

IN RE: **PETITION FOR VARIANCE** *
N/S Greenwood Place, 348' W of c/line of *
Old Court Road *
(5 Greenwood Place) *
3rd Election District *
2nd Council District *
Greenwood Place Limited Partnership *
Legal Owner *
Hopkins Uniform Company *
Contract Lessee *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

Case No. 2009-0119-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Philip M. Kenney, General Manager of the legal owner of the subject property, Greenwood Place Limited Partnership, and Charles Goldberg, Chief Financial Officer, Hopkins Uniform Company, Inc., the Contract Lessee, by and through their attorney, Leslie M. Pittler, Esquire. The Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.), to allow for two (2) additions to be constructed to the existing building (consistent with the variances granted in Case No. 73-269-A for the existing structure), as follows: (1) from Sections 255.2 and 243.1 to permit a front building setback of 39 feet in lieu of the required 75 feet; (2) from Sections 255.2 and 243.2 to permit a side building setback of zero (0) feet on the west side and 11 feet on the east side in lieu of the required 50 feet; (3) from Sections 255.2 and 243.3 to permit a rear building setback of 11 feet in lieu of the required 50 feet, and finally (4) from Section 409.6.A.2 to permit 18 parking spaces in lieu of the required 24 parking spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

FILED FOR FILING

Date

1-16-09

By

93

Appearing at the requisite public hearing in support of the request were Robert Hanna on behalf of the legal owner of the subject property; Charles Goldberg for the contract lessee and Kenneth J. Colbert, Professional Engineer with Colbert, Matz, Rosenfelt, Inc., the consultant who prepared the site plan for this property. Leslie M. Pittler, Esquire appeared on behalf of the Petitioners. There were no Protestants or other interested persons in attendance and it is to be noted that there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any of the County reviewing agencies.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located on the north side of Greenwood Place between Reisterstown and Liberty Roads not far from the Metro parking lot in Pikesville. It is bounded by the CSX railroad tracks on its north side, a functioning foundry with its associated accessory buildings to the west, the Greenwood Place Condominium Building to the east, and to the south or front of the property, a 20 foot easement abutting along the boundary that provides ingress/egress to the foundry property followed by a private road referred to as Breton Hill Road (a dead-end street). The lot and existing warehouse building have served as the headquarters of the Hopkins Uniform Company, Inc. (Hopkins) for many years and is identified as Parcel 522 on Maryland Tax Map 78, containing 32,733 square feet or 0.75 acres, zoned M.L. Mr. Pittler provided a detailed history. The prior owners, Michael and Elizabeth Sullivan, obtained the property in the early 1970's, filed for and were granted variance relief in Case No. 73-269-A from then Deputy Zoning Commissioner James Dyer to permit side yard setbacks of 12 feet instead of the required 50 feet and a front yard setback of 45 feet instead of the required 75 feet. Within Commissioner's Dyer's Order, he noted the property was unique and stated:

"The zoning line bisects the property in an acute angle and compliance with the setback requirements would result in an undesirable building addition from an

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Date 1-19-09
By [Signature]

aesthetic viewpoint, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners . . . the granting of the Variances requested will not adversely affect the health, safety and general welfare of the community, . . . and the Variances should be granted." (Emphasis Added)

The Sullivan's thereafter, in 1974, built an addition to the one-story masonry building providing 11,804 square feet of warehouse space, which featured access to the CSX railroad tracks via a spur and loading dock and operated a business known as Sullivan's Flooring Company until the property was purchased by Greenwood Place Limited Partnership.

Mr. Goldberg was first to testify and provided background information concerning Hopkins' historical post World-War II existence beginning in 1945. The company has manufactured nurses' uniforms, coats and suits and now wholesales medical/hospital and surgical support supplies (stethoscopes and open heart surgical products). See www.hopkinsmedicalproducts.com for specifics. Since 1991, the business and its employees (currently 17 in number) have doubled. He testified that the commercial enterprise is primarily that of a catalog operation involving off-site deliveries utilizing Fed-Ex and UPS to move inventory and make deliveries. He states that perhaps two (2) customers at the most may come to the site on a monthly basis. Many of the company's employees utilize the Metro-Light Rail to commute back and forth to work. In brief, the building has been used for the past 18 years and works well without any complaint, zoning violation, or incident. He testified from his personal knowledge of the workings of the property and that there are no parking lot problems. As shown on Petitioners' Exhibit 1 (site plan) and Petitioners' Exhibits 3, 4, 6 and 7 (various zoning exhibits), the existing one-story brick warehouse and office is 104' wide x 100' deep, containing approximately 11,808 square feet of space (9,272 – warehouse; 2,536 – office). The Petitioners propose the construction of two (2) additions. The first will consist of an additional 5,100 square

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Date 1-13-09
By [Signature]

feet of warehouse space (100' x 51') in dimension to be added to the west side of the structure. The smaller addition will provide an additional 3,584 square feet of office space (32' x 56') that will be annexed to the rear of the existing office (east side). These improvements will enable Hopkins to stay at this location for the foreseeable future and accommodate three (3) additional employees. Hopkins prefers these improvements as an alternative to leaving the current location.

There is no evidence that the grant of the relief would be detrimental to the surrounding area. As mentioned above, with the exception of the requested side building setback of zero (0) feet on the west side of the property, the requested relief has in actuality already been established and has existed since 1974. Petitioners' Exhibit 6 prepared by Mr. Colbert graphically verifies that the property's history and setback variances granted in 1973 permitted 12-foot building setbacks along the north and east boundary lines and a front yard and building setback of 45 feet. With the benefit of these variances, the existing structure is situated very close to each of those boundary lines. Petitioners' Exhibits 5 and 6 respectively, show the addition extensions to be no closer than what exists today. Relief is however necessary to legitimize the previously established setbacks. As to the appropriateness of the west and front side variances, the owner of the foundry property (7 Greenwood Place) has no objection to the approval in order to enable Petitioners business that is growing out of space to remain in the locale. An aerial photograph and street-level photographs, received into evidence as Petitioners' Exhibits 3 and 4 respectively, together, show the existing building on the subject property and the mature trees and landscaping that separates the residential uses to the south (or front) of the property. Mr. Colbert demonstrated that the subject property is very well screened and scarcely visible to residentially zoned properties.

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By 193

Based upon the testimony and evidence offered, I am easily persuaded that relief should be granted. It is to be noted that the Hopkins' operation has existed on the property without complaint for approximately 18 years. The character of the surrounding locale is such that the use does not detrimentally impact the health, safety and general welfare of the locale. I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. and thus, the variance relief for Hopkin's new building additions shall be granted. It is clear that there will be no detrimental impacts on the adjacent properties. In this regard, it should be noted that the twenty (20) foot easement that traverses the front boundary and provides access to the foundry prevents the Petitioners ability to increase the number of parking spaces. The four (4) variances are warranted based upon the lots modest size as compared to others, its unique configuration and the location of existing structures. The delivery area, drive aisle and 18 parking spaces are sufficient for the modest traffic volumes generated by the business. As noted above, public transportation is available for employees and deliveries and customer visits are limited. Additionally, the Petitioners would suffer a practical difficulty if strict adherence to the regulations were required. Indeed, the overwhelming evidence indicates that this is an ideal location for this business and the proposed improvements in view of the surrounding area.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

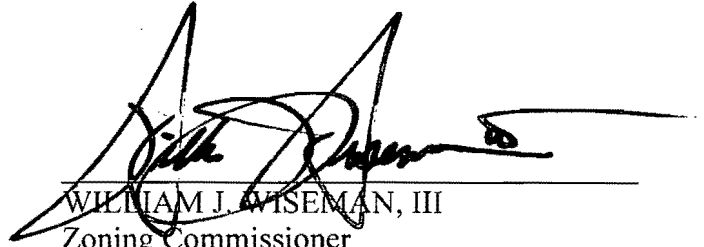
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 16th day of January 2009, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) from Sections 255.2 and 243.1 to permit a front building setback of 39 feet in lieu of the required 75 feet; (2) from Sections

COPIES RECEIVED FOR FILING
Date 1-16-09
By 103

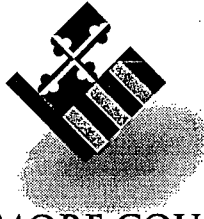
255.2 and 243.2 to permit a side building setback of zero (0) feet on the west side and 11 feet on the east side in lieu of the required 50 feet; (3) from Sections 255.2 and 243.3 to permit a rear building setback of 11 feet in lieu of the required 50 feet, and (4) from Section 409.6.A.2 to permit 18 parking spaces in lieu of the required 24 parking spaces, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following:

1. Petitioners may apply for any required building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1-12-09
By 103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 16, 2009

Leslie M. Pittler, Esquire
25 Wandsworth Bridge Way
Lutherville, Maryland 21093

RE: **PETITION FOR VARIANCE**
N/S Greenwood Place, 348' W of c/line of Old Court Road
(5 Greenwood Place)
3rd Election District - 2nd Council District
Greenwood Place Limited Partnership, *Legal Owner* ;
Hopkins Uniform Company, *Contract Lessee* - Petitioners
Case No. 2009-0119-A

Dear Mr. Pittler:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Robert Hanna, 115 Lakefront Drive, Hunt Valley, Maryland 21030
Charles Goldberg, 19 Pinewood Farm Court, Owings Mills, MD 21117
Kenneth J. Colbert, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue,
Baltimore, MD 21209
Philip M. Kenney, General Manager, Greenwood Place Limited Partnership,
5 Greenwood Place, Baltimore, MD 21208
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Greenwood Place

which is presently zoned ML

Deed Reference 8979 / 377 Tax Account # 0319087810

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

See Attached.

