

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
W/S Jefferson Avenue, 150' N of c/line of	*	ZONING COMMISSIONER
Towsontown Boulevard		
(411 Jefferson Avenue)	*	OF
9 th Election District	*	BALTIMORE COUNTY
5 th Council District		
	*	
Stanley F. Stockwell, <i>Legal Owner</i>		
Karen and William Glazer,	*	Case No. 2010-0074-SPHA
<i>Contract Purchasers</i>		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Stanley F. Stockwell and Karen and William Glazer, the Contract Purchasers. Petitioners request Special Hearing relief, through their attorney, Lawrence E. Schmidt, Esquire of Gildea & Schmidt, LLC, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow accessory off-street business parking in a residential zone per B.C.Z.R. Sections 409.1, 409.6 and 409.8.B. In addition, Petitioners are requesting Variance relief from B.C.Z.R. Section 409.8.A.4 to allow for a 3 foot setback from Jefferson Avenue in lieu of the required 10 feet; from B.C.Z.R. Section 409.8.A.1, and the Baltimore County Landscape Manual to permit a zero (0) foot Landscape Transition Area setback in lieu of the required 6 feet. The subject property and requested relief are more fully described on the revised site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Stanley Stockwell, property owner; Karen Glazer, one of the contract purchasers; Robert Bowling with Morris & Ritchie Associates, Inc., the consulting firm who prepared the site plan; Lawrence

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Date

BY

10-29-09

1907

Taubman of Taubman Properties, LLC, and Lawrence E. Schmidt, Esquire, counsel for Petitioners. There were no Protestants or other interested persons present.

The subject property under consideration is approximately 7,191 square feet (1.651 acres) in gross area, split-zoned D.R.10.5 and ROA. The predominant zoning of the property is D.R. 10.5; however, a narrow sliver adjacent to the rear property line is zoned ROA. It is approximately 50 feet wide and 122 feet deep. The property is an unimproved lot with frontage on Jefferson Avenue in the community known as Northeast Towson. Previously, the property was improved with a building which was at one time used as a dwelling. Mr. Taubman, who is familiar with the historic use of the site, indicated that although at one point determined to be historically significant, the building was razed with the permission of the appropriate Baltimore County agencies. Thus, the property is presently unimproved.

Mr. and Mrs. Glazer own and operate a business, known as Glazer/Kennedy Insider's Circle, which is located two doors down from the subject property at 401 Jefferson Avenue. That business operates within an existing commercial office building on that property. The nature of the business is a marketing firm. The firm publishes a monthly newsletter to approximately 10,000 registered customers. The newsletter provides information and advice regarding marketing techniques designed to increase Glazer/Kennedy's customer's sales. The newsletter, although written at the site, is printed and distributed through a subcontractor in Missouri. Thus, the business in Towson is restricted to the writing and creative efforts of the 25 employees employed at the facility. In addition to the existing office building at 401 Jefferson Avenue, there is a small parking lot on that property which accommodates 12-15 cars. Because of the lack of on-site parking for the existing office building, Mr. and Mrs. Glazer have contracted with Mr. Stockwell to purchase the property at 411 Jefferson Avenue.

The office building is located approximately 112 feet from the office building, within the 500 feet allowed under Section 409.7.B of the B.C.Z.R. That section specifically provides that parking shall be within 500 feet of the building entrance which it serves. The Petitioners propose to redevelop the subject property with a small parking lot to provide employee parking. As shown on the revised site plan, 16 parking spaces will be provided. There are 12 perpendicular spaces and 4 parallel type spaces as shown on the plan. In addition to the grading and paving of the site necessary to install the parking lot, the Petitioners also propose the construction of a stormwater management facility along the rear of the property. Additionally, proposed planting areas are shown on the front of the property adjacent to the curb cut to improve the appearance of the property along its frontage. All in all, the proposed construction will improve the appearance and use of the subject lot.

In addition to the site plan, the Petitioners also submitted a series of photographs of the property and neighborhood. These were instructive in providing a justification to support the Petitions for Special Hearing and Variance. The Petitioners also submitted a letter from Adelaide Bentley, President of the Northeast Towson Improvement Association. Ms. Bentley's letter indicates that the Association has reviewed the subject proposal and met with the applicants. The Association supports the request. In addition to providing needed employee parking and therefore reducing the amount of on-street parking used by Glazer-Kennedy, the Petitioners have also tentatively entered (subject to zoning approval) into a lease with the adjacent St. James African Union Methodist Protestant Church. This church is located immediately adjacent to the subject property. Under the terms of the proposed lease, Glazer-Kennedy will provide, for the minimal sum of One Dollar (\$1.00) per year, the use of the parking lot by the church during its Sunday services and weeknight functions. The operations of the Glazer-Kennedy business

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Date 10-29-09
BY 193

typically take place between 8:30 a.m. and 6:00 p.m., Monday to Friday. Thus, Glazer-Kennedy is willing to share the lot with the church in times when it is not in business.

Due to the fact that the property is largely D.R.10.5 and ROA (both residence zones), Special Hearing relief is requested to permit business parking in a residential zone. The Variances requested are due to the narrowness of the lot. This unique configuration minimizes the area available for the parking facility.

I have also received and reviewed correspondence from the Office of People's Counsel and a copy of an email from Stephen E. Weber, Chief of the Division of Traffic Engineering for Baltimore County. Although not repeated at length herein, the letter and attachment are incorporated into the record. Those comments discuss the applicable sections of the B.C.Z.R. and the existing parking/traffic difficulties in northeast Towson. Although offering some comment, People's Counsel and Mr. Weber generally defer to the local community association (i.e., the Northeast Towson Improvement Association). The comments are generally supportive of the proposal if same is supported by the Association.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. I believe that the testimony and evidence presented meets the criteria of the Special Hearing (B.C.Z.R. Section 500.1) and the Variance (B.C.Z.R. Section 307.1) requirements. I believe that this approval will actually enhance the East Towson community, as it will help alleviate the street parking and traffic congestion in that area, as confirmed within Mr. Weber's email. Thus, approval will be granted.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this

29th day of October, 2009 that the Petition for Special Hearing to permit accessory

