IN RE: PETITION FOR VARIANCE Corner of N side Taylor Avenue at W side of Beverly Avenue 9th Election District 5th Councilmanic District (1812 Taylor Avenue)	*	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY
Meeram Realty, LLC *Petitioner*	*	**CASE NO. 2010-0055-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 Mayur Sevalia on behalf of the legal owner of the subject property, Meeram Realty, LLC. Petitioner is requesting Variance relief from Section 450.4.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one (1) permitted canopy sign (with a customer entrance). 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 request were Petitioner Mayur Sevalia, for Meeram Realty, LLC, and Frank R. Shaulis, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Dwight Little, with Little & Associates, Inc., the engineering and surveying firm that prepared the site plan. There were no Protestants or other interested persons in attendance at the public hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately 0.61 acres of land zoned B.L. The property is located at the intersection of Taylor Avenue and Beverly Avenue in the Parkville area of Baltimore County. It is improved with an existing building, approximately 4,992 square feet in size, which has been used to operate Maria's Carryout, Tavern, and Package Goods store for over fifty years.

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

Testimony revealed that Petitioner has lived in the area for over ten years and formerly operated a convenience store in Parkville. Petitioner purchased the subject property approximately six months prior to the hearing and has already spent over half a million dollars renovating the property.

The relief requested in this Petition does not propose any additional construction or expansion of the existing building, and relates solely to signage. Petitioner submitted a number of photographs looking east (which were marked and accepted into evidence as Petitioner's Exhibits 2A through 2C), looking west from the front of the property along Taylor Avenue (Exhibit 3) and several looking west from the east side of the building (Exhibits 4A through 4C). These photographs provided an understanding of the existing signs and the request for variance. There is currently a free standing sign with an electronic board on the front of the property along Taylor Avenue. The front side of the building has a sign that appears to be a canopy sign, but due to the mansard roof, is technically considered a wall sign. The majority of the parking for the business is on the east side of the building bordering Beverly Avenue, and the structure currently has a wall sign facing the parking area. There is frontage but no customer entrance on the east side of the building, so Petitioner is requesting variance relief to continue to maintain a sign on that side of the building facing the parking area.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Considering all of 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 request. The existing building is unique in

ED FOR FILING
12.1.09
PM

that the side that faces Taylor Avenue has a mansard roof -- simulating a canopy. However, the sign overhanging the customer entrance is treated as a wall sign instead of a canopy sign, even though it serves the same function as a canopy sign for all intents and purposes. As such, the sign facing the parking area on the side of the building is treated as an additional wall sign, and is not technically permitted due to the fact that there is no customer entrance on that side of the building.

I conclude that given the layout and structure of the existing building, the subject property is unique in a zoning sense and that Petitioner would suffer practical difficulty and undue hardship if the variance were to be denied. Petitioner could legitimize the existing sign by changing the structure of the existing building and constructing an additional entrance. However, this would cause an unnecessary expense to Petitioner and would negatively affect the surrounding community by creating an unnecessary construction area and decreasing the appearance of the existing structure. I find that the variance, however, can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Petitioner has gone to great lengths to improve the appearance of the property and maintaining the existing sign will not have any negative affect on the surrounding locale. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

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 request should be granted with conditions.

ORDERED FOR FILING
12.1.09

THEREFORE, IT IS ORDERED this 1st day of December, 2009 by this Deputy Zoning Commissioner, that Petitioner's Variance relief from Section 450.4.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one (1) permitted canopy sign (with a customer entrance) be and is 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. Petitioner must ensure that the electronic sign fronting Taylor Avenue remains in a constant state for at least 15 seconds at a time.

3. The wall sign on the east side of the building must be lowered so that the top of the sign is at or below the parapet wall of the building.

