IN RE: PETITION FOR SPECIAL EXCEPTION N/S of Mt. Carmel Road, 250' W centerline of York Road 7th Election District 3rd Councilmanic District (14 Mt. Carmel Road)	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 02-565-X
Nancy Wheatley & Vincent Chilcoat, *Legal Owners* **and** 14 Mt. Carmel Road, LLC, *Contract Purchaser/Lessee* *Petitioners*	* * *	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Nancy Wheatley and Vincent Chilcoat and the contract purchaser/lessee, 14 Mt. Carmel Road, LLC. The Petitioners are requesting a special exception to approve the use of the subject property for general office and medical office use in a RC-5/CR district. The petition was prepared and filed by Howard L. Alderman, Jr., Attorney at Law.

Appearing at the hearing on behalf of the special exception request were Karen Kinsey, Randy Shelley, Guy Ward and Howard L. Alderman, the attorney representing the Petitioners. There were no protestants or others in attendance..

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 1.360 acres, more or less, zoned R.C.5/CR. The subject property is improved with an existing 2-story frame building, which is proposed to be used by the Petitioner as a physical therapist office and other general office use. The details and design of the property are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. The Petitioner proposes to utilize the building as general offices and intends to install a parking

ORDER RECEIVED FOR FILING
Date 7/31/02
By

lot to support the use of this structure. No outside alterations are proposed to be made at this time except modifications to the entryway to the structure, in order to bring it into compliance with the Americans with Disabilities Act. In order to proceed with the conversion of the structure into general offices, the special exception is necessary.

It is clear the Baltimore County Zoning Regulations permit the Petitioner's use in a RC-5/CR zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Petitioner has shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

In addition to the usual and customary requirements to prove a special exception, the Petitioner also has the burden to prove that the use requested satisfies the special regulations for CR districts. Those special regulations are found in Section 253.3 of the Baltimore County

ORDER RECEIVED FOR FILING
Date 7/31/02
By

Zoning Regulations. The testimony and evidence offered at the hearing clearly demonstrated that the use satisfies all of those restrictions as set forth in that section of the Baltimore County Zoning Regulations. Therefore, based on the testimony and evidence offered at the hearing and the lack of opposition to this request, I find that the special exception should be granted to allow the subject property to be used for general offices and medical offices.

Pursuant to the advertising, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 31st day of July, 2002, by this Deputy Zoning Commissioner, that the Special Exception request to approve the use of the subject property for general office and medical office use in a RC-5/CR district, be and is hereby APPROVED, subject, however, to the following restriction:

1. The Petitioners shall comply with the conditions as specified in the comment dated July 16, 2002 from the Office of Planning, a copy of which is attached hereto.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FI
Date 7/31/02
By

Jen 7/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2002

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

JUL 16 2002

SUBJECT: 14 Mt. Carmel Road

INFORMATION:

Item Number: 02-565

Petitioner: Nancy Wheatley

Zoning: RC 5/CR

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject property is listed on the Maryland Historical Trust Inventory as MHT # BA 2028. The pre-nineteen hundred structure is also known as the Andersen-Chilcoat House, and is classified by the 1991 Hereford Community Plan as "locally significant." The Office of Planning has determined that this structure is a good example of Victorian architecture in the Hereford community and worthy of preservation.

Considering the aforementioned, the following note should be placed on the plan:

> "The structure located at 14 Mt. Carmel Road is listed as # BA 2028 on the Maryland Historical Trust (MHT) Inventory of Historic Property in Baltimore County. As a condition of this Special Exception, **all** alterations or changes to the exterior of the structure, either in materials and/or design, shall be subject to historic review. The Director of the Office of Planning must review and approve any changes to the exterior of said structure as guided by the Secretary of the Interior's Standards. . These changes include, but are not limited to window replacements, siding replacements, roof replacements, partial demolitions, and additions."

ORDER RECEIVED FOR FILING
Date 7/31/02
By R. Jameson

Additionally, the Office of Planning requests that, before final approval of the Special Exception, the petitioner provide evidence to the Hearing Officer that the deed of conveyance will note the above referenced special condition on the property. This recommendation is intended to ensure proper notification to future property owners.

Prepared by: Martha Cumpton

Section Chief: Jeffrey W. Long

AFK/LL:MAC

ORDER RECEIVED FOR FILING
Date 7/31/02
By R. Jameson

Baltimore County
Zoning Commissioner

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

July 31, 2002

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

RE: Petition for Special Exception
Case No. 02-565-X
Property: 14 Mt. Carmel Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Copies to:

Karen S. Kinsey
12211 Park Heights Avenue
Owings Mills, MD 21117

Randy Shelley
2601 Cotter Road
Millers, MD 21102

Geoffrey C. Schultz
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Hunt Valley, MD 21030

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14 Mt. Carmel Road

which is presently zoned RG-5/CR

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

General Office and Medical Office in an RG-5/CR Zone (SECTION 259.3.B.2, BCZR)

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, 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:

14 Mt. Carmel Road, LLC
Randolph H. Shelley, GM
Name - Type or Print

Signature

P.O. Box 356 (410) 329 - 8040
Address Telephone No.

Monkton, Maryland 21111
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin and Gann, P.A.
Company Nottingham Centre, 8th Floor
502 Washington Avenue (410) 321-0600
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

NANCY WHEATLEY
Name - Type or Print

Nancy Wheatley
Signature

Vincent T. Chilcoat
Name - Type or Print

Signature

14 Mt. Carmel Road
Address Telephone No.

Parkton, Maryland 21120
City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee & Associates, Inc.
Name

5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.

Cockeysville, Maryland 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 6-14-02

ORDER RECEIVED FOR FILING
Date 7/31/02
By R. Jones

Case No. 02-565X

REV 09/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

June 14, 2002

STATE OF MARYLAND
JAMES WILLIAM MCKEE
NO. 9012
REGISTERED
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION OF
#14 MT. CARMEL ROAD
7TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the north side of Mt. Carmel Road (40-foot wide right-of-way) at a distance of 250 feet west of the centerline of York Road; thence running along the north side of Mt. Carmel Road, North 65 degrees 24 minutes 53 seconds West, 144.63 feet and by a curve to the left, having a radius of 1,165.92 feet and an arc length of 228.74 feet; thence running North 00 degrees 58 minutes 15 seconds West, 170.92 feet, South 65 degrees 35 minutes 03 seconds East, 28.95 feet, South 65 degrees 35 minutes 03 seconds East, 342.78 feet, South 04 degrees 29 minutes 25 seconds East, 144.93 feet, and South 04 degrees 29 minutes 25 seconds East, 7.17 feet to the place of beginning. **CONTAINING** 1.189 acres of land as recorded in Deed Liber 1202, folio 033.

565

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

565

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14318

DATE 6/14/02 ACCOUNT 001-006-6150

AMOUNT $ 300.00

RECEIVED Mt. Carmel Rd. LLC 14 Mt. Carmel Rd.
FROM:

FOR: X

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jcm

PAID RECEIPT
BUSINESS ACTUAL TIME
6/17/2002 6/14/2002 14:28:41
REG WB03 WALKIN SWAT SWA DRAWER 5
>RECEIPT # 242375 6/13/2002 OFLN
DEPT 5 523 ZONING VERIFICATION
CR NO. 014318
Rcpt Tot $300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-565-X
14 Mt. Carmel Road
N/S of Mt. Carmel Road, 250' +/-W of centerline of York Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Nancy & Vincent Wheatley
Contract Purchaser: Randolph H. Shelley, GM
Special Exception: to use described property for General Office and Medical Office.
Hearing: Monday, July 29, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave.

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) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
7/101 July 11 C549642

CERTIFICATE OF PUBLICATION

7/11/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/11/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-565-X

Petitioner/Developer: SHELLEY, ETAL

527-1563 — FAX — Mc KEE

Date of Hearing/Closing: 7/29/02

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

Attention:

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 #14 MOUNT CARMEL RD.

