

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
S/S Liberty Road, 580' E of		
Old Court Road	*	ZONING COMMISSIONER
(8511 Liberty Road)		
2 nd Election District	*	OF
4 th Council District		
	*	BALTIMORE COUNTY
JMJ Savoy Properties, LLC		
Petitioner	*	Case No. 2010-0120-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, JMJ Savoy Properties, LLC, by Jack S. Jacob, managing member, through their attorney, Meaghan G. Alegi, Esquire. The Petitioner requests a special hearing for purposes of examining the language and particular requirements of existing Zoning Case 03-533-A, with the desire to amend or modify such language so as to permit the use of the subject structure by additional occupancy types in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.)¹. The subject property and an existing 10' x 11'-67" retail structure are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jack S. Jacob, on behalf of JMJ Savoy Properties, LLC, property owner; Brendan T. Glass, Architect with Brasher Design, and Meaghan Alegi, Esquire, with Brown, Brown & Young, attorney for the Petitioner. There were no Protestants or other interested persons present.

The overall property under consideration is an irregular shaped parcel located on the southwest corner of the intersection of Liberty Road (Maryland Route 26) and Glen Michael

¹ Case No. 03-533-A was heard by Commissioner Lawrence E. Schmidt [in 2003] who granted general setback variances from B.C.Z.R. Sections 303.2 and 238.2 that allowed Petitioner to build a semi-permanent accessory structure at the northwest corner of the shopping center lot for *retail use* of selling snowballs. This Order continues in full force and effect today.

ORDER RECEIVED FOR FILING
 Date 12-9-09
 By [Signature]

Road in Randallstown. The property contains a gross area of 4.2 acres, more or less, zoned B.R. and is improved with a strip shopping center known as the Savoy Shopping Plaza, which features a variety of retail and restaurant uses. In addition to the 43,253 square foot L-shaped building(s), there is a large parking field that provides 238 parking spaces in the front (northeastern) portion of the site immediately adjacent to the intersection. Testimony indicated that Mr. Savoy has undertaken a number of upgrades to the site and has made a significant investment in revitalization of the property.

The instant Petition relates back to a small accessory building that has been erected on the northwest corner of the property pursuant to Zoning Case 03-533-A. Mr. Jacob testified that the shed has in recent years been leased for the operation of a snowball stand. This structure is located 19 feet from the right-of-way for Liberty Road, and 2 feet from the side property line so it doesn't impact traffic circulation on the property or reduce the number of parking spaces, yet is visible to motorists traveling along Liberty Road. As noted above, the Petitioner requests special hearing relief to confirm the use of the semi-permanent structure for other short-term based occupancies. Chief among these may be the manufacture and sale of snowballs, however, Petitioner desires the structure to be occupied year-round as there are many seasonal businesses that would benefit from the availability of a small structure such as this. Thus, relief is requested to legitimize the existing building for other retail uses permitted in the Business, Roadside zoning classification. *See* B.C.Z.R. Section 236. Seasonal type occupancies perceived at this location and discussed at the hearing by Mr. Jacob included a kiosk set up for the sale of items such as sports memorabilia, print and copy orders, the sale of flowers, sale of hot dogs, and sale of Christmas trees.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. It is clear that the uses proposed are appropriate for this site and consistent with the area. The requested relief will allow the Petitioner to lease seasonal type uses so the structure can be occupied year round. Such retail sales are within the spirit and intent of the original case (03-533-A). Mr. Schmidt did not condition his approval to just one occupancy or a temporary use.

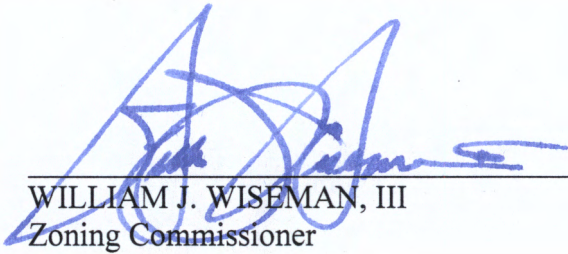
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, it is clear that the requested relief can be granted without detrimental impact to the health, safety or general welfare to the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of December 2009 that the Petition for Special Hearing requesting an examination of the language in Zoning Case 03-533-A and a finding to permit the utilization of the existing accessory structure erected on the subject property for retail sales as permitted in Section 236.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) is hereby modified to include the sale of flowers, sale of hot dogs, sale of Christmas trees, and a kiosk set up for the sale of items such as memorabilia and print and copy orders and similar sales, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The decision in this case is not a legal precedent that may be cited as such in any other zoning case.

Any appeal of this decision shall be taken in accordance with the Baltimore County Code Section 32-3-401.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date

12-9-09

By



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 9, 2009

Meaghan Alegi, Esquire
Brown, Brown & Young
200 South Main Street
Bel Air, Maryland 21014

RE: PETITION FOR SPECIAL HEARING
S/S Liberty Road, 580' E of Old Court Road
(8511 Liberty Road)
2nd Election District - 4th Council District
JMJ Savoy Properties, LLC – Petitioner
Case No. 2010-0120-SPH

Dear Ms. Alegi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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,

A handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a circular stamp.

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jack S. Jacob, JMJ Savoy Properties, LLC, 6724 Westbrook Road, Baltimore, MD 21215
Brendan T. Glass, Brasher Design, 5560 Sterrett Place, #300, Columbia, MD 21044
People's Counsel; DEPRM; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8511 LIBERTY RD, 21133
which is presently zoned DR-~~MS~~

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

A SPECIAL HEARING IS HEREBY REQUESTED FOR PURPOSES OF EXAMINING THE LANGUAGE AND PARTICULAR REQUIREMENTS OF EXISTING ZONING CASE 03-533A, WITH THE DESIRE TO AMEND OR MODIFY SUCH LANGUAGE SO AS TO PERMIT THE USE OF THE SUBJECT STRUCTURE BY ADDITIONAL OCCUPANCY TYPES.

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 bound 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:

DAVID E. CAREY

Name - Type or Print

Signature

BROWN, BROWN + YOUNG

Company

200 S. MAIN ST. 410 938 5500

Address

Telephone No.

BEL AIR

MD

21014

City

State

Zip Code

Legal Owner(s):

JAN SANDY PROPERTIES LLC

Name - Type or Print

Signature

JACK S. JACOB

Name - Type or Print

Signature

6124 WESTBROOK RD 410 764 3817

Address

Telephone No.

BALTIMORE MD 21215

City

State

Zip Code

Representative to be Contacted:

BRENDAN GLASS % BRASHER DESIGN

Name

5000 STERRETT PL #300 410 915

Address

Telephone No.

COLUMBIA MD 21044

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2010-0120-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

UNAVAILABLE FOR HEARING

Reviewed By

A. TSUI

Date

10/06/2009

Date

12-9-09

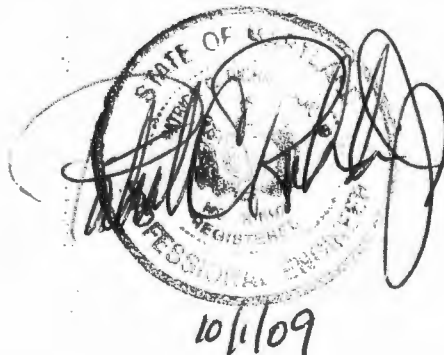
By

aw

**ZONING DESCRIPTION
SAVOY PLAZA
8511 LIBERTY ROAD
2ND ELECTION DISTRICT
4th Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the South side of Liberty Road at the west side of Glenmichael Road, thence running and binding on the west side of Glenmichael Road right-of-way (1) South 25 degrees 52 minutes 10 seconds West 15.24 feet, (2) by a curve to the right with a radius of 489.36 feet for a distance of 132.39 feet, (3) by a curve to the left with a radius of 691.03 feet for a distance of 144.73 feet, (4) by a curve to the right with a radius of 537.07 feet for a distance of 79.99 feet, thence leaving the right of way of Glenmichael Road and, (5) North 58 degrees 43 minutes 00 seconds West 331.53 feet, (6) North 25 degrees 30 minutes 10 seconds East 409.80 feet, to the southern side of Liberty Road, thence binding on the south side of said road, (7) South 64 degrees 07 minutes 50 seconds East 400.76 feet, to the point of beginning;

Containing a net area of 3.62 acres of land, more or less.