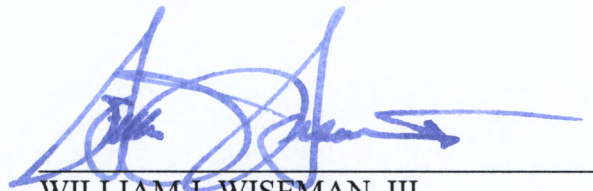
RECEIVED FOR FILING
Date 10-29-09
BY 193

business parking in a residential zone pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.8.A.4 of the B.C.Z.R. to permit parking spaces to be setback 3 feet from the right-of-way line of a public street in lieu of the required 10 feet; from Section 409.8.A.1 of the B.C.Z.R. and the Baltimore County Landscape Manual to allow a zero (0) foot Landscape Transition Area setback(s) [north and south boundary lines] in lieu of the required 6 feet, in accordance with Petitioners' Exhibit 1, be and are hereby GRANTED, subject to the following:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The use of the proposed accessory parking lot on the subject property (411 Jefferson Avenue) shall be limited to passenger cars and light trucks. There shall be no commercial trucks, truck/trailer combinations or buses stored on the property or allowed to remain on the parking lot for more than twenty-four (24) hours.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 10-21-09
WJW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 29, 2009

Lawrence E. Schmidt, Esquire
Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Jefferson Avenue, 150' N of c/line of Towsontown Boulevard
(411 Jefferson Avenue)
9th Election District - 5th Council District
Stanley F. Stockwell, *Legal Owner*;
Karen and William Glazer, *Contract Purchasers* - Petitioners
Case No. 2010-0074-SPHA

Dear Mr. Schmidt:

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

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

Very truly yours,

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Stanley F. Stockwell, 8810 Walther Boulevard, Apt. 1121, Baltimore, MD 21234
Karen & William Glazer, Glazer/Kennedy Insider's Circle, 401 Jefferson Avenue, Towson, MD 21286
Lawrence Taubman, Taubman Properties, LLC, 828 Dulaney Valley Road, Baltimore, MD 21204
Robert Bowling, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505,
Towson, MD 21286
People's Counsel; Stephen E. Weber, Chief, Traffic Engineering Division, DPW; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 411 Jefferson Avenue

which is presently zoned DR 10.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PLEASE SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Karen & William Glazer

Name - Type or Print

Signature

401 Jefferson Avenue

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

Attorney For Petitioner:

Sebastian A. Cross

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Stanley Stockwell

Name - Type or Print

Signature

8810 Walther Blvd, Apt 1121

Name - Type or Print

Signature

Address

Telephone No.

Baltimore

MD

21234

State

Zip Code

Representative to be Contacted:

Sebastian A. Cross, Gildea & Schmidt, LLC

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0074-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-29-09

By now

Reviewed By RJD

Date 9/1/09

ATTACHMENT TO PETITION FOR SPECIAL HEARING

411 Jefferson Avenue
9th Election District
5th Councilmanic District

1. For business parking in a residential zone as per BCZR 409.8.B; and,
2. For such other and further relief as may be determined necessary by the Zoning Commissioner.

Item #0074



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 411 Jefferson Avenue

which is presently zoned: DR 10.5

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):

PLEASE 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)

TO BE PRESENTED AT HEARING

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:

Karen & William Glazer

Name - Type or Print

Signature

401 Jefferson Avenue

Address

Towson

City

MD

State

Telephone No.

21286

Zip Code

Attorney For Petitioner:

Sebastian A. Cross

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Towson

City

MD

State

Telephone No.

21204

Zip Code

Legal Owner(s):

Stanley Stockwell

Name - Type or Print

Signature

Name - Type or Print

Signature

8810 Walther Blvd, Apt 1121

Address

Baltimore

City

MD

State

Telephone No.

21234

Zip Code

Representative to be Contacted:

Sebastian A. Cross, Gildea & Schmidt, LLC

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Towson

City

MD

State

Telephone No.

21204

Zip Code

OFFICE USE ONLY

Case No.

2010-0074-SPHA

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

10-29-09

By

SW

ATTACHMENT TO PETITION FOR VARIANCE

411 Jefferson Avenue
9th Election District
5th Councilmanic District

1. For a 3 foot setback in lieu of the required 10 feet as per BCZR Section 409.8.A.4;
2. For a 0 foot setback Landscape Transition Area in lieu of the required 6 feet as per BCZR 409.8.A.1 and the Baltimore County Landscape Manual;
3. ~~For such other and further relief~~ as may be determined necessary by the Zoning Commissioner.

Item # 0074

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



August 19, 2009

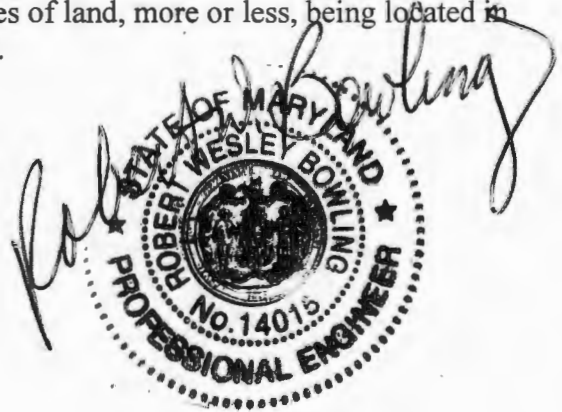
ZONING DESCRIPTION

BEGINNING at a point located on the west side of Jefferson Avenue which has a width of 30 feet at a distance of 150 feet northerly of the nearest intersecting street, Towsontown Boulevard. Thence the following courses and distances, viz:

North 79 degrees 10 minutes 18 seconds West, 121 feet; North 10 degrees 49 minutes 42 seconds East, 51 feet; South 79 degrees 10 minutes 18 seconds East, 121 feet; South 10 degrees 49 minutes 42 seconds West, 51 feet.

CONTAINING an area of 6,171 square feet or 0.1417 acres of land, more or less, being located in the ninth Election District of Baltimore County, Maryland.

5th Councilmanic District



Item #0074

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

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: # 2010-0074-SPHA

411 Jefferson Avenue

W/side of Jefferson Avenue, 150 north of centerline of Towsontown Blvd.

9th Election District — 5th Councilmanic District

Legal Owner(s): Stanley Stockwell

Contract Purchaser: Karen & William Glazer

Special Hearing: for business parking in a residential zone; and for such other and further relief as may be deemed necessary by the Zoning Commissioner. **Variance:** for a 3-foot setback in lieu of the required 10 feet; for a 0 foot setback landscape transition area in lieu of the required 6 feet. For such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, October 27, 2009 at 10:00 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 10/685 October 13

217492

CERTIFICATE OF PUBLICATION

10/15/ 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 10/13/ 2009.

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

J. Wilkinson

LEGAL ADVERTISING

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

No. 44767

Date: 9/1/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	000	00		6000					5650-

Total: 5650-

Rec
From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2010-0074-SPHA

Petitioner/Developer:_____

Karen & William Glazer.

