday to Friday 9 am to 9 pm
Saturday 9 am to 4 pm

PHONE HOURS
Monday to Friday 9 am to 6 pm
6:30 to 8 pm
Saturday 9 am to 4 pm

Reisterstown Tax & Accounting Service

408 MAIN STREET • REISTERSTOWN, MARYLAND 21136 • 833-2655 - 526-1040 • 800-77TAXES (800-778-2937)
HOURS: By Appointment Only FAX 833-0121

Dear Dr. Lipman,

We have no problem sharing 5 feet of driveway with you, as we have had no problem sharing the driveway with past occupants of 410 Main St.

Sincerely,
Ruth Whitlock



REISTERSTOWN • OWINGS MILLS • GLYNDON CHAMBER OF COMMERCE

100 Owings Court, Suite 9 • Reisterstown, MD 21136

410-702-7073 • Fax: 410-702-7075

E-mail: romg@romgchamber.org • Web address: romgchamber.org

Kirsten Beck, President
Expressway Office Solutions, Inc.
Brian A. Ditto, Executive Director
Rachel L. Heird, President-Elect
Farmers & Merchants Bank
James E. Miele, 1st Vice President
Strategic Alpha Advisers
Glenn Barnes, 2nd Vice President
*Long & Foster Real Estate, Inc. -
Reisterstown Office*
Neil M. Levy, Secretary
*Levy, Mann, Caplan, Hermann &
Polashuk, LLP*
Lyle Montanye, Asst. Secretary
Gettier-Montanye, Inc.
James Carroll, Treasurer
James Carroll CPA LLC
Alice Reid, Asst. Treasurer
Compassionate Tax Service
Carolyn B. Eichler, Past President
Bransfield Motor Company, Inc.

Scott Brooke
Toyota/Lexus Financial Services
Brian DeLeonardo
DeLeonardo, Smith & Assoc.

Russ Dijk
Solnet Network Services
Rich Dinning
Owings Mills Mall

Kathleen Dorsey
Atlantic Mortgage
Joan Drebing
Hannah More School
Lori Joy Eisner
Lori Joy Eisner, LLC

Anne Evans
T. Rowe Price Associates, Inc.
James Flowers
James E. Flowers Insurance

Joyce Geipe
Easy Mover

Joseph Kontoff
BB&T

Linda Osborne
SECU Credit Union

Carey Scilipote
Auto Collision Specialists, Inc.

Ruth Sliviak
JCS Insurance Inc.

Kevin Smith
Minuteman Press of Owings Mills

Christy L. Tasker
Susquehanna Bank

Jennifer Terrell
*Northwest Hospital Center/
LifeBridge Health*

Nancy Volpitta
ImageLine On Hal

August 15, 2008

Zoning Hearing Office
Baltimore County Office Building, Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Case No. 2008-0581-A

To Whom It May Concern:

Recently the Reisterstown-Owings Mills-Glyndon Chamber of Commerce took up the matter of review on two proposed variances requested by Reisterstown Family Chiropractic Realty, LLC, Howard Lipman, pertaining to 410 Main St., Reisterstown. With input from the office of 3rd District County Councilman T. Bryan McIntire, county planner Jessie Bialek and the Chamber's duly-charged Economic Development/Zoning Committee, our 300-member organization wants to go on record in the following ways:

1. We fully support the variance to allow 100% of the building for medical/chiropractic use as opposed to the 25% allowed under current RO zoning.

2. We fully support the variance to allow a freestanding, illuminated enterprise sign facing and adjoining the residentially zoned RO property. The proposed sign is consistent with and in fact aesthetically superior to many existing Main Street business signs.

Moreover, it is a long-held Chamber position to support the revitalization efforts of Main Street, Reisterstown as they relate to County Executive James T. Smith's renaissance goals. The relocation of Dr. Lipman's Reisterstown Family Chiropractic business to 410 Main St. will ably fill a long-vacant historic structure that had sorely needed interior/exterior renovation. Furthermore, he has diligently worked with Stan Jacobs in the county Office of Economic Development to secure exterior renovation financing.

EXHIBIT

tabbies

18

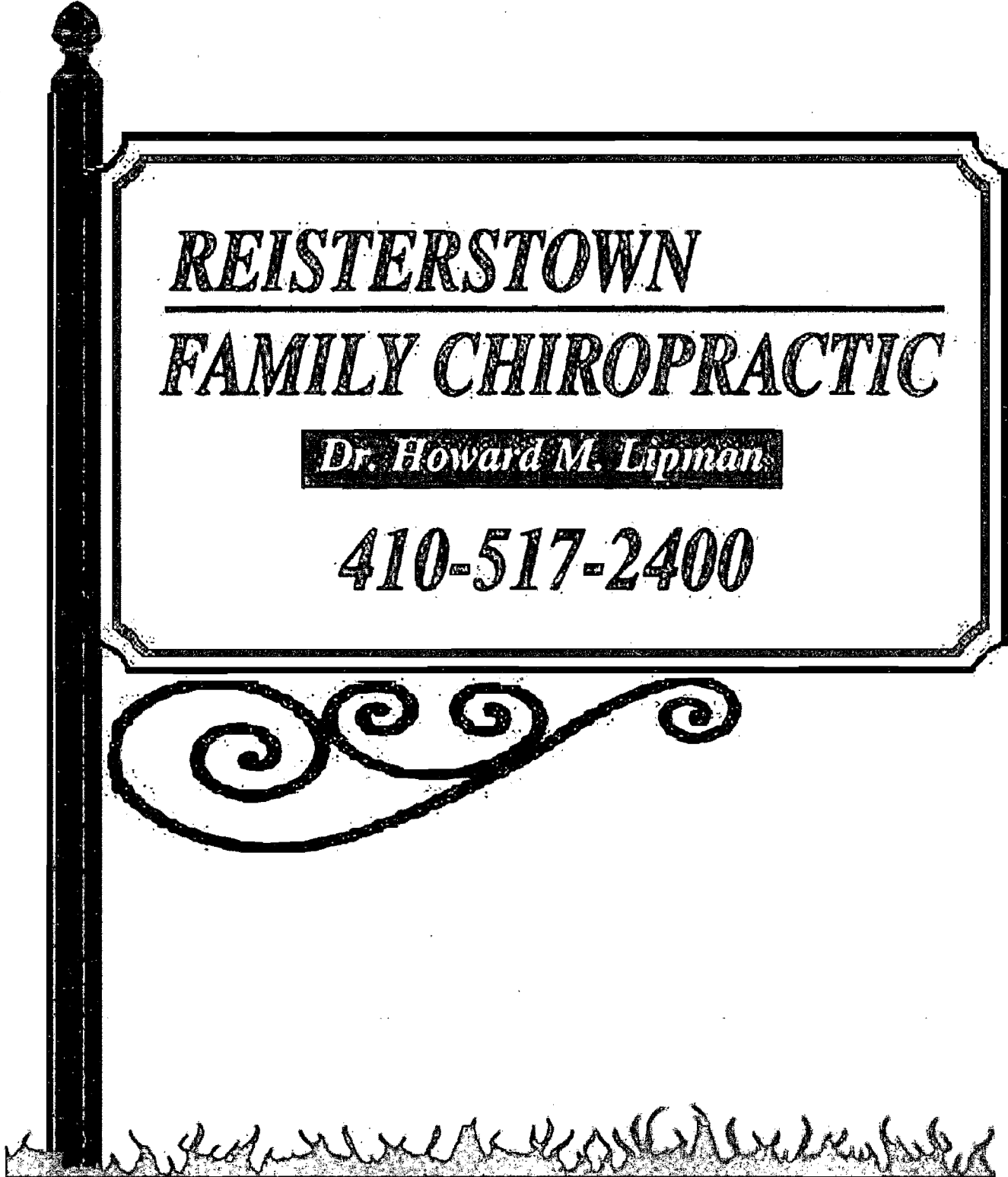
We trust these factors will contribute to a positive outcome in the variance requests. If we can be of further assistance, please feel free to contact us. Thank you in advance for your consideration.

