IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
N/S of Reisterstown Road, 300 feet NW c/l of Walston Avenue	*	DEPUTY ZONING COMMISSIONER
4th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District **(630 Main Street)**	*	CASE NO. 07-008-XA
Applied Systems Properties, LLC *Legal Owner*	*	

*

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Exception and Variance filed by Applied Systems Properties, LLC, Legal Owner. The requests are for property located at 630 Main Street. A Special Exception is requested to allow a Class B office building pursuant to Section 204.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Variance request is to permit a Class B office building with a side yard setback of 2 feet in lieu of the required 10 feet.

The property was posted with a notice of the public hearing date and time on August 22, 2006, and notice given to the general public by publication in the *Jeffersonian* Newspaper on August 22, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request were Barbara Reynolds, real estate consultant, and William W. Keeney, Architect, Inc., who prepared the site plan. Deborah C. Dopkin, Esquire, represented the Petitioner. There were no protestants or citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

JUDGE RECEIVED FOR FILING
Date 9-11-06
By

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Section 502.1 of the B.C.Z.R. - ***Special Exceptions***

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;
B. Tend to create congestion in roads, streets or alleys therein;
C. Create a potential hazard from fire, panic or other danger;
D. Tend to overcrowd land and cause undue concentration of population;
E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
F. Interfere with adequate light and air; [Bill No. 45-1982]
G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Testimony and Evidence

The subject property is zoned RO and DR 3.5 and is improved by a large single family dwelling which has been converted to office use as a class A office known a 630 Main Street in

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9-11-06

Reisterstown. In addition there is also a large garage on the premises as shown in Petitioner's exhibit 1, the Plat to Accompany. Approximately two-thirds of the lot is zoned RO as shown.

The Petitioner would like to construct a two story addition in the RO zone portion of the property which will connect the existing office to the garage as shown in Mr. Keeney's extensive architectural drawings of exhibits 1 B through 1 F. Ms. Dopkin proffered that the Petitioner leases the existing office and garage to tenant, Facilities Engineering Services Corporation, which has need to expand its facilities management business. Mr. Keeney indicated that initially the Petitioner considered razing the old garage to accommodate the addition. However the garage has a sister garage/stable behind 634 Main Street as shown in the photographs of the subject property, exhibit 2 A. The sister garage/stable is a historic structure. Mr. Keeney noted that even though the garage on the subject property is not historic, presumably because it had been extensively modified, it has a classic design and should be saved if at all possible. The Petitioner agreed and an addition architecturally compatible with the office and garage was designed and is presented in exhibit 1 A through 1 F.

However in connecting the existing Class A office to the garage, the whole structure becomes a Class B office building which requires a special exception in this RO zone. Ms. Dopkin noted that the large old dwellings along this portion of Main Street have generally been converted to office or assisted living facility uses in keeping with the RO zone and grand structures. She opined that there would be no detrimental affect on the neighborhood by granting the special exception, that the proposed use meets each criteria of Section 502.1 of the BCZR, and the continued use as an expanded office on the subject property is within the spirit and intent of the RO regulations.

The request for variance arises because the existing garage is within 2 feet of the property line. Having been built in 1922, it is a non conforming structure. However by connecting the

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Date 9-11-06
By B

garage to the main building the whole structure, garage, addition and office building, now do not meet the 10 foot setback requirement of the RO zone. Thus the request for variance for the side yard setback. Ms. Dopkin opined that the property is unique from a zoning standpoint and it is impractical to move the garage 8 feet or to remove 8 feet of structure so as to meet the regulations. She further pointed out that the proposal is consistent with the policy of adapting existing structures to new uses rather than destroying them. Finally she indicated that all parking regulations are met by providing 16 spaces as calculated based on office square footage specified in the regulations. The tenant has 29 employees many of whom have company trucks at home and who do not come to the site for assignments. Rather they go directly to customer locations from home. However in the unlikely event that all the parking spaces provided are occupied, employees can use parking spaces on 634 Main Street with which the Petitioner shares a common driveway.

She also noted that the subject garage is not a historic structure nor is the subject property in a historic district. She indicated however the property does lie within the Reisterstown Renaissance Area and consequently the proposed addition will be reviewed by the Design Review Panel. The proposed addition has been reviewed and approved by the Planning Office staff who are responsible for historic sites. She further opined that the proposed addition does not have to be reviewed or approved by the Landmarks Preservation Commission. Ms. Reynolds indicated that the proposed addition had been presented to all the relevant community and business associations who had no objection to the proposal.

Findings of Fact and Conclusions of Law

Variances

The request for variance arises because the exiting garage is only 2 feet from the property line. This structure was built many years before the zoning regulations were imposed. By

RECEIVED FOR FILING
9-11-06

connecting the garage to the principal building the whole structure then violates the side yard setback requirements of the RO zone. Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This existing structure was built many years before zoning was imposed on the area is the kind of special circumstances envisioned by Section 307. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. Consequently I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is clearly impractical to either move the garage 8 feet or to remove 8 feet of the structure to comply with the regulations.

Residential density is not an issue in this case.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Adapting structures to new uses rather than destroying them is an important theme of the regulations. While undoubtedly there will be some increase in traffic to and from the property when the addition is completed, full required parking and overflow parking is provided. The use is fully compatible with the other office and assisted living facility uses along Main Street.

Consequently I will approve the requested variance.

Special Exception

Having approved the variance, I also find that the proposed use meets the criteria of Section 502.1 of the BCZR and will not adversely affect the community. Although technically this is a Class B office building, the proposal here is not to level the structures on the property

PLEASE RECEIVED FOR FILING
9-18-06

and erect an new modern office building which would change the character of the neighborhood. Rather the old converted dwelling will still grace Main Street. The addition will hardly be visible from Main Street. The old garage will be saved and adapted to new use. The architectural design will be reviewed by the Design Review Panel and a landscape plan submitted to the County. Consequently I will grant the special exception requested.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested special hearing and variance should be granted with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of September, 2006, that the Variance request is to permit a Class B office building with a side yard wetback of 2 feet in lieu of the required 10 feet be and are hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioner's Special Exception request to allow a Class B office building pursuant to Section 204.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Variance request is to permit a Class B office building with a side yard wetback of 2 feet in lieu of the required 10 feet be and is hereby GRANTED, subject, however, to the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition; and
2. The Petitioner shall submit a landscape and lighting plan to the Baltimore County Landscape Architect for review and approval; and
3. The Petitioner shall submit the architectural plans for the addition to the Design Review Panel for review and approval.

ORDER RECEIVED FOR FILING
Date 9-11-06
By B

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

PLEASE RECEIVED FOR FILING
Date 9-21-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 11, 2006

APPLIED SYSTEMS PROPERTIES LLC
630 MAIN STREET
REISTERSTOWN MD 21136

Re: Petitions for Special Exception & Variance
Case No. 07-008-XA
Property: 630 Main Street

Dear Sir:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception and variance have been granted in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Barbara Reynolds, 306 Lauren Hill Court, Reisterstown MD 21136
Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson MD 21204
William W. Kenney, AIA, 1908 Emory Road, Reisterstown MD 21136

PLEASE PROCESS FOR FILING
Date 9-18-06
By BB

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 630 MAIN STREET, REISTERSTOWN

which is presently zoned RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

CLASS B OFFICE BUILDING PURSUANT TO SECTION 204.3.B.2 BCZR

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esq
Name - Type or Print

Deborah C. Dopkin
Signature

Company

409 Washington Ave Ste. 1000 410821-0200
Address Telephone No.

TOWSON MD 21204
City State Zip Code

Legal Owner(s):

APPLIED SYSTEMS PROPERTIES, LLC
Name - Type or Print

Signature

Michael Malakhic
Name - Type or Print

Signature

630 MAIN STREET 410-833-2801
Address Telephone No.

REISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

BARBARA V. REYNOLDS
Name

306 LAUREN HILL COURT 410-833-2379
Address Telephone No.

REISTERSTOWN MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By GTM Date 7/12

Case No. 07-068XA

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 9-11-06
By B

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 630 MAIN ST., REISTERSTOWN, MD 21136

which is presently zoned RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 204.4.C.4 BCZR

TO PERMIT A CLASS B OFFICE BUILDING WITH A SIDEYARD SETBACK OF 2' IN LIEU OF THE REQUIRED 10'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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

APPLIED SYSTEMS PROPERTIES, ~~INC~~ LLC
Name - Type or Print

Signature

MICHAEL MAHOICHIC
Name - Type or Print

Signature

630 MAIN STREET — 410-833-2801
Address — Telephone No.

REISTERSTOWN — MD — 21136
City — State — Zip Code

Attorney For Petitioner:

Deborah C Dopkin, Esq
Name - Type or Print

Signature

Company

409 WASHINGTON AVE STE 1000 — 410 8210200
Address — Telephone No.

TOWSON — MD — 21204
City — State — Zip Code

Representative to be Contacted:

BARBARA V. REYNOLDS
Name

306 LAUREN HILL COURT — 410-833-2379
Address — Telephone No.

REISTERSTOWN — MD — 21136
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ **Date** _____

Case No. 07-008XA

REV 9/15/98

9-11-06

PB

ZONING DESCRIPTION
TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARTLAND

Beginning for the same at the end of the second following course and distance measured from the intersection of the centerline of Berrymans Lane with the centerline of Main Street (Md. Rte. 140), (1) Southeasterly 690 feet, more or less and thence (2) Southwesterly 33 feet, more or less to the point of beginning, thence binding on the southwest side of Main Street (1) Southeasterly 99 feet, thence leaving Main Street, and running the three following courses and distances, viz: (2) Southwesterly 330 feet, thence (3) Northwesterly 99 feet and thence (4) Northeasterly 330 feet to the point of beginning.