4. Petitioner shall not be permitted to hang additional temporary signs on the east side of the building.

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

ORDER RECEIVED FOR FILING
Date 12.1.09
By PB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 1, 2009

FRANK R. SHAULIS, ESQUIRE
8304 HARFORD ROAD
PARKVILLE MD 21234

Re: Petition for Variance
Case No. 2010-0055-A
Property: 1812 Taylor Avenue

Dear Mr. Shaulis:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Mayur Sevalia, Meeram Realty LLC, 1812 Taylor Avenue, Baltimore MD 21234
G. Dwight Little Jr., Little & Associates Inc., 1055 Taylor Avenue, Suite 307, Towson MD 21286

Frank R. Shaulis
Attorney At Law
8304 Harford Road
Baltimore, Maryland 21234
Tel. (410) 882-7878 Fax (443) 725-5169
Cell (443) 414-2902
e-mail frankshaulis@hotmail.com

September 30, 2009

Baltimore County Maryland
Zoning Review
Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 2010-0055-A
1812 Taylor Avenue
9th Election District – 5th Councilmantic District
Meeram, Inc.

Dear Madame:

Please enter my appearance on behalf of Meeram, Inc. in the above captioned case. ALSO I WOULD APPRECIATE YOUR POSTPONING THIS MATTER, I HAVE A CONFLICT ON THE SCHEDULED HEARING DATE. I will be available the entire week of November 1, 2009 through November 5, 2009; November 8, 2009 through November 12, 2009; and, November 22, 2009 through November 26, 2009. Thank you for your consideration.

Sincerely

Frank R. Shaulis

Kristen:
OK to postpone
T

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING **N/S Taylor Avenue at W/S of Beverly Avenue** **(1812 Taylor Avenue)** **9th Election District** **5th Councilmanic District** **Meeram Realty, LLC,** ***Petitioner***	Case No.: **2010-0055-A**

ORDER

Upon consideration of the Notice to Strike Appearance filed by Howard L. Alderman, Jr., Esquire and Levin & Gann, P.A., it is this 29th day of September, 2009,

ORDERED, that any appearance of Howard L. Alderman, Jr. and/or the law firm of Levin & Gann, P.A. in the above-captioned matter on behalf of the Petitioner is hereby **STRICKEN**; and it is

FURTHER ORDERED, that the Petitioner shall cause to be delivered to the Zoning Commissioner for Baltimore County within twelve (12) days of the date of this Order, either: i) an Entry of Appearance by legal counsel on its behalf; or ii) a Notice that it intends on proceeding at the scheduled hearing on October 23, 2009, without benefit of legal counsel.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 30, 2009

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

RE: **Petition for Variance**
1812 Taylor Avenue
Case No. 2010-0055-A
Notice to Strike Appearance

Dear Mr. Alderman:

In accordance with the reason set forth in your *Notice to Strike Appearance* filed with this Commission, please find the original executed Order. Copies of this Order have been mailed to People's Counsel of Baltimore County, Meeram Realty, LLC and G. Dwight Little, P.E.

Thank you.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel for Baltimore County
Meeram Realty, LLC, c/o Mayur Sevalia, Member, 1812 Taylor Avenue, Baltimore, MD 21234
G. Dwight Little, P.E., Little & Associates, 1055 Taylor Avenue, Suite 307, Towson, MD 21286
Kristen Matthews, Zoning Review Office, DPDM

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

Filed

September 25, 2009

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
1812 Taylor Avenue
Case No. 2010-0055-A
Notice to Strike Appearance

Dear Mr. Wiseman:

Please accept the enclosed Notice to Strike Appearance of myself and my firm in the above-referenced matter and consider the enclosed, proposed Order for signature. Although the basis supporting the Notice – no attorney client relationship – is straightforward, should you need any additional information in this matter, please do not hesitate to contact me.

Thank you.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
Enclosures
c (w/encl.): Meeram Realty, LLC
People's Counsel for Baltimore County

c: G. Dwight Little, P.E.
Kristen Matthews, Docket Clerk

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING **N/S Taylor Avenue at W/S of** **Beverly Avenue** **(1812 Taylor Avenue)** **9th Election District** **5th Councilmanic District** **Meeram Realty, LLC,** ***Petitioner***	Case No.: **2010-0055-A**

NOTICE TO STRIKE APPEARANCE

The attached Notice of Assignment was received by the undersigned on Friday, September 25, 2009. There is no attorney-client relationship existing between the Petitioner and Levin & Gann, P.A. or the undersigned. No member of Levin & Gann, P.A., including without limitation the undersigned, has ever entered an appearance in this case nor signed any Petition for Variance in this case as legal counsel for the Petitioner. Accordingly, any purported or assumed 'appearance' of the undersigned in the above-captioned matter should be **STRICKEN**.