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

Reasons to be presented at the hearing.

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

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

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:

Charles Goldberg, CFO
Hopkins Uniform Company, ~~Philip M. Kenney, President~~

Name - Type or Print

Signature

5 Greenwood Place

410-484-1674

Address

Telephone No.

Baltimore

Md. 21208

City

State Zip Code

Attorney For Petitioner:

Leslie M. Pittler, Esq.

Name - Type or Print

Signature

Company

25 Wandsworth Bridge Way

410-823-4455

Address

Telephone No.

Lutherville

Md. 21093

City

State Zip Code

Legal Owner(s):

Greenwood Place Limited Partnership
Greenwood Place G.P., LLC, General Partner
Philip M. Kenney, General Manager

Name - Type or Print

Signature

PHILIP M. KENNEY

Name - Type or Print

Signature

5 Greenwood Place

410-484-1674

Address

Telephone No.

Baltimore

Md. 21208

City

State Zip Code

Representative to be Contacted:

Kenneth J. Colbert, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 10/24/08

Case No. 2009-0119-A

ORDER RECEIVED FOR FILING

Date

1-16-09

By

[Signature]

ATTACHMENT – VARIANCE PETITION – 5 GREENWOOD PLACE

Variance

From Sections 255.2 and 243.1, BCZR, to permit a front building setback of 39 feet in lieu of the required 75 feet;

From Sections 255.2 and 243.2, BCZR, to permit a side building setback of 0 feet on the west side and 11 feet on the east side in lieu of the required 50 feet;

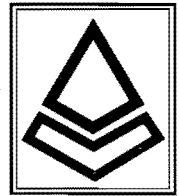
From Sections 255.2 and 243.3, BCZR, to permit a rear building setback of 11 feet in lieu of the required 50 feet;

From Section 409.6.A.2, BCZR to permit 18 parking spaces in lieu of the required 24 parking spaces.

2009-0119-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION – 5 GREENWOOD PLACE

Beginning at a point on the north side of Greenwood Place, which is 70 feet wide, at a distance of 348 feet, more or less, west of the centerline of Old Court Road, which is 70 feet wide, thence the following courses and distances:

By a curve to the left, with a radius of 2831.93 feet, and a length of 175.64 feet, thence

N 33°49'00" E, 151.06 feet;

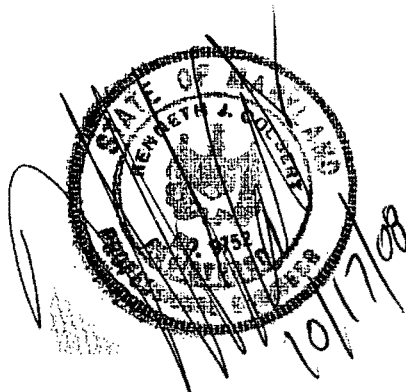
S 56°11'00" E, 200.00 feet;

S 33°49'00" W, 107.49 feet;

S 52°00'00" W, 30.65 feet, thence

S 55°18'25" W, to the Point of Beginning.

As recorded in Deed Liber 8979, folio 377 and containing 32,733 square feet (0.75 acre), more or less. Also known as 5 Greenwood Place and located in the 3rd Election District, 2nd Councilmanic District.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 9752, Expiration Date: 2-28-10

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **2397**

Date: **10/24/08**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	806	0000		6150				325.00

Total: **325.00**

Rec From: **HOPKINS**

For: **2009-0119-A 5 GREENWOOD PLACE**

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: **ACTING** DATE: **10/24/08**
 BY: **DEPT. 806** AMOUNT: **325.00**
 FOR: **2009-0119-A** OFFICE: **GREENWOOD**
5 GREENWOOD VERIFICATION
10/24/08
 Receipt No: **325.00**
 Date: **10/24/08**
 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: # 2009-0119-A

5 Greenwood Place

N/side of Greenwood Place, 348 feet west of centerline of Old Court Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Greenwood Place Ltd., Partnership, Philip Kenney

Contract Purchaser: Hopkins Uniform Company, Charles Goldberg

Variance: to permit a front building setback of 39 feet in lieu of the required 75 feet. To permit a side-building setback of 0 feet on the west side and 11 feet on the east side in lieu of the required 50 feet. To permit a rear building setback of 11 feet in lieu of the required 50 feet. To permit 18 parking spaces in lieu of the required 24 parking spaces.

Hearing: Tuesday, January 13 2009 at 9:00 a.m. in Room 104, 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.

JT 12/823 Dec. 30

191412

CERTIFICATE OF PUBLICATION

1/2/2009

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 12/30/2008.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 12/27/08

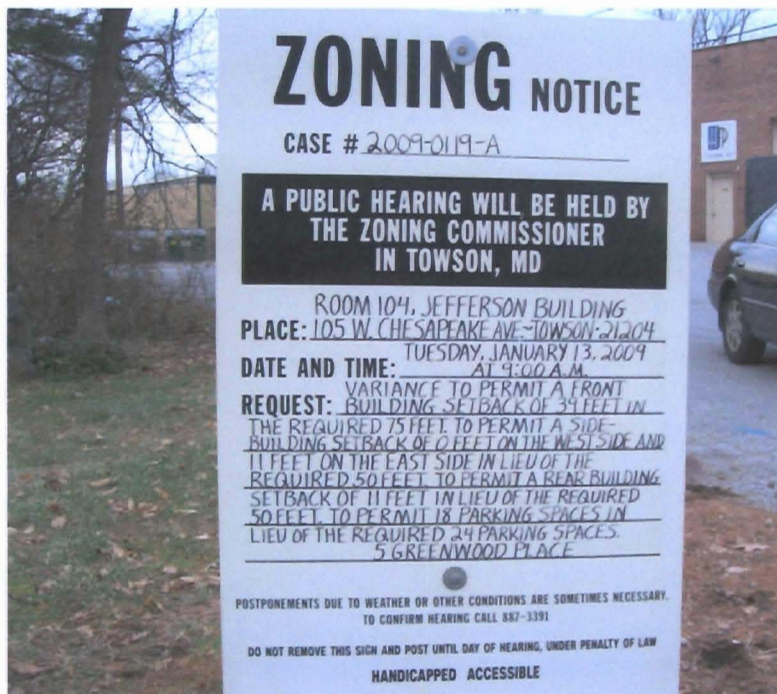
Case Number: 2009-0119-A

Petitioner / Developer: LESLIE PITLER, ESQ.~PHILIP KENNEY~
CHARLES GOLDBER~KENNETH COLBERT

Date of Hearing (Closing): JANUARY 13, 2009

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

The sign(s) were posted on: DECEMBER 26, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

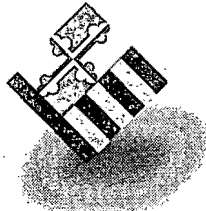
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0119-A
Petitioner: HOPKINS UNIFORM COMPANY
Address or Location: 5 GREENWOOD PLACE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. CHARLES GOLDBERG, CFO.
Address: HOPKINS UNIFORM CO.
5 GREENWOOD PLACE
BALTO. MD 21208
Telephone Number: 410-484-1674



BALTIMORE COUNTY
MARYLAND

November 24, 2008

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0119-A

5 Greenwood Place

N/side of Greenwood Place, 348 feet west of centerline of Old Court Road

3rd Election District – 2nd Councilmanic District

Legal Owner: Greenwood Place Ltd., Partnership, Philip Kenney

Contract Purchaser: Hopkins Uniform Company, Charles Goldberg

Variance to permit a front building setback of 39 feet in lieu of the required 75 feet. To permit a side-building setback of 0 feet on the west side and 11 feet on the east side in lieu of the required 50 feet. To permit a rear building setback of 11 feet in lieu of the required 50 feet. To permit 18 parking spaces in lieu of the required 24 parking spaces.

Hearing: Tuesday, January 13, 2009 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
Philip Kenney, 5 Greenwood Place, Baltimore 21208
Charles Goldberg, 5 Greenwood Place, Baltimore 21208
Kenneth Colbert, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 29, 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
Tuesday, December 30, 2008 Issue - Jeffersonian

Please forward billing to:
Charles Goldberg
Hopkins Uniform
5 Greenwood Place
Baltimore, MD 21208

410-484-1674

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: 2009-0119-A

5 Greenwood Place

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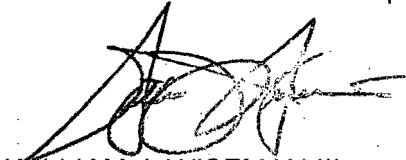
3rd Election District – 2nd Councilmanic District

Legal Owner: Greenwood Place Ltd., Partnership, Philip Kenney

Contract Purchaser: Hopkins Uniform Company, Charles Goldberg

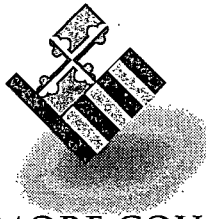
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Hearing: Tuesday, January 13, 2009 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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
January 08, 2009

Leslie M. Pittler, Esq.
25 Wandsworth Bridge Way
Lutherville, MD 21093

Dear: Leslie M. Pittler, Esq.