2010-0120-SPH

**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: 2010-0120-SPH

Petitioner: JMI SAVOY PROPERTIES LLC

Address or Location: 2511 LIBERTY ROAD, RANDALLSTOWN

PLEASE FORWARD ADVERTISING BILL TO:

Name: JMI SAVOY PROPERTIES LLC, ATTN: JACK JACOB

Address: 6724 WESTERBROOK RD
BALTIMORE, MD 21215

Telephone Number: 410 764 0217

Revised 2/20/98 - SCJ

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

No.

45926

Date:

10/06/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					335

Total:

11 335

Rec
From:

For:

8511 LIBERTY RD

2010-0120 SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

ZONING NOTICE

CASE # 2010-0120-SPH

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 THURSDAY, DECEMBER 3, 2009 AT 10:00 A.M.

REQUEST: SPECIAL HEARING FOR PURPOSES OF EXAMINING THE

LANGUAGE AND PARTICULAR REQUIREMENTS OF EXISTING ZONING CASE 03-
533-A, WITH THE DESIRE TO AMEND OR MODIFY SUCH LANGUAGE SO
AS TO PERMIT THE USE OF THE SUBJECT STRUCTURE BY ADDITIONAL
OCCUPANCY TYPES

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

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: # 2010-0120-SPH

8511 Liberty Road

S/side of Liberty Road, 580 feet east of Old Court Road

2nd Election District — 4th Councilmanic District

Legal Owner(s): JMJ Savoy Properties, LLC

Special Hearing: for purposes of examining the language and particular requirements of existing zoning case 03-533-A, with the desire to amend or modify such language so as to permit the use of the subject structure by additional occupancy types.

Hearing: Thursday, December 3, 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 11/880 November 17

221762

CERTIFICATE OF PUBLICATION

11/19/, 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 11/17/, 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

RE Proposed 2010-0120-SPH

Petitioner/Developer:
JMJ Savoy Properties, LLC

Date of Hearing/closing: December 3 2009

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

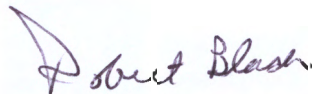
Attn; Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
8511 Liberty Road

The sign(s) were posted on November 18 2009
(Month, Day, Year)

Sincerely,

 Nov 20 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)



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
November 10, 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: 2010-0120-SPH

8511 Liberty Road
S/side of Liberty Road, 580 feet east of Old Court Road
2nd Election District – 4th Councilmanic District
Legal Owners: JMJ Savoy Properties, LLC

Special Hearing for purposes of examining the language and particular requirements of existing zoning case 03-533-A, with the desire to amend or modify such language so as to permit the use of the subject structure by additional occupancy types.

Hearing: Thursday, December 3, 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: David Carey, 200 S. Main Street, Bel Air 21014
Jack Jacob, JMJ Savoy Properties, LLC, 6724 Westbrook Road, Baltimore 21215
Brendan Glass c/o Brasher Design, 5560 Sterrett Place, #300, Columbia 21044

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 18, 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, November 17, 2009 Issue - Jeffersonian

Please forward billing to:

JMJ Savoy Properties, LLC
Attn: Jack Jacob
6724 Westbrook Road
Baltimore, MD 21215

410-764-0217

NOTICE OF ZONING HEARING

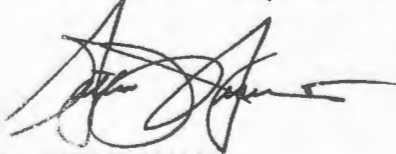
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0120-SPH

8511 Liberty Road
S/side of Liberty Road, 580 feet east of Old Court Road
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Special Hearing for purposes of examining the language and particular requirements of existing zoning case 03-533-A, with the desire to amend or modify such language so as to permit the use of the subject structure by additional occupancy types.

Hearing: Thursday, December 3, 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.



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

November 24, 2009

David E. Carey
Brown, Brown & Young
200 S. Main St.
Belair, MD 21014

Dear: David E. Carey

RE: Case Number 2010-0120-SPH, 8511 Liberty Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 06, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Jack Jacob: JMU Savory Properties, LLC; 6724 Westbrook Rd.; Baltimore, MD 21215
Brendan Glass; 5560 Sterrett Pl. #300; Columbia, MD 21044

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2009
Item Nos. 10-112, 114, 117, 118,
119, 120 and 121

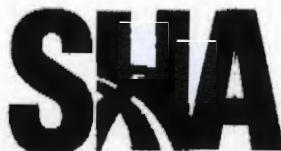
DATE: October 13, 2009

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-10262009 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 12, 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. 2010-0120-SHA
MD26
8511 LIBERTY ROAD
JMJ SAVOY PROPERTIES
SPECIAL HEARING

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10/08/09. A field inspection and internal review reveals that an entrance onto MD26 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 8511 LIBERTY RD. Case Number 2010-0120-SHA.

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

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0900 • www.sha.maryland.gov

BW 12/10
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 04 2009

ZONING ADVISORY COMMITTEE

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 4, 2009

SUBJECT: Zoning Item # 10-120-SPH
Address 8511 Liberty Road
(JMJ Savoy Properties)

Zoning Advisory Committee Meeting of October 12, 2009

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

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

Additional Comments:

Depending on the development proposal, this site may have to comply with the Forest Conservation Law.

Reviewer: J. Russo

Date: 10/23/09

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
8511 Liberty Road; S/S Liberty Road; * ZONING COMMISSIONER
580' E of Old Court Road *
2nd Election & 4th Councilmanic Districts * FOR
Legal Owner(s): JMJ Savoy Properties *
Petitioner(s) * BALTIMORE COUNTY
* 10-120-SPH

* * * * *

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.

RECEIVED

OCT 22 2009

.....

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 22nd day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Brendan Glass, 5560 Sterrett Place, Suite 300, Columbia, MD 21044 and David Carey, Esquire, Brown, Brown & Young, 200 S. Main Street, Bel Air, MD 21014, Attorney for Petitioner(s).

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



INTELLIGENT DESIGN

September 17, 2009

Mr. William J. Wiseman, III
Zoning Commissioner
Baltimore County Office of Planning
The Jefferson Building, Suite 101
105 W. Chesapeake Ave, Towson, MD 21204

Project:
Savoy Plaza Accessory Building
Randallstown, Baltimore County, Maryland

Brasher Project No. 09-161

Dear Mr. Wiseman:

On behalf of JMJ Savoy Properties, LLC, Please consider this request for a special hearing to revisit the parameters established by zoning variance, case number 03-533-A (attached for reference); Wherein the general setback limitations and dimensions of a proposed accessory building to be used for the manufacture and sale of 'snowballs' are described.

The petition for variance (case 03-533-A) uses the term 'snowball stand' to describe the type of use of a proposed accessory structure- which implies the assertion that it is of a seasonal, or temporary nature.

The owner desires a structure which is semi-permanent, to be leased on a short term basis to seasonal type occupancies. Chief among these may be the manufacture and sale of 'snowballs', however, provision is desired allowing for the structure to be occupied year-round as there are many seasonal businesses that would benefit from the availability of a small structure such as this.

We request this hearing for purposes of examining the language of zoning variance case 03-533-A, which, in its specificity, excludes all but a singular occupancy type.

Additionally, it is worthy to note:

1. The relief granted through variance case 03-533-A pertaining to front yard and side yard setbacks of 5 feet and 2 feet respectively, shall be observed.
2. The currently proposed structure size is smaller than as recorded through the petition for variance (8'-0" x 8'-0" in lieu of 10'-0" x 11'-8").

5560 Sterrett Place
Suite 300
Columbia, MD 21044

410.995.0015 MD
301.621.6020 DC
410.995.0350 Fax
www.brasherdesign.com

ARCHITECTURE DESIGN PLANNING INTERIORS

2010-0120-SPH



3. Proposed placement on the site is proposed to be more distant from both the front and side yard property lines than as recorded through the petition for variance (approx. 5'-0" from side yard and 23'-0" from front yard property lines in lieu of 2'-0" and 19'-0" respectively).
4. No greater hazard to vehicular or pedestrian traffic is created by a year-round seasonal or permanent occupancy than is created by a temporary occupancy.
5. The expectation of greater accountability on the part of the tenant as fostered by longer term leases would provide numerous benefits that a temporary seasonal occupancy would not.
6. The proposed structure shall be subject to all applicable codes and ordinances, including the 2006 International Property Maintenance Code.

