IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
2118 MERRITT BOUULEVARD TRUST	*	COUNTY BOARD OF APPEALS
/ VICKI WHITE, TRUSTEE -PETITIONER		
FOR A ZONING RECLASSIFICATION	*	OF
ON PROPERTY LOCATED AT THE		
CORNER OF THE N/W S OF MERRITT	*	BALTIMORE COUNTY
BOULEVARD & THE N/E S OF		
SOLLERS POINT ROAD	*	Case No. R-06-232
(2118 MERRITT BOULEVARD)		(out of cycle)
	*	
12TH ELECTION DISTRICT		
7TH COUNCILMANIC DISTRICT	*	

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

OPINION

This matter comes before the Board on a request by Petitioners to reclassify the subject property, approximately 0.166 acres, on the corner of the northwest side of Merritt Boulevard and the northeast side of Sollers Point Road from D.R. 5.5 to R.O.A. The Petitioners were represented by Deborah Dopkin, Esquire. Carole S. Demilio, Deputy People's Counsel, represented the Office of People's Counsel for Baltimore County. At the conclusion of the hearing, the Board took a brief recess to review the law and then held a public deliberation.

Background

The Petitioner presented Jeffrey Long, Deputy Director of the Office of Planning, who was very familiar with the property. Mr. Long indicated that the Office of Planning supported the reclassification of the property out of cycle. He stated that the community planner in charge of that area was familiar with the property and indicated that she was concerned with respect to the condition of the property prior to the purchase by the Petitioner. Since the Petitioner purchased the property, the reconstruction of the property is going very well and the neighbors in the area were quite pleased with the building.

Mr. Long stated that the Planning Board supported the petition and that the property should be appropriately buffered and landscaped. He proposed that this be part of the order of the Board in the event that the Board would grant the reclassification. Mr. Long stated that the Planning Board notified the County Council on September 20, 2005 in accordance with §32-3-509 of the *Baltimore County Code* ("the Code"), and it was certified to the County Council that the expedited out-of-cycle action on the zoning petition for the property was "manifestly in the public interest." Upon the Planning Board's recommendation, on October 17, 2005 the Council passed a resolution approving the matter for out-of-cycle action and submitted the matter to the Board of Appeals to schedule a public hearing on the reclassification in accordance with §32-3-509(b) of the Baltimore County Code.

The Petitioner then presented Donald Hicks, who was accepted as a professional civil engineer and an expert in his field. Mr. Hicks was familiar with the property and had prepared the site plan that was submitted into evidence. Mr. Hicks testified that the surrounding properties were zoned D.R. 10.5, D.R. 5.5 and B.L. The building on the property was being refurbished and had an attached garage. He also indicated that there were going to be four parking spaces plus the garage, one space to be designated as handicapped parking. Mr. Hicks indicated that the parking would be screened by shrubbery in accordance with the landscaping plan. He presented a landscaping plan that he stated met the requirements of Baltimore County. He also stated that the property was in a high crime area and had been ill-maintained prior to the purchase by the Petitioner. Mr. Hicks stated that there were adequate public facilities to serve the property and that the proposed use of the property was a use allowed in the R.O.A. zone.

Finally, the Petitioner submitted the testimony of Vicki White, the trustee of the property, and the owner and operator of the proposed business. Ms. White indicated that she had made

reclassification. However, since Mr. Long indicated that the Planning Board felt that the landscape plan should be submitted to that Board for its approval, the Board will so order.

ORDER

IT IS THEREFORE this 5th day of January, 2006 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from D.R. 5.5 to R.O.A. to the amended site plan submitted by Petitioner (Petitioner's Exhibit 5) be and the same is **GRANTED**, subject to the following conditions:

1) Petitioner shall submit to the Planning Board for its approval the proposed landscaping plan for the subject property.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

Lawrence M. Stahl

Mike Mohler

R06-[redacted]32 Out of Cycle [redacted]

Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at 2118 Merritt Boulevard
which is presently zoned/districted D.R.5.5

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: (1) that the zoning/district status of the herein described property be reclassified,

pursuant to the zoning law of Baltimore County from a D.R. 5.5 zone/district to a R.O.A. zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for N/A

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County: N/A

RECEIVED
AUG 31 2005
BALTIMORE COUNTY
BOARD OF APPEALS

ok To FILE BR 8/31/05

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

2118 Merritt Boulevard Trust
Name - Type or Print

By: Vicki White, Trustee
Signature

Vicki White, Trustee
Name - Type or Print

Signature

6409 Belair Road (443-250-1082)
Address — Telephone No.

Baltimore, Maryland 21206
State — Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Deborah C. Dopkin
Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, Suite 1000 (410-821-0200)
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Don Hicks, Hicks Engineering Assoc., Inc.
Name

200 East Joppa Road, Suite 402 (410-494-0001)
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

REV 9/18/98

ZONING DESCRIPTION
NO. 2118 MERRITT BOULEVARD
DUNDALK, MD

BEGINNING at a point on the northernmost side of Merritt Boulevard, which is 70 feet wide right of way, at the approximate distance of 120 feet northeasterly, from the centerline of Sollers Point Road, which is 60 feet wide right of way. Being Lot No. 9, Block One in the subdivision of "Lot Subdivision, A Portion of Plat No. 8 of Dundalk" as record in Baltimore County Plat Book G.L.B. No. 19, Folio 135, containing 6,830.21 square feet or 0.1568 acre, more or less. Also known as No. 2118 Merritt Boulevard and located in the 12th Election District, 7th Councilmanic District.

Donald E. Hicks, P.E.

STATE OF MARYLAND
DONALD EDWIN HICKS
No. 8676
REGISTERED
PROFESSIONAL ENGINEER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449164

DATE 8/31/05 ACCOUNT 001-6181

AMOUNT $ 575.00

RECEIVED FROM: Dubonnet Dorks

FOR: Zoning Hearing (appeal)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

#4

PAID RECEIPT
BUSINESS ACTUAL TIME REV
9/01/2005 09:41:40 14:32:37 2
REG WGTR JAIL ANN JET
RECEIPT # 922520 9/01/2005 OFLN
Rept 5 59 ZONING/CULT. /HEARG FEE
SR NO. 449164
Recpt Tot $575.00
575.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #R-06-232
Corner NW/s Merritt Blvd., and NE/s Sollers Point Road
12th Election District
7th Councilmanic District
Legal Owner(s):
Vicki White, Trustee
Contract Purchaser: N/A
Reclassification: from D.R. 5.5 and R.O.A.
Hearing: Wednesday, January 4, 2006 at 9:00 a.m. in Room 49, Old Courthouse, 400 Washington Avenue, Towson 21204.

LAWRENCE M. STAHL
Chairman

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/12/669 Dec 20 78672

CERTIFICATE OF PUBLICATION

12/21/, 2005

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 12/20/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 20, 2005 Issue – Jeffersonian

Please forward billing to:
Deborah Dopkin 410-821-0200
409 Washington Avenue, Ste. 1000
Towson, MD 21204

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-06-232
Corner NW/s Merritt Blvd., and NE/s Sollers Point Road
12th Election District – 7th Councilmanic District
Legal Owner: Vicki White, Trustee
Contract Purchaser: N/A

Reclassification from D.R. 5.5 and R.O.A.

Hearing: Wednesday, January 4, 2006 at 9:00 a.m. in Room 49, Old Courthouse, 400 Washington Avenue, Towson 21204

Lawrence M. Stahl
Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

December 8, 2005

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-06-232
Corner NW/s Merrin Blvd., and NE/s Sollers Point Road
12th Election District – 7th Councilmanic District
Legal Owner: Vicki White, Trustee
Contract Purchaser: N/A

Reclassification from D.R. 5.5 and R.O.A.

Hearing: Wednesday, January 4, 2006 at 9:00 a.m. in Room 49, Old Courthouse, 400 Washington Avenue, Towson 21204

Lawrence M. Stahl
Chairman

WCR/klm

C: Timothy Kotroco, Director/PDM
Board Of Appeals
Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204
Vicki White, 6409 Belair Road, Baltimore 21206
Don Hicks, 200 East Joppa Road, Ste. 402, Towson 21204

Notes: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

Posted 12/14/05 11:45 am

Printed with Soybean Ink on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA State Highway Administration Driven to Excel
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: November 15, 2005

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

RE: Baltimore County
Item No. 232
Case No. ~~R-06-232~~

Dear. Ms. Matthews:

This office has reviewed the referenced Zoning Reclassification Petition and we have no objection to approval.

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,

Steven D. Foster, Chief
Engineering Access Permits Division

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

November 9, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: October 31, 2005

Item No.: 232

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Case # R-06-232

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS- CASE # R-06-232-11042005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Carl Richards, Supervisor
Zoning Review Process, PDM

DATE: October 21, 2005

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption
Request for Reclassification /Property located at 2118 Merritt Boulevard
7th Councilmanic District
2118 Merritt Boulevard Trust, Vicki White, Trustee – Legal Owner /Petitioner
Approval by County Council October 17, 2005
Date for Hearing before the Board – December 13, 2005 at 10 a.m.

Pursuant to § 32-3-509(b), *2003 Baltimore County Code*, the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, December 13, 2005 at 10:00 a.m. in Room 48, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its October 17, 2005 meeting (a copy of Resolution 136-05 is attached for your information and file). The Petition for Reclassification in this matter, which was filed with this office on August 31, 2005, was forwarded to you on October 13th along with the other Cycle II Petitions.

Please have the necessary advertising and posting accomplished by your office and notice sent to the appropriate parties reflecting the hearing date of December 13, 2005.

In addition, please provide me with a case number when assigned and a copy of the notice when it's sent out from your office for our records and temporary file. The original file, which as you know is maintained in your office, should be delivered to me at least two days prior to hearing.

If you have any questions, please call me at extension 3180.

Attachment

c: Timothy M. Kotroco, Director /PDM
Pat Keller, Planning Director
Jeffrey Long, Deputy Planning Director
Office of People's Counsel
Deborah C. Dopkin, Esquire /Counsel for Petitioner

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 19

Resolution No. 136-05

Mr. John Olszewski, Sr., Councilman

By the County Council, October 17, 2005

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by 2118 Merritt Boulevard Trust for the property located at 2118 Merritt Boulevard and situated in the Seventh Councilmanic District, should be exempted from the regular cyclical procedure of Article 32, Title 3, Subtitle 5 of the Baltimore County Code, 2003, as amended.

WHEREAS, the Planning Board, by Resolution dated September 15, 2005,, has certified that early action on the Petition for Zoning Reclassification filed by 2118 Merritt Boulevard Trust, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 32-3-509, may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Article 32, Title 3, Subtitle 5.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by 2118 Merritt Boulevard Trust is manifestly required in the public interest, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 32-3-509(b) of the Baltimore County Code.

r13605.wpd

OCT 24 2005
05-3052

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: October 31, 2005

TO: Baltimore County Zoning Advisory Committee

FROM: W. Carl Richards, Jr.
Zoning Review Supervisor (410-887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition
Case Number R-06-232
Legal Owner: Vicki White, Trustee
Contract Purchaser: N/A
Address: 2118 Merritt Blvd.
Location: Corner NW/S Merritt Blvd., and NE/s Sollers Point Road
12th Election District; 7th Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON 9/15/05 AND BY RESOLUTION NO. 136-05 OF THE BALTIMORE COUNTY COUNCIL DATED 10/17/05 (ATTACHED). PURSUANT TO SECTION 32-3-509 OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF 12/13/05. YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY, OR MYSELF IMMEDIATELY.

WCR:klm

BALTIMORE COUNTY, MARYLAND

MEMORANDUM

TO: Lawrence S. Wescott
Chairman, Board of Appeals

DATE: March 21, 2006

FROM: Arnold F. 'Pat' Keller, III
Secretary to the Planning Board

SUBJECT: Out-of-Cycle Zoning Action – Exemption from the cyclical procedure – Petition for Reclassification – 2118 Merritt Boulevard: County Council District 7

On September 15, 2005, the Baltimore County Planning Board approved the above-referenced Out-of-Cycle Zoning request and forwarded it to the County Council and ultimately to the Board of Appeals, who approved the Petition on January 24, 2006 with the stipulation that the Petitioner shall submit to the Planning Board for its approval the proposed landscape plan for the subject property.

On March 16, 2006, the Planning Board approved the landscape plan as submitted by the Petitioner to the Baltimore County Landscape Architect, Avery Harden. A copy is attached.

If you have any questions, please contact Mr. Jeffrey Long, Deputy Director, at 410-887-3213.

AFK:bjw

RECEIVED
MAR 23 2006
BALTIMORE COUNTY
BOARD OF APPEALS

c: John Olszewski, Sr., County Council, 7th District
John Beverungen, County Attorney
Dr. Anthony Marchione, Administrative Officer
Thomas Peddicord, Legislative Counsel/Secretary
Peter M. Zimmerman, People's Counsel
Tim Kotroco, Director, Permits & Development Management
Deborah C. Dopkin, Petitioner's Attorney

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Carl Richards, Supervisor
Zoning Review Process, PDM

DATE: October 21, 2005

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption
Request for Reclassification /Property located at 2118 Merritt Boulevard
7th Councilmanic District
2118 Merritt Boulevard Trust, Vicki White, Trustee – Legal Owner /Petitioner
Approval by County Council October 17, 2005
Date for Hearing before the Board – December 13, 2005 at 10 a.m.

Pursuant to § 32-3-509(b), *2003 Baltimore County Code,* the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, December 13, 2005 at 10:00 a.m. in Room 48, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its October 17, 2005 meeting (a copy of Resolution 136-05 is attached for your information and file). The Petition for Reclassification in this matter, which was filed with this office on August 31, 2005, was forwarded to you on October 13th along with the other Cycle II Petitions.

Please have the necessary advertising and posting accomplished by your office and notice sent to the appropriate parties reflecting the hearing date of December 13, 2005.

In addition, please provide me with a case number when assigned and a copy of the notice when it's sent out from your office for our records and temporary file. The original file, which as you know is maintained in your office, should be delivered to me at least two days prior to hearing.

If you have any questions, please call me at extension 3180.

Attachment

c: Timothy M. Kotroco, Director /PDM
Pat Keller, Planning Director
Jeffrey Long, Deputy Planning Director
Office of People's Counsel
Deborah C. Dopkin, Esquire /Counsel for Petitioner

County Council of Baltimore County

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

October 18, 2005

Lawrence M. Stahl, Chairman
Baltimore County Board of Appeals
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Stahl:

Attached please find a copy of Resolution 136-05 to approve the Planning Board's certification that the zoning reclassification petition filed by 2118 Merritt Boulevard Trust for the property located at 2118 Merritt Boulevard and situated in the Seventh Councilmanic District, should be exempted from the regular cyclical procedure of Article 32, Title 3, Subtitle 5 of the Baltimore County Code, 2003, as amended.

This Resolution was approved by the County Council at its October 17, 2005 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
r13605.appeals board.wpd

RECEIVED
OCT 18 2005
BALTIMORE COUNTY
BOARD OF APPEALS

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 19

Resolution No. 136-05

Mr. John Olszewski, Sr., Councilman

By the County Council, October 17, 2005

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by 2118 Merritt Boulevard Trust for the property located at 2118 Merritt Boulevard and situated in the Seventh Councilmanic District, should be exempted from the regular cyclical procedure of Article 32, Title 3, Subtitle 5 of the Baltimore County Code, 2003, as amended.

WHEREAS, the Planning Board, by Resolution dated September 15, 2005,, has certified that early action on the Petition for Zoning Reclassification filed by 2118 Merritt Boulevard Trust, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 32-3-509, may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Article 32, Title 3, Subtitle 5.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by 2118 Merritt Boulevard Trust is manifestly required in the public interest, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 32-3-509(b) of the Baltimore County Code.

r13605.wpd

READ AND PASSED this ***17TH*** day of ***OCTOBER***, 2005.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 136-05***

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Kathleen C. Bianco
County Board of Appeals

DATE: December 14, 2005

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Out-of-Cycle Exemption/Request for Reclassification REPORT
2118 Merritt Boulevard, 7th Councilmanic District
2118 Merritt Boulevard Trust, Vicki White, Trustee—Legal Owner/Petitioner
REVISED Date for Hearing before the Board—January 4, 2006 at 9:00 a.m.

Attached is a copy of the report for the Request for Reclassification at 2118 Merritt Boulevard.

Cc: Kristen Matthews/PDM
Timothy M. Kotroco, Director/PDM
Jeffrey Long, Deputy Director/Planning
Office of People's Counsel
Deborah C. Dopkin, Esquire/Counsel for Petitioner
Carl Richards, Supervisor/PDM, Zoning Review Process
John Olszewski, 7th District Councilman

W:\COMPLAN\Amy\Cycle Zoning Cases\Memo 2118 Merritt Boulevard.doc

Out-of-Cycle Zoning Reclassification Report
2118 Merritt Boulevard
November 15, 2005

CASE NO:

R-06-~~230~~
232

PETITIONER:

Vicki White, Trustee; Deborah Dobkin, Esq., Attorney for Petitioner

REQUESTED ACTION:

Reclassification to ROA (Residential Office, Class A)

EXISTING ZONING:

DR 5.5 (Density Residential, 5.5)

LOCATION:

Northwest corner of Merritt Boulevard and Sollers Point Road

AREA OF SITE:

0.1568± acres

ZONING OF ADJACENT PROPERTY/USE:

North:	BL	Commercial
South:	DR 5.5	Institutional
East:	DR 5.5	Residential
West	DR 10.5	Residential

SITE DESCRIPTION:

The site is a 0.1568± acre lot with an existing single-family structure. The site has a square shape. It is presently zoned DR 5.5.

The site is located at the northwest corner of Merritt Boulevard and Sollers Point Road. It has approximately 76 feet of frontage on Merritt Boulevard and approximately 88 feet of frontage on Sollers Point Road. There is a sidewalk along both the Merritt Boulevard and the Sollers Point Road sides of the property.

The site is flat and is devoid of trees and environmental constraints such as streams, flood plains, and wetlands.

PROPERTIES IN THE VICINITY:

The site is primarily surrounded by land with similar zoning classifications and land uses.

The property to the north is zoned BL and improved with a childcare center.

The property to the west across Sollers Point Road is zoned DR 10.5 and is existing residential.

The adjacent property to the south is DR 5.5. It is occupied by church. The adjacent property to the east is zoned DR 5.5 and used for a single family detached dwelling.

WATER AND SEWERAGE:

The site and surrounding area are designated as W-1, S-1 (Existing Service Area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The intersection of Merritt Boulevard and Sollers Point Road is a three-way stop. The Department of Public Works does not rate this non-signalized intersection.

Merritt Boulevard is primarily a 4-lane principal arterial road; however, this segment of the road includes its terminus at Sollers Point Road prior to which Merritt Boulevard is reduced to two lanes. Sollers Point Road is a 2-lane collector road.

ZONING HISTORY:

The current DR 5.5 zoning has existed on the site, unchanged, through all of the Comprehensive Zoning Map Processes to date.

MASTER PLAN

The proposed Land Use map, adopted by the County Council on February 22, 2000 shows the site as being designated for Single Family Detached residential.

EXISTING vs. PROPOSED ZONING:

The ROA (Residential Office, Class A) zoning classification was created to accommodate single-family, duplex, and two-family detached houses converted to office buildings in predominately residential areas on sites that, because of adjacent nonresidential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited to uses allowable in moderate-density residential zones. This zoning is appropriate for the use proposed in this petition.

The DR 5.5 zoning classification permits the development of single-family, semi-detached, duplex, single-family attached, and multi-family homes.

DOCUMENTED PLAN:

The petitioner did submit a documented site plan. This plan was reviewed during a preliminary meeting between the Office of Planning and the Petitioner. The Office of Planning supports the submitted plan.

OFFICE OF PLANNING RECOMMENDATON:

The Office of Planning supports the reclassification of this property to ROA provided the applicant meets the Planning Boards request for landscaping on the site. On September 15, 2005 the Baltimore County Planning Board voted to approve the request for this Zoning Reclassification Action to be taken Out-of-Cycle. It was determined that this issue satisfies the requirements to be taken out-of-cycle because it is "'manifestly in the public interest' based on several circumstances, including a murder at the site a few years ago." In addition, the immediate area surrounding the property is the current location of many neighborhood service uses and the proposed use is very compatible with those uses. By supporting a change in zoning, the Office of Planning is

promoting the improvement of a property of ill repute, while also encouraging the health of this commercial neighborhood core.

DEC 23 2005
05-3471

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
FYI – COMPLIANCE WITH CONDITION OF ORDER

DATE: February

TO: L. Wescott
L. Stahl
M. Mohler

FROM: Kathi

SUBJECT: Case No. R-06-232 / *In the Matter of: 2118 Merritt Boulevard Trust*

Just an FYI –

Attached is a copy of a letter from Deborah Dopkin, indicating her compliance with your January 24, 2006 order granting the reclassification request, as well as with the recommendations of the Planning Board, requiring the submittal of a landscape plan to the Planning Board.

The Plan was submitted as required.

Attachment

FILE

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

February 9, 2006

Mr. Arnold "Pat" Keller
Director of Planning
Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

RE: 2118 Merritt Boulevard Trust

Dear Mr. Keller:

This office represents 2118 Merritt Boulevard Trust with regard to an out-of-cycle zoning reclassification petition (Case No. R-06-232). The Planning Board approved the out-of-cycle treatment of the petition at its meeting on September 15, 2005. Subsequently, the County Board of Appeals approved the reclassification by Order dated January 24, 2006, a copy of that decision is attached.

The condition of both the Planning Board recommendation and the Board of Appeals's decision involves the submission of a landscape plan for this property. Therefore, I am submitting herewith five copies of a landscape plan prepared by Human & Rohde, Inc. This plan was previously submitted to and approved by the County landscape architect. I would appreciate your providing the landscape plan to the Planning Board in compliance with its requirement and to satisfy its concerns.

Thanking you in advance, I am

Very truly yours,

Deborah C. Dopkin

DCD/kmc
Enclosure
cc: Frank O. Heintz, Chairman
Caren Hoffberger (w/encl.)
2118 Merritt Boulevard Trust
C:\docs\KMC\DCD\Letters 2006\keller pat - white.wpd

LAW OFFICES
DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE: (410) 821-0200
FACSIMILE: (410) 823-8509
e-mail: ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

August 31, 2005

Via Hand Delivery
County Board of Appeals of Baltimore County
c/o Timothy M. Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
2118 Merritt Boulevard
12h Election District, 7h Councilmanic District

Dear Mr. Kotroco:

This office represents the 2118 Merritt Boulevard Trust (the "Trust") in connection with a Petition for Reclassification of property located at 2118 Merritt Boulevard in the Dundalk area of Baltimore County (the "Property") from D.R. 5.5 to R.O.A.

The Property is a small, 0.1568± acre tract zoned located at the northeast intersection of Merritt Boulevard and Sollers Point Road. The Property is improved by a small one story building, erected in 1955 and once occupied as a residence. Since that building was erected, the lot has been reduced in size by improvements to both Sollers Point Road and Merritt Boulevard, which is now a heavily traveled commercial corridor. The Property adjoins business zoning to the north.

Several years ago, the then owner was murdered at the Property. Until acquired by the Trust, the building was neglected and became a derelict property and blight for the area. As a result of the peculiar history of the site and the heavily commercial nature of the corner, the character of the Property has been transformed so that it is no longer suitable for

residential use. Accordingly, the Trust is seeking the reclassification to the least intense office zone available and one that permits only a change in use rather than additions to the building itself.

We submit that the cumulative changes in the area and to the Property warrant reclassification to a use that will return the site to productive use as an asset to the neighborhood.

I have enclosed my check in the amount of $775 to cover the petition and posting fees required in this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc
Enclosures
cc: 2118 Merritt Boulevard Trust
Hicks Engineering Associates, Inc.

F:\DCD\LETTERS\kotrocowhite.wpd

Case No. R-06-232 In the Matter of: 2118 Merritt Boulevard Trust

Out of cycle 2005 /approved 10/17/05 by the County Council (formerly Cycle Cycle II 2005)

Reclassification from D.R. 5.5 to R.O.A. /Open Plan
0.1568 acre

9/15/05– Certification on Reclassification Petition from Planning Board to Baltimore County Council that early action is required in public interest.

10/17/2005 – County Council approved out of cycle exemption for this Petition for Reclassification (Resolution No. 136-05). To be scheduled for hearing no less than 30 days (11/16/05) and no more than 90 days (1/15/06) from the date of the Council's approval. (holding 12/13/05)

10/21/05 – Memo to Carl Richards with copy of Resolution #136-05; copies also to Planning and People's Counsel and Law. Posting, advertising, and notice of hearing to be handled by PDM.