Being all the land recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 13990. Folio 504.

STATE OF MARYLAND
PATTIANNE SMITH
No. 21267
PROFESSIONAL LAND SURVEYOR

BALTIMORE COUNTY, MARY)ND
)FICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3031

DATE 7/12/06 ACCOUNT R001 006 6150

AMOUNT $ 650 00

RECEIVED FROM: FACILITY ENG.

FOR: 07-008-XA

TRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	
7/14/2006	7/12/2006	13:21:18	2

REG 0302 MAIL JEVA JEE
>>RECEIPT # 463373 7/12/2006
Dept 5 ZONING VERIFICATION
CR NO. 003841
Recpt Tot $650.00
$650.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-008XA

Petitioner/Developer: BARBARA REYNOLDS

Date of Hearing/Closing: 9/6/06

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

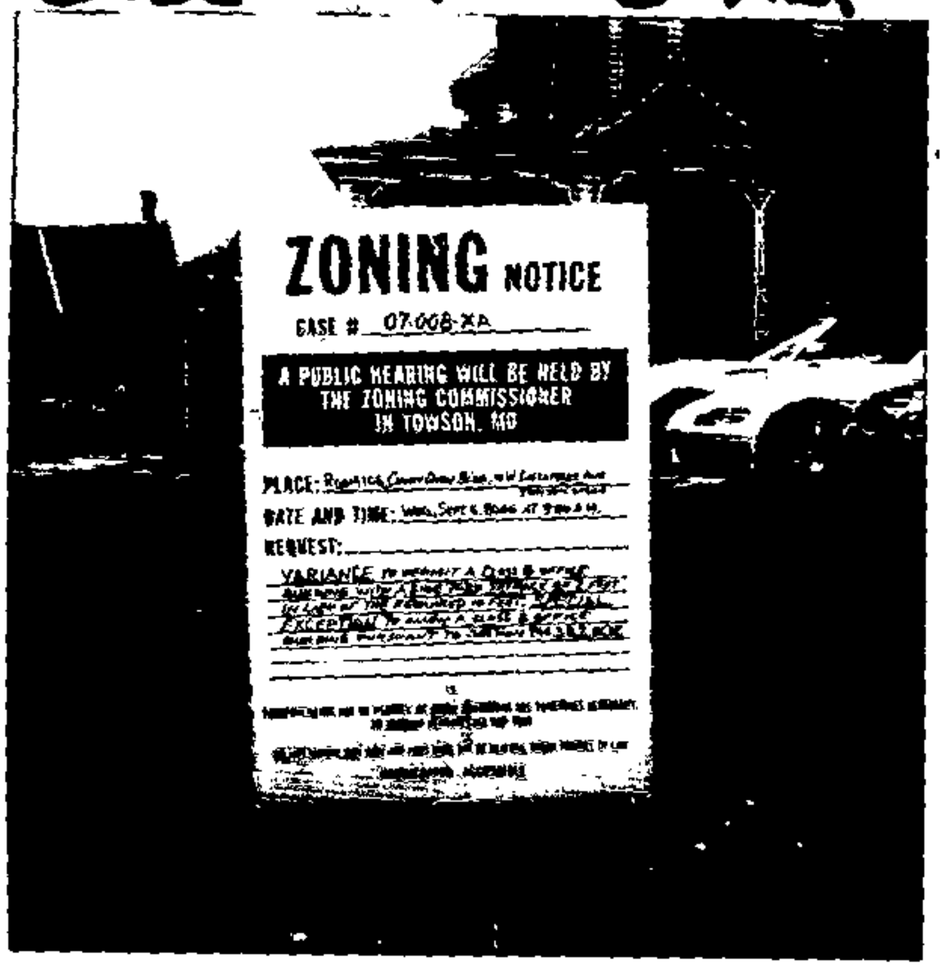
Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 630 MAIN ST.

The sign(s) were posted on 8/22/06 (Month, Day, Year)

CASE # 07-008-XA



630 MAIN ST.
POSTED 8/22/06
8/22/06

Sincerely,

8/22/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

NOTICE OF ZONING HEARING

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

Case: # 07-008-XA
630 Main Street
North side of Reisterstown Road, 330 feet +/- northwest of centerline of Walston Avenue
4th Election District — 3rd Councilmanic District
Legal Owner(s): Applied Systems Properties, LLC

Variance: to permit a Class B office building with a side yard setback of 2 feet in lieu of the required 10 feet. **Special Exception:** to allow a Class B office building pursuant to Section 204.3.B.2 BCZR.

Hearing: Wednesday, September 6 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/748 August 22 106622

CERTIFICATE OF PUBLICATION

8/24/, 2006

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 8/22/, 2006.

- [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, August 22, 2006 Issue - Jeffersonian

Please forward billing to:
Applied Systems Properties, LLC 410-833-2801
630 Main Street
Reisterstown, MD 21136

NOTICE OF ZONING HEARING

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

CASE NUMBER: *07-008-XA*
630 Main Street
North side of Reisterstown Road, 330 feet +/- northwest of centerline of Walston Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Applied Systems Properties, LLC

Variance to permit a Class B office building with a side yard setback of 2 feet in lieu of the required 10 feet. Special Exception to allow a Class B office building pursuant to Section 204.3.B.2 BCZR.

Hearing: Wednesday, September 6, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 20, 2006

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-008-XA
630 Main Street
North side of Reisterstown Road, 330 feet +/- northwest of centerline of Walston Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Applied Systems Properties, LLC

Variance to permit a Class B office building with a side yard setback of 2 feet in lieu of the required 10 feet. Special Exception to allow a Class B office building pursuant to Section 204.3.B.2 BCZR.

Hearing: Wednesday, September 6, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204
Michael Maholchic, 630 Main Street, Reisterstown 21136
Barbara Reynolds, 306 Lauren Hill Court, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 22, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: APPLIED SYSTEMS PROPERTIES, LLC

Address or Location: 630 MAIN STREET, REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: APPLIED SYSTEMS PROPERTIES, LLC

Address: 630 MAIN STREET
REISTERSTOWN, MD 21136

Telephone Number: 410-833-2801

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 31, 2006

Deborah C. Dopkin, Esq.
409 Washington Avenue, Ste. 1000
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 07-008-XA, 630 Main Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2006.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Applied Systems Properties, LLC 630 Main Street Reisterstown 21136
Barbara V. Reynolds 306 Lauren Hill Court Reisterstown 21136

Baltimore County
Fire Department

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

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

July 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

008

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item Nos. 002, 003, 004, 005, 006, 007,
008, 009, 010, and 011

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07252006.doc

7-8-XA
9/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-008- Variance**

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

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

Prepared By: Curtis Murray

RECEIVED
AUG 0 2 2006
ZONING COMMISSIONER

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-008.doc

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 008 LTM

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
630 Main Street; N/S Reisterstown Road, 330' NW c/line Walston Avenue	*	ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): Michael Maholchic – Applied Systems Properties, LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	07-008-XA

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed to Barbara Reynolds, 306 Lauren Hill Court, Reisterstown, MD 21136 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED
JUL 19 2006
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

LAW OFFICES
DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
email: ddopkin@dopkinlaw.com

TELEPHONE: (410)821-0200
FAX: (410) 823-8509

July 12, 2006

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

Attention: Lloyd Moxley

RE: Case No. 07-008 XA
Petitions for Special Exception and Variance
630 Main Street, Reisterstown, Maryland 21136

Dear Mr. Moxley:

This office represents Applied Systems Properties, LLC, the owner of the above captioned property. I am working with the owner's representative, Barbara Reynolds, in connection with obtaining zoning approvals for the property. As you may be aware, the property lies in the Reisterstown historic district and the proposed improvements have been reviewed and approved by the Office of Planning and the Landmarks Preservation Commission. The site plan accompanying the petitions and that has been presented to other County's agencies, was prepared, signed and sealed by William W. Keeney, Architect, Inc., an architect licensed by the Architectural Registration Board of the State of Maryland.