Howard L. Alderman, Jr.
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
410.321.0600 [voice]
410.296.2801 [fax]
halderman@LevinGann.com [e-mail]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of September, 2009, a copy of the foregoing Notice to Strike Appearance and proposed Order were mailed, via First-Class, United States Mail to: i) Meeram Realty, LLC, c/o Mayur Sevalia, Member, 1812 Taylor Avenue, Baltimore, MD 21234; and ii) Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Carole S. Demilio, Deputy People's Counsel, 105 W. Chesapeake Avenue, Suite 204, Towson, MD 21204.

Howard L. Alderman, Jr.

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 1812 TAYLOR AVE, BALTIMORE, MD 21234

which is presently zoned BL

Deed Reference: 27748 / 188 Tax Account # 2500005767 & 0916150804

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

See Attached.

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

See 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

HOWARD ALDERMAN
Name - Type or Print

Signature

LEVIN & GANN, PA
Company

502 WASHINGTON AVE, SUITE 800 410-321-0600
Address Telephone No.

TOWSON MD 21204
City State Zip Code

Legal Owner(s):

MEERAM REALTY, LLC
Name - Type or Print

Signature

Mayur Sevalia
Name - Type or Print

Signature

1812 TAYLOR AVE 410-668-2926
Address Telephone No.

BALTIMORE MD 21234
City State Zip Code

Representative to be Contacted:

AARON KENSINGER, LITTLE & ASSOCIATES, INC
Name

1055 TAYLOR AVE, SUITE 307 410-296-1636
Address Telephone No.

TOWSON MD 21286
City State Zip Code

Case No. 2010-0055-A

REV 8/20/07

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by JNP Date 8/18/09

ADVERTISED FOR PUBLIC

12.1.09

pm

Section 450.4.5.D

To permit a wall sign with a face area of 165 square feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

2010-0055-A

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:

Lack of this wall mounted sign on the side wall would greatly reduce business exposure to a major road intersection (Perring Parkway).

2010-0055-A

ZONING DESCRIPTION

Beginning at a point on the north side of Taylor Avenue, which is 40 feet wide, at the distance of 184 feet east of the centerline of the nearest improved intersecting street, Oakleigh Road, which is 40 feet wide. Being Lots Nos. 262, 263, 264, 265, 266, 267, 268, 269 and 270 as shown on a plat entitled Plat of Westmoreland Fruit Farms and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 7 folio 102. Containing 0.61 acres of land, more or less. Also known as 1806, 1808, 1810 and 1812 Taylor Avenue and 1814 Beverly Hill Avenue and located in the 9th Election District, 5th Councilmanic District.

2010-0055-A

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

No. 43279

Date: 8/18/09

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

Rec From: Meeham Inc

For: 1812 Taylor Ave 21234 VARIANCE

2010-0055-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
8/19/2009 8/18/2009 15:15:57 2
REG #002 WALKIN JEVA JEE
RECEIPT # 649552 8/18/2009 OFLN
Dept 5 526 ZONING VERIFICATION
CK NO. 043279
Rcpt Tot $325.00
$325.00 CK $.00 CA
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: # 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District
5th Councilmanic District
Legal Owner(s):
Meeram Realty, LLC
Variance: to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).
Hearing: Friday, October 23, 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.
10/190 Oct. 8 216858

CERTIFICATE OF PUBLICATION

10/8/, 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 10/8/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

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: # 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District — 5th Councilmanic District
Legal Owner(s): Meeram Realty, LLC

Variance: to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

Hearing: Thursday, November 12, 2009 at 10:00 a.m. in Room 106, County Office Building, 111 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 10/866 October 27 219004

CERTIFICATE OF PUBLICATION

10/29/, 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 10/27/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 10-24-09

RE: Case Number: 2010-0055-A

Petitioner/Developer: Meeram Realty, LLC

Date of Hearing/Closing: 11/12/09 Thurs. 10 AM

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 1812 Taylor Ave

The signs(s) were posted on 10/24/09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