The sign(s) were posted on 7/13/02
(Month, Day, Year)

Sincerely,

7/20/02
(Signature of Sign Poster and Date)

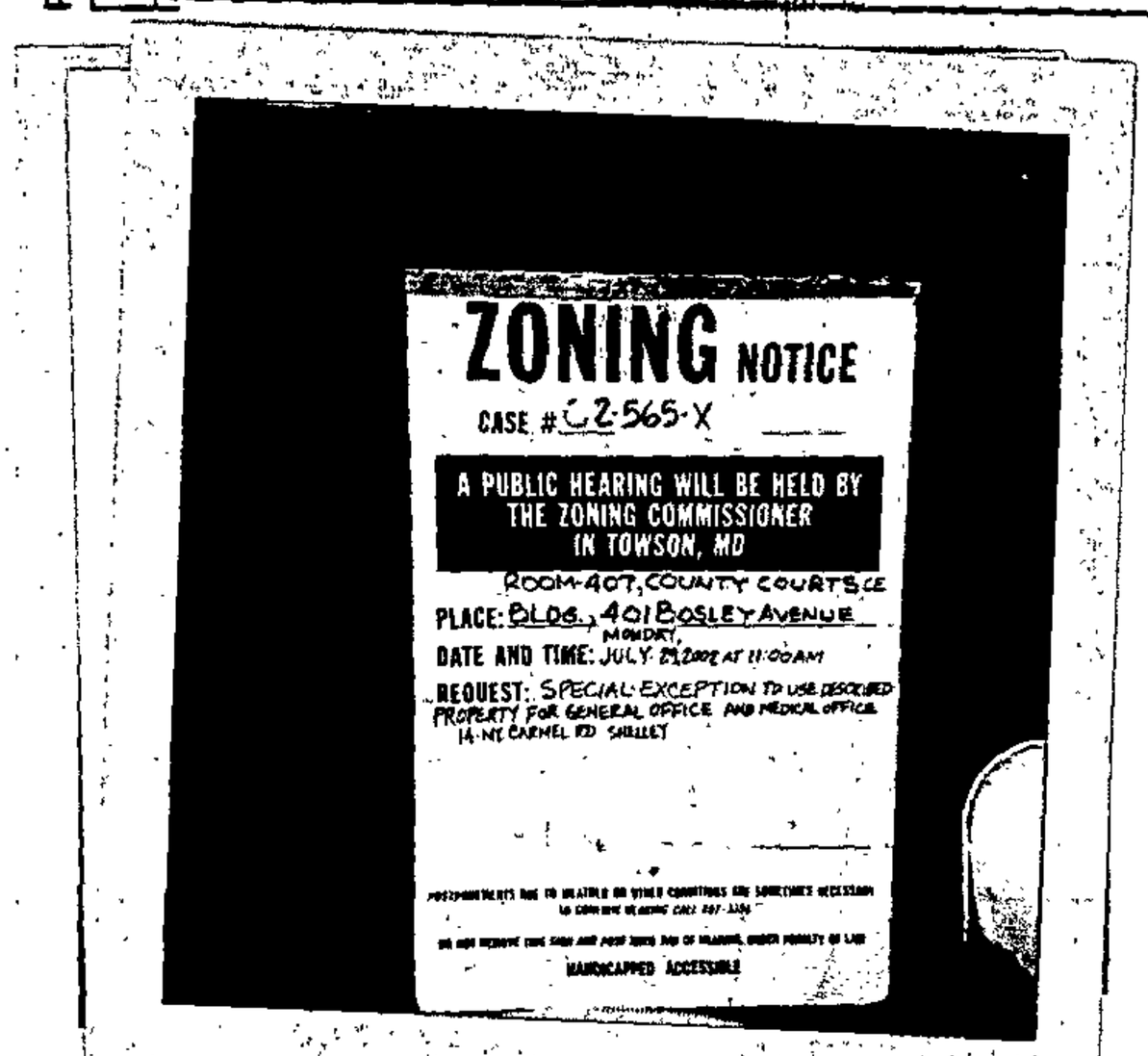
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

Post-it® Fax Note 7671 | Date | # of pages ▶
To | From
Dept. | Co.
Phone # | Phone #
Fax # | Fax #



02-565-X
#14 MT. CARMEL
SHELLEY 7/29/02

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: 565

Petitioner: 14 MT. CARMEL ROAD, LLC

Address or Location: 14 MT. CARMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RANDOLPH SHELLEY

Address: PO BOX 356

MONKTON MD 21111

Telephone Number: (410) 329-8040

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, 2002 Issue – Jeffersonian

Please forward billing to:
Randolph Shelley
P O Box 356
Monkton MD 21111

410 329-8040

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: 02-565-X
14 Mt Carmel Road
N/S of Mt Carmel Road, 250' +/- W of centerline of York Road
7th Election District – 3rd Councilmanic District
Legal Owner: Nancy & Vincent Wheatley
Contract Purchaser: Randolph H Shelley, GM

Special Exception to use described property for General Office and Medical Office.

HEARING: Monday, July 29, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
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

July 1, 2002

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: 02-565-X
14 Mt Carmel Road
N/S of Mt Carmel Road, 250' +/- W of centerline of York Road
7th Election District – 3rd Councilmanic District
Legal Owner: Nancy Wheatley & Vincent Chilcoat
Contract Purchaser: Randolph H Shelley, GM

Special Exception to use described property for General Office and Medical Office.

HEARING: Monday, July 29, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Howard L Alderman Jr Esquire, Levin & Gann, Nottingham Centre, 8th Floor, 502 Washington Avenue, Towson 21204
Nancy Wheatley & Vincent Chilcoat, 14 Mt Carmel Road, Parkton 21030
14 Mt Carmel Road LLC, Randolph H Shelley, GM, P O Box 356, Monkton 21111
McKee & Associates Inc, Geoffrey C Schultz, 5 Shawan Road, Suite 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 13, 2002.**
(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.

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on Recycled Paper

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

July 26, 2002

Howard L Alderman Jr Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-565-X, 14 Mt Carmel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 14, 2002.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Nancy Wheatley & Vincent Chilcoat, 14 Mt Carmel Road, Parkton 21030
14 Mt Carmel Road LLC, Randolph H Shelley, GM, P O Box 356, Monkton 21111
McKee & Associates Inc, Geoffrey C Schultz, 5 Shawan Road, Suite 1,
Cockeysville 21030
People's Counsel

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on Recycled Paper

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

August 5, 2003

Mr. Geoffrey C. Schultz, Vice President
McKee & Associates, Inc.
Shawan Place, Suite 1
5 Shawan Road
Cockeysville, MD 21030

Dear Mr. Schultz:

Re: 14 Mount Carmel Road, Zoning Case No. 02-565-X, 7th Election District

Subsequent to my July 17th letter to you, I received a telephone call and inter-office correspondence from Ms. Lynn Lanham of the Office of Planning, Development Review Section. Ms. Lanham stated that the architectural elevations for the proposed addition are in compliance with the Office of Planning's prior ZAC comment. I have discussed the proposed 749 square feet expansion with Mr. Timothy Kotroco, Director of Permits and Development Management and it has been decided that a Special Hearing to amend the prior Special Exception is required.

If you have any questions, you may call me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/klm

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on Recycled Paper

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 24,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 24, 2002

Item No.: 565

Dear Mr. Zahner:

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.

. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 2, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 1, 2002
Item Nos. 563, 565, 566, 567, 568, 569,
571, and 574

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

RWB:CEN:jrb

cc: File

Item 4/29

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor TGT

DATE: August 7, 2002

SUBJECT: Zoning Item 565
Address 14 Mount Carmel Road

Zoning Advisory Committee Meeting of June 24, 2002

Soil Evaluations must be conducted. Water usage data must be submitted to GWM.

Reviewer: Sue Farinetti Date: August 1, 2002

AUG - 8 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Timothy M Kotroco
Department of Permits and
Development Management

DATE: July 21, 2003

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: 213 Mount Carmel Road
ZAC 02-565
MHT # BA 2028

The Office of Planning has reviewed the architectural elevations for the proposed addition and finds that they are in compliance with our ZAC comment:

> "The structure located at 14 Mt. Carmel Road is listed as # BA 2028 on the Maryland Historical Trust (MHT) Inventory of Historic Property in Baltimore County. As a condition of this Special Exception, **all** alterations or changes to the exterior of the structure, either in materials and/or design, shall be subject to historic review. The Director of the Office of Planning must review and approve any changes to the exterior of said structure as guided by the Secretary of the Interior's Standards. . These changes include, but are not limited to window replacements, siding replacements, roof replacements, partial demolitions, and additions."

Lynn Lanham

C: John Sullivan

LL:

\\NCH_NW\VOL3\WORKGRPS\DEVREV\Letters\213 mt carmel *historic.doc*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2002

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

SUBJECT: 14 Mt. Carmel Road

INFORMATION:

Item Number: 02-565

Petitioner: Nancy Wheatley

Zoning: RC 5/CR

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject property is listed on the Maryland Historical Trust Inventory as MHT # BA 2028. The pre-nineteen hundred structure is also known as the Andersen-Chilcoat House, and is classified by the 1991 Hereford Community Plan as "locally significant." The Office of Planning has determined that this structure is a good example of Victorian architecture in the Hereford community and worthy of preservation.

Considering the aforementioned, the following note should be placed on the plan:

> "The structure located at 14 Mt. Carmel Road is listed as # BA 2028 on the Maryland Historical Trust (MHT) Inventory of Historic Property in Baltimore County. As a condition of this Special Exception, **all** alterations or changes to the exterior of the structure, either in materials and/or design, shall be subject to historic review. The Director of the Office of Planning must review and approve any changes to the exterior of said structure as guided by the Secretary of the Interior's Standards. . These changes include, but are not limited to window replacements, siding replacements, roof replacements, partial demolitions, and additions."

RECEIVED
JUL 2 2 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Additionally, the Office of Planning requests that, before final approval of the Special Exception, the petitioner provide evidence to the Hearing Officer that the deed of conveyance will note the above referenced special condition on the property. This recommendation is intended to ensure proper notification to future property owners.