RE: Case Number 2009-0119-A, 5 Greenwood Pl.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Philip M. Kenney; 5 Greenwood Pl.; Baltimore, MD 21208
Hopkins Uniform Company; 5 Green Pl.; Baltimore, MD 21208
Kenneth J. Colbert, P.E.; 2835 Smith Ave. Ste. G; Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 7, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For November 10, 2008
Item No.: 2009-109, 110, 112, 113,
114, 115, 116, 117, 118, 119, 120,
122 & 123

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

DAK:CEN:cab
cc: File

ZAC-11072008-NO COMMENTS

BW 1/13
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 25, 2008

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

RECEIVED
NOV 26 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-119- Variance**

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

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

Prepared By:

Curtis Murray

Division Chief:
CM/LL

John L. L...

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 21 2008

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 21, 2008

SUBJECT: Zoning Item # 09-119-A
Address 5 Greenwood Place
(Hopkins Uniform Company)

BY: _____

Zoning Advisory Committee Meeting of November 3, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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).

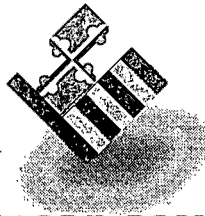
Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: JWL

Date: 11/21/08

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2009\ZAC 09-119-A 5 Greenwood Place.doc



BALTIMORE COUNTY
MARYLAND

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

November 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 03, 2008

Item Numbers: Item Number 0109 through 0125 ¹¹⁹

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

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

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

cc: File



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

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

Maryland Department of Transportation

Date: Nov, 3, 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 2005-0119-A
S GREENWOOD PLACE
GREEN PLACE LIMITED PARTNERSHIP
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2005-0119-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

for [^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR VARIANCE * BEFORE THE
5 Greenwood Place; N/S Greenwood Place, *
348' W of c/line of Old Court Road * ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Green Place Limited Pship * FOR
Contract Puchaser(s): Hopkins Uniform Co. *
Petitioner(s) * BALTIMORE COUNTY
* 09-119-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.

RECEIVED
NOV 12 2008

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

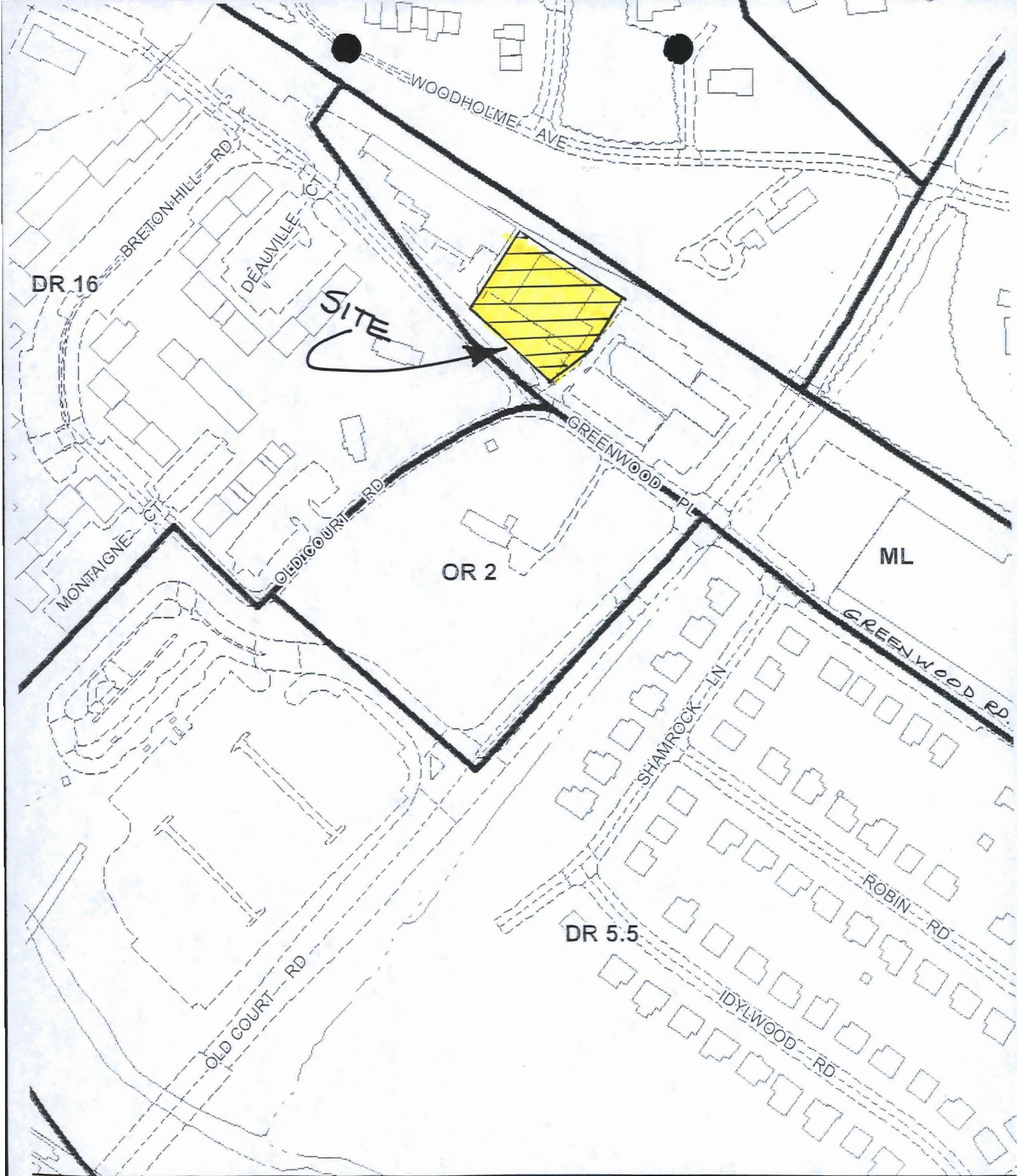
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 2008, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 5 Greenwood Place
CASE NUMBER 2009-0119-A
DATE 1-13-09

[illegible]



Legend



Decorates the actions
83-04, 84-04, 85-04,
the County of...

MAP 78A1

2009-0119-A $1" = 200'$
KKKKKKKK



PHOTO EXHIBIT

HOPKINS UNIFORM CO.
5 GREENWOOD PLACE

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



(IN FEET)
1 inch = 1 ft.

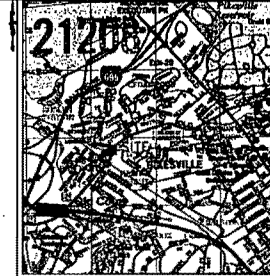
Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



					SCALE: 1" =
					DATE: 12/2/98
					JOB NO.: 2000-097
					DESIGNED BY:
					DRAWN BY:
					CHECKED BY:
					PLT. AREA: 17.64
					DRAWING
					NUMBER:
NO.	DATE	REVISIONS:	BY	SHEET	OF

SCALE: 1"= 1'
DATE: 12/21/08
JOB NO.: 2008-097
DRAWN BY: CDR
CHECKED BY: AUC
FILE: AERIAL [2008] 0-9
DRAWING NUMBER:



VICINITY MAP

COPYRIGHT © 2008 THE MAP PEOPLE
PERMITTED USE NUMBER 0012001

GENERAL NOTES

- OWNER: GREENWOOD PLACE LIMITED PARTNERSHIP
5 GREENWOOD PLACE
BALTIMORE, MD 21208-2772
TENANT: HOPKINS UNIFORM COMPANY
5 GREENWOOD PLACE
BALTIMORE, MD 21208-2772
- SITE DATA:
TAX MAP 78 - PARCEL 523
TAX ACCT. NO. 031808780
DEED REF. 8878/ 377
AREA: 32,733 SQ. FT. A OR 0.75 AC. ±
- ZONING: ML (WITHIN 100' OF RESIDENTIAL USE M.R.)
- EXISTING USE: WAREHOUSE / OFFICE
PROPOSED USE: WAREHOUSE / OFFICE
- EXISTING FLOOR AREA: WAREHOUSE - 9,372 SQ. FT.
OFFICE - 2,538 SQ. FT.
TOTAL - 11,910 SQ. FT.
PROPOSED FLOOR AREA: WAREHOUSE - 14,372 SQ. FT.
OFFICE - 6,133 SQ. FT.
TOTAL - 20,505 SQ. FT.
FLOOR AREA RATIO:
MAX PERMITTED: 2.0
PROPOSED: 0.50
- SETBACKS IN A M.R. ZONING DISTRICT:

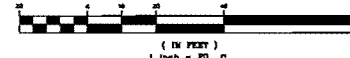
	REQUIRED	PROPOSED
FRONT	75 FEET	30'
INTERIOR SIDE	50 FEET	0' / 11"
STREET CORNER SIDE	N/A	N/A
REAR	50 FEET	11'
- PARKING:
WAREHOUSE: 3 EMPLOYEES @ 1 SPACE/EMPLOYEE = 3 SPACES
OFFICE: 6123 SQ. FT. @ 3.3 SPACES PER 1000 SQ. FT. = 20.3 = 21 SPACES
TOTAL REQUIRED: 24 SPACES
TOTAL PROVIDED: 18 SPACES (INCL. 1 H.C. SPACE)
ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPPED.
- ZONING HISTORY:
IN CASE NO. 12-258-A, ON MARCH 18, 1973, THE DEPUTY ZONING COMMISSIONER APPROVED A SIDE YARD SETBACK OF 12 FEET IN LIEU OF 50 FEET REQUIRED AND A FRONT SETBACK OF 45 FEET IN LIEU OF 75 FEET REQUIRED.
- BOUNDARY AND LOCATION INFORMATION SHOWN IS BASED UPON AVAILABLE DEED INFORMATION AND LOCATION DRAWING PREPARED BY LANDTECH ASSOCIATES, INC.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY DS FILE 78-1A.
- ALL SIGNS TO MEET REQUIREMENTS OF SEC. 450, BCR.
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT IN A 100-YEAR FLOODPLAIN.
- THERE ARE NO HISTORIC BUILDINGS ON THE SITE OR PROPERTY.
- PREVIOUS COMMERCIAL PERMITS: E885221

MR ZONE SETBACKS

PLAN TO ACCOMPANY VARIANCE HEARING

HOPKINS UNIFORM CO.
5 GREENWOOD PLACE

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE

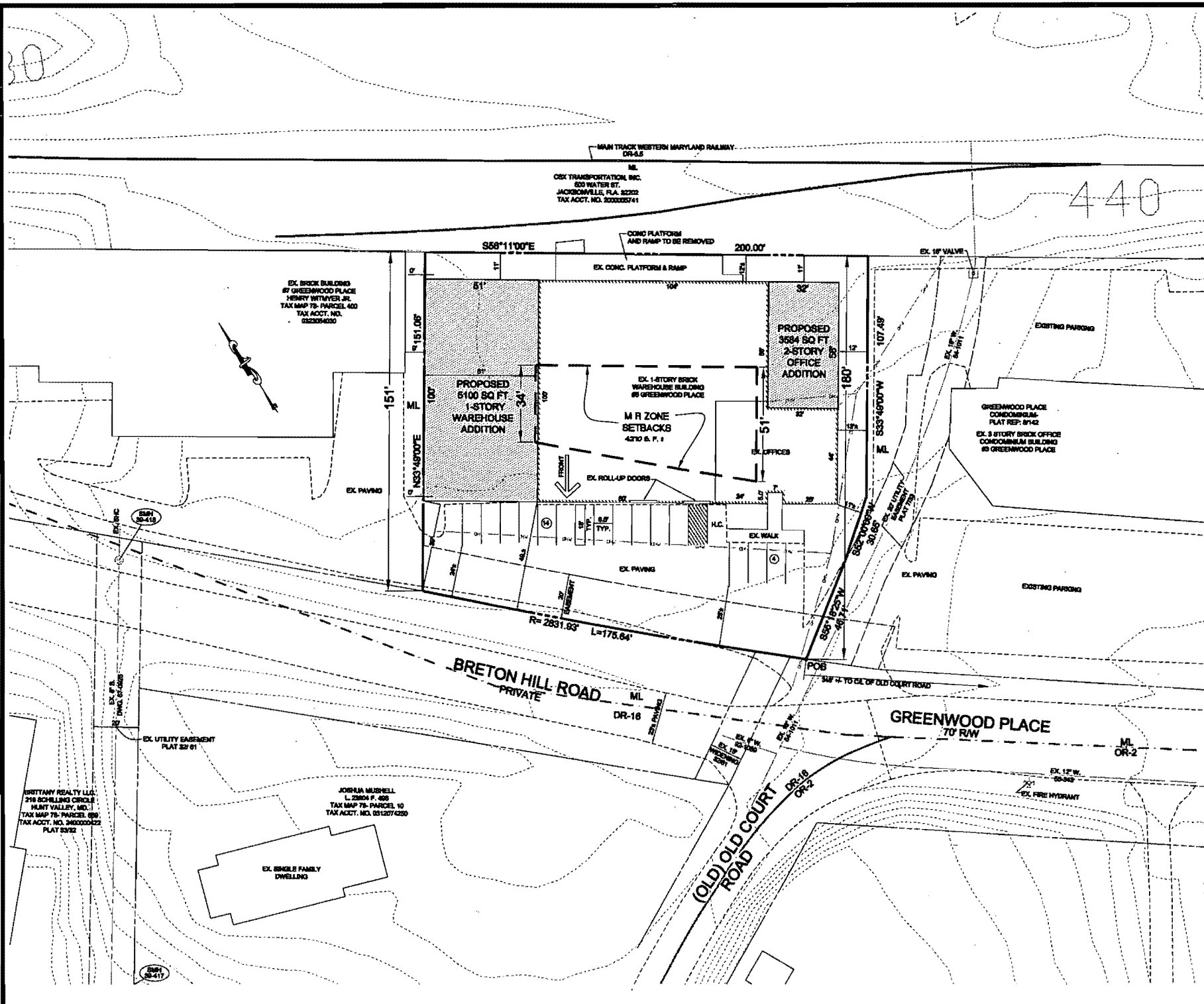


Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7853



NO.	DATE	REVISIONS	BY	SHEET 1 OF 1
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100	10/21/08			