I am certain that you will agree that a smaller, more remotely located structure is certainly within the spirit and intent of the original case; and that the duration of potential occupancies is the most compelling matter for consideration.

Please do not hesitate to contact me at the offices of Brasher Design, 410 995 0015, if you should have any questions or concerns.

Sincerely Yours,

Brendan T. Glass, AIA, LEED AP
Associate
Brasher Design
BTG/btg

Cc: Jack S. Jacob, JMJ Savoy Properties, L.L.C.

From: Debra Wiley
To: Murray, Curtis
Date: 11/27/2009 1:43 PM
Subject: OP Comment Needed - 12/3 Hearing for Bill

*Missing
OP*

Hi Curtis,

In reviewing the case files for next week, it appears Case No. 2010-0120-SPH needs a comment from your office. I have typed a case description for your convenience in preparing a comment as follows:

Case No. 2010-0120-SPH

8511 Liberty Road
S/side of Liberty Road, 580 feet east of Old Court Road
2nd Election District - 4th Council District
Legal Owners: JMC Savoy Properties, LLC

Special Hearing for purposes of examining the language and particular requirements of existing zoning case 03-533-A, with the desire to amend or modify such language so as to permit the use of the subject structure by additional occupancy types.

Hearing: Thursday, December 3, 2009, at 10:00 a.m., in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson, 21204

Thanks and have a great weekend !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Wiseman, Bill

PRINT CLEAR

CASE NAME JMS Envoy Pnp, LLC
CASE NUMBER 2010-0120
DATE 12/3/09

PETITIONER'S SIGN-IN SHEET

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 0219321690

Owner Information

Owner Name: JMJ SAVOY PROPERTIES, LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 6724 WESTBROOK RD **Deed Reference:** 1) /13737/ 625
 BALTIMORE MD 21215-1717 2)

Location & Structure Information

Premises Address **Legal Description**
 8511 LIBERTY RD 3.62 AC
 646 SE OLD COURT RD
 SAVOY PLAZA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	16	564						1	Plat Ref: 30/ 34

Special Tax Areas **Town**
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	42,511 SF	3.62 AC	14

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	724,000	724,000		
Improvements:	2,812,100	2,812,100		
Total:	3,536,100	3,536,100	3,536,100	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SAVOY PLAZA ASSOCIATES	Date: 05/11/1999	Price: \$2,600,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13737/ 625	Deed2:
Seller: MHL REALTY COMPA NY	Date: 01/10/1986	Price: \$1,600,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7071/ 697	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:

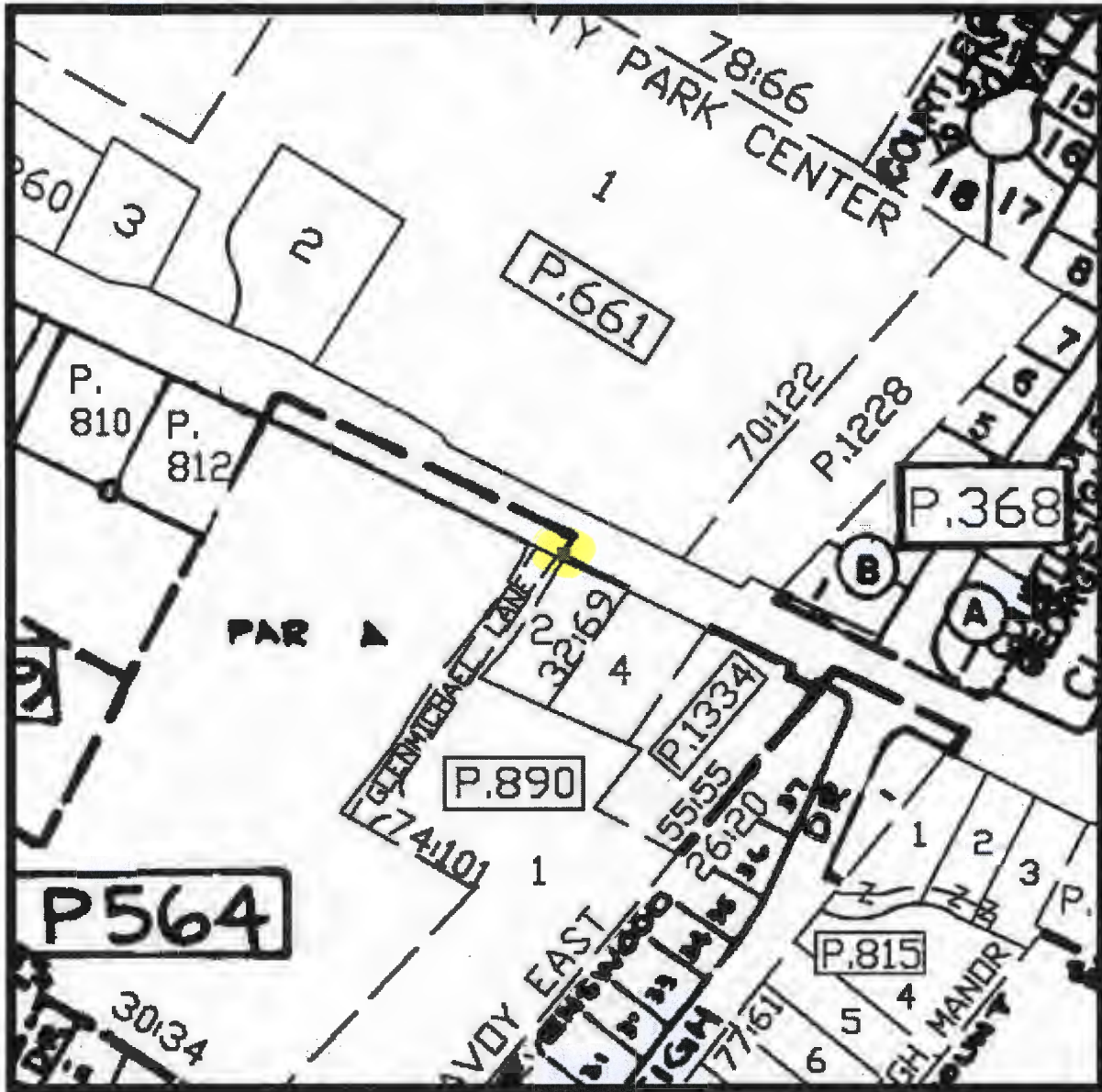
Special Tax Recapture:
 * NONE *



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

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Search**

District - 02 Account Number - 0219321690



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

IN RE: PETITION FOR VARIANCE
 SW/Corner Liberty Road and
 Glen Michael Road
 (8511 Liberty Road)
 2nd Election District
 4th Council District

JMJ Savoy Properties, LLC
 Petitioners

* BEFORE THE
 * ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * Case No. 03-533-A
 *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, JMJ Savoy Properties, LLC, through their attorney, Joseph R. Woolman, III, Esquire. The Petitioners seek relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 5 feet in lieu of the required front yard average depth of 64 feet, and from Section 238.2 of the B.C.Z.R. to permit a side yard depth of 2 feet in lieu of the required 30 feet, for a proposed snowball stand. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1. It is to be noted that in open hearing, the Petitioners amended the Petition to request a front yard depth of 19 feet in lieu of the required 64 feet. The site plan was amended accordingly and the hearing proceeded on the merits of the request.

Appearing at the requisite public hearing in support of the request were Jack M. Jacob, on behalf of JMJ Savoy Properties, LLC, property owner; Paul Johnson; Patrick C. Richardson, the Professional Engineer who prepared the site plan; and Joseph R. Woolman, III, Esquire, attorney for the Petitioners. Appearing as Protestants in the matter was Al Paul, a nearby business owner, and Henry M. Weisenberg who appeared on behalf of the Liberty Road Business Association.

The property under consideration is an irregular shaped parcel located on the southwest corner of the intersection of Liberty Road (Maryland Route 26) and Glen Michael Road in

ORDER RECEIVED FOR FILING

Date

By

8/1/03
 [Signature]

Randallstown. The property contains a gross area of 4.2 acres, more or less, zoned B.R.-A.S. and is improved with a strip shopping center known as the Savoy Shopping Plaza, which features a variety of retail uses. In addition to the L-shaped building, there is a large parking field that provides 238 parking spaces in the front portion of the site immediately adjacent to the intersection. Testimony indicated that Mr. Savoy has apparently undertaken numerous upgrades to the site in recent years and has made significant investment in revitalization of the property.