Date of Hearing/closing:October 27, 2009

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

Attn; Kristin Matthews;

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, _____
411 Jefferson Avenue

The sign(s) were posted on October 12, 2009
(Month, Day, Year)

Sincerely,

Route Black Oct.15, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0074-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: Tuesday, October 27, 2009 at 10:00 A.M.

REQUEST: SPECIAL HEARING FOR BUSINESS PARKING IN A
RESIDENTIAL ZONE; AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE
DEEMED NECESSARY BY THE ZONING COMMISSIONER.
VARIANCE FOR A 3-FOOT SETBACK IN LIEU OF THE REQUIRED 10 FEET
FOR A 0 FOOT SETBACK LANDSCAPE TRANSITION AREA IN LIEU OF THE REQUIRED
6 FEET. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY
BY THE ZONING COMMISSIONER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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

October 5, 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: 2010-0074-SPHA

411 Jefferson Avenue

W/side of Jefferson Avenue, 150 north of centerline of Towsontown Blvd.

9th Election District – 5th Councilmanic District

Legal Owners: Stanley Stockwell

Contract Purchaser: Karen & William Glazer

Special Hearing for business parking in a residential zone; and for such other and further relief as may be deemed necessary by the Zoning Commissioner. Variance for a 3-foot setback in lieu of the required 10 feet; for a 0 foot setback landscape transition area in lieu of the required 6 feet. For such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, October 27, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, Gildea & Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Stanley Stockwell, 8810 Walker Blvd., Apt. 1121, Baltimore 21234
Karen & William Glazer, 401 Jefferson Avenue, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 12, 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 13, 2009 Issue - Jeffersonian

Please forward billing to:
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

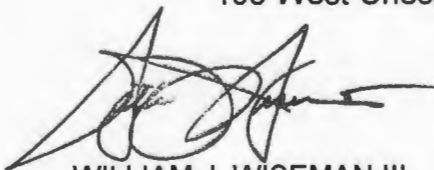
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0074-SPHA

411 Jefferson Avenue
W/side of Jefferson Avenue, 150 north of centerline of Towsontown Blvd.
9th Election District – 5th Councilmanic District
Legal Owners: Stanley Stockwell
Contract Purchaser: Karen & William Glazer

Special Hearing for business parking in a residential zone; and for such other and further relief as may be deemed necessary by the Zoning Commissioner. Variance for a 3-foot setback in lieu of the required 10 feet; for a 0 foot setback landscape transition area in lieu of the required 6 feet. For such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, October 27, 2009 at 10:00 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.

**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: 2010-0074 SPHA
Petitioner: Karen + William Glazer
Address or Location: 411 Jefferson

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gildea + Schmidt LLC
Address: 600 Washington Ave, Suite 200
Towson MD 21204
Telephone Number: 410 - 821-0070



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 22, 2009

Sebastian Cross
Gildea & Schmidt, LLC
600 Washington Ave. Ste. 200
Towson, MD 21204

Dear: Sebastian Cross

RE: Case Number 2010-0074-SPHA, 411 Jefferson Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 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
Stanley Stockwell; 8810 Walther Blvd, Apt. 1121; Baltimore, MD 21234
Karen & William Glazer; 401 Jefferson Ave.; Towson, MD 21286

BW 10/27
10 am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2009

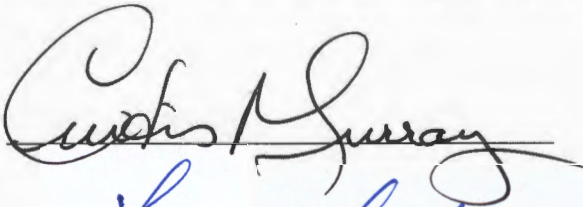
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-074- Variance and Special Hearing**

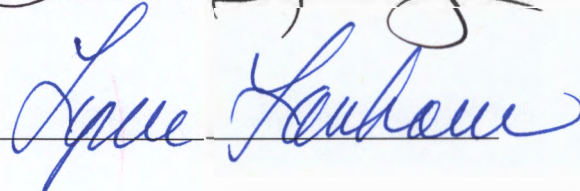
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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



RECEIVED

OCT 09 2009

ZONING COMMISSIONER

BW 10/27
10 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-074-SPHA
Address 411 Jefferson Avenue
(Glazer Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

Reviewer: JWL

Date: 9/28/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

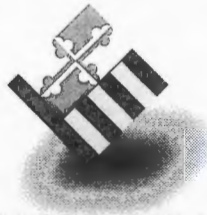
SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item Nos. 10-068, 069, 072, 073, 074, 075,
076, 081, 082, 083, 084, 085 and 086

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-09212009(b) -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

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

September 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 14. 2009

Item Numbers 067,068,070,071,072,073,074,075,076,077,079,080,081,082,083,084
and 0085

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 21, 2009

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

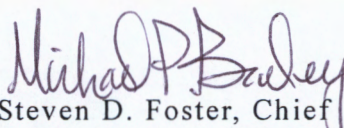
RE: Baltimore County
Item No. 2010-0074-SPHA
411 JEFFERSON AVENUE
GLAZER PROPERTY
SPECIAL HEARING -
VARIANCE -

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. 2010-0074-SPHA.

Should you have any questions regarding this matter, please 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).

Very truly yours,

For 
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
411 Jefferson Avenue; W/S Jefferson Avenue, * ZONING COMMISSIONER
150' N Towsontowne Blvd
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Stanley Stockwell
Contract Purchaser(s): Karen & William Glazer* BALTIMORE COUNTY

Petitioner(s) * 10-074-SPHA

* * * * *

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/ 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

SEP 23 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

October 26, 2009

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

RECEIVED

OCT 26 2009

ZONING COMMISSIONER

Re: Petition for Special Hearing & Variance
Stanley Stockwell, Owner, and Karen & William Glazer, C.P.- Petitioners
411 Jefferson Avenue
Case No: 10-74-SPHA, Hearing date October 27, 2009

Dear Mr. Bostwick,

Because this case focuses on parking issues, we asked Stephen E. Weber, Chief of Traffic Engineering, to review the site plan. As a result, he sent us the enclosed email dated October 22, 2009. I am forwarding it to you for your review and consideration.

Mr. Weber provides an excellent description of the area and the factors to consider in review of this proposal. In the end, he concludes that,

"To a large degree, it would appear that the residents of East Towson or their community association would be in a better position to know whether they think such a lot would be an overall benefit or detriment to their community. From a traffic standpoint, it would certainly take vehicles off the street. However, given the history of parking issues on Jefferson Ave, whatever vehicles are taken off the street would most likely be replaced by other Towson employees looking for a free all-day spot in which to park their vehicle. Therefore, the street is most likely continue to deal with commuter parking problems, regardless of whether the proposed lot is built or not."