Case No.: 2009-0119-A

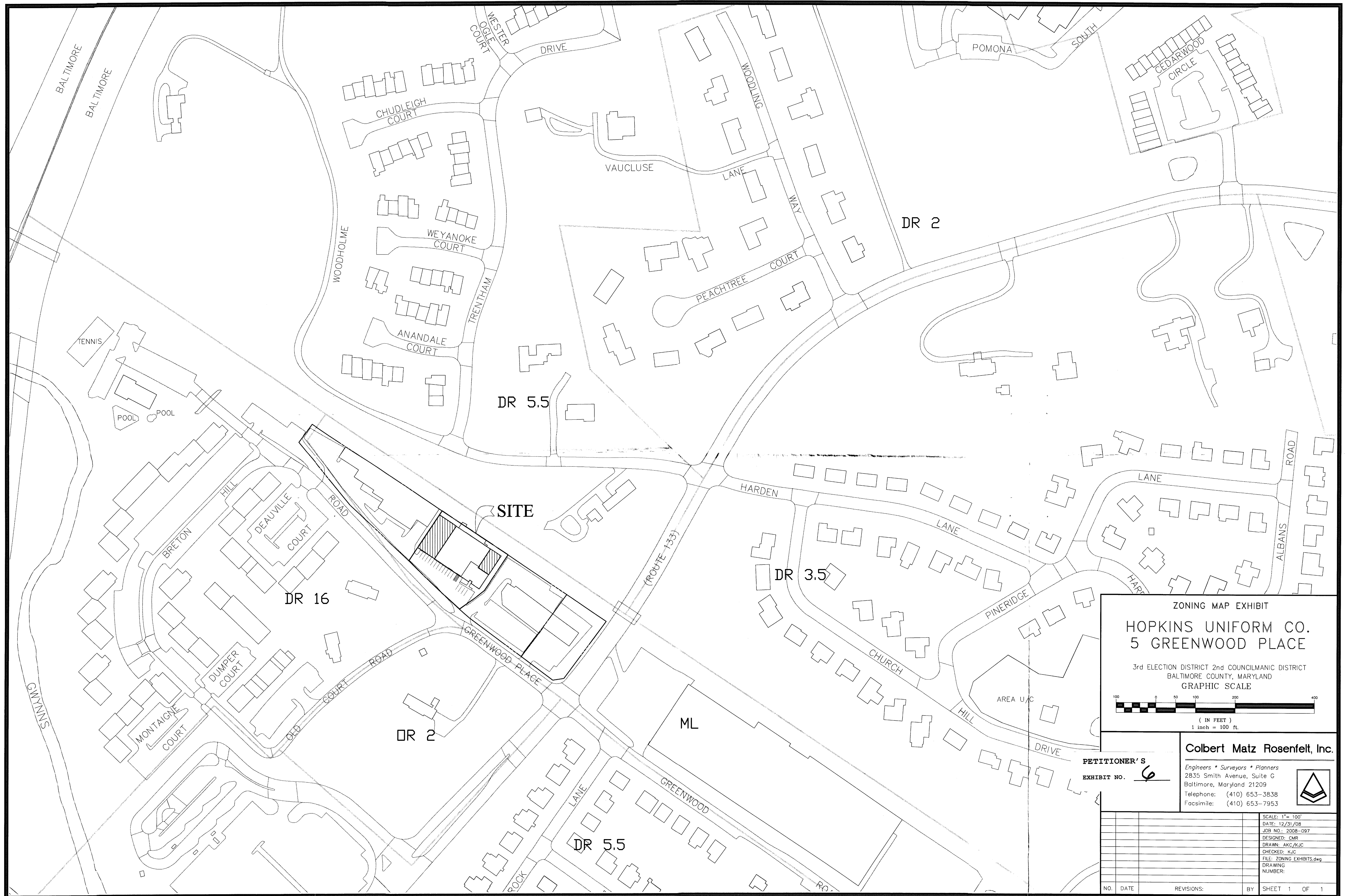
5 GREENWOOD PLACE

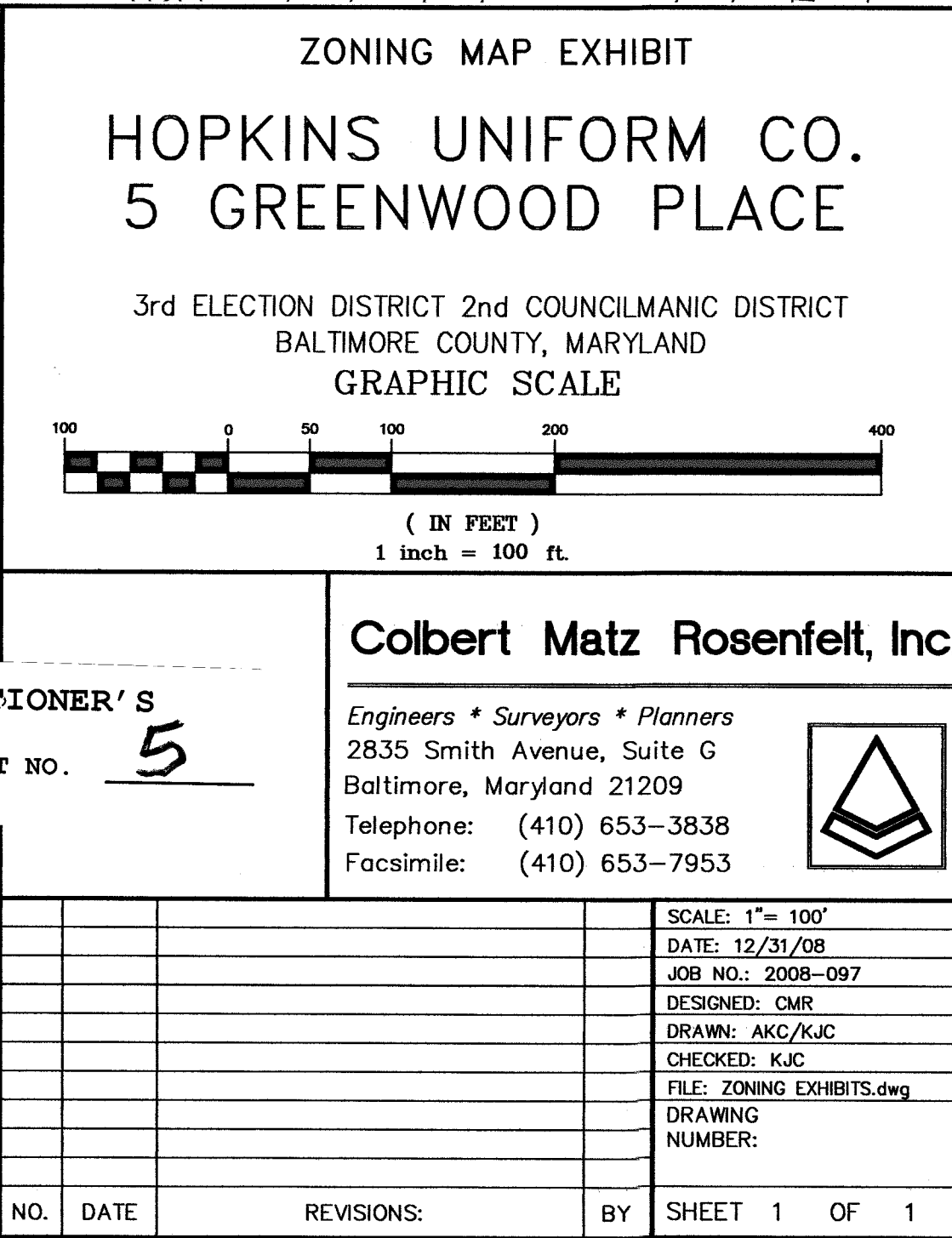
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2	County GIS Aerial topography	
No. 3	Photo's Existing Conditions.	
No. 4	Aerial Photo with Addition in Hatch Marks	
No. 5	ZONING MAP	
No. 6	Zoning Map - with Hatched addition	
No. 7	Site PLAN - Set BACKS	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