The instant Petition relates to a small shed-type building that was recently erected on the northwest corner of the property. Mr. Jacob testified that the shed has been leased for the operation of a snowball stand. This shed is located 19 feet from the right-of-way for Liberty Road, and 2 feet from the side property line. Testimony indicated that the shed was placed where located so that it would not impact traffic circulation on the property or reduce the number of parking spaces yet be visible to motorists traveling along Liberty Road. Concerns were expressed about pedestrian safety if the shed were located immediately adjacent to the parking lot. Moreover, it was indicated that the property slopes away from Liberty Road, so the shed was situated where located based upon that consideration.

Section 303.2 of the B.C.Z.R. provides that for any building erected in the B.R. zone, same shall be located with an average front yard depth equal to the lots immediately adjoining on either side. The 64 feet required in this case was determined by the location of adjacent buildings. Obviously, the intent of that Section was to regulate large commercial buildings. However, it is nonetheless applicable to this small, 10' x 11.67' shed. In addition, Section 238.2 of the B.C.Z.R. provides that a side yard setback for buildings in the commercial B.R. zone be located 30 feet from the side property line. In this instance, in order to maintain the 30-foot setback, the shed would be located within the parking lot travel area. Thus, the requested variance relief is necessary.

Mr. Paul and Mr. Weisenberg appeared in opposition. Mr. Weisenberg produced a letter from the Liberty Road Business Association, which indicates that the Association is opposed to the request because they believe there should be a "level playing field" for all businesses on Liberty Road.

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Date

By

This letter represents an apparent misunderstanding by that organization of the zoning regulations and process by which variances are obtained. All property owners in Baltimore County, including those on Liberty Road are required to comply with the relevant Sections of the B.C.Z.R. However, the zoning regulations provide that any property owner may seek variance relief pursuant to Section 307 thereof. Thus, any business owner on Liberty Road has the option to seek variance relief if strict compliance with the relevant zoning regulations is impractical or impossible. If variance relief is requested, the Office of the Zoning Commissioner considers each case on an individual basis. The Petitioner in this case is "playing by the rules" in that it is exercising its option to seek variance relief.

The proper test to be applied is set out in Section 307.1 of the B.C.Z.R. Therein, it is provided that the Petitioner must demonstrate that the property at issue has some unique characteristic that drives the need for variance. The applicant must also show that strict adherence to the regulations would cause a practical difficulty and that relief can be granted without detrimental impact to the surrounding locale.

Mr. Paul also testified in opposition to the request. He owns a snowball stand but indicated that he was not appearing out of competitive concerns. He expressed concerns about aesthetics of the building and public safety. He is particularly concerned that the shed being located immediately adjacent to Liberty Road could create a traffic hazard.

This is a difficult case from that perspective. Obviously, the shed's location near the right-of-way of Liberty Road will draw both pedestrian and vehicular traffic to that immediate area. However, locating the shed towards the interior of the property as suggested by the opponent could also create a traffic hazard. Relocation in that area, particularly due to the grade and the location of existing buildings on the site could result in motorists on Liberty Road slowing down while attempting to determine the exact location of the snowball business.

Most seasonal type businesses of which the undersigned Zoning Commissioner is aware are located in such a manner so as to be highly visible to traffic on adjacent public streets. This is so because such businesses are not permanent in nature. Finally, photographs submitted at

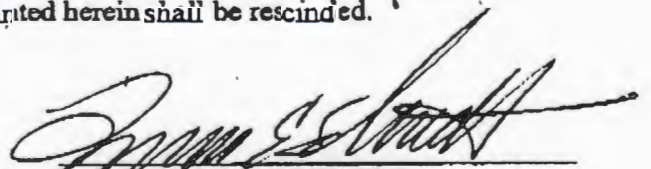
the hearing show that the shed's setback of 19 feet from Liberty Road does not cause any sight distance for traffic entering or exiting the site from Liberty Road.

Based upon all of the testimony and evidence presented, I am persuaded to grant the relief find that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. and that strict adherence to the zoning regulations could result in the disruption of interior traffic circulation on the property and parking. In sum, I believe that relief can be granted without detrimental impacts to the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of August, 2003 that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 5 feet in lieu of the required front yard average depth of 64 feet, and from Section 238.2 of the B.C.Z.R. to permit a side yard depth of 2 feet in lieu of the required 30 feet, for a proposed snowball stand, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:hjs

ORDER RECEIVED FOR FILING
Date 8/1/03
By [Signature]



Baltimore County
Zoning Commissioner

August 1, 2003

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Joseph R. Woolman, III, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
SW/Corner Liberty Road and Glen Michael Road
(8511 Liberty Road)
2nd Election District – 4th Council District
JMJ Savoy Properties, LLC - Petitioners
Case No. 03-533-A

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: ✓ Mr. Jack M. Jacob, JMJ Savoy Properties, LLC
6724 Westbrook Road, Baltimore, Md. 21215-1717
Mr. Patrick C. Richardson, Jr., 730 W. Padonia Road, Cockeysville, Md. 21030
Mr. Paul Johnson, 230 Gentlebrook Road, Owings Mills, Md. 21117
Mr. Al Paul, P.O. Box 603, Randallstown, Md. 21133
Mr. Henry M. Weisenberg, Liberty Road Business Assoc.,
9337 Liberty Road, Randallstown, Md. 21133
People's Counsel; Case File



2010-0120-SPH

Case No.: 8511 LIBERTY RD 2010-0120-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Plan Sheet: 077B3

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

Baltimore County Office of Planning and Zoning Official Zoning Map

076C2	077A2	077B2	077C2	078A2
076C3	077A3	077B3	077C3	078A3
086C1	087A1	087B1	087C1	088A1

Scale

1" = 200'

0 100 200 400
Feet



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

2010-0120-SPH



Plan Sheet: 077B2

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- Buildings
- Streams
- Vegetation
- Zoning
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- Rail Lines

**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

076C1	077A1	077B1	077C1	078A1
076C2	077A2	077B2	077C2	078A2
076C3	077A3	077B3	077C3	078A3

Scale

1" = 200'
0 100 200 400 Feet



Data Sources:
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1:2400, from 1995/96 photography
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PETITIONER'S
EXHIBIT NO.

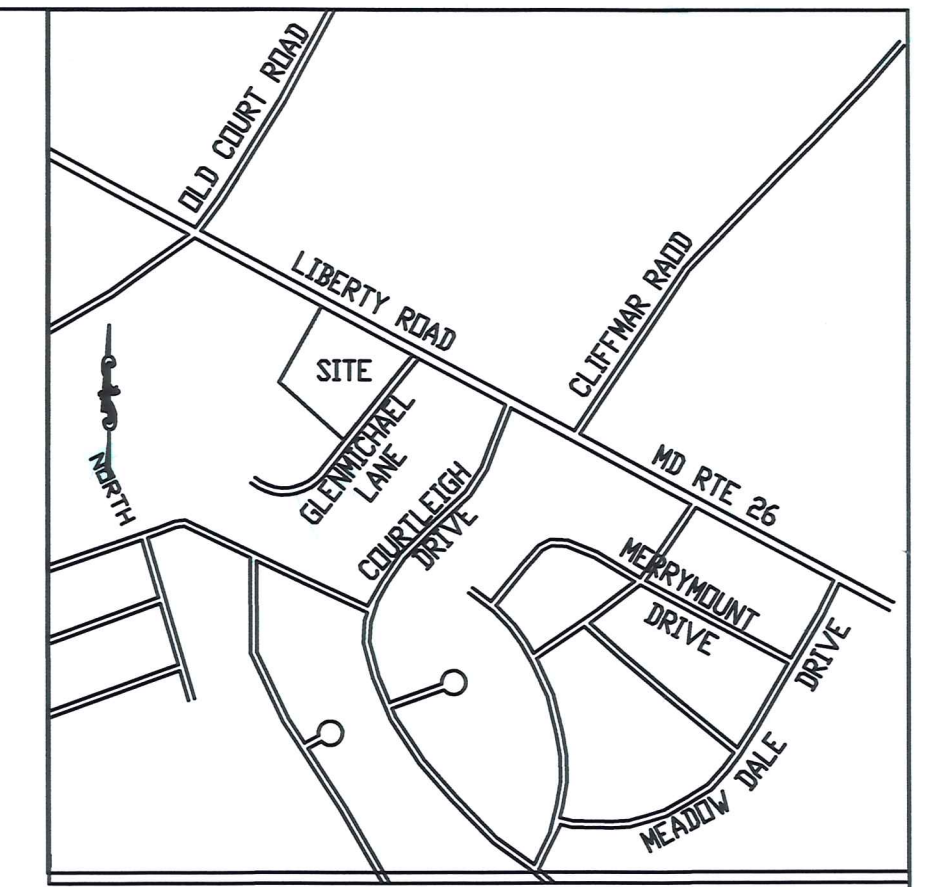
2010-0120-SPH

SITE ANALYSIS :