Prepared by: Martha Cumpton

Section Chief: Jeffrey M. Long

AFK/LL:MAC

RECEIVED
JUL 22 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: June 27, 2002

Mr. Goerge Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 565 (JCM)
MD 137
14 Mt. Carmel RD
Mile Post 8.36

Dear Mr. Zahner:

This office has reviewed the referenced Item and has no objection to approval of the Special Exception.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- 25' wide curbed entrance with 20' curbed radii using standard Type "A" combination curb and gutter, offset 4' from the edge of existing paving.
- Highway widening dedication to an ultimate 80' Right-of Way.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

RE: PETITION FOR SPECIAL EXCEPTION 14 Mt Carmel Road, N/side of Mt Carmel Rd / west of York Rd 7th Election District, 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Vincent & Nancy Wheatley Contract Purchaser: Randolf H. Shelley, GM Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 02-565-X

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

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

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 1st day of July, 2002 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 10, 2003

Mr. Geoffrey C. Schultz, Vice President
McKee & Associates, Inc.
Shawan Place, Ste. 1
5 Shawan Road
Cockeysville, MD 21030

Dear Mr. Schultz:

Re: 14 Mount Carmel Road, Zoning Case No. 02-565-X, 7th Election District

Subsequent to my August 5, 2003 letter to you I again reviewed the proposed 749 square ft. expansion with Mr. Timothy Kotroco, Director of Permits and Development Management. Mr. Kotroco stated that he has reconsidered your client's request and that it would be approved as being within the spirit and intent of the above referenced zoning case.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/klm

C: Case No. 02-565-X

Hereford Physical Therapy
& Sports Medicine

August 18, 2003

Mr. Timothy M. Kotroco
Director
Baltimore County
Dept. of Permits & Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir,

We are writing this letter respectfully requesting zoning approval for the building addition to 14 Mt. Carmel Road, Parkton MD 21120.

Hereford Physical Therapy & Sports Medicine is an outpatient physical therapy clinic providing services to the Northern Baltimore County Community. Along with our general orthopedic patient population we also provide sports medicine services to Hereford High School and the surrounding recreation councils.

Since opening in September 2003, our practice has outgrown the existing building space. We are requesting the building addition to continue to grow our physical therapy practice and better serve our patients and the community. We plan to continue providing physical therapy services at this location. We are not adding other healthcare providers (i.e. physicians, chiropractors etc.) to our practice.

Thank you for your attention to this matter. If you should have any addition questions or concerns please feel free to contact us.

Sincerely,

Karen Kinsey
President and Owner

Steve Kinsey
Director of Operations and Owner

14 Mt. Carmel Road Parkton, Maryland 21120
410-229-0055
410-229-0035 (fax)
www.herefordpt.com

9/03/03 Per WCR - Keep in Bldg Permit file

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

8/26/03 OK as written Spirit + Intent of my previous decision. TMK

August 20, 2003

B-496825

Mr. Timothy Kotroco, Director
Baltimore County Dept. of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED AUG 27 2003

To: John Sullivan
STI Granted by Tim
file + issue any
permits - Carl
8/26/03

Dear Mr. Kotroco:

SUBJECT: 14 MT. CARMEL ROAD
CASE NO. 02-565-X

Please find enclosed, copies of a Zoning Order and a Site Plan for the above-referenced site. At your suggestion, we are hereby writing to clarify the purpose of the proposed addition to the existing building.

The property was the subject of Zoning Case No. 02-565 X through which a Special Exception was granted for use of the existing dwelling as a general/medical office. Please note that there were no protestants present at the hearing, and that it was not appealed. The first floor of the building is occupied by a physical therapist, who has an immediate need for additional floor space (see attached letter). As a result, we are hereby requesting confirmation that the proposed addition meets the Spirit and Intent of the original Zoning Order.

The main issue of the Hearing was the Planning Office's concern for the architectural details of the building. The modification to the building has been reviewed and approved by Ms. Lynn Lanham and Ms. Kim Abe of that office (see enclosed memo). The addition has also met the approval of the DRC, pending approval of the Spirit and Intent request. Also, the existing parking lot is sufficient in size to accommodate the increase in parking required.

We trust you will agree, given the small scope and the circumstances regarding this request, that the addition to the existing building is consistent with the Spirit and Intent of the Zoning Order, and should not require an additional Hearing.

Re: B-496825 8-28-03

Carl, I called & left message w/ Geoff's Secty. that 1) Need appr'd Landscape Plan and 2) Need approval of ST. Hgwy Admn. (Larry Bredle) John Sullivan

Sincerely,

McKEE AND ASSOCIATES, INC.

Geoffrey C. Schultz, Vice President

GCS:mcc
Enclosures

P.S. Joe Merreys sent LTR advising of same on 8-29-03 (last year)

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

Randy Shelley
2601 Cotter Road
Millers, MD 21102

August 21, 2003

Mr. & Mrs. Chilcoat
Mt. Carmel Road
Parkton, MD 21120

Dear Mr. & Mrs. Chilcoat,

This letter is to confirm that I have shown you the plans for the addition to your parent's old house and that you realize that the extra space is required by the existing tenant for her physical therapy practice. If these plans are satisfactory with you, I will submit this letter to Tim Kotroco of Baltimore County, Office of Planning and Development Management. Thank you for your support.

Randolph H. Shelley

Ted Chilcoat

PANEL BP1018M

TIME: 14:55:54 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/05/2002

DATE: 08/27/2003 APPROVALS DETAIL SCREEN SCH 09:49:11

PERMIT #: B496825 PASSWORD :

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	08/22/2002	01	EE/KRA/CPC
FIRE	08/22/2002	01	AB/KRA/CPC
SEDI CTL	09/05/2002	01	SC-09-05-02 RA
ZONING			
PUB SERV			
ENVRMNT	08/22/2002	01	WR/KRA/CPC
PERMITS			
PLANNING	08/22/2002	01	KA/KRA/CPC

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT PF9 - SAVE

CLEAR - MENU

PANEL BP1003M

TIME: 14:54:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/22/2002

DATE: 08/27/2003 GENERAL PERMIT APPLICATION DATA CPC 16:16:47

PERMIT #: B496825 PROPERTY ADDRESS

RECEIPT #: A457650 14 MT CARMEL RD

CONTROL #: COC SUBDIV: 225 W YORK RD

XREF #: B496825 TAX ACCOUNT #: 0703023025 DISTRICT/PRECINCT 07 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 35.00 NAME: 14 MT CARMEL LLC

PAID: 35.00 ADDR: 2601 COTTER RD, MILLERS MD 21102

PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 08/22/2002 NAME: RANDOLPH SHELLEY

ISSUED: COMPANY: 14 MT. CARMEL LLC

OCCPNCY: ADDR1: 2601 COTTER RD

ADDR2: MILLERS, MD 21102

INSPECTOR: 07B PHONE #: 410-343-0730 LICENSE #:

NOTES: KRA/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE

PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 14:54:35 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/22/2002

DATE: 08/27/2003 BUILDING DETAIL 1 CPC 16:21:36

DRC#

PERMIT # B496825 PLANS: CONST 0 PLOT 0 PLAT 3 DATA 0 EL 2 PL 2

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 7 COC ENGNR:

USE 15 SELLR:

FOUNDATION BASE WORK: CHANGE OF OCCUPANCY FROM SFD TO OFFICE & MEDICAL, SEE B493505, FOR ALTERATION WORK

CONSTRUC FUEL SEWAGE WATER 3 FLOOR PLANS ATTACHED, OK TO WAIVED PLANS PER EE

CENTRAL AIR

ESTIMATED COST

15,000.00 PROPOSED USE: OFFICE & MEDICAL

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 14:54:43 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/22/2002

DATE: 08/27/2003 BUILDING DETAIL 2 CPC 16:21:36

PERMIT #: B496825

GARBAGE DISP:

POWDER ROOMS:

BATHROOMS:

KITCHENS:

BUILDING SIZE

FLOOR: 0

WIDTH:

DEPTH:

HEIGHT:

STORIES:

LOT NOS:

CORNER LOT:

LOT SIZE AND SETBACKS

SIZE: 0000.00 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB:

SIDE STR SETB:

REAR SETB:

ZONING INFORMATION

DISTRICT:

PETITION:

DATE:

MAP:

BLOCK:

SECTION:

LIBER: 000

FOLIO: 000

CLASS: 04

ASSESSMENTS

LAND: 0040040.00

IMPROVEMENTS: 0069480.00

TOTAL ASS.:

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

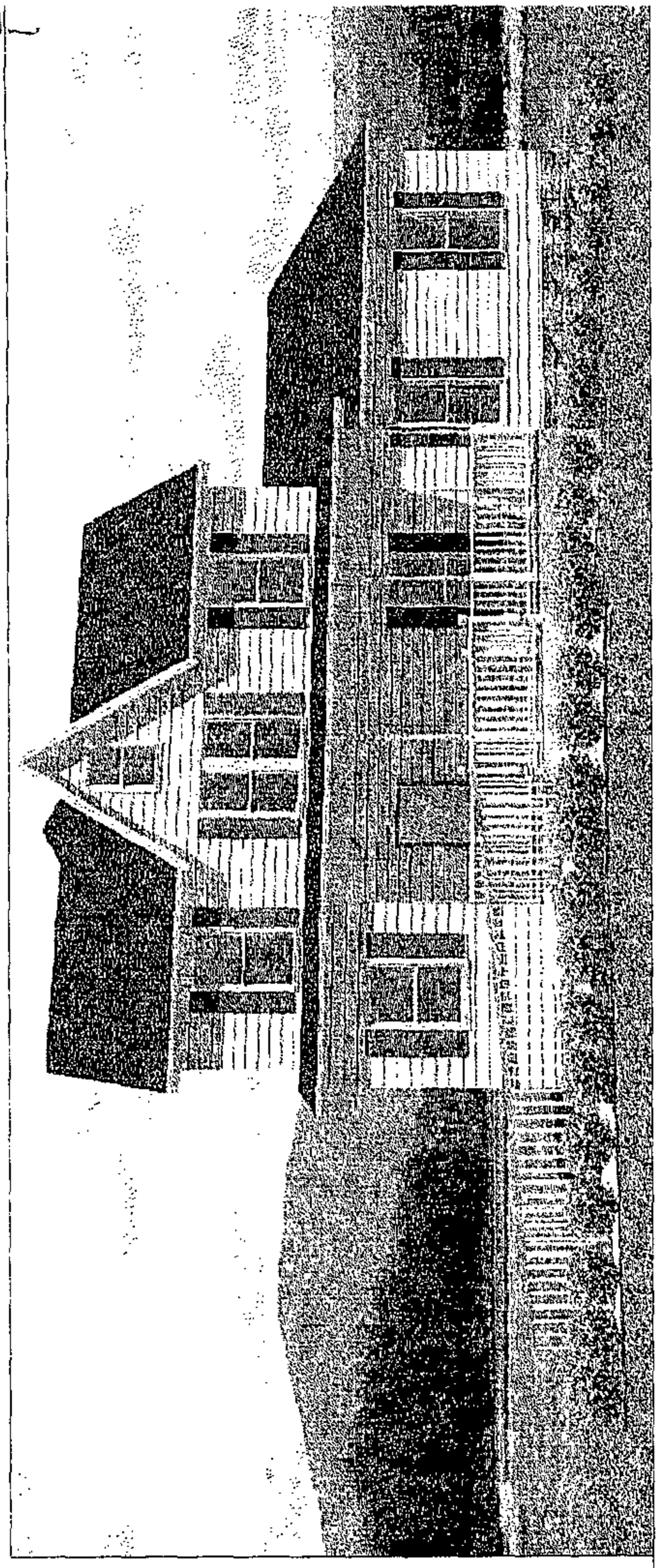
DATE: 08/27/2003 AUTOMATED PERMIT TRACKING SYSTEM BP1072M

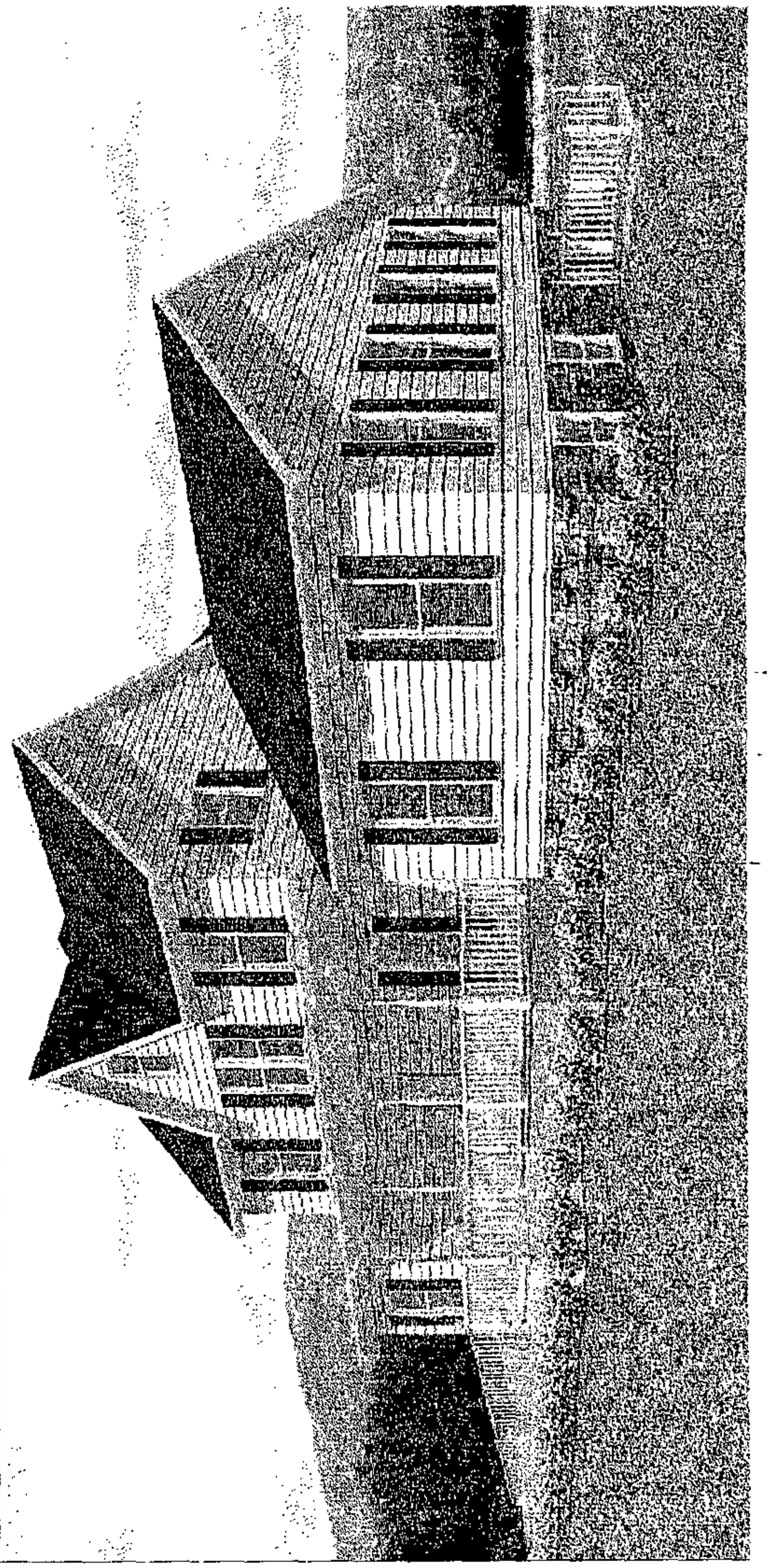
TIME: 09:48:52 FULL SCREEN INQUIRY

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
118	MT CARMEL RD	B361880	RA
1200	MT CARMEL RD	B451734	MR
1207	MT CARMEL RD	B523183	MR
1215	MT CARMEL RD	B475958	MR
1314	MT CARMEL RD	B493169	MR
14	MT CARMEL RD	B496825	COC
14	MT CARMEL RD	B493505	MR
1611	MT CARMEL RD	B528863	TA
1611	MT CARMEL RD	B523049	RS
1713	MT CARMEL RD	B425062	MR
1911	MT CARMEL RD	B511926	MR
2001	MT CARMEL RD	B523566	MR
2105	MT CARMEL RD	B461077	CO
2109	MT CARMEL RD	B353779	NR
211	MT CARMEL RD	B435384	SI-1
212	MT CARMEL RD	B519502	SI-1
214	MT CARMEL RD	B431221	TAC-
2211	MT CARMEL RD	B502365	CAC-