Upon presenting the plan and description to the Zoning Office, that office asked that we acknowledge in writing on behalf of Applied Systems Properties, LLC, that the submission prepared by an architect rather than by a licensed engineer, surveyor or landscape architect, is not consistent with the policy of the Zoning Office. The Petitioner is aware of the distinction and wishes to proceed as expeditiously as possible with plans as presented.

Accordingly, we would appreciate the Zoning Office processing the petitions and assigning a case number so they may be assigned a hearing date.

Thanking you in advance, I am

Very truly yours,

Deborah C. Dopkin

DCD/kmc
cc: Applied Systems Properties, LLC

F:\DCD\LETTERS\Moxley-Appliedsystems.ltr.wpd

$325 + S.E of $325

PETITION

1. VARIANCE - from § 204.4.C.4 TO approve a side yard setback of as little as 2.0' in lieu of the required 10'

2. PLAN -

- ADD TYPICAL PARKING SPACE WITH DIMENSIONS
- ADD DISTANCE FROM REISTERSTOWN RD TO PARKING (FRONT YARD) (MUST BE 10' - IF less we will need to add to variance petition)
- SEAL MUST BE ENGINEER, SURVEYOR OR LANDSCAPE ARCHITECT - BOTH PLAN AND DESCRIPTION
- ADD "LIBER" & "FOLIO" TO EASEMENT NOTE & RECORDING REF.
- ADD -
  'PLAN TO ACCOMPANY ~~FOR~~ PETITION FOR SPECIAL EXCEPTION AND VARIANCE"

********** -COMM. [redacted]NAL- ********** DATE SEP-05-2006 [redacted]** TIME 09:30 *******

MODE = MEMORY TRANSMISSION START=SEP-05 09:29 END=SEP-05 09:30

FILE NO.=456

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	a	94108238509	006/006	00:00:45

-ZONING COMMISSIONER OFF M-

********** - ***** - 410 887 3468- *********

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

FAX COVER SHEET

DATE: 9-5-06

NO. OF PAGES INCLUDING COVER SHEET: 6

TO: Deborah Dopkin

FROM: Patti

PHONE:

PHONE:

FAX NO.: 410 823 8509

FAX NO.:

C:

REMARKS: __ URGENT __ FOR YOUR REVIEW __ REPLY ASAP __ PLEASE COMMENT

ZAC comments on 07-008-XA

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

FAX COVER SHEET

DATE: 9-5-06

NO. OF PAGES INCLUDING COVER SHEET: 6

TO: Deborah Dopkin

FROM: Patti

PHONE:

FAX NO.: 410 823 8509

PHONE:

FAX NO.:

C:

REMARKS: __ URGENT __ FOR YOUR REVIEW __ REPLY ASAP __ PLEASE COMMENT

ZAC comments on 07-008-XA

PLEASE PRINT CLEARLY

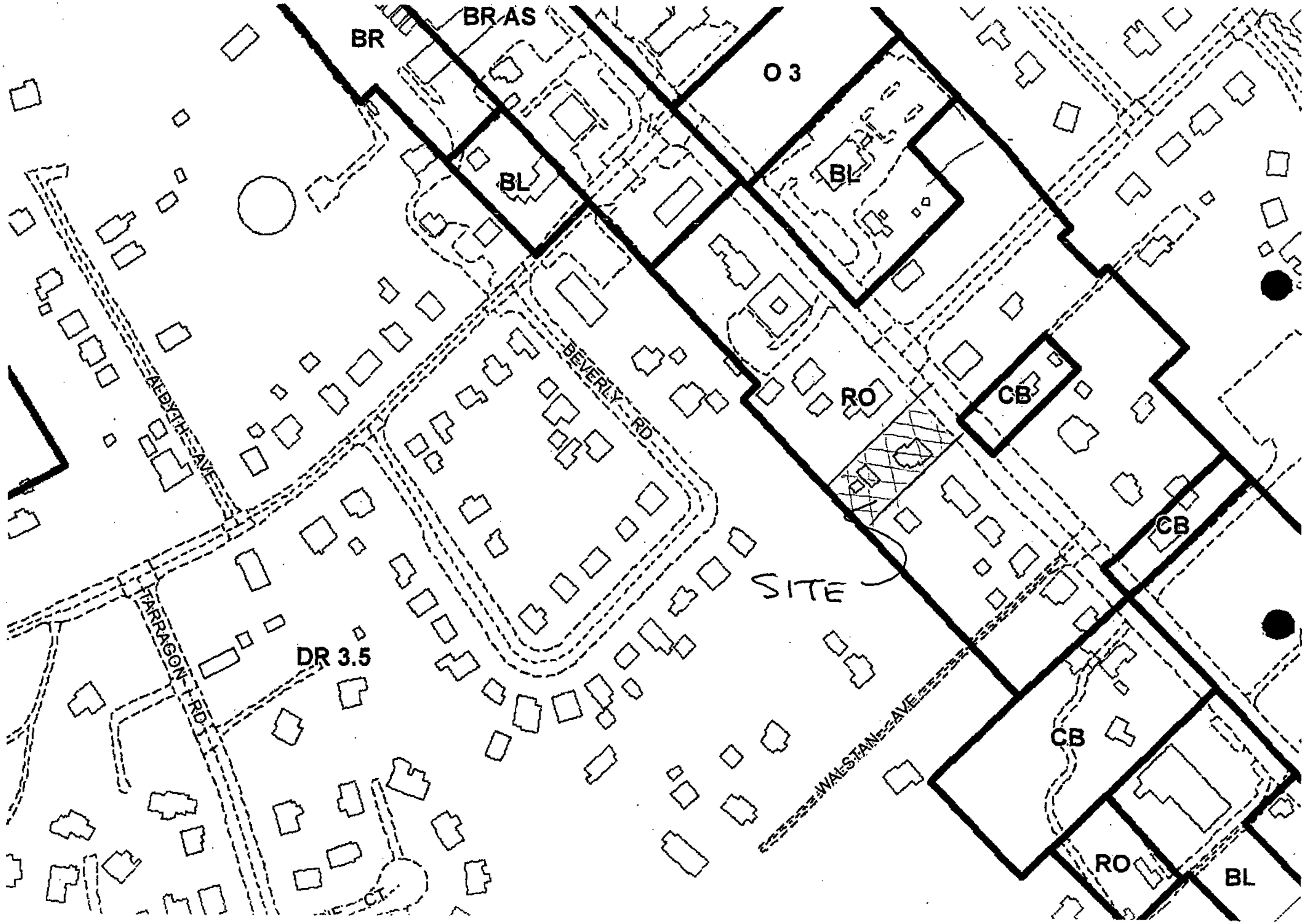
CASE NAME 630 MAIN ST
CASE NUMBER 07-008 XA
DATE 9-6-06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
BARBARA REYNOLDS / consultant - Real Estate	306 LAUREN Hill Ct.	REISTERSTOWN, MD 21136	ADSILVEREX@AOL.com
William W. Keeney AIA	1908 Emory Road.	Reisterstown Md. 21136	KEENEYARCH@AOL.com
Deborah Dopkin	409 Washington Ave ST 1000	Towson 21204	ddopkin@dopkinlaw.com
	registered architect		

048C3 200' SCALE

NW 15 J



DEED OF EASEMENT AND MAINTENANCE OBLIGATIONS

THIS DEED OF EASEMENT AND MAINTENANCE OBLIGATIONS, made this 3 day of May, 2005, by and between **APPLIED SYSTEMS PROPERTIES, LLC, a Maryland Limited Liability Company**, party of the first part, Grantor, and **STEPHEN P. JAMES** and **CATHERINE E. KOZOIDEK-JAMES**, Husband and Wife, parties of the second part, Grantees.