Yours most sincerely,

A handwritten signature in cursive script that reads "Brian A. Ditto".

Brian A. Ditto
Executive Director

cc: Dr. Howard Lipman/Reisterstown Family Chiropractic
Baltimore County Executive James T. Smith
3rd District Baltimore County Councilman T. Bryan McIntire
3rd District Baltimore County Planner Jessie Bialek
Stan Jacobs, Baltimore County Office of Economic Development
Paul Davolos, Chair, R-OM-G Chamber Economic Development/Zoning Committee



REISTERSTOWN

FAMILY CHIROPRACTIC

Dr. Howard M. Lipman

410-517-2400



Reisterstown~Owings Mills~ Glyndon
Coordinating Council

P.O. Box 117
Reisterstown, MD 21136

August 20, 2008

Office of the Zoning Commissioner
William J. Wiseman, III, Zoning Commissioner
Thomas H. Bostwick, Deputy Zoning Commissioner
Courthouse
400 Washington Avenue
Towson, Maryland 21204

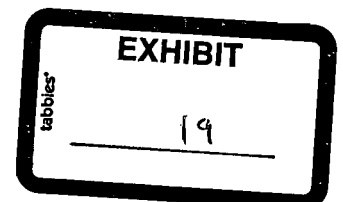
RE: Case # 2008-581-A
Reisterstown Family Chiropractor
410 Main Street
Reisterstown, MD 21136

Dear Messrs. Wiseman and Bostwick:

The Reisterstown-Owings Mills-Glyndon Coordinating Council, Inc. (ROG) Board has voted to offer this letter of support for the referenced case.

ROG is a support organization for the many local community organizations that represent the residents generally defined as living within the two primary zip codes (21117 and 21136) that define the geographical extent of the area served. The community organizations are wholly staffed by volunteers that attempt to track changes in zoning and permitting that would tend to reduce the value of the residential property. ROG has routinely argued for the protection of residential property against incursions or conversions by commercial entities. It has been difficult to watch almost all of the once residential properties on Main Street being converted to commercial uses, but at this time, the proposed use for chiropractic purposes would appear to be a reasonable option to help preserve the general character of the area. House sizes are relatively small and not readily suitable for residential use. Rental fees apparently do not generally provide the level of income to maintain these older homes, thus requiring the owners to seek uses that can generate the necessary income to preserve the exterior appearances.

Our organization has also noted with dismay that garish commercial signs are sometimes used to advertise businesses along Main Street. We would request that if a decision to approve this petition is granted, that the decision be conditioned with a statement requiring that the signage for this enterprise be in full conformity with Baltimore County Code requirements. No deviations or variances from code would be allowed, and that any lighting for the sign be shielded to avoid impacts on adjacent properties and the roadway. Further, we would request that the lighting for the sign be placed on a timer so that it will remain lit no later than 11:00 PM each evening.





Reisterstown~Owings Mills~ Glyndon
Coordinating Council

Page 2

ROG is not planning to provide oral testimony since it would require the officers of the organization to take time off from work. Oral testimony must be reserved for hearings of greater significance since none of the scheduled hearings before the Commissioner are held in the evening when volunteer organizations can attend without financial hardship.