TOTAL SITE AREA : 157,544 SF/3.62 AC+/-
 AREA DISTURBED : 4,431 SF/0.10 AC+/-
 AREA TO BE VEGETATED : 0 SF
 AREA TO BE PAVED : 4,431 SF/0.10 AC+/-
 BUILDING AREA : 2,341 SF/0.05 AC+/-
 EARTHWORK QUANTITIES

CUT= 50 CY
 FILL= 0 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE PROVIDED FOR THE APPROVING AUTHORITY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES TO THEIR OWN SATISFACTION PRIOR TO BIDDING THE WORK.



VICINITY MAP
 1"=1000'

NOTES:
 SITE PLAN PREPARED AND PROVIDED TO BRASHER DESIGN BY OTHERS. BRASHER DESIGN ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO BECOME FAMILIAR WITH THE SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN THE EVENT OF A DISCREPANCY.

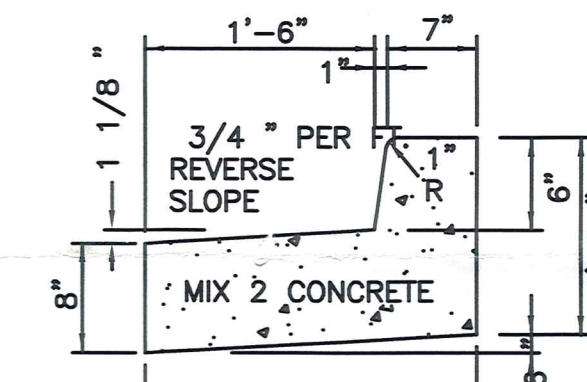
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FIRE RATINGS OF 1 HR. NEEDED BASED UPON SEPARATION DISTANCE SHALL BE ACHIEVED THROUGH THE REMOVAL OF SUPPLIED WALL FINISH, INSTALLATION OF 5/8" EXT. FIBER FACE MODIFIED GYP. SHEATHING, REINSTALLATION OF SUPPLIED FINISH, INSTALLATION OF 5/8" INT. TYPE X GYP. WALL BOARD ON THE INTERIOR WALL SURFACE AND R-15 BATT INSULATION AS NEEDED TO FULLY FILL WALL CAVITIES PER THE FOLLOWING PRESCRIPTIVE CALCULATIONS PER 2006 IBC 716.2 :

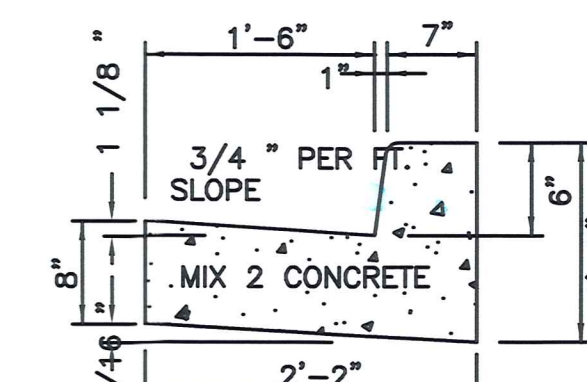
EXTERIOR WALL MEMBRANE: 15/32 T&I EXT. PLYWOOD (ASSUMED) = 10 MIN.
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ARCHITECT ENDORSEMENT APPLIES ONLY TO PROPOSED WORK WITHIN GLOUDED AREAS INDICATED, THIS SHEET.



SECTION



SECTION

6" COMBINATION CURB & GUTTER
 NOT TO SCALE

DESIGN NOTES:
 ALTERNATE MOUNTABLE CEMENT CONCRETE CURB SECTIONS MAY BE USED WHERE SIDEWALKS ARE NOT CURRENTLY REQ'D OR REASONABLY ANTICIPATED.

Richardson Engineering

730 W. Padonia Road, Suite 101
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827

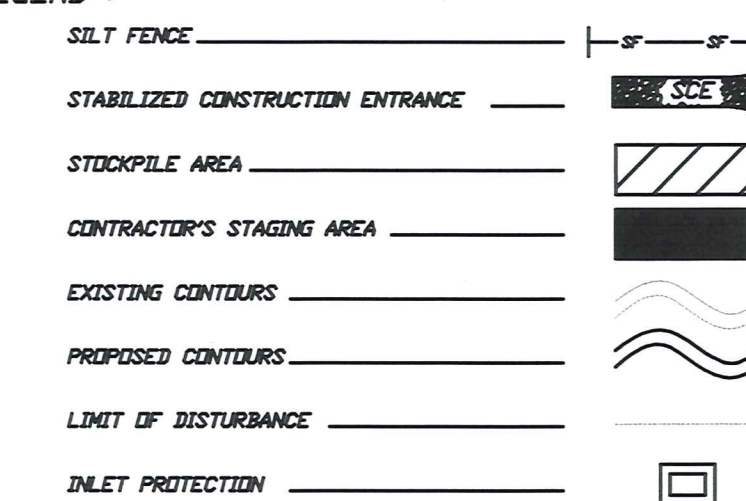
GRADING PLAN
 SAVOY PLAZA
 8511 LIBERTY ROAD
 (MARYLAND ROUTE 26)
 BALTIMORE COUNTY, MARYLAND

2ND ELECTION DISTRICT

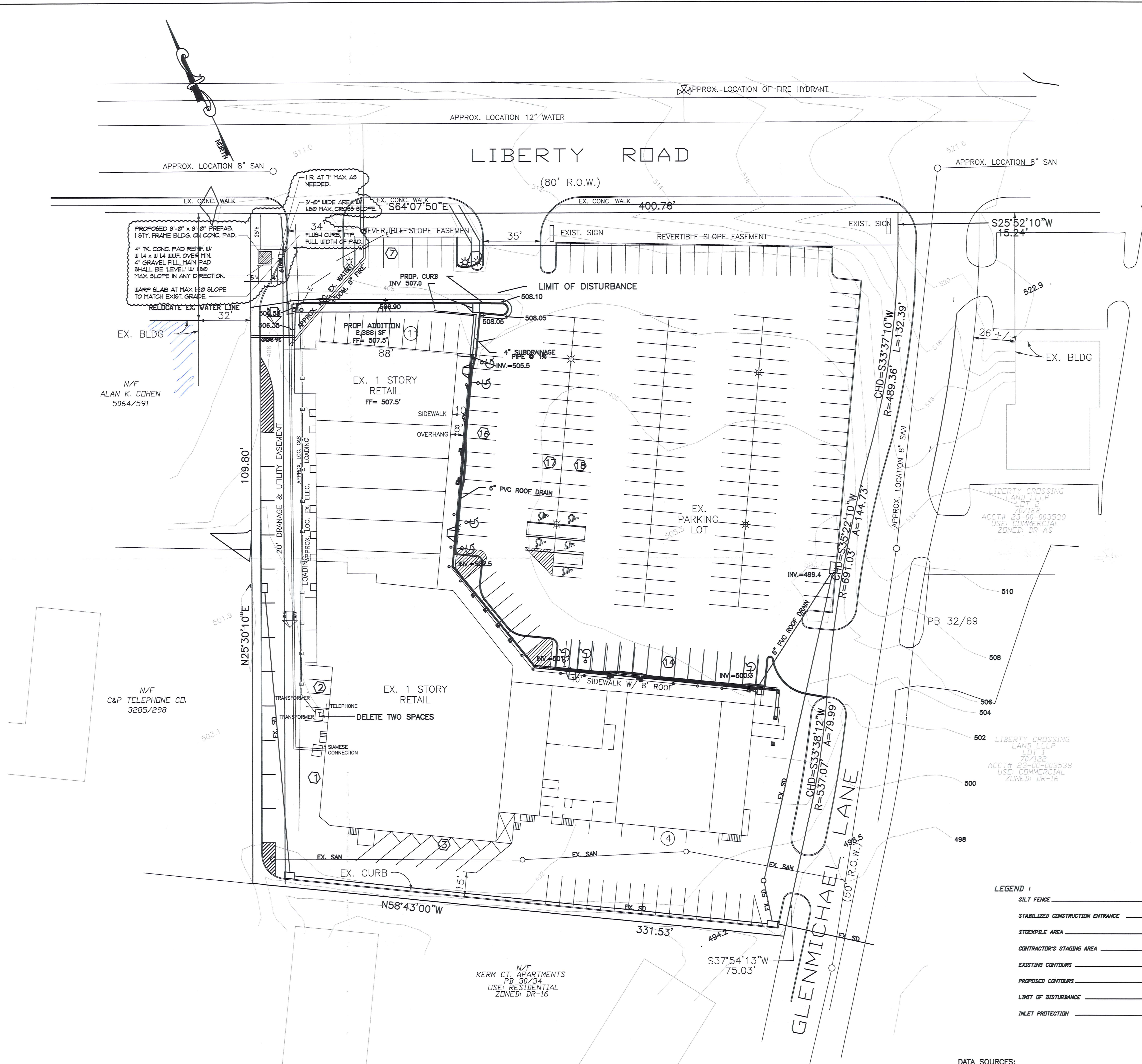
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CADDS	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:	
11/30/00	00038	G-1	2 OF 2