WHEREAS, the Grantor is the owner, in fee simple of all that real property lying and being situate in the 4th Election District of Baltimore County, being known and designated as Parcel 858, as shown on Baltimore County Tax Map 48, being the same property described in a Deed dated May 21, 1999 by and between Alvin E. Friedman, Kenneth J. MacFadyen, James J. Loftus and Daniel Menchel, Substitute Trustees and the Grantor, said Deed being recorded among the Land Records of Baltimore County in Liber S.M. No. 13990, folio 504; and

WHEREAS, the Grantees are the owners in fee simple of all that real property lying and being situate in the 4th Election District of Baltimore County, being known and designated as Parcel 859, as shown on Baltimore County Tax Map 48, being the same property described in a Deed dated December 17, 2003 by and between Ronald M. Brown and the Grantees said Deed being recorded among the Land Records of Baltimore County in Liber S.M. No. 20002, folio 272; and

WHEREAS, the Grantees desire to obtain from the Grantor, an easement over a portion of the land of the Grantor in order to obtain access to and from their aforementioned real property to Main Street (MD Route 140) for the purposes of ingress, egress and regress; and

WHEREAS, the Grantor desires to grant said easement to the Grantees for the above mentioned purpose in accordance with the terms and conditions of this Deed of Easement and Maintenance Obligation.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH: That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. There is hereby created for the benefit of the aforementioned Parcel 859, owned by the Grantees, for themselves, their heirs, personal representatives and assigns, in perpetuity, as shown on the " Plat to Accompany A Description, Private Use-In-Common Access Easement"

attached hereto and incorporated as Exhibit "A" and being more particularly described in Exhibit "B", attached hereto and made a part hereof, a "Use-In-Common Easement" for the purpose of vehicular and pedestrian ingress, egress, regress and for the construction, maintenance, operation, replacement and repair of utilities

2. The maintenance obligation hereinafter established shall be to maintain the above described "Use-In-Common Access Easement", including, but not limited to, the cost of snow removal. In the event that the Grantor or Grantees desire to repair or improve the Use-In-Common Easement , then the type and nature of such repair and improvement shall be determined by a majority vote of the parcels owners having the right to use the Use-In-Common Access Easement, with each parcel being entitled to one (1) vote.

3. The cost of maintenance for the Use-In-Common Access Easement, herein above described and shown on the attached plat, including, but not limited to, the cost of snow removal, shall be borne equally by the Grantor and the Grantees.

4. In the event any disagreement or dispute should arise among the parties from time to time relating to the provisions of paragraphs Two and Three (2 & 3), supra, (including, without limitations to matters relating to the construction of the terms hereof, determination as to whether maintenance, replacement work or snow clearance is performed), then such disagreement shall be resolved by binding arbitration. The arbitration shall be held under the rules of the American Arbitration Association.

5. This Deed of Easement and Maintenance Obligation shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall operate as covenants running with the land.

WITNESS the hands and seals of the parties of the first and, second.

WITNESS/ATTEST: **APPLIED SYSTEMS PROPERTIES, LLC**

_____ By: _____(SEAL)
,Member

_____ _____(SEAL)
Stephen P. James

0021813 158

Margaret P. Thompson

Catherine E. Kozoidek-James (SEAL)
Catherine E. Kozoidek-James

STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on this 3 day of May, 2005, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared , Michael Manolchie, who acknowledged himself to be a Member of Applied Systems Properties, LLC, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of Applied Systems Properties, LLC, by himself as Member, and certified that this transaction is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of Applied Systems Properties, LLC.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission expires: 8/9/2006.

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I HEREBY CERTIFY that on this 3rd day of May, 2005, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared STEPHEN P. JAMES, known to me (or satisfactorily proven) to be the persons who subscribed his name to the within instrument, and acknowledged doing so for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission expires: 4/1/06.

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I HEREBY CERTIFY that on this 3rd day of May, 2005, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared CATHERINE E. KOZOIDEK-JAMES, known to me (or satisfactorily proven) to be the person who subscribed her name to the within instrument, and acknowledged doing so for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Denise M. Milford
Notary Public

My Commission expires: 4/1/06.

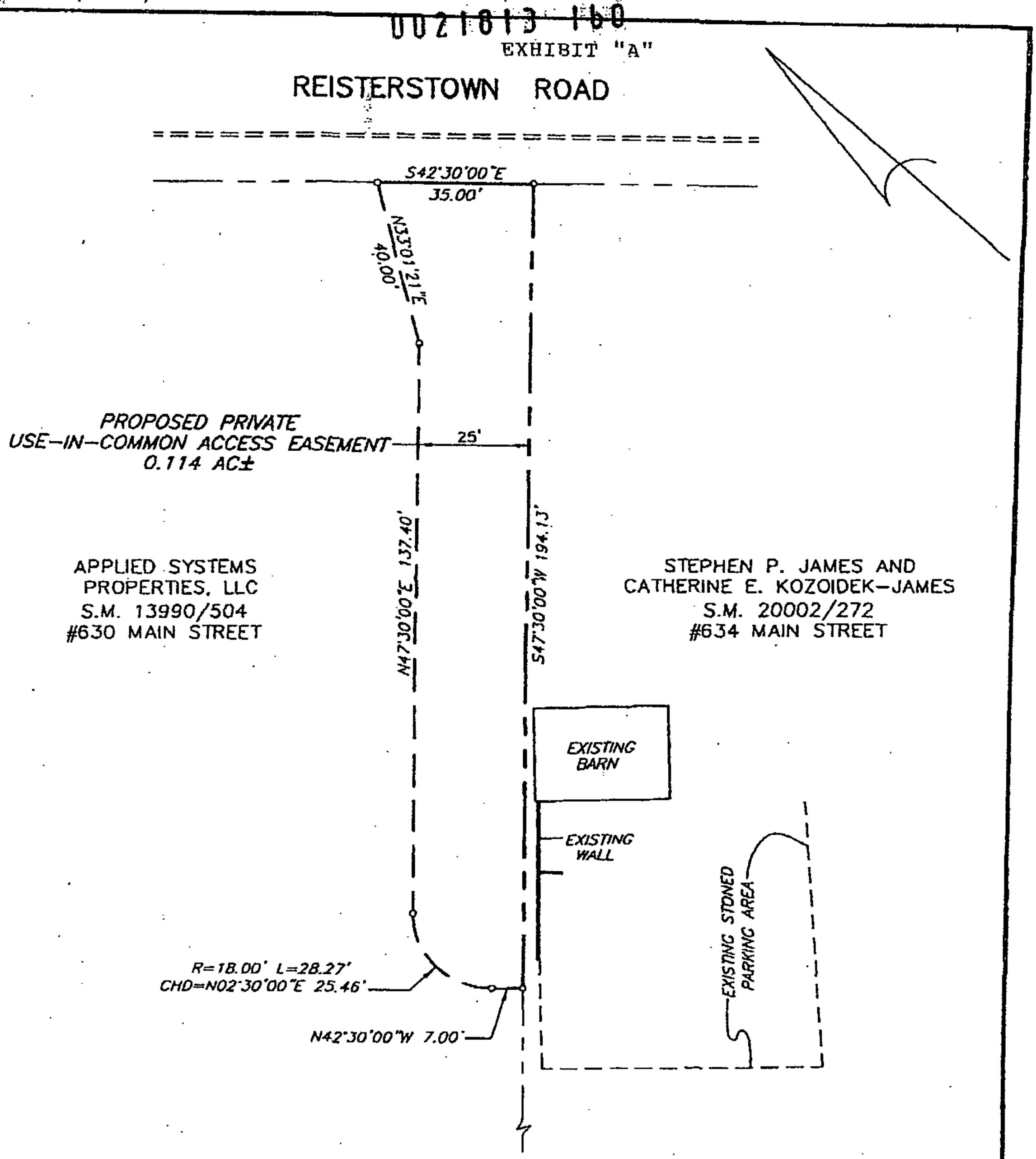
This instrument has been prepared by Lawrence M. Hammond, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Lawrence M. Hammond

c:mydocs\jamescasement.042905

00218 13 160

EXHIBIT "A"



LITTLE & ASSOCIATES, INC.
ENGINEERS~SURVEYORS~LAND PLANNERS
1055 TAYLOR AVENUE SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636

PLAT TO ACCOMPANY A DESCRIPTION
PRIVATE USE-IN-COMMON ACCESS EASEMENT

630 MAIN STREET

4TH ELECTION DISTRICT, BALTIMORE COUNTY, MD
SCALE: 1" = 30' APRIL 20, 2005

0021813 161

EXHIBIT "B"

April 21, 2005

DESCRIPTION OF A PRIVATE
USE-IN-COMMON ACCESS EASEMENT
#630 MAIN STREET, REISTERSTOWN, MARYLAND
4TH ELECTION DISTRICT OF BALTIMORE COUNTY

Beginning for the same on the west side of Reisterstown Road at the beginning of that land secondly described in a deed dated December 17, 2003 and recorded among the land records of Baltimore County in Liber S.M. 20002 folio 272 was conveyed by Roland M. Brown unto Stephen P. James and Catherine E. Kozoidek-James, said point also being at the beginning of that land described in a deed dated October 22, 1903 and recorded among the Land Records of Baltimore County in Liber N.B.M. 270 folio 521 was conveyed by John C. Logsdon and Agnes B. Logsdon unto G. Walter Tovell; thence leaving said road and binding on part of the division line between #630 and #634 Main Street and binding on part of the first lines of said deeds

1) South 47 degrees 30 minutes 00 seconds West 194.13 feet; thence leaving said division line and running across the lands of #630 Main Street for the outlines of a private use-in-common access easement the following four courses and distances:

2) North 42 degrees 30 minutes 00 seconds West 7.00 feet; thence

3) by a curve to the right having a radius of 18.00 feet, an arc length of 28.27 feet and a chord bearing North 02 degrees 30 minutes 00 seconds East 25.46 feet; thence

4) North 47 degrees 30 minutes 00 seconds East 137.40 feet; and

5) North 33 degrees 01 minutes 21 seconds East 40.00 feet to intersect the west side of said Reisterstown Road; thence binding thereon

6) South 42 degrees 30 minutes 00 seconds East 35.00 feet to the place of beginning.