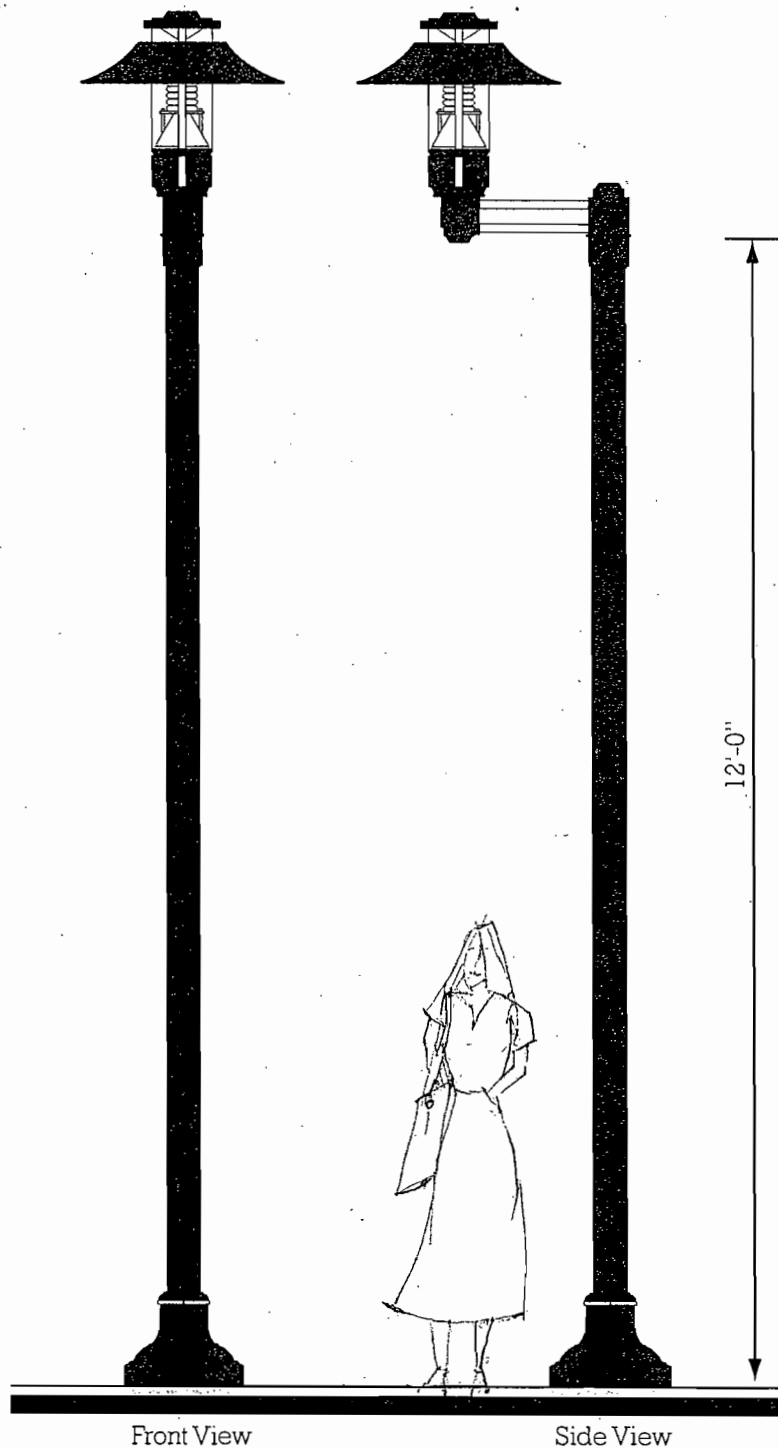
For any matters relating to this letter, I may be reached by phone during the day at 410-537-3856 or at home at 410-429-6035.

Sincerely,

George Harman, President

copy via email:

The Honorable T. Bryan McIntire
Peter Max Zimmerman, Esq., Office of People's Counsel



Front View

Side View

EXHIBIT

20

"Spectra" Pedestrian Lighting OR EQUIVALENT

Fixture: SP1 Pole: PR4, 12 ft. Base: BC6-4 Color: Black

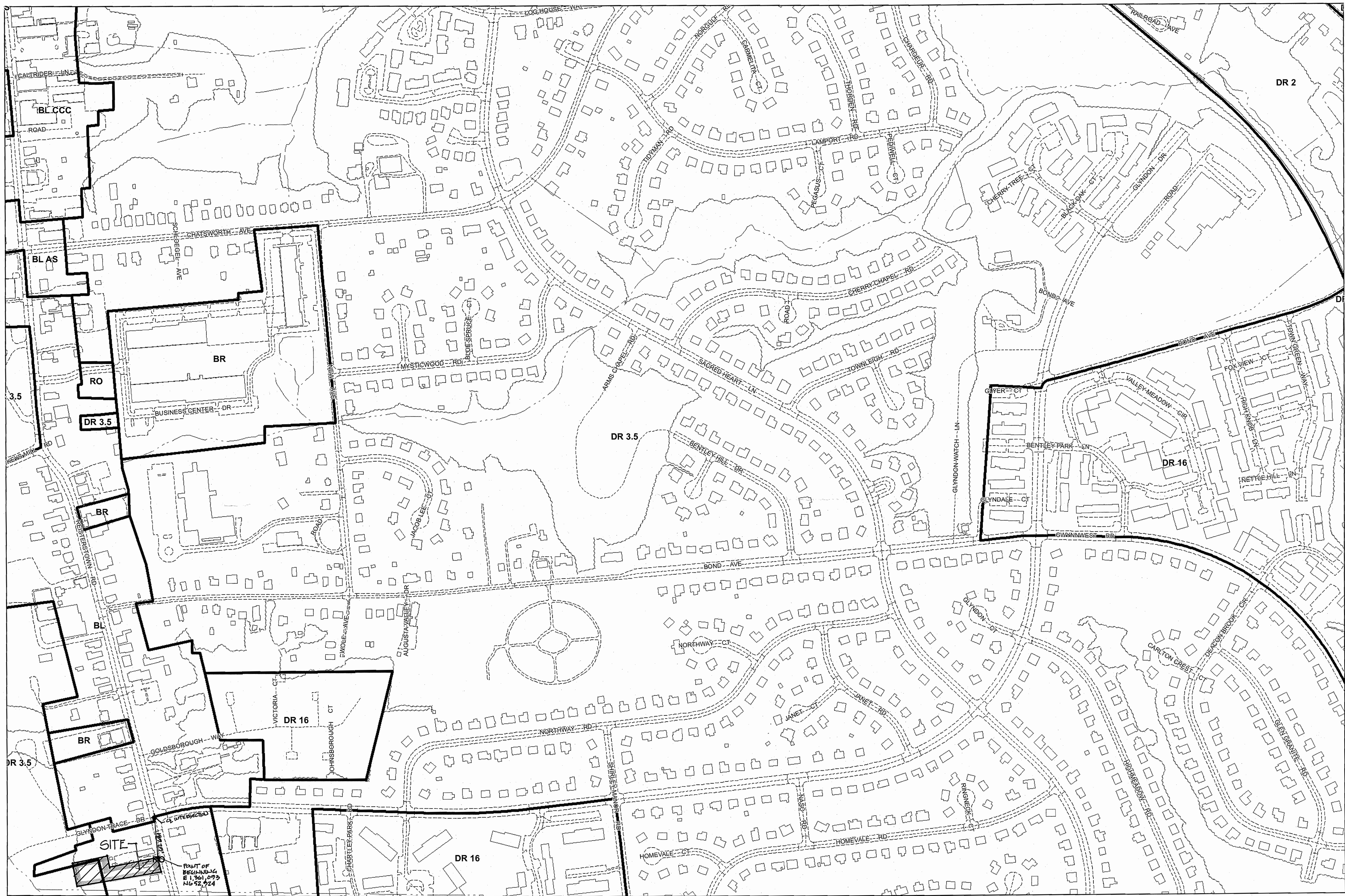
410 MAIN STREET

PARKING AREA LIGHT

SCALE: AS SHOWN



EXHIBIT
2



Plan Sheet: 048C2

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

048A1	048B1	048C1	049A1	049B1
048A2	048B2	048C2	049A2	049B2
048A3	048B3	048C3	049A3	049B3

Scale

1" = 200'