I had the opportunity to speak on the telephone with Adelaide Bentley, President of the Northeast Towson Community Improvement Association, who informed me that she met with the Glazers and that she and her group are satisfied with the proposal.

I also reviewed the site plan. It appeared at first glance that the proposed use is for an automobile "surface parking lot" as a principal use in a residential zone, not accessory to a principal business use on adjoining property. However, Mr. Weber did mention the business at 401 Jefferson Avenue, which is owned and/or operated by the Glazers.

Thomas H. Bostwick, Deputy Zoning Commissioner
October 26, 2009
Page 2

BCZR §§ 409.1, 409.6, and 409.8 in combination envision business parking in a residential zone where it is "accessory off-street parking" (BCZR § 409.1.A.) to business "structures built and all uses established" on adjoining property in business zones, needed to provide adequate parking for the primary use (§ 409.8.B.1), and consistent with special exception and other standards (BCZR § 409.8.B.1.e, 2). BCZR § 409.8.B.2.a in particular provides that, "The land so used must adjoin or be across an alley or street from the business or industry involved." Meanwhile, commercial "automobile parking lots" are permitted as principal uses in the B.L. (Business-Local) Zone (BCZR § 230.1.A.9) and by incorporation in other business zones.

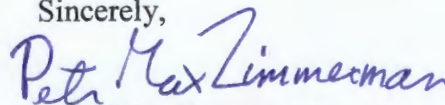
The site plan does show the Glazers' property at the corner of Towsontown Boulevard and Jefferson Avenue (401 Jefferson). There is a vacant dwelling lot in between. In conversation with Ms. Bentley, she stated her understanding that the parking lot would be used primarily for the Glazers' nearby business, not as a general commercial parking lot. While the Glazers' business is not technically adjoining, it is very close. It appears reasonable and within the spirit of the law to grant an additional variance to allow the parking lot accessory to this nearby business use. There is also a rationale to have shared parking with the adjoining St. James Church on Sundays.

Under these circumstances, so long as the proposed parking lot is identified as accessory to the Glazers' nearby business use, along with providing additional parking for the church, it appears that it may be legally supportable. It would not then be an open-ended precedent for business parking lots as principal uses in residential zones.

There is also zoning history on this property, Case No. 8-67. Petitioner Stanley Stockwell requested approval to raze a structure on the MHT inventory. It does not appear that we received any decision. Perhaps petitioner went to the Landmarks Preservation Commission under an amendment to the law governing such matters.

Because the hearing is tomorrow, I have a telephone message in to Petitioners' attorney, and I am faxing him this letter.

Sincerely,



Peter Max Zimmerman

People's Counsel for Baltimore County

Cc: Stephen Weber, Chief, Traffic Engineering Division
Sebastian Cross, Esq., attorney for Petitioners (via fax and first-class mail)
Adelaide Bentley, via fax 410 296-4931

(10/23/2009) People's Counsel - Fwd: 10-074-SPHA, 411 Jefferson Ave

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 10/22/2009 10:58 PM
Subject: Fwd: 10-074-SPHA, 411 Jefferson Ave
Attachments: 10-074-SPHA.pdf

Mr. Zimmerman:

We have examined the plans for the subject site. This is for building a parking lot for providing business parking in a residential zone apparently for the contractor/purchaser, Karen & William Glazer at 401 Jefferson Ave, the entrance to which the edge of the parking lot is located about 110 feet away. 401 Jefferson Ave is located in an R.O. zone. The proposed parking lot and 401 Jefferson Ave are separated by two apparently vacant dwellings located at 407 & 409 Jefferson Ave. While the parking lot would be located in a D.R. 10.5 zone, to the west of the parking lot the property is zoned ROA, to the north of the parking lot is located St. James African Union Methodist Protestant Church (a church with no off-street parking), and to the east is located the County's Carver Center building, containing different community oriented operations and offices. The closest residential buildings having vision of this site are on the northeast corner of Lennox Ave & Jefferson Ave at 301 & 305 Lennox Ave, however both of these properties are not owner occupied.

The residential community along Lennox Ave is probably the one from which we hear most often dealing with commuter parking issues. This street is the only one in East Towson which has Residential Permit Parking. Therefore, the residents do have some element of control over the influx of commuter parking on that street, not only from adjacent businesses but employees working within the Towson core as well. Jefferson Ave does not have any permit parking or parking limitations. While placing commercial parking within a residential zone comes with its own set of issues, the other side of this issue is that by providing an expanded parking lot near the site at 401 Jefferson Ave, it may reduce the amount of on-street parking that might currently be taking place on Jefferson Ave itself that is supporting the business at 401 Jefferson Ave. 401 Jefferson Ave appears to only have 9 or 10 parking spaces currently, so the proposed parking lot would be a very significant increase in the number of available parking spaces, potentially far more spaces than is needed for the actual building at #401.

Therefore, without knowledge of the exact utilization of the existing parking lot for #401 and the degree of deficiencies with it fully providing for the parking demands it generates, it is not possible for us to say with any certainty whether the proposed lot is larger than actually needed. To a large degree, it would appear the residents of East Towson or their community association would be in a better position to know whether they think such a lot would be an overall benefit or detriment to their community. From a traffic standpoint, it would certainly take vehicles off of the street. However, given the history of parking issues on Jefferson Ave, whatever vehicles are taken off the street would most likely be replaced by other Towson employees looking for a free all-day spot in which to park their vehicle. Therefore, the street is going to most likely continue to deal with commuter parking problems, regardless of whether this proposed lot is built or not.

Should you have any questions or wish to discuss this matter further, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> People's Counsel 9/30/09 10:34 AM >>>
Mr. Weber,

Attached you will find the Petitions for Special Hearing and Variance in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.
Peter Max Zimmerman

Rebecca M. Wheatley
Legal Secretary
Office of the People's Counsel for Baltimore County
410-887-2188 Phone
410-823-4236 Fax

411 Jefferson Ave.
CASE NAME 2017-0074-SPHA
CASE NUMBER _____
DATE 10-27-09

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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[New Search](#)

Account Identifier: District - 09 Account Number - 1900011669

Owner Information

Owner Name:	TAUBMAN PROPERTIES LLC	Use:	COMMERCIAL
Mailing Address:	828 DULANEY VALLEY RD BALTIMORE MD 21204-2822	Principal Residence:	NO
		Deed Reference:	1) /17419/ 446 2)