Containing 0.114 acres of land, more or less.

Being a part of that land described in a deed dated May 21, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. 13990 folio 504 was conveyed by Alvin E. Friedman, Kenneth J. McFadyen, James J. Loftus and Daniel Menchel unto Applied Systems Properties, LLC.

Facility Engineering

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Welcome!

About Us

Facility Engineering Services Corporation is an industry leader in Building Automation, Network infrastructure, and Energy Management Systems. We specialize in the design, installation, integration and maintenance of facility subsystems including HVAC, Security and Surveillance, Electronic Access, Smoke Control and Lighting.

Information-Technology companies such as **Digex**, **GTE** , **Lucent**, and **MCI** depend on Facility Engineering and *Andover's* Network and Web-Based products to keep their switching sites, data centers and server farms functioning under strict environmental control and security.

Property and Construction Management firms such as **Bechtel**, **Computer Science Corporation**, and **Manekin** have partnered with Facility Engineering on multiple new-construction and renovation projects.

Health care facilities such as **Baltimore Washington Medical Center**, **Johns Hopkins**, **Doctor's Hospital**, **Good Samaritan**, **Montgomery General**, **Mt. Washington Pediatrics**, **the VA Hospital**, and many others have contracted us to install and maintain systems meeting a variety of facility-related needs.

From the web to wireless, intelligent infrastructure is quickly changing the business landscape. Facility Engineering offers value through innovative implementation of smart systems that integrate with your infrastructure. We have been serving the Baltimore and Washington area for over 10 years as a certified representative of Andover Controls, the technology leader in "intelligent buildings." Our products are used in over 50,000 structures Worldwide!

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Ret #5

Facility Engineering

History

Facility Engineering was founded in 1989 by individuals with over 80 years of collective experience in the HVAC and Controls industries. Their plan was to use their extensive knowledge, experience and strategic relationships to create a highly skilled, responsive, technology-based company. Their goal was to provide Building Automation Systems, HVAC, and Technology services to a market dominated by complacent multi-national companies insensitive to the specific needs and concerns of their clients. In 1991, Andover Controls, the world's third largest manufacturer of Building Automation Systems, recognized the integrity, competence and dedication of our team and made Facility Engineering its Certified Representative for the State of Maryland. Since 1991, our team of HVAC and DDC Technicians, Engineers, and Certified Energy Managers has performed successful, comprehensive HVAC and BAS designs, upgrades and installations for the likes of Johns Hopkins Hospital & University and the Department of the Army.

Headquarted in Reisterstown, Maryland, Facility Engineering possesses an extensive fleet of highly responsive, mobile service technicians ready to meet the needs of our clients. Our typical projects range from $25,000 to $400,000 and include the design, upgrading, installation and maintenance of Building Automation Systems and Mechanical/Electrical Systems of office buildings, corporate headquarters, hotels, retail facilities, information-technology facilities, health care facilities, and educational and government facilities.

Our mechanical service division provides HVAC, Chiller, Tower, & Boiler services for all sectors of business, including about ½ of all the Chillers for Baltimore County Public Schools.

Facility Engineering's longevity and success hinges on the firm's unrelenting commitment to "perfection with integrity", the strong loyalty and character of our employees, and the ability to provide innovative, state-of-the-art products and services. Our focus has always been the client. We strive to develop a clear understanding of their needs and implement timely and specific solutions to meet those needs.

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Facility Engineering

Services

- HVAC
- Automation
- Security
- Energy
- Technology

To maintain a competitive position in a highly competitive marketplace, Facility Engineering has created five strategic divisions to provide our clients with a full range of specialized services...

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Facility Engineering

Credentials

Licenses Held

Reg. Masters HVACR No. 5139, State of Maryland
Reg. Master HVAC No. 1054, Anne Arundel County
Reg. Master Plumber No. M-3364, State of Maryland
Reg. Master Gasfitter No. 400, State of Maryland
Maryland Contractor's License #900603
Commonwealth of Virginia Class A Contractor's License
State of Maryland First Grade Engineer
City of Baltimore Prequalification
Baltimore County Prequalification
State of Maryland Underground Storage Tank Certification
Certified Controls Systems Technician (Instrument Society of America)
National Board, Boiler and Pressure Vessel Inspector
Certifications held for Trane, Dunham Bush, York, Carrier, Liebert, and many others.
Certifications held for Power Flame, Cleaver Brooks, York-Shipley, and many others.
Certifications held for Andover Controls, Siemens (Landis), Barber-Coleman, and others.
Certified Energy Manager
Professional Engineers Certificate (Pennsylvania and Maryland)

References

Mr. Bernard Quinn
Senior Mechanical Engineer
Bechtel Corporation
(301) 228-7348

Mr. Charles Devaud
Executive Vice President
Westminster Union Bank
(410) 727-0600

Mr. Anatoly Gimburg
Director of Facilities
Johns Hopkins Hospital
(410) 955-7537

Mr. Mark Vignerot
Vice President of Facilities
Boat America Corp.
(703) 461-2878

Mr. Lou Potash
Facilities Engineer
Rummel, Klepper & Kahl
(410) 889-3061

Mr. Robert Awadat
Facilities Manager
Digex, Inc.
(240) 299-1536

Mr. Joshua Scott
Manufacturing Engineer
Flowserve
(410) 550-1558

Mr. Jerry Dyer
Facilities Manager
Doctors Community Hospital
(301) 552-8168

Mr. Harold Pickett
Vice President of Facilities
Montgomery General Hospital
(310) 774-8770

Mr. Ray Kaliush
Project Engineer
Dept. of General Services
(410) 767-6507

Mr. Mike Scheiner
Merritt Properties
Director of Facilities
(410) 298-2600

Mr. Robert Williams
Director of Facilities
Manekin Property Management
(410) 727-6802

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 04 **Account Number** - 0413021000

Owner Information

Owner Name:	APPLIED SYSTEMS PROPERTIES LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	630 MAIN ST REISTERSTOWN MD 21136-1910	**Deed Reference:**	1) /13990/ 504 2)

Location & Structure Information

Premises Address
630 MAIN ST

Legal Description
WS MAIN ST
630 MAIN ST
231 NW WALSTON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	23	858						2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	1,062 SF	32,670.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	59,200	118,100		
Improvements:	98,000	99,300		
Total:	157,200	217,400	197,332	217,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MULLINIX NATHALIE	**Date:**	08/27/1999	**Price:**	$110,500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/13990/ 504	**Deed2:**	
Seller:	LOGSDON AGNES M	**Date:**	06/13/1991	**Price:**	$129,500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 8821/ 305	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