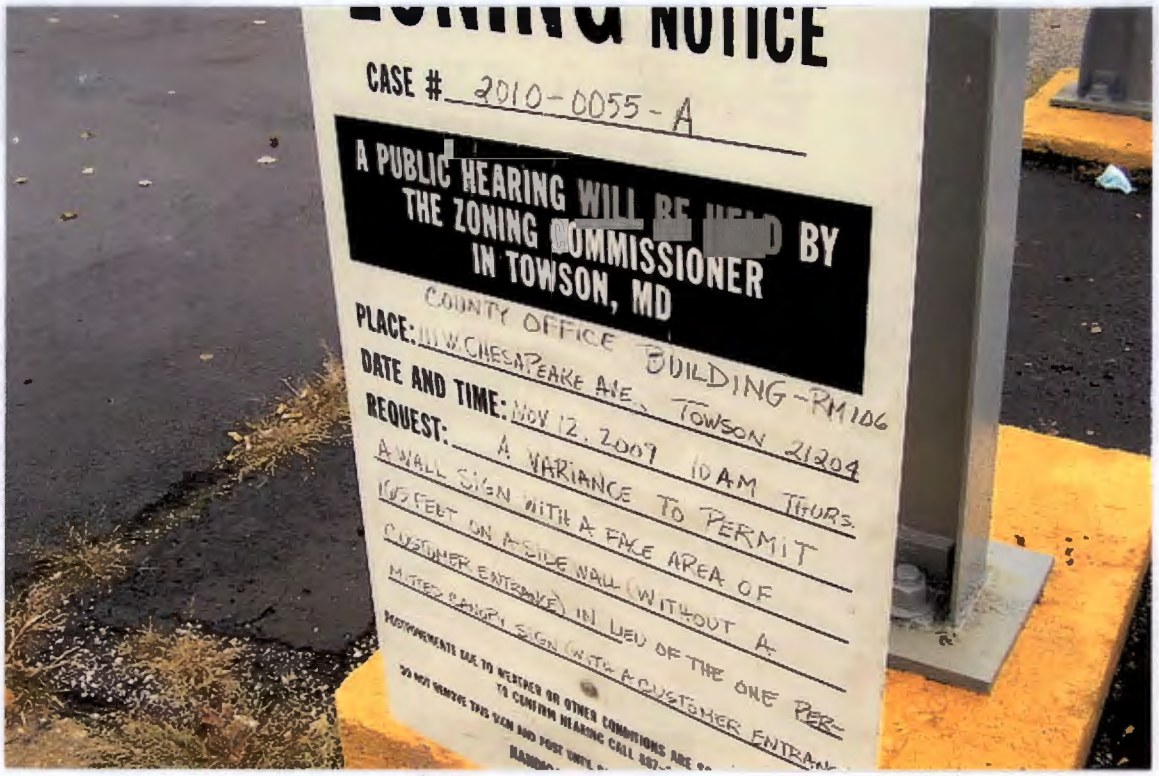
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)


ZONING NOTICE
CASE # 2010-0055-A
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
PLACE: COUNTY OFFICE BUILDING - RM 106 111 W. CHESAPEAKE AVE., TOWSON 21204
DATE AND TIME: NOV 12, 2009 10 AM THURS.
REQUEST: A VARIANCE TO PERMIT A WALL SIGN WITH A TOTAL AREA OF 100 FEET ON A SIDE WALL (WITHOUT A CUSTOMER ENTRANCE) IN LIEU OF THE ONE PERMITTED BANNER SIGN WITH A CUSTOMER ENTRANCE
IMPROVEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE
DO NOT REMOVE THIS SIGN AND POST UNTIL
TO CONFIRM HEARING CALL

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: 2010-0055-A

Petitioner: Meeram Realty, LLC

Address or Location: 1812 Taylor Ave, Baltimore, MD 21234

Please Forward Advertising Bill to:

Name: Meeram Realty, LLC

Address: 1812 Taylor Ave, Baltimore, MD 21234

Telephone: 410-668-2926

Revised 2/20/98 – SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 22, 2009