0 100 200 400
Feet

1

Data Sources:
Planometric Data - Baltimore County
GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

SITE DATA

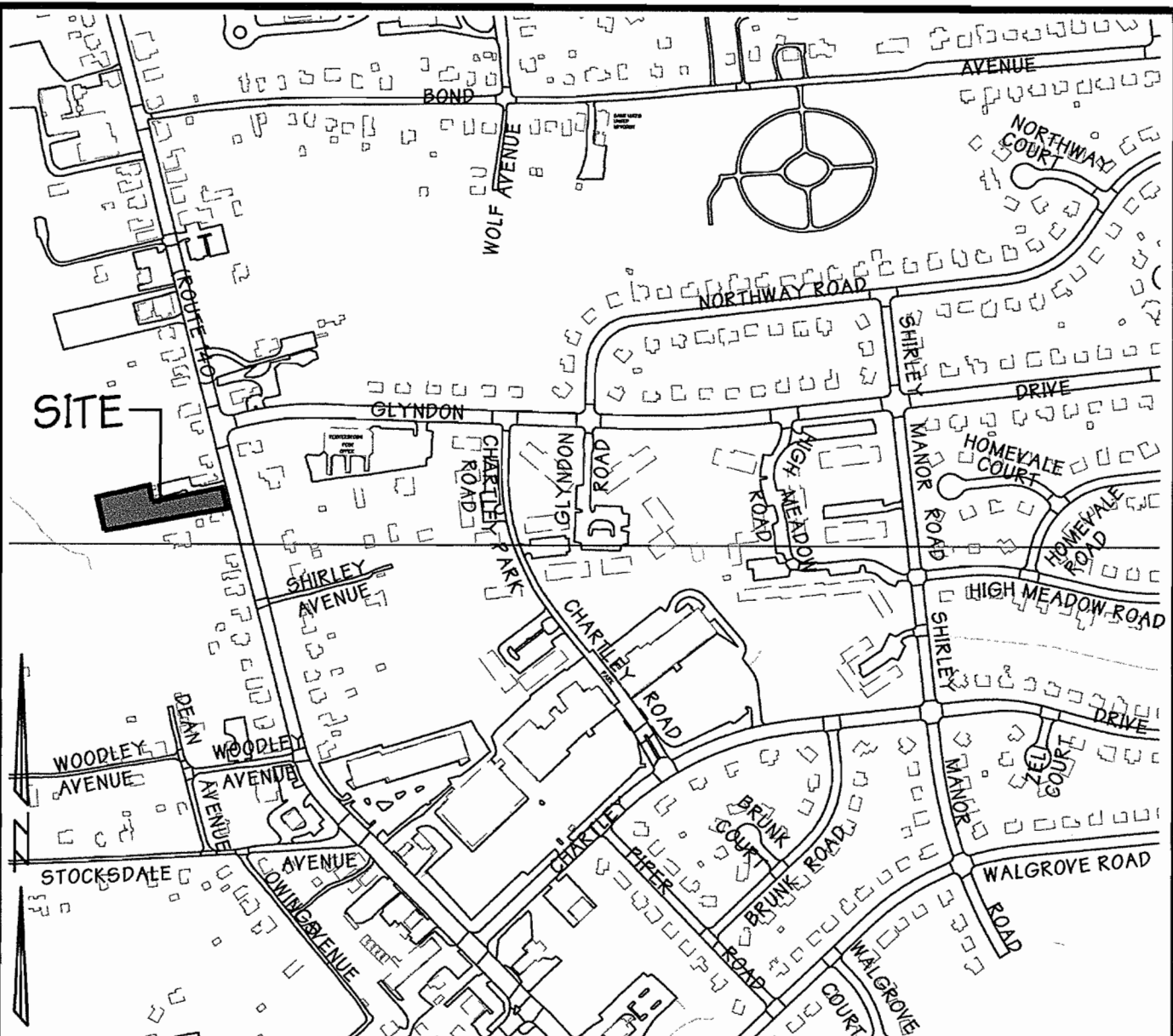
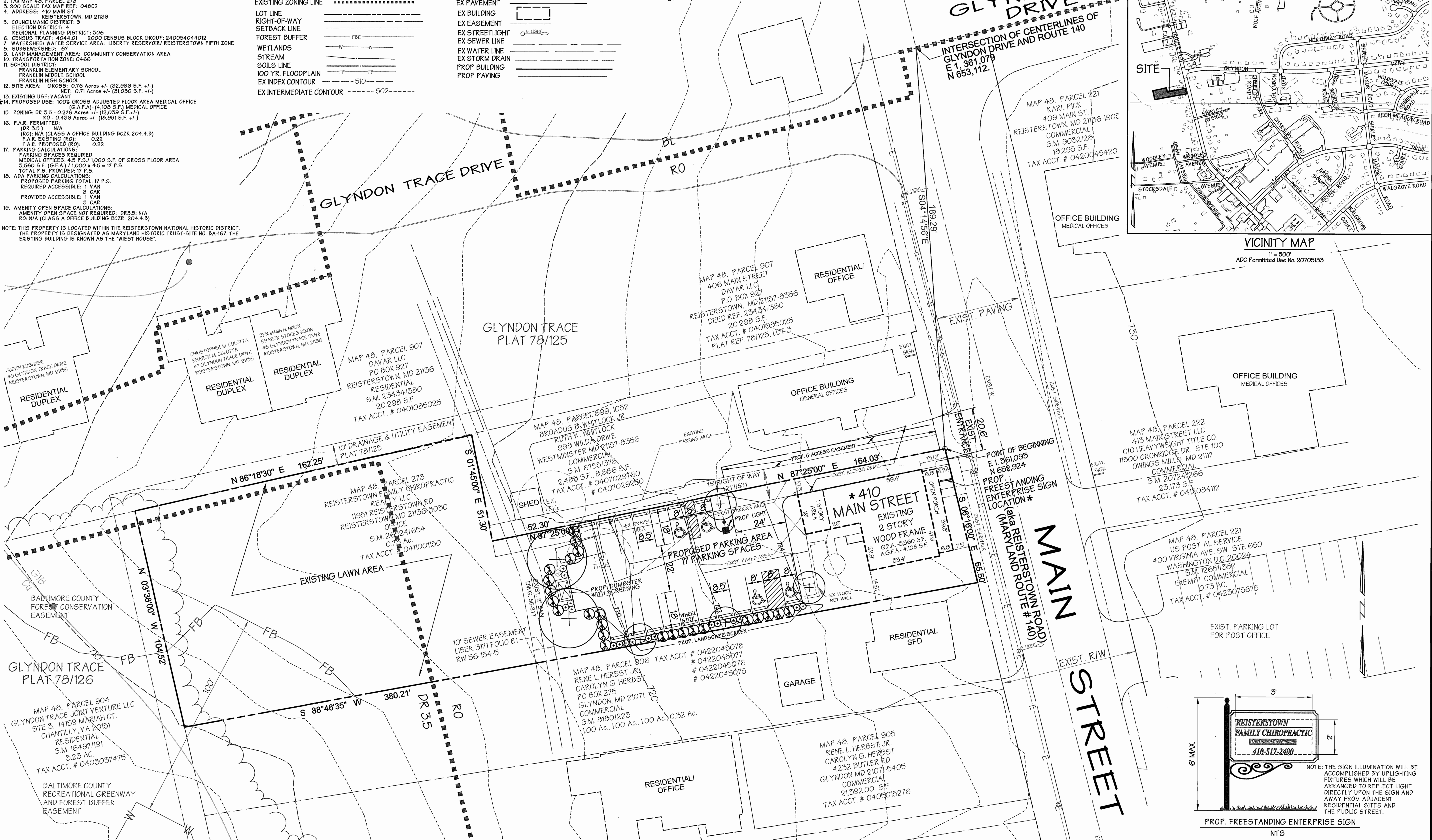
1. DEVELOPER/APPLICANT: REISTERSTOWN FAMILY CHIROPRACTIC REALTY LLC.
11951 REISTERSTOWN RD
REISTERSTOWN, MD 21136-3030
2. TAX MAP 48, PARCEL 273
3. 200 SCALE TAX MAP REF: 048C2
4. ADDRESS: 410 MAIN ST
REISTERSTOWN, MD 21136
5. COUNCILMANIC DISTRICT: 3
6. ELECTION DISTRICT: 4
7. REGIONAL PLANNING DISTRICT: 306
8. CENSUS TRACT: 4044.01 2000 CENSUS BLOCK GROUP: 240054044012
9. WATERSHED/ WATER SERVICE AREA: LIBERTY RESERVOIR/ REISTERSTOWN FIFTH ZONE
10. SUBSEWER/SHED: 07
11. LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
12. TRANSPORTATION ZONE: 0466
13. SCHOOL DISTRICT:
FRANKLIN ELEMENTARY SCHOOL
FRANKLIN MIDDLE SCHOOL
FRANKLIN HIGH SCHOOL
14. SITE AREA: GROSS: 0.76 Acres +/- (32,986 S.F. +/-)
NET: 0.71 Acres +/- (31,030 S.F. +/-)
15. EXISTING USE: VACANT
16. PROPOSED USE: 100% GROSS ADJUSTED FLOOR AREA MEDICAL OFFICE
(G.A.F.A.)=4,100 S.F. MEDICAL OFFICE
R.O. - 0.436 Acres +/- (18,991 S.F. +/-)
17. F.A.R. PERMITTED:
(DR 3.5) N/A
(R.O.) N/A (CLASS A OFFICE BUILDING BCZR 204.4.B)
F.A.R. EXISTING (R.O.): 0.22
F.A.R. PROPOSED (R.O.): 0.22
18. PARKING CALCULATIONS:
PARKING SPACES REQUIRED
MEDICAL OFFICES: 4.5 P.S./1,000 S.F. OF GROSS FLOOR AREA
3,560 S.F. (G.F.A.) / 1,000 x 4.5 = 17 P.S.
TOTAL P.S. PROVIDED: 17 P.S.
19. ADA PARKING CALCULATIONS:
PROPOSED PARKING TOTAL: 17 P.S.
REQUIRED ACCESSIBLE: 1 VAN
3 CAR
PROVIDED ACCESSIBLE: 1 VAN
3 CAR
20. AMENITY OPEN SPACE CALCULATIONS:
AMENITY OPEN SPACE NOT REQUIRED: DR3.5; N/A
R.O. N/A (CLASS A OFFICE BUILDING BCZR 204.4.B)