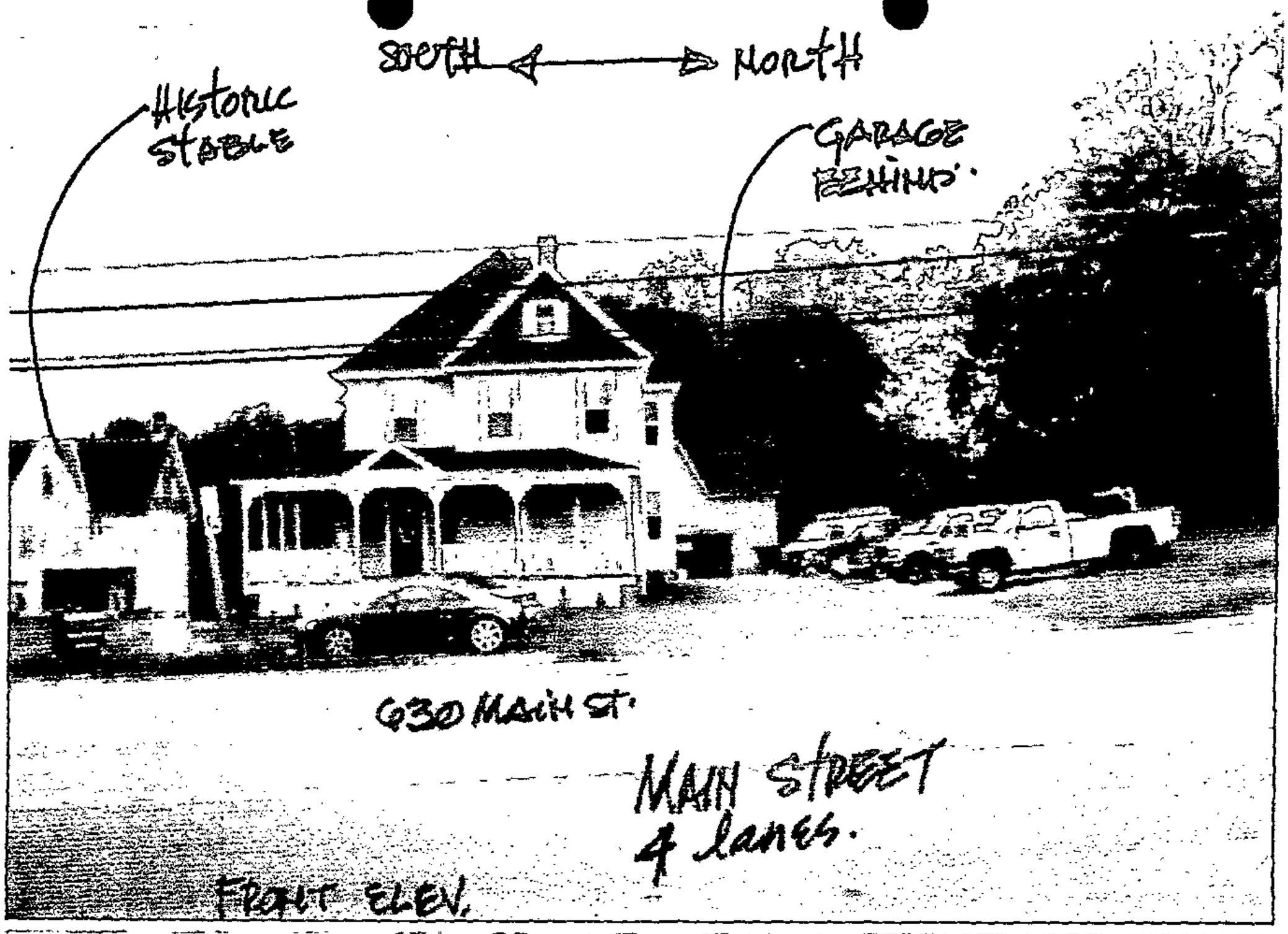
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

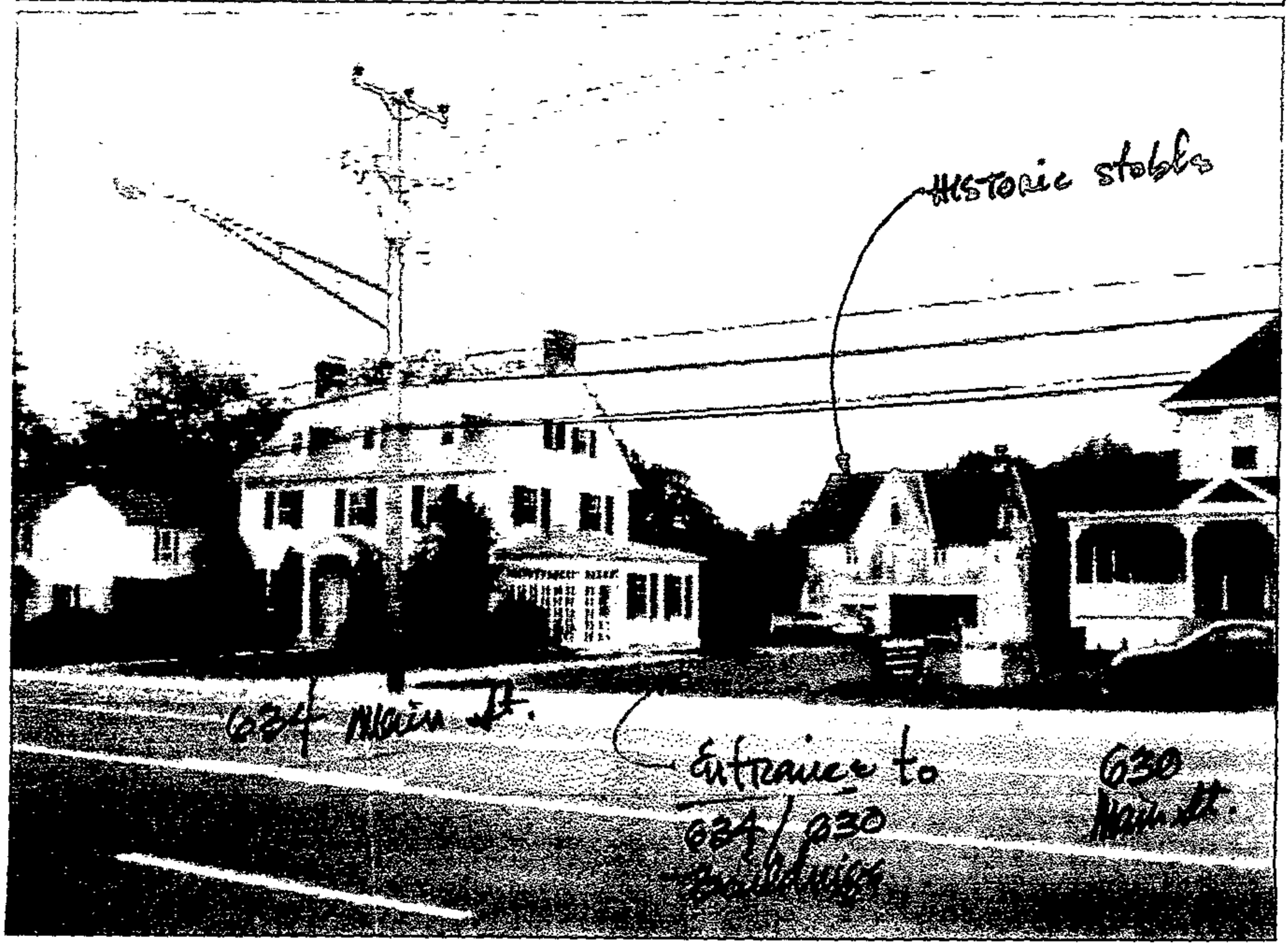
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