PAGE SCROLL (F/B) F CLEAR TO RETURN TO THE MENU

ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL

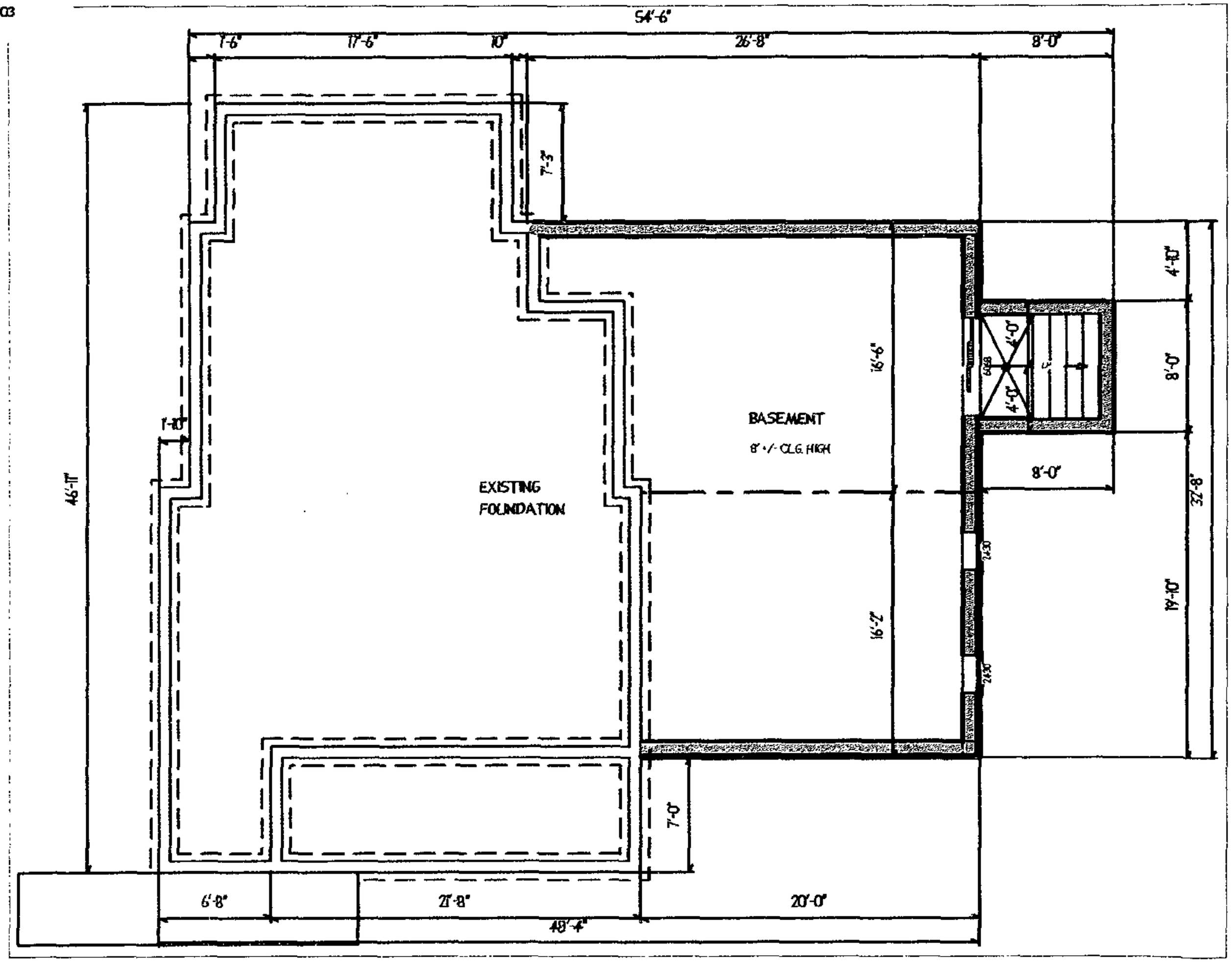




RANDY SHELLEY
HEREFORD PHYSICAL THERAPY
FROM: DKP 6-23-2003
SCALE: 1/8" = 1'

3 OF 3

RANDY SHELLEY
HEREFORD PHYSICAL THERAPY
FROM: DRP 6-23-2003
SCALE: 1/8" = 1'

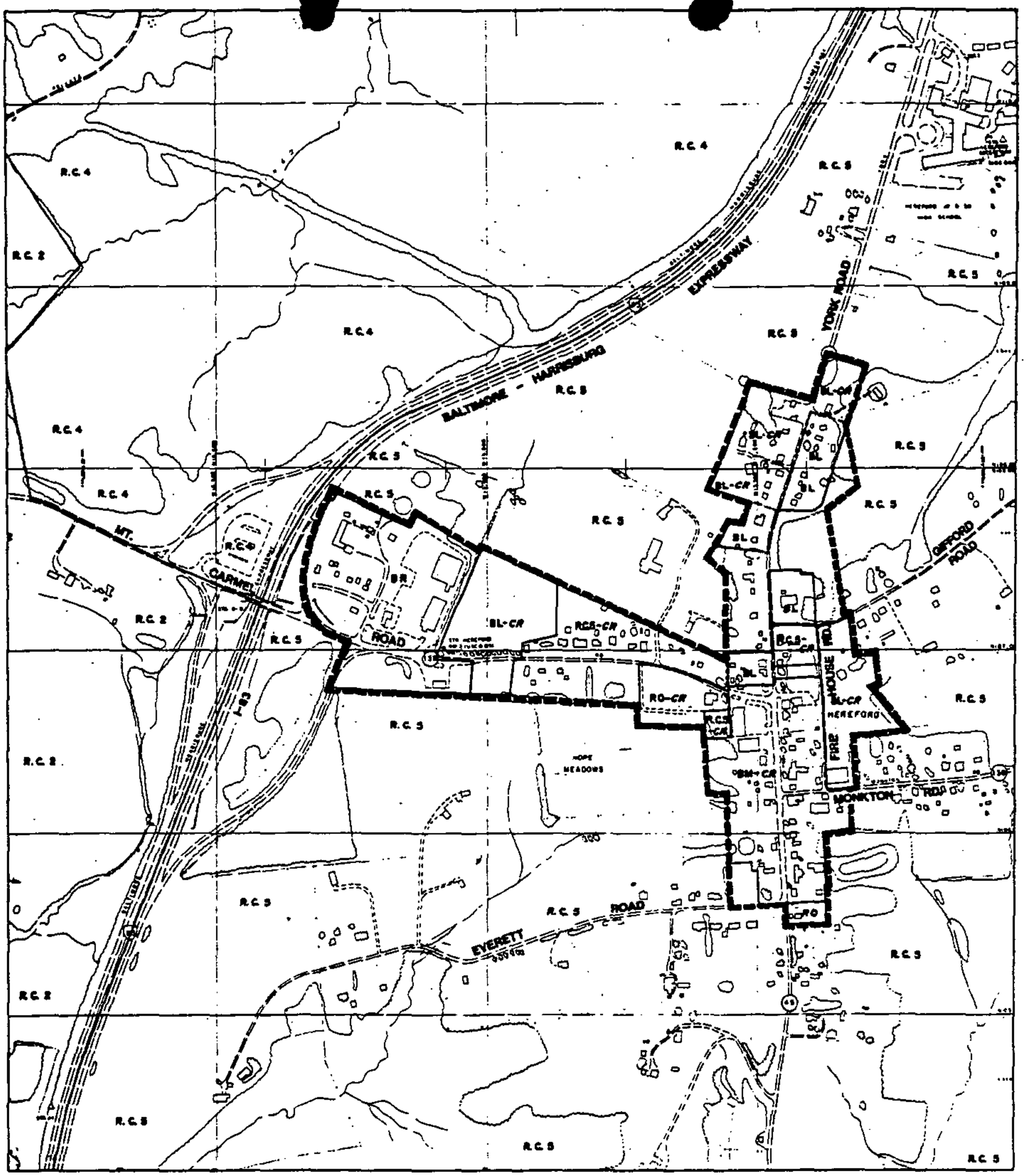


PLEASE PRINT CLEARLY

CASE NAME 14 MT. CARMEL ROAD
CASE NUMBER 02-905-X
DATE 29 July 02

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Howard L. Alderman, Jr.	LEVIN & GANN, PA, Nottingham Centre 8th Floor, 502 Washington Avenue	TOWSON, MD 21204	halderman@LevinGann.com
KAREN SUE KINSEY	12211 PARK HEIGHTS AVE	OWINGS MILLS, MD 21117	kswilberg@earthlink.net
Randy Shelley	2601 Cottage Rd Millers Md.	Millers, MD 21102	
Guy C. Wakefield	5 SHAWAN RD. SUITE 1 Miller & Associates	Hockeysville Md 21030	



LEGEND

Hereford Committee C.R. District Boundary Recommendation (September 1986)