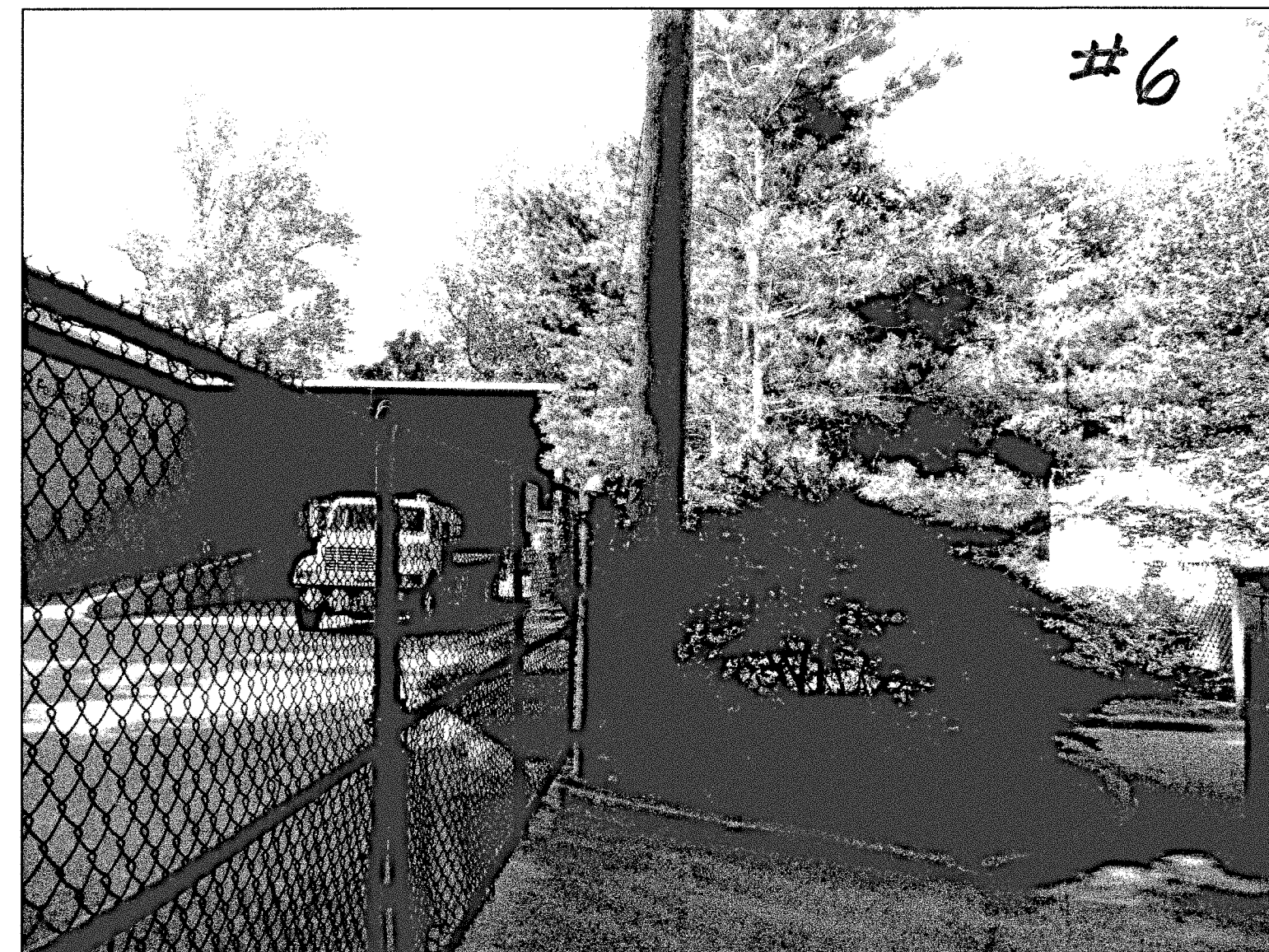
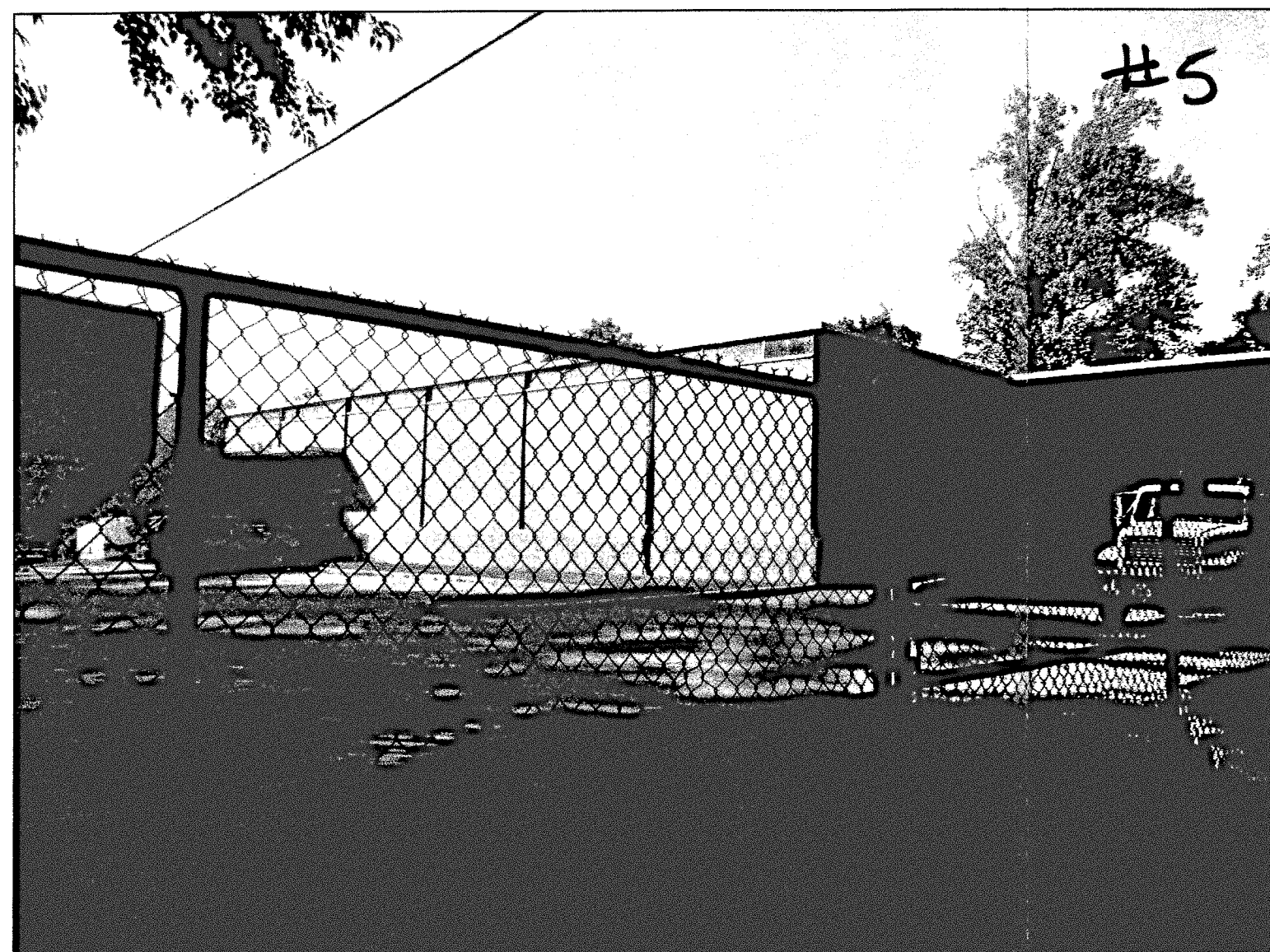
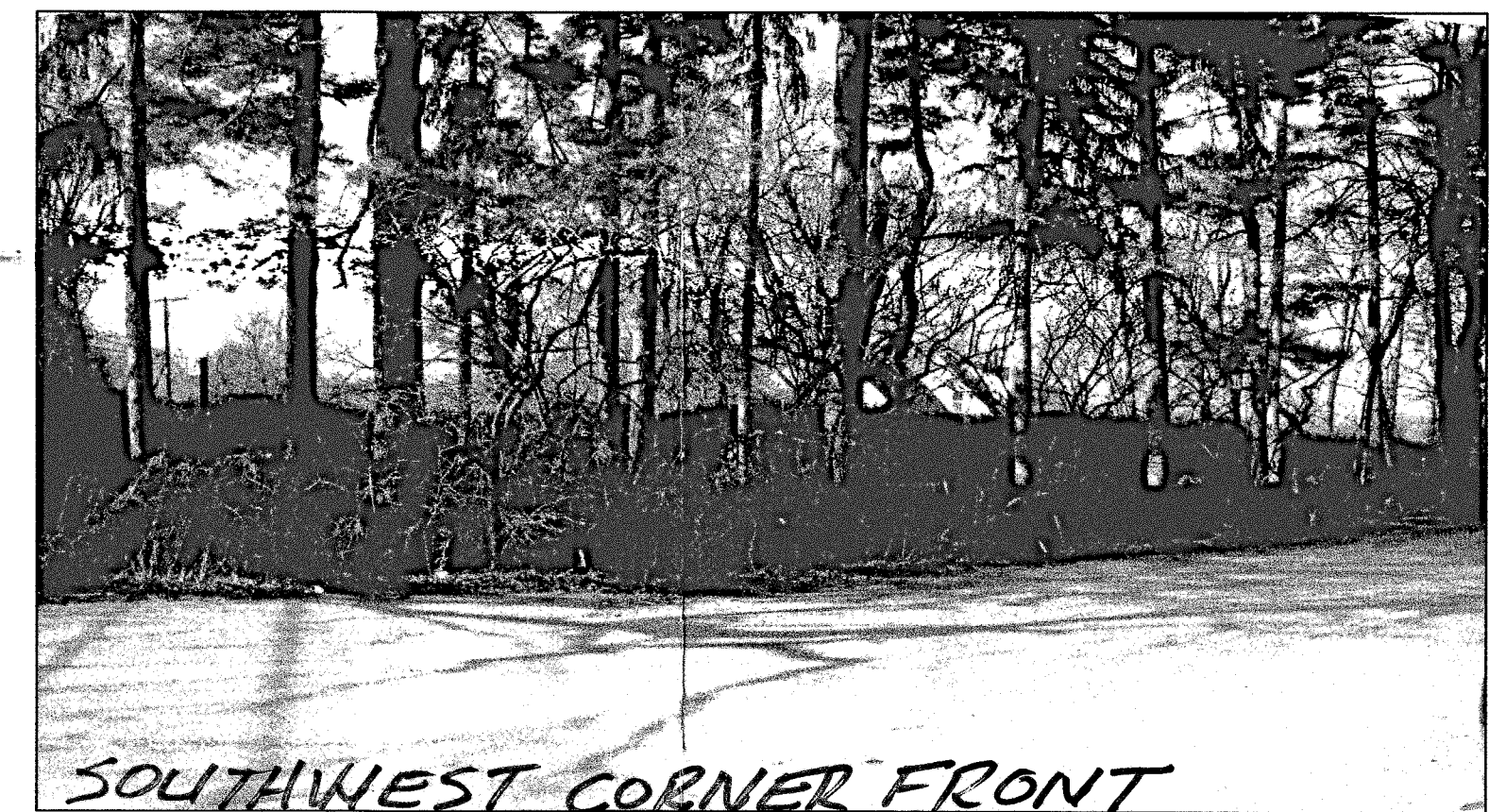
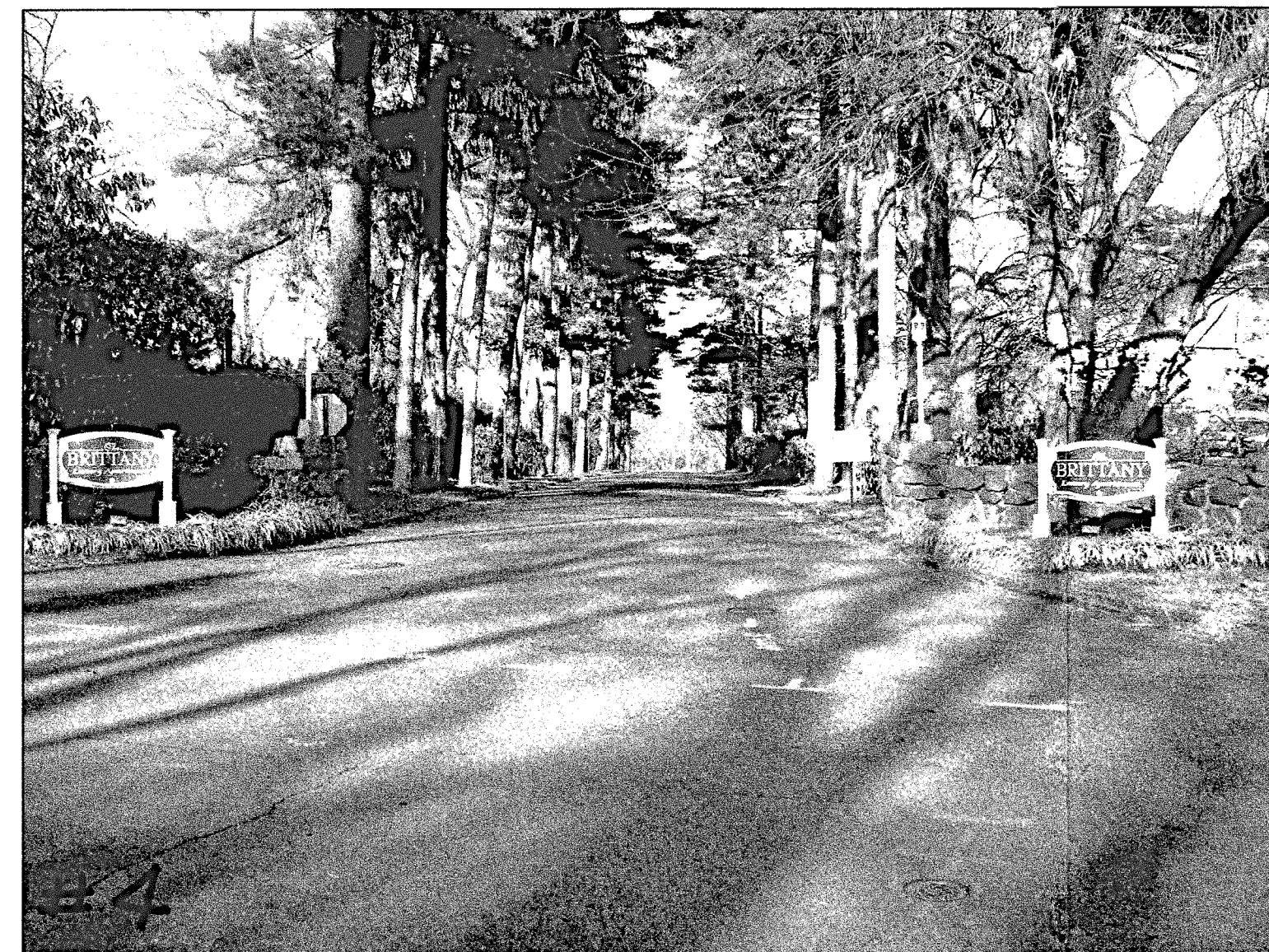
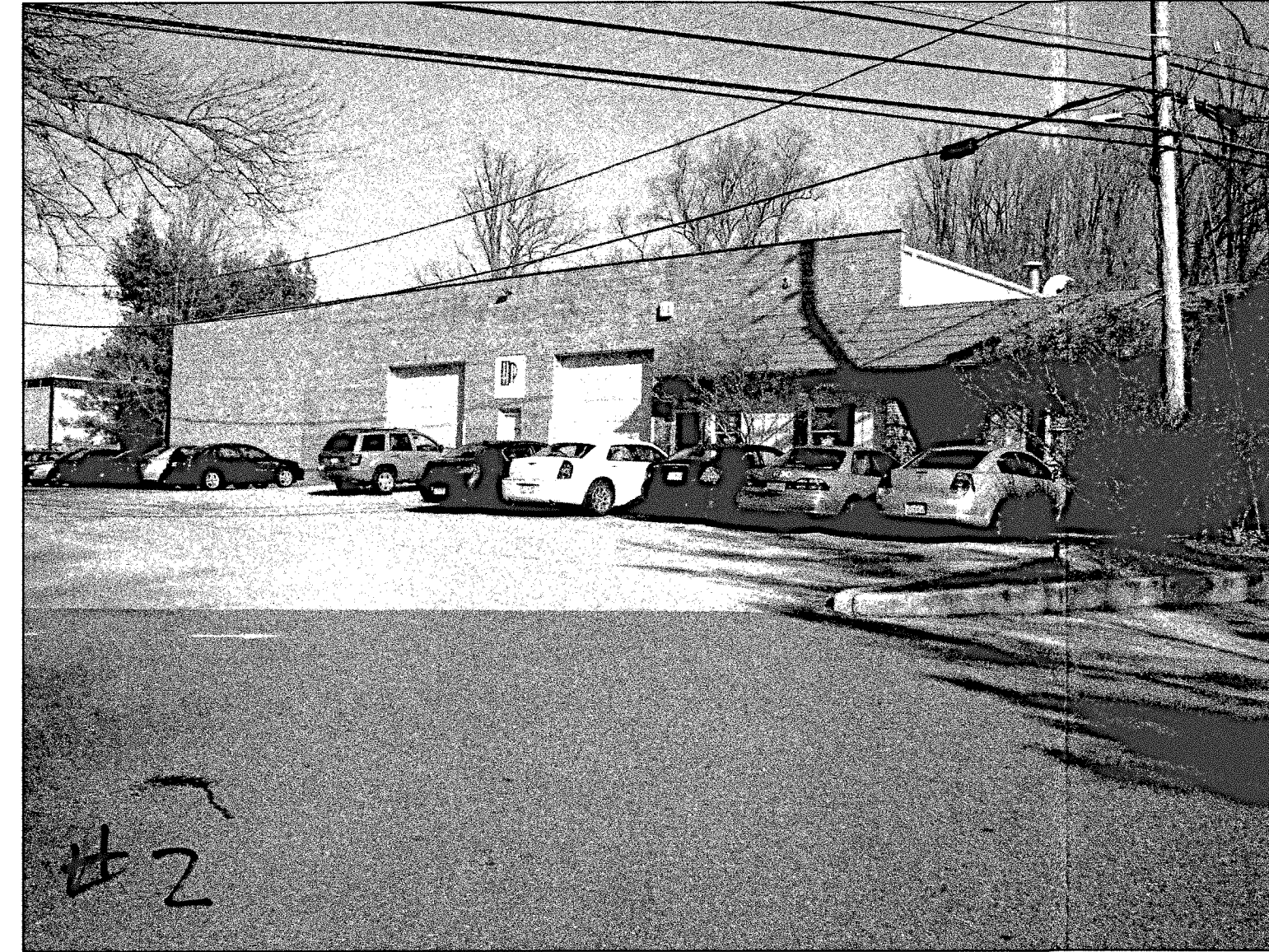


