

MEMORANDUM

DATE: April 30, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0195-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 26, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ☒ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
SE corner of Providence Road and
East Joppa Road
9th Election District
5th Council District
(701 East Joppa Road)

Stanley Black & Decker, Inc.
Petitioner

*
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*
*

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Stanley Black & Decker, Inc. The Petitioner is requesting Variance relief under Section 409.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the expansion of existing buildings by the construction of a 1,760 square foot lobby/conference room area, without requiring expansion of existing on-site parking (from present capacity of 752 spaces to 922 spaces as required under Code), the development of the site having pre-dated the current parking regulation; and for such other reasons as shall be presented at the hearing. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the variance request were Robin Weyand with Stanley Black & Decker, and Phil Carroll, professional engineer with Whitney, Bailey, Cox & Magnani, LLC, the consulting firm that prepared the site plan. Lawrence F. Haislip, Esquire with Miles & Stockbridge, P.C., represented the Petitioner. There were no Protestants or other interested parties in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. (See Exhibits 2 and 3), and the file does not contain any

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Date 3-27-12

By RW

letters of opposition or protest.

Testimony and evidence revealed that the subject property is approximately 22 acres in size, and is the "corporate campus" for the Black and Decker Manufacturing Company. The site contains approximately 295,000 square feet of office space in two buildings, and is attractively landscaped and encircled with a fence. The site is triangular in shape, and has only one point of ingress/egress for employees and visitors.

Petitioner's engineer testified, via proffer, that the subject site has been in use by Petitioner for over 80 years (long pre-dating the B.C.Z.R.), and that the present parking is more than sufficient. Mr. Carroll opined that the property was indeed unique and unusual both in shape and size, and he advised that the campus contains many areas of protected landscaping and green space. Finally, Mr. Carroll opined that it would create a hardship if B.C.Z.R. § 409 was strictly enforced in this setting because the additional parking could potentially be more expensive than the modest construction project (which involves just 1,760 square feet), and would also result in a loss of green space on the premises.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated March 14, 2012, indicating that the development of the property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code [B.C.C.]).

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, the property is oddly shaped and is also unique in that it is a large parcel of land in the center of a busy and crowded city. I also find

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Date 3-27-12

By [Signature]

that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

The Petitioner has satisfied this test.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the lack of any community opposition. In addition, the site is insular and there is no danger that parking would "spill over" to adjoining properties.

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

THEREFORE, IT IS ORDERED, this 27 day of March, 2012, by this Administrative Law Judge that Petitioner's Variance request from Section 409.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the expansion of existing buildings by the construction of a 1,760 square foot lobby/conference room area, without requiring expansion of existing on-site parking (from present capacity of 752 spaces to 922 spaces as required under Code), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for its building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day

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Date 3-27-12

By PW

appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

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Date 3-27-12

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 27, 2012

Lawrence F. Haislip, Esquire
Miles & Stockbridge, P.C.
1 West Pennsylvania Avenue
Suite 900
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 2012-0195-A
Property: 701 East Joppa Road

Dear Mr. Haislip:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 701 East Joppa Road, Baltimore MD 21286

which is presently zoned ML

Deed References: 3102/409; 567/157; 834/502; 3531/599; 3703/330; 3727/030

10 Digit Tax Account # 0902470453

Property Owner(s) Printed Name(s) **STANLEY BLACK & DECKER, INC.** (fka The Black & Decker Manufacturing Co.)

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** a **Variance** from Section(s) 409.6 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To permit the expansion of existing buildings by the construction of a 1,760 lobby/conference room area, without requiring expansion of existing on-site parking (from present capacity of 752 spaces TO 922 spaces as required under Code), the development of the site having pre-dated the current parking regulations; and for such other reasons as shall be presented at the hearing.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

None

Legal Owners (Petitioners):

STANLEY BLACK & DECKER, INC.

By: Robin Z. Weyand
Robin Z. Weyand, Legal Counsel CDIY

701 East Joppa Road
Towson, Maryland 21286
(410) 716 3625
robin.weyand@sbdinc.com

Attorney for Petitioner:

Lawrence F. Haislip, Esq.
Miles & Stockbridge P.C.
1 West Pennsylvania Avenue, Ste. 900
Towson, Maryland 21204
(410) 823 8234
lhaislip@milesstockbridge.com

410-823-8123 - Teressa

Representative to be contacted:

Lawrence F. Haislip, Esq.
Miles & Stockbridge P.C.
1 West Pennsylvania Avenue, Ste. 900
Towson, Maryland 21204
(410) 823 8234
lhaislip@milesstockbridge.com

CASE NUMBER 2012-0195-A Filing Date 2/21/12 Do Not Schedule Dates: _____ Reviewer BK

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 3-27-12

By RW



PETITION FOR ZONING HEARING(S)

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I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

None

Legal Owners (Petitioners):

STANLEY BLACK & DECKER, INC.

By: Robin Z. Weyand

Robin Z. Weyand, Legal Counsel CDIY

701 East Joppa Road
Towson, Maryland 21286
(410) 716 3625
robin.weyand@sbdinc.com

Attorney for Petitioner:

Lawrence F. Haislip, Esq.
Miles & Stockbridge P.C.
1 West Pennsylvania Avenue, Ste. 900
Towson, Maryland 21204
(410) 823 8234
lhaislip@milesstockbridge.com

Representative to be contacted:

Lawrence F. Haislip, Esq.
Miles & Stockbridge P.C.
1 West Pennsylvania Avenue, Ste. 900
Towson, Maryland 21204
(410) 823 8234
lhaislip@milesstockbridge.com

CASE NUMBER 2012-0195-A Filing Date 2/21/12 Do Not Schedule Dates: _____ Reviewer BK

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Date 3-27-12

By [Signature]



Zoning Description
Property of Black & Decker Manufacturing Company
701 East Joppa Road
Baltimore County, Maryland 21286

COMMENCING at the intersection of Joppa Road (70 feet wide) and Goucher Boulevard (110 feet wide) and running North 72 Degrees 35 Minutes 29 Seconds West 64.20 feet along the centerline of Joppa Road, thence at right angles thereto South 17 Degrees 24 Minutes 31 Seconds West 43.95 feet to the POINT OF BEGINNING;

THENCE leaving said POINT OF BEGINNING and running

- 1) South 62 Degrees 59 Minutes 11 Seconds West 95.44 feet, thence
- 2) South 78 Degrees 00 Minutes 11 Seconds West 107.08 feet, thence
- 3) South 75 Degrees 43 Minutes 21 Seconds West 3.65 feet, thence
- 4) South 78 Degrees 37 Minutes 11 Seconds West 79.93 feet, thence
- 5) South 78 Degrees 55 Minutes 51 Seconds West 19.26 feet, thence
- 6) South 76 Degrees 34 Minutes 11 Seconds West 101.00 feet, thence
- 7) South 80 Degrees 02 Minutes 11 Seconds West 8.95 feet, thence
- 8) North 08 Degrees 19 Minutes 49 Seconds West 12.81 feet, thence
- 9) South 82 Degrees 51 Minutes 11 Seconds West 527.57 feet, thence
- 10) South 82 Degrees 51 Minutes 11 Seconds West 26.14 feet, thence
- 11) South 06 Degrees 41 Minutes 11 Seconds West 103.45 feet, thence
- 12) North 83 Degrees 13 Minutes 44 Seconds West 420.18 feet, thence
- 13) South 82 Degrees 36 Minutes 17 Seconds West 74.83 feet, thence
- 14) Southwesterly along a curve to the Right having a 1652.24 foot radius for an arc length of 314.80 feet (chord bears South 88 Degrees 03 Minutes 47 Seconds West 314.33 feet), thence
- 15) North 86 Degrees 28 Minutes 43 Seconds West 94.87 feet, thence
- 16) North 86 Degrees 28 Minutes 43 Seconds West 121.51 feet, thence
- 17) North 21 Degrees 10 Minutes 18 Seconds East 350.60 feet, thence
- 18) North 11 Degrees 27 Minutes 18 Seconds East 51.19 feet, thence
- 19) South 78 Degrees 57 Minutes 42 Seconds East 128.00 feet, thence
- 20) North 21 Degrees 24 Minutes 18 Seconds East 395.34 feet, thence



21) South 69 Degrees 42 Minutes 02 Seconds West 82.95 feet, thence

22) North 18 Degrees 47 Minutes 04 Seconds East 238.74 feet, thence

23) South 70 Degrees 02 Minutes 59 Seconds East 181.80 feet, thence

24) Southeasterly along a curve to the Right having a 1874.95 foot radius for an arc length of 389.19 feet (chord bears South 64 Degrees 06 Minutes 11 Seconds East 388.49 feet), thence

25) South 58 Degrees 09 Minutes 24 Seconds East 179.19 feet, thence

26) Southeasterly along a curve to the Left having a 1332.47 foot radius for an arc length of 196.60 feet (chord bears South 62 Degrees 23 Minutes 01 Seconds East 196.42 feet), thence

27) Southeasterly along a curve to the Left having a 6127.50 foot radius for an arc length of 639.64 feet, (chord bears South 69 Degrees 36 Minutes 03 Seconds East 639.35 feet), thence

28) South 72 Degrees 35 Minutes 29 Seconds East 120.54 feet, thence

29) South 47 Degrees 47 Minutes 23 Seconds East 21.34 feet,

to the True Point of Beginning,

CONTAINING an Area of 929,022 Square Feet or 21.33 Acres of land, more or less.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2012-0195-A
Petitioner: Stanley Black + Decker
Address or Location: 701 E. Joppa Rd. Towson 21286.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence F. Haislip
Address: Miles + Stockbridge P.C.
1 W. PENNA AVE STE 900
Towson MD 21204
Telephone Number: 410-823-8234

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0195-A

701 East Joppa Road

S/east corner of Providence Road & East Joppa Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Stanley Black & Decker, Inc.

Variance: to permit the expansion of existing buildings by the construction of a 1760 lobby/conference room area, without requiring expansion of existing on-site parking (from present capacity of 752 spaces to 922 spaces as required under Code), the development of the site having pre-dated the current parking regulations, and for such other reasons as shall be presented at the hearing.

Hearing: Monday, March 26, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 104 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/208 Mar. 8

299054

CERTIFICATE OF PUBLICATION

3/8/, 2012

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 3/8/, 2012.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0195-A

RE: Case No.: _____

Petitioner/Developer: _____

Stanley Black & Decker, Inc.

March 26, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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:

701 East Joppa Road (E Joppa Rd @ Providence Rd)

March 10, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

March 11, 2012

(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)



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

S. Wilkinson

LEGAL ADVERTISING

PETITIONER'S

EXHIBIT NO.

3



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 20, 2012

Stanley Black & Decker
Robin Z Weyand
701 E Joppa Road
Towson, MD 21286

RE: Case Number: 2012-0195A, Address: 701 East Joppa Road

Dear Ms. Weyand:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 21, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Lawrence F. Haislip, Esquire, 1 W Pennsylvania Ave, Ste 900, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 29, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 701 East Joppa Road

INFORMATION:

Item Number: 12-195

Petitioner: Stanley Black & Decker, Inc.

Zoning: ML

Requested Action: Variance

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APR 02 2012
OFFICE OF ADMINISTRATIVE HEARINGS

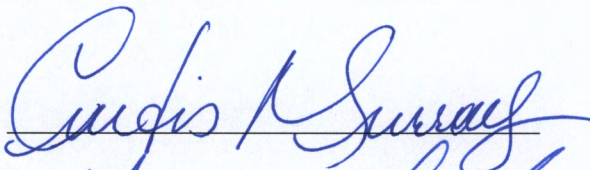
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Stanley Black & Decker is an established enterprise that has been operating on Joppa Road for quite some time. The expansion of the existing improvements does not appear to have any negative impacts and there should be adequate parking to support the facility even though it is less than what Section 409.6 of the Baltimore County Zoning Regulations requires. As such, the Department of Planning does not oppose the petitioner's request provided:

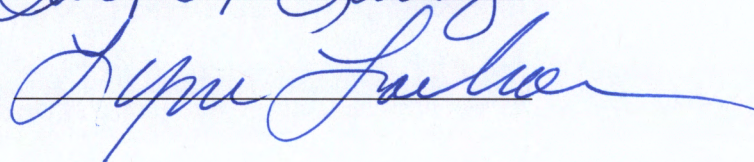
Architectural elevations of all sides of the proposed lobby and conference room addition are submitted to this department for review and approval prior to the issuance of any building permits.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM



CASE NO. 2012-

0195-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3-2

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

3-14

DEPS

(if not received, date e-mail sent _____)

Comments

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

2-28

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3-8-12

SIGN POSTING

Date:

3-8-12

3-10-12

by

Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

JB 3-26-12
1:30

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 14 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 14, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0195-A
Address 701 East Joppa Road
(Stanley, Black & Decker, Inc. Property)

Zoning Advisory Committee Meeting of February 27, 2012.

X The Department of Environmental Protection and Sustainability 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).

Reviewer: C. G. Batchelder; Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 02, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2012
Item Nos. 2012-191, 192, 193, 194, 195
And 196

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03122012-NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-28-12

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

RE: Baltimore County
Item No 2012-0195-A.
Variance
Stanley Black & Decker, Inc.
Robin A. Weigand.
701 E. Joppa Road.

Dear Ms. Lewis:

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. 2012-0195-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
701 E. Joppa Road; SE corner of Providence *
Road & East Joppa Road * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Stanley Black & Decker Inc * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2012-195-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
MAR 02 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Lawrence Haislip, 1 West Pennsylvania Avenue, Suite 900, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 2, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0195-A

701 East Joppa Road

S/east corner of Providence Road & East Joppa Road

9th Election District – 5th Councilmanic District

Legal Owners: Stanley Black & Decker, Inc.

Variance to permit the expansion of existing buildings by the construction of a 1760 lobby/conference room area, without requiring expansion of existing on-site parking (from present capacity of 752 spaces to 922 spaces as required under Code), the development of the site having pre-dated the current parking regulations, and for such other reasons as shall be presented at the hearing.

Hearing: Monday, March 26, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
104 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Lawrence Haislip, 1 West Pennsylvania Ave., Ste. 900, Towson 21204
Robin Weyand, 701 East Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 10, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 8, 2012 Issue - Jeffersonian

Please forward billing to:

Lawrence Haislip
Miles & Stockbridge
1 West Pennsylvania Ave., Ste. 900
Towson, MD 21204

410-823-8234

NOTICE OF ZONING HEARING

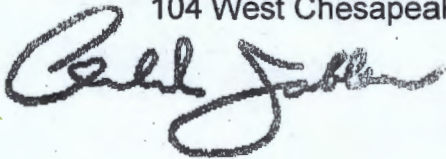
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