LEGEND :



DATA SOURCES:
 BASE INFORMATION TAKEN FROM A "PLAN TO ACCOMPANY USE & OCCUPANCY PERMIT APPLICATION" (SCOTT RICE) DATED 3/10/99 & "PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES" BY DAFT McCUNE WALKER, INC. DATED 7/28/00.



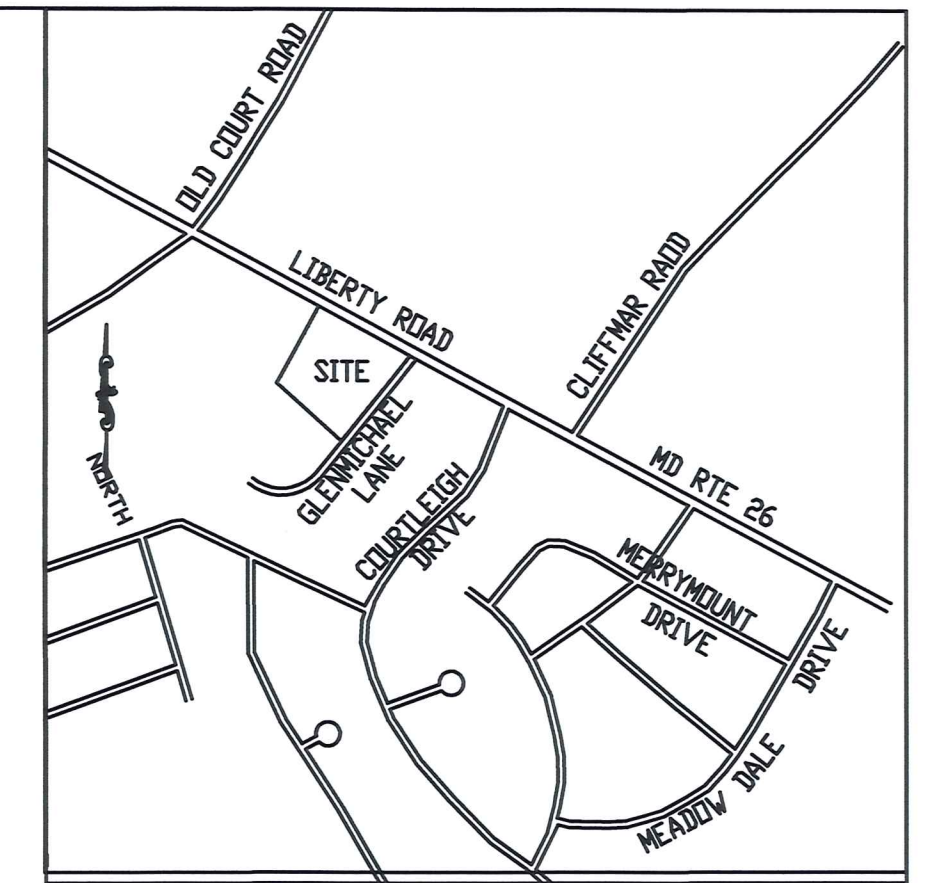
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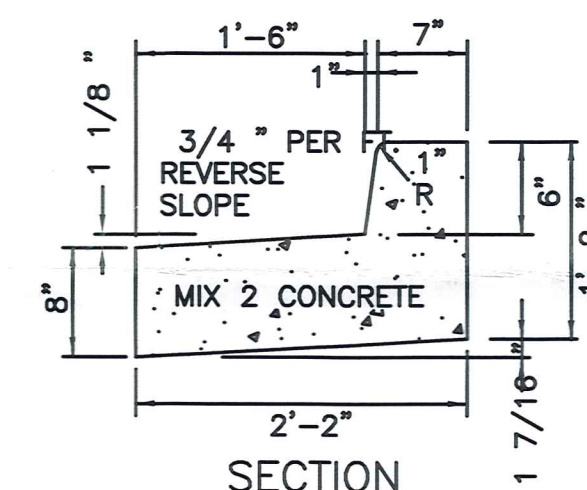
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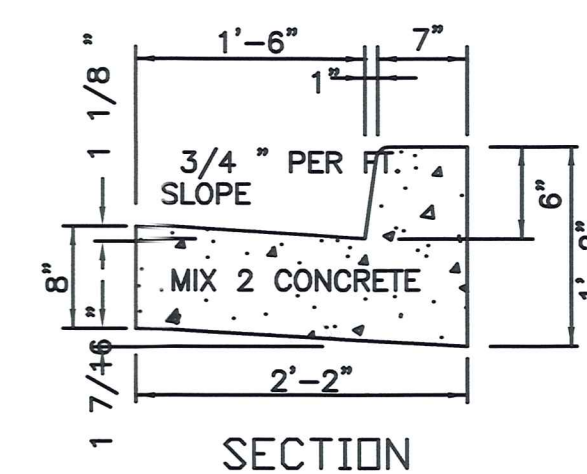
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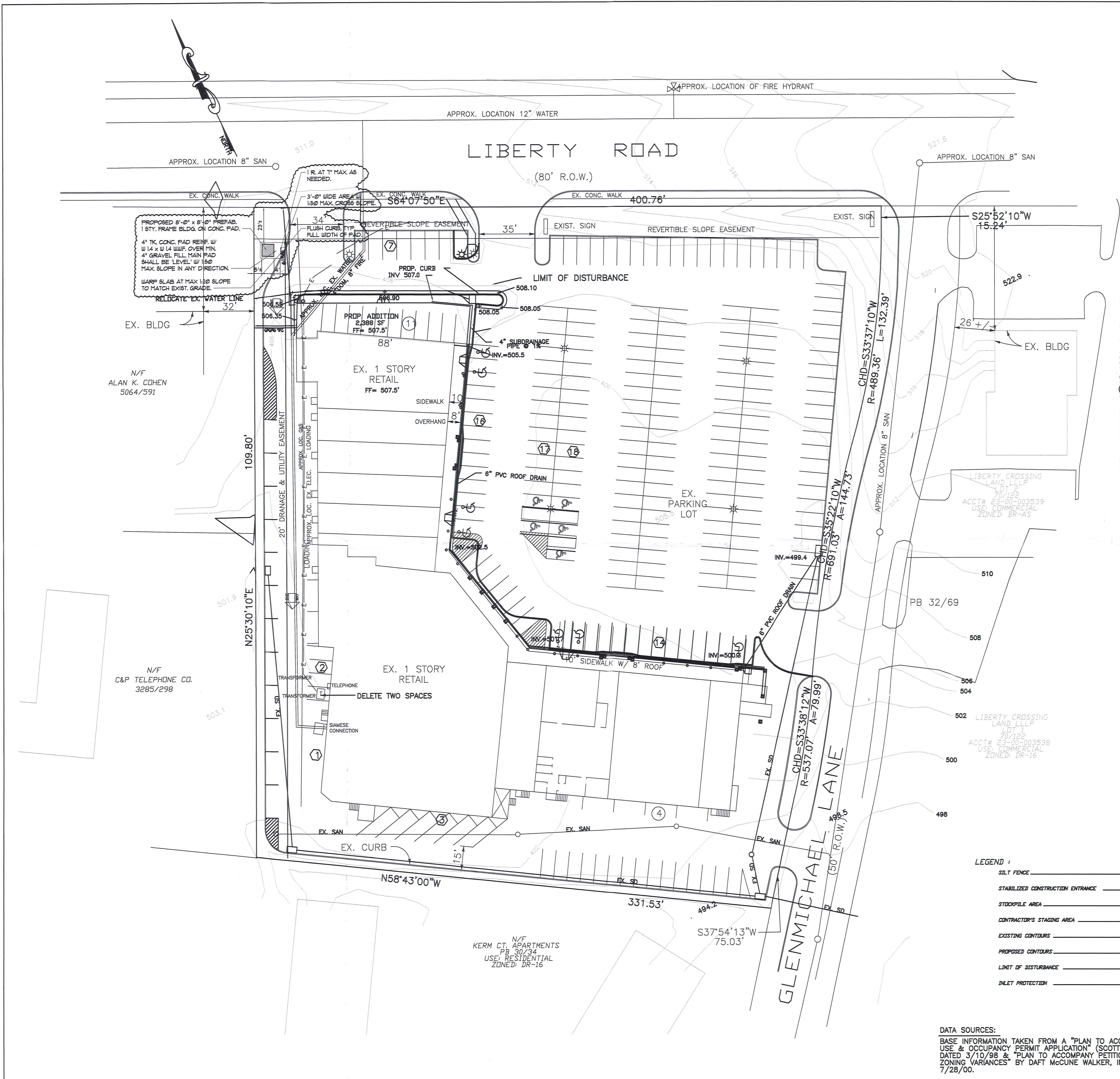
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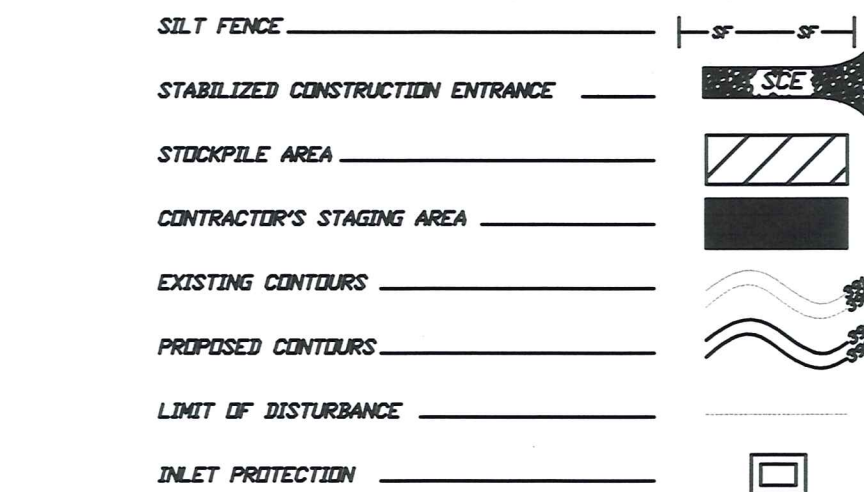
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				2 OF 2