NOTE: THIS PROPERTY IS LOCATED WITHIN THE REISTERSTOWN NATIONAL HISTORIC DISTRICT.
THE PROPERTY IS DESIGNATED AS MARYLAND HISTORIC TRUST-SITE NO. BA-167. THE
EXISTING BUILDING IS KNOWN AS THE "WREST HOUSE".

LEGEND

- TRACT BOUNDARY
EXISTING ZONING LINE
LOT LINE
RIGHT-OF-WAY
SETBACK LINE
FOREST BUFFER
WETLANDS
STREAM
SOILS LINE
100 YR. FLOODPLAIN
EX INDEX CONTOUR
EX INTERMEDIATE CONTOUR
- EXTREELINE
EX PAVEMENT
EX BUILDING
EX EASEMENT
EX STREETLIGHT
EX SEWER LINE
EX WATER LINE
EX STORM DRAIN
PROP BUILDING
PROP PAVING

NOTE: THE LIGHTING FIXTURE PROPOSED TO ILLUMINATE THE OFF-STREET
PARKING AREA WILL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM
ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.



VICINITY MAP

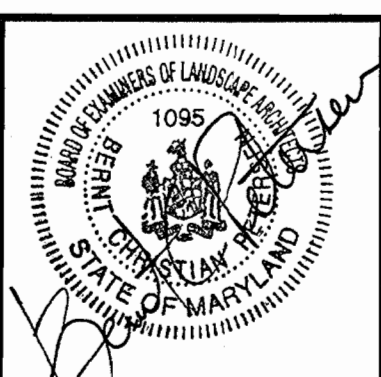
1" = 500'
ADC Permitted Use No. 20705133

EXHIBIT
1

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

215 SCHILLING CIRCLE, SUITE 114
HUNT VALLEY, MARYLAND 21031
(410) 785-6640



ZONING REQUESTS*

1. VARIANCE FROM SECTION 204.3A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 100% OF THE TOTAL ADJUSTED GROSS FLOOR AREA OF A CLASS 'A' OFFICE BUILDING IN AN R-O ZONE FOR MEDICAL OFFICE USE IN LIEU OF ALLOWED 25% OF THE ADJUSTED GROSS FLOOR AREA FOR MEDICAL OFFICE USE.
2. VARIANCE FROM SECTION 450.4.15(m)(1)(X) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A FREESTANDING ILLUMINATED SIGN IN AN R-O ZONE FACING AND ADJOINING RESIDENTIALLY ZONED (R-O) PROPERTY.