Location & Structure Information

Premises Address	Legal Description
812 DULANEY VALLEY RD	5.186 AC WS DULANEY VALLEY RD SW COR FAIRMOUNT AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70A	9	47						2	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	67,906 SF	5.18 AC	14
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	1,291,700	6,777,000		
Improvements:	3,524,500	1,588,200		
Total:	4,816,200	8,365,200	7,182,200	8,365,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: TAUBMAN ROBERT M,ET AL ORIGINAL	Date: 01/23/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17419/ 446	Deed2:
Seller: TAUBMAN PROPERTI ES INC	Date: 05/15/1987	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7529/ 545	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

[Go Back](#)
[View Map](#)
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Account Identifier: District - 09 Account Number - 0906572970

Owner Information

Owner Name:	KAREN & WILLIAM GLAZER LLC	Use:	COMMERCIAL
Mailing Address:	401 JEFFERSON AVE TOWSON MD 21286-5308	Principal Residence:	NO
		Deed Reference:	1) /25850/ 56 2)

Location & Structure Information

Premises Address	Legal Description
JEFFERSON AVE	NS JEFFERSON AV
	.1897 AC
	NW COR CHESAPEAKE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70A	16	496						2	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	4,132 SF	7,896.00 SF	06
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	236,800	394,800		
Improvements:	355,800	537,800		
Total:	592,600	932,600	819,266	932,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: TOWSONTOWNE ARCHITECTURAL	Date: 06/26/2007	Price: \$945,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25850/ 56	Deed2:
Seller: TOWSONTOWNE ARCHITECTURAL PRTSHP	Date: 12/20/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14876/ 195	Deed2:
Seller: R E L ASSOCIATES INC	Date: 06/30/1988	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7949/ 715	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

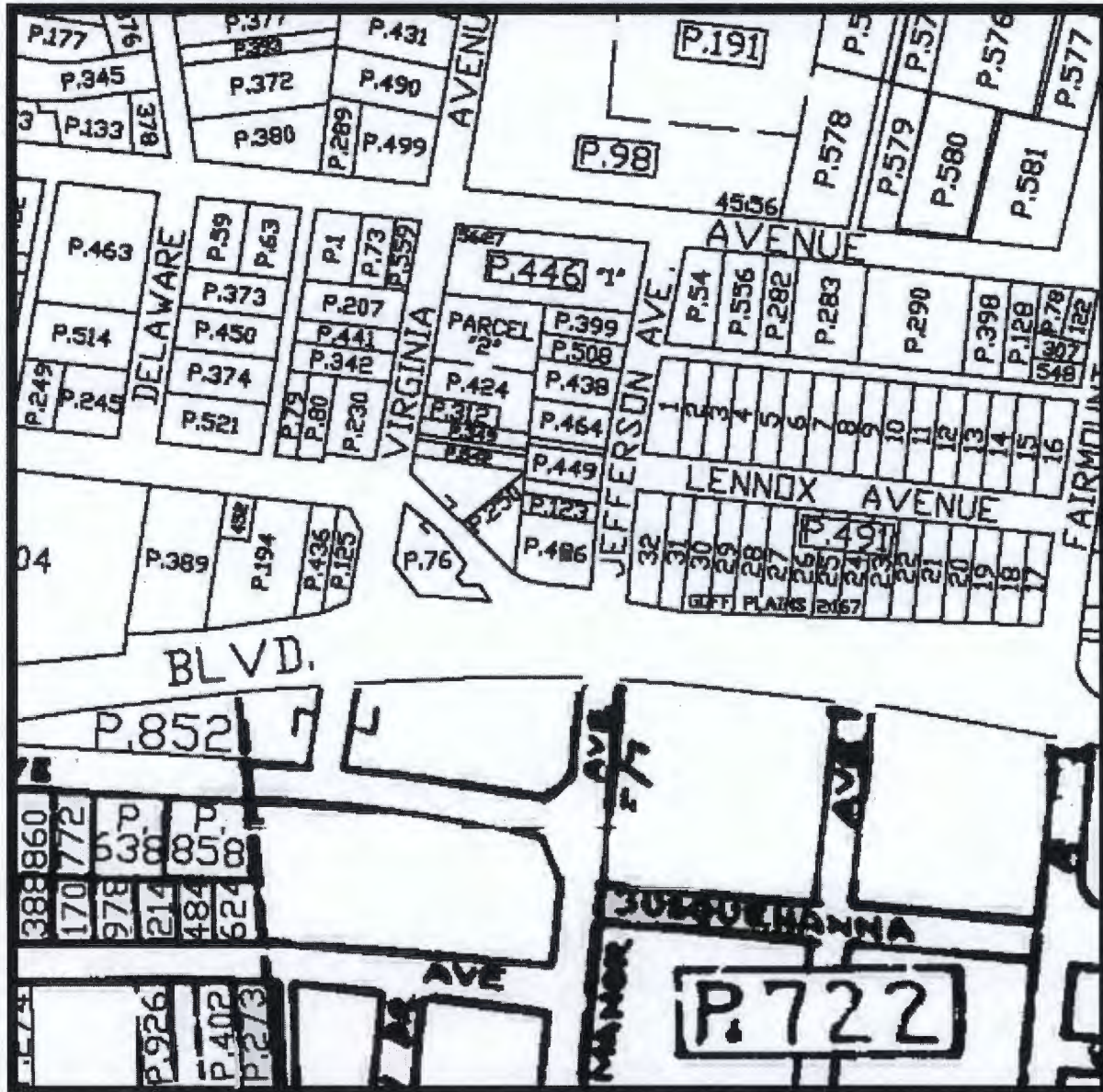
Special Tax Recapture:
 * NONE *



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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New
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District - 09 Account Number - 0906572970