2010-0120-SPH

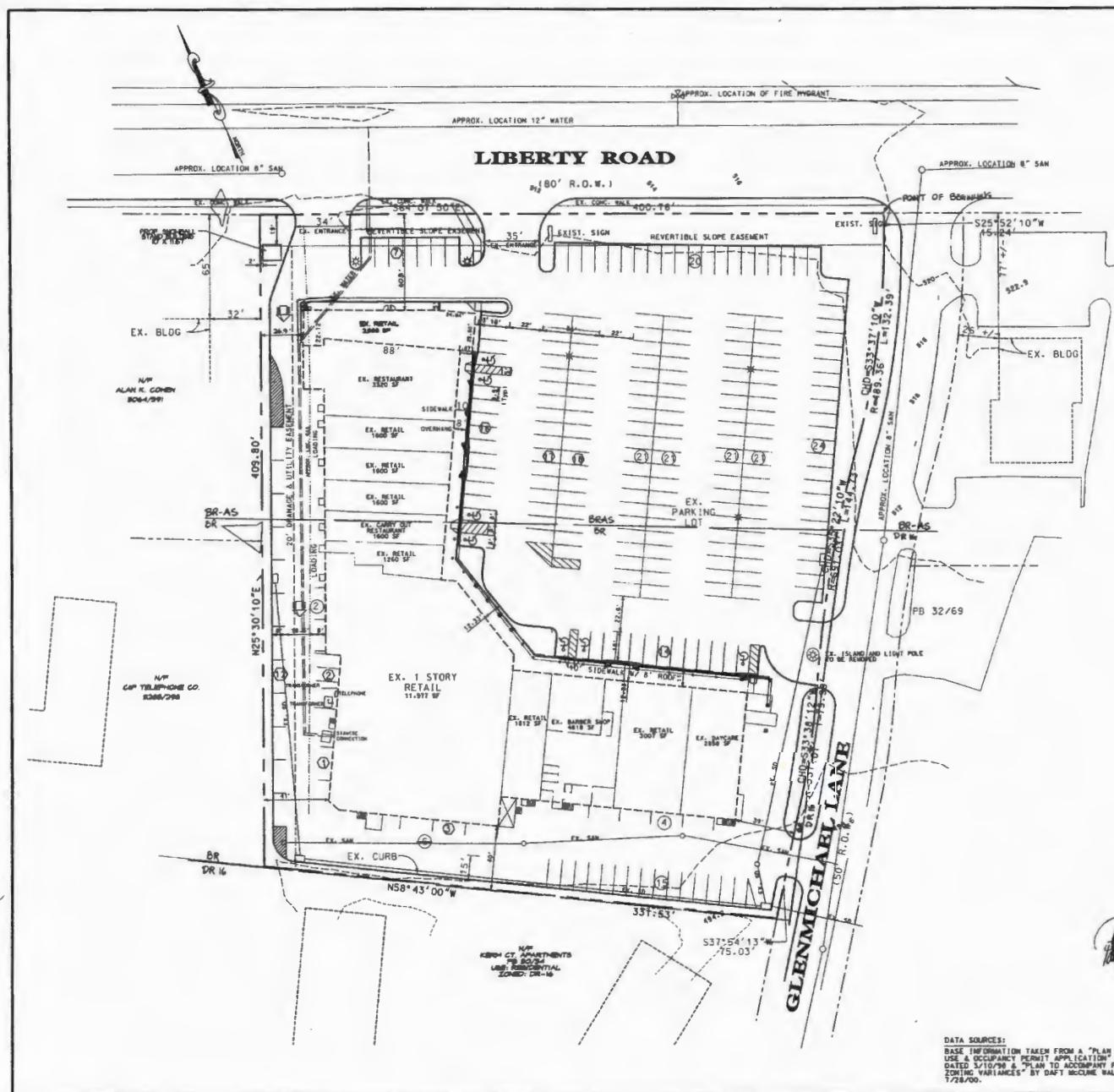


LEGEND :



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VICINITY MAP
1"=1000'