NO.	DATE	REVISIONS	BY
1	8-21-08	REDLINE REVISIONS	BCP

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES 410 MAIN STREET BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'

DATE: JUNE 6, 2008

SCALE: 1" = 20'
DATE: 4/21/2008
JOB #:
DES: MJK
DRN: MJK
CHK: BCP
FILE: 10844
DRAWING NUMBER:
ZV-1
SHEET 1 OF 1



PROP. FREESTANDING ENTERPRISE SIGN
NTS

1. DEVELOPER/APPLICANT: REISTERSTOWN FAMILY CHIROPRACTIC REALTY LLC.
11951 REISTERSTOWN RD
REISTERSTOWN, MD 21136-3030
2. TAX MAP 46, PARCEL 273
3. 200 SCALE TAX MAP REF: 048C2
4. ADDRESS: 410 MAIN ST
REISTERSTOWN, MD 21106
5. COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 4
REGIONAL PLANNING DISTRICT: 306
6. CENSUS TRACT: 0404.01 2000 CENSUS BLOCK GROUP: 2400504040102
7. WATERSHED: WATER SERVICE AREA: LIBERTY RESERVOIR/ REISTERSTOWN FIFTH ZONE
8. SUBSEWERKSHED: 67
9. LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
10. TRANSPORTATION ZONE: 0466
11. SCHOOL DISTRICT:
FRANKLIN ELEMENTARY SCHOOL
FRANKLIN MIDDLE SCHOOL
FRANKLIN HIGH SCHOOL
12. SITE AREA: GROSS: 0.76 Acres +/- (32,996 S.F. +/-)
NET: 0.71 Acres +/- (31,020 S.F. +/-)
13. EXISTING USE: VACANT
14. PROPOSED USE: 100% GROSS ADJUSTED FLOOR AREA MEDICAL OFFICE
(G.A.F.A.) (4,108 S.F.) MEDICAL OFFICE
15. ZONING: DR 3.5 - 0.276 Acres +/- (12,039 S.F. +/-)
RO: 0.436 Acres +/- (18,991 S.F. +/-)
16. F.A.R. PERMITTED:
(DR 3.5) N/A
(RO) N/A (CLASS A OFFICE BUILDING BC2R 204.4.B)
F.A.R. EXISTING (RO): 0.22
F.A.R. PROPOSED (RO): 0.22
17. PARKING CALCULATIONS:
PARKING SPACES REQUIRED:
MEDICAL OFFICES: 4.5 P.S./1,000 S.F. OF GROSS FLOOR AREA
3,000 S.F. (G.F.A.)/1,000 +/- 4.5 = 17 P.S.
TOTAL P.S. PROVIDED: 17 P.S.
18. ADA PARKING CALCULATIONS:
PROPOSED PARKING TOTAL: 17 P.S.
REQUIRED ACCESSIBLE: 1 VAN
PROVIDED ACCESSIBLE: 3 CAR
3 CAR
19. AMENITY OPEN SPACE CALCULATIONS:
AMENITY OPEN SPACE NOT REQUIRED: DR3.5.A
RO: N/A (CLASS A OFFICE BUILDING BC2R 204.4.B)