AWAITING ORIGINAL FILE – SHORTLY BEFORE DATE OF HEARING.

12/06/05 – T/C from Deborah Dopkin – property was not posted as required by statute.
-- T/C to K. Matthews, PDM – verified that posting had not been done. Will review the matter and get back to her. In the meantime, she would be able to have someone post the property today, if necessary.
-- Review of file indicated that we had not received copy of assignment notice which was to have been sent out by PDM.
-- T/C to K. Matthews – she verified that neither the notice nor the advertising had been done for this out of cycle. The other two cycle reclasses were handled; this one had been pulled out and was never put back into the system for posting, etc.
-- Contacted Ms. Dopkin – advised that hearing could not proceed on 12/13/05 – would attempt to find another date within the mandated timeframe for hearing this out of cycle reclass and get back to her.

12/07/05 – T/C with Carl Richards this date; hearing is now scheduled for Wednesday, January 4, 2006 at 9:00 a.m.; confirmed that panel is available for hearing on this date. Notice to be sent by PDM; posting and advertising to be accomplished for the 1/04/06 date also by PDM. Confirmed same with R. Wheatley of People's Counsel.
- Memo to C. Richards with copies to D. Dopkin and People's Counsel – confirming that hearing will take place on Wednesday, 1/04/06 at 9 a.m. Notice, etc., to be handled by PDM and copy of notice provided to CBA for our file.

12/30/05 – Green file received from PDM; integrated with material in Board's temporary file.

1/04/06 – Board convened for hearing (Wescott, M Mohler, Stahl); concluded hearing this date; deliberated at conclusion of hearing; granted reclass request. Written Opinion and Order to be issued; appellate period to run from date of written Order. (3)

3/23/06 – Memo from Pat Keller, Planning Director – with a copy of the landscape plan submitted to Avery Harden by Petitioner as ordered by the Board on 1/24/06; approved by Planning Board on 3/16/06.

Draft 03/09/06

MINUTES
Baltimore County Planning Board
March 2, 2006

Contents

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Review of today's Agenda

Minutes of the February 16, 2006 meeting

Items for initial discussion

1. Out-of-Cycle Zoning Reclassification Action - Exemption from the Cyclical Procedure – 2118 Merritt Boulevard, at the northeast intersection of Merritt Blvd. and Sollers Point Road in Dundalk, Council District 7: Approved by the Board of Appeals, back for approval of the landscape plan only: Initial presentations by the owner's representative, Planning staff, and the community

2. Amendment to a Joint Subdivision Planning Committee (JSPC) Plan – Seventh Revised Plan - Hunt Valley Towne Center – 218 unit apartment building, Council District 3: Initial presentations by the owner's representative, Planning staff, and the community

Items for discussion and vote

3. Capital Improvement Program: Recommendation to the Budget Director

Adjournment of meeting

Appendices

Appendix A	Advance Tentative Agenda
Appendix B	Approved Minutes of the February 16, 2006 meeting
Appendix C	Attorney's letter; Board of Appeals ruling January 24, 2006 and Landscape Plan for 2118 Merritt Boulevard
Appendix D	Hunt Valley Towne Center, 7th Revised JSPC plan; Plan to Accompany DRC Request with cover letter; Staff Report
Appendix E	Capital Improvement Program: Committee on Capital Budget Report and transmittal letter to Budget Director

Minutes
March 2, 2006

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Chair, Frank O. Heintz, called the regularly scheduled meeting of the Baltimore County Planning Board to order at 4:00 p.m. The following Board members were:

Present	Absent
Mr. Robert J. Palmer	Mr. Randall Cogar
Mr. Ellwood A. Sinsky	Mr. Edward A. St. John
Mr. H. Edward Parker	Mr. R. Craig Witzke, Jr.
Ms. Donna G. Flynn	
Mr. Wayne C. McGinnis	
Mr. Dennis P. Hoover	
Dr. Robert Gregory	
Ms. Dorothy Foos	
Mr. Gordon K. Harden, Jr.	
Mr. Paul G. Miller	
Mr. Aaron E. Dock, Sr.	

Planning Office staff present included Arnold F. 'Pat' Keller, III, Jeffrey W. Long, Caren B. Hoffberger, Curtis Murray, Barbara Weaver, Jeff Mayhew, Kathy Schlabach, Lynn Lanham, Diana Itter, and Jackie MacMillan.

Mr. Heintz announced that there had been deaths in the families of Randy Cogar and Craig Witzke. He also referred members to a newly completed Orientation Booklet.

Review of today's Revised Agenda

Changes included postponing the issue of the Kingsley Park pending continued review by the Law Office and adding the matter of the Capital Improvement Program. The Revised Tentative Agenda is filed as Appendix A.

Minutes of the February 16, 2006 meeting

Mr. Parker moved the approval of the draft minutes as presented. The motion was seconded by Mr. Miller and passed by acclamation. Absent were Messrs. Cogar, Witzke, St. John, Dock, and Dr. Gregory. The approved revised minutes are filed as Appendix B.

Items for introduction and initial discussion

1. Out-of-Cycle Zoning Reclassification Action - Exemption from the Cyclical Procedure – 2118 Merritt Boulevard, at the northeast intersection of Merritt Blvd.

and Sollers Point Road in Dundalk, Council District 7: Approved by the Board of Appeals, back for approval of the landscape plan only: Initial presentations by the owner's representative, Planning staff, and the community

Mr. Jeffrey Long, Deputy Director, Office of Planning, outlined the issue, which had initially come before the Board September 15, 2005. At that time, the Board recommended forwarding to the County Council and the Board of Appeals with the stipulation that landscaping be added to buffer and enhance the property.

Attorney Deborah Dopkin, who represents the 2118 Merritt Boulevard Trust, expanded on the plan. For landscaping details, she referred the Board to the overhead projection as well as individual copies. As is customary, the issue will come before the Board at the next meeting for further discussion and vote.

A copy of attorney's letter of transmittal, Board of Appeals ruling January 24, 2006, and landscape plan on 2118 Merritt Boulevard are filed as Appendix C.

2. Amendment to a Joint Subdivision Planning Committee (JSPC) Plan – Seventh Revised Plan - Hunt Valley Towne Center – 218 unit apartment building, Council District 3: Initial presentations by the owner's representative, Planning staff, and the community

Mr. Jeffrey Long, Deputy Director, Office of Planning, introduced the proposal by Wood Partners to construct a nine-story residential/apartment building consisting of 5 levels of condominiums (218 units) over 4 levels of parking garage (452 spaces). After outlining the JSPC review process, the history of requests, and role of the Planning Board, Mr. Long stated that, as a result of the inter-agency review of the proposed revision to the Hunt Valley Towne Center JSPC Plan, the Director of Planning recommends to the Planning Board that the proposed Plan be approved.

Speaking on behalf of the developer, Wood Partners, Arnold Jablon, Esquire, focused on the legal aspects of the issue.

Attorney Michael McCann, representing the Sparks Glencoe Community Association, explained why his clients oppose the construction of the proposed structure. His arguments were based on the interpretation of Bill No. 111-98. In essence, their position was that the height in the BM-CT Zone was restricted to 35 feet. Other concerns, as expressed by Mr. McCann, focused on their opinion that the size and height of the proposed building rendered it "out of character" with the rural gateway and on the problems of unresolved traffic congestion at York and Shawan and York and McCormick Roads. Upon questioning by Chairman Heintz, Mr. McCann was unable to identify other areas of concern.

Mr. Richard F. Compton, Executive Director, Broadmead Retirement Community, along with resident supporters reiterated the same concerns as expressed by Mr. McCann. Mr. Compton, however, did state that a reduction in the number of units would be acceptable

to the Broadmead Community. Other community leaders expressed their concerns, which focused primarily on the traffic issue.

Following questions by Planning Board members, Mr. Heintz concluded this portion of the meeting by asking members of the community to share their thoughts in writing with the Board.

The "Hunt Valley Towne Center, 7th Revised JSPC plan"; "Plan to Accompany DRC Request" with cover letter; and, Staff Report are filed as Appendix D

Items for discussion and vote

3. Capital Improvement Program: Recommendation to the Budget Director

Mr. Ed Parker, Chair of the Committee on Capital Budget, reported on the activities of the Committee over the last six months. Mr. Parker concluded by requesting that the Committee on Capital Budget's recommendations as contained in its report and the draft cover letter be adopted by the full Planning Board.

Mr. Miller moved that the Baltimore County Planning Board approve the FY 2007 Capital Budget and Five-Year Program and the accompanying cover letter, as recommended by the Committee on Capital Budget, for transmittal to the Director of Budget. Mr. McGinnis seconded the motion, which passed by acclamation. Absent were Messrs. Cogar, Witzke and St. John.

Mr. Parker's report and the cover letter to Mr. Homan, Director, Office of Budget, are filed as Appendix E.

Adjournment

Mr. Harden moved the adjournment of the meeting. The motion was seconded by Mr. Parker and passed by acclamation at 5:32 p.m.

bjw

2118 MERRITT BOULEVARD TRUST - #R-06-232
–Legal Owner/Petitioner

Out of Cycle
2005

N/s of Merritt Bolevard, approx. 120' NE from
c/l Sollers Point Road 2118 Merritt Boulevard

12th Election District
7th Councilmanic District

From: D.R. 5.5 to R.O.A. OPEN PLAN
0.1568 ACRE

August 31, 2005	Petition for Reclassification filed by Deborah C. Dopkin, Esquire, on behalf of Petitioner, 2118 Merritt Boulevard Trust; Vicki White, Trustee
October 17	Approval by County Council -- out-of-cycle /Resolution 136-05.

Deborah C. Dopkin, Esquire
409 Washington Avenue
Suite 1000
Towson, MD 21204

Counsel for Petitioner

Vicki White, Trustee
2118 Merritt Boulevard Trust
6409 Belair Road
Baltimore, MD 21206

Legal Owner /Petitioner

Don Hicks
Hicks Engineering Assoc., Inc.
200 E. Joppa Road
Suite 402
Towson, MD 21204

Carol Saffran-Brinks
Assistant County Attorney
Office of Law –Bd of Education
Mail Stop #1102-J

People's Counsel for Baltimore County

Pat Keller, Director /Planning
Jeffrey Long /Deputy Director, Planning
William J. Wiseman III /Zoning Commissioner
W. Carl Richards /PDM
Timothy M. Kotroco, Director /PDM
Baltimore County Council (7th District)
Jay L. Liner, County Attorney

ZONING ADVISORY COMMITTEE AGENDA
DISTRIBUTION MEETING OF OCTOBER 31, 2005

* Agenda Only
\+ Agenda and Petition
& Agenda and Plat
\# Agenda, Petition and Plat

Distribution:

\# Board of Appeals (Kathleen Bianco); MS #2013
* Zoning Commissioner's Office (William J. Wiseman, III); MS #2112
\# PDM, Zoning Review H.O. Hearing File (Kristen Matthews)
\# PDM, Zoning Review Work File (W. Carl Richards, Jr.)
* PDM, Code Enforcement (James Thompson)
* PDM, Building Inspection (Karen Hopkins)
& PDM, Development Plans Review (Dennis Kennedy)
\# Planning Office (Jeffrey Long)
* Recreation and Parks (Jean Tansey); MS #52
\# DEPRM (Bruce Seeley) - 2 plats
& State Highway Administration, Access Permits Division (Kenneth A. McDonald)
& PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
* Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07
* Highways (Tim Burgess); MS #1003
* Community Conservation (David Fields); MS #1102M
\+ People's Counsel (Peter Zimmerman); MS #2010
* Honorable McIntire, County Council, District 3; MS #2201
\# IF CRITICAL AREA, Maryland Office of Planning (Mike Nortrup)
\# IF FLOODPLAIN, Department of Natural Resources
\# IF FLOODPLAIN, Public Works (David Thomas); MS #1315
* IF FLOODPLAIN, Permits (John Reisinger)
* IF FLOODPLAIN, Code Enforcement (Rick Wisnom)
\# IF ELDERLY HOUSING, Community Development; MS #1102M
\# IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
\# IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
* IF TOWER, Tower Coordinator, c/o OIT; MS #2007

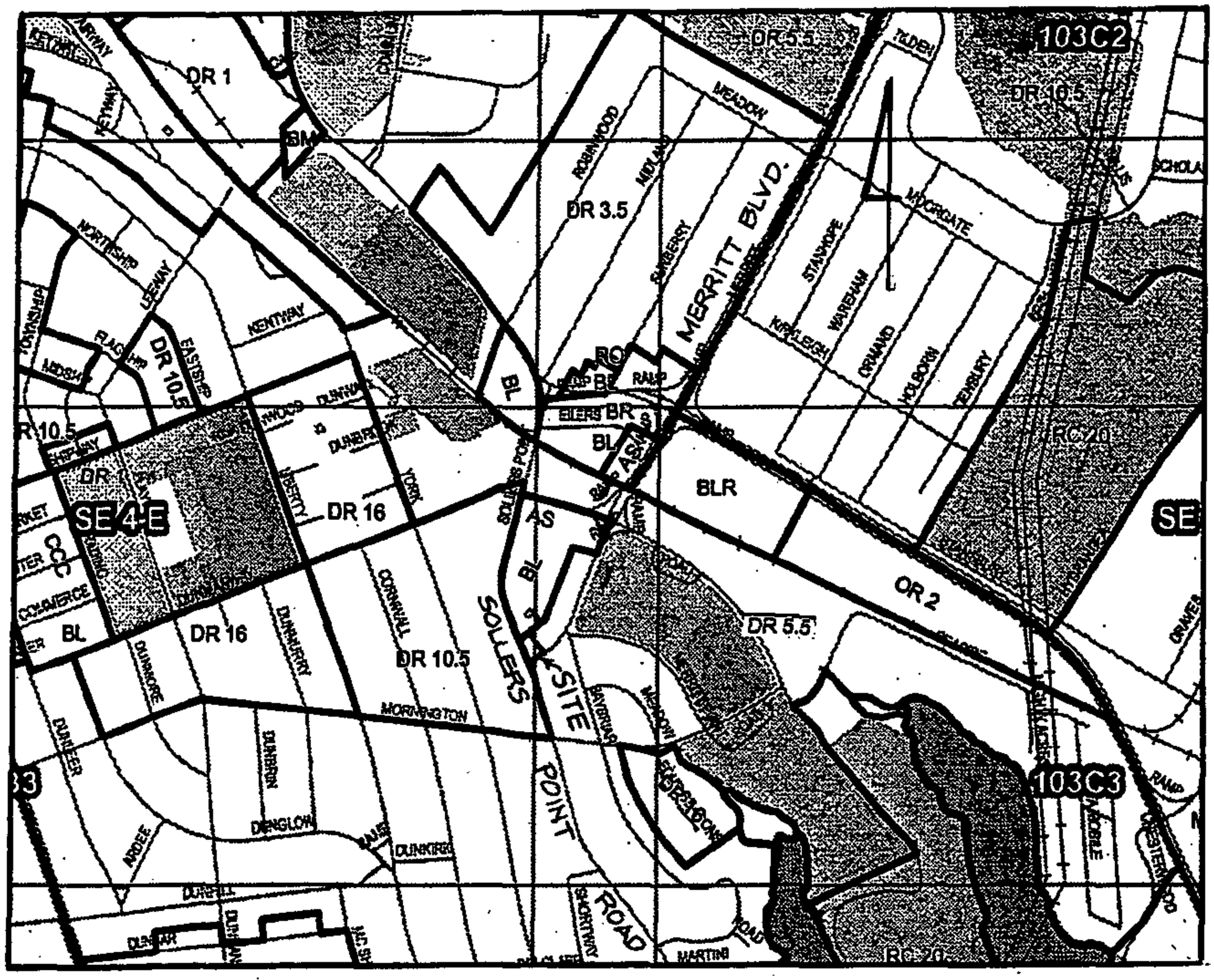
The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" before the hearing date. If no written response is received by the committee before this hearing date, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number or case number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Matthews. If you have any questions regarding these zoning petitions, please contact either Kristen Matthews or Carl Richards at 410-887-3391 (FAX - 410-887-5708).

Revised 11/2/05

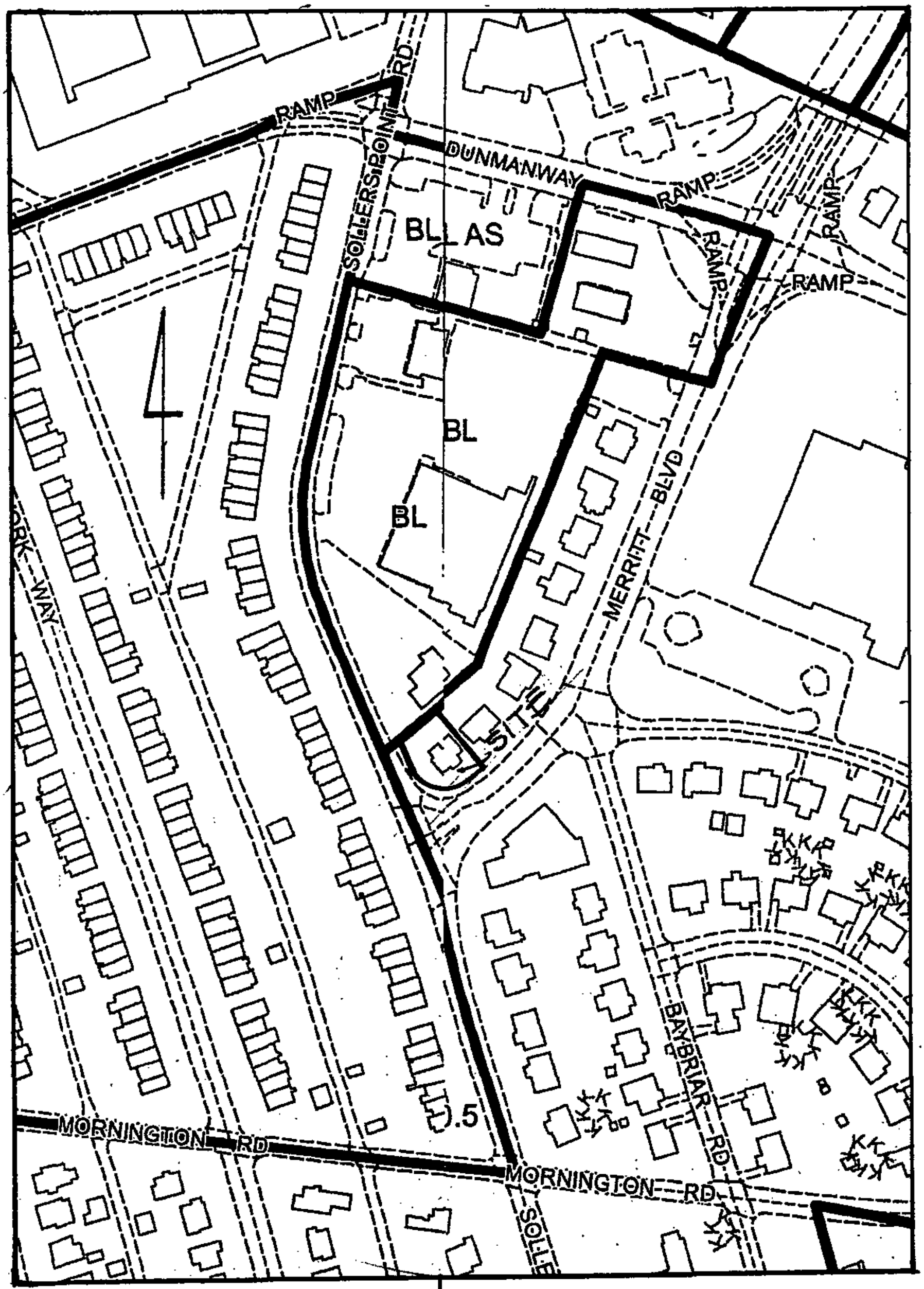
ZONING ADVISORY COMMITTEE
MEETING OF October 31, 2005

Case Number:	R-06-232 (Out of Cycle)
Item Number:	232
Hearing Date/Time:	Tuesday, December 13,2005, 10:00 a.m., Room 48 Old Court House
Legal Owner:	2118 Merritt Blvd. Trust, Vicki White, Trustee
Contract Purchaser:	N/A
Location:	Corner NW/s Merritt Blvd., and NE/s Sollers Point Rd
Existing Zoning:	D.R. 5.5
Proposed Zoning:	R.O.A.
Area:	0.1568 acres
District:	12th Election District 7th Councilmanic District
Attorney:	Deborah C. Dopkin, Esquire
Miscellaneous:	Zoning Map #103 B3 / 103 C3



ZONING MAP

SCALE: 1" = 1,000'



MAP 103 B3 + MAP 103 C3

ZONING MAP

SCALE: 1" = 200' DUNDALK

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

November 3, 2005

Kathleen C. Bianco, Administrator
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Case No. R-06-232
2118 Merritt Boulevard Trust

Dear Ms. Bianco:

The County Board of Appeals rendered a decision granting a zoning reclassification in the above captioned matter on January 24, 2006. A condition of the approval was that a landscape plan be submitted to the Planning Board providing landscaping of certain portions of the site. That condition has been satisfied. Please find enclosed a copy of the landscape plan that was submitted to and approved by the County landscape architect and my letter of transmittal to the Planning Board. I would appreciate your advising the Board of Appeals of this action. Thank you.

Very truly yours,

Deborah

Deborah C. Dopkin

DCD/kmc
Enclosure
cc: 2118 Merritt Boulevard Trust

C:\docs\KMC\DCD\Letters 2006\Bianco Kathleen-white.wpd

RECEIVED
FEB 13 2006
BALTIMORE COUNTY
BOARD OF APPEALS

1-4-06 PET. EX. Verified

R-06-232

Pet Ex. 1 Letter From Long To Plan BOARD
Pet Ex 2 Letter From Keller TO BARTENFELDER
Pet Ex 3 RESOLUTION 136-05
Pet Ex 4 MAP - ZONING - SITE IDENTIFIED
Pet Ex 5 SITE PLAN PERFORMED BY HICKS
Pet Ex 6 SITE PLAN PLAT
Pet Ex 7 PLAT 1953 - LOT #9
Pet Ex 8 PHOTO OF HOUSE
Pet Ex 9 LANDSCAPE PLAN
Pet Ex 10 PICTURES PRIOR TO IMPROVEMENTS (25 PICTURES)
Pet Ex 11 Letters (6)
Pet Ex 12 POLICE REPORT
Pet Ex 13 PHOTO REAR
Pet Ex 14 PARKING AREA PHOTO
Pet Ex 15 ~~Pet~~ PHOTO - Neighborhood
Pet Ex 16 PHOTO NEIGHBORHOOD
Pet Ex 17 photo have next door
Pet Ex 18 PICS INTERIOR

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Pet Ex /

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller, III, Director

September 7, 2005

All Baltimore County Planning Board Members

Re: Out of Cycle – Zoning Petition for Reclassification - Exemption from Cyclical Procedure – 2118 Merritt Boulevard, northeast corner of Merritt Blvd. and Sollers Point Road

Dear Members:

The attached letter requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of the subject property as listed above.

Section 2-356(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of an emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, the Office of Planning recommends to the Planning Board that certification for early action upon this zoning reclassification petition is required.

Sincerely,

Jeffrey W. Long
Deputy Director

JWL:cbh
Attachment

W:\PLANBRD\Out-of-cycle 2118 Merritt Blvd Vicks White 09 05 rev.doc

Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

Pet Ex 2

September 20, 2005

The Honorable Joseph Bartenfelder
Chairman, Baltimore County Council
Baltimore County Courthouse
400 Washington Avenue, Suite 205
Towson, MD 21204

Re: Exemption from Cyclical Procedure – Out-of-Cycle – Petition for Reclassification - 2118 Merritt Boulevard, at the northeast intersection of Merritt Boulevard and Sollers Point Road, Council District 7

Dear Councilman Bartenfelder:

At the regularly scheduled meeting on September 15, 2005, the Baltimore County Planning Board voted, in accordance with Section 32-3-509 of the County Code, to certify to the County Council that expedited out-of-cycle action on a zoning petition for reclassification of the subject property at 2118 Merritt Boulevard is "manifestly in the public interest".