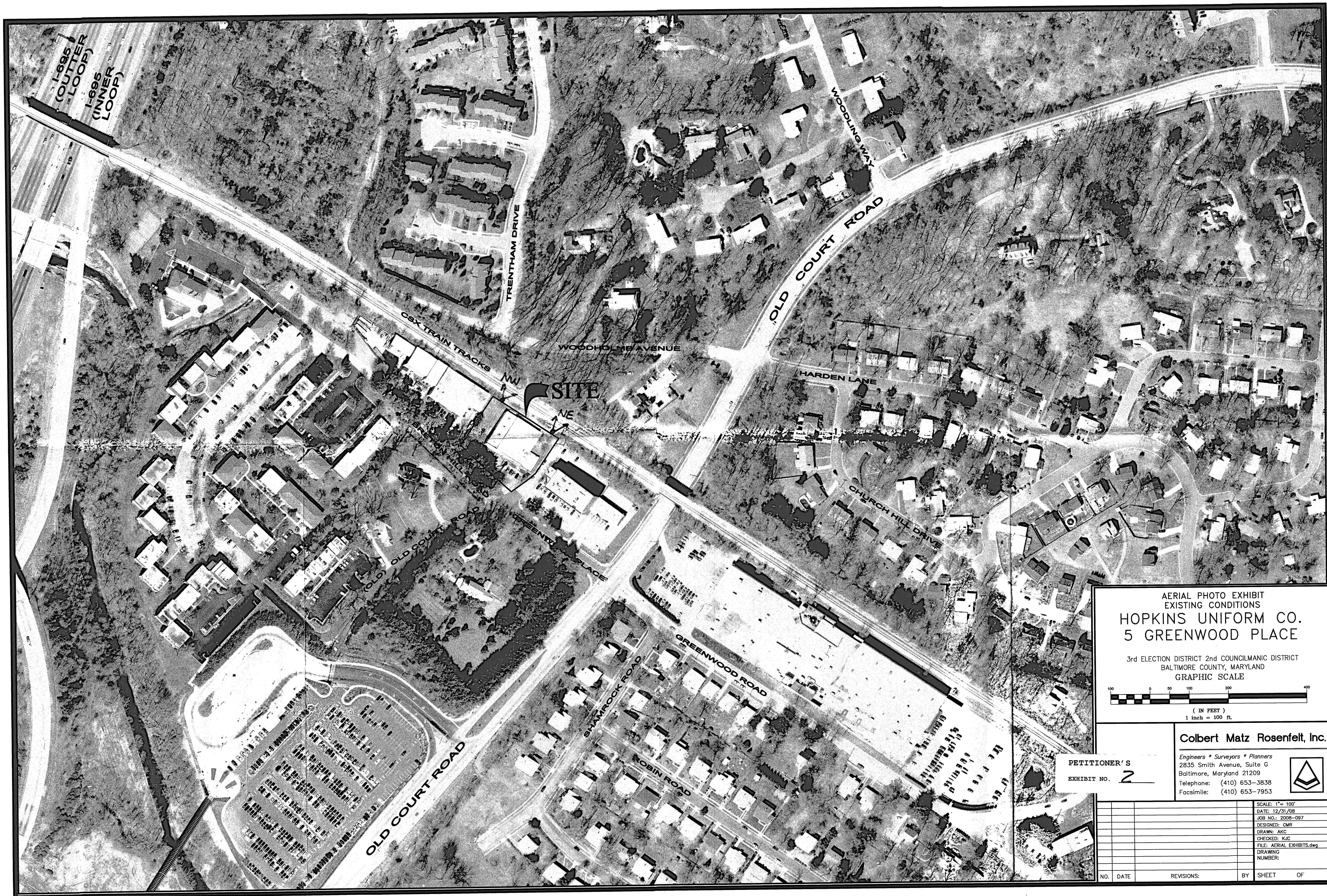
PHOTO EXHIBIT

HOPKINS UNIFORM CO.
5 GREENWOOD PLACE

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE

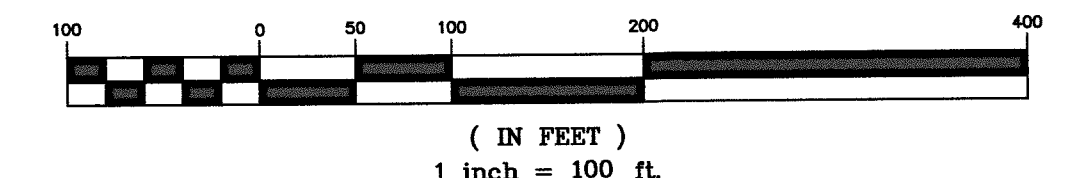
(IN FEET)
1 inch = 1 ft.