General Notes

1. Owner: JMI Savoy Properties, LLC
6724 Westbrook Road
Baltimore, MD 21215
2. Applicant: JMI Savoy Properties, LLC
3. Zoning: Existing - BR (MAP NW 6H)
Proposed - No Change
4. Lot Area: 187,544 S.F. or 3.62 AC. +/- (Net)
182,952 S.F. or 4.20 AC. +/- (Gross)
5. Existing Use: Retail & Restaurant
6. Proposed Use: Retail, Restaurant & Snowball Stand
7. Proposed Leasable Area: 117 S.F.
8. Parking (Tabulation):
C. Existing Parking: 238 Spaces
D. Parking Required: 235 Spaces
9. Utilities: Sewer - Existing Public
Water - Existing Public
10. Election District: 2nd
11. Councilmanic District: 2nd
12. Census Tract: 4023.02
13. Watershed: 31
14. Subwatershed: 84
15. Deed Reference: 13737/625
16. Property Account No.: 0219221690
17. Tax Map: 77 Grid: 18 Parcel: 564
18. A. Exist. Building Area: 43,253 SF
B. Proposed Building Area: 117 SF
C. Floor Area Ratio: 0.24
D. Maximum Floor: 2.0
19. Height of Existing Building: 25 feet +/-
Height of Proposed Building: 8 feet
Maximum Building Height: 40 feet
20. Signs: All signs will conform with B.C.Z.R. Section 450
21. Previous Commercial Permits: 8511 - 8115862 and 8139957
8511 - A - 8067418
8511 - B - 8063193, 8068833,
8068236, 8064148, 8067262,
8511 - C - Not on file
22. Existing Hearings: 00-421-A, APPROVED AND, 4, 3000 to permit
23. Existing Hearing: 00-421-A, APPROVED AND, 4, 3000 to permit
23. PROPOSED VARIANCE: TO PERMIT A SETBACK OF 5 FEET IN FRONT IN
VIEW OF THE PREVIOUSLY APPROVED 58 FEET FOR THE
CONSTRUCTION OF A TOWER, 1100 (SECTION 216.4)
TO PERMIT A SIDE YARD SETBACK OF 5' IN VIEW OF THE PREVIOUSLY APPROVED 10',
(SECTION 216.4)

Richardson Engineering, LLC

730 W. Patoka Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY VARIANCE PETITION SAVOY PLAZA

8511 LIBERTY ROAD
(MARYLAND ROUTE 26)

BALTIMORE COUNTY, MARYLAND

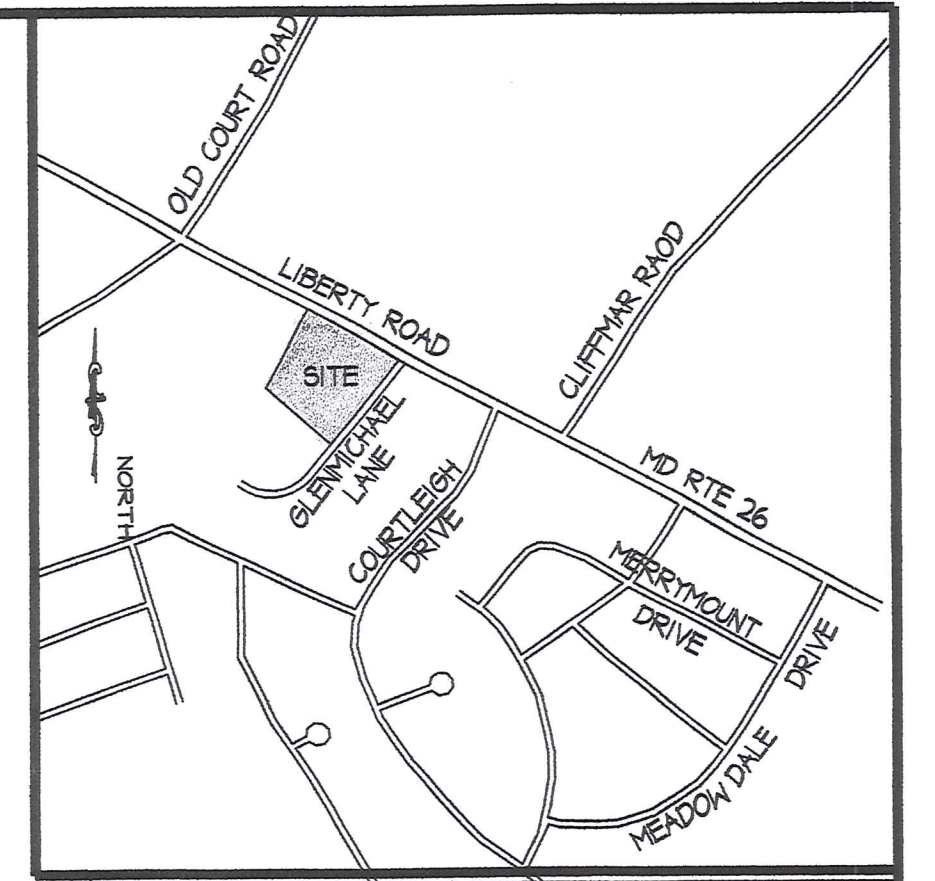
2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

DATE BY:	REVISION BY:	SCALE:
CADD	PCR	1" = 30'
DATE	JOB NO.	BY DATE
09/11/2008	00000	1 OF 1

DATA SOURCES:
BASE INFORMATION TAKEN FROM A "PLAN TO ACCOMPANY
USE & OCCUPANCY PERMIT APPLICATION" (SCOTT RICE)
DATED 3/10/98 & "PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCES" BY DAFT MCCUNE WALKER, INC. DATED
1/28/00.



03535-A



VICINITY MAP
1"=1000'

General Notes

- Owner: JMW Savoy Properties, LLC
6724 Westbrook Road
Baltimore, MD 21215
- Applicant: JMW Savoy Properties, LLC
- Zoning: Existing - BR (MAP NW 6H)
Proposed - No Change
- Lot Area: 157,544 S.F. or 3.62 AC. +/- (Net)
182,952 S.F. or 4.20 AC. +/- (Gross)
- Existing Use: Retail & Restaurants
- Proposed Use: Retail & Restaurants
- Proposed Leasable Area: 117 S.F.
- Parking Tabulation:
a. Existing Parking: 238 Spaces
b. Parking Required: 235 Spaces
- Utilities: Sewer - Existing Public
Water - Existing Public
- Election District: 2nd
- Councilmanic District: 4TH
- Census Tract: 4023.02
- Watershed: 31
- Subwatershed: 64
- Deed Reference: 13737/625
- Property Account No.: 0219321690
- Tax Map: 77 Grid: 16 Parcel: 564
- A. Exist. Building Area= 43,253 SF
B. Proposed Building Area= 117 SF
C. Floor Area Ratio= 0.24
D. Maximum FAR= 2.0
- Height of Existing Building: 25 feet +/-
Height of Proposed Building: 8 feet
Maximum Building Height: 40 feet
- Signs: All signs will conform with B.C.Z.R. Section 450
- Previous Commercial Permit: 8511 - 8115362 and 8139957
8511 - A - 8067418
8511 - B - 8043193, 8059837,
E060536, E066146, E067262.
8511 - C - Not on File
- Zoning Hearings: 00-424-A, APPROVED AUG. 4, 2000 to permit 263 parking spaces in lieu of the required 263 spaces and a reduction in the front yard setback to 58 feet in lieu of the average 64 feet.
03-533-A, APPROVED AUGUST 1, 2003 to permit a front yard setback of 5 feet in lieu of the required average 64', and to permit a side yard setback of 2' in lieu of the required 30' for a proposed snowball stand.
- PROPOSED SPECIAL HEARING TO PERMIT USES OTHER THAN THE PREVIOUSLY APPROVED SNOWBALL STAND

2010-0120-SPH

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

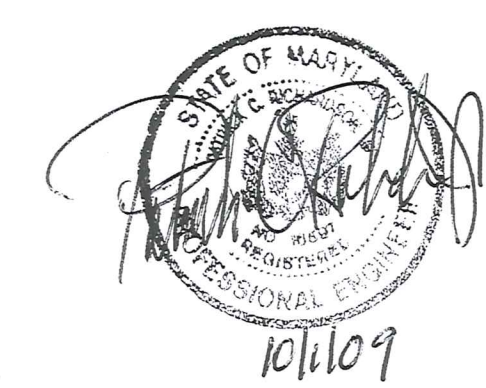
PLAN TO ACCOMPANY SPECIAL HEARING PETITION SAVOY PLAZA

8511 LIBERTY ROAD
(MARYLAND ROUTE 26)

BALTIMORE COUNTY, MARYLAND

2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CADD	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:	
10/01/2009	00038	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. 16597, Expiration Date: 2/15/2011

DATA SOURCES:

BASE INFORMATION TAKEN FROM A "PLAN TO ACCOMPANY USE & OCCUPANCY PERMIT APPLICATION" (SCOTT RICE) DATED 3/10/98 & "PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES" BY DAFT McCUNE WALKER, INC. DATED 7/28/00.