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: 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Meeram Realty, LLC

Variance to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

Hearing: Friday, October 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Ave., Ste. 800, Towson 21204
Mayur Sevalia, Meeram Realty, LLC, 1812 Taylor Avenue, Baltimore 21234
Aaron Kensinger, Little & Assoc., 1055 Taylor Ave., Ste. 307, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 8, 2009.**
(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, October 8, 2009 Issue - Jeffersonian

Please forward billing to:
Meeram Realty, Inc. 410-668-2926
1812 Taylor Avenue
Baltimore, MD 21234

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: 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Meeram Realty, LLC

Variance to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

Hearing: Friday, October 23, 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 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 13, 2009

NEW NOTICE OF ZONING HEARING

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

CASE NUMBER: 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Meeram Realty, LLC

Variance to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

Hearing: Thursday, November 12, 2009 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Frank Shaulis, 8304 Harford Road, Baltimore 21234
Mayur Sevalia, Meeram Realty, LLC, 1812 Taylor Avenue, Baltimore 21234
Aaron Kensinger, Little & Assoc., 1055 Taylor Ave., Ste. 307, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCT. 28, 2009.**
(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, October 27, 2009 Issue - Jeffersonian

Please forward billing to:
Frank Shaulis 410-882-7878
8304 Harford Road
Baltimore, MD 21234

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: 2010-0055-A
1812 Taylor Avenue
Corner of north side of Taylor Avenue at west side of Beverly Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Meeram Realty, LLC

Variance to permit a wall sign with a face area of 165 feet on a side wall (without a customer entrance) in lieu of the one permitted canopy sign (with a customer entrance).

Hearing: Thursday, November 12, 2009 at 10:00 a.m. in Room 106, County Office Building, 111 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 3, 2009

Howard Alderman
Levin & Gann, PA
502 Washington Ave. Ste. 800
Towson, MD 21204

Dear: Howard Alderman

RE: Case Number 2010-0055-A, 1812 Taylor Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 2009. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Meeram Realty, LLC; 1812 Taylor Ave.; Baltimore, MD 21234
Aaron Kensinger, Little & Associates, Inc.; 1055 Taylor Ave. Ste. 307; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 31, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2009
Item Nos. 10-007, 048, 049, 050,
051, 052, 054 and 055

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

DAK:CEN:kmt
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09072009 -NO COMMENTS.doc

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

SHA State Highway Administration

Beverley K. Swaim-Staley, *Acting Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: AUGUST 27, 2009

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

RE: Baltimore County
Item No. 2010-0055-A
1812 TAYLOR AVENUE
MEERAM REALTY, LLC
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. 2010-0055-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,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 15, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-055- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL

W:\DEVREV\ZAC\10-055.doc

AV
11-22-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 21, 2010

SUBJECT: Zoning Item # 11-155-A
Address 4501 King George Court
(Garcia Property)

Zoning Advisory Committee Meeting of November 8, 2010.

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

Reviewer: JWL Date: 12/21/10

RE:	PETITION FOR VARIANCE 1812 Taylor Avenue; corner N/S of Taylor Avenue at W/S Beverly Avenue 9th Election & 5th Councilmanic Districts Legal Owner(s): Meeram Realty, LLC Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 10-055-A

* * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

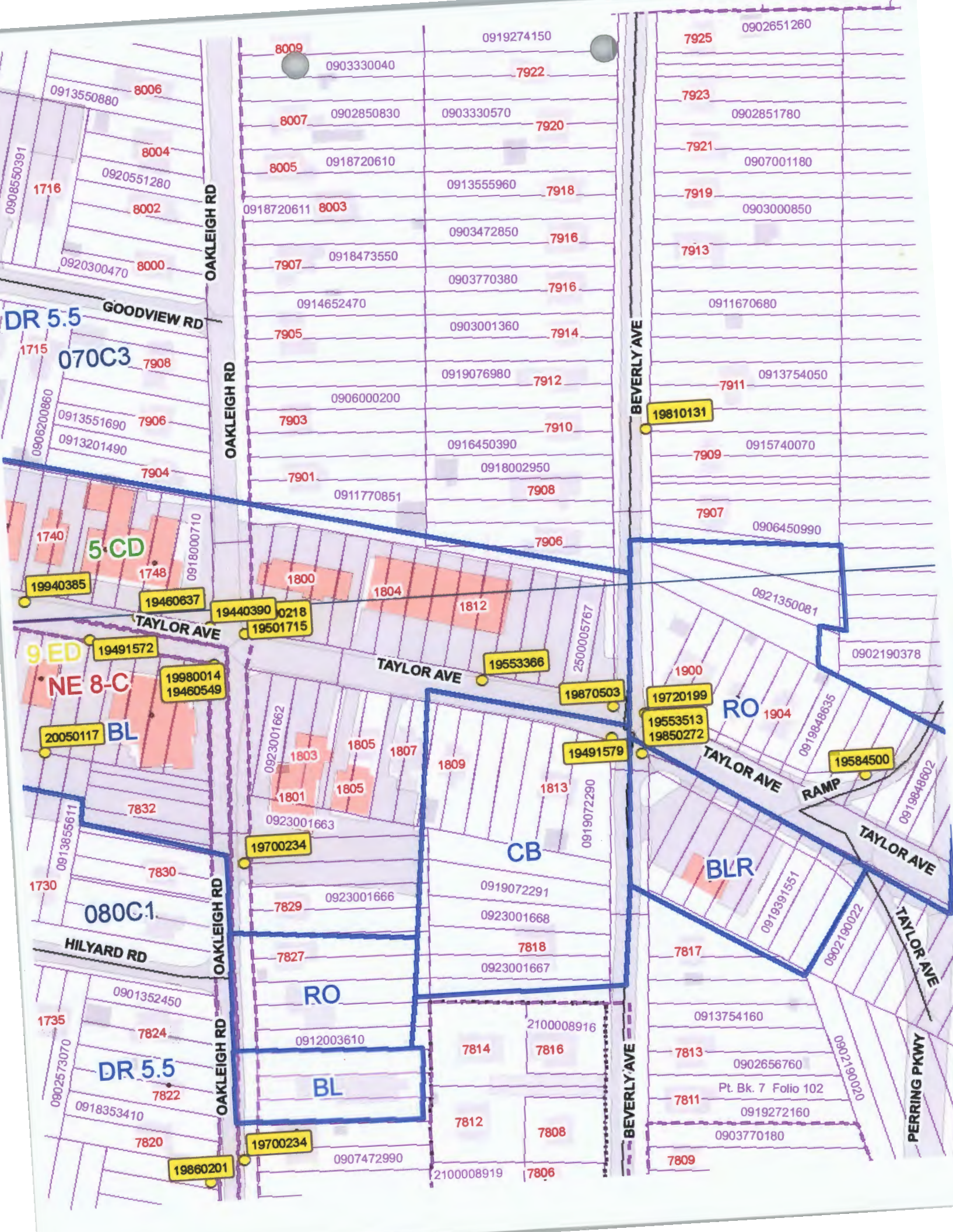
RECEIVED
AUG 27 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to Aaron Kensinger, c/o Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, Md 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County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BEVERLY AVE
GOODVIEW RD
TAYLOR AVE
TAYLOR AVE RAMP
HILYARD RD
PERRING PKWY
DR 5.5
070C3
5 CD
9 ED
NE 8-C
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080C1
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PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 7010-0055-A
DATE 11-12-09

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MAYOR SEVALIA	1812 TAYLOR AVE	PARKVILLE, MD 21234	MSEVALIA @ AOL.
Dwight Little	1055 Taylor Ave #307	Towson, MD 21286	dwight@littleassociates.com
FRANK SHAULIS	8304 HARFORD RD	PARKVILLE, MD 21234	FRANKSHAULIS @ HOTMAIL.COM

Case No.: 2010-0055-A

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2 A-C	PHOTOS LOOKING EAST	
No. 3	PHOTO W TAYLOR AVE	
No. 4 A-C	PHOTOS LOOKING WEST	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EAST ON TAYLOR TO PEARING PKY