Enclosed is the letter on this matter by the Office of Planning, as accepted by the Planning Board, as well as the property owner's letter from counsel. The Planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely,

Pat Keller

Arnold F. 'Pat' Keller, III
Director

CBH
Enclosures
cc: Members, Baltimore County Council
Dr. Anthony Marchione, Administrative Officer
Thomas Peddicord, Legislative Counsel/Secretary
Brian Rowe, County Auditor
Jay Liner, County Attorney
Lawrence Westcott, Chairman, Board of Appeals
Peter M. Zimmerman, People's Counsel
Tim Kotroco, Director, Permits & Development Management
Deborah C. Dopkin, Petitioner's Attorney

W:\PLAN\BRD\Notifications\2005\2118 Merritt Blvd Out of Cycle 09 20 05.doc

Printed with Soybean Ink
on Recycled Paper

Ref ER 3

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 19

Resolution No. 136-05

Mr. John Olszewski, Sr., Councilman

By the County Council, October 17, 2005

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by 2118 Merritt Boulevard Trust for the property located at 2118 Merritt Boulevard and situated in the Seventh Councilmanic District, should be exempted from the regular cyclical procedure of Article 32, Title 3, Subtitle 5 of the Baltimore County Code, 2003, as amended.

WHEREAS, the Planning Board, by Resolution dated September 15, 2005,, has certified that early action on the Petition for Zoning Reclassification filed by 2118 Merritt Boulevard Trust, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 32-3-509, may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Article 32, Title 3, Subtitle 5.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by 2118 Merritt Boulevard Trust is manifestly required in the public interest, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 32-3-509(b) of the Baltimore County Code.

r13605.wpd

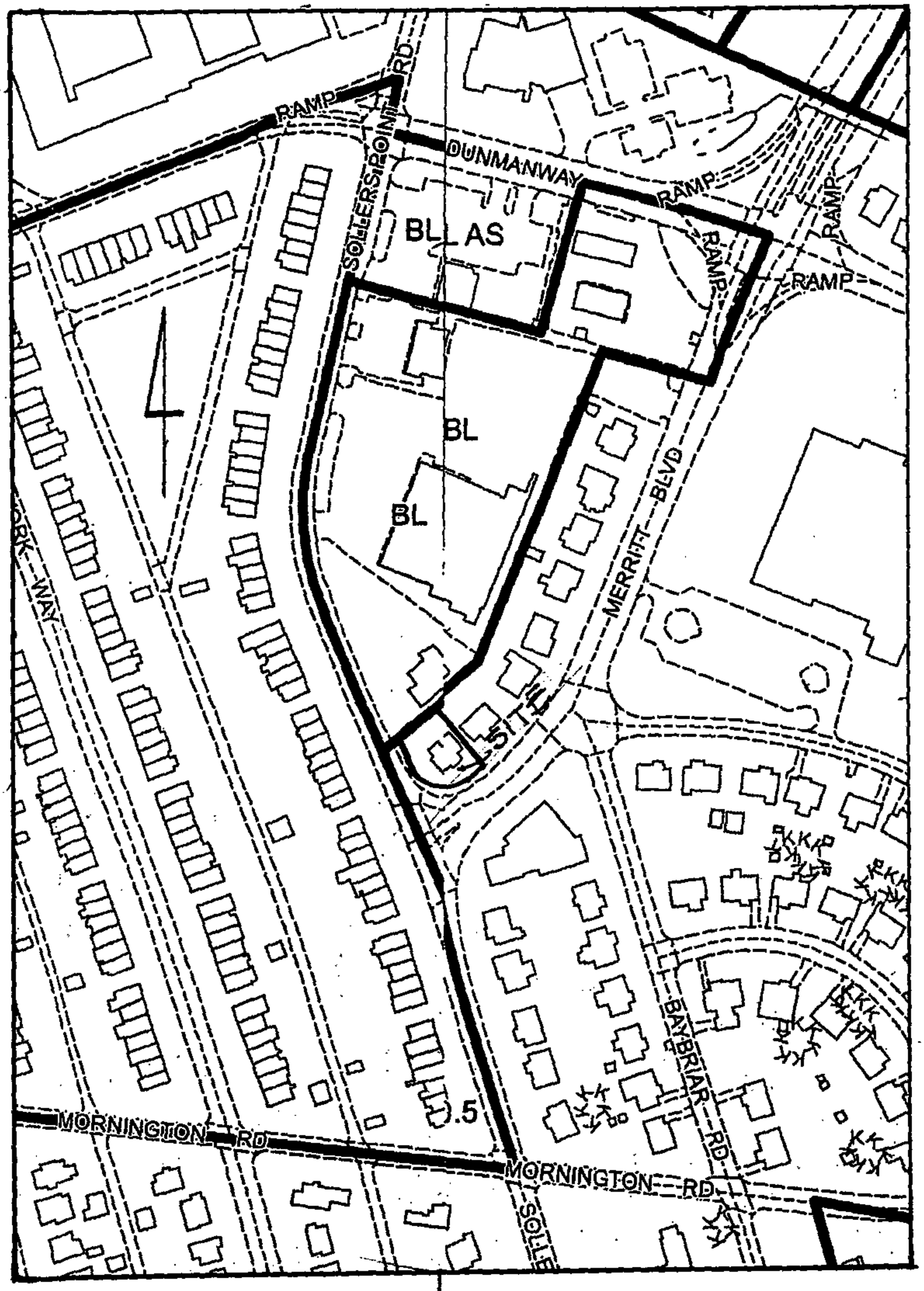
READ AND PASSED this ***17TH*** day of ***OCTOBER***, 2005.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 136-05***

Pet Ex. 4



MAP 103 B3 + MAP 103 C3

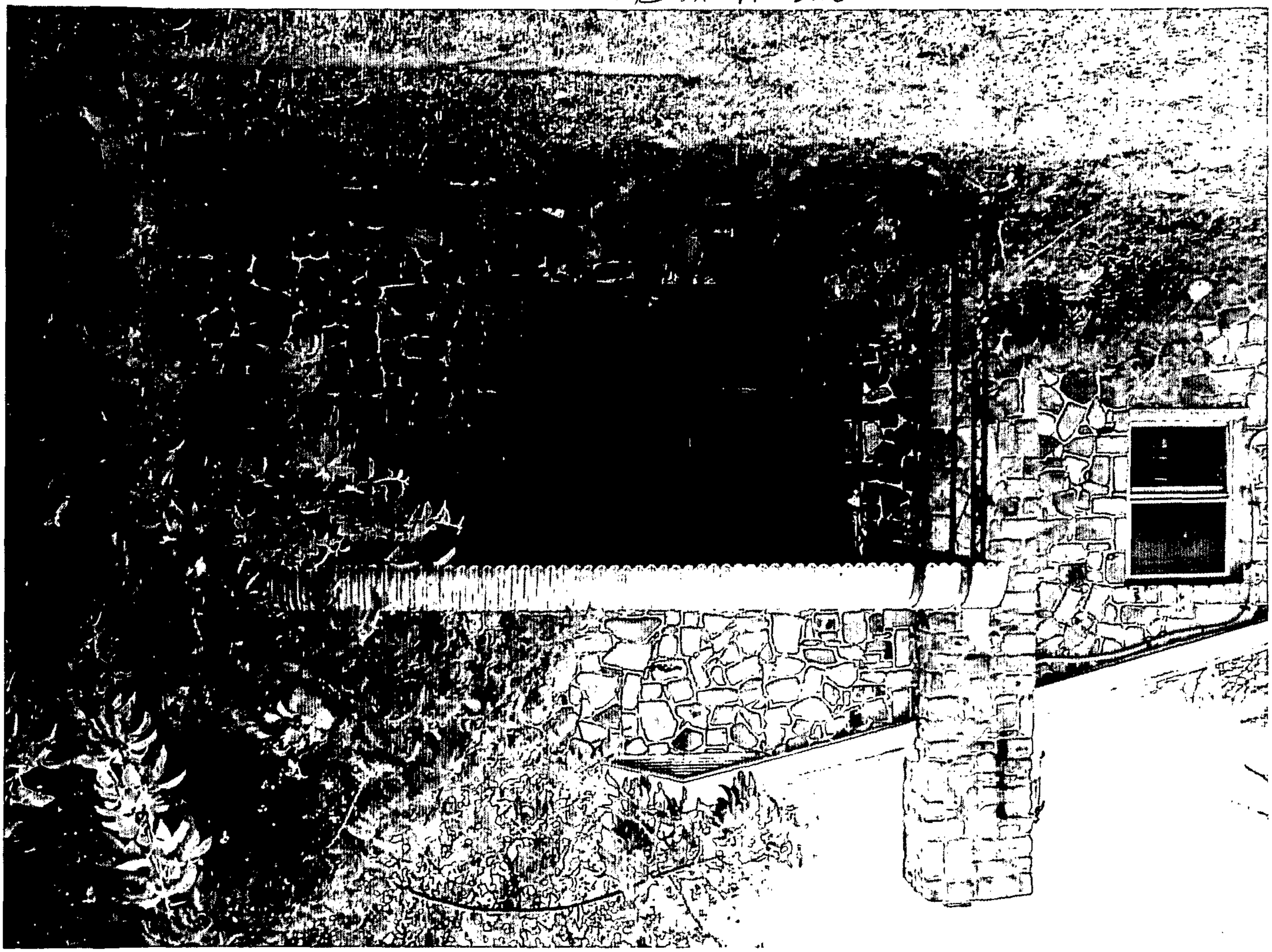
ZONING MAP

SCALE: 1" = 200' DUNDALK

Pt # 8

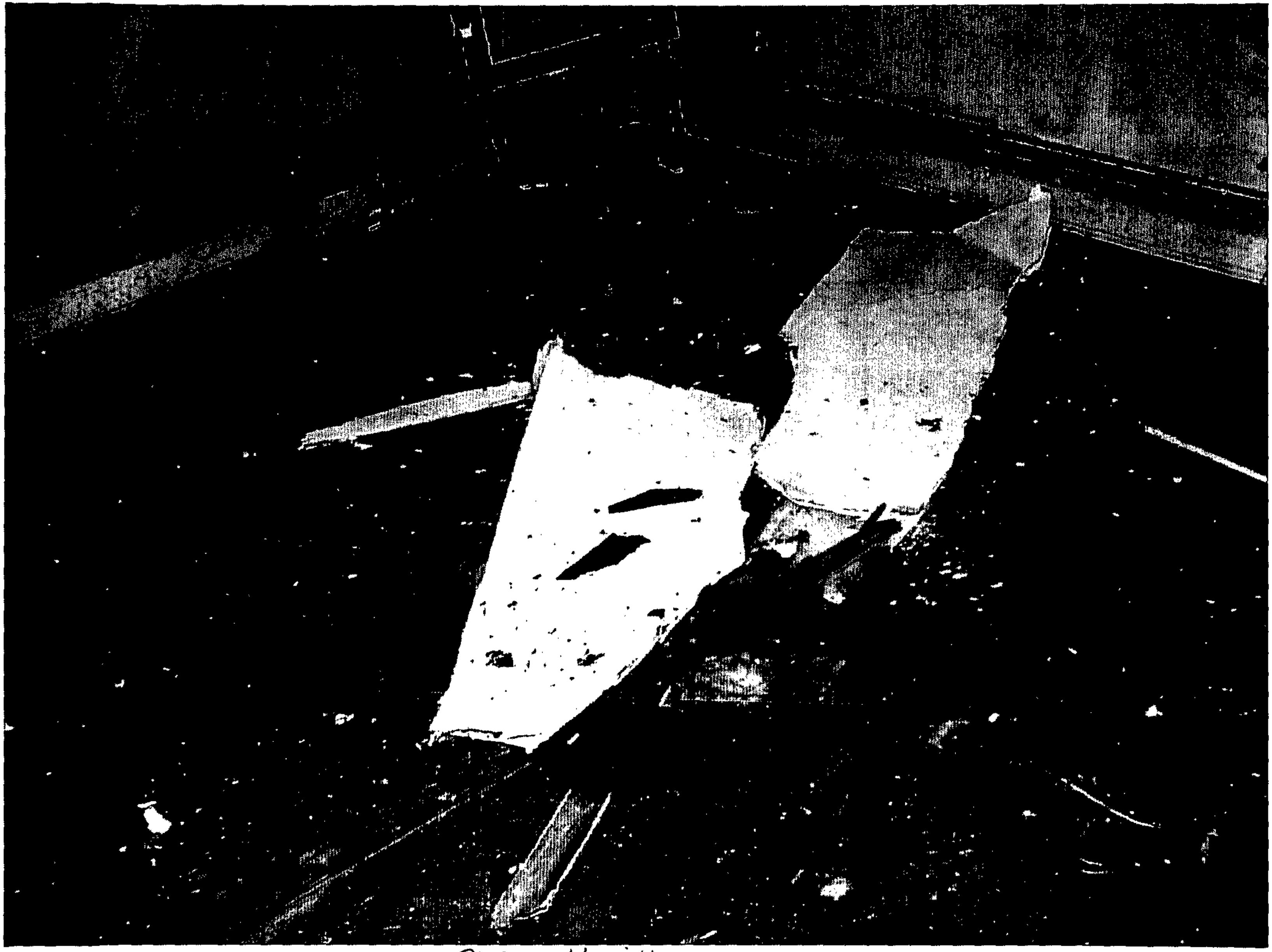
2118 Merritt Blvd. - Rear

Pet Ex 10 min (25 pics)