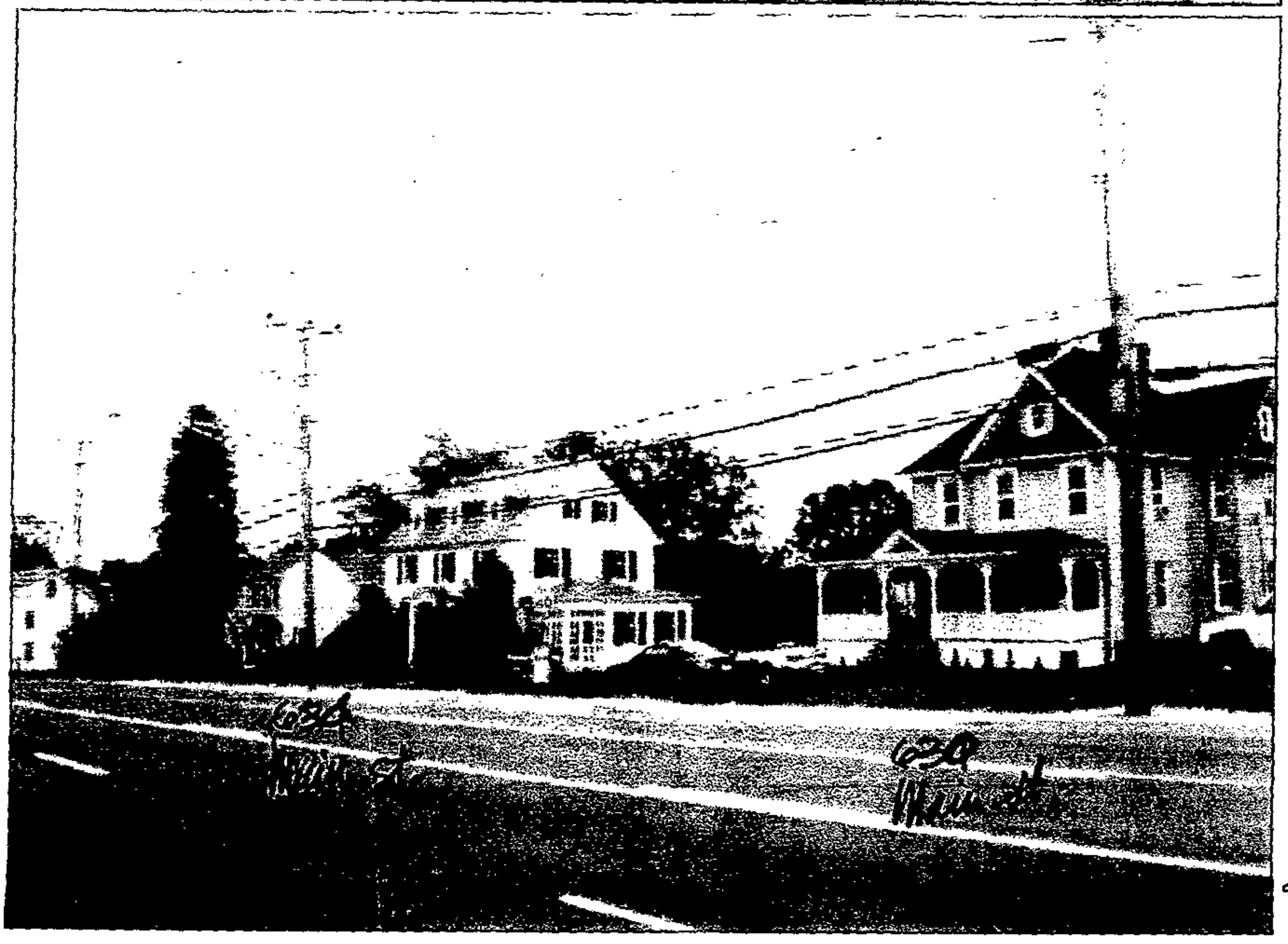
* NONE *

Pet Ex 7

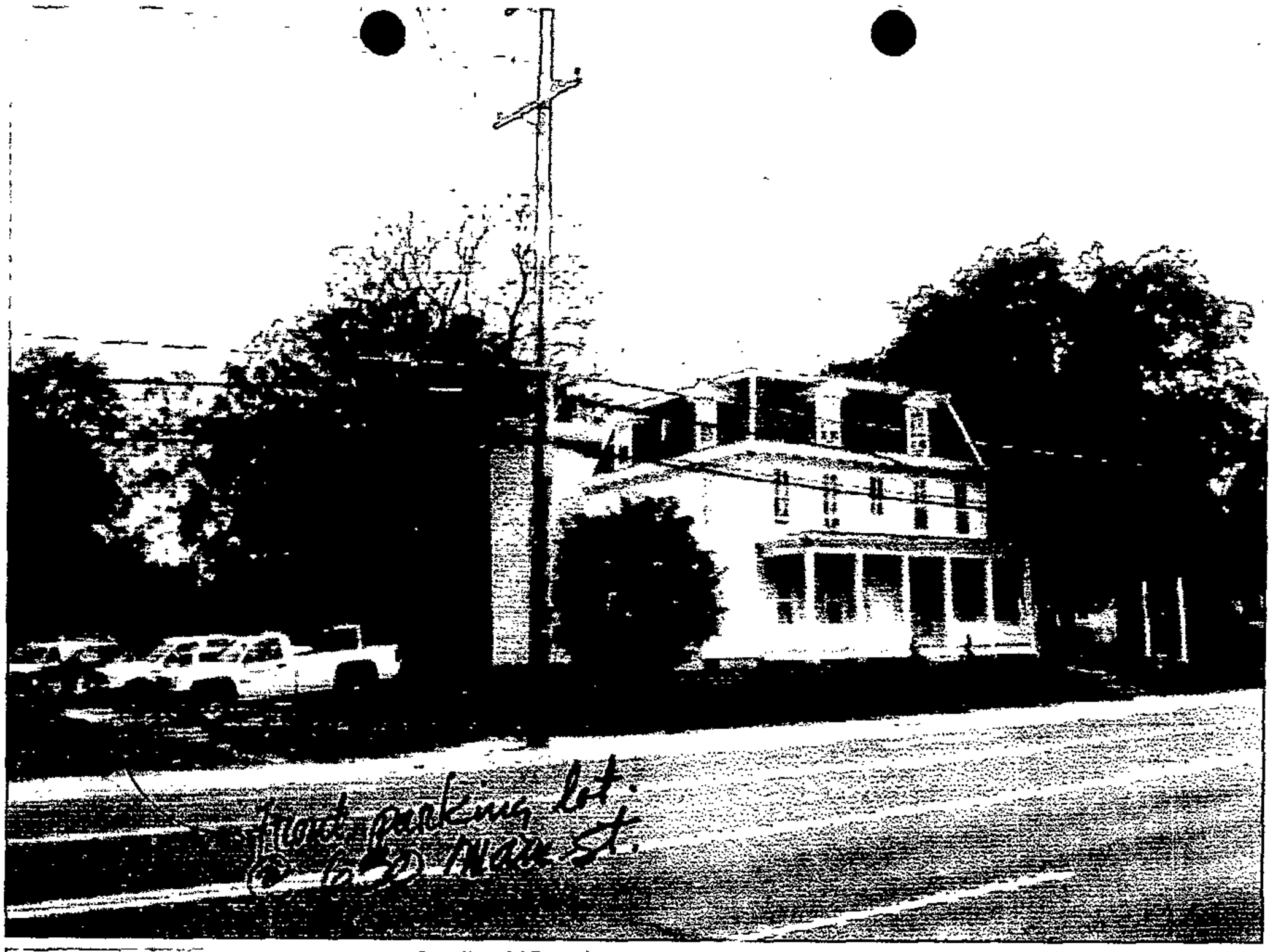

SOUTH
NORTH
Historic Stable
GARAGE BEHIND
630 MAIN ST.
MAIN STREET
4 lanes.
FRONT ELEV.

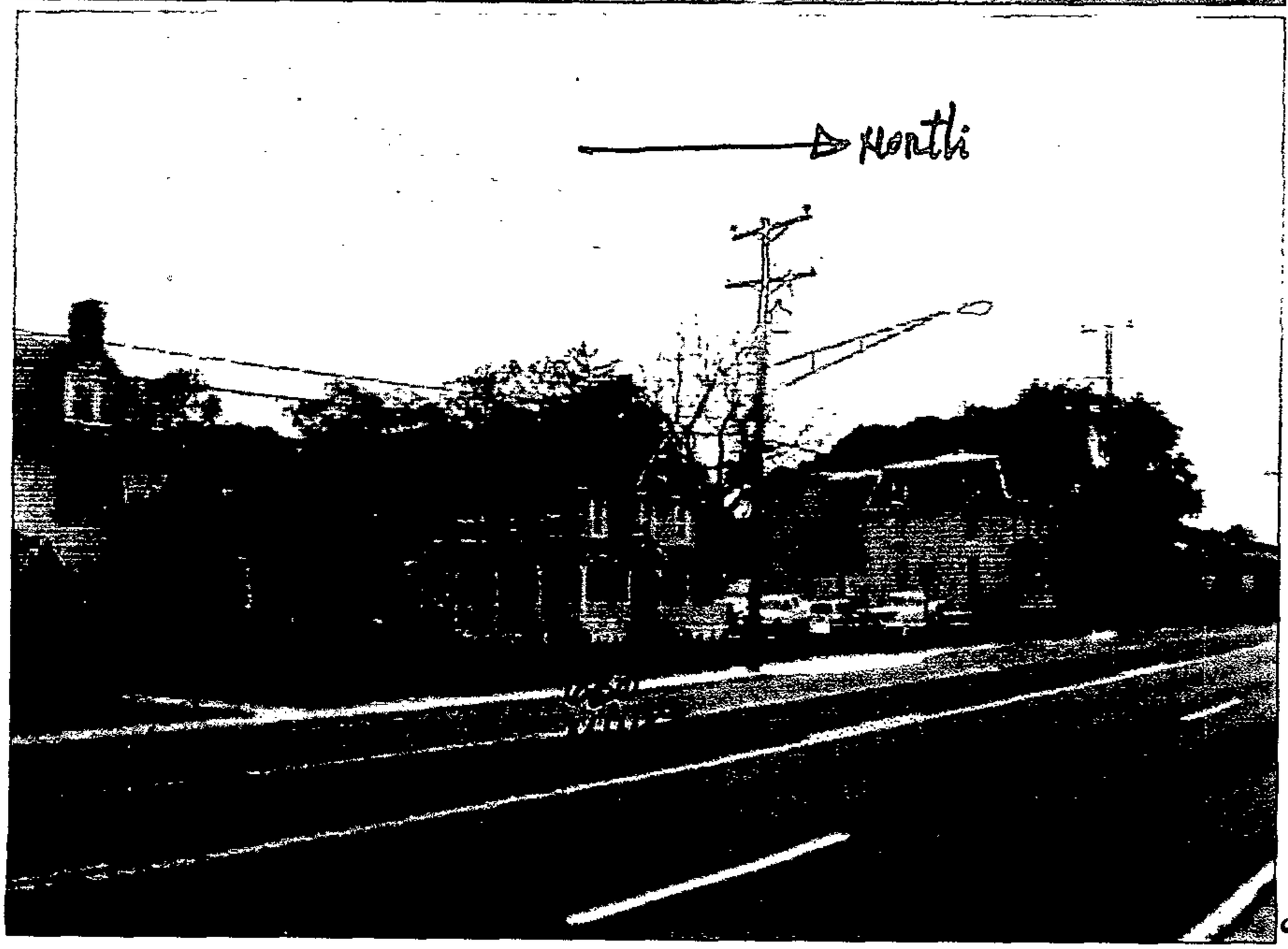

Historic stables
624 Main St.
Entrance to
624/630
630
Main St.