TRACT BOUNDARY —————

EXISTING ZONING LINE - - - - -

LOT LINE —————

RIGHT-OF-WAY —————

SETBACK LINE - - - - -

FOREST BUFFER —————

WETLANDS ———— W ————

STREAM ———— W ————

SOILS LINE ———— W ————

100 YR. FLOODPLAIN ———— W ————

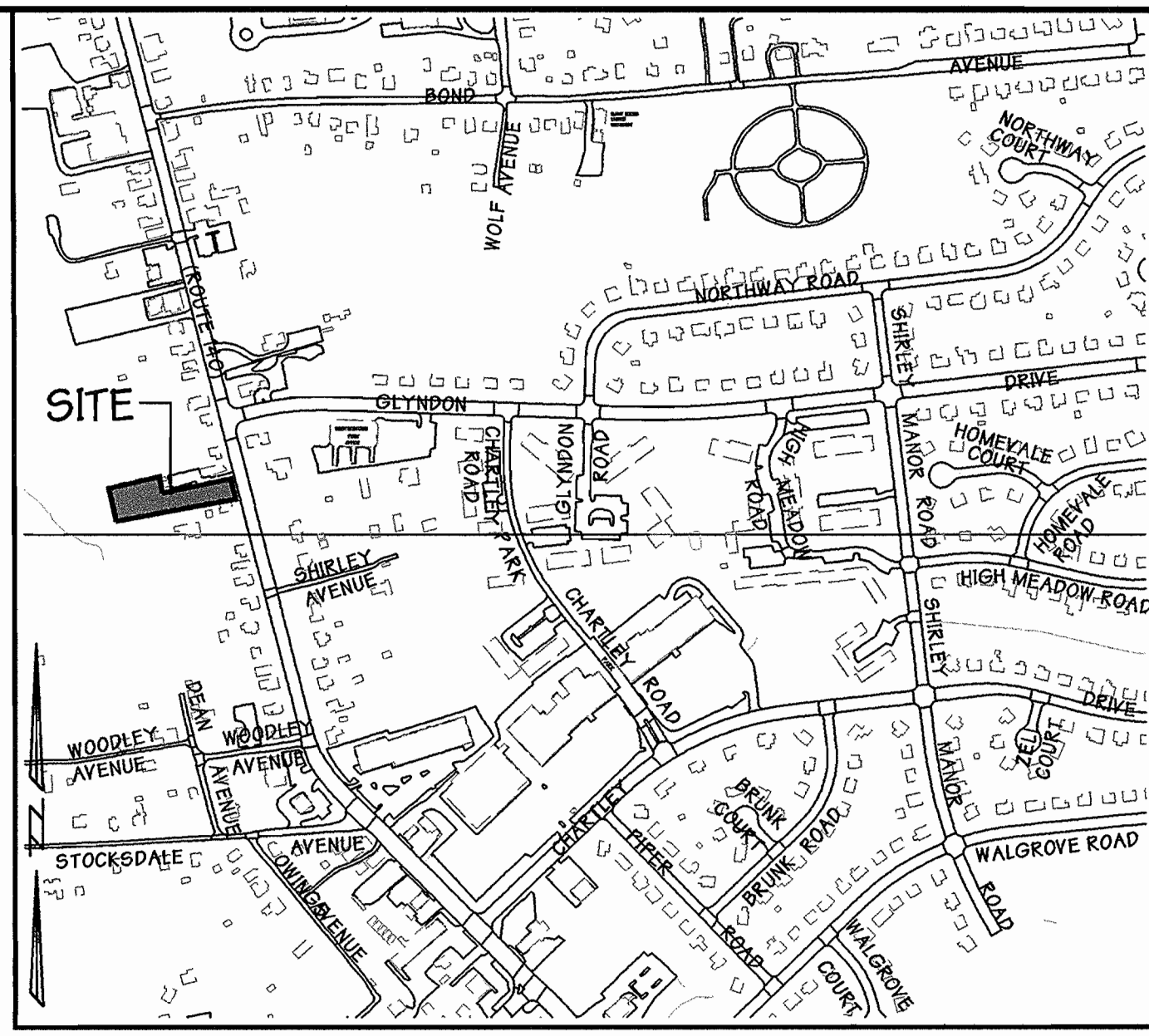
EX INDEX CONTOUR ———— 510 ————

EX INTERMEDIATE CONTOUR ———— 502 ————

EXTREELINE
EX PAVEMENT
EX BUILDING
EX EASEMENT
EX STREETLIGHT
EX SEWER LINE
EX WATER LINE
EX STORM DRAIN
PROP BUILDING
PROP PAVING

NOTE THE LIGHTING FIXTURE PROPOSED TO ILLUMINATE THE OFF-STREET PARKING AREA WILL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

GLYNDON
 DRIVE
 INTERSECTION OF CENTERLINES OF
 GLYNDON DRIVE AND ROUTE 140
 E 1,361,079
 N 1,653,112.



1" = 500'
ADC Permitted Use No. 20705133

NOTE: THIS PROPERTY IS LOCATED WITHIN THE REISTERSTOWN NATIONAL HISTORIC DISTRICT. THE PROPERTY IS DESIGNATED AS MARYLAND HISTORIC TRUST-SITE NO. BA-167. THE EXISTING BUILDING IS KNOWN AS THE "WIEST HOUSE".

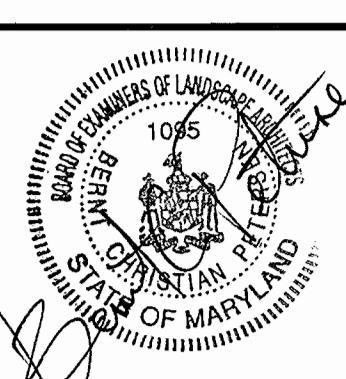
[illegible]

NOTE: THE SIGN ILLUMINATION WILL BE ACCOMPLISHED BY UPLIGHTING FIXTURES WHICH WILL BE ARRANGED TO REFLECT LIGHT DIRECTLY UPON THE SIGN AND AWAY FROM ADJACENT RESIDENTIAL SITES AND THE PUBLIC STREET.

PROP. FREESTANDING ENTERPRISE SIGN
NTS

CIVIL ENGINEERS & LAND SURVEYORS

215 SCHILLING CIRCLE, SUITE 114
HUNT VALLEY, MARYLAND 21031
(410) 785-6640



1. VARIANCE FROM SECTION 204.3A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 100% OF THE TOTAL ADJUSTED GROSS FLOOR AREA OF A CLASS 'A' OFFICE BUILDING IN AN R-O ZONE FOR MEDICAL OFFICE USE IN LIEU OF ALLOWED 25% OF THE ADJUSTED GROSS FLOOR AREA FOR MEDICAL OFFICE USE.

VARIANCE FROM SECTION 450.4.15(m)IX OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A FREESTANDING ILLUMINATED SIGN IN AN R-O ZONE FACING AND ADJOINING RESIDENTIALLY ZONED (R-O) PROPERTY

[illegible]

FOR ZONING VARIANCES
410 MAIN STREET

BALTIMORE COUNTY MARYLAND

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'