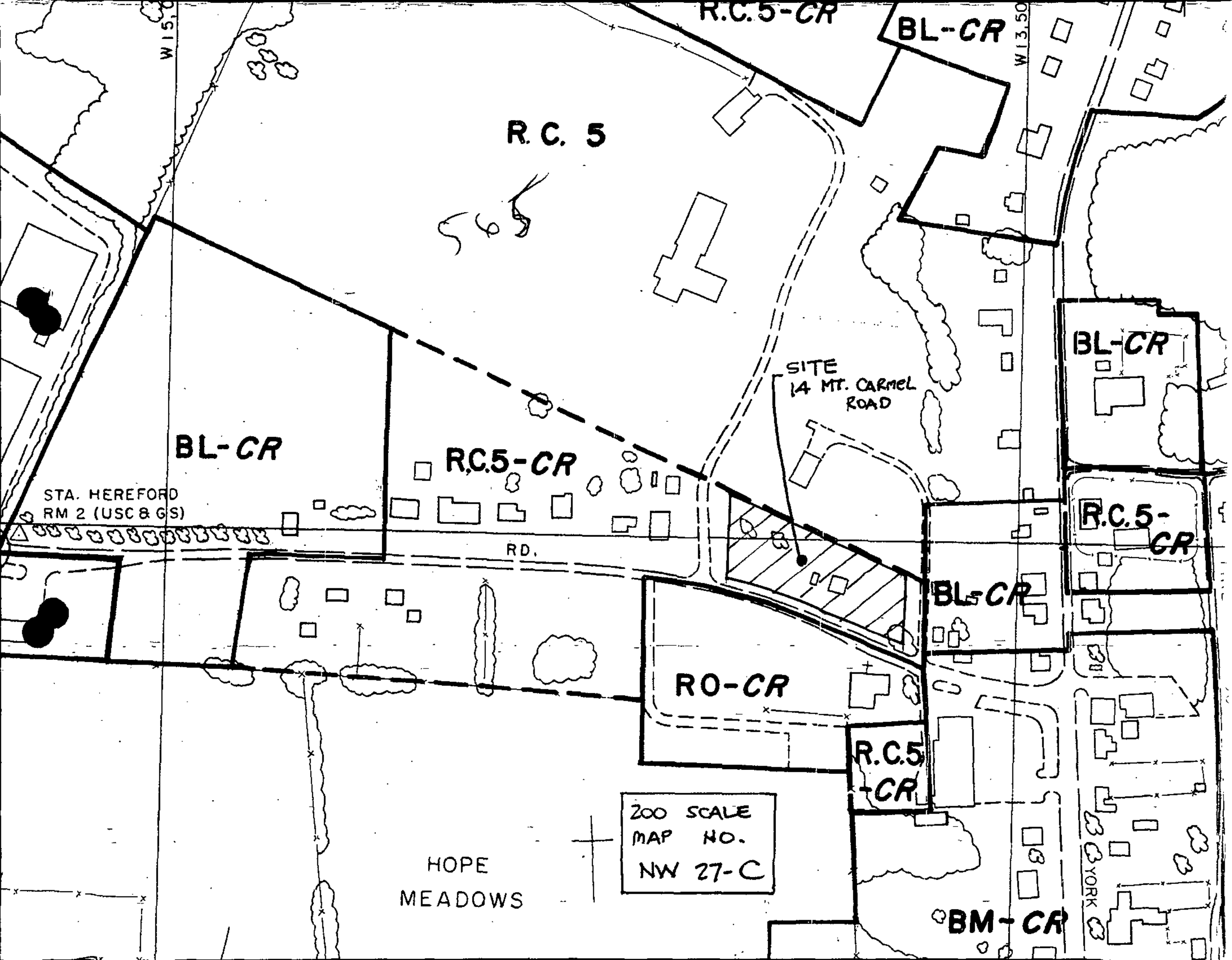
ALL-STATE LEGAL®
PETITIONER'S EXHIBIT
2

COMMERCIAL RURAL DISTRICT BOUNDARY

HEREFORD COMMUNITY PLAN

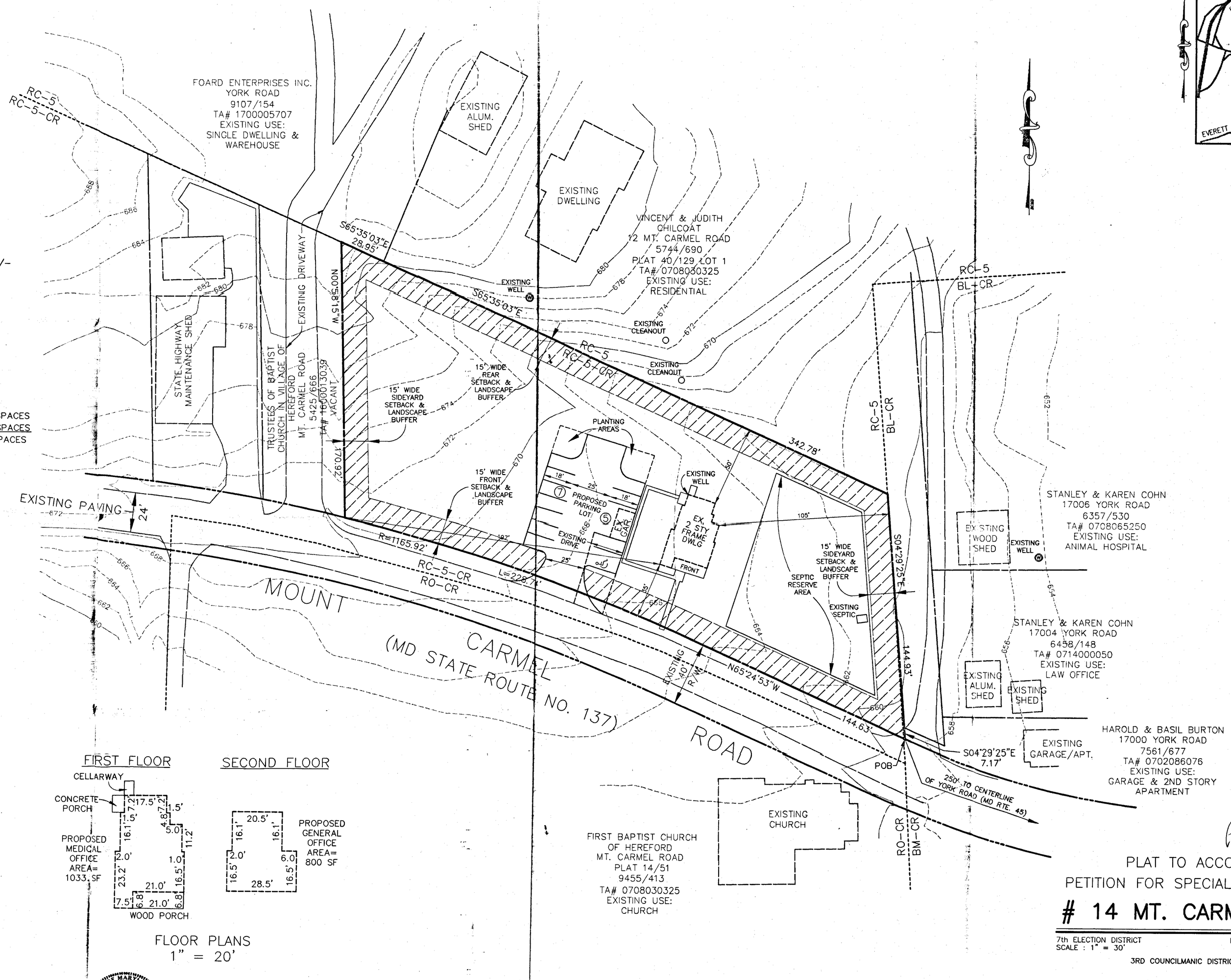
Prepared By:
Baltimore County Office of Planning and Zoning

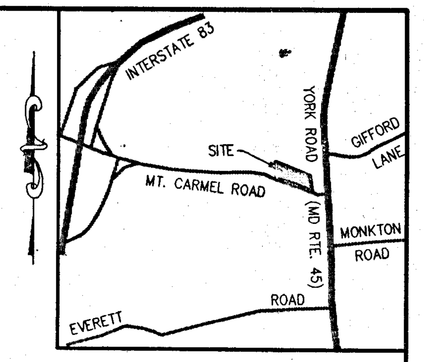
MAP 2


R.C.5-CR
BL-CR
W 13,50
W 15,0
R. C. 5
565
BL-CR
SITE
14 MT. CARMEL
ROAD
BL-CR
R.C.5-CR
STA. HEREFORD
RM 2 (USC & GS)
RD.
R.C.5-CR
BL-CR
RO-CR
R.C.5
-CR
200 SCALE
MAP NO.
NW 27-C
HOPE
MEADOWS
YORK
BM-CR

GENERAL NOTES
1. BALTIMORE COUNTY ZONING MAP NO. NE 27C
2. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DRC'S, CRG'S, OR WAIVERS FOR THIS SITE.
3. THE SITE OPERATES ON PRIVATE WELL AND SEPTIC SYSTEMS.
4. THERE HAVE BEEN NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.
5. THE EXISTING GARAGE WILL BE USE FOR YARD EQUIPMENT STORAGE ONLY.
6. ALL PROPOSED SIGNS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
7. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, DRAINAGE SYSTEMS, PIPE SYSTEMS, WETLANDS, OR 100-YEAR FLOODPLAINS ON OR WITHIN 50 FEET OF THIS SITE.
8. 2000 CENSUS TRACT NO. 407000
9. COUNCILMANIC DISTRICT – 3RD
10. ELECTION DISTRICT – 7TH
11. REGIONAL PLANNING DISTRICT – 301
12. TOTAL DISTURBED AREA – 4,500 S.F.