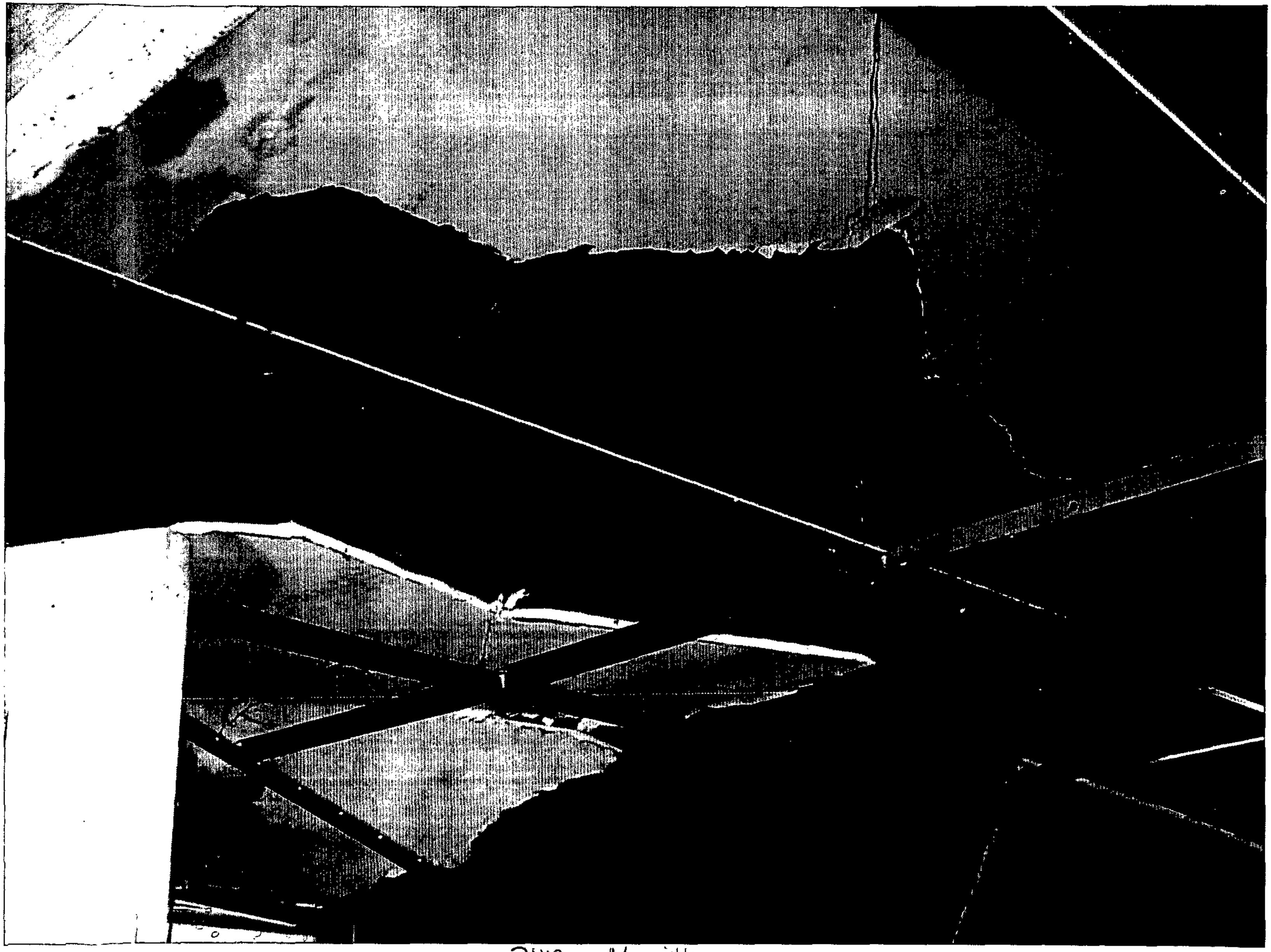


2118 Meath Road

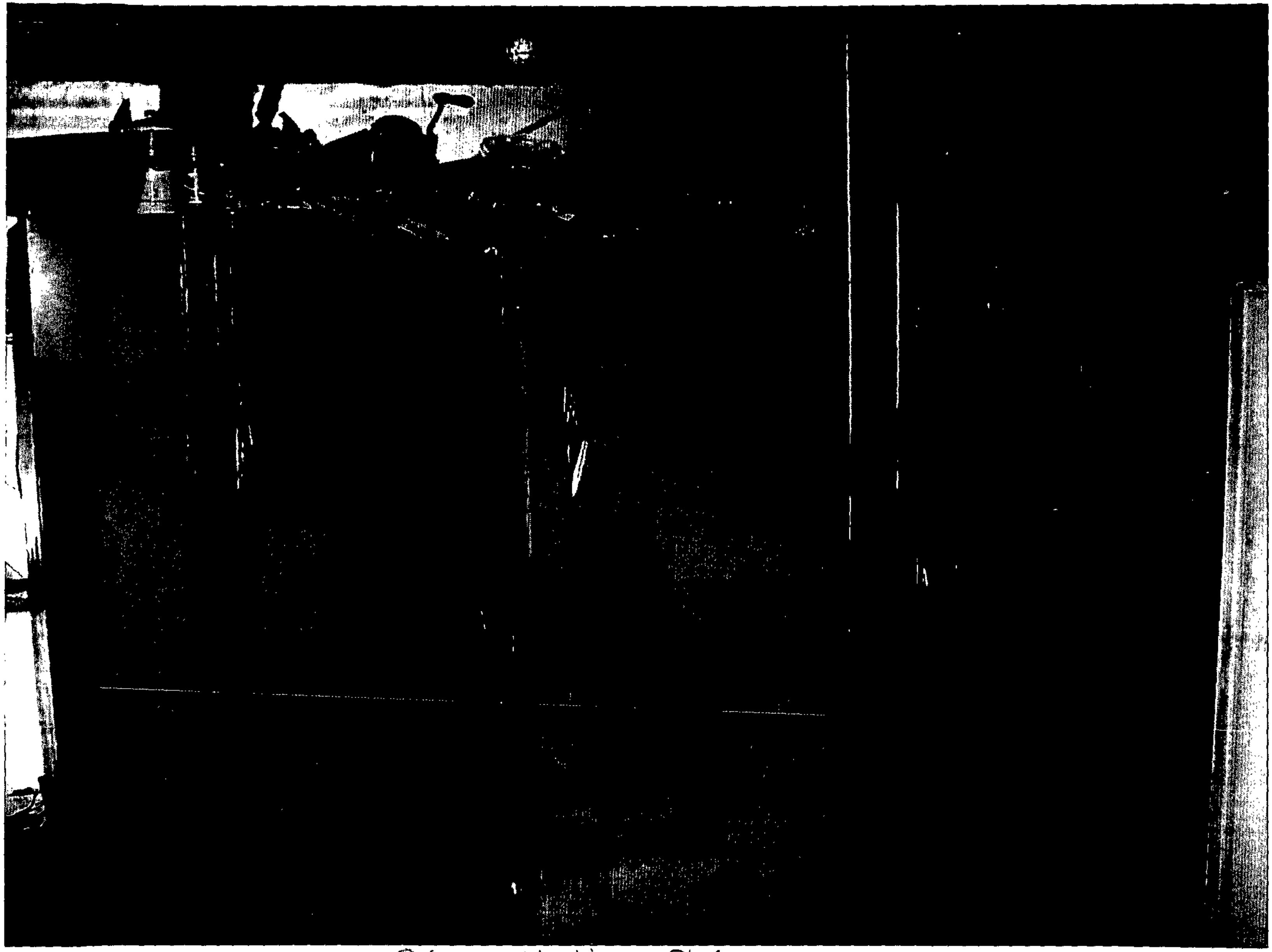
2118 Merritt



2118 Merritt



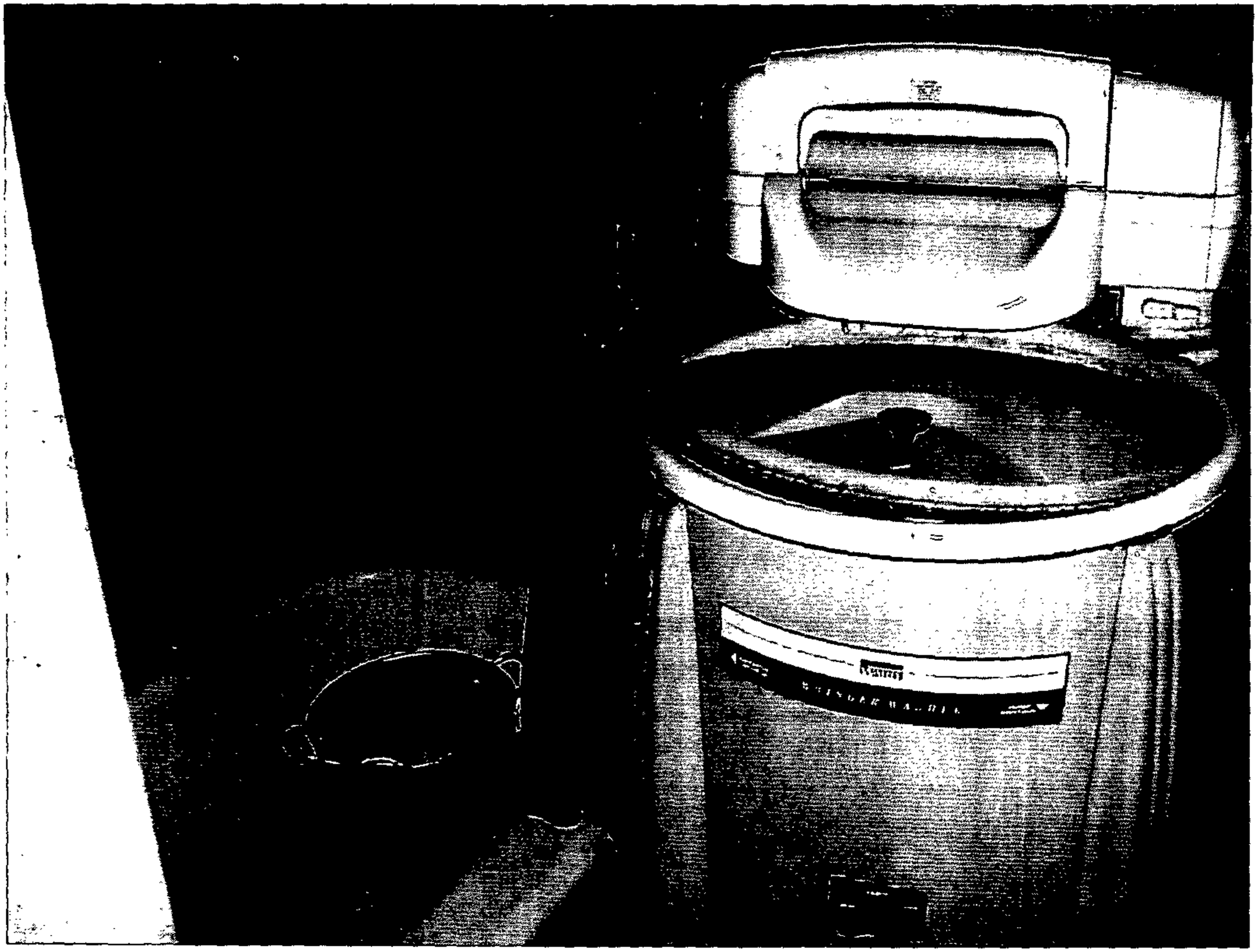
2118 Merritt



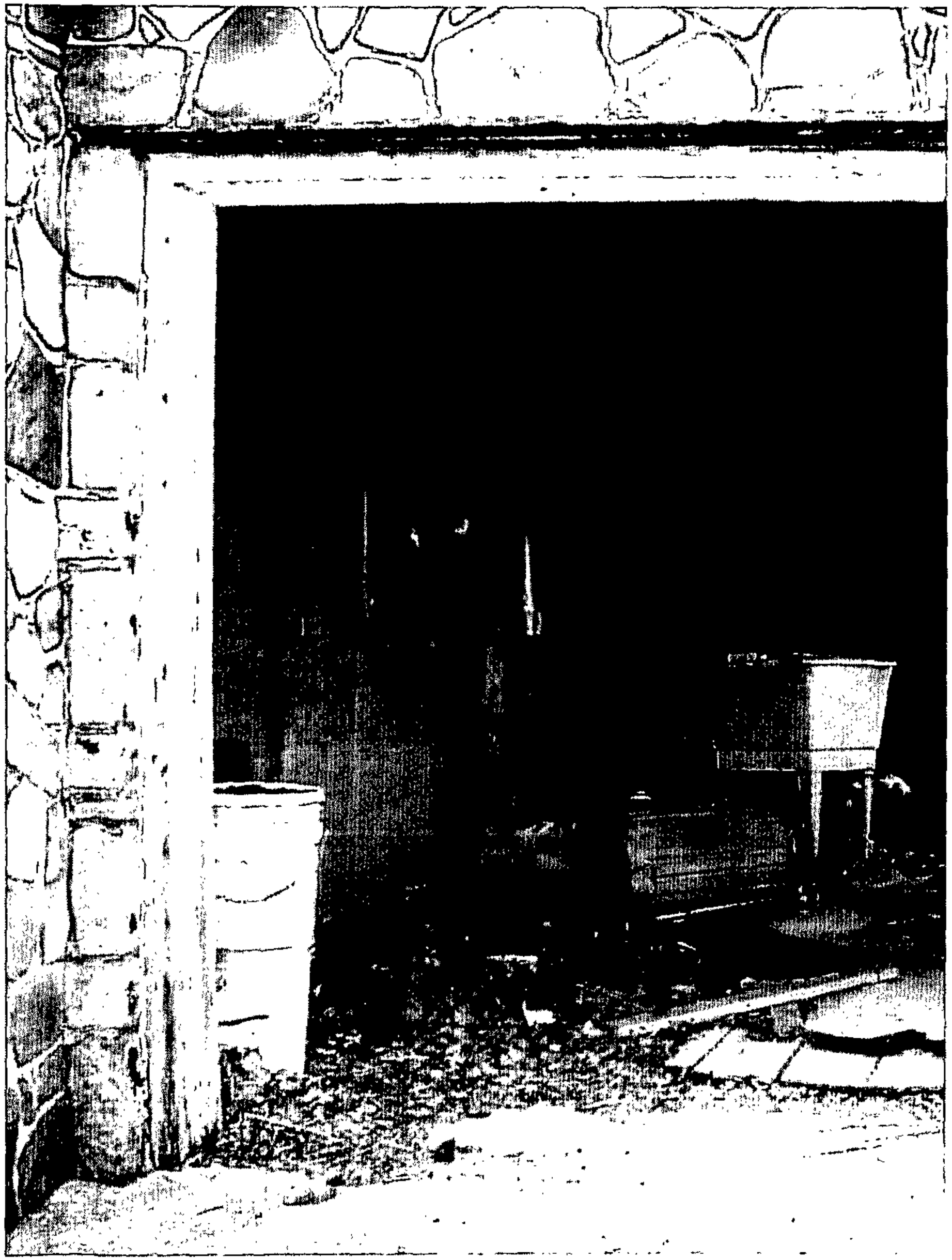
2118 Merritt Blvd

2118 Merritt

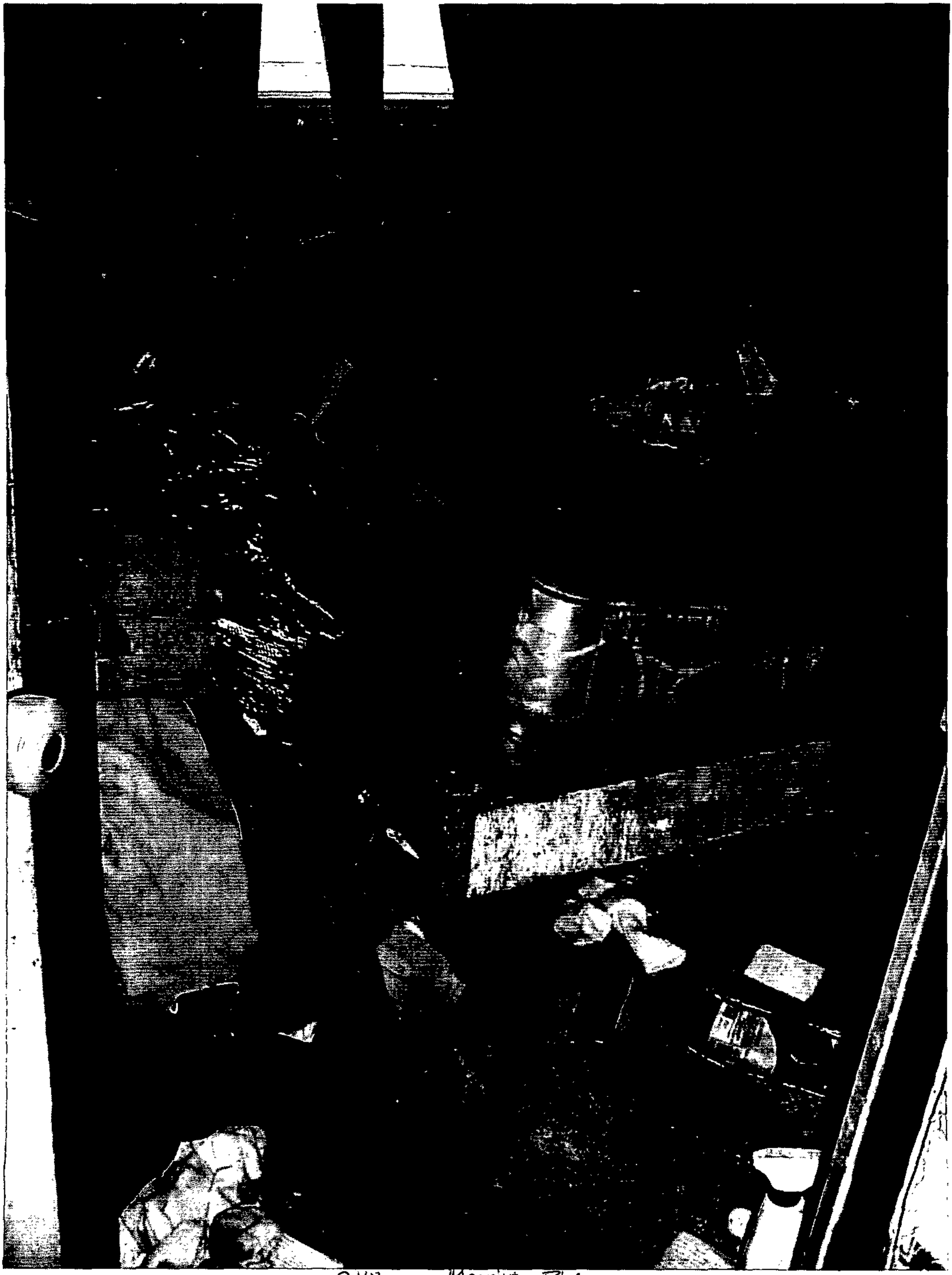
2118 Merritt Blvd



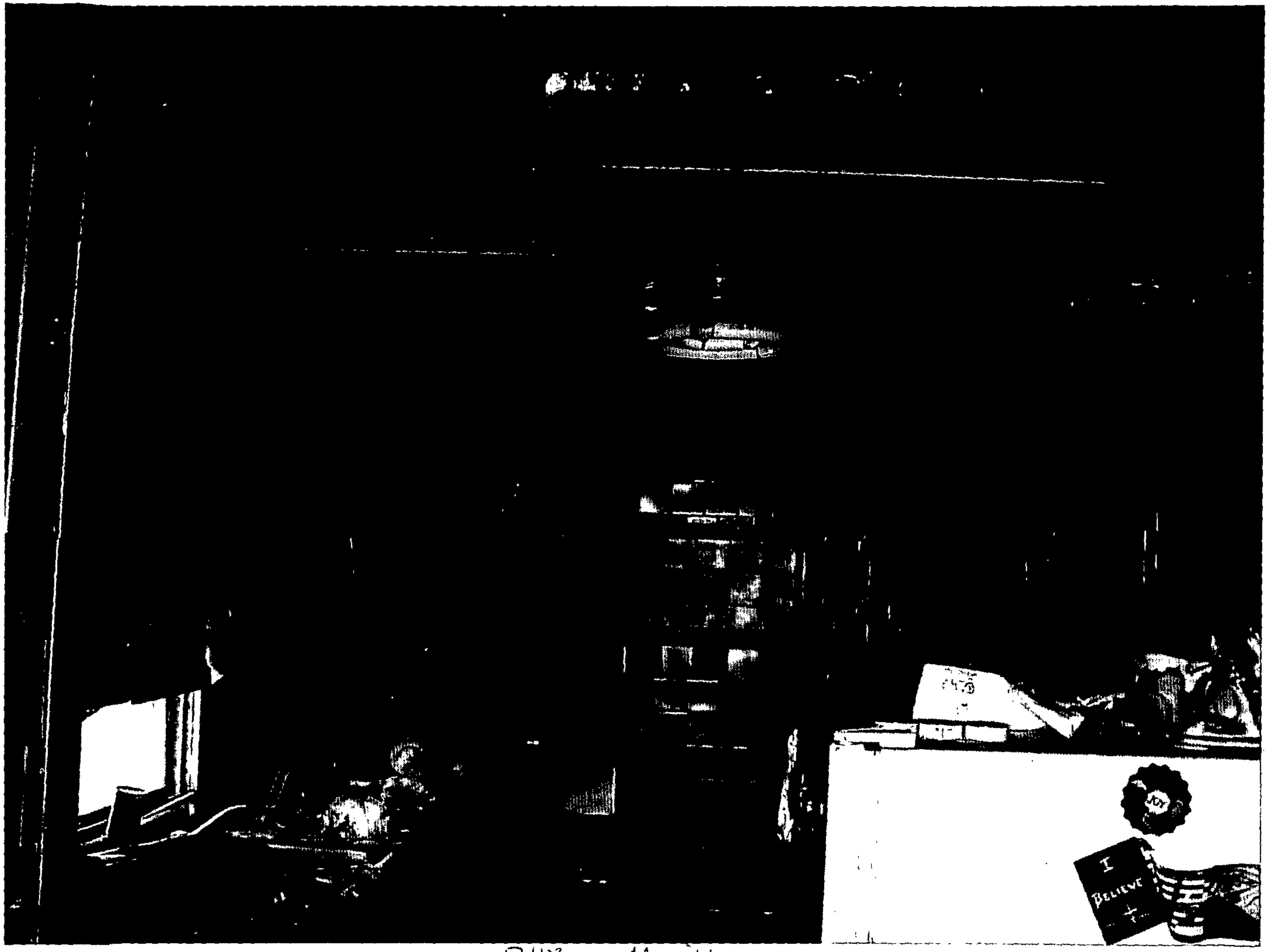
2118 Merritt Blvd



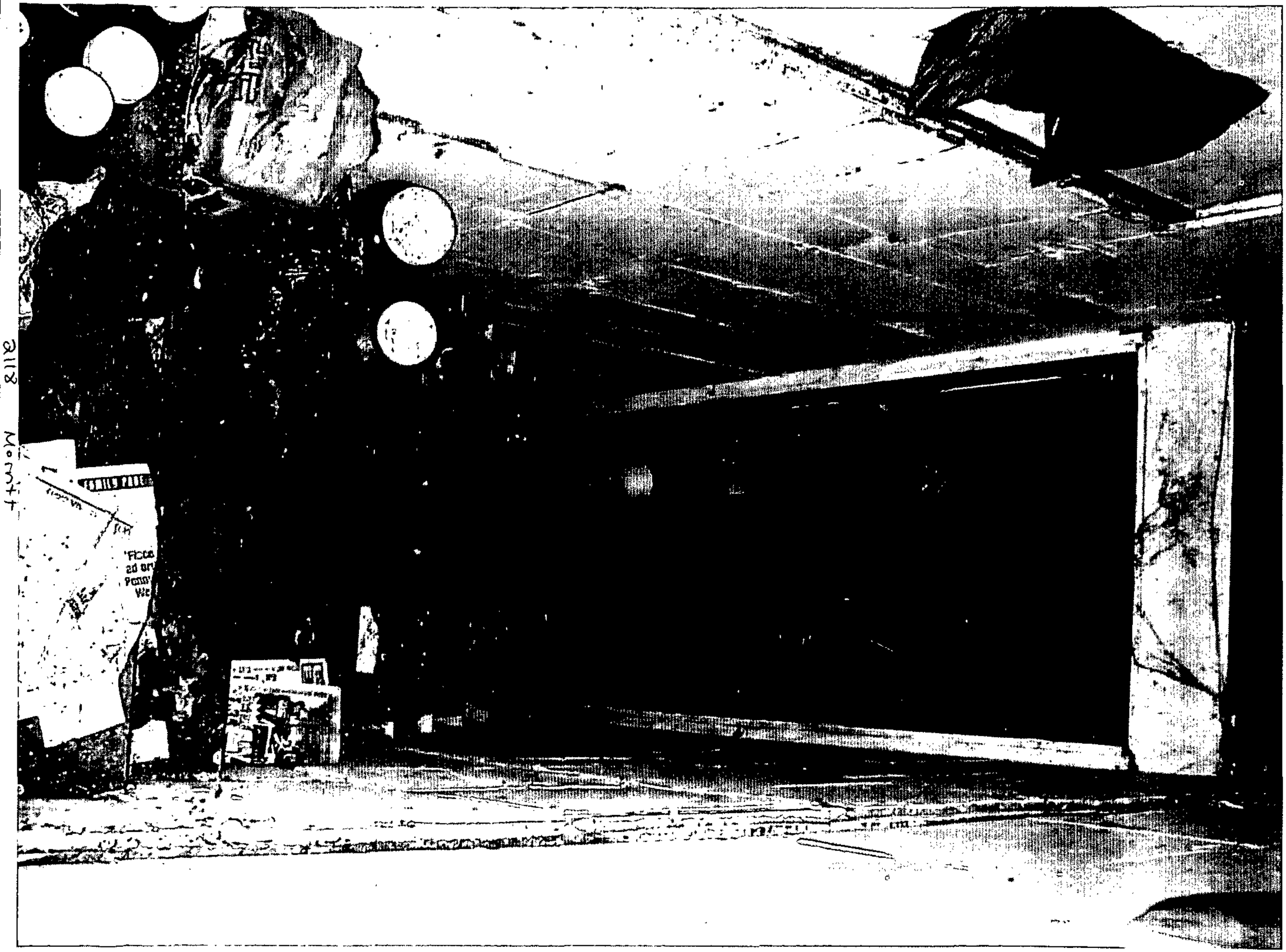
2118 Merritt Blvd



2118 Merritt Blvd

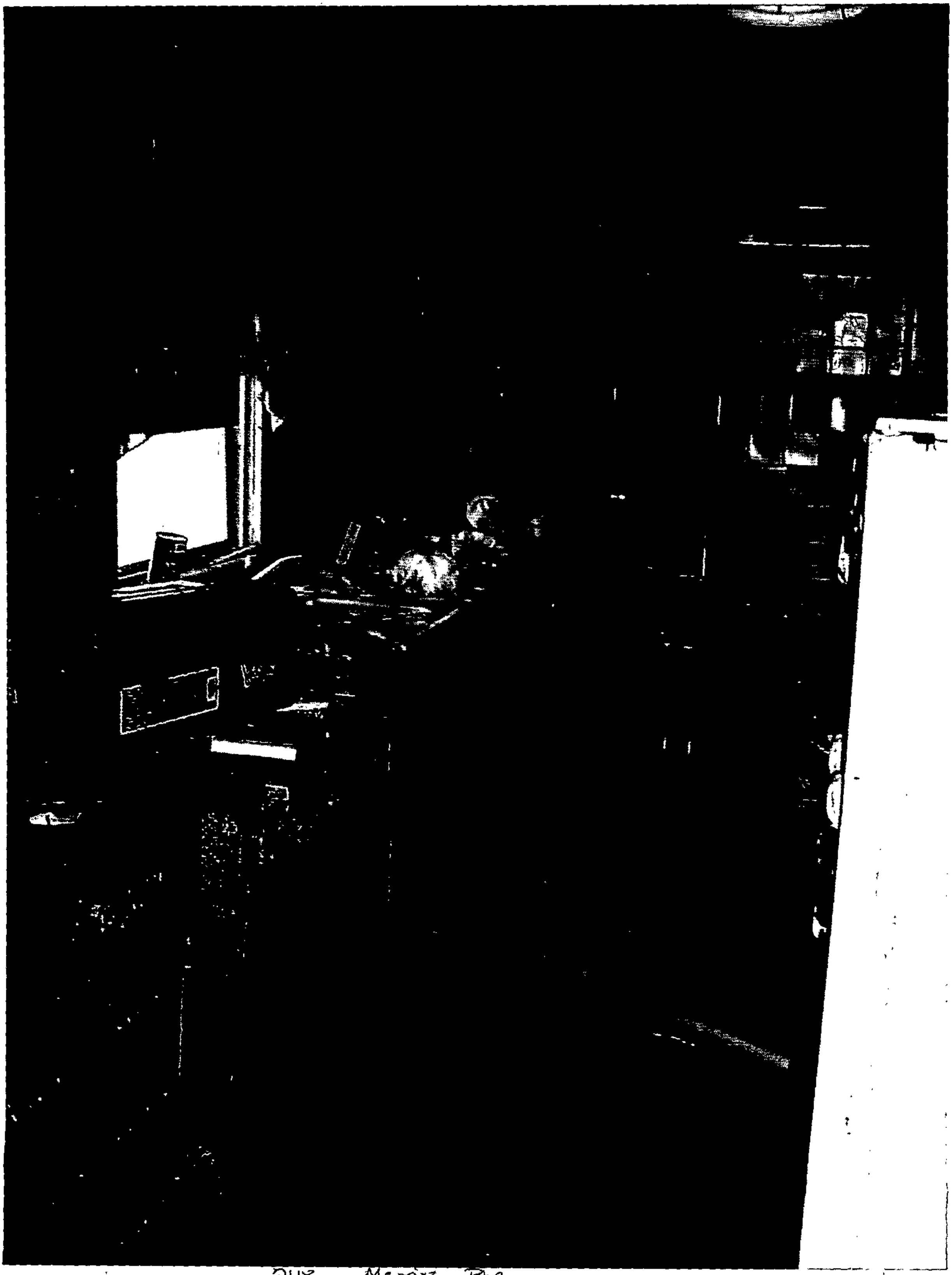


2118 Merritt

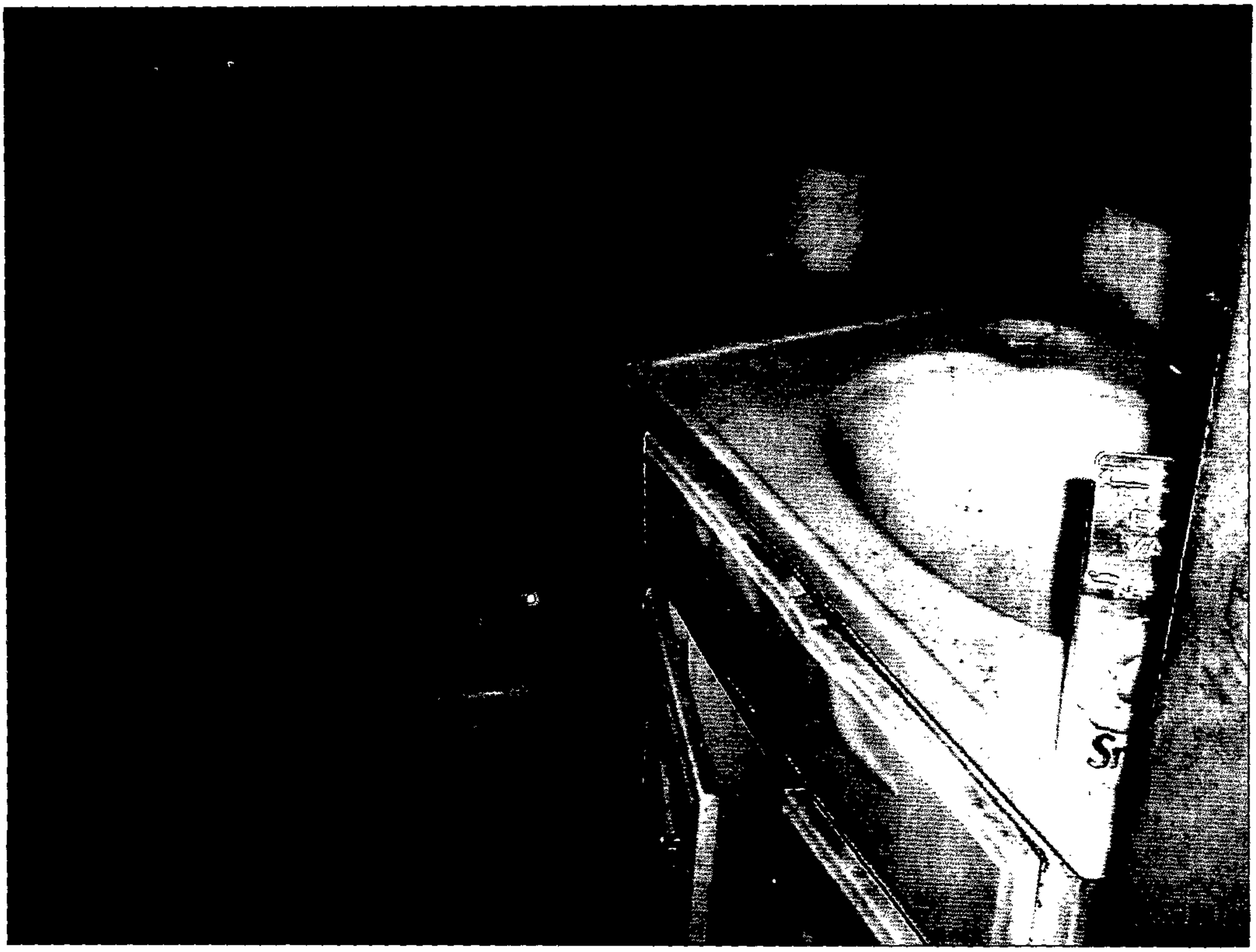


2118

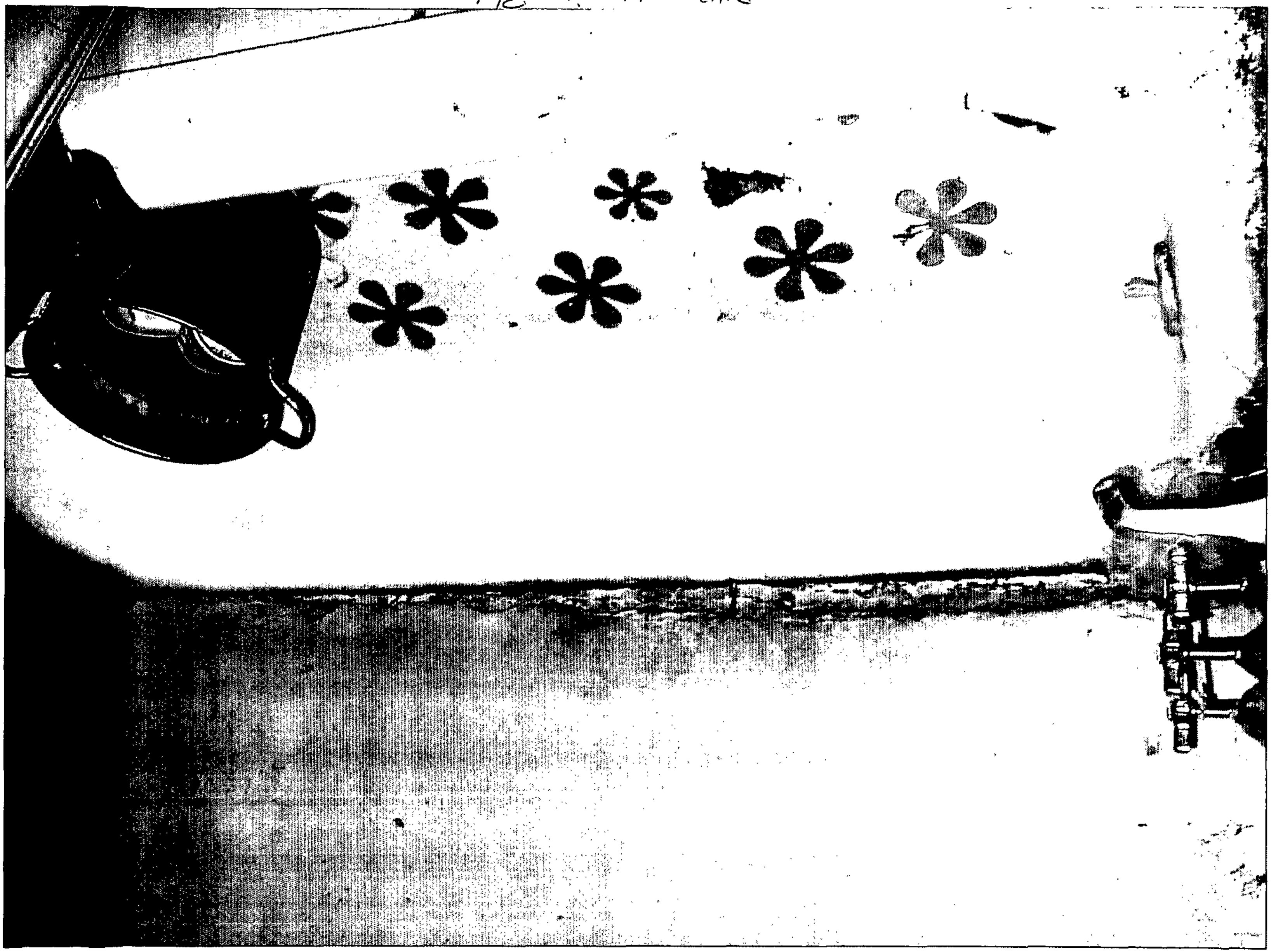
Mo 3tt



2118 Memph Blvd.

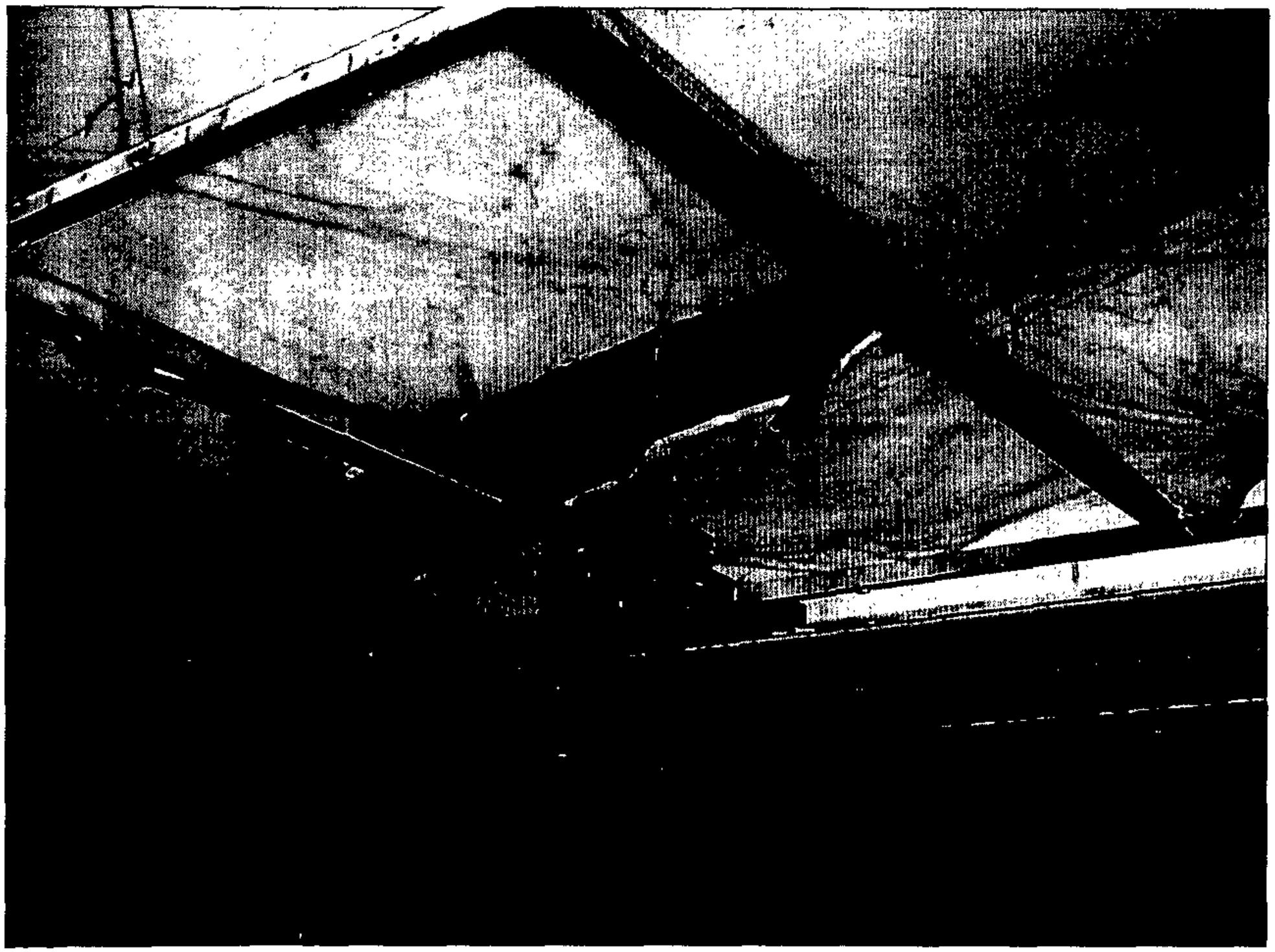


2118 Merritt Blvd



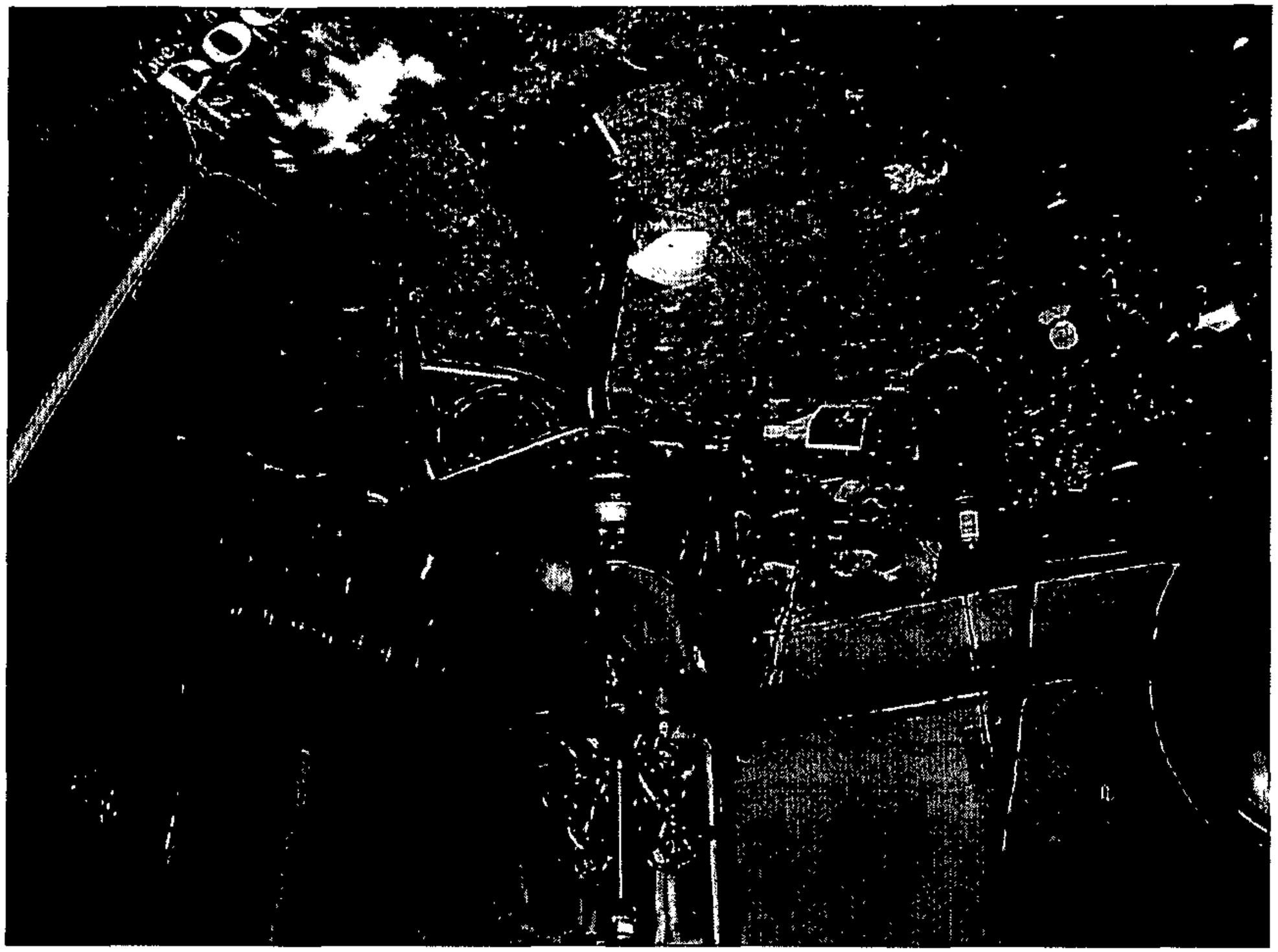
2118 Merritt Blvd

2118 Merritt Blvd



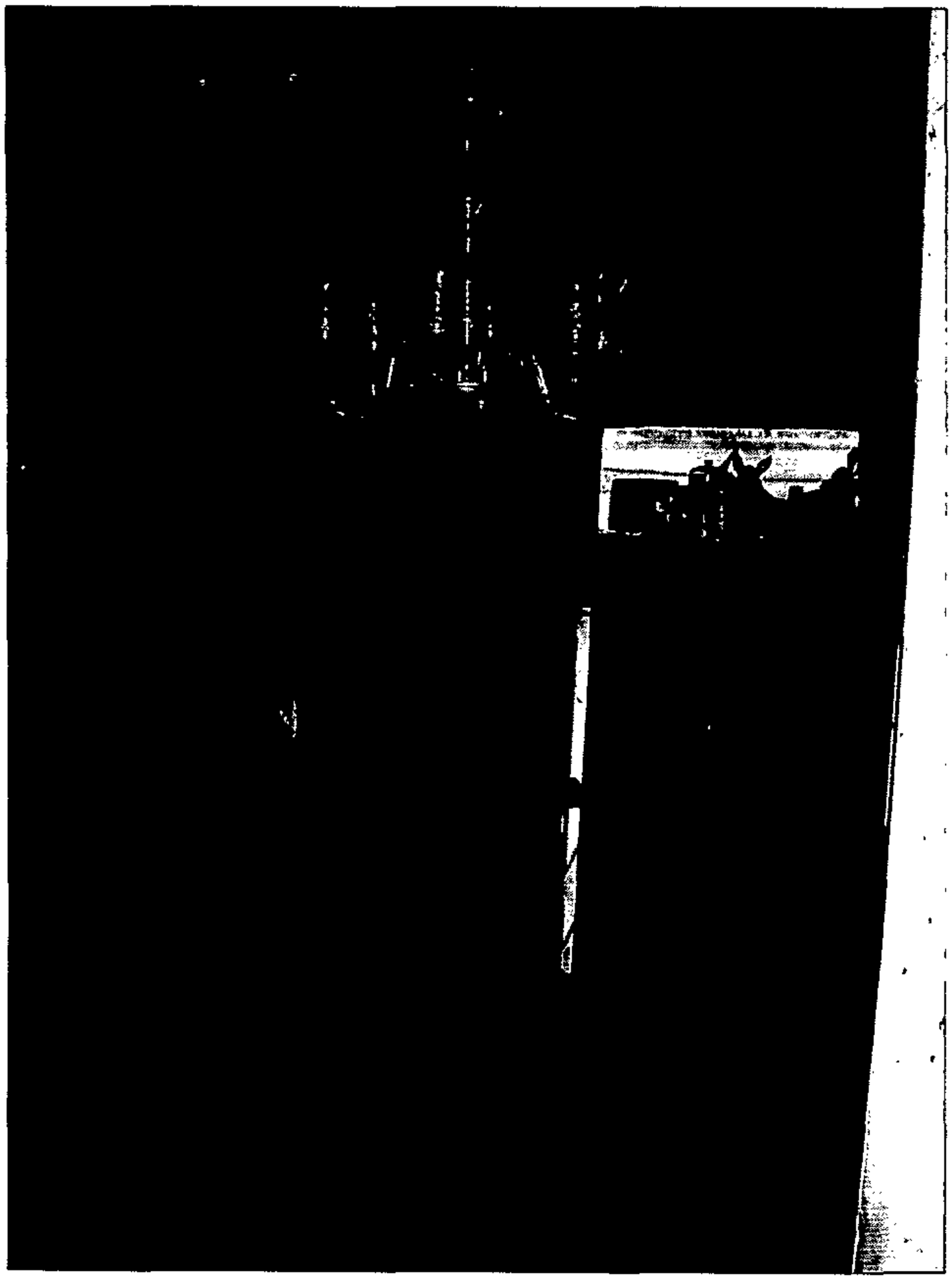
2118

Merritt

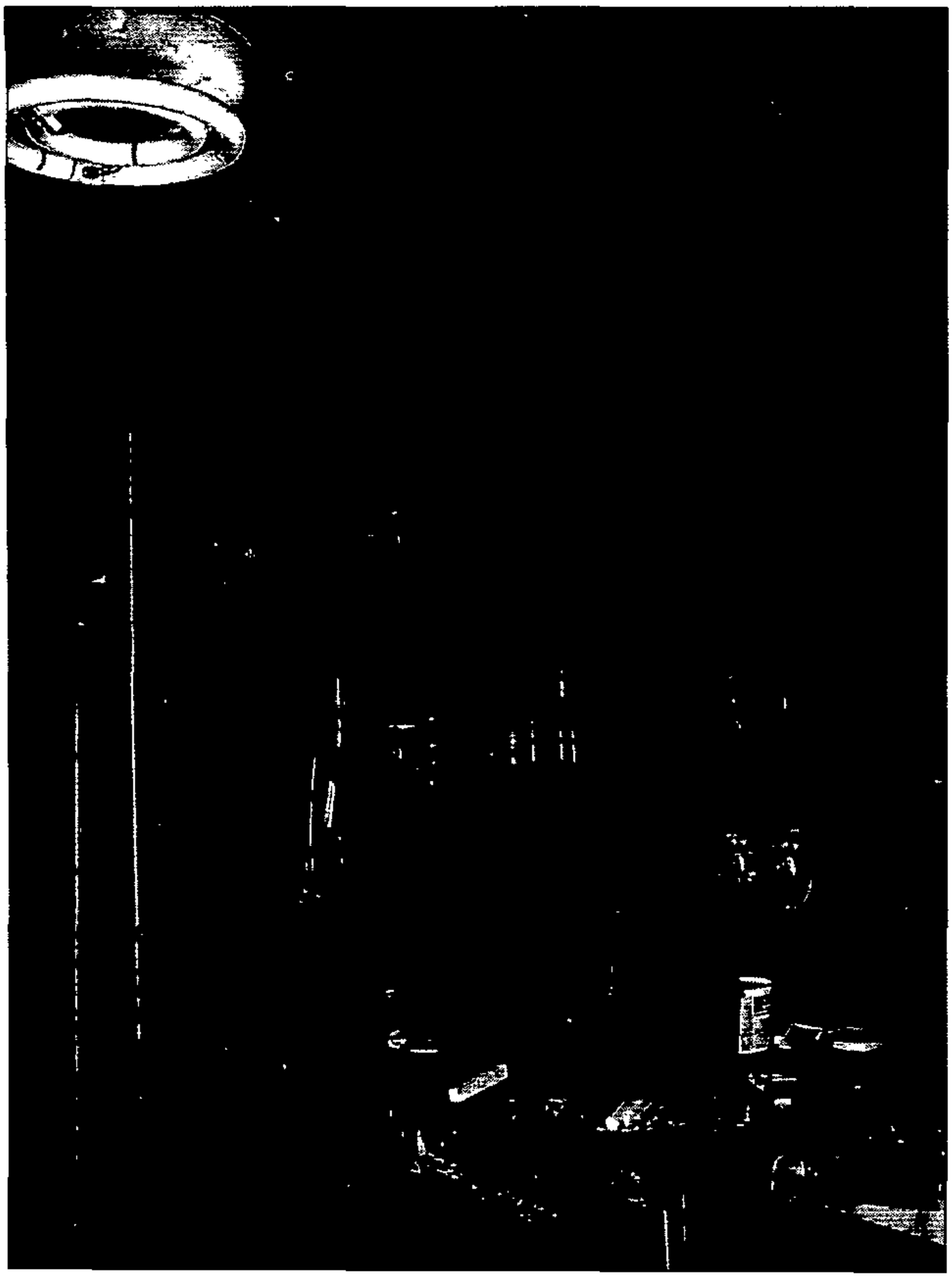


Merritt

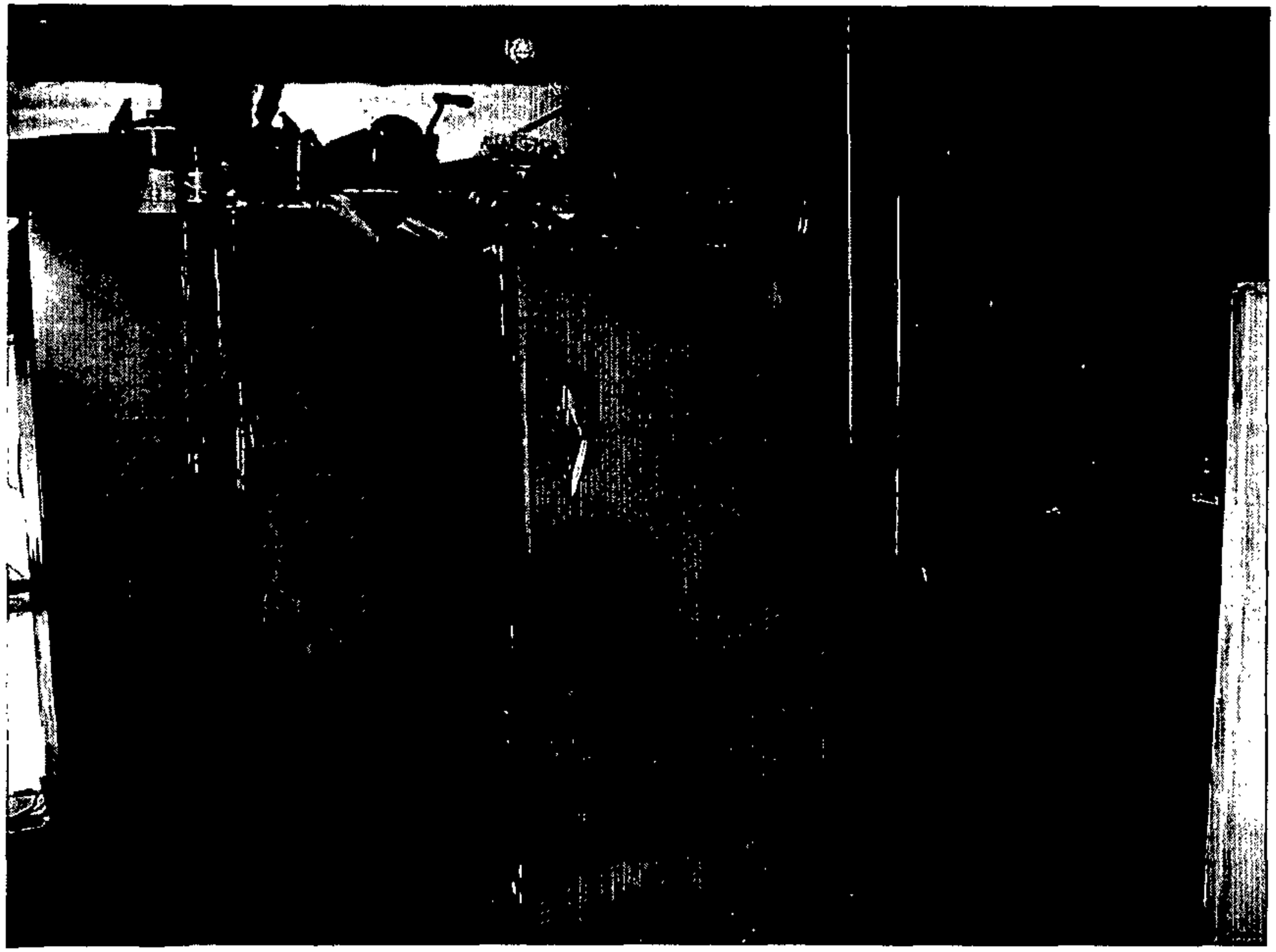
3118



2118 Merritt



2118 Merritt Blvd



2118 Merritt

2118 Merritt Blvd

12/11/05

To Whom It May Concern

Our names are James & Rita Mudd. We are the next door neighbors of 2118 Merritt Blvd. We reside at 2116 Merritt Blvd. We are writing you this letter to let you know that Vicky White has done true meritous improvements to the property at 2118 Merritt Blvd. The property is much cleaner and safer, it looks 100% better. It is no longer an eye sore to the community. We also no longer have rodents and these improvements have been made.

Sincerely,

Rita Mudd
2116 Merritt Blvd.
Glendale MD 21222
410-282-2901

Ref Ed 11
(6 letters)

Christmas Child Care Inc.
2965 Sollers Point Road
Baltimore, Maryland 21222

Dec. 12, 2005

To. Whom This May Concern,

I currently own and operate a child care center at this address. We are located directly behind the property where Vicki White would like to open an Allstate Insurance Office. We are happy with the improvements to the property. The children are safer now than they were previously. Formerly the yard was a junk filled jungle which I worried about because it looked like a good place for rats. Also we did not have a clear path and sidewalk to use on our walk to Logan Elementary due to overgrown plants and trees and the lack of snow removal. We are very happy with the changes and have no worry about noise or traffic.

Sincerely,
Darlene Berghuser
Darlene Binkhuizer
director
410-282-1346

Where you don't pay extra for personal care