DATE: JUNE 6, 2008

SCALE: 1" = 20'
DATE: 4/21/2008
JOB #:
DES: MJK
DRN: MJK
CHK: BCP
FILE: 10944
DRAWING NUMBER:
ZV-1
SHEET 1 OF 1

SITE DATA

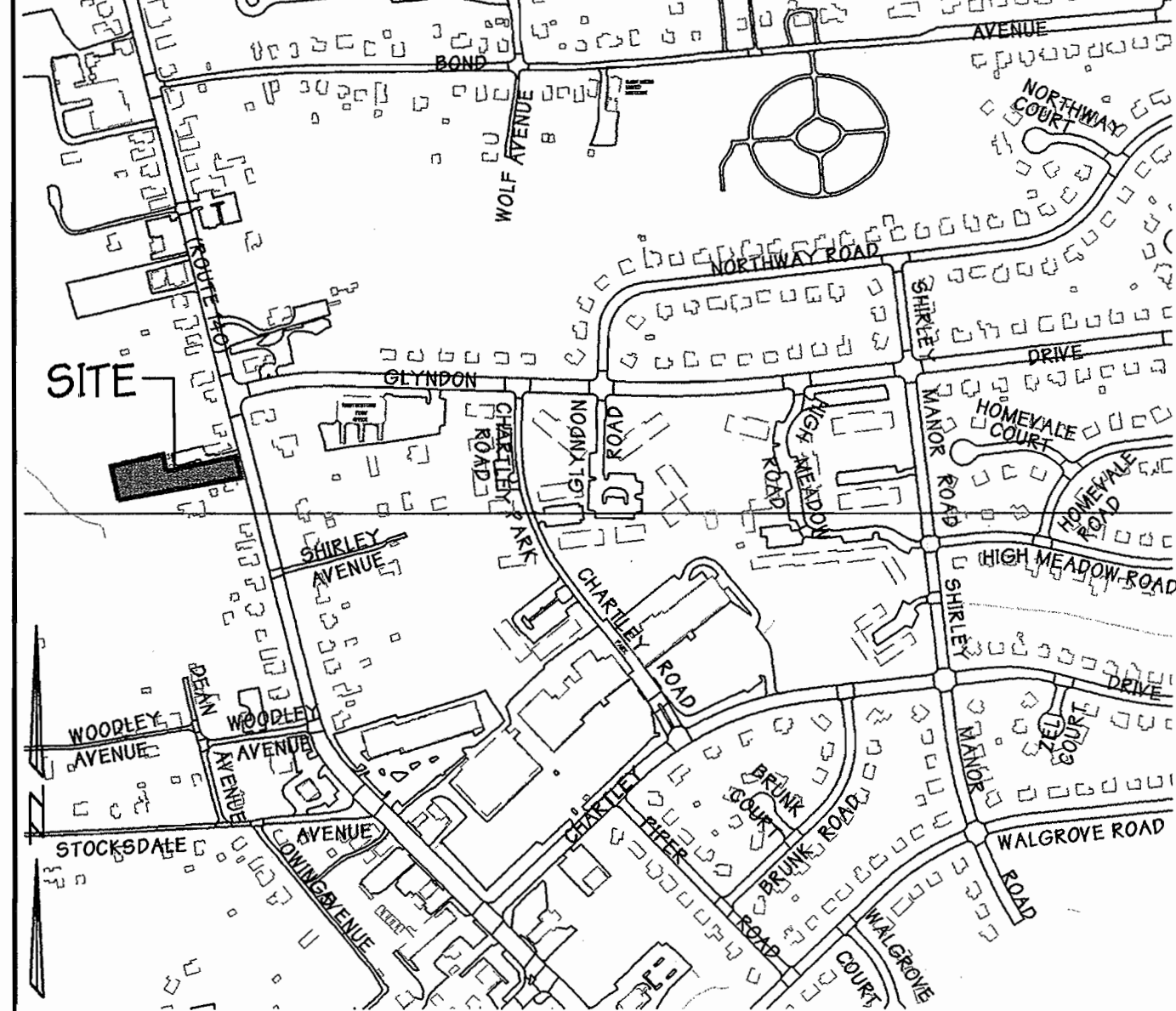
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REISTERSTOWN, MD 21136-3030
2. TAX MAP 48, PARCEL 273
3. 200 SCALE TAX MAP REF: 048C2
4. ADDRESS: 410 MAIN ST
REISTERSTOWN, MD 21136
5. COUNCILMANIC DISTRICT: 5
ELECTION DISTRICT: 4
6. REGIONAL PLANNING DISTRICT: 306
7. CENSUS TRACT: 4044.01 - 2000 CENSUS BLOCK GROUP: 240054044012
8. WATERSHED/WATER SERVICE AREA: LIBERTY RESERVOIR/ REISTERSTOWN FIFTH ZONE
9. SUBWERSHED: 67
10. LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
11. TRANSPORTATION ZONE: 0466
12. SCHOOL DISTRICT:
FRANKLIN ELEMENTARY SCHOOL
FRANKLIN MIDDLE SCHOOL
FRANKLIN HIGH SCHOOL
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NET: 0.71 Acres +/- (31,030 S.F. +/-)
14. EXISTING USE: VACANT
15. PROPOSED USE: 100% GROSS ADJUSTED FLOOR AREA MEDICAL OFFICE
(G.A.F.A.) (4,108 S.F.) MEDICAL OFFICE
16. ZONING: DR 3.5 - 0.276 Acres +/- (12,058 S.F. +/-)
R-O - 0.456 Acres +/- (19,991 S.F. +/-)
17. F.A.R. PERMITTED:
(DR 3.5) N/A
(R-O) N/A (CLASS A OFFICE BUILDING BCZR 204.4.B)
F.A.R. EXISTING (R-O): 0.22
F.A.R. PROPOSED (R-O): 0.22
18. PARKING CALCULATIONS:
PARKING SPACES REQUIRED
MEDICAL OFFICES: 4.5 P.S. / 1,000 S.F. OF GROSS FLOOR AREA
3,560 S.F. (G.F.A.) / 1,000 S.F. = 3.56 P.S.
TOTAL P.S. PROVIDED: 17 P.S.
19. ADA PARKING CALCULATIONS:
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REQUIRED ACCESSIBLE: 1 VAN
PROVIDED ACCESSIBLE: 1 VAN
3 CAR
20. AMENITY OPEN SPACE CALCULATIONS:
AMENITY OPEN SPACE NOT REQUIRED: DR3.5: N/A
R-O: N/A (CLASS A OFFICE BUILDING BCZR 204.4.B)

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LEGEND

- TRACT BOUNDARY
EXISTING ZONING LINE
LOT LINE
RIGHT-OF-WAY
SETBACK LINE
FOREST BUFFER
WETLANDS
STREAM
SOILS LINE
100 YR. FLOODPLAIN
EX INDEX CONTOUR
EX INTERMEDIATE CONTOUR

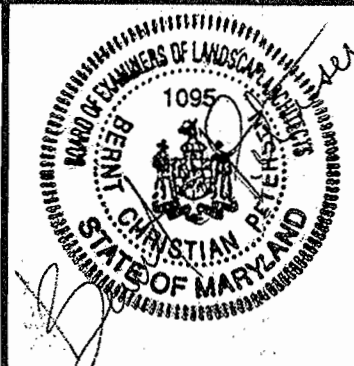
- EXTREELINE
EX PAVEMENT
EX BUILDING
EX EASEMENT
EX STREETLIGHT
EX SEWER LINE
EX WATER LINE
EX STORM DRAIN
PROP BUILDING
PROP PAVING



VICINITY MAP

1" = 500'
ADC Permitted Use No. 20705133

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
215 SCHILLING CIRCLE, SUITE 114
HUNT VALLEY, MARYLAND 21031
(410) 785-8840



ZONING REQUESTS*

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NO.	DATE	REVISIONS:	BY

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
410 MAIN STREET
BALTIMORE COUNTY, MARYLAND**
SCALE: 1" = 20' DATE: JUNE 6, 2008

SCALE: 1" = 20'
DATE: 4/21/2008
JOB #:
DES: JWS
DRN: JWS
CHK: BCP
FILE: 10944
DRAWING NUMBER:
ZV-1
SHEET 1 OF 1