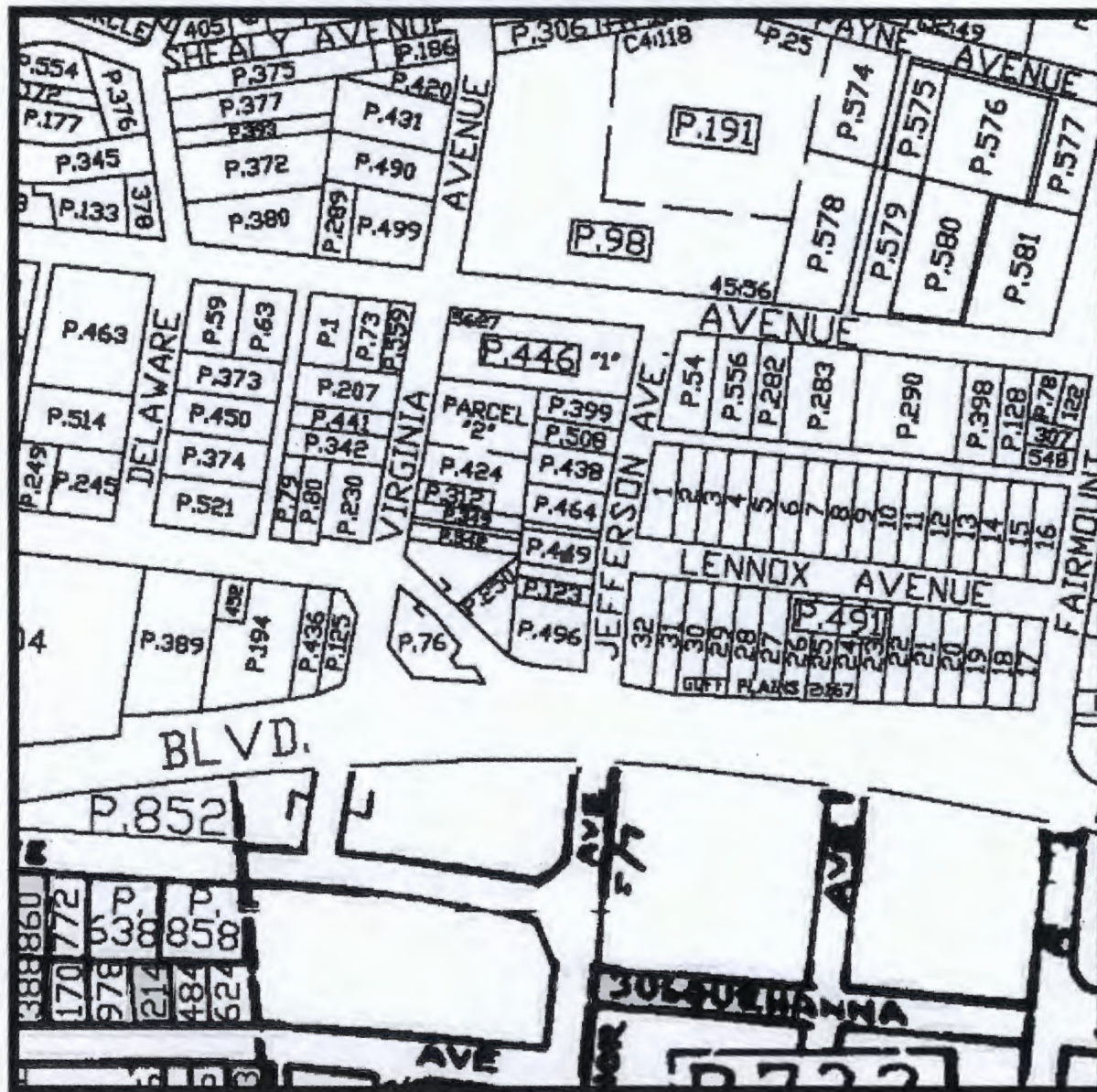
Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

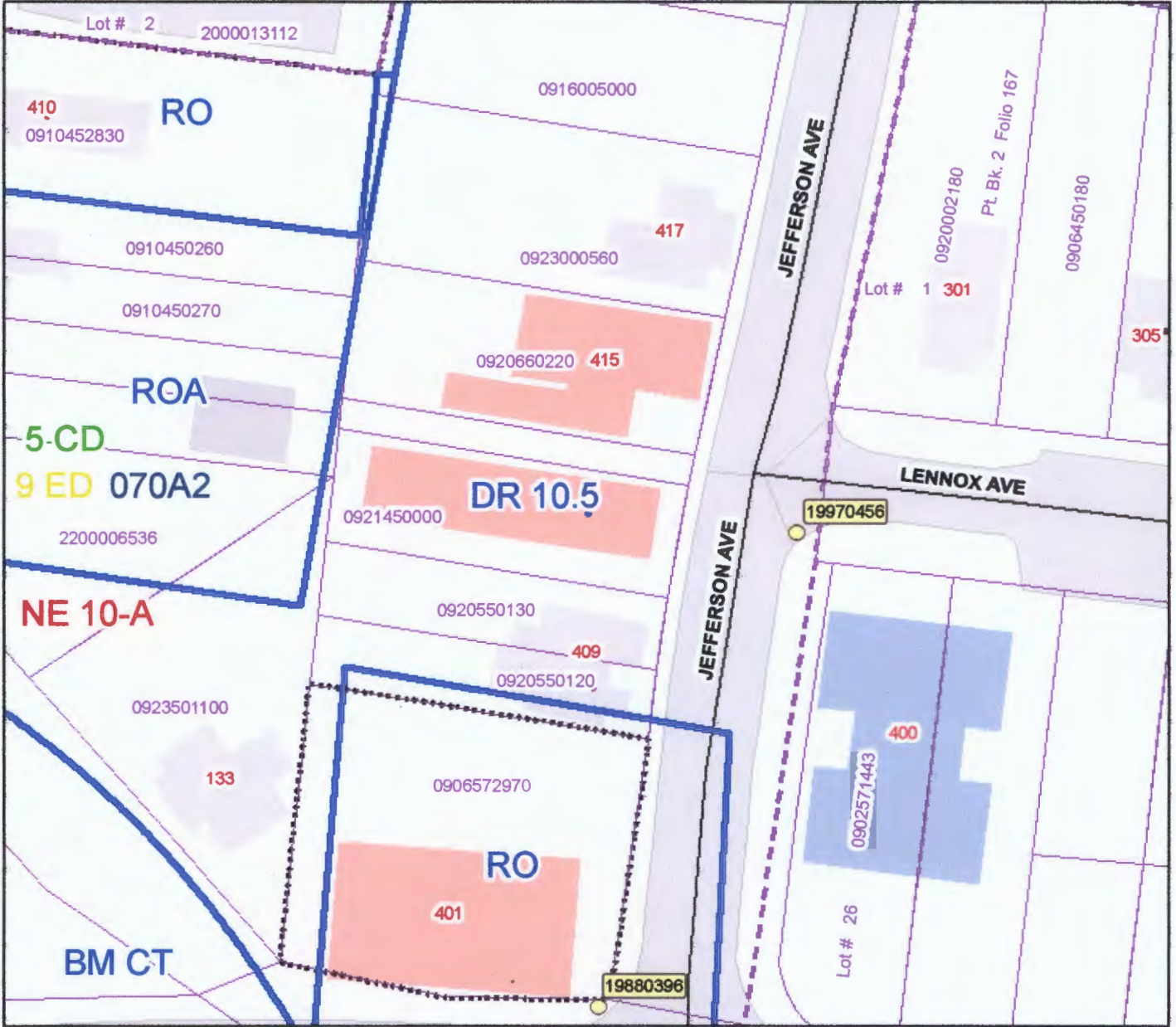
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Search**