SITE TABULATION
1. EXISTING ZONING OF SITE = RC-5/CR
2. GROSS AREA OF SITE = 59,260 S.F. = 1.360 ACRE +/-
3. NET AREA OF SITE = 51,793 S.F. = 1.189 ACRE +/-
4. EXISTING USE OF SITE – RESIDENTIAL
5. PROPOSED USE OF SITE
   FIRST FLOOR – MEDICAL OFFICE
   SECOND FLOOR – GENERAL OFFICE
6. PROPOSED FLOOR AREAS
   FIRST FLOOR = 1,033 S.F.
   SECOND FLOOR = 800 S.F.
   TOTAL = 1,833 S.F.
7. MAXIMUM FLOOR AREA RATIO PERMITTED = 0.20
8. FLOOR AREA RATIO PROPOSED (1,833/59,260) = 0.03
9. PARKING REQUIRED
   FIRST FLOOR (1,033 S.F./1,000 X 4.5) = 4.65 SPACES
   SECOND FLOOR (800 S.F./1,000 X 3.3) = 2.64 SPACES
   TOTAL PARKING REQUIRED 7.29 = 8 SPACES
10. PARKING PROPOSED = 12 SPACES (INCLUDES 1 HANDICAPPED)
11. AREA OF PARKING LOT = 3,880 S.F.
12. PERVIOUS AREA REQUIRED IN PARKING LOT (3,880 S.F.X.=7 272 S.F.
13. PERVIOUS AREA PROPOSED = 432 S.F.
14. MAXIMUM BUILDING HEIGHT ALLOWED = 30 FEET
15. PROPOSED BUILDING HEIGHT = 29 FEET





VICINITY MAP
SCALE: 1" = 1000'

565

FLOOR PLANS
1" = 20'

STATE OF MARYLAND
JAMES W. McKEE
No. 9012
REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES W. McKEE
MARYLAND REG. No. 9012
6/14/02
DATE

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

Pet Ex #1

PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

14 MT. CARMEL ROAD

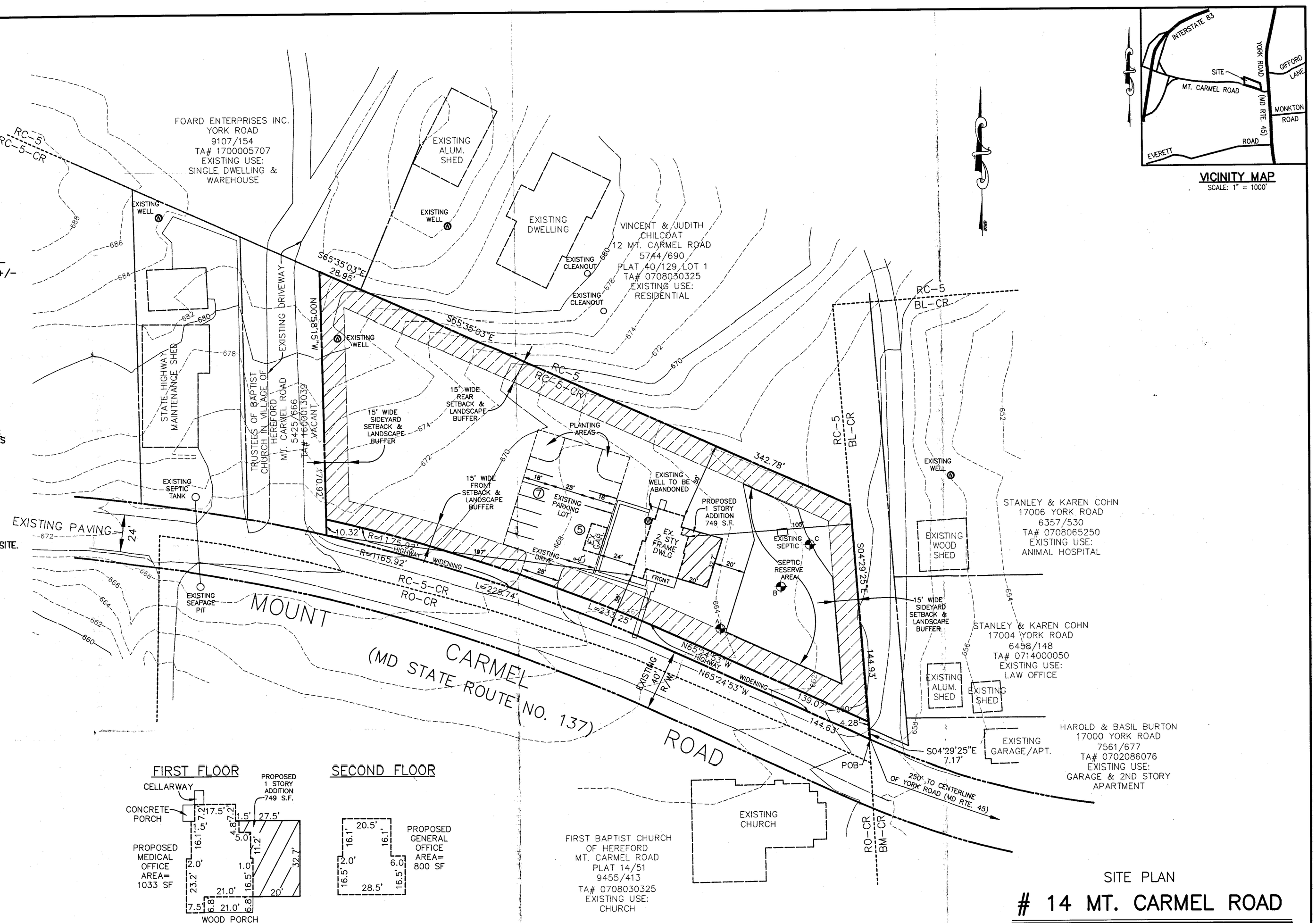
7th ELECTION DISTRICT
SCALE : 1" = 30'
BALTIMORE COUNTY, MARYLAND
DATE : JUNE 1, 2002
3RD COUNCILMANIC DISTRICT

OWNER
RUFUS CHILCOAT &
GLADYS CHILCOAT
14 MT. CARMEL ROAD
PARKTON MD 21120
DEED REF: 1202/33
ACCT No. 07-03-023025
TAX MAP 22, GRID 14, PARCEL 226

APPLICANT & DEVELOPER
14 MT. CARMEL ROAD LLC
C/O RANDOLPH SHELLEY
P.O. BOX 356
MONKTON, MARYLAND 21111
410-329-8840

GENERAL NOTES
1. BALTIMORE COUNTY ZONING MAP NO. NE 27C
2. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DRC'S, CRG'S, OR WAIVERS FOR THIS SITE.
3. THE SITE OPERATES ON PRIVATE WELL AND SEPTIC SYSTEMS.
4. THERE HAVE BEEN NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.
5. THE EXISTING GARAGE WILL BE USE FOR YARD EQUIPMENT STORAGE ONLY.
6. ALL PROPOSED SIGNS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
7. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, DRAINAGE SYSTEMS, PIPE SYSTEMS, WETLANDS, OR 100-YEAR FLOODPLAINS ON OR WITHIN 50 FEET OF THIS SITE.
8. 2000 CENSUS TRACT NO. 407000
9. COUNCILMANIC DISTRICT – 3RD
10. ELECTION DISTRICT – 7TH
11. REGIONAL PLANNING DISTRICT – 301
12. TOTAL DISTURBED AREA – 4,500 S.F.

SITE TABULATION
1. EXISTING ZONING OF SITE = RC-5/CR
2. GROSS AREA OF SITE = 59,260 S.F. = 1.360 ACRES +/-
3. HIGHWAY WIDENING AREA = 3,728 S.F. = 0.085 ACRES +/-
4. NET AREA OF SITE = 48,065 S.F. = 1.103 ACRES +/-
5. EXISTING USE OF SITE – RESIDENTIAL
6. PROPOSED USE OF SITE
   FIRST FLOOR – MEDICAL OFFICE
   SECOND FLOOR – GENERAL OFFICE
7. PROPOSED FLOOR AREAS
   FIRST FLOOR = 1,782 S.F.
   SECOND FLOOR = 800 S.F.
   TOTAL = 2,582 S.F.
8. MAXIMUM FLOOR AREA RATIO PERMITTED = 0.20
9. FLOOR AREA RATIO PROPOSED (2,582/59,260) = 0.044
10. PARKING REQUIRED
   FIRST FLOOR (1,782 S.F./1,000 X 4.5) = 8.01 SPACES
   SECOND FLOOR (800 S.F./1,000 X 3.3)= 2.64 SPACES
   TOTAL PARKING REQUIRED 7.29 = 11 SPACES
11. PARKING PROPOSED = 12 SPACES (INCLUDES 1 HANDICAPPED)
12. AREA OF PARKING LOT = 3,880 S.F.
13. PERVIOUS AREA REQUIRED IN PARKING LOT (3,880 S.F. X 7%) = 272 S.F.
14. PERVIOUS AREA PROPOSED = 432 S.F.
15. MAXIMUM BUILDING HEIGHT ALLOWED = 30 FEET
16. PROPOSED BUILDING HEIGHT = 29 FEET
17. THERE ARE NO PRIOR COMMERCIAL PERMITS FOR THIS SITE.