12/7/05

All the quality dentistry your family will ever need:

- State-of-the-art nonsurgical gum care
- Crowns, bridges & tooth-colored fillings *all fully warranted*
- Soothing ultrasonic cleanings
- Flavored fluoride treatments & sealants to protect young teeth
- Comfortable dentures & "wire-free" partials
- One-visit root canals
- Hi-tech intraoral camera detects problems before they hurt
- Implant restorations

Always with your budget & comfort in mind:

- Most insurance accepted & filed including Delta Dental
- MasterCard & Visa welcome
- Interest-free financing
- 24-hour emergency care
- Same-day, eve. & Sat. appointments
- Stereo headphones which play your favorite music
- Hot cider & comfy blankets keep you toasty-warm in winter
- Toys, coloring books & balloons to keep kids entertained

To Whom It May Concern,

We currently maintain and operate a Dentistry Office at 3001 Sollers Point Rd, Corner of Merritt Blvd and Sollers Point with parking for two vehicles. We welcome and support our neighbor, Vicki White, who wishes to open up an insurance office at 2118 Merritt Blvd. We have seen the progress she has made at the premises and believe that her office will improve the neighborhood.

Sincerely,

Grant F. Cylus, DDS, Director

More than 19 years of dental experience with over 5,500 beautiful, healthy smiles to his credit

Member: American Dental Association, Maryland State Dental Association, Baltimore County Dental Association; Education: DDS - University of Maryland, School of Dentistry; Service to the Community: Works with "Dentists of the World," an international program providing quality dentistry to those in need; *Over 40 hours advanced training annually (nearly twice the amount required in his field)*

3001 Sollers Point Road • *(At the Merritt Blvd. Intersection)* • Baltimore, MD, 21222 • (410) 284-1414

December 7, 2005

DHL
1015 W. Nursery Road, Suite 127
Linthicum, MD 21090
(410) 636-4401

To Whom It May Concern,

I have been delivering to both businesses and residences in the Dundalk area for almost 8 years now and I have watched the house at the corner of Merritt and Sollers Point Road (2118 Merritt Blvd.) get fixed up beautifully. It was so run down and the lawn was so overgrown that I thought it was either abandoned or in a fire. They have really improved the outside, cleaned it up and landscaped it. I made a delivery there today, and wow does the inside look great too!