A

PETITIONER'S

EXHIBIT NO. 2A-C

LOOKING EAST ON TAYLOR

B

LOOKING EAST FRONT OF BUILDING

C

LOOKING WEST TAYLOR AVE

PETITIONER'S

EXHIBIT NO. 3

LOOKING WEST SIDE OF BUILDING

A

PETITIONER'S

EXHIBIT NO. 4A-C

LOOKING WEST SIDE OF BUILDING

B

LOOKING WEST SIDE OF BUILDING

C

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

ZONING EXHIBIT
#1812 TAYLOR AVENUE
DISTRICT 09c5 BALTIMORE COUNTY, MD
SCALE: 1"=200' AUGUST 4, 2009

2010-0055-A

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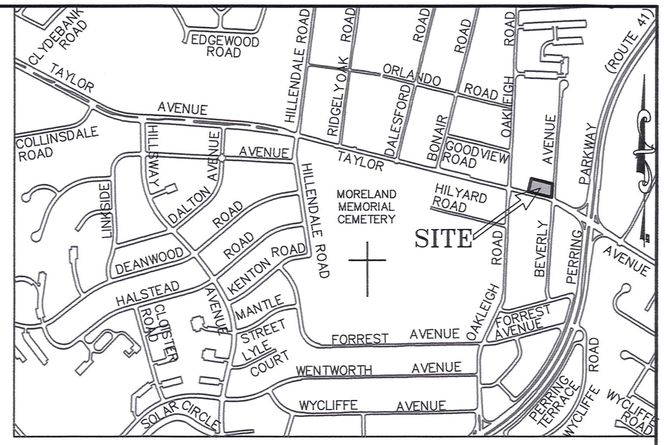
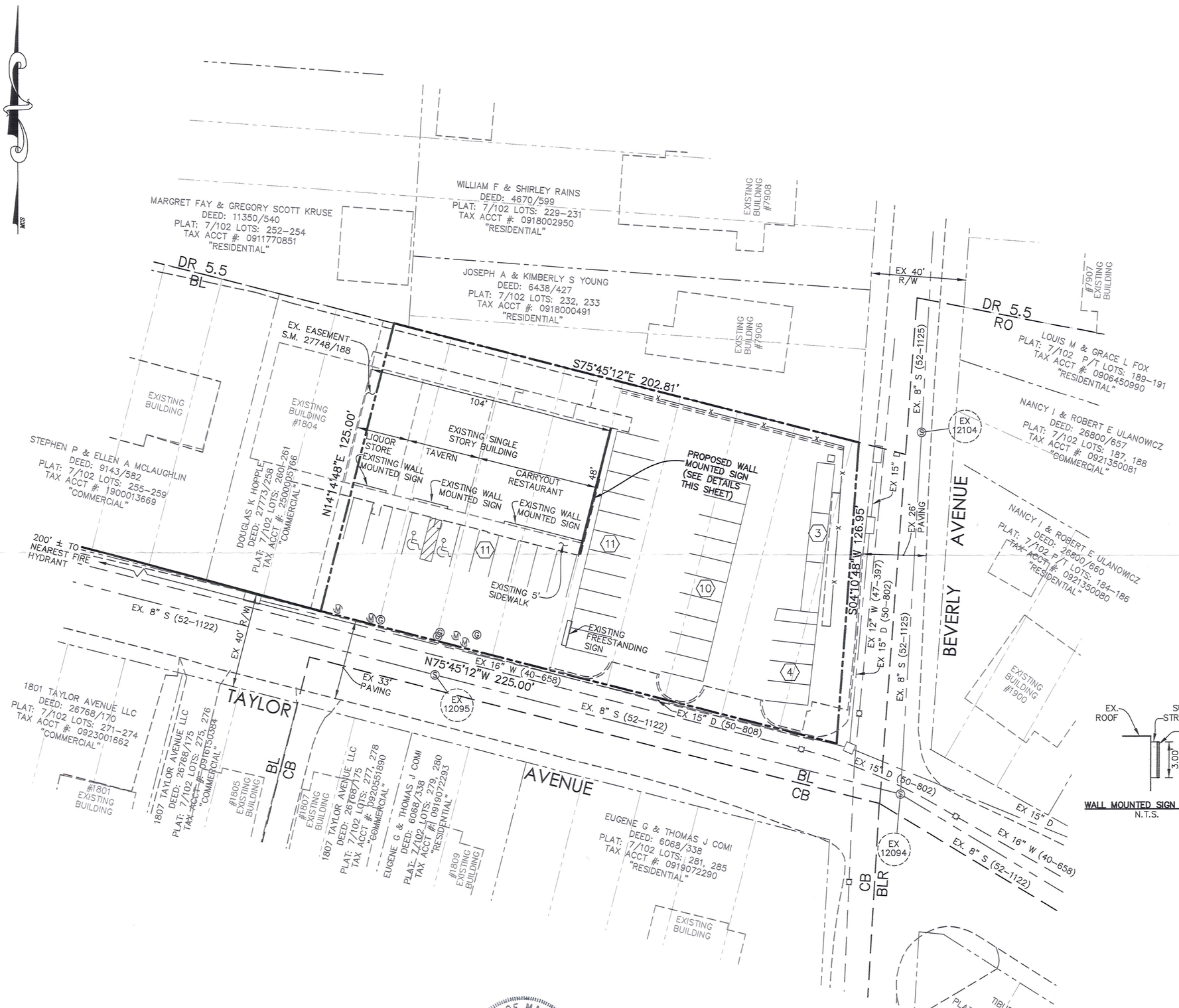