District - 09 Account Number - 0921450000



Property maps provided courtesy of the Maryland Department of Planning ©2008
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

411 Jefferson Avenue

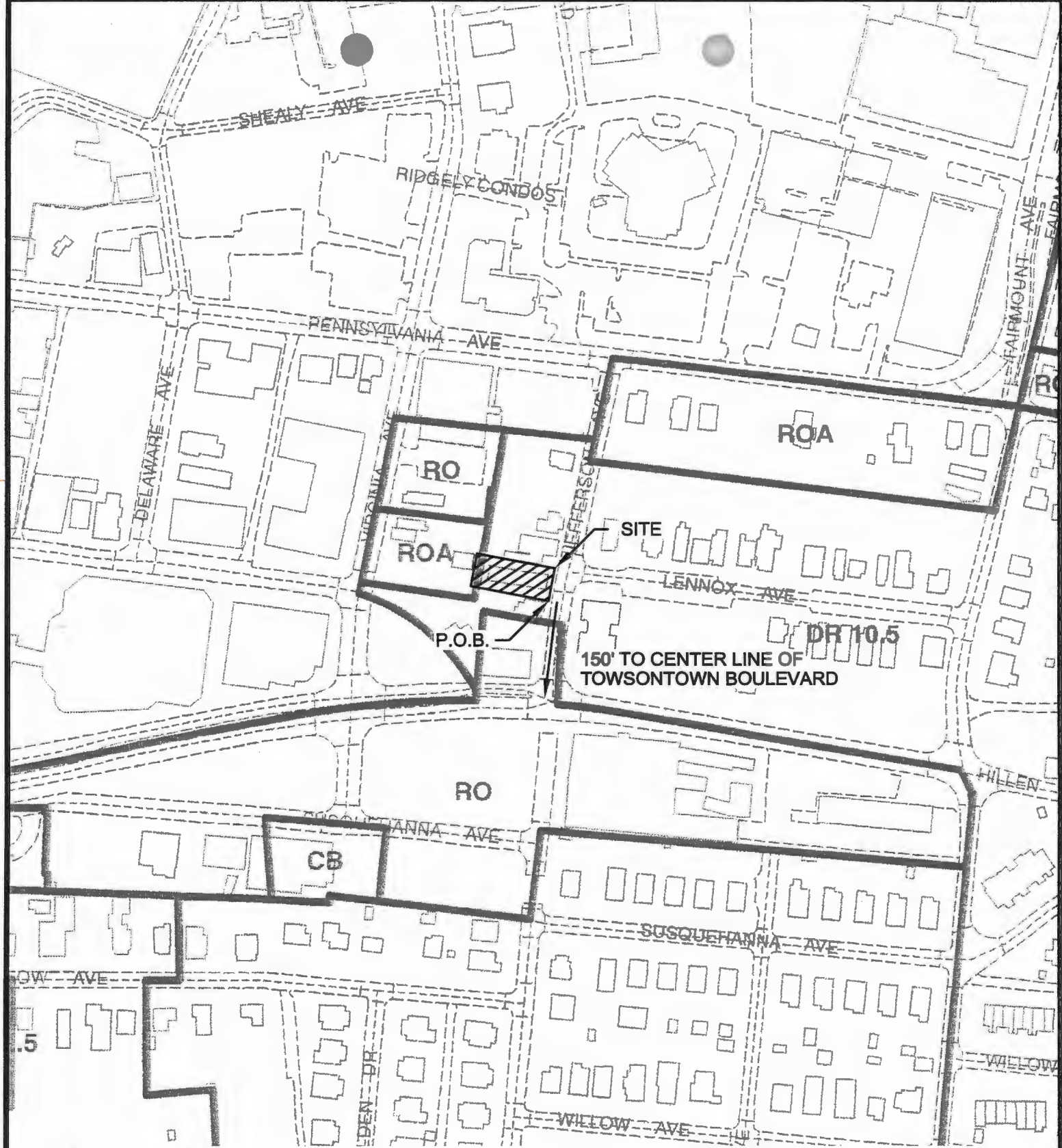


Publication Date: September 01, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



Item #0074



9C1	070A1	070E
9C2	070A2	070E
9C3	070A3	070E

Scale

1" = 200'

0 100 200 400 Feet

Item #0074

Data Sources:
 Planimetric Data - Baltimore County
 OIT/GIS Services Unit
 1:2400, from 1995/96 photography
 Zoning - Baltimore County Office of Planning
 1:2400, 2008

Case No.: 2017-0074 - SPHA 411 JEFFERSON AVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	REVISED SITE PLAN	
No. 2 2A & 2F	Existing Conditions and surrounding improvements	
No. 3	AERIAL MAP OF NEIGHBORHOOD (3A & 3B)	
No. 4	LETTER OF SUPPORT FROM N.E.T.I.A - Adelaide Bentley	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO.

29



PETITIONER'S

EXHIBIT NO. 2B



PETITIONER'S

EXHIBIT NO.

2c



PETITIONER'S

EXHIBIT NO. 22



PETITIONER'S

EXHIBIT NO. 2F



PETITIONER'S

EXHIBIT NO.

ZF



PETITIONER'S

EXHIBIT NO.

3A



PETITIONER'S

EXHIBIT NO.

353





N.E.T.I.A., Inc.

October 19, 2009

Honorable William J. Wiseman, III
Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

PETITIONER' S

EXHIBIT NO. 4

Re: Glazer-Kennedy Insider's Circle/411 Jefferson Avenue

Dear Commissioner Wiseman:

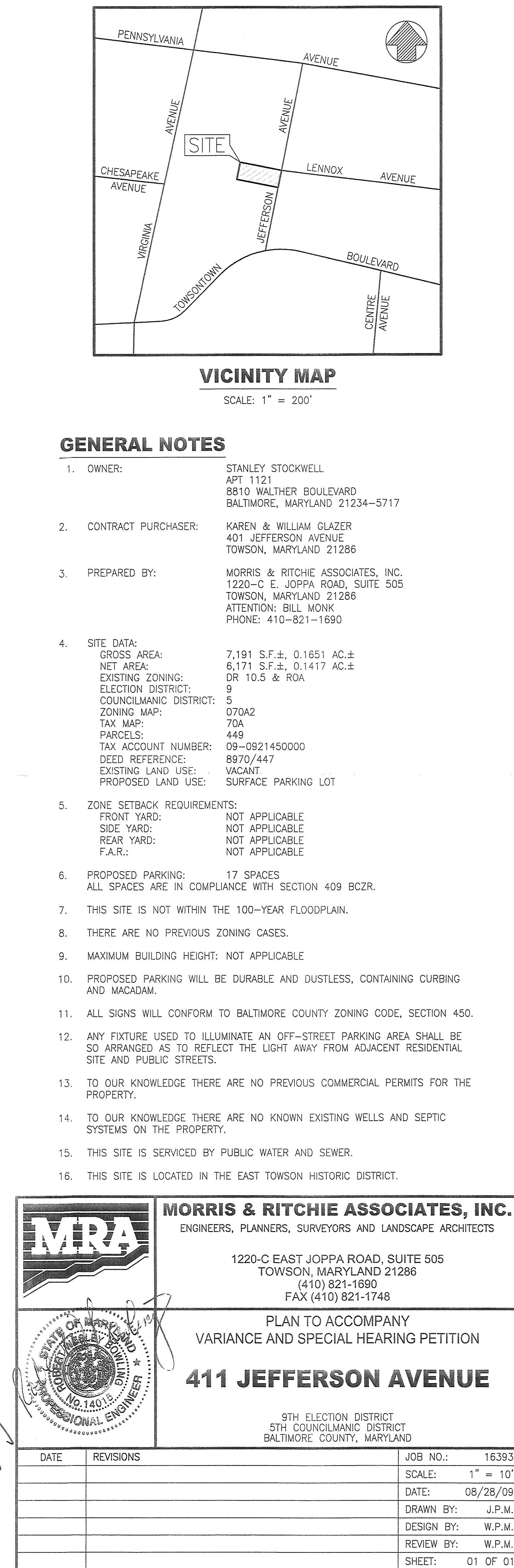
Please be advised that we have reviewed the Petitions for Special Hearing and Variance filed by William Glazer on behalf of Glazer-Kennedy Insider's Circle. We understand that these zoning petitions have been filed in order to provide additional parking for the business located at 401 Jefferson Avenue. The parking is to be provided on an adjacent property, at 411 Jefferson Avenue. In addition to providing parking for Glazer-Kennedy Insider's Circle, we understand that Mr. Glazer will make the parking available to the St. James African Union Methodist Protestant Church for Sunday services and evening activities.

This is to advise that we support the approvals sought under the Petitions for Special Hearing and Variance. Mr. Glazer's business is an active business which contributes to the economic well being of the East Towson community. Additionally, acquisition of 411 Jefferson Avenue will prevent spillage of parking into the residential streets. We would like you to approve the petitions that have been filed.

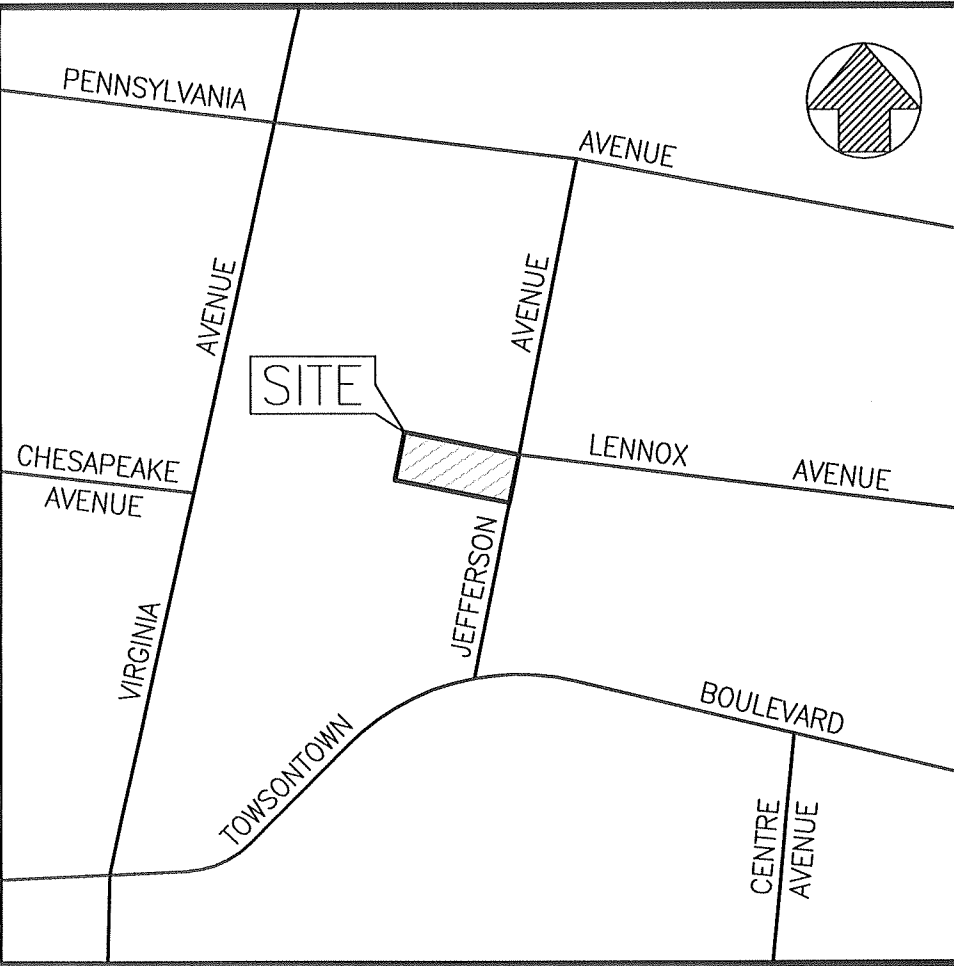
Please contact us should you have any questions regarding this matter.

Very truly yours,

Adelaide Bentley, President,
and the officers and members
of the North East Towson
Improvement Association, Inc.



P:\16393\PLANNING\LOT\MISC PLOTS\16393-VARIANCE.dwg, 8/28/2009 8:58:51 AM. JMalico.
1-1. Copyright 2009 Morris & Ritchie Associates, Inc.



DATE	REVISIONS	JOB NO.:	1639.93
10/21/09	REVISED PARKING LOT LAYOUT	SCALE:	1" = 10'
		DATE:	08/28/09
	PETITIONER'S	DRAWN BY:	J.P.M.
		DESIGN BY:	W.P.M.
	EXHIBIT NO. 1	REVIEW BY:	W.P.M.
		SHEET:	01 OF 01

1. FOR BUSINESS PARKING IN A RESIDENTIAL ZONE AS PER BCZR 409.8.B; AND
2. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DETERMINED NECESSARY BY THE ZONING COMMISSIONER.