And because there is so much traffic on Merritt Boulevard that comes to a stop at this intersection, I was glad to see that Mrs. White was able to put a driveway and parking lot at the back of her house off of Sollers Point, which makes it so much safer. I deliver to the apartments right across the street on Sollers Point Road and just about all of the neighboring businesses, and I certainly feel that an office as nice as this would be a good thing for the neighborhood.

If you have any questions, you can call me at the office number above. Thanks.

Sincerely,

EDWARD VILATILE

12/8/05

To whom it may Concern,

I am a neighbor who lives across the street at 2978 Sollers point Road, And I have seen first Hand the improvements they have done at 2118 Merritt Blvd. They Have totally fixed up the outside and cleared up all the brush and junk. It Now Looks great!!

I feel that an office would Help improve the Neighborhood. They Have outside Motion Lights to Help Keep the Kids away and always safe. We are Happy to see this House occupied so nobody Breaks in

Sincerely,

Nathaniel Bland
410-285-5086

December 11, 2005

To whom it may concern,

I want to express my support for the zoning exception being requested at the intersection of 218 and Monroe Blvd, Pennington. We appreciate the improvements being made and we welcome ~~[illegible]~~ visitors to Pennington to the neighborhood.

Please to approve the zoning exception application. We know that it has our full support.

Pastor Bill Pennington
Community of Christ Church
3000 Emphrion Road, Bmd. 21222

IT Looks alot better now
It is safer for this place.

Glenn Catherwood Jr
2976 SOLLER'S PT RD
DUNDALK, MD 21222

TERRENCE B. SHERIDAN
Chief of Police

Pet Ed 12

BALTIMORE COUNTY POLICE
Headquarters
700 East Joppa Road
Towson, MD 21286
(410) 887 - 2214
Fax (410) 821 - 8887
bcopd@co.ba.md.us
www.baltimorecountymd.gov/police

"SERVICE, PROTECTION, SERVICE"

Ms. Vicki White
2118 Merritt Blvd
Dundalk, MD 21222

December 12, 2005

Dear Ms. White,

In response to your request dated December 6, 2005 police analysts in the Scanning and Forecasting Team queried our Records Management System database files to obtain all calls for police service made to 911 at 2118 Merritt Blvd for the period January 1, 2003 thru September 30, 2004 and calls made at 2948-2988 Sollers Point Rd for the period December 1, 2004 to November 30, 2005 (the December 2005 data was not available at the time of this request). A report has been prepared per your request. Please note that the address field may be either the address from which the call was initiated or the address to which the call was directed.

To request copies of police reports, send your request to the Baltimore County Police Department; Record Request Unit; 700 East Joppa Road; Towson, Maryland 21286. You must include the reason for your request, report number, date, location, your name, and a self-addressed envelope. There is a $10.00 search fee for each requested report. Please make checks payable to Baltimore County Police.

If there are any questions, please direct them to Mr. Philip Canter, who was assigned to this project. He can be reached at 410-887-4948.

Sincerely,

Capt. Roman D. Zaryk

Captain Roman D. Zaryk
Commander
Criminal Intelligence and Analysis Section

C: Captain Don Roby, North Point Precinct

Nationally Accredited Since 1984

Calls At or For 2118 Merritt Blvd between 9/1/2003 and 9/30/2004

CC NUMBER	SITUTATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
030810863	Battery	131615	2118 MERRITT BL	1	3/22/2003
031990045	Homicide	003323	2118 MERRITT BL	1	7/18/2003
032000741	Non Enumerated Complaint	123111	2118 MERRITT BL	1	7/19/2003
033171906	Burglary, 4th Degree	190135	2118 MERRITT BL	1	11/13/2003
033180786	Check On Location	123517	2118 MERRITT BL	7	11/14/2003
033330242	Check On Location	031459	2118 MERRITT BL	8	11/29/2003
040110153	Check On Location	020808	2118 MERRITT BL	7	1/11/2004

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

Calls At or For 2948-2988 Sollers Point Road between 12/1/2004 and 9/30/2004

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
050060147	Suspicious Subject, Rogue	033902	2970 SOLLERS POINT RD	7	1/6/2005
050070161	Suspicious Subject, Rogue	030835	2952 SOLLERS POINT RD	7	1/7/2005
050081350	Parking Complaint	205412	2950 SOLLERS POINT RD	8	1/8/2005
050100733	Sudden Death	114502	2968 SOLLERS POINT RD	1	1/10/2005
050120180	Narcotics, Officer Initiated	051415	2900 SOLLERS POINT RD	1	1/12/2005
050190423	Burglary, 1st Degree	091041	2970 SOLLERS POINT RD	5	1/19/2005
050270176	Narcotics, Officer Initiated	063258	2996 SOLLERS POINT RD	1	1/27/2005
050281361	Alarm Residential-Faulty	181044	2984 SOLLERS POINT RD	8	1/28/2005
050310916	Civil Matter	143310	2912 SOLLERS POINT RD	8	1/31/2005
050430280	Assistance Request	054303	2976 SOLLERS POINT RD	8	2/12/2005
050531199	Disturbance	172618	2982 SOLLERS POINT RD	1	2/22/2005
050551369	Domestic	212807	2996 SOLLERS POINT RD	1	2/24/2005
050551371	Duplicate Call	212949	2996 SOLLERS POINT RD	8	2/24/2005
050701840	Assistance Request	221116	2914 SOLLERS POINT RD	8	3/11/2005
050710014	Assistance Request	001409	2970 SOLLERS POINT RD	8	3/12/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

Jan. 3. 2006 12:26PM 1088 No.0719 P. 23 95
BCPD BUDGET MGT
Anchor Realty

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
050720898	Juvenile Complaint	135516	2910 SOLLERS POINT RD	8	3/13/2005
050761705	Battery	203835	2982 SOLLERS POINT RD	1	3/17/2005
050820675	Alarm Residential-Accident	124842	2984 SOLLERS POINT RD	8	3/23/2005
050821125	Assistance Request	173142	2994 SOLLERS POINT RD	8	3/23/2005
050830033	Disturbance	003104	2982 SOLLERS POINT RD	8	3/24/2005
050830644	Disturbance	095204	2996 SOLLERS POINT RD	8	3/24/2005
050841851	Juvenile Complaint	231314	2900 SOLLERS POINT RD	8	3/25/2005
[illegible]	Alarm Residential-Accident	143117	2984 SOLLERS POINT RD	8	3/28/2005
050871003	Suspicious Condition	183017	2980 SOLLERS POINT RD	8	3/28/2005
050910544	Destruction Of Property	102416	2912 SOLLERS POINT RD	1	4/1/2005
050971994	Disturbance	221935	2912 SOLLERS POINT RD	7	4/7/2005
050972071	Theft - Motor Vehicle	233353	2912 SOLLERS POINT RD	1	4/7/2005
050980980	Narcotics	151408	2968 SOLLERS POINT RD	8	4/8/2005
050981535	Suspicious Vehicle	191937	2900 SOLLERS POINT RD	8	4/8/2005
051011039	Burglary, 1st Degree	151627	2982 SOLLERS POINT RD	8	4/11/2005
051060076	Disturbance	005105	2914 SOLLERS POINT RD	7	4/16/2005
051060117	Disturbance	013908	2914 SOLLERS POINT RD	8	4/16/2005
051071060	Destruction Of Property	172114	2996 SOLLERS POINT RD	1	4/17/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
051080837	Burglary, 4th Degree	130522	2982 SOLLERS POINT RD	1	4/18/2005
051091172	Narcotics	155234	2982 SOLLERS POINT RD	1	4/19/2005
051091267	Suspicious Subject, Rogue	163811	2980 SOLLERS POINT RD	8	4/19/2005
051091429	Duplicate Call	175654	2980 SOLLERS POINT RD	8	4/19/2005
051121031	Warrant/Summons Service	154814	2994 SOLLERS POINT RD	8	4/22/2005
051121196	Juvenile Complaint	172135	2978 SOLLERS POINT RD	8	4/22/2005
051151425	Burglary, 1st Degree	191817	2982 SOLLERS POINT RD	7	4/25/2005
051161955	Disturbance	215415	2996 SOLLERS POINT RD	8	4/26/2005
051181771	Narcotics	213027	2994 SOLLERS POINT RD	8	4/28/2005
051210851	Disturbance	150832	2996 SOLLERS POINT RD	8	5/1/2005
051211552	Warrant/Summons Service	231040	2996 SOLLERS POINT RD	8	5/1/2005
051220054	Domestic	011441	2996 SOLLERS POINT RD	1	5/2/2005
051241682	Assistance Request	193631	2996 SOLLERS POINT RD	8	5/4/2005
051271710	Disturbance	232523	2998 SOLLERS POINT RD	8	5/7/2005
051361631	Suspicious Vehicle	201135	2998 SOLLERS POINT RD	8	5/16/2005
051451719	Destruction Of Property	205303	2998 SOLLERS POINT RD	1	5/25/2005
051480636	Notify	103031	2944 SOLLERS POINT RD	8	5/28/2005
051511538	Animal Complaints	175902	2966 SOLLERS POINT RD	8	5/31/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
051521935	Duplicate Call	205110	2952 SOLLERS POINT RD	8	6/1/2005
051551764	Disturbance	234521	2996 SOLLERS POINT RD	8	6/4/2005
051641600	Parking Complaint	200540	2958 SOLLERS POINT RD	8	6/13/2005
051661548	Burglary, 1st Degree	190600	2902 SOLLERS POINT RD	8	6/15/2005
051680147	Disturbance	023608	2996 SOLLERS POINT RD	8	6/17/2005
051681611	Civil Matter	192804	2996 SOLLERS POINT RD	8	6/17/2005
051691515	Check On Subject	205901	2978 SOLLERS POINT RD	8	6/18/2005
051719972	Parking Complaint	144847	2994 SOLLERS POINT RD	8	6/20/2005
051711395	Check On Subject	182156	2963 SOLLERS POINT RD	8	6/20/2005
051731672	Disturbance	203744	2998 SOLLERS POINT RD	8	6/22/2005
051731949	Domestic - Spousal Assault	232210	2996 SOLLERS POINT RD	1	6/22/2005
051761467	Disturbance	202437	2908 SOLLERS POINT RD	8	6/25/2005
051850777	Juvenile Complaint	133107	2900 SOLLERS POINT RD	8	7/4/2005
051871758	Disturbance	213752	2962 SOLLERS POINT RD	8	7/6/2005
051921438	Theft - Other	185141	2986 SOLLERS POINT RD	1	7/11/2005
051931626	Check On Subject	183032	2928 SOLLERS POINT RD	8	7/12/2005
051931793	Battery	195552	2960 SOLLERS POINT RD	1	7/12/2005
051941886	Check On Location	232034	2984 SOLLERS POINT RD	8	7/13/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
051961643	Theft - Other	182537	2946 SOLLERS POINT RD	1	7/15/2005
051970978	Civil Matter	144423	2980 SOLLERS POINT RD	8	7/16/2005
052010154	Disturbance	025937	2996 SOLLERS POINT RD	8	7/20/2005
052011937	Narcotics	204310	2950 SOLLERS POINT RD	5	7/20/2005
052040123	Disturbance	011932	2962 SOLLERS POINT RD	1	7/21/2005
052040204	Battery	023138	2960 SOLLERS POINT RD	1	7/23/2005
052040300	Robbery, Armed	051340	2918 SOLLERS POINT RD	1	7/23/2005
052070170	Disturbance	033831	2950 SOLLERS POINT RD	8	7/26/2005
052080334	Parking Complaint	074245	2914 SOLLERS POINT RD	8	7/27/2005
052100839	Peace Order Service	130209	2960 SOLLERS POINT RD	8	7/29/2005
052100960	Narcotics	140603	2966 SOLLERS POINT RD	8	7/29/2005
052141190	Warrant/Summons Service	163458	2962 SOLLERS POINT RD	8	8/2/2005
052141637	Identity Theft	202613	2962 SOLLERS POINT RD	1	8/2/2005
052150455	Disturbance	091102	2952 SOLLERS POINT RD	7	8/3/2005
052160749	Assistance Request	115109	2996 SOLLERS POINT RD	8	8/4/2005
052170686	Non Enumerated Complaint	113516	2960 SOLLERS POINT RD	8	8/5/2005
052240684	Duplicate Call	112212	2996 SOLLERS POINT RD	8	8/12/2005
052250298	Domestic	045629	2962 SOLLERS POINT RD	1	8/13/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

Jan- 3- 2006 12:27PM BCPD BUDGET MGT No.0719 P. 27 09
Anchor Realty

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
052310537	Neighbor Complaint	104332	2966 SOLLERS POINT RD	8	8/19/2005
052310646	Duplicate Call	120236	2960 SOLLERS POINT RD	8	8/19/2005
052361552	Traffic Stops	195811	2932 SOLLERS POINT RD	8	8/24/2005
052391385	Disturbance	191633	2954 SOLLERS POINT RD	8	8/27/2005
052420177	Theft - Other	035001	2914 SOLLERS POINT RD	1	8/30/2005
052420189	Duplicate Call	043411	2940 SOLLERS POINT RD	8	8/30/2005
052420770	Neighbor Complaint	131150	2966 SOLLERS POINT RD	8	8/30/2005
052421040	Burglary, 1st Degree	155619	2914 SOLLERS POINT RD	5	8/30/2005
052421254	Domestic	171625	2980 SOLLERS POINT RD	5	8/30/2005
052431165	Domestic	151401	2980 SOLLERS POINT RD	5	8/31/2005
052440472	Domestic	095201	2980 SOLLERS POINT RD	1	9/1/2005
052460142	Disturbance	013429	2966 SOLLERS POINT RD	7	9/3/2005
052460289	Assistance Request	035208	2996 SOLLERS POINT RD	8	9/3/2005
052470954	Juvenile Complaint	153314	2914 SOLLERS POINT RD	8	9/4/2005
052480557	Burglary, 1st Degree	101009	2986 SOLLERS POINT RD	1	9/5/2005
052480669	Duplicate Call	112239	2986 SOLLERS POINT RD	8	9/5/2005
052500946	Noise Complaint	134748	2966 SOLLERS POINT RD	8	9/7/2005
052501627	Neighbor Complaint	193627	2952 SOLLERS POINT RD	8	9/7/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
052501906	Disturbance	224821	2996 SOLLERS POINT RD	8	9/7/2005
052520783	Check On Subject	123840	2914 SOLLERS POINT RD	8	9/9/2005
052521561	Alarm Business-Accidental	190902	2966 SOLLERS POINT RD	8	9/9/2005
052540852	Check On Subject	115517	2914 SOLLERS POINT RD	8	9/11/2005
052541352	Assistance Request	175407	2954 SOLLERS POINT RD	8	9/11/2005
052561727	Disturbance	212636	2914 SOLLERS POINT RD	8	9/13/2005
052570143	Disturbance	022845	2914 SOLLERS POINT RD	8	9/14/2005
052570096	Suspicious Vehicle	144517	2946 SOLLERS POINT RD	8	9/14/2005
052571369	Disturbance	181353	2900 BLK SOLLERS POINT	8	9/14/2005
052571709	Check On Subject	212218	2914 SOLLERS POINT RD	8	9/14/2005
052581031	Aggravated Assault / Assaul	154318	2946 SOLLERS POINT RD	1	9/15/2005
052591285	Traffic Stops	173608	2978 SOLLERS POINT RD	8	9/16/2005
052591831	Hit & Run Accident - Prope	222326	2952 SOLLERS POINT RD	7	9/16/2005
052600770	Noise Complaint	121750	2966 SOLLERS POINT RD	8	9/17/2005
052610392	Sick or Injured Subject	072904	2914 SOLLERS POINT RD	6	9/18/2005
052651723	Domestic	194956	2980 SOLLERS POINT RD	1	9/22/2005
052662004	Disturbance	235625	2996 SOLLERS POINT RD	7	9/23/2005
052680279	Disturbance	032331	2986 SOLLERS POINT RD	8	9/25/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

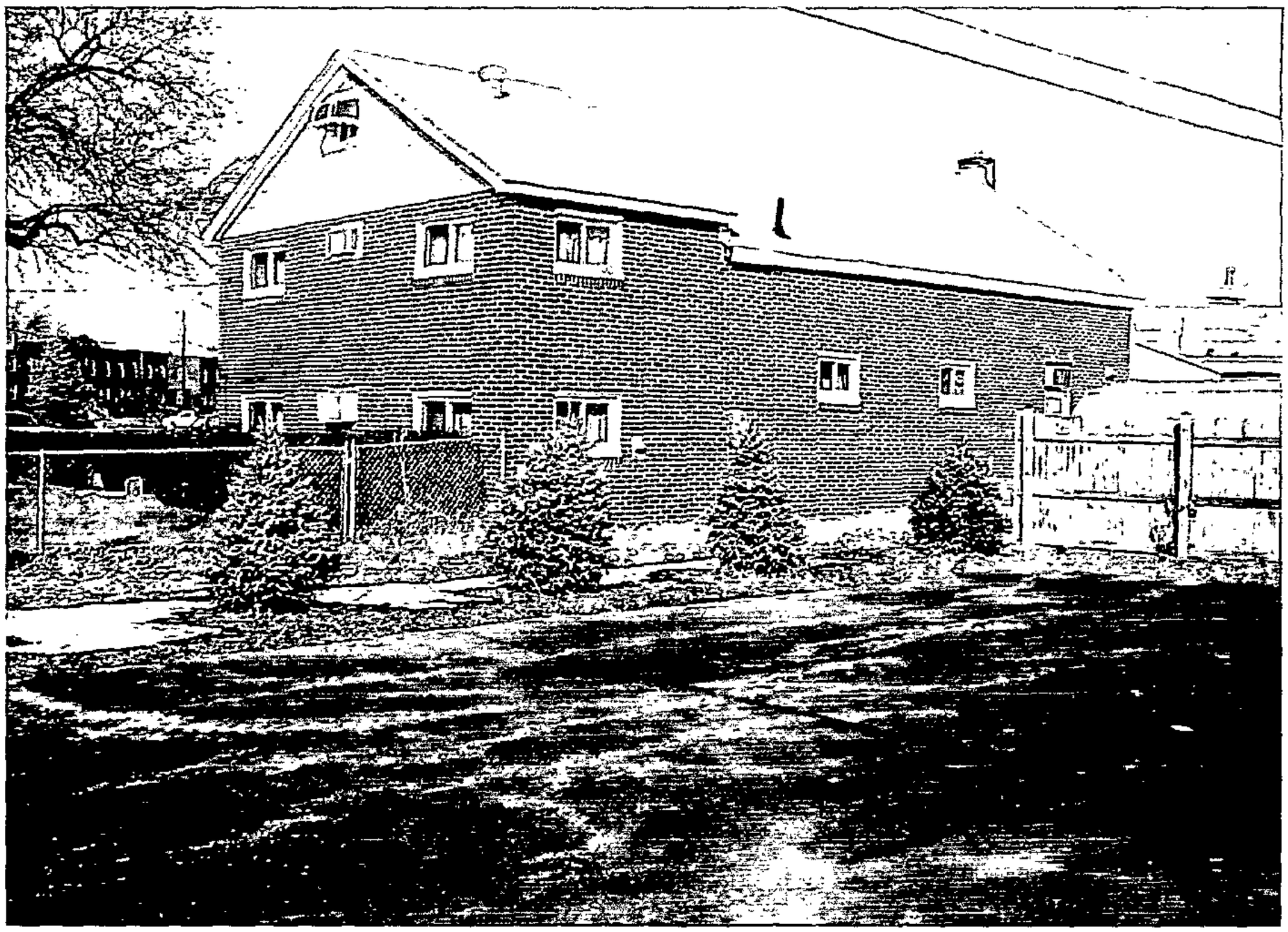
CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
052860701	Theft - Other	131139	2928 SOLLERS POINT RD	1	10/13/2005
052911112	Disturbance	152959	2986 SOLLERS POINT RD	8	10/18/2005
052911223	Disturbance	161334	2986 SOLLERS POINT RD	8	10/18/2005
052920998	Burglary, 4th Degree	144619	2982 SOLLERS POINT RD	7	10/19/2005
052940088	Check On Subject	010624	2902 SOLLERS POINT RD	8	10/21/2005
052941219	Disturbance	181441	2996 SOLLERS POINT RD	8	10/21/2005
052960765	Disturbance	131212	2996 SOLLERS POINT RD	8	10/23/2005
052970012	Parking Complaint	142859	2900 BLOCK SOLLERS POI	8	10/24/2005
052991426	Burglary, 1st Degree	175943	2996 SOLLERS POINT RD	5	10/26/2005
053020263	Check On Location	032844	2900 BLK SOLLERS POINT	7	10/29/2005
053021288	Disturbance	183403	2986 SOLLERS POINT RD	8	10/29/2005
053050495	Narcotics, Officer Initiated	090431	2996 SOLLERS POINT RD	1	11/1/2005
053051388	Suspicious Subject, Rogue	172607	2962 SOLLERS POINT RD	7	11/1/2005
053060809	Disturbance	001224	2996 SOLLERS POINT RD	8	11/2/2005
053061777	Disturbance	221138	2914 SOLLERS POINT RD	8	11/2/2005
053070031	Disturbance	004058	2996 SOLLERS POINT RD	8	11/3/2005
053081618	Disturbance	190941	2976 SOLLERS POINT RD	8	11/4/2005
053091464	Domestic - Spousal Assault	200217	2996 SOLLERS POINT RD	1	11/5/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

CC NUMBER	SITUATION FOUND	TIME CALL CAME IN	ADDRESS	DISPOSITION	RECEIVED
053091746	Assistance Request	224250	2996 SOLLERS POINT RD	8	11/5/2005
053111901	Disturbance	223957	2996 SOLLERS POINT RD	8	11/7/2005
053120735	Civil Matter	121046	2986 SOLLERS POINT RD	8	11/8/2005
053130044	Domestic	004729	2996 SOLLERS POINT RD	1	11/9/2005
053131020	Disturbance	153117	2986 SOLLERS POINT RD	8	11/9/2005
053131261	Juvenile Complaint	171049	2954 SOLLERS POINT RD	8	11/9/2005
053131554	Disturbance	195656	2928 SOLLERS POINT RD	7	11/9/2005
053160104	Mental Subject	012228	2980 SOLLERS POINT RD	1	11/12/2005
053161577	Domestic	210601	2996 SOLLERS POINT RD	1	11/12/2005
053161758	Disturbance	231114	2912 SOLLERS POINT RD	8	11/12/2005
053181799	Domestic	214039	2962 SOLLERS POINT RD	1	11/14/2005
053240228	Disturbance	025701	2980 SOLLERS POINT RD	8	11/20/2005
053240263	Warrant/Summons Service	033844	2980 SOLLERS POINT RD	7	11/20/2005
053261681	Check On Location	230409	2946 SOLLERS POINT RD	8	11/22/2005
053340311	Warrant/Summons Service	081223	2986 SOLLERS POINT RD	8	11/30/2005
053340614	Domestic	104527	2946 SOLLERS POINT RD	1	11/30/2005