PETITIONER'S EXHIBIT NO. <u>3</u>		Colbert Matz Rosenfelt, Inc. Engineers * Surveyors * Planners 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 Facsimile: (410) 653-7953	
		SCALE: 1" = 1' DATE: 12/31/08 JOB NO.: 2008-097 DESIGNED: CMR DRAWN: AKC CHECKED: KJC FILE: AERIAL EXHIBITS.dwg DRAWING NUMBER:	
NO.	DATE	REVISIONS:	BY SHEET OF



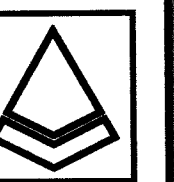
AERIAL PHOTO EXHIBIT
EXISTING CONDITIONS
**HOPKINS UNIFORM CO.
5 GREENWOOD PLACE**

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



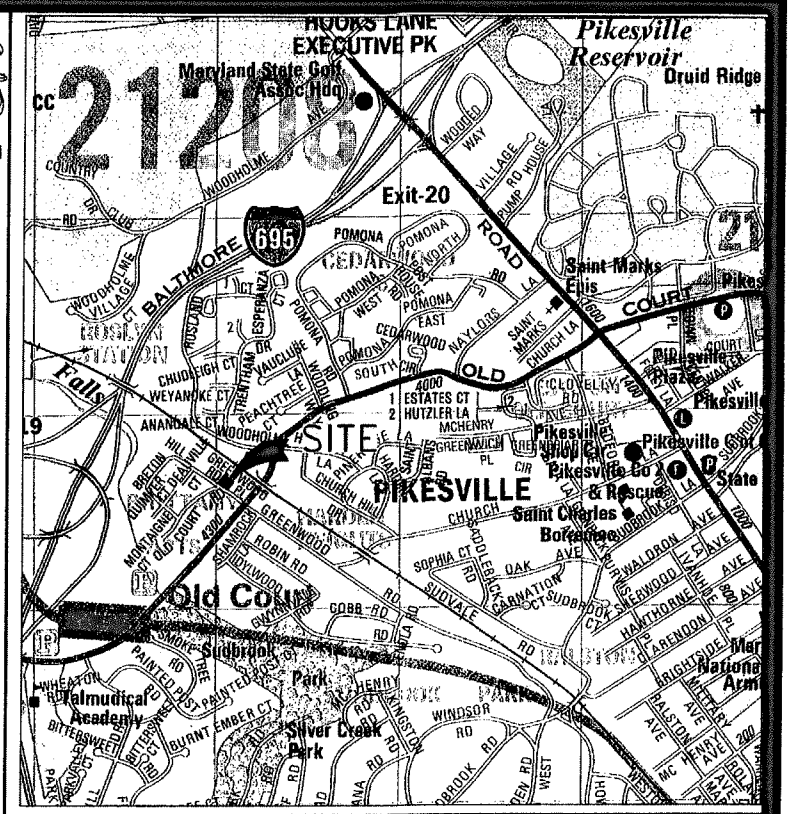
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S
EXHIBIT NO. **2**

					SCALE: 1"= 100'
					DATE: 12/31/08
					JOB NO.: 2008-097
					DESIGNED: CMR
					DRAWN: AKC
					CHECKED: KJC
					FILE: AERIAL EXHIBITS.dwg
					DRAWING
					NUMBER:
NO.	DATE	REVISIONS:	BY	SHEET	OF



VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER 20112231

GENERAL NOTES

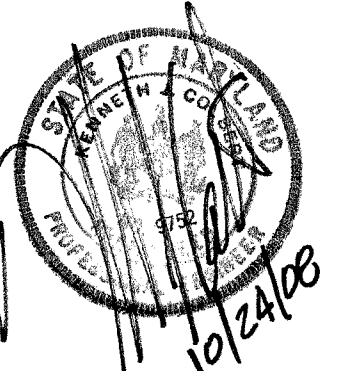
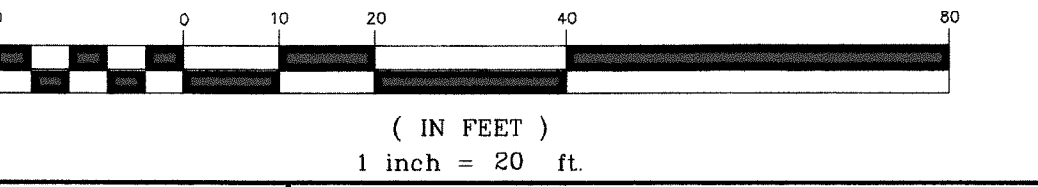
- OWNER:
GREENWOOD PLACE LIMITED PARTNERSHIP
5 GREENWOOD PLACE
BALTIMORE, MD. 21208-2772
- TENANT:
HOPKINS UNIFORM COMPANY
5 GREENWOOD PLACE
BALTIMORE, MD. 21208-2772
- SITE DATA:
TAX MAP 78- PARCEL 522
TAX ACCT. NO.: 0319087810
DEED REF: 8979 / 377
AREA: 32,733 SQ. FT. ± OR 0.75 AC. ±
- ZONING: ML (WITHIN 100' OF RESIDENTIAL) USE M.R.
- EXISTING USE: WAREHOUSE/ OFFICE
PROPOSED USE: WAREHOUSE/ OFFICE
- EXISTING FLOOR AREA: WAREHOUSE= 9,272 SQ. FT.
OFFICE= 2,536 SQ. FT.
TOTAL= 11,808 SQ. FT.
- PROPOSED FLOOR AREA: WAREHOUSE= 14,372 SQ. FT.
OFFICE= 6,123 SQ. FT.
TOTAL= 20,495 SQ. FT.
- FLOOR AREA RATIO:
MAX. PERMITTED: 2.0
PROPOSED: 0.59
- SETBACKS IN A M.R. ZONING DISTRICT:

	REQUIRED:	PROPOSED:
FRONT	75 FEET	39'
INTERIOR SIDE	50 FEET	0' / 11'
STREET CORNER SIDE	N/A	N/A
REAR	50 FEET	11'
- PARKING:
WAREHOUSE: 3 EMPLOYEES @ 1 SPACE/EMPLOYEE= 3 SPACES
OFFICE: 6123 SQ. FT. @ 3.3 SPACES PER 1000 SQ. FT.= 20.2 = 21 SPACES
TOTAL REQUIRED: 24 SPACES
TOTAL PROVIDED: 18 SPACES (INCL. 1 H.C. SPACE)
- ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
- ZONING HISTORY:
IN CASE NO. 73-269-A, ON MARCH 19, 1973, THE DEPUTY ZONING COMMISSIONER APPROVED A SIDE YARD SETBACK OF 12 FEET IN LIEU OF 50 FEET REQUIRED AND A FRONT SETBACK OF 45 FEET IN LIEU OF 75 FEET REQUIRED.
- BOUNDARY AND LOCATION INFORMATION SHOWN IS BASED UPON AVAILABLE DEED INFORMATION AND LOCATION DRAWING PREPARED BY LANDTECH ASSOCIATES, INC.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILE 78-A1.
- ALL SIGNS TO MEET REQUIREMENTS OF SEC. 450, BCZR.
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT IN A 100-YEAR FLOODPLAIN.
- THERE ARE NO HISTORIC BUILDINGS ON THE SITES OR PROPERTY.
- PREVIOUS COMMERCIAL PERMITS: E685221

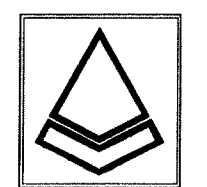
PETITIONER'S
EXHIBIT NO. 1

PLAN TO ACCOMPANY VARIANCE HEARING
HOPKINS UNIFORM CO.
5 GREENWOOD PLACE

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: 1"= 20'	
DATE: 10/21/08	
JOB NO.: 2008-097	
DESIGNED: KJC	
DRAWN: AKC/KJC	
CHECKED: JMF	
FILE: 2008097ZONING2STORY.dwg	
DRAWING NUMBER: ZON-1	
NO.	DATE
REVISIONS:	BY
SHEET 1	OF 1

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 37522
Expiration Date: 2/28/10