Pit #2A



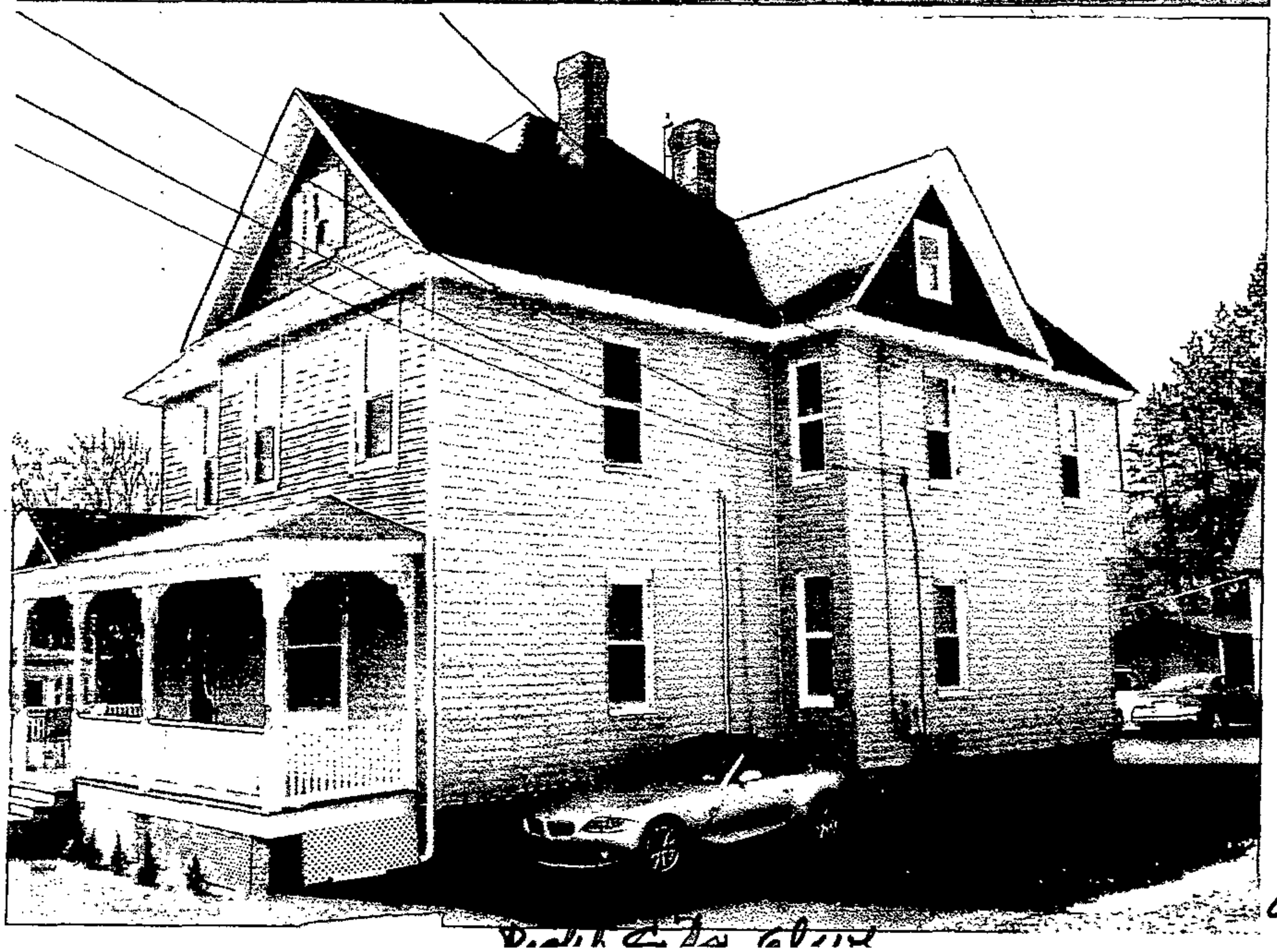
2-28





3

2c



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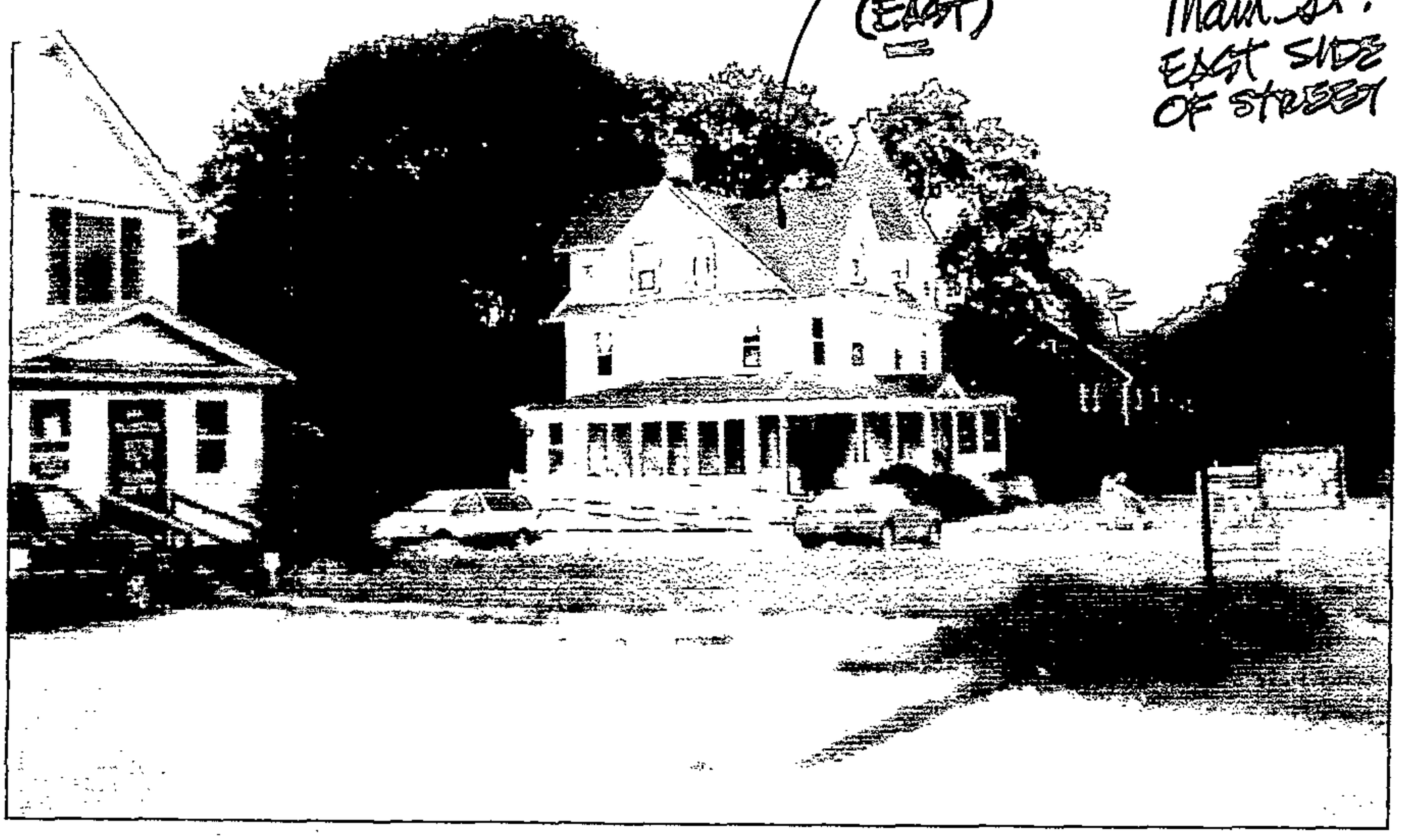