DISPOSITION CODES 1 THRU 4 INDICATE A REPORT WAS WRITTEN

Anchor Realty

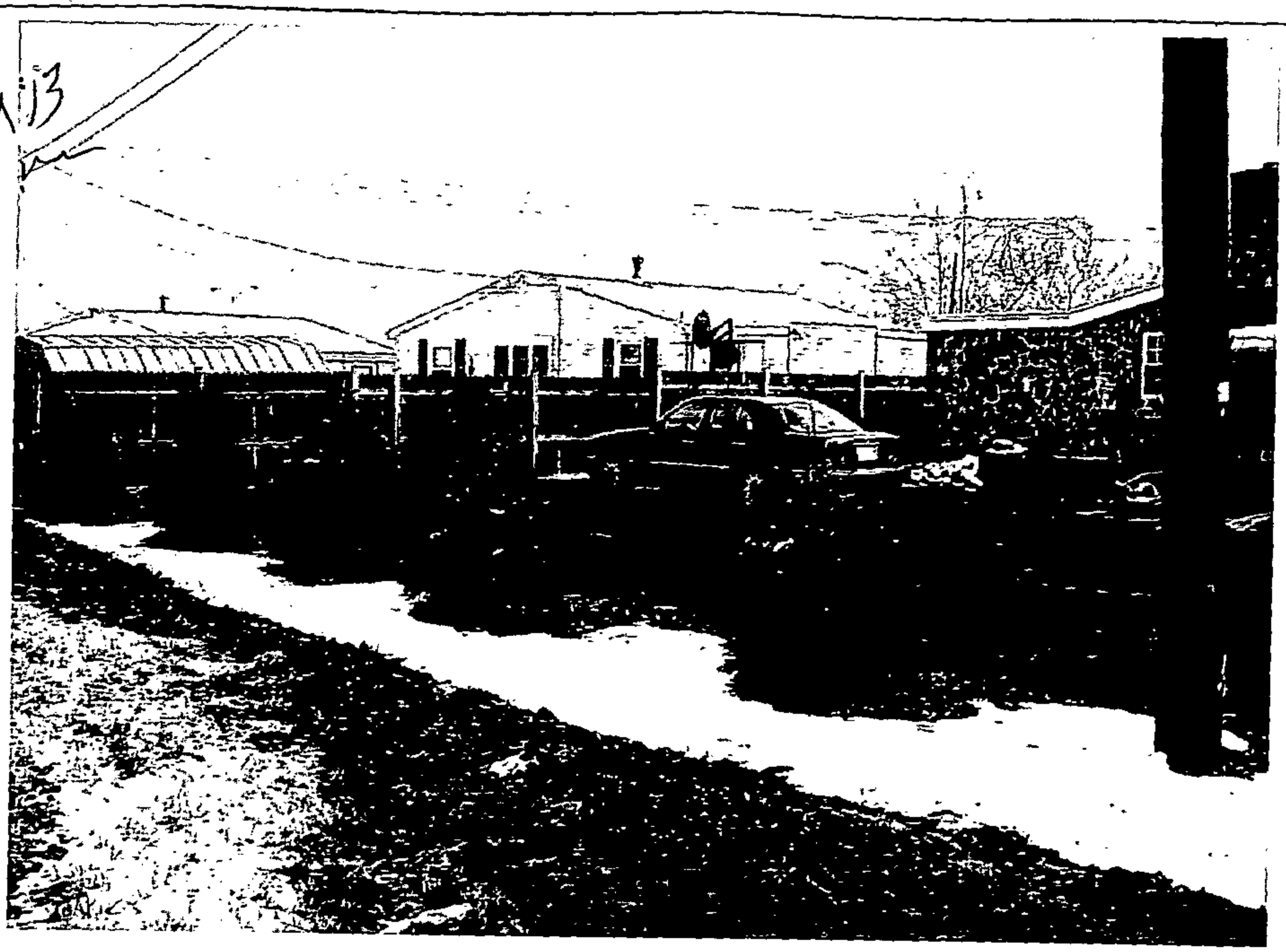


Pet Ex 14

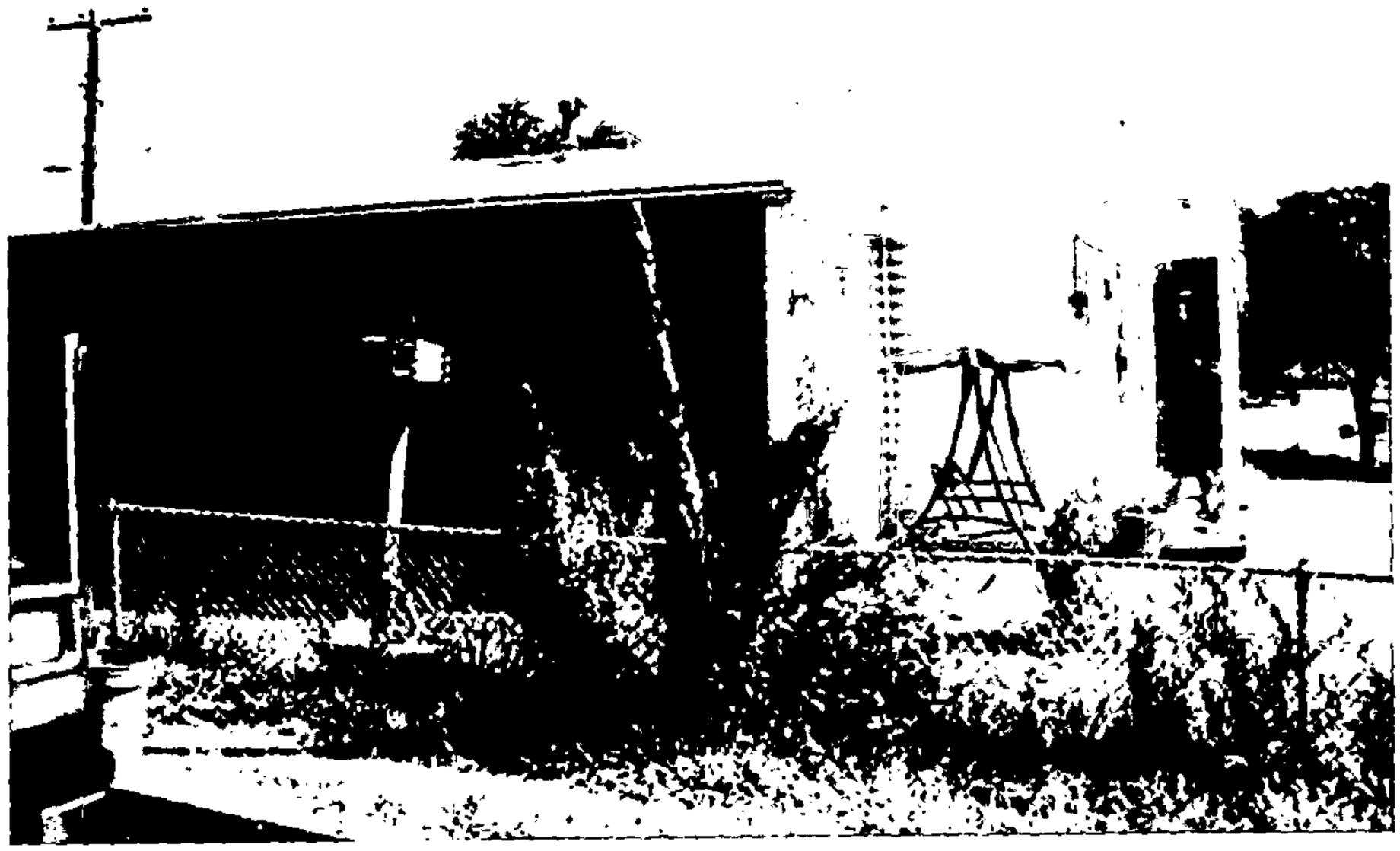
Pet Exh 15
m

Pet ex 1/6
hw

PetEx 13



Pet of 17



Pet of 18

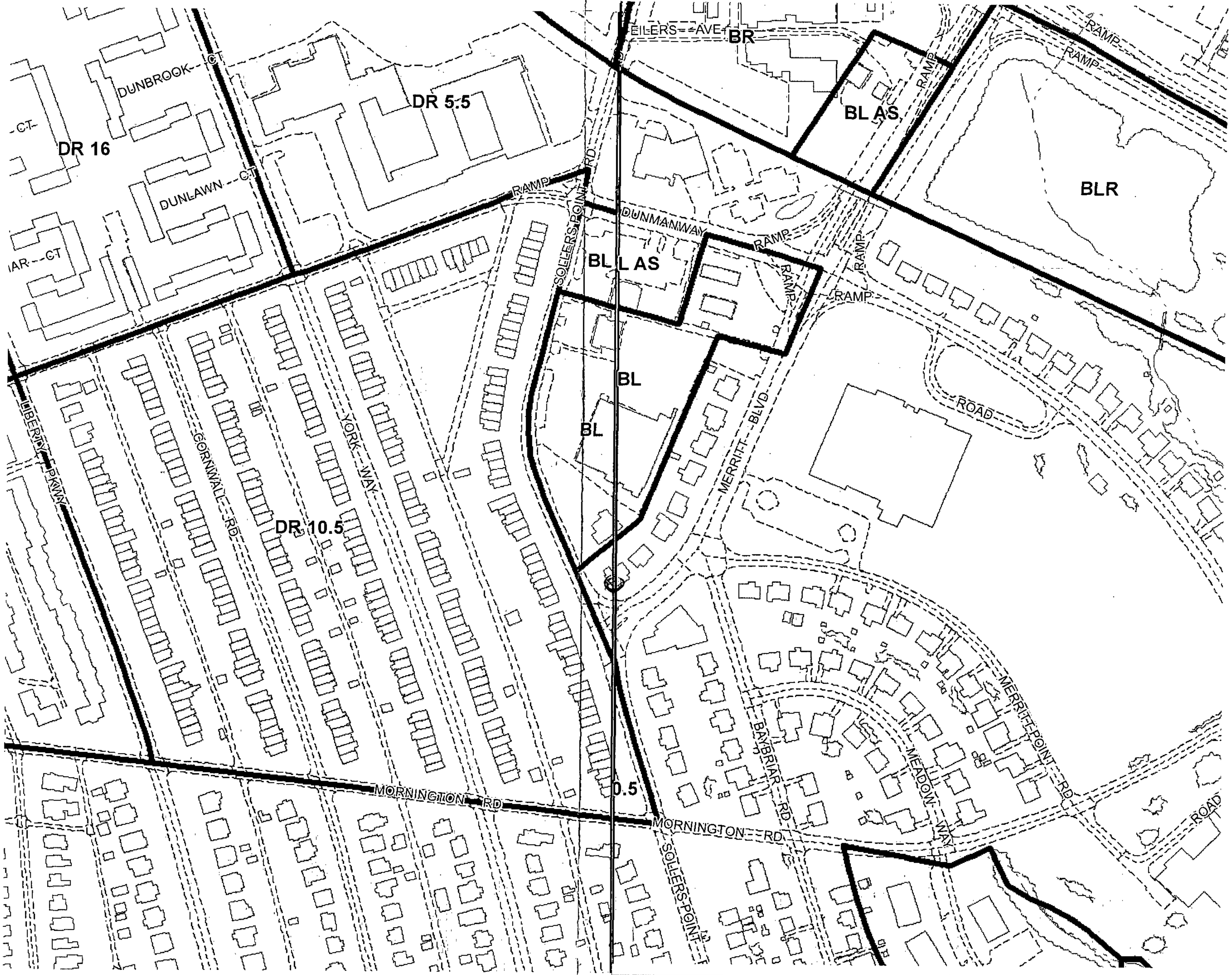
1-4-06

R-06-232

P.C

~~PROT~~ - EX. Dwight

Peop. Ex #1 GPS MAP OF SITE - AREA OUTLINED IN YELLOW


DR 16
DUNBROOK
DUNLAWN
DR 5.5
BR
BL AS
BLR
RAMP
DUNMANWAY
SOLLERS POINT RD
BL L AS
BL
BL
MERRITT BLVD
ROAD
LIBERTY PKWY
CORNWALL RD
YORK WAY
DR 10.5
MORNINGTON RD
0.5
SOLLERS POINT
BAYBRIAR RD
MEADOW WAY
MERRITT POINT RD

2118 Merritt Road

Produced by Baltimore County GIS Services Unit
Date: December, 06, 2005
Date of Imagery: 2002

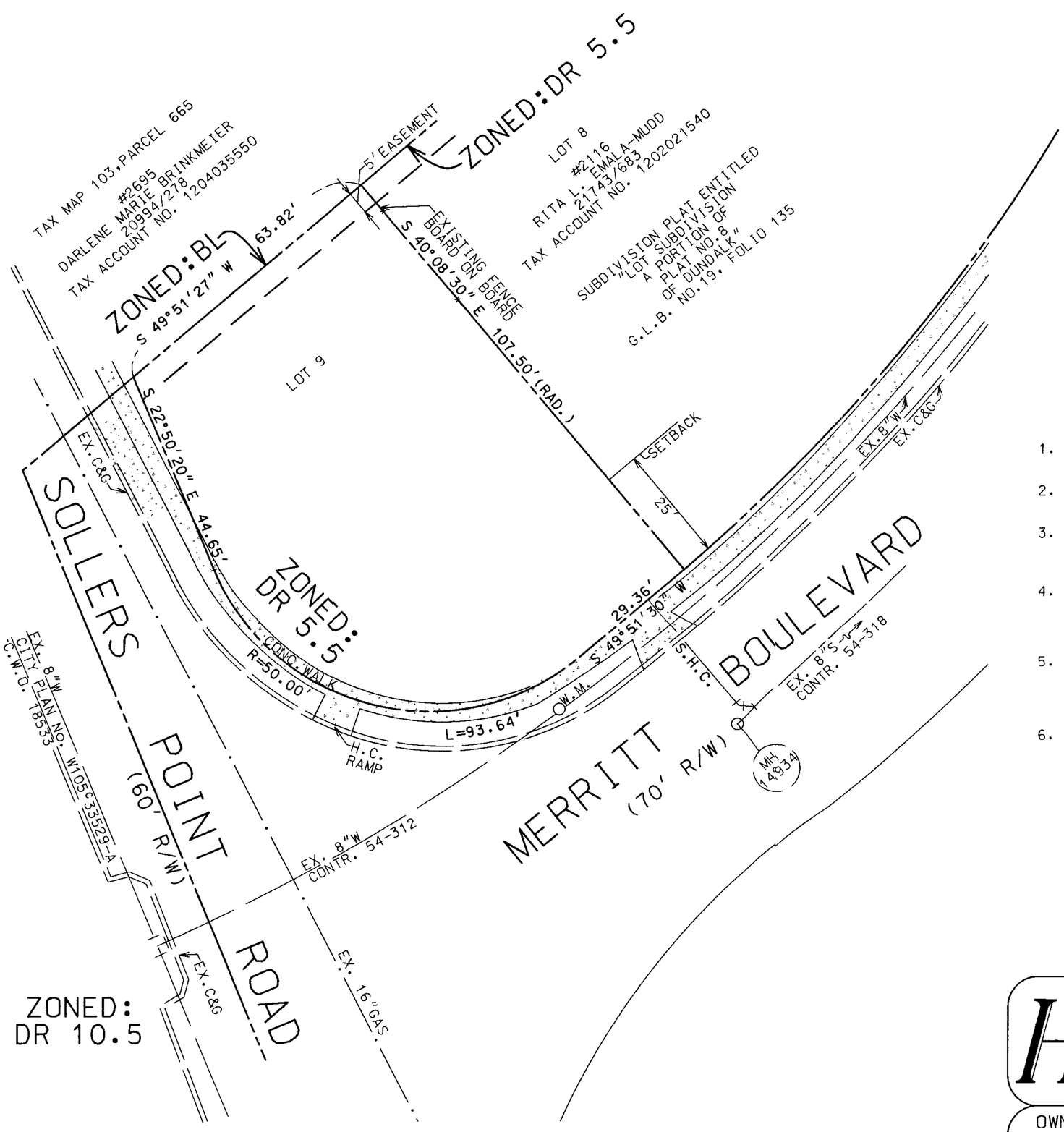
1 inch equals 50 feet

The Cadastral Information on this Plot was compiled from existing deed information. This Information is not to be considered authoritative. The Survey Information was not field checked and Certified by a licensed land surveyor.

R-06-232

N
W E
S

Pet # 5



COPYRIGHT ADC
THE MAP PEOPLE
PERMITTED USE NO. 20797515

VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA:	0.1568 ACS. +/-
DEED REFERENCE:	20501/650
TAX ACCT. NO.:	1222000050
EX. ZONING:	DR 5.5
ZONING MAP:	103 B3 / 103 C3
PROPOSED ZONING:	ROA
COUNCILMANIC DISTRICT:	7
ELECTION DISTRICT:	12

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, PER FEMA FIRM PANEL 240010 425 B. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
5. THIS PROPERTY IS IDENTIFIED AS LOT 9 OF THE SUBDIVISION PLAT ENTITLED "LOT SUBDIVISION, A PORTION OF PLAT NO.8 OF DUNDALK", LIBER G.L.B. NO.19, FOLIO 135.
6. THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF THE BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR)

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

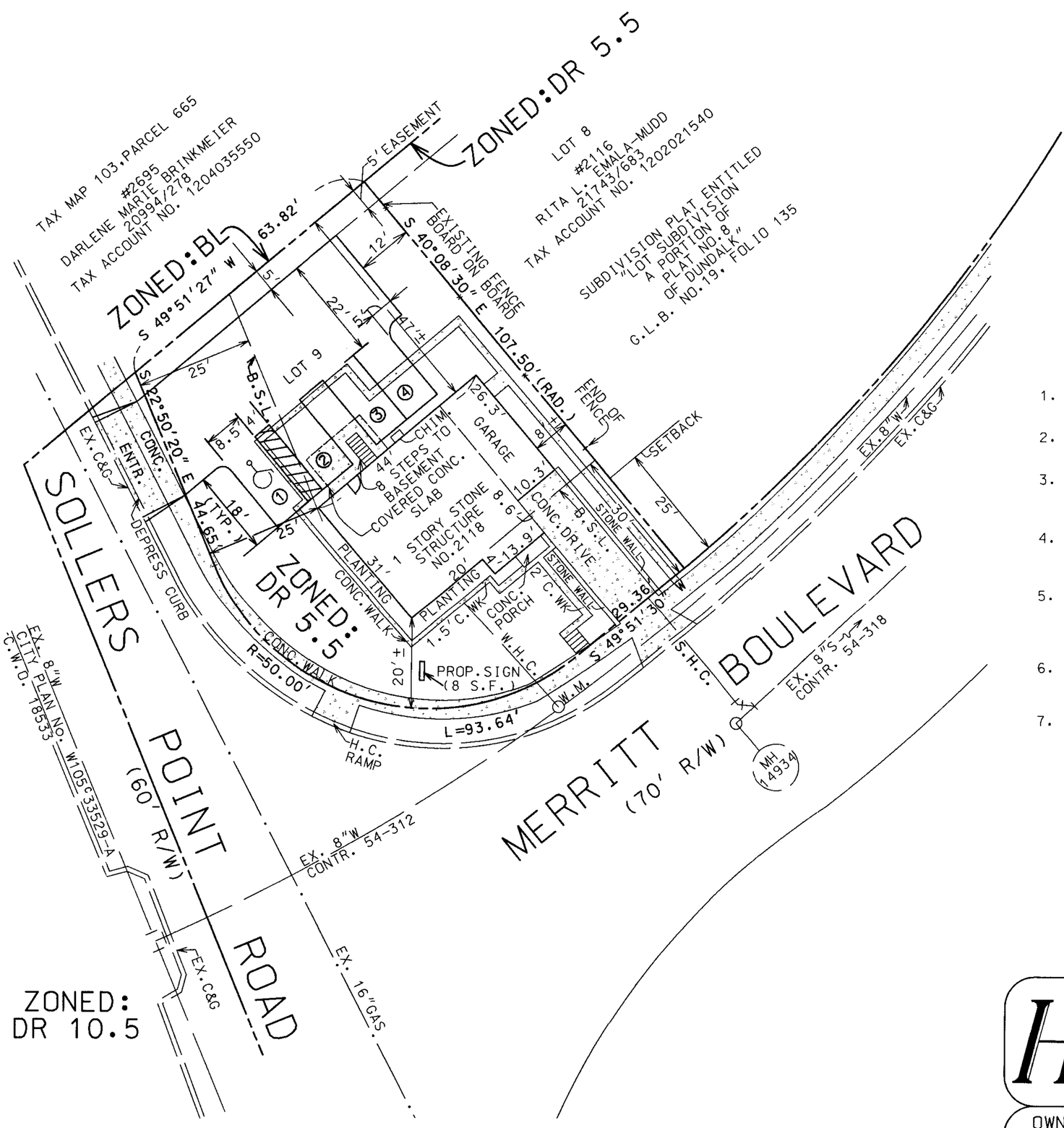
OWNER:
2118 MERRITT BOULEVARD TRUST
6409 BELAIR ROAD, SUITE A
BALTIMORE, MD 21206-1841
ATTENTION:
VICKI WHITE, TRUSTEE

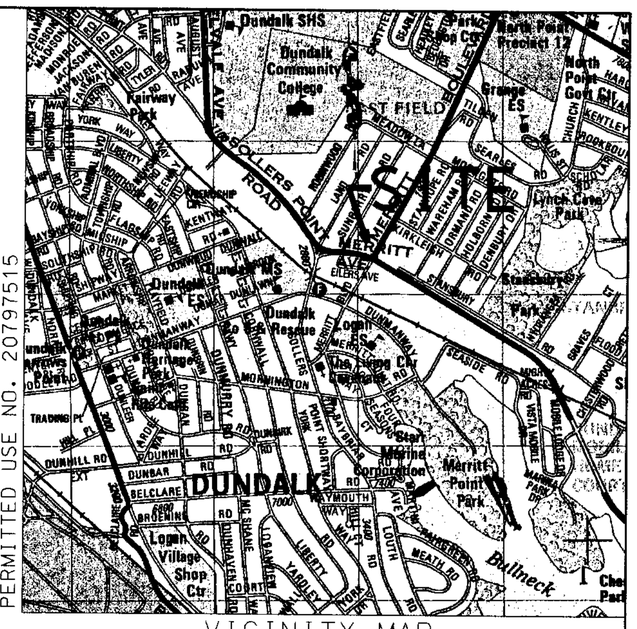
PROJECT TITLE:
2118 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

DRAWING TITLE:
UNDOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

JOB NO.: 21687	DRAWING NO.: C-2
DRAWN BY: MEH	
CHECKED BY: DEH	
DATE: AUGUST 30, 2005	
SCALE: 1"=20'	SHEETS PER SET: 1 OF 1

Pet Ex 6





COPYRIGHT ADC
THE MAP PEOPLE
PERMITTED USE NO. 20797515

VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA:	0.1568 ACS. +/-
DEED REFERENCE:	20501/650
TAX ACCT. NO.:	1222000050
EX. ZONING:	DR 5.5
ZONING MAP:	103 B3 / 103 C3
COUNCILMANIC DISTRICT:	7
ELECTION DISTRICT:	12
MAXIMUM DWELLING HEIGHT:	35 FEET
EXISTING USE:	VACANT RESIDENTIAL
PROPOSED USE:	OFFICE

PARKING: EXISTING STRUCTURE @ 1,121 SQ.FT.
NO. OF SPACES REQUIRED-
1,121 S.F. @ 3.3 SPCS./1,000 S.F.
= 4 SPCS.