VICINITY MAP
SCALE: 1" = 1000'

FLOOR PLANS
1" = 20'

SITE PLAN

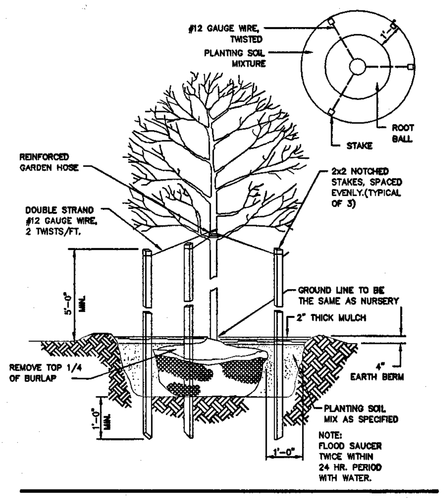
14 MT. CARMEL ROAD

7th ELECTION DISTRICT
SCALE : 1" = 30'
BALTIMORE COUNTY, MARYLAND
DATE : AUGUST 20, 2003
3RD COUNCILMANIC DISTRICT

OWNER
RUFUS CHILCOAT &
GLADYS CHILCOAT
14 MT. CARMEL ROAD
PARKTON MD 21120
DEED REF: 1202/33
ACCT No. 07-03-023025
TAX MAP 22, GRID 14, PARCEL 226

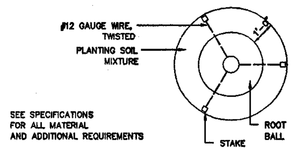
APPLICANT & DEVELOPER
14 MT. CARMEL ROAD LLC
C/O RANDOLPH SHELLEY
P.O. BOX 356
MONKTON, MARYLAND 21111
410-329-8840

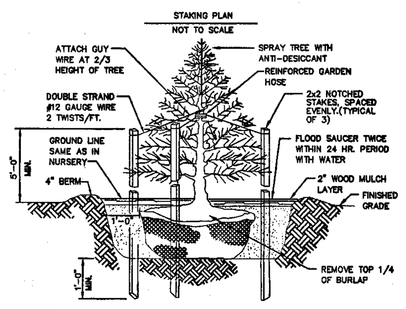
McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



DECIDUOUS TREE PLANTING DETAIL

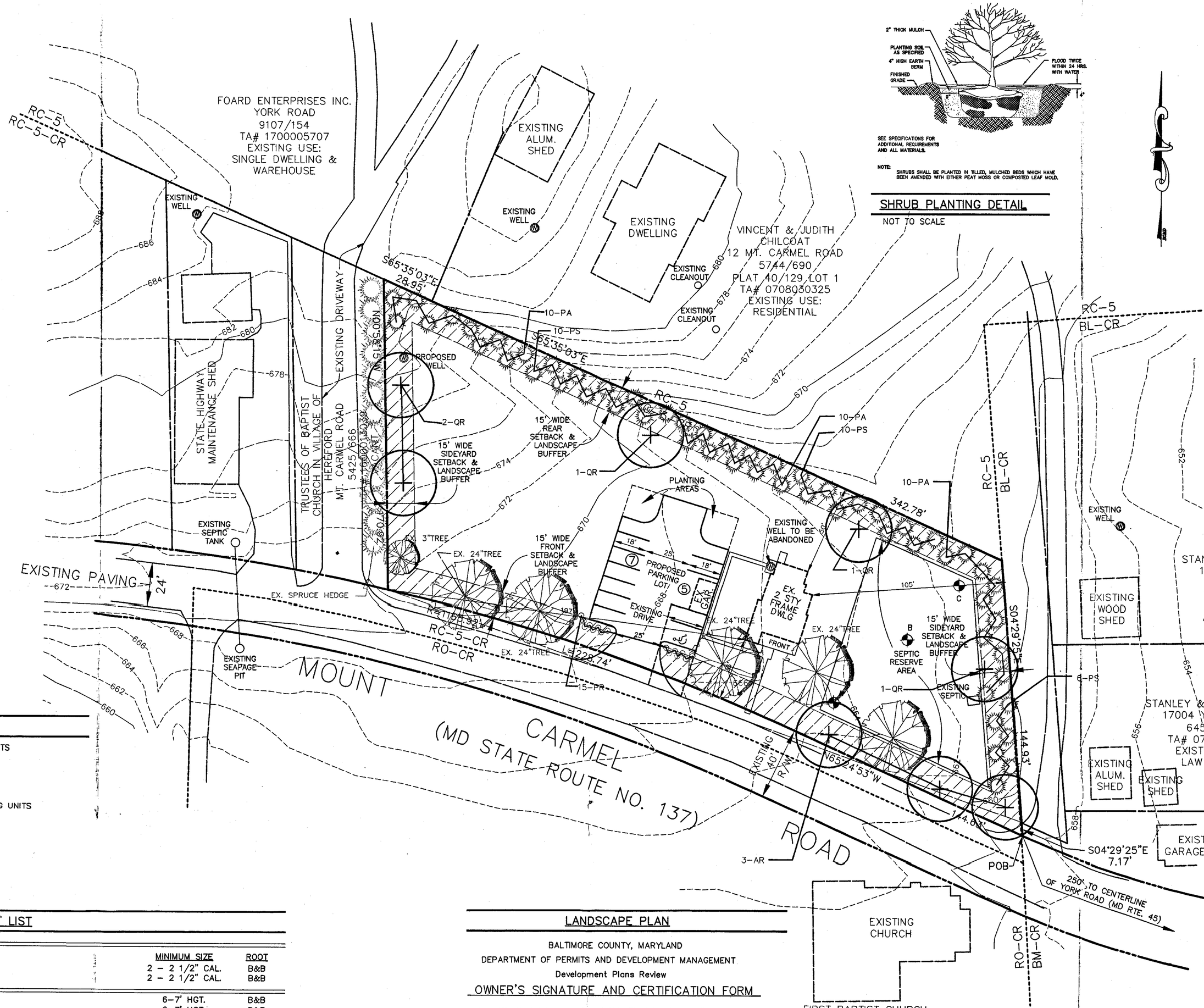
NOT TO SCALE

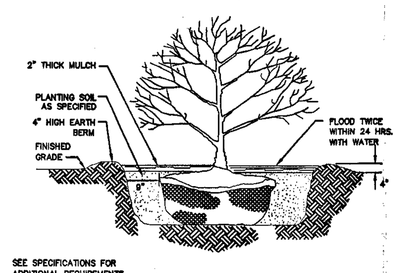




EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



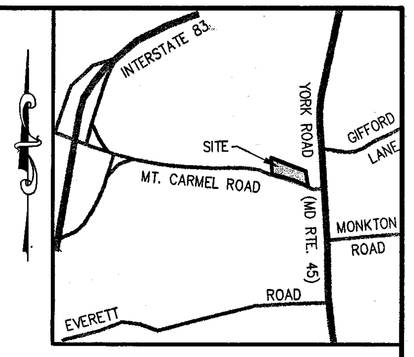


SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALL MATERIALS.

NOTE: SHRUBS SHALL BE PLANTED IN TILLED, MULCHED BEDS WHICH HAVE BEEN AMENDED WITH EITHER PEAT MOSS OR COMPOSTED LEAF MOLD.

SHRUB PLANTING DETAIL

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 1000'

LANDSCAPE NOTES

1) ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.
2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
3) THE CONTRACTER SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
4) ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

1) 360 LIN. FT. OF ADJACENT ROAD / 40 = 9 PLANTING UNITS (50% MAJOR TREES)
2) 20 LIN. FT. OF INTERIOR ROAD / 20 = 1PLANTING UNITS (50% MAJOR TREES)
3) 12 PARKING SPACES / 12 = 1 UNITS (75% MAJOR)
4) 680 LF ADJ. TO SIDE & REAR YARD/ 20 = 34 PLANTING UNITS
5) CREDIT FOR 3 EX. TREES X 2 = -6 PLANTING UNITS
   39 PLANTING UNITS REQUIRED
   39 PLANTING UNITS PROVIDED

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME/COMMON NAME	MINIMUM SIZE	ROOT
AR	3	ACER RUBRUM / RED MAPLE	2 - 2 1/2" CAL.	B&B
QR	5	QUERCUS RUBRA / RED OAK	2 - 2 1/2" CAL.	B&B
PS	26	PINUS STROBUS / EASTERN WHITE PINE	6-7' HGT.	B&B
PA	30	PICEA ABIES / NORWAY SPRUCE	6-7' HGT.	B&B
PR	15	PRUNUS LAUR. 'OTTO LUEKEN' / OTTO LUEKEN CHERRY LAUREL	18-24"	B&B

LANDSCAPE PLAN

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the Landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, Md. 21204

Owner's Signature — Date 7/17/02

Mt. Carmel LLC — Telephone # 410-343-0720
Print Owner's Name

2601 Cotter Rd. Millers Md. 21102
(Print) Mailing address - city - state - zip

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

STATE OF MARYLAND — PAUL G. WALSH — No. 490 REGISTERED LANDSCAPE ARCHITECT

7-15-02

Pet Ex #3

LANDSCAPE PLAN
14 MT. CARMEL ROAD

7th ELECTION DISTRICT
SCALE : 1" = 30'
BALTIMORE COUNTY, MARYLAND
DATE : JUNE 1, 2002
3RD COUNCILMANIC DISTRICT

OWNER
RUFUS CHILCOAT &
GLADYS CHILCOAT
14 MT. CARMEL ROAD
PARKTON MD 21120
DEED REF: 1202/33
ACCT No. 07-03-023025
TAX MAP 22, GRID 14, PARCEL 226

APPLICANT & DEVELOPER
14 MT. CARMEL ROAD LLC
C/O RANDOLPH SHELLEY
P.O. BOX 356
MONKTON, MARYLAND 21111
410-329-8840