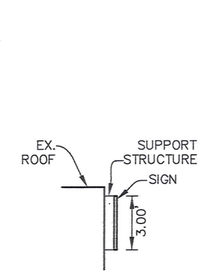
GENERAL NOTES

1. APPLICANT/OWNER:
   MEERAM REALTY, LLC
   1812 TAYLOR AVENUE
   BALTIMORE, MD 21234

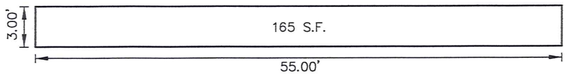
2. SITE DATA:
   NET AREA: 0.61 AC±
   ELECTION DISTRICT NO.: 9
   COUNCILMANIC DISTRICT NO.: 5
   WATERSHED: BACK RIVER
   SUBSEWERSHED NO.: 50
   CENSUS TRACT: 492001
   REGIONAL PLANNING DISTRICT: 315
   DEED REFERENCES: 27748/188
   TAX ACCOUNT NO.: 2500005767 & 0916150804
   TAX MAP 80 GRID 6 PARCEL 142
   PLAT: 7/102 LOTS: 262-270

3. PARKING CALCULATIONS
   CARRYOUT RESTAURANT: 5 PS / 1000 SF
   1872 SF NET X 5 PS / 1000 SF = 9.4 PS
   TAVERN (BAR): 20 PS / 1000 SF
   1104 SF NET X 20 PS / 1000 SF = 22.1 PS
   RETAIL (LIQUOR STORE): 5 PS / 1000 SF
   1056 SF NET X 5 PS / 1000 SF = 5.3 PS
   PARKING REQUIRED: 39 PS
   PARKING PROVIDED: 39 PS

4. NOTES:
   A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS TILES 70c3 & 80c1
   B. PROPERTY OUTLINE IS TAKEN FROM A PRELIMINARY BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC.
   C. EXISTING ZONING IS BL, 200 SCALE MAPS 70c3 & 80c1
   D. THERE ARE NO KNOWN 100-YEAR FLOOD PLAINS LOCATED ON SITE.



WALL MOUNTED SIGN DETAIL
N.T.S.



WALL MOUNTED SIGN DETAIL
N.T.S.

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

STATE OF MARYLAND
G. DWIGHT LITTLE
No. 9018
REGISTERED
PROFESSIONAL ENGINEER
C:\DWIGHT\SEAL\DWIGHT SEAL.tif

PLAN TO ACCOMPANY ZONING PETITION
#1812 TAYLOR AVENUE

DISTRICT 09c5
SCALE: 1"=30'

BALTIMORE COUNTY, MD
AUGUST 7, 2009

PETITIONER'S
EXHIBIT NO. 1