SPACES PROVIDED: 4 SPACES(1 HANDICAPPED)
1 SPACE (EXIST.GARAGE)
TOTAL: 5 SPACES

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, PER FEMA FIRM PANEL 240010 425 B.
5. THIS PROPERTY IS IDENTIFIED AS LOT 9 OF THE SUBDIVISION PLAT ENTITLED "LOT SUBDIVISION, A PORTION OF PLAT NO.8 OF DUNDALK", LIBER G.L.B. NO.19, FOLIO 135.
6. FLOOR AREA RATIO-F.A.R.- $\frac{1,121 \text{ S.F.}}{6,830 \text{ S.F.}} = 0.16$
7. SIGNS WILL BE IN ACCORDANCE WITH SECTION 450

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

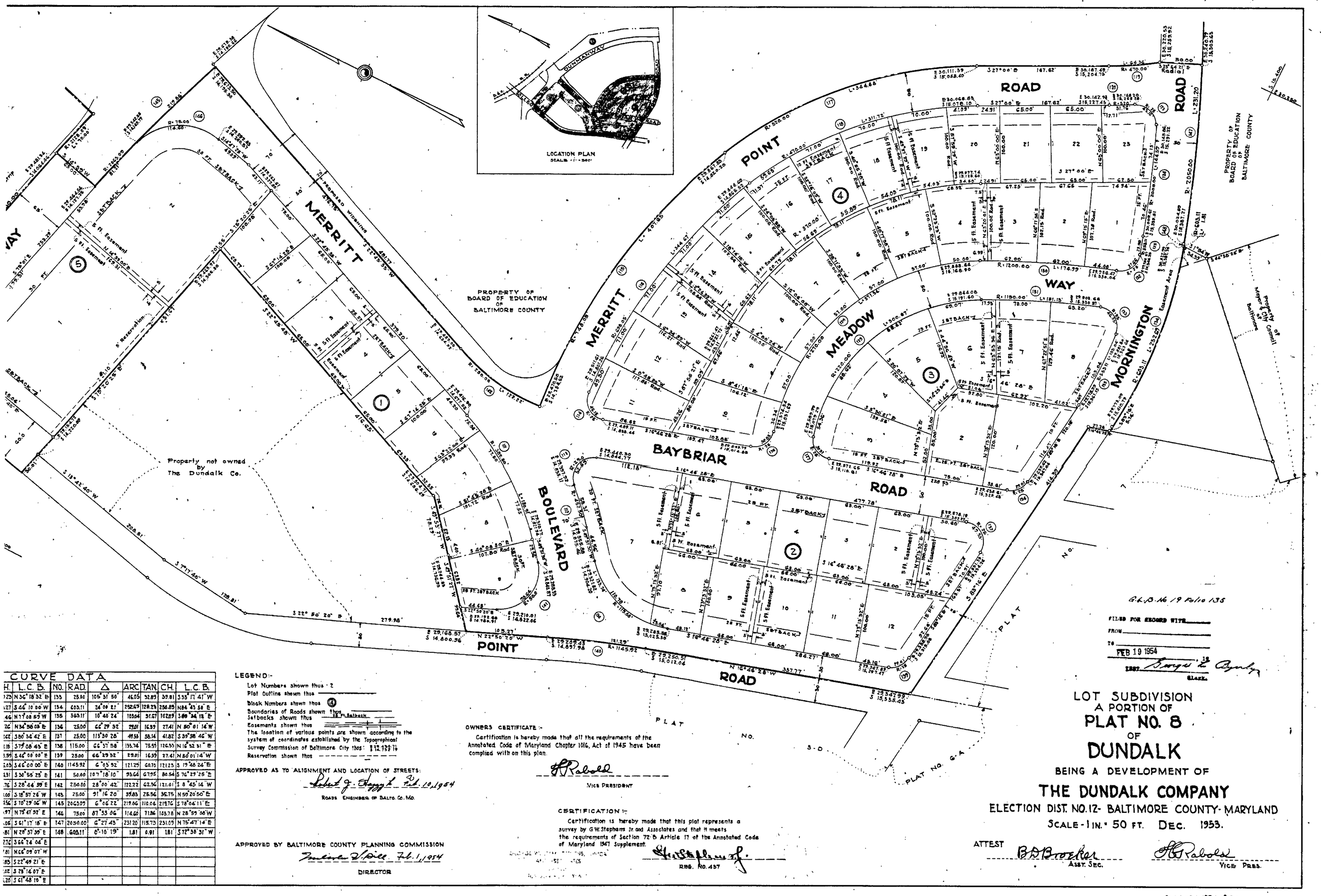
OWNER:
2118 MERRITT BOULEVARD TRUST
6409 BELAIR ROAD, SUITE A
BALTIMORE, MD 21206-1841
ATTENTION:
VICKI WHITE, TRUSTEE

PROJECT TITLE:
2118 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

DRAWING TITLE:
PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION

JOB NO.: 21687	DRAWING NO.: C-1
DRAWN BY: MEH	
CHECKED BY: DEH	
DATE: AUGUST 23,2005	
SCALE: 1"=20'	SHEETS PER SET: 1 OF 1

Pet Ex 7



CURVE DATA								
H.	L.C.B.	NO.	RAD.	Δ	ARC	TAN.	CH.	L.C.B.
7.23	N 36° 18' 32" E	133	25.00	105° 31' 50"	46.05	32.89	39.81	S 35° 17' 41" W
4.27	S 46° 10' 00" W	134	603.11'	24° 09' 27"	252.69	128.23	250.85	N 84° 43' 56" E
3.46	N 17° 08' 55" W	135	583.11'	10° 40' 24"	108.64	54.67	108.29	S 88° 34' 13" E
7.26	N 34° 56' 05" E	136	25.00	66° 29' 32"	29.01	16.39	27.41	N 50° 01' 14" W
3.02	S 86° 36' 42" E	137	25.00	113° 30' 28"	49.53	33.14	41.82	S 39° 58' 46" W
3.18	S 79° 08' 45" E	138	115.00	66° 37' 58"	133.74	75.55	126.35	N 16° 32' 31" E
3.99	S 46° 00' 00" E	139	25.00	66° 29' 32"	29.01	16.39	27.41	N 50° 01' 14" W
2.03	S 46° 00' 00" E	140	1145.92	6° 05' 52"	121.29	60.70	121.23	S 19° 46' 26" E
1.31	S 36° 55' 23" E	141	50.00	107° 18' 10"	93.64	67.95	80.54	S 76° 29' 26" E
7.76	S 28° 44' 39" E	142	250.00	28° 00' 42"	122.22	62.56	121.01	S 8° 45' 14" W
1.00	S 18° 57' 26" W	143	25.00	91° 16' 20"	39.83	25.56	35.75	N 59° 20' 50" E
1.56	S 10° 29' 06" W	145	2063.09	6° 06' 22"	219.66	110.06	219.76	S 78° 04' 11" E
4.97	N 75° 41' 52" E	146	75.00	87° 53' 06"	114.60	71.86	103.78	N 28° 59' 08" W
2.06	S 61° 17' 18" E	147	2050.00	6° 27' 45"	231.20	115.73	231.09	N 75° 47' 14" E
6.81	N 28° 57' 39" E	148	603.11'	0° 10' 19"	1.81	0.91	1.81	S 72° 38' 31" W
2.76	S 66° 24' 06" E							
7.81	N 66° 09' 07" W							
2.85	S 22° 49' 21" E							
1.02	S 28° 16' 07" E							
1.20	S 61° 48' 10" E							

LEGEND:-

Lot Numbers shown thus · 2
Plat Outline shown thus
Block Numbers shown thus (4)
Boundaries of Roads shown thus
Setbacks shown thus 35 Ft. Setback
Easements shown thus
The location of various points are shown according to the system of coordinates established by the Topographical Survey Commission of Baltimore City thus: E 12,999.74 S 15,000.00
Reservation shown thus

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS:

Robert J. Haggerty Feb. 10, 1954

ROADS ENGINEER OF BALTO. CO. MD.

APPROVED BY BALTIMORE COUNTY PLANNING COMMISSION

Imelene V. Gill Feb. 1, 1954

DIRECTOR

OWNERS CERTIFICATE :-

Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016, Act of 1945 have been complied with on this plan.

H. R. Rabold

VICE PRESIDENT

CERTIFICATION :-

Certification is hereby made that this plat represents a survey by G.W. Stephens Jr. and Associates and that it meets the requirements of Section 72 B Article 17 of the Annotated Code of Maryland 1947 Supplement.

G. W. Stephens Jr.

REG. NO. 457

G.L.B. 46 / 9 Folio 135

FILED FOR RECORD WITH _____

FROM _____

TO _____

FEB 19 1954

1887 George L. Angelos 19

Clerk.

LOT SUBDIVISION
A PORTION OF
PLAT NO. 8
OF
DUNDALK

BEING A DEVELOPMENT OF

THE DUNDALK COMPANY

ELECTION DIST. NO. 12- BALTIMORE COUNTY- MARYLAND

SCALE - 1 IN. = 50 FT. DEC. 1953.

ATTEST B. D. Brocker ASST. SEC.

H. R. Rabold VICE PRES.

MSA SS W 1836-929

Pet #9

PLANT LIST

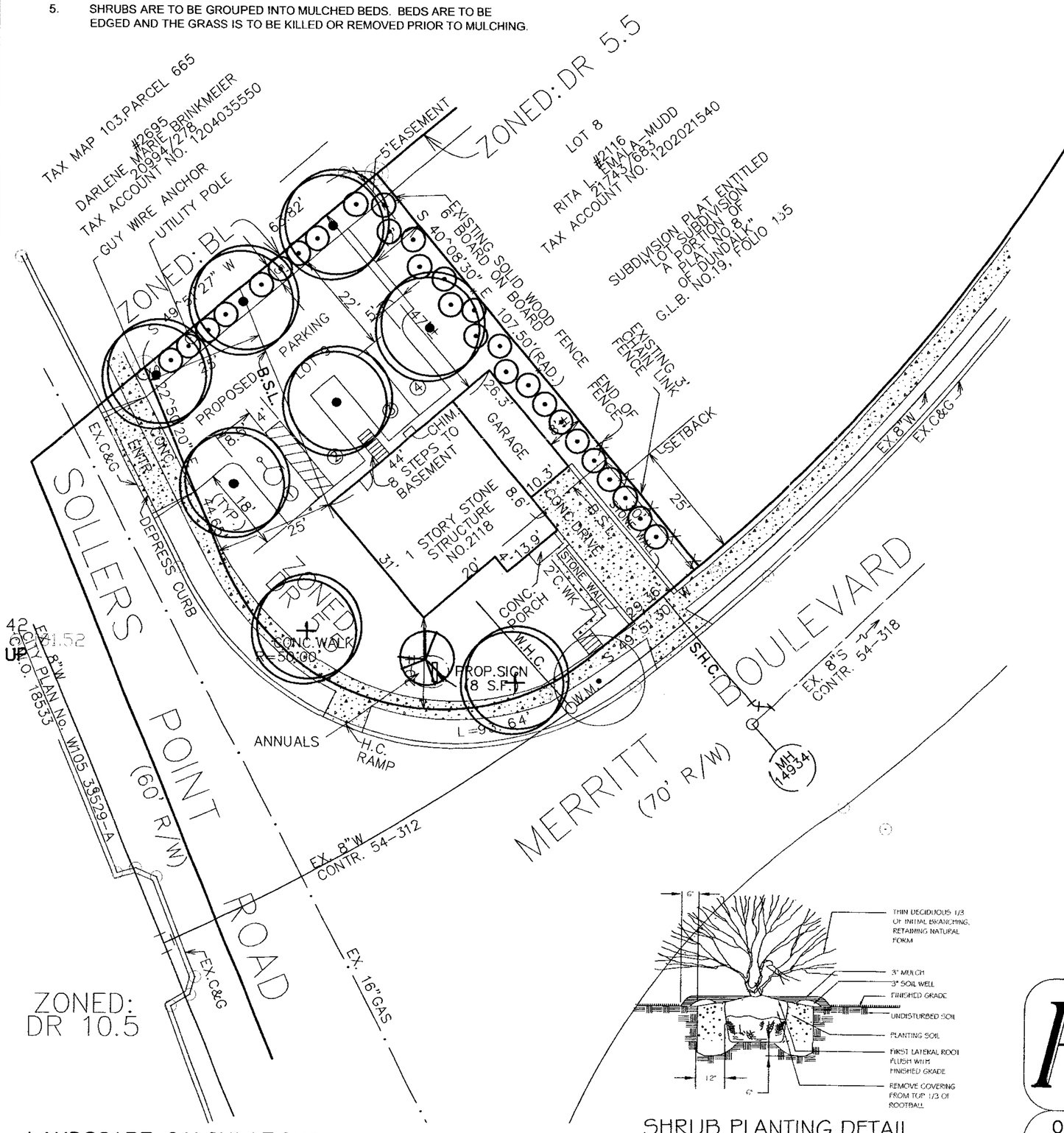
KEY	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	COND.	REMARKS
	6	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2"-2 1/2" CAL.	B&B	FULL SPECIMEN
	2	ULMUS PARVIFOLIA 'ALLEE' ALLEE CHINESE ELM	2"-2 1/2" CAL.	B&B	FULL SPECIMEN
	1	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI' BILOXI CRAPEMYRTLE (PINK)	6'-8' HT.	B&B	FULL, HEAVY SPECIMEN MULTI-STEM
	28	EUONYMUS KIAUSCHOVICUS 'SIEBOLDIANA' SIEBOLD EUONYMUS	24"-30" HT.	#5	FULL, SPACED 5' O.C.

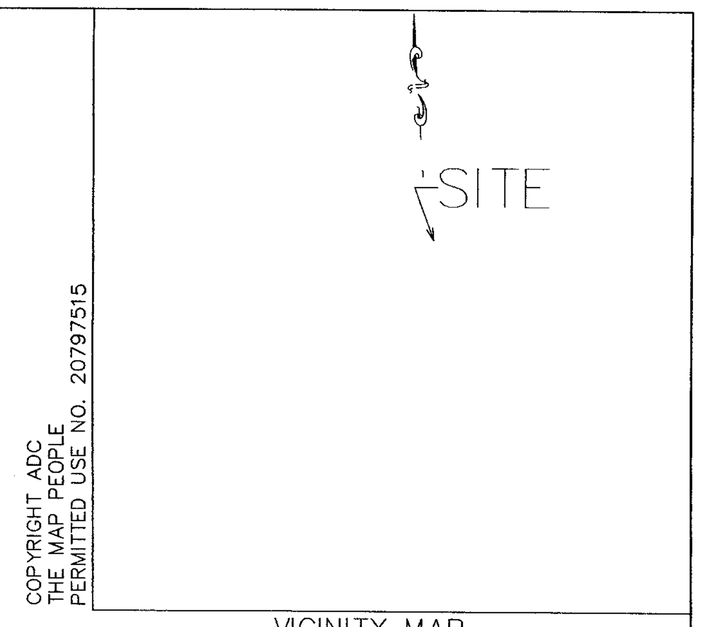
PLANTING NOTES:

1. CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
2. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. THIS PLAN IS FOR PLANTING ONLY.
4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
5. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax





VICINITY MAP
SCALE: 1"=2000'

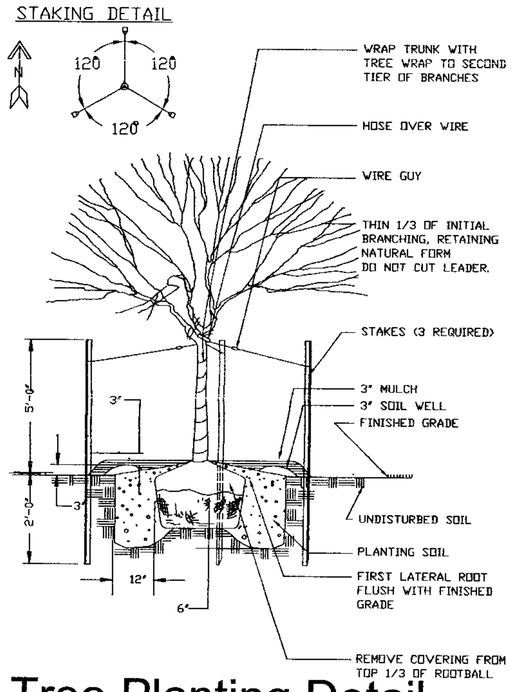
SITE DATA

SITE AREA:	0.1568 ACS. +/-
DEED REFERENCE:	20501/650
TAX ACCT. NO.:	1222000050
EX. ZONING:	DR 5.5
ZONING MAP:	103 B3 / 103 C3
COUNCILMANIC DISTRICT:	7
ELECTION DISTRICT:	12
MAXIMUM DWELLING HEIGHT:	35 FEET
EXISTING USE:	VACANT RESIDENTIAL
PROPOSED USE:	OFFICE

PARKING: EXISTING STRUCTURE @ 1,121 SQ.FT.
NO. OF SPACES REQUIRED-
1,121 S.F. @ 3.3 SPCS./1,000 S.F.
= 4 SPCS.

SPACES PROVIDED: 4 SPACES(1 HANDICAPPED)
1 SPACE (EXIST.GARAGE)
TOTAL: 5 SPACES

STAKING DETAIL



Tree Planting Detail

NOT TO SCALE

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

A. STREET FRONTAGE			
ADJACENT ROAD	1 PU/40 LF	138 LF	3 PU
INTERIOR ROAD	N/A		
B. PARKING LOTS			
PARKING ADJ. TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	40 LF	3 PU
PARKING ADJ. TO COMMERCIAL PROPERTY	1 PU/20 LF	55 LF	3 PU
PARKING ADJ. TO RESIDENTIAL PROPERTY (CLASS A)	1 PU/15 LF	40 LF	3 PU
PARKING LOT INTERIOR: EXEMPT LESS THAN 15 PARKING SPACES/6,000 SF			
E. NON-RESIDENTIAL BUILDING			
ADJACENT TO RESIDENTIAL PROPERTY (CLASS A)	1 PU/15 LF	35 LF	2 PU

TOTAL PLANTING UNITS REQUIRED: 14

LANDSCAPING PROVIDED:

(8) MAJOR DECIDUOUS TREES @ 1:1 = 8.0 PU
(1) MINOR DECIDUOUS TREE @ 2:1 = 0.5 PU
(28) SHRUBS @ 5:1 = 5.6 PU

TOTAL PLANTING UNITS PROVIDED: 14.1
PLUS EXISTING SOLID 6' SCREEN FENCE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed thiis 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 the 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

Owner's printed name Tele #

(Print) Mailing Address - city - state - zip

PADM# _____ BLDG PERMIT # _____

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

OWNER:
2118 MERRITT BOULEVARD TRUST
6409 BELAIR ROAD, SUITE A
BALTIMORE, MD 21206-1841
ATTENTION:
VICKI WHITE, TRUSTEE

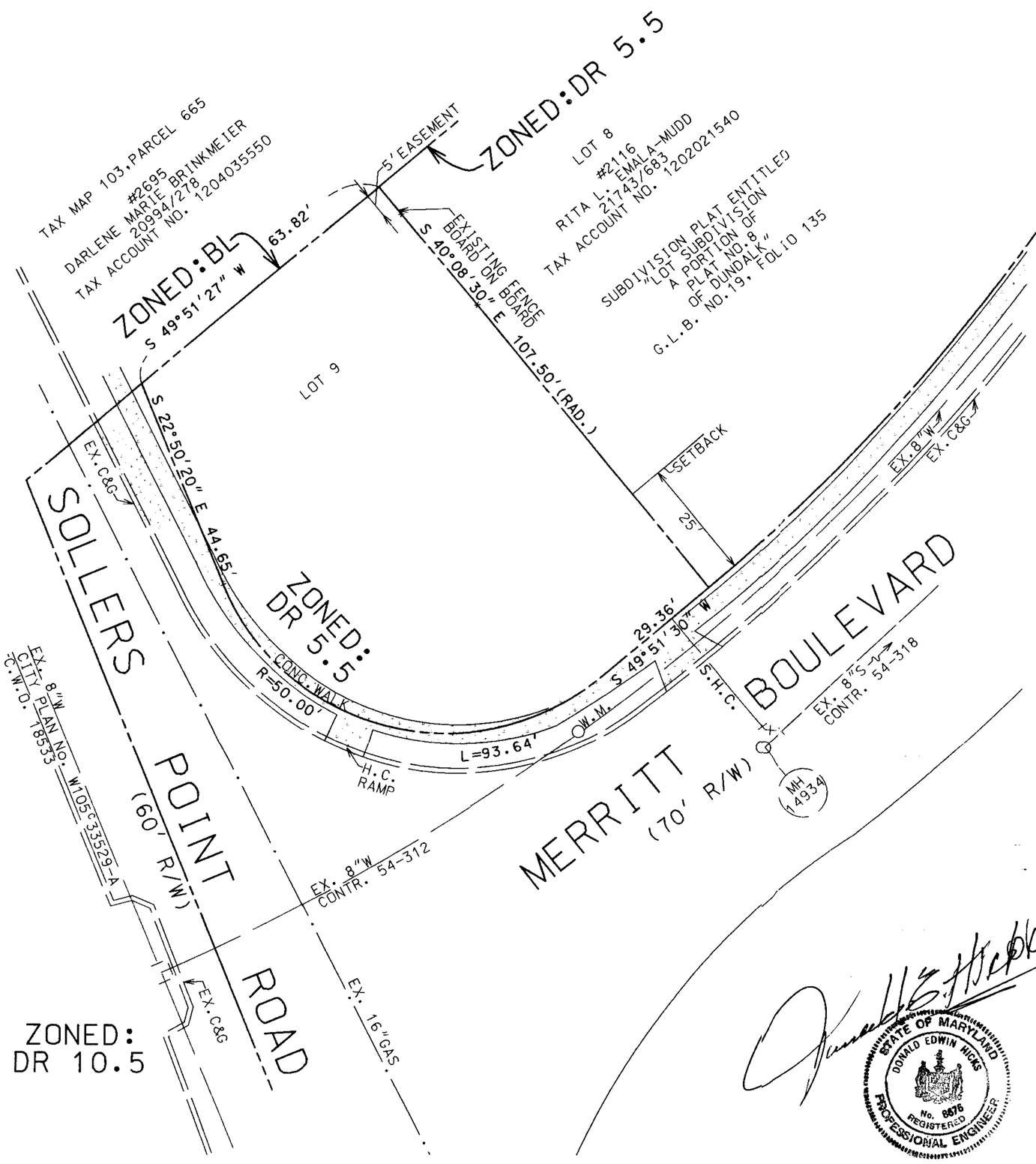
PROJECT TITLE:

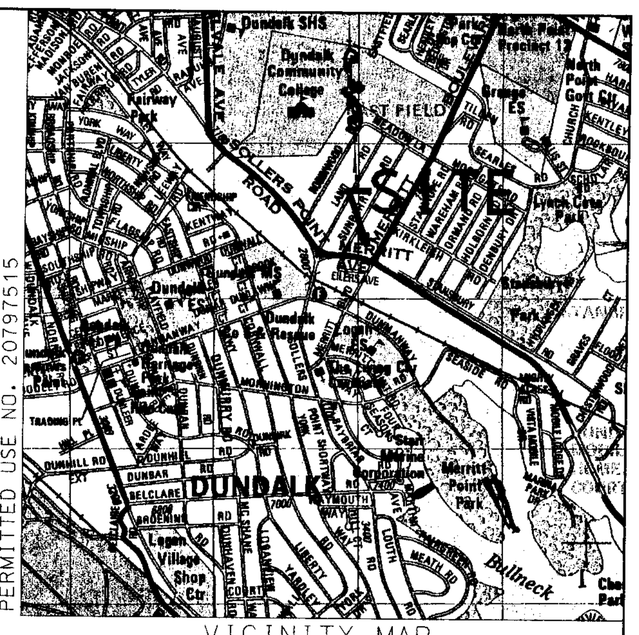
2118 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

DRAWING TITLE:

PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION

JOB NO.: 21687	DRAWING NO.: L-1
DRAWN BY: MEH LBP	
CHECKED BY: DEH JCR	
DATE: AUGUST 29, 2005	
SCALE: 1"=20'	SHEETS PER SET: 1 OF 1





COPYRIGHT ADC
THE MAP PEOPLE
PERMITTED USE NO. 20797515

VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA:	0.1568 ACS. +/-
DEED REFERENCE:	20501/650
TAX ACCT. NO.:	1222000050
EX. ZONING:	DR 5.5
ZONING MAP:	103 B3 / 103 C3
PROPOSED ZONING:	ROA
COUNCILMANIC DISTRICT:	7
ELECTION DISTRICT:	12

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, PER FEMA FIRM PANEL 240010 425 B. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
5. THIS PROPERTY IS IDENTIFIED AS LOT 9 OF THE SUBDIVISION PLAT ENTITLED "LOT SUBDIVISION, A PORTION OF PLAT NO.8 OF DUNDALK", LIBER G.L.B. NO.19, FOLIO 135.
6. THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF THE BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR)
7. NE CORNER OF MERRITT BOULEVARD & SOLLERS POINT ROAD.

STATE OF MARYLAND
DONALD EDWIN HICKS
No. 8876
REGISTERED
PROFESSIONAL ENGINEER

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890

OWNER:
2118 MERRITT BOULEVARD TRUST
6409 BELAIR ROAD, SUITE A
BALTIMORE, MD 21206-1841
ATTENTION:
VICKI WHITE, TRUSTEE

PROJECT TITLE:
2118 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

DRAWING TITLE:
UNDOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION

JOB NO.: 21687	DRAWING NO.: C-2
DRAWN BY: MEH	
CHECKED BY: DEH	
DATE: AUGUST 30, 2005	
SCALE: 1"=20'	SHEETS PER SET: 1 OF 1

expensive improvements to the property and submitted photographs of the dilapidated status of the property prior to her purchase. She then showed how the property had been improved and stated that she was proposing to operate her insurance business at the property. She will have one person working for her who will live on the property so that the property will be inhabited and will not be subject to any vandalism as it had been in the past.

Decision

The Board finds that the property should be reclassified from D.R.5.5 to R.O.A. There have been substantial changes that have occurred in the character of the neighborhood in which the property is located since the property was last classified. There is no question that there is in addition to D.R.5.5. substantial property reclassified as B.L. and D.R. 10.5. The requested reclassification is warranted based on the purposes of the Baltimore County zoning maps. There is available adequate present and proposed transportation facilities, water supplies facilities, sewerage/solid waste disposal facilities and other public facilities. The use is compatible with the uses generally allowed under the requested classification with the present and projected development and character of the surrounding area. Behind the proposed office building is a childcare center, across the street is a church, and there is a school very close to the proposed building. The Office of Planning and the Planning Board have made recommendations in favor of the reclassification. In addition, the reclassification is consistent with the Master Plan and the County sewer and water plan and the Capital Program. No one has indicated that it is not in accordance with these programs and plans. There have been no other comments from any other County agencies except the Planning Board and no party objects to the report of the Planning Board or has offered evidence to the Board of Appeals to contravene the request for the reclassification. In fact, the Petitioner submitted seven letters from neighbors supporting the

READ AND PASSED this ***17TH*** day of ***OCTOBER,*** 2005.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 136-05***