

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/S Reisterstown Road, 655' SW of its *
intersection w/Highfalcon Road * ZONING COMMISSIONER
(11422 & 11424 Reisterstown Road) *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 00-018-SPH
Ambler M. Blick & Robert J. McDaniel, Owners;
NLP Enterprises, Inc., Contract Lessee *

* * * * *

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 owners of the subject property, Ambler M. Blick and Robert J. McDaniel, and the Contract Lessee, NLP Enterprises, Inc., through their attorney, Anthony P. Palaigos, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in prior Cases Nos. 80-135-XA and 83-293-SPH to allow the construction of a two-story addition; extend the side yard variances previously granted; remove Restriction Nos. 2 and 4 in Case No. 80-135-XA; remove Restriction No. 3 in Case No. 83-293-SPH; and any other changes as shown on the plan to reflect the proposed modifications; and, 2) approval of business parking in a residential zone (D.R.3.5) on Parcel A as shown on the plan. The subject property and relief sought 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 were Ambler Blick and Robert McDaniel, property owners and officers of NLP Enterprises, Inc., Contract Lessee, Paul Lee, Professional Engineer who prepared the site plan for this property, and Anthony P. Palaigos, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property consists of a gross area of 0.79 acres, more or less, split zoned R.O. and D.R.3.5. The Petitioners acquired the

ORDER RECEIVED FOR FILING

Date

By

property in 1981, pursuant to a deed recorded in the Land Records of Baltimore County and offered in this case as Petitioner's Exhibit 3. The property is improved with two freestanding buildings, known as 11422 and 11424 Reisterstown Road, which are used as the administrative offices for a paint company operated by Messrs. Blick and McDaniel for NLP Enterprises, Inc. In addition to these two buildings the property also features a paved parking lot to the rear and several freestanding garages.

In prior Case No. 80-135-XA, special exception and variance relief was granted to permit offices on the subject property and allow existing side yard setbacks for both buildings. Subsequent zoning relief was obtained in Case No. 83-293-SPH. In that case, the Petitioners sought an amendment to the site plan filed and approved in the prior case to change the parking layout and driveway. Relief was also requested to legitimize the special exception office use for 11424 Reisterstown Road.

The Petitioners now come before me seeking relief to permit the construction of a two-story addition to the rear of the building known as 11422 Reisterstown Road. As a result of the proposed construction, special hearing relief is necessary to amend the previously approved site plans as outlined above to reflect the proposed improvements. Additionally, the Petitioners intend to remove several of the garages to the rear. Apparently, these buildings are presently used for storage and provide needed interior space; however, that need will be satisfied by the proposed addition. The garages will be removed to provide additional areas for parking.

The relief requested is to generally approve the new site plan and proposed amendments to the previously approved plans as shown. Additionally, restrictions in the prior cases need be removed as they are no longer applicable by virtue of the proposed improvements. These restrictions related to parking requirements. Additionally, relief is requested to allow business parking in the residential zone. It is to be noted that although much of the property is

ORDER RECEIVED FOR FILING
Date 9/28/89
By [Signature]

zoned R.O., parking will be provided on a portion of the site zoned D.R.3.5.

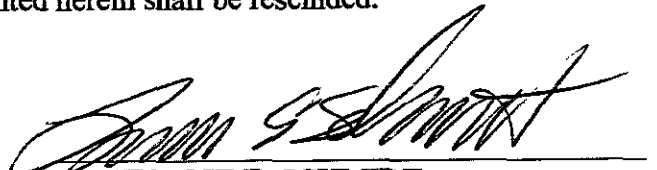
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. In my judgment, the proposed changes to the property represent an upgrade and overall improvement to the site. Moreover, it was clear from the testimony that the Petitioners have operated their business from the subject site for many years without detrimental impact to the surrounding locale. Thus, I find that the relief requested should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of September, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 80-135-XA and 83-293-SPH to allow the construction of a two-story addition, extend the side yard variances previously granted, remove Restrictions Nos. 2 and 4 in Case No. 80-135-XA, and remove Restriction No. 3 in Case No. 83-293-SPH, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve business parking in a residential zone (D.R.3.5) on Parcel A, 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:bjs

ORDER RECEIVED FOR FILING
DATE 9/28/99
FILED



Baltimore County
Zoning Commissioner

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

September 28, 1999

Anthony P. Palaigos, Esquire
Blum, Yumkas, Mailman, Gutman & Denick
2 Hopkins Plaza, Suite 1200
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
SW/S Reisterstown Road, 655' SW of its intersection w/Highfalcon Road
(11422 & 11424 Reisterstown Road)
4th Election District – 3rd Councilmanic District
Ambler Blick & Robert McDaniel, Owners; NLP Enterprises, Inc., Contr. Lessee -Petitioners
Case No. 00-018-SPH

Dear Mr. Palaigos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Ambler M. Blick & Robert J. McDaniel
P.O. Box 349, Owings Mills, Md. 21111
NLP Enterprises, Inc., 11422 Reisterstown Road, Owings Mills, Md. 21111
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11422 & 11424 Reisterstown Road
which is presently zoned RO & DR 3.5

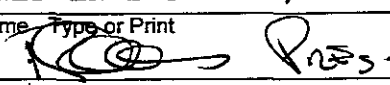
This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve (1) An amendment to an approved site plan in Case No. 80-135XA and Case No. 83-293SPH which will allow for the construction of a two story addition; extend the side yard variances previously granted; remove restriction numbers 2 & 4 in Case No. 80-135XA; remove restriction No. 3 in Case No. 83-293SPH and any other changes as shown on the Plan, and (2) business parking in a residential DR 3.5 zone on Parcel A shown on the Plat accompanying this Petition.

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

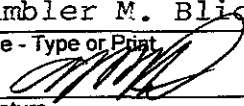
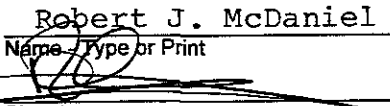
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

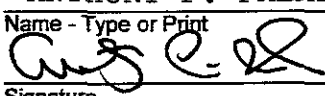
Contract Purchaser/Lessee:

NLP ENTERPRISES, INC.
Name - Type or Print

Signature
11422 Reisterstown Rd. 410-356-7500
Address Telephone No.
Owings Mills, MD. 21117
City State Zip Code

Legal Owner(s):

Ambler M. Blick
Name - Type or Print

Signature
Robert J. McDaniel
Name - Type or Print

Signature
P.O. Box 349, 11422 Reisterstown Rd.
Address 410-356-7500 Telephone No.
Owings Mills, MD. 21117
City State Zip Code

Attorney For Petitioner:

ANTHONY P. PALAIGOS, Esquire
Name - Type or Print

Signature

Representative to be Contacted:

Blum, Yumkas, Mailman, Gutman & Denick, P.A. Anthony P. Palaigos, Esquire
Company Name
2 Hopkins Plaza, Suite 1200 410-385-4027 2 Hopkins Plaza, Suite 1200 410-385-4027
Address Telephone No. Address Telephone No.
Baltimore, MD. 21201
City State Zip Code City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF LTM Date 7/14/99

ORDER RECEIVED FOR FILING

Case No. 00-18-SPH

Date 9/15/98
By [Signature]

DESCRIPTION
#11422 & # 11424 REISTERSTOWN ROAD
ELECTION DISTRICT 4C3
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the west side of Reisterstown Road, said point also being located northwesterly 655 feet $\pm$ from the center of Highfalcon Road; thence running with and binding on the west side of Reisterstown Road North 44° 36' 35" West – 125.00 feet; thence leaving said west side of Reisterstown Road the three (3) following courses and distances:

- (1) South 44° 33' 25" West – 250.00 feet,
- (2) South 44° 36' 35" East – 125.00 feet, and
- (3) North 44° 33' 25" East – 250.00 to the point of beginning

CONTAINING 0.72 acres of land, more or less.

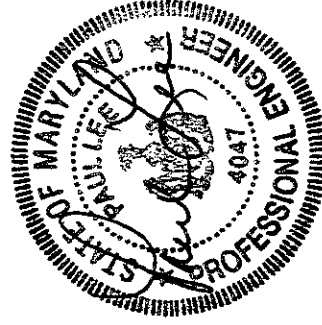
DESCRIPTION
PARCEL "A" = 7500 S.F. (0.17 Ac.±)
REAR PORTION OF #11422 & #11424 REISTERSTOWN ROAD
REQUESTING SPECIAL HEARING

BEGINNING for the same at a point located northwesterly 655 feet $\pm$ from the center of Highfalcon Road and South 44° 33' 25" West 190 feet $\pm$ from the west side of Reisterstown Road, said point also being the intersection of the south property line of the subject property with the end of the Existing "R-O" and beginning of the DR 3-5 Zoning line as shown on the Baltimore County Zoning Map NW13I, Scale 1" = 200'; thence running along said zoning line North 44° 36' 35" West 125.00 feet to the north property line of subject site, thence leaving said "R-O" Zoning Line and binding on a portion of the north property line and containing westerly in the DR 3.5 Zone the following three (3) courses and distances:

- (1) South 44° 33' 25" West – 60.00 feet,
- (2) South 44° 36' 35" East – 125.00 feet, and
- (3) North 44° 33' 25" East – 60.00 to the existing "R-O" Zoning line and said point of beginning.

CONTAINING 7500 square feet + (0.17 Ac.±) of land, more or less and referred to as

Parcel "A".



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANC
MISCELLANEOUS RECEIPT

No. 07045,

DATE 7-14-99 ACCOUNT R-001-6150

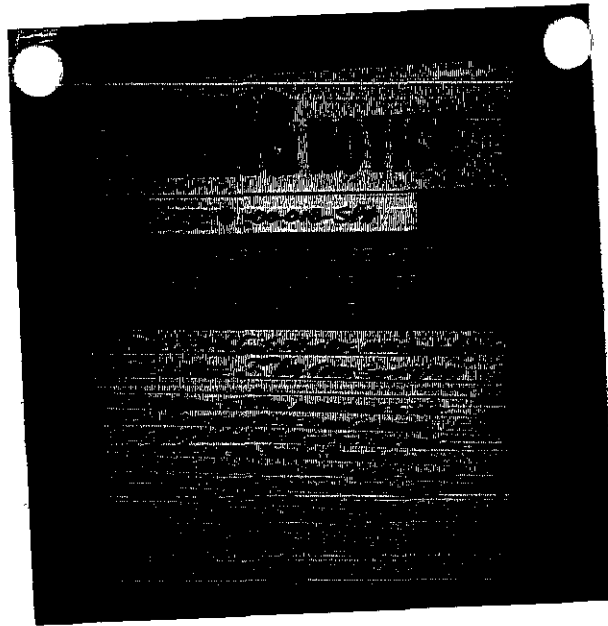
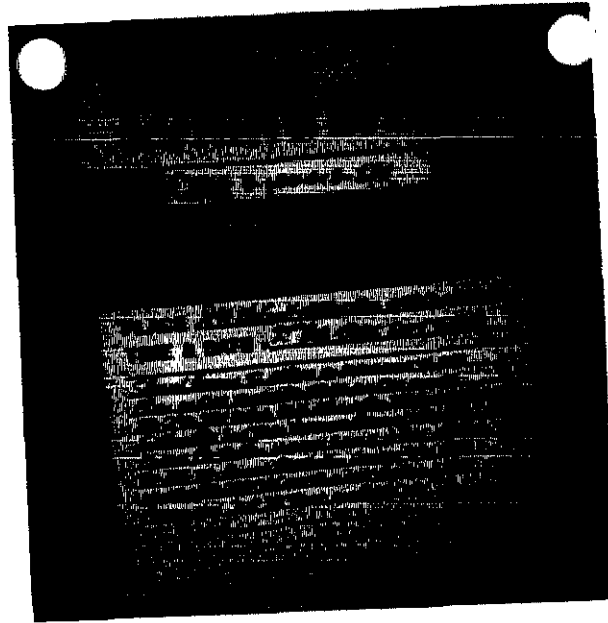
AMOUNT \$ 250.00

RECEIVED NLP Enterprises
 FROM: 11422 Reisterstown Rd Item # 18
 FOR: 040 SP4
 Taken by: JRF/LTM

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

DATE RECEIVED
 7/14/1999 7/14/1999 11:26:51
 PROCESS ACTION TIME
 0099701
 REPORT # 0099701
 REPORT 5 FOR ZONING DEPARTMENT
 CR NO. 070451
 REPORT INT 250.00
 300.00 EX 1.00 IN
 BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION



8/25/99

225
9/9/99

CERTIFICATE OF POSTING

RE: CASE #00-018-SPH
PETITIONER/DEVELOPER:
(NLP Enterprises Inc.)
DATE OF Hearing
(Sept. 9, 1999)

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

ATTENTION : MS. GWENDOLYN STEPHENS

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
11422 & 11424 Reisterstown Road Baltimore, Maryland 21117 _____

The sign(s) were posted on _____ 8-25-99 _____
[Month, Day, Year]

Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]

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: 700-018-SPH

11422 & 11424 Reisterstown Road

4th Election District - 3rd Councilmanic District

Legal Owner: Amber M. Blick & Robert J. McDaniel

Lessee: NLP Enterprises, Inc.

Special Hearing: to approve an amendment to site plan in case number 80-135-XA and case number 83-283-SPH which will allow a two-story addition; extend the side yard variances previously granted; remove restriction numbers 2 and 4 in case number 80-135-XA; remove restriction number 3 in case number 83-283-SPH; and business parking in a residential D.R.3.5 zone on Parcel A.

Hearing: Thursday, September 9, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4396.

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

JTL/8/20/99 24

C384116

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Tues. 8/24, 1999.

THE JEFFERSONIAN.

S. Wilkins

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
11422 -24 Reisterstown Road, W/S Reisters-
town Rd, 655' NW of c/l High Falcon Rd
4th Election District, 3rd Councilmanic

Legal Owner: Ambler M. Blick & Robert J. McDaniel
Contract Purchaser: NLP Enterprises, Inc.
Petitioner(s)

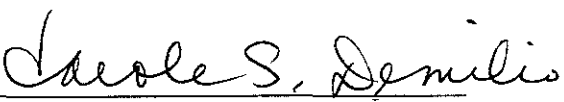
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-18-SPH

* * * * *

ENTRY OF APPEARANCE

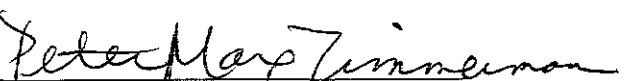
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Anthony P. Palaigos, Esq., Blum, Yunkas, Mailman, 2 Hopkins Plaze, Suite 1200, Baltimore, MD 21201, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 11, 1999

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: 00-018-SPH
11422 & 11424 Reisterstown Road
4th Election District – 3rd Councilmanic District
Legal Owner: Ambler M. Blick & Robert J. McDaniel
Lessee: NLP Enterprises, Inc.

Special Hearing to approve an amendment to site plan in case number 80-135-XA and case number 83-293-SPH which will allow a two-story addition; extend the side yard variances previously granted; remove restriction numbers 2 and 4 in case number 80-135-XA; remove restriction number 3 in case number 83-293-SPH; and business parking in a residential D.R.3.5 zone on Parcel A.

HEARING: Thursday, September 9, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". To the right of the signature is the handwritten initials "SJ".

Arnold Jablon
Director

c: Anthony P. Palaigos, Esquire, 2 Hopkins Plaza, Suite 1200, Baltimore 21201
Ambler & Robert Blick, PO Box 349, 11422 Reisterstown Road, Owings Mills 21117
NLP Enterprises, Inc., 11422 Reisterstown Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 25, 1999.**
- (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, August 24, 1999 Issue – Jeffersonian

Please forward billing to:

Robert J. McDaniel 410-356-7500
11422 Reisterstown Road
Owings Mills, MD 21117

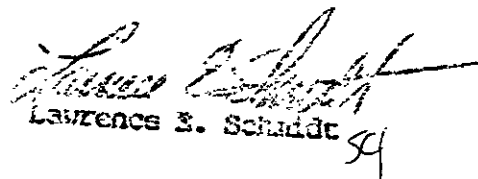
NOTICE OF ZONING HEARING

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: 00-018-SPH
11422 & 11424 Reisterstown Road
4th Election District – 3rd Councilmanic District
Legal Owner: Ambler M. Blick & Robert J. McDaniel
Lessee: NLP Enterprises, Inc.

Special Hearing to approve an amendment to site plan in case number 80-135-XA and case number 83-293-SPH which will allow a two-story addition; extend the side yard variances previously granted; remove restriction numbers 2 and 4 in case number 80-135-XA; remove restriction number 3 in case number 83-293-SPH; and business parking in a residential D.R.3.5 zone on Parcel A.

HEARING: Thursday, September 9, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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: 00-18-SPH

Petitioner: AMBLER M. BLICK & ROBERT J. MCDANIEL

Address or Location: #11422 & 11424 REISTERSTOWN RD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT J. MCDANIEL

Address: 11422 REISTERSTOWN RD. - 21117

Telephone Number: 410-³⁵⁶⁻⁷⁵⁰⁰~~381-42~~



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 3, 1999

Anthony P. Palaigos, Esq.
Blum, Yumkas, Mailman, Gutman & Denick, P.A.
2 Hopkins Plaza, Suite 1200
Baltimore, MD 21201

Dear Mr. Palaigos:

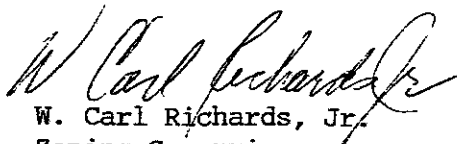
RE: Case No.: 00-18-SPH, Petitioner: Ambler Blick and NLP Enterprises,
Location: 11422 & 11424 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 14, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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 regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 26, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 9, 1999

Item No.: 018, 020, 021, AND 037 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. HERB TAYLOR

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 16, 1999

FROM: *fwf* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for August 16, 1999
Item Nos. 016, 017, 018, 019, 020,
021, 022, 023, 024, 026, 028, 030,
031, 032, 033, 034, 035, 042, 043,
044

and

Case Number 99-200-SPHXA
1010 Eastern Avenue and
1017 Eastern Boulevard

Item #37 (commercial)
Radcliffe Shopping Center
1017 York Road

Item #38 (residential)
OXEYE ROAD - Greengate
2208 OXEYE ROAD

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

RWB:HJO:jrb

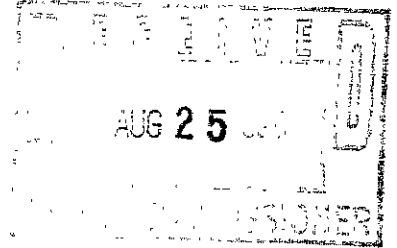
cc: File

ZAC08169.NOC

fs
9/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: August 24, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 018, 049, 050, 056, and 064

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.10.99

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

RE: Baltimore County
Item No. 018 JRF/LTM

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 24, 2000

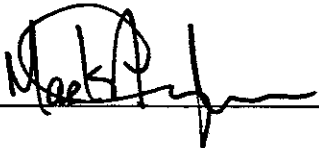
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

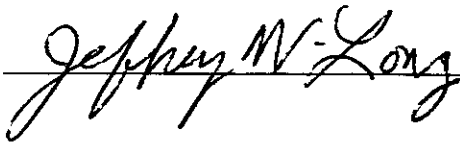
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7-24-00

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

RE: Baltimore County
Item No. 018 JLL

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

to Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

LIFE 6319 PAGE 832

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

G-8172

AGRICULTURAL TRANSFER TAX

JAP 6/14/41

STATE DEPARTMENT OF
AGRICULTUREJAP 6/14/41
DATE

Net 163

This Deed, MADE THIS 14th day of August

in the year one thousand nine hundred and eighty-one by and between
 Katherine N. Holt, widow of Albert M. Holt, also known as
 Katherine I. Holt, by Hazel M. Karavedas, her Attorney-in-Fact

of the State of Maryland

of the first part, and

Ambler M. Blick and Robert J. McDaniel

6/20/81	273344d	***1711.00
6/20/81	273844CE	***850.00
6/20/81	273843CE	***850.00
6/20/81	273842CE	***111.00

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, (the actual consideration paid or to be paid is \$170,000.00)

the said Katherine N. Holt by Hazel M. Karavedas, her Attorney-in-Fact

does grant and convey to the said Ambler M. Blick and Robert J. McDaniel, as tenants in common, their personal representatives and assigns

~~personal representatives and assigns~~

, in fee simple, all

that lot of ground situate in
 Fourth Election District of Baltimore County, State of Maryland
 and described as follows, that is to say:

Beginning for the same at a point on the west side of the Reisterstown Road and running thence along said Road south 36 degrees 25 minutes East 135 feet to a pipe thence south 52 degrees 45 minutes West 250 feet to a pipe thence north 36 degrees 25 minutes West 279.2 feet to a pipe thence binding on a tract of land heretofore conveyed by Charles C. McColgan to the Con Gas Elec Light & Power Co et al the two following courses and distances North 34 degrees 52 minutes East 127.05 feet to a pipe thence North 43 degrees 30 minutes East 122.7 feet to a stone thence by the same course a further distance of 8.3 feet to the place of beginning; SAVING AND EXCEPTING therefrom those portions of said lot which were granted and conveyed by Albert M. Holt and wife by the three following deeds: (1) to George C. Hollenbaugh and wife dated August 3, 1940 and recorded among the Land Records of Baltimore City in Liber C.W.B. Jr. No. 1115 folio 194; (2) to Edwin B. Shipley and wife dated April 11, 1944 and recorded as aforesaid in Liber R.J.S. No. 1341 folio 41; and (3) to J. Frederick Mingard and wife dated November 21, 1947 and recorded in Liber J.W.B. No. 1610 folio 359. The improvements on the lot herein conveyed are now known as No. 11422 and 11424 Reisterstown Road.

Being part of the lot which, by Deed dated January 25, 1939 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1051 folio 340, was granted and conveyed by Charles C. McColgan to Albert M. Holt and Katherine I. Holt, his wife, as tenants by the entirety. The said Albert M. Holt has since departed this life on or about November 20, 1974 thereby vesting absolute fee simple title to the aforesaid to Katherine I. Holt by right of survivorship.

See also Power of Attorney dated June 24, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5807 folio 243 from Katherine N. Holt, to said Hazel M. Karavedas, by virtue of which instrument this Deed is executed.

Said Attorney-in-Fact certifies that he does not have actual knowledge of the revocation or termination of the power of attorney by death, disability, incompetence or otherwise.

0 0084****2550003a 8185A

006319 1833

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said Ambler M. Blick and Robert J. McDaniel, as tenants in common, their personal representatives and assigns, forever in fee simple.

~~personal representatives/successors~~

~~xxxxxxx~~

~~xxxxxxx~~

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Margaret Mitchell
Margaret Mitchell

x *Hazel M. Karavedas*
(SEAL)
Hazel M. Karavedas,
Attorney-in-Fact for Katherine N. Holt

(SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 14th day of August, in the year one thousand nine hundred and eighty-one, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared Hazel M. Karavedas, Attorney-in-Fact for Katherine N. Holt

known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

Margaret Mitchell
Margaret Mitchell Notary Public

July 1, 1982

Rec'd for record AUG 20 1981 at 1134
Per Elmer E. Kahline, Jr., Clerk
Mail to AMERICAN NAT BANK & TRUST ASSN
Receipt No. 1100

THIS LEASE, made this 30 day of December, 1996

between

NLP Enterprises, Inc.
11422 Reisterstown Road
Owings Mills, Maryland 21117

(Address);

and

Ambler M. Blick
and Robert J. McDaniel

hereinafter called the Landlord
(Address).

Witnesseth:

That the Landlord, for and in consideration of the payment of the rentals, and performance of the covenants and agreements hereinafter mentioned, demise and lease unto the Tenant, and the latter does let from the former, the following described premises:

Location

11422-24 Reisterstown Road
Owings Mills, Maryland 21117

Use to be used by the Tenant as

Office, Storage, on Rental

Term and for no other purposes, for the term of

Beginning on the 1st day of January, 1997

and ending on the 28th day of February, 2001

Rent at the rental of

\$ 129,600.00 per annum, payable in equal monthly instalments of

\$ 10,800.00

in advance, on the 1st day of each month, in each year during the term of this lease.

This tenancy shall be on the following terms and conditions:

1. Tenant covenants, without any previous demand therefor, to pay the said specified rentals at the times and in the manner above provided.

neer's Office, or of the State of Maryland, or the United States, if the same shall be caused by the Tenant's use of the premises, or any alteration, addition or change thereof. Tenant covenants that no lien shall attach to the demised premises by virtue of any alterations or changes made by Tenant, and that if any such lien is filed Tenant will cause the same to be removed within thirty (30) days.

Signs, etc.

7. The Tenant covenants that it will not place or permit any signs, lights, awnings or poles in or about said premises without the written permission of the Landlord and, in the event such consent is given, the Tenant agrees to pay any minor privilege or other tax therefor. Tenant further covenants that it will not paint or make any change in or on the outside of said premises without the permission of the Landlord in writing. Tenant agrees that it will do nothing on the outside of said premises to change the uniform architecture, paint or appearance of said building, without the consent of the Landlord in writing.

Subletting or Assignment

8. Tenant covenants that unless written consent of the Landlord first be obtained, the said premises, or any part thereof, shall not be sublet or used by any other person than Tenant, or employees of Tenant, nor shall this lease be assigned, under penalty of forfeiting the residue of term, at the option of the Landlord. Any lawful levy or sale on execution or other legal process, and also any assignment or sale in bankruptcy, or insolvency, or under any compulsory procedure, or the appointment of a Receiver by a State or Federal Court, shall be deemed as an assignment within the meaning of this lease. The Landlord agrees, however, that his written consent for subletting or assignment will not be unreasonably withheld, and provided further that, in the event of such subletting or assignment, the Tenant hereunder shall remain liable for the performance of all the covenants and conditions of this lease.

Indemnity and Liability Insurance

9. Tenant shall and will save and keep harmless and indemnify the Landlord from and against any and all claims for damages whatsoever, and the costs of defending against the same, of any kind or nature, including personal injuries, arising in any manner or under any circumstances through the exercise by the Tenant of any right granted or conferred hereby, whether such damage, including personal injury, be sustained by the Tenant or its officers, agents, employees or invitees or by other persons or corporations which seek to hold the Landlord liable. Tenant further agrees to maintain public liability and property damage insurance with an insurance company acceptable to Landlord to protect the Landlord in the amount of \$ normal and necessary coverage for personal injuries and \$ coverage for property damage. Such policy shall cover the entire leased premises including any elevator thereon, and any sidewalk, streets and parking areas adjoining the leased premises; shall be issued in form satisfactory to Landlord; shall provide for at least five (5) days' notice to Landlord before cancellation; and such policies or certificates thereof shall be delivered to Landlord.

Quiet Enjoyment; Subordination to Mortgage

10. Landlord agrees to permit the Tenant quiet enjoyment of possession of the premises during the term of this lease, or for so long as Tenant shall not be in default hereunder. Tenant agrees that this lease shall be subordinate to any lien Landlord may cause to be imposed on the premises, provided that such lien holder and persons claiming thereunder shall not disturb Tenant's possession under this lease so long as Tenant shall not be in default hereunder. Tenant agrees to execute any appropriate instrument effecting such subordination.

Trade Fixtures

11. Tenant shall have the right to remove any trade fixtures or other fixtures installed by Tenant, provided Tenant shall be responsible for repair of any damages to the freehold occasioned by the removal thereof.

Inspection of Premises

12. The Tenant agrees that the Landlord shall have the right to inspect the premises at all reasonable times during business hours, and to place upon the same, for and during the period of ¹⁰ days prior to the termination of this lease, sales or rent notices or signs, in such part thereof as it may designate, continuously during the period aforesaid.

Fire Damage

13. In the event the said premises are damaged by fire, storm, the elements, act of God, unavoidable accident and/or the public enemy, but not to such an extent as to render the same untenable, then the Landlord shall restore said premises as speedily as possible and there shall be no abatement of rent; and if the said premises are injured or damaged by any of the aforesaid causes only to such an extent as to render them partially untenable the Landlord shall restore such premises so injured or damaged as speedily as possible, rent to abate proportionately on such part of said premises as may have been rendered wholly untenable until such time as such part shall be fit for occupancy, and after which time the full amount of rent reserved in this lease shall be payable as hereinbefore set out. And if said premises are injured or damaged by any of the aforesaid causes to such an extent as to render the same wholly untenable, then this lease shall thereupon become null and void and all liability of the Tenant shall terminate upon payment of all rent due and payable to the date of such happening.

**Use Fees:
Utilities**

3. Tenant covenants to pay, when billed, an additional rent, collectible in the same manner as the rents hereinabove provided for: all licenses, fees and charges arising out of its use of the leased premises and all charges for minor privileges occasioned by the occupancy of the Tenant. provided, however, that minor privilege charges for parts of the demised premises, such as show windows or cellar doors, which may be a part of the premises at the time of this demise, shall be paid by the Landlord (other than such charges for signs, which shall be paid by Tenant); the Tenant also covenants and agrees to furnish and to pay all charges for gas, electric current, heating fuel, water, sewer service and any other utilities used in or on the demised premises during the continuance hereof, and also to pay any governmental charge imposed on the property measured by the rate of utility consumed.

**Use;
Compliance
with
Insurance**

4. Tenant agrees to use the demised premises in a clean, orderly and sanitary manner solely for the purposes above described; in a safe and careful manner, and that it will not overload the premises. Tenant will keep all sidewalks, in the leased premises free of ice, snow and debris. The Tenant covenants that it will not do nor permit to be done, nor keep nor permit to be kept upon the said premises, anything which will contravene the policy or policies of insurance against loss by fire or other causes, or which will increase the rate of fire or other insurance on the buildings on the premises beyond the rate

Should any act of the Tenant so increase said rate, then, in addition to the rentals hereinabove provided for, the Tenant shall be liable for such additional premium, which shall be payable when billed, as additional rent, collectible in the same manner as the rents hereinabove provided for. Tenant covenants that under no circumstances will it keep or permit to be kept, do or permit to be done in or about said premises, anything of a character so hazardous as to render it difficult, impracticable or impossible to secure such insurance in companies acceptable to the Landlord, and further, immediately upon notice, to remove from the premises and/or to desert from any practice deemed by the insurance companies or the Association of Fire Underwriters as so affecting the insurance risk.

Maintenance

5. The Tenant will, during the term of this lease, keep said demised premises and appurtenances (including plumbing, heating, electrical, sprinkler and air conditioning systems thereof) in good order and condition and will make all necessary repairs thereto, including repairs to any damage caused by any waste, misuse or neglect of said premises, its apparatus or appurtenances by Tenant, its agents, servants or invitees, at Tenant's own expense, except that the Landlord will make all necessary repairs to the exterior walls, roof, gutters and downspouts of the demised premises, after being notified in writing of the need for such repairs. Landlord will maintain any driveways and parking areas designated for a exclusive use. The Tenant will, at the expiration of the term or at the sooner termination thereof by forfeiture or otherwise, deliver up the demised premises in the same good order and condition as they were at the beginning of the tenancy, reasonable wear and tear excepted. Tenant shall not, however, be liable to repair any damage caused by insular casualty, except to the extent that the cost of such repair exceeds the insurance proceeds with respect thereto and the damage is occasioned by the fault or neglect of the Tenant, its agents, servants or invitees. Tenant shall be charged with the protection of his own property, and in no event shall Landlord be liable for any damage to such property by reason of fire, other casualty or the elements, leakage of water or steam or the act or neglect of any other tenant in the building.

Alterations

6. Tenant further covenants that it will at no time or times, make any alterations or changes of any kind to the demised premises, without first securing the written consent of the Landlord, after submission of the plans therefor, and any such alterations or changes as shall be permitted in writing shall be made at Tenant's expense, and will, at the expiration of the term, or the sooner termination thereof, become the property of the Landlord; or, at the Landlord's option, the premises shall be restored to their former condition at the expense of the Tenant. The Tenant will, in making any such repairs, as well as in its use of the premises, fully comply with all national and state laws, city ordinances, and regulations of public authority, as well as the requirements of the Association of Fire Underwriters, or similar governing insurance body, all at Tenant's expense. Tenant covenants, at its own expense, promptly to comply with and do all things required by any notice served upon it or upon the Landlord in relation to said leased premises or any part thereof, from any of the departments of the City or County, including the Health Department, Fire Department and Building Engi-

Condemnation

14. If the whole or any part of the demised premises shall be taken under the power of eminent domain, or shall be sold by the Landlord under threat of condemnation proceedings, then this lease shall terminate as to the part so taken or sold on the day when Tenant is required to yield possession thereof, and Landlord shall make such repairs and alterations as may be necessary in order to restore the part not taken or sold to useful condition, and the rental hereinbefore specified shall be reduced proportionately as to the portion of the demised premises so taken or sold. If the amount of the demised premises so taken or sold is such as to impair substantially the usefulness of the demised premises for the purposes for which the same are hereby leased, then Tenant shall have the option to terminate this lease as of the date when Tenant is required to yield possession. In any and all events, all compensation awarded or paid for any such taking or sale of the fee and the leasehold, or any part thereof, shall belong to and be the property of the Landlord, except for such part of such award as shall be made to Tenant for relocation of his business, or on account of the taking of fixtures installed by the Tenant, which shall not have become the property of the Landlord. Landlord shall notify Tenant within ten (10) days of receipt of notice of condemnation.

**Default
by Tenant**

15. (a) In the event of the appointment of a receiver or trustee for the Tenant in any court, which appointment is not vacated in thirty (30) days, or if the Tenant is adjudicated bankrupt or insolvent or makes an assignment for the benefit of creditors, or in the event of the failure of the Tenant to pay the rent reserved hereunder within ten (10) days of the due date thereof, or in the event of the violation of any of the other covenants, terms or conditions of this lease by the Tenant, which violation shall remain uncured for a period of fifteen (15) days after notice thereof in writing, the Landlord may, at his option, in any such event, cancel and annul this lease, in which event he shall be entitled to the benefit, without further notice (all statutory notice requirements being hereby expressly waived), of all the provisions of law for the speedy recovery of lands and tenements as against a tenant holding over, now in force or which may hereafter be enacted, or he may relet the said premises as the agent for the Tenant for any unexpired balance of the term and collect the rent therefor. And in any event, the Landlord may distrain, by any legal means, for any overdue installment of rent or rental payment hereinabove provided for, and may enter the property for such purpose by force if necessary without liability (which liability is hereby expressly waived). In the event of reletting by the Landlord, as the agent of the Tenant, the reletting shall be on such terms, conditions and rentals as the Landlord may deem proper, and the proceeds that may be collected from the same, less the expense of reletting, including broker's commissions, shall be applied against the rental to be paid by the Tenant, and the Tenant shall be liable for any balance that may be due under this lease, and such reletting shall not operate as a termination of this lease or as a waiver or postponement of any right of the Landlord against the Tenant.

**Tenant
Holding
over**

(b) If the Tenant shall not immediately surrender possession of the premises at the termination of this lease, the Tenant shall become a tenant from month to month.

Waiver

(c) Any waiver of any covenant or condition of this lease shall extend to the particular case only, and only in the manner specified, and shall not be construed as applying to or in any way waiving any further or other rights hereunder. The exercise of any of the options aforesaid shall not be construed as a waiver of the Landlord's right to recover actual damages for any breach in an action at law, or to restrain any breach or threatened breach in equity or otherwise.

Notice

16. Any notice required or permitted by this lease, to be given by either party to the other, may be either personally delivered or sent by certified mail, properly addressed and prepaid, to the addresses of the parties herein given, unless another address shall have been substituted for such address by notice in writing, the date of its depositing or date of personal delivery, being taken as the date of the giving of such notice.

Misc.

17. The use of the singular herein shall include the plural and vice versa, and the use of the masculine personal pronoun shall include all genders. The covenants herein shall be binding upon, and the rights hereunder shall inure to the benefit of, the parties, their personal representatives, successors and assigns, except that the Tenant's rights hereunder shall inure only to such assigns as are consented to by the Landlord pursuant to paragraph 8 hereof. This lease constitutes the entire agreement between the parties in respect of the premises, and there are no oral agreements between the parties in connection herewith.

Renewal 18. It is agreed that the Tenant shall have the privilege of renewing this lease for
Option another additional term one year each under the
same terms and conditions contained in this lease but increases in rent not to exceed
5% will be a reserved right of landlord upon renewal.

Notice of election to exercise this renewal must be given Landlord in writing at least
90 days before the expiration of the then current term of this lease.

Security
Deposit

19. It is further understood and agreed that Tenant will deposit with Landlord as a Security Deposit the sum of \$-

to be held by the Landlord, and which, at the termination of the tenancy for whatever Landlord may retain and apply, as required, full or partial payment for any damage to the demised premises other than such, as may be caused by ordinary wear and tear, damage by fire, or other casualties not occurring through the Tenant, his agents or servants; the portion of said Security Deposit not so retained and applied will be refunded to the Tenant within fifteen (15) days after Tenant has terminated possession of the premises and Landlord has inspected the premises. In the event this lease shall be terminated prior to that expiration date set forth herein, other than by agreement of the parties, the Security Deposit may be retained by the Landlord as liquidated damages for said premature termination, without regard to or diminution of Landlord's rights regarding any other obligations of the Tenant hereunder. It is understood and agreed that the Landlord need not keep said Security Deposit in a separate or segregate account, nor shall said deposit bear interest.

Witness

Leasee Ambler M. Blick, Vice President

Lessor Robert J. McDaniel, Landlord

DATE: December 30, 1996



State of Maryland
Department of Assessments and Taxation
Business Services and Finance Division

Entity Filings

[SDAT HOME](#)
[UCC](#)
[FORMS](#)
[NEW SEARCH](#)
[LAST SEARCH](#)

Search Results

Today's search date is 09-09-1999.

Your search was based on Department ID D00414474.

NLP ENTERPRISES, INC.

<u>Entity type</u>	Domestic Corporation		
<u>Principal Office (Primary)</u>	WINCY B. CASSERLY		
	11422 REISTERSTOWN RD.		
	OWINGS MILLS	MD	21117
<u>Resident Agent (Primary)</u>	WINCY B. CASSERLY		
	11422 REISTERSTOWN RD.		
	OWINGS MILLS	MD	21117
<u>Status</u>	Incorporated		
<u>Latest filing reference: Film</u>	F3993	<u>Folio</u>	1632
<u>Pages of last filing</u>	1		
<u>Date of Formation or Registration</u>	09/29/1972	<u>Time</u>	08:30 AM
<u>State of Formation</u>	MD		
<u>Stock/Nonstock</u>	Stock		
<u>Close/Not Close</u>	Unknown		

[SDAT HOME](#)
[UCC](#)
[FORMS](#)
[NEW SEARCH](#)
[LAST SEARCH](#)

State Department of Assessments and Taxation

301 West Preston Street

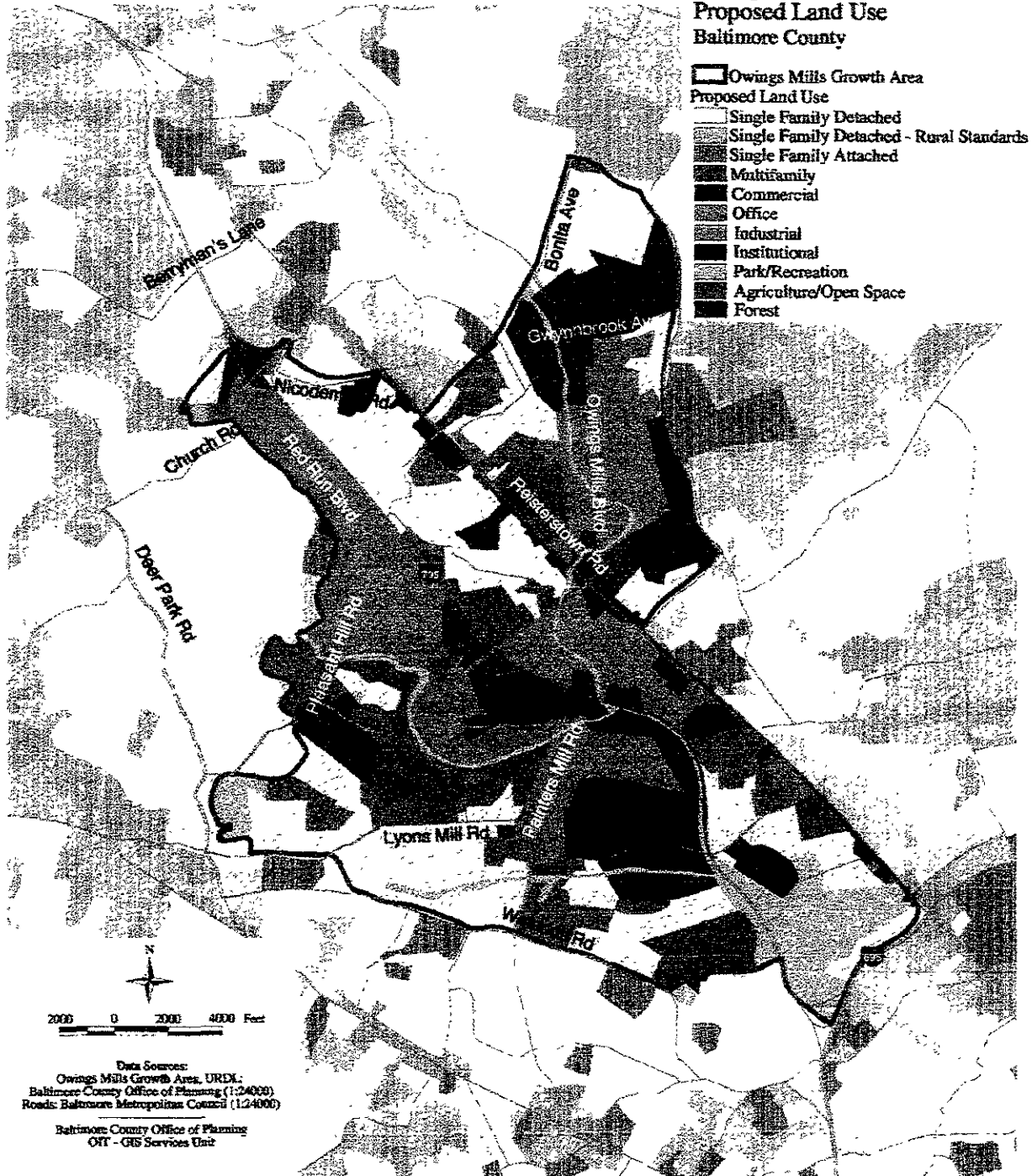
Baltimore, Maryland 21201

Phone (410) 767-1340

webmaster@dat.state.md.us

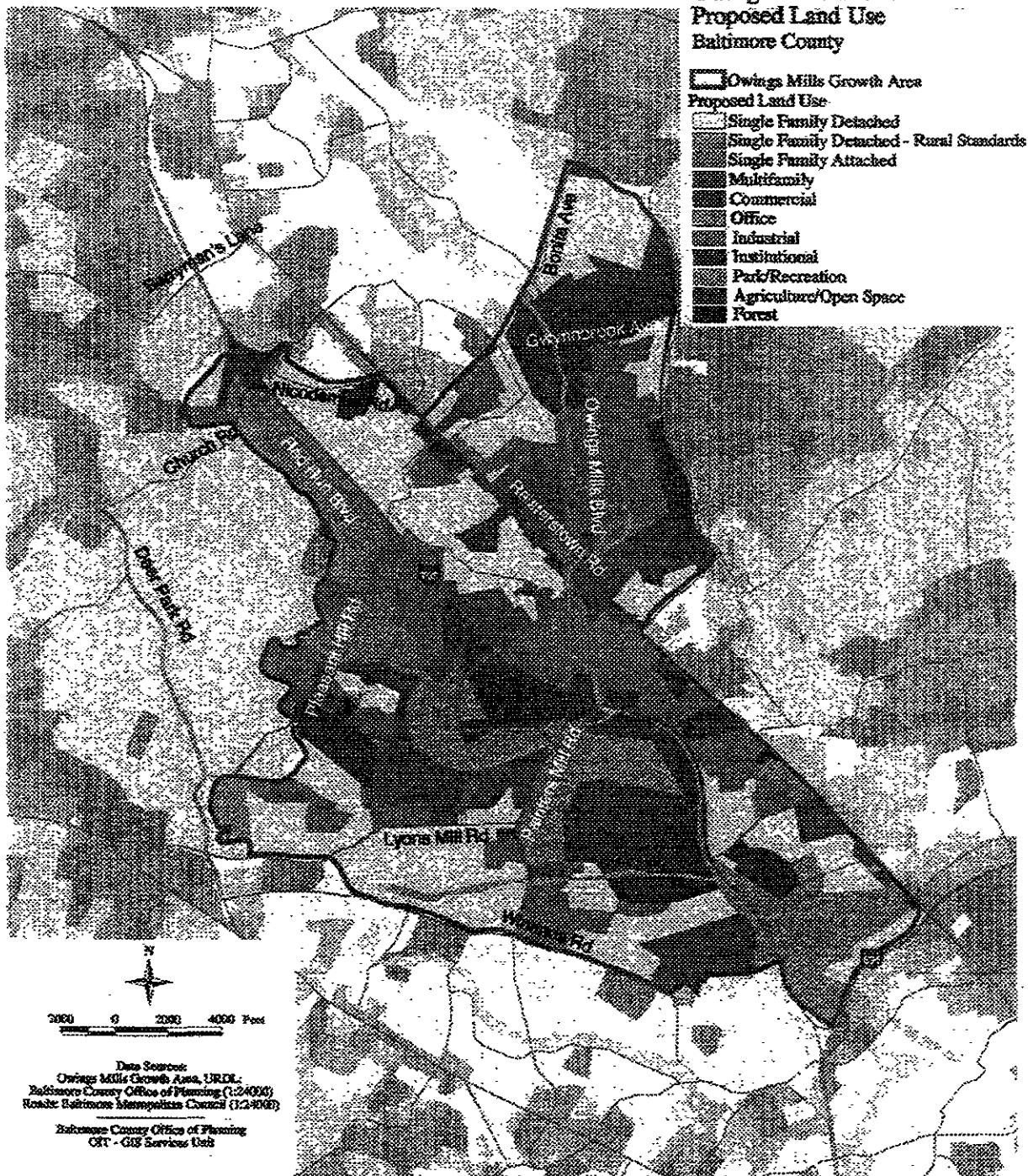
*Let
No's*

Map 26
Owings Mills Growth Area
Proposed Land Use
Baltimore County

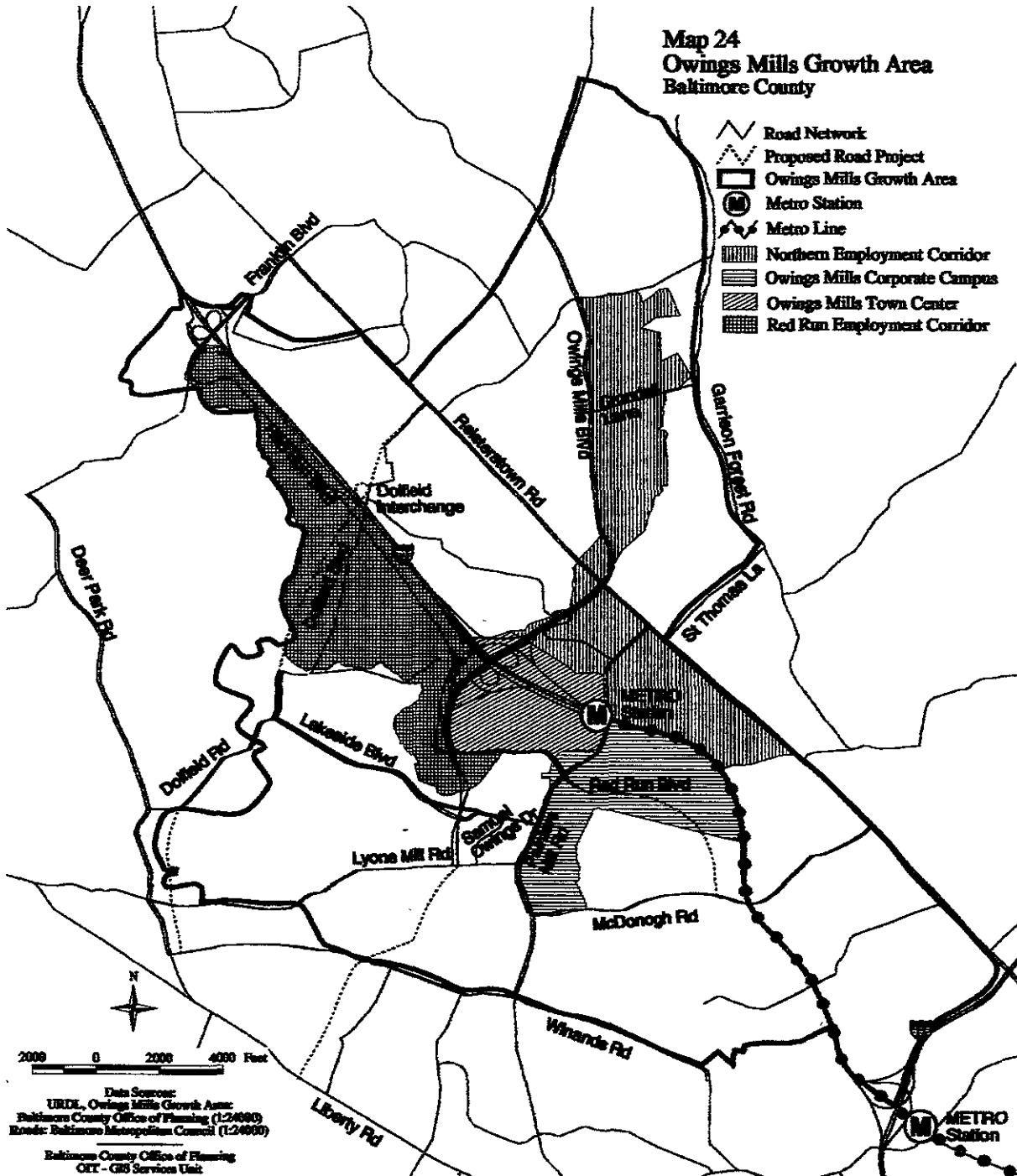


Red No 6

Map 26
Owings Mills Growth Area
Proposed Land Use
Baltimore County



Map 24
Owings Mills Growth Area
Baltimore County





Office of Planning

Proposed Master Plan 2010

*"Baltimore County . . . A Safe, Prosperous And Diverse Urban And Rural Community
Promoting Education And Responsibility, Spanning Generations And Evoking Pride In Those
Who Live And Work Here." - Vision Statement*

Letter From C.A. Dutch Ruppertsberger

TABLE OF CONTENTS

Proposed Master Plan 2010 Baltimore County, Maryland

Part 1 - INTRODUCTION

Part 2 - BALTIMORE COUNTY DEMOGRAPHIC PROFILE

Part 3 - REGIONAL FRAMEWORK

Part 4 - THE URBAN COUNTY

Economic Development Community Services

Education
Public Safety
Public Health and Social Services

Transportation Public Infrastructure Recreation and Parks Natural Environment Urban Land Management

Residential Community Conservation Areas
Commercial Community Conservation Areas
Employment Centers

Growth Areas

Owings Mills Growth Area

Perry Hall - White Marsh Growth Area

Towson Urban Center

Waterfront

Historic Resources

African-American Communities

Part 5 - THE RURAL COUNTY

Economic Development

Community Services and Infrastructure

Natural Environment

Rural Land Management

Agricultural Preservation Areas

Resource Preservation Areas

Rural Residential Areas

Rural Commercial Centers

Historic Resources

Scenic Resources

Part 6 - IMPLEMENTING THE MASTER PLAN

APPENDIX A

Capital Improvements Programming

APPENDIX B

Summaries of Adopted Community Plans

Adobe Acrobat Reader is required to view and print these PDF files below. You may download the Adobe Acrobat Reader from the following site:

<http://www.co.ba.md.us/bacoweb/common/acrobat>

MAPS

1 - Urban - Rural Demarcation Line (URDL)

2 - Smart Growth

3 - Regional Planning Districts

4 - The Baltimore Region and York County, Pennsylvania

5 - Employment Centers, Growth Areas and Urban Center

6 - Economic Development Program Areas

7 - Public Schools

- 8 - Public Libraries
- 9 - Police Stations and Service Areas
- 10 - Fire Stations and Service Areas
- 11 - Senior Centers
- 12 - Transportation - Western Sector
- 13 - Transportation - Central Sector
- 14 - Transportation - Eastern Sector
- 15 - Transportation - Northern Sector
- 16 - Water Supply and Sewerage System
- 17 - Park and Recreation Sites
- 18 - Greenways
- 19 - Watersheds
- 20 - Stream Conditions 1990 - 1995
- 21 - Forest Cover
- 22 - Urban Land Management Areas
- 23 - Commercial Revitalization Districts
- ✓ 24 - Owings Mills Growth Area
- ✓ 25 - Owings Mills Growth Area Transportation Network
- ✓ 26 - Owings Mills Growth Area Proposed Land Area
- 27 - Perry Hall - White Marsh Growth Area
- 28 - Perry Hall - White Marsh Growth Area Roadway Network
- 29 - Perry Hall - White Marsh Growth Area Proposed Land Use
- 30 - Towson Urban Area
- 31 - Towson Urban Center Land Use
- 32 - Waterfront
- 33 - Historic Districts and Sites
- 34 - Historic African-American Settlements
- 35 - Rural Land Management Areas
- 36 - Land Preservation Program
- 37 - Scenic Resources
- 38 - Community Plans
- 39 - Proposed Land Use

Revised May 21, 1999

[Home](#)

[Index](#)

[Search](#)

[News](#)

[Email](#)

[Suggestions](#)



Office Of Planning

ECONOMIC DEVELOPMENT

INTRODUCTION

Baltimore County's economic development mission is two-fold: 1) to create employment opportunities that provide family supporting income for its citizens by retaining and expanding the existing business base and attracting new businesses to the county and the Baltimore region; and 2) to secure the long-term well-being of Baltimore County citizens and communities by ensuring the county's ability to expand its economy well into the future. In addition, the economic development program recognizes the county's urban and rural distinctions. In the urban areas, a comprehensive range of business uses is encouraged in suitable locations, with a focus on "export" businesses. In the rural areas, the agricultural industry, which is the county's largest business land use and contributes in excess of \$400 million annually to the county's economy, is also supported. The economic development program for the agricultural industry is discussed in the rural section of *Master Plan 2010*.

Quality jobs and a high level of employment promote strong families and communities. When residents have good jobs, the incidence of family stress and social problems is reduced, home ownership increases, and homeowners have the resources to better maintain their properties and, by extension, their neighborhoods. Similarly, well-employed individuals make strong consumers, who buy the goods and services produced by other businesses and strengthen the health of the area's overall economy. The county therefore focuses its economic development effort on ensuring that residents have quality employment opportunities – both now and in the future.

The county's economic development program focuses primary attention on retaining, expanding and at-tracting the operating facilities and corporate headquarters of "export" businesses – regional and national companies that export goods and services out of the metropolitan area and thereby bring new wealth into the region. Export industries are: manufacturing; backoffice operations and call centers; finance and insurance; warehouse distribution; and technology. If the county is successful in promoting local investment by these "wealth producing" industries, the necessary service and retail development will naturally follow on its own.

Many factors influence business decisions regarding expansion and relocation. County government works to ensure that the county's physical infrastructure, business climate, land use regulations, and other policies and plans support business development and growth. A concerted effort continues to attract major new investment to the targeted growth areas and employment centers (Map 5 - Employment Centers, Growth Areas, and Urban Center). The county council has adopted area revitalization strategies for both the eastern and southwestern areas, to enhance their potential to attract business and strengthen the fabric of residential communities in these older areas. State enterprise zones have been designated for the North Point corridor and the southwest industrial area to provide tax incentives for business location and expansion (Map 6 - Economic Development Program Areas).

The economic development program also focuses increased attention on strengthening the 12 designated Commercial Revitalization Districts (Map 23). The revitalization districts are discussed in the Commercial Community Conservation Areas section. In partnership with the Commercial Revitalization Action Group (CRAG), the Department of Economic Development's restructured Commercial Revitalization Program directs technical and financial assistance to these areas in an effort to foster business growth and appropriate, quality redevelopment.

An educated work force must be the cornerstone of any successful economic development strategy. The skill levels of the local work force can be the critical factor in a company's decision to locate or remain in an area. County businesses reported in a survey that the quality and availability of labor were among their top concerns. Work force development begins at the earliest stages of citizens' lives and is based on a strong system of public education.

Sought-after, skilled workers are more likely to continue to live in their neighborhoods and in the county if they feel satisfied with conditions in their communities, such as good schools and other public services, efficient transportation systems, low crime rates, and stable property values. Strong, stable residential communities strengthen the county's ability to attract new employers as well. Thus, the county's economic development and community conservation efforts go hand in hand.

Baltimore County's economy is highly integrated with the economies of the other jurisdictions in the region, as evidenced by the patterns of people commuting to work. Consequently, regional conditions can have a large impact on the county's economy. A healthy regional economy contributes to the employment of county residents and helps to maintain their high standard of living. Similarly, plant closings or corporate downsizing in other Baltimore region jurisdictions can cause Baltimore County residents to lose their jobs and reduce the overall level of wealth in the regional economy. It is in the county's interest to cooperate with other jurisdictions to bring new business investment to the area.

POLICIES

- Retain, expand and attract businesses that provide jobs and sustain investment, with emphasis on "export" companies that bring new wealth into the region.
- Ensure that plans, physical infrastructure, business climate, and land use regulations position the county as a premier location for such business development and growth.
- Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties throughout the county.
- Maintain a top-notch work force through close coordination among institutions: economic development; employment and training agencies; the public schools and colleges; and the business community.
- Ensure that the growth areas, employment centers, and Commercial Revitalization Districts continue to receive the infrastructure necessary to attract new business investment.
- Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.
- Nurture small and start-up businesses.
- Promote the development and commercialization of technology-based products and

services.

- Cooperate with regional jurisdictions to market the Baltimore region successfully, to companies throughout the United States and the world, as a superior business location.

ISSUES AND ACTIONS

Economic development issues facing the county include ensuring an adequate supply of strategically located land appropriate for development, facilitating the quality redevelopment of vacant and underutilized commercial and industrial sites, strengthening the work force, and taking a more active role in decisions affecting the Port of Baltimore.

Issue: Availability of Appropriate Land for Export Businesses

Baltimore County's ability to continue to attract new export businesses in coming years will depend to a large extent on the availability of land with the appropriate zoning served by infrastructure. This is especially true in the Owings Mills and Perry Hall - White Marsh Growth Areas, the Hunt Valley - Timonium and Middle River Employment Centers, and the North Point and Southwest Enterprise Zones.

Regardless of location, a property will only be appealing to a major employer if it has the necessary roadway access and water and sewer service for it to be developed. The county must continue to ensure that investments in roads, utilities, schools, and housing support the future economic development potential of its key employment centers. Investing in these key employment centers will benefit the tax base and employment base of the rest of the county.

In the *Baltimore County Zoning Regulations*, the zones that are suitable for regional- and national- serving export businesses are ML (manufacturing-light), MH (manufacturing-heavy), OT (office and technology) and other office zones. However, the county's supply of land with these zoning classifications—particularly ML—is threatened by pressure from landowners to develop retail uses on the land. Landowners understandably prefer retail uses over other uses because retailers can pay much more (often five times more) per acre of land than other uses can. A property owner who pays an "ML-zone" price for land and is able to sell or lease that land for a "B-zone" use stands to make a large profit. However, it is in the county's interest to maintain a long-term land management perspective and not allow the inventory of prime manufacturing and office land to be eroded incrementally to meet individual landowner's short-term needs.

The threat to employment-intensive zoning has taken two main forms. In some cases owners of land targeted for employment uses have requested and been granted zoning map changes from manufacturing or office zones to "business" zones that permit retail and service uses. In other cases, landowners have successfully petitioned zoning officials for broad zoning regulation interpretations that permit extensive amounts of retail and service development in ML zones, based on provisions for "auxiliary" uses.

Actions

1. Review and revise the industrial and office zoning categories, which are intended for employment-intensive uses, to ensure that retail uses are strictly limited.

2. Preserve the existing inventory of land with ML, MH, OT, and other office zoning during rezoning processes, so that it will be available for the establishment of export businesses. When rezoning requests are submitted, the Office of Planning should work with the Department of Economic Development to assess the marketability of the site with its existing zoning. Factors to consider include: size and configuration of the property; its proximity to other industrial properties; its ability to provide jobs with family-supporting income; the availability and condition of infrastructure; and any applicable environmental issues.

3. Give high priority in the capital improvement program to projects that enhance the growth areas and employment centers as places to locate a business.

Issue: Availability of Promising, Well-Packaged Redevelopment Opportunity Sites

The county must continue to attract new industrial and commercial development to replace well-paying manufacturing jobs lost in the region over the past two decades, while improving the health and quality of life for residents, and continuing to protect the Chesapeake Bay and undeveloped property called "greenfields." To do so, the county needs to overcome obstacles - including environmental questions - to redeveloping sites in the county's older areas.

As Baltimore County has matured, many of its older commercial and industrial areas have seen an increase in the number of problem properties that lie vacant or underutilized. These properties represent a significant financial cost in terms of unrealized property tax revenue and jobs, and they can become a visual blight for surrounding communities. Many have significant market potential because of their location or other features, but for a variety of reasons, the private sector alone has been unable to carry out redevelopment in these key locations. Areas with potential for redevelopment include the Eastern Revitalization Area, the Southwestern Revitalization Area, and the twelve commercial revitalization districts (Arbutus, Catonsville, Woodlawn, Pikesville, Liberty Road, Reisterstown, Towson, Joppa-Loch Raven, Parkville, Overlea, Essex, and Dundalk) (Map 23). Some of the reasons redevelopment has been difficult are:

- multiple ownership of vacant adjacent parcels, making land assembly difficult if not impossible
- for a particular site, absence of a unified redevelopment strategy around which property owners can rally
- absence of a catalyst to facilitate timely development by convening involved parties, brokering agreements, and involving public agencies where appropriate
- real or perceived environmental contamination
- high redevelopment costs due to the need for demolition or major renovation

Industrial and commercial sites with real or perceived environmental contamination are called "brown-fields." The extent of the industrial contamination problem in Baltimore County is unknown. However, given the county's history of extensive heavy manufacturing - especially in the southeastern and southwestern areas - there is a strong likelihood that environmental concerns will hamper redevelopment of vacant or underutilized sites.

Actions

1. Intensify efforts to return vacant or underutilized industrial and commercial properties to

productive use.

2. Consider establishing a private or quasi-public redevelopment corporation with the power to acquire and redevelop property and to address obstacles to redevelopment of vacant properties in commercial revitalization districts, enterprise zones, and community conservation areas. Include a mechanism to ensure input from representatives and residents of affected areas.

Issue: Competitiveness of the Port of Baltimore

The Port of Baltimore consists of the terminals and other facilities in the Baltimore Harbor that support international trade. A port is an important wealth-generating asset for a region because it makes possible the cost-effective import and export of goods. This trade with other nations and regions of the United States contributes directly and indirectly to tens of thousands of jobs. However, the Port of Baltimore faces stiff competition from other ports and must continually improve its competitive advantage relative to Norfolk, Philadelphia, and other east coast competitors. One way local jurisdictions can support the port is by facilitating the redevelopment of underused land near the waterfront.

Action

Through the multi-jurisdictional Port Land Use Committee, identify and enact measures to promote timely redevelopment of waterfront land and uniform zoning treatment of waterfront land among jurisdictions.

Revised May 10, 1999

[Home](#)

[Index](#)

[Search](#)

[News](#)

[Email](#)

[Suggestions](#)



Office Of Planning

OWINGS MILLS GROWTH AREA

The Owings Mills Growth Area is located in the northwestern part of Baltimore County (Map 24 - Owings Mills Growth Area). It is approximately 13,000 acres in size. It was designated as a growth area because of its proximity to a planned regional transportation network. In 1984, the county adopted the *Plan for Owings Mills, Maryland*, and established zoning for the growth area during the comprehensive zoning map process.

The Owings Mills plan designated five separate land use areas within the growth area:

- Owings Mills Town Center, which includes Owings Mills Mall and the 37-acre Metro rail station
- Owings Mills Corporate Campus
- Northern Employment Corridor
- Red Run Employment Corridor
- Residential areas, including Owings Mills New Town

Since the completion of I-795 and the Metro rail system in 1986, the pace of development has been brisk. More than 5.6 million square feet of non-residential development consisting of retail, office, research and development, office-warehouse "flex," and industrial space has been developed. Over 6,100 residential units have been constructed, consisting of a broad mix of custom single family homes, townhomes, condominiums, and apartments. When the Owings Mills growth area is fully developed it will be home to a projected 44,000 residents and provide jobs for approximately 32,000 employees.

ISSUES AND ACTIONS

Issue: Promoting Economic Development

Economic development and the creation of new employment opportunities were critical components of the 1984 plan for Owings Mills. The business community that is developing is extremely diverse. Several companies have established new headquarters and regional operations centers in Owings Mills, taking advantage of the area's well educated, highly skilled work force. The Owings Mills Corporate Campus, which is almost fully developed, has attracted businesses seeking high quality office development in a campus-style environment.

The Red Run Employment Corridor will provide 700 acres for four million square feet of office, flex, and light industrial. This corridor has been designated as another premier corporate office area for high quality, campus-style, office/flex development. Like the corporate campus, it should project a positive corporate image in order to attract wealth-producing national and regional serving companies. To reinforce the plans for the Red Run Employment Corridor, the

county has also designated it as a "PUD-C Growth Area Corporate Center." PUD-C (planned unit development - commercial) is a zoning overlay designation that allows for mixed use development in accordance with specific requirements and guidelines, and with special approval based on a detailed plan. The corporate center designation calls for well-designed and landscaped pedestrian-oriented development. It also prohibits non-auxiliary commercial retail projects.

The Northern Employment Corridor consists of two areas, one south of Reisterstown Road, and the other east of Owings Mills Boulevard. The latter area is comprised, in part, of parcels determined to be surplus by the Rosewood State Center, a large medical institution. It has begun to develop with flex warehouses along Crondall Lane and should continue to develop as an employment-intensive area. The area south of Reisterstown Road consists of mixed zoning with both retail and industrial development. This area, too, should continue to emphasize employment-oriented development.

Actions

1. Ensure that the Red Run Employment Corridor is developed for corporate office and employment uses and that the Northern Employment Corridor is developed for flex/industrial use.
2. Maintain the PUD-C corporate center designation in the Red Run Employment Corridor and in a portion of the Northern Employment Corridor.
3. Continue to work with the Maryland Economic Development Corporation to develop a master plan for employment-intensive uses on surplus parcels at the Rosewood State Center.

Issue: Balancing Retail and Employment-Intensive Land Uses

The 1984 plan envisioned retail opportunities at the Owings Mills Mall, within the Owings Mills New Town PUD, and at the intersection of Lakeside Boulevard and Samuel Owings Drive. According to the plan, larger region-serving retail services would be provided along Reisterstown Road and Liberty Road. Nevertheless, there has been continuous pressure to convert employment designated areas into region-serving retail development, particularly in the Northern Employment Corridor. Because of the large parcels of utility-served land that will soon be available in the Red Run Employment Corridor, this area has become attractive to developers for regional retail development. Substantial retail development in these areas would not only deplete the supply of land for employment-intensive uses, but would also detract from the vitality of the nearby, established commercial corridors and planned commercial nodes.

Actions

1. Discourage additional retail development, including personal storage warehouses, in the Northern Employment Corridor, and particularly along Owings Mills Boulevard.
2. Direct any new development of large scale, off-price, "big-box" retail uses to Reisterstown Road or Liberty Road.
3. Limit retail development in the Red Run Employment Corridor to auxiliary retail that is

scaled to serve customers who are employed in the corridor.

Issue: Developing the Owings Mills Town Center

The town center, which is also the terminus of the Metro rail line, should be developed as an intense mix of retail, service, office, and residential uses. Making use of structured parking, the Metro site can provide opportunities for high density retail and employment development, public facilities, housing, and transit oriented uses. A study has been undertaken to determine possible uses. It should consider economic feasibility, design plans, and a public use component such as a center for higher education, and/or a library. Bicycle and pedestrian access to the town center should be facilitated.

Actions

1. Complete the study for the Metro site.
2. Promote a concentration of high-quality mixed use development at the mall site.
3. Increase the vitality of the town center by encouraging more diverse non-retail uses such as full service restaurants, entertainment, or recreational uses.
4. Study and implement feasible mechanisms to make the Owings Mills Town Center accessible to bicyclists and pedestrians.

Issue: Achieving a Balanced Mix of Housing

The mix of housing types has not been as balanced between single family and multi family units as originally envisioned. A combination of housing market forces has resulted in a predominance of townhouses, condominiums, and apartments.

Actions

1. Promote a mix of housing that emphasizes single family detached homes.
2. Evaluate the development potential and density of vacant parcels zoned DR10.5, DR16, RAE, and OT to determine appropriate land use and modify zoning as needed.

Issue: Providing Appropriate and Adequate Utilities

The capacity of the Patapsco Waste Water Treatment Plant must be monitored as Owings Mills develops to ensure that the plant will be able to support future growth. Limited areas in Owings Mills will continue to rely on private wells and septic systems. The URDL should be adjusted to reflect existing and planned water and sewer service areas, zoning, and land management area designations.

Actions

1. Monitor the capacity and efficiency of the treatment plant and address any anticipated or actual deficiencies.

2. Evaluate and complete minor adjustments to the URDL.

Issue: Providing a Functional and Attractive Transportation Network

The Owings Mills transportation network has essentially remained unchanged since the 1984 plan. The overall network, although currently adequate to serve the area, needs to be reevaluated in light of several unanticipated conditions. First, the overall number of employees per square foot of building has increased because of the national trend towards smaller offices, which is partly related to computerization. The larger number of employees has resulted in more automobile trips using the Owings Mills network. Second, the rate of residential growth has accelerated in recent years, exceeding projections. The actual density of the residential areas is less than zoning allows; however, the rate of growth is greater than anticipated. Finally, with the advent of environmental regulations, obtaining road alignments and expanded rights-of-way has been difficult (Map 25 - Owings Mills Growth Area Transportation Network).

As the roadway network is expanded, design aesthetics should be consistently applied in both private and public projects to assure high visual quality. The privately developed Owings Mills New Town provides a good example of landscaped medians and tree-lined rights-of-way with good pedestrian access. Similar design features should be considered for the remainder of the Owings Mills roadway network.

Because of its concentration of mixed uses, the Owings Mills Growth Area offers the potential for reducing local automobile dependence and thus traffic congestion. A comprehensive bicycle and pedestrian network would assist Smart Growth initiatives and enhance the quality of life.

Actions

1. Construct the Dolfield Boulevard and I-795 interchange.
2. Evaluate the feasibility of completing the unfinished portions of the road network impacted by environmental regulations.
3. Develop facilities for pedestrians and commuters where appropriate. Evaluate pedestrian and public transit linkages, including MTA shuttle service, between the Corporate Campus and the Metro station, and make needed improvements.
4. Upgrade McDonogh Road from Painters Mill Road to Reisterstown Road.
5. Determine whether Red Run Boulevard should be extended to McDonogh Road.
6. Consider extending Dolfield Boulevard from I-795 to Reisterstown Road.
7. Construct the extension of Owings Mills Boulevard south to Winands Road and Liberty Road.
8. Study and implement feasible mechanisms to provide a comprehensive bicycle and pedestrian network within the Owings Mills Growth Area.

Issue: Providing Parks and Recreation Facilities

The provision of recreational facilities and open space is one of the key elements in the development of Owings Mills as a desirable, attractive, and healthy place to live and work. The existing *Owings Mills Open Space Plan* adopted by the Baltimore County Council in 1995, remains valid. It provides for an extensive stream valley park along Red Run accessed by a system of pedestrian paths and bikeways. A proposed native species arboretum replaces the originally proposed Red Run Lake as the centerpiece of the park.

Many of the active recreational needs of the citizens of the Owings Mills area will be met through recreation programs at local school recreation centers, including proposed sites. However, it is necessary to supplement these sites with a variety of parklands that can provide a wide range of recreational opportunity. Two recent acquisitions, the 240 acre Northwest Regional Park site and the 80 acre former Association Jewish Charities property, will greatly assist in meeting the recreational needs of the area's residents.

Actions

1. Plan and develop the Northwest Area Park with a mix of passive and active recreational amenities.
2. Develop the Red Run Stream Valley Park. Incorporate land dedicated by the Owings Mills New Town as well as the abandoned Old Dolfield Road right-of-way.
3. Obtain community input before approving and constructing neighborhood pathways. Open spaces that are not conducive to monitoring should be dedicated to homeowner associations or remain as natural areas.
4. Continue to involve the community in the park planning process.
5. Continue to use school properties to provide recreational opportunities for the surrounding community.

Issue: Meeting Educational Needs

Baltimore County has continuously acknowledged and supported the need for community-based schools in the Owings Mills and Reisterstown areas. The county has demonstrated its commitment to area schools by:

- Expanding the programmed New Town Elementary to 750 seats
- Adding 600 seats to Franklin High School and 400 seats to Franklin Middle School
- Adding 200 seats to Deer Park Middle School and 100 seats to Deer Park Elementary School
- Including funds for a New Town Middle and High School in the 1998 Bond Referendum

Action

Continue to monitor residential growth and plan for necessary school facilities.

Issue: Ensuring Development Quality

Development has taken place in Owings Mills without the benefit of an overall design model. While the quality of non-residential design has been good, the quality of design in residential developments has been inconsistent. The design objectives for Owings Mills are to create an attractive, well-functioning physical environment; to project a positive image of the growth area; and to define a clear sense of place. Landscaping, signs, and exterior materials can serve as unifying elements to support the community identity of Owings Mills. Design elements such as planted medians, street trees, and wide sidewalks can contribute to the community's attractive visual appearance and livability.

Actions

1. Develop standards for new private and public development to provide high quality and uniformity.
2. Devise mechanisms to ensure that the standards are followed consistently, such as through covenants, an overlay district, or a special review process.
3. Provide for wide sidewalks and bikeways along the existing and proposed road network.

Issue: Evaluating Rezoning Requests

Zoning changes should support the land use concepts contained in the master plan. Many of the master plan land use policies will be implemented through the application of zoning. Map 26 "Owings Mills Growth Area Proposed Land Use." provides general recommendations for future land use based on these policies.

Action

Use the following guidelines to evaluate rezoning proposals.

1. Avoid changing the zoning of large tracts of land zoned for light manufacturing.
2. Support zoning proposals that encourage industrial and office development.
3. Use appropriate zoning to ensure the development of corporate office and employment uses in the Red Run Employment Corridor, and elsewhere where applicable, so that the land is not preempted by residential development permitted in the OT (office and technology) zone.
4. Avoid zoning changes that would detract from the vitality of existing Reisterstown Road and Liberty Road retail businesses.
5. Use zoning to protect sensitive environmental areas near the Soldiers Delight Natural Environment Area and the Owings Mills Stream Valley Park from possible detrimental effects of increased urbanization.
6. Refrain from adding retail zoning along Owings Mills Boulevard.

7. Refrain from zoning changes that would allow non-auxiliary retail uses in the Red Run Employment Corridor.

Revised May 17, 1999

[Home](#)

[Index](#)

[Search](#)

[News](#)

[Email](#)

[Suggestions](#)

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1980, that the herein Petition for Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Exterior improvements shall be compatible with the residential character of the neighborhood.
2. Parking shall be provided and limited in accordance with the site plan entitled "Plat for Variance and Special Exception to Zoning", prepared by Landtech Associates, Inc., dated August 23, 1979.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. The improvements existing, wholly or partially, in the D.R. 5.5 Zone shall not be used for parking or storage in connection with the office use of the improvements existing in the D.R. 16 Zone.
5. Any future sale of the property as individual lots shall conform to the then existing requirements for the subdivision of land.
6. A revised site plan, signed and sealed by an individual registered land surveyor, shall be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

No 7

ORDER RECEIVED FOR FILING

DATE March 10, 1980

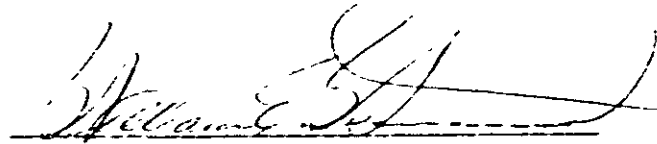
BY [Signature]

Administrative Assistant

[Signature]
Zoning Commissioner of
Baltimore County

that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1932, that Variances to permit existing side yard setbacks of 12 feet and 13 feet for 11424 Reisterstown Road in lieu of the required 25 feet, existing side yard setbacks of 21 feet and 17 feet for 11422 Reisterstown Road in lieu of the required 25 feet, and an existing side yard setback of 12 feet for 11422 Reisterstown Road in lieu of the required 18.75 feet, for the expressed purpose of an open porch, should be and the same are GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.



Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE March 10, 1980

BY

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The petitioners herein seek to amend the site plan filed in Case No. 80-135-XA to change the parking layout and driveway and to determine whether the Special Exception was utilized for 11424 Reisterstown Road.
2. Testimony indicated that offices were granted for 11422 and 11424 Reisterstown Road by special exception on March 10, 1980, Case No. 80-135-XA. Settlement occurred in August of 1981, and the entire property was leased for "office, storage, and rental" in October 1981. Part of the property, including 11422, was utilized by the lessee, as offices. The property underwent substantial construction, renovation and refurbishing from August 1981 to February 1982. The property at 11424 was advertised for sublease as office space from February 1 to 6, 1982.
3. Further testimony established that the proposed parking layout and driveway preserve existing ponds and stonework and are more appropriate to the site.
4. No one appeared at the hearing in opposition to the petition.
5. The amendment would be in strict harmony with the spirit and intent of the zoning regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of August, 1983, that the special exception granted in Case No. 80-135-XA has been utilized for 11424 Reisterstown Road and that amendments to the site plan filed in said case to change the parking layout and driveway are approved and, as such, the Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan shall indicate the rear portion of the property as D.R. 3.5 and 11424 as office space.
The proposed screening shall be 4 foot compact evergreens.
The D.R. 3.5 portion of the site shall be landscaped and shall not be utilized in connection with the office uses of the D.R. 16 portion of the site.
A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

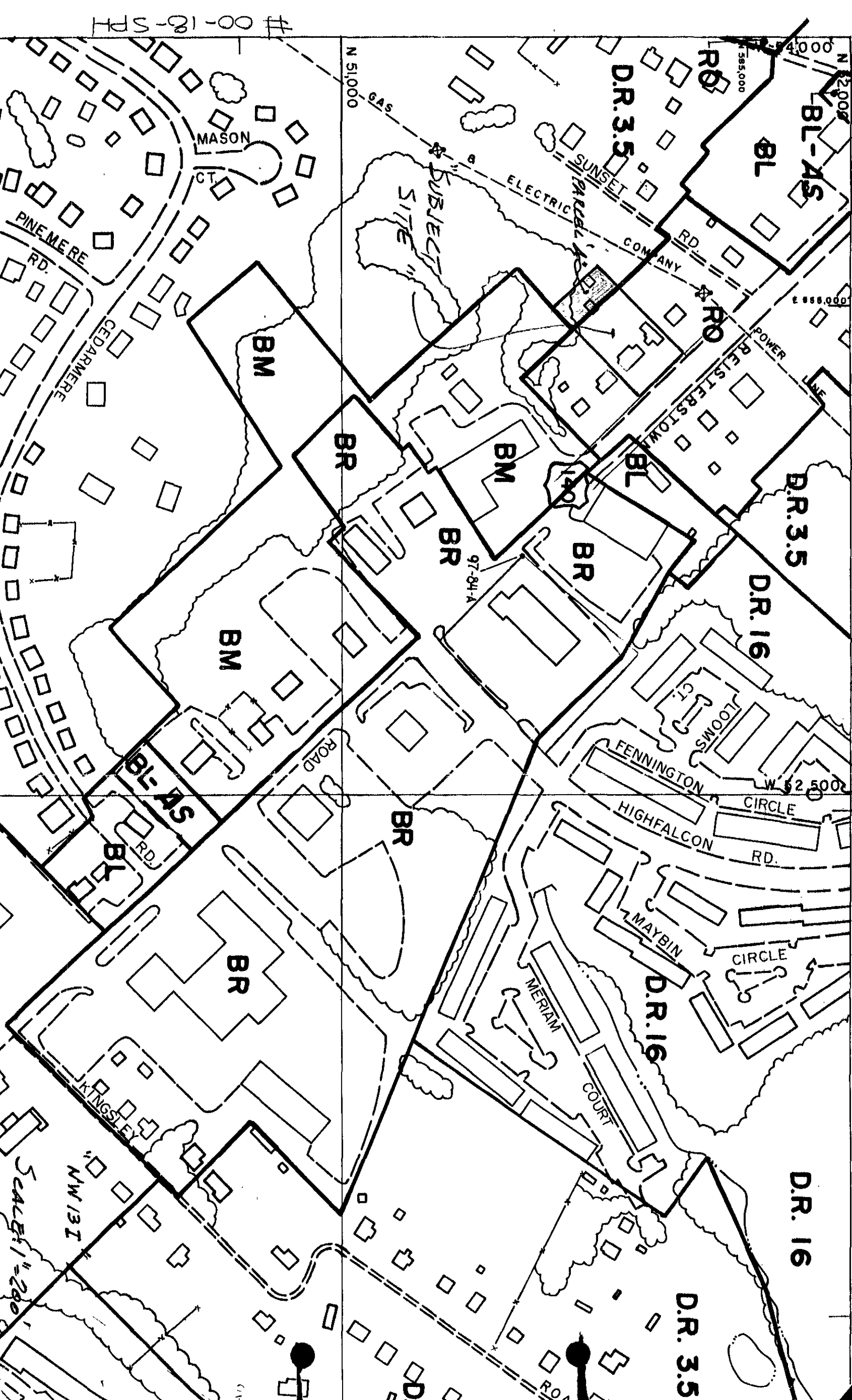
ORDER RECEIVED FOR FILING

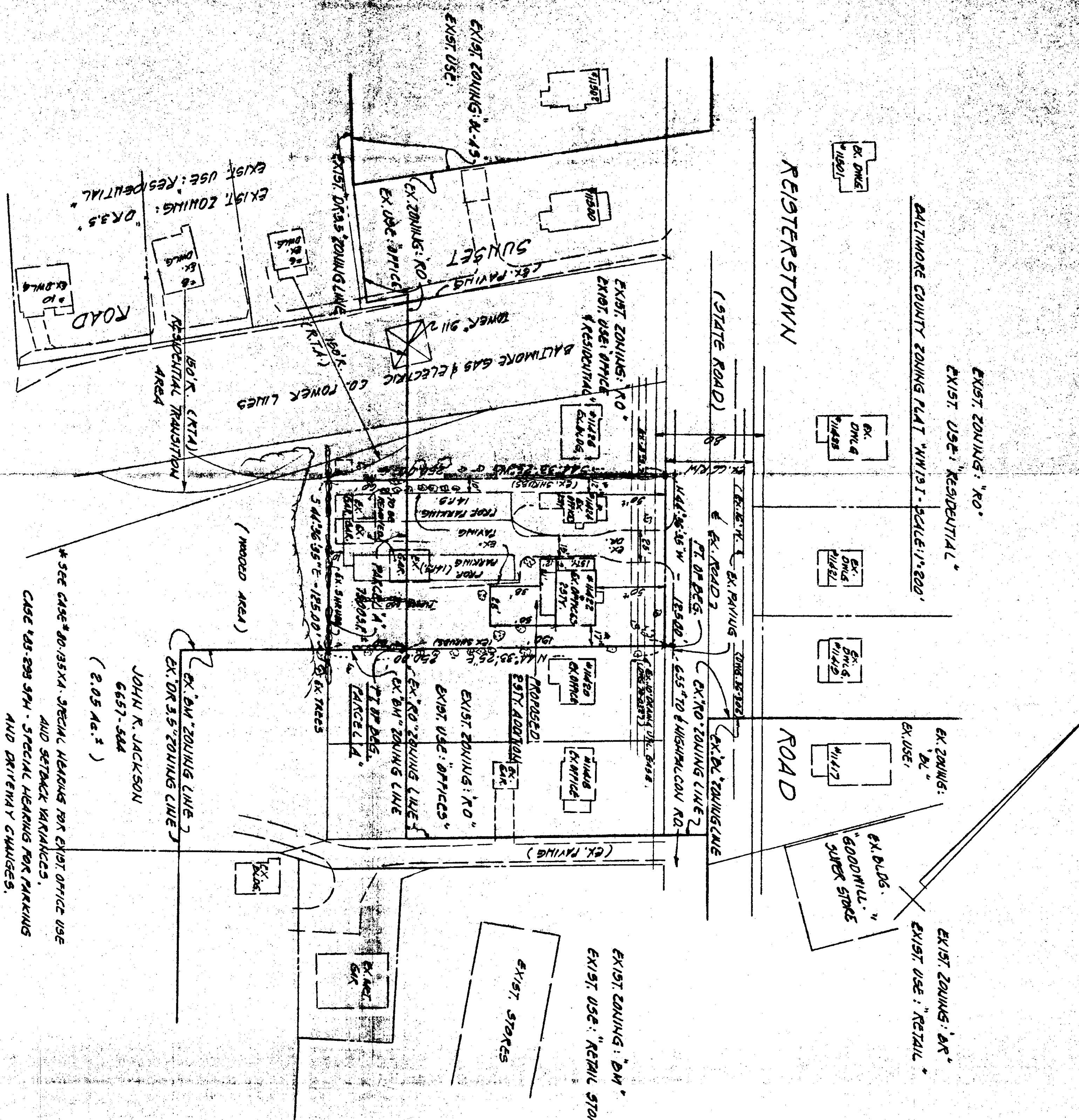
DATE August 22, 1983

BY Mary Compton (Clerk)

John M. R. Jones
Deputy Zoning Commissioner of
Baltimore County

1108





NOTE:
RESIDENTIAL TRANSITION AREA (RTA)
REQUIREMENTS - 150' FROM EXIST. DNG.
ON LOT 1633 THAN 2 A.C.
(SEE URBAN DEVELOPMENT 5705, II-15.1 & 15.2)

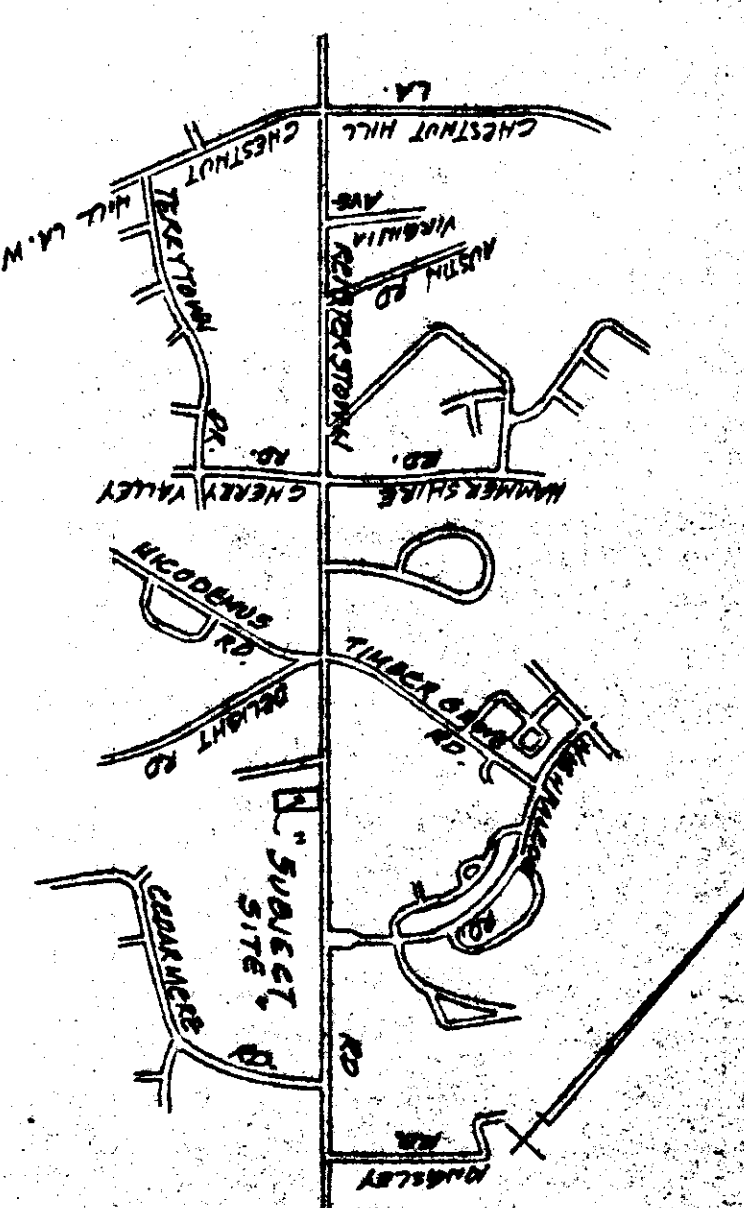
* SEE CASE 80-153X - SPECIAL HEARING FOR EXIST. OFFICE USE
AND SETBACK VARIANCES.
CASE 83-229 9TH - SPECIAL HEARING FOR PARKING
AND DRIVEWAY CHANGES.

JOHN R. JACKSON
6657-584
(2.05 AC.)

OWNERS:
ANDLER M. BLACK
ROBERT M. DANIEL
11422 & 11424 REGISTERSTOWN RD.
OWINGS MILLS, MARYLAND 21117

GENERAL NOTES:

1. AREA OF PROPERTY: 0.72 AC. (GROSS: 0.72 AC.) PARCEL A - 7500 SQ. FT. 0.17 AC.
2. EXISTING ZONING OF PROPERTY: "NO" & "DR-3.5" - SPECIAL EXCEPTION FOR OFFICES
3. EXISTING USE OF PROPERTY: "OFFICE BUILDINGS"
4. PROPOSED ZONING OF PROPERTY: "NO" & "DR-3.5" - BUSINESS PARKING IN RESIDENTIAL ZONE
5. PROPOSED USE OF PROPERTY: "OFFICE BUILDINGS"
6. REQUIRED OFF-STREET PARKING:
 - A. EXIST. 237Y OFFICE BLDG. - 11424 REGISTERSTOWN RD.
187 R.L. 22' x 24' = 524 SQ. FT. @ 1/300 = 1.76
237Y. 22' x 24' = 524 SQ. FT. @ 1/300 = 1.76
BASEMENT (570 SQ. FT.) @ 0 = 0
B. EXIST. 237Y OFFICE BLDG. - 11422 REGISTERSTOWN RD.
187 R.L. 42' x 30' = 1025 SQ. FT. @ 1/300 = 4
237Y. 42' x 30' = 1025 SQ. FT. @ 1/300 = 4
187 R.L. 42' x 30' = 1025 SQ. FT. @ 1/300 = 4
C. PROPOSED 237Y ADDITION TO 11422 REGISTERSTOWN RD. (80' x 28' - 15' x 21')
187 R.L. 50' x 21' = 1050 SQ. FT. @ 1/300 = 3.5
237Y. 50' x 21' = 1050 SQ. FT. @ 1/300 = 3.5
D. TOTAL NUMBER OF PARKING SPACES REQUIRED = 3.52 + 1.76 + 0.00 + 0.00 = 5.28
E. NUMBER OF PARKING SPACES SHOWN = 0
F. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND APPROVED SITE PLANS (CASE 80-153X & 83-229 9TH) TO REMOVE EXISTING 210' YARD VARIANCES RESTRICTIONS AND TO REMOVE RESTRICTIONS FOR PROPOSED BUILDING ADDITION TO 11422 AND TO REMOVE RESTRICTIONS FOR 150' YARD VARIANCES AND RESTRICTIONS (CASE 83-229 9TH) AND ANY OTHER CHANGES AS SHOWN ON THE PLAN.
7. PETITIONER REQUESTING A SPECIAL HEARING TO PERMIT BUSINESS PARKING IN A RESIDENTIAL DR-3.5 ZONE (PARCEL X).
8. PARCEL X - 7500 SQ. FT. (0.17 AC.) IS NOT LOCATED IN ANY RESIDENTIAL TRANSITION AREA (RTA).
9. PARKING IN A RESIDENTIAL ZONE (PARCEL X) IS SUBJECT TO THE CONDITIONS OF SECTION 402.4.2 AND 103.1 OF THE DCZ.
10. PROPERTY IS SEPARATED BY PUBLIC UTILITIES.
11. ZONING HISTORY: CASE 80-153X - SPECIAL EXCEPTION FOR OFFICE USE VARIANCES. CASE 83-229 9TH - SPECIAL HEARING TO REMOVE PARKING & DRIVEWAY.



LOCATION PLAN
SCALE: 1" = 1000'

SPECIAL HEARING

PLAT TO ACCOMPANY PETITION
FOR

"11422 & 11424 REGISTERSTOWN ROAD
ELECT. DIST. ACS
BALTIMORE COUNTY MD.
JUNE 10, 1993
SCALE: 1" = 50'

11422 & 11424 REGISTERSTOWN RD.
OWINGS MILLS, MARYLAND 21117

ENGINEER
CENTURY ENGINEERING, INC.
32 EAST ROAD
TOWSON, MARYLAND 21204
(410) 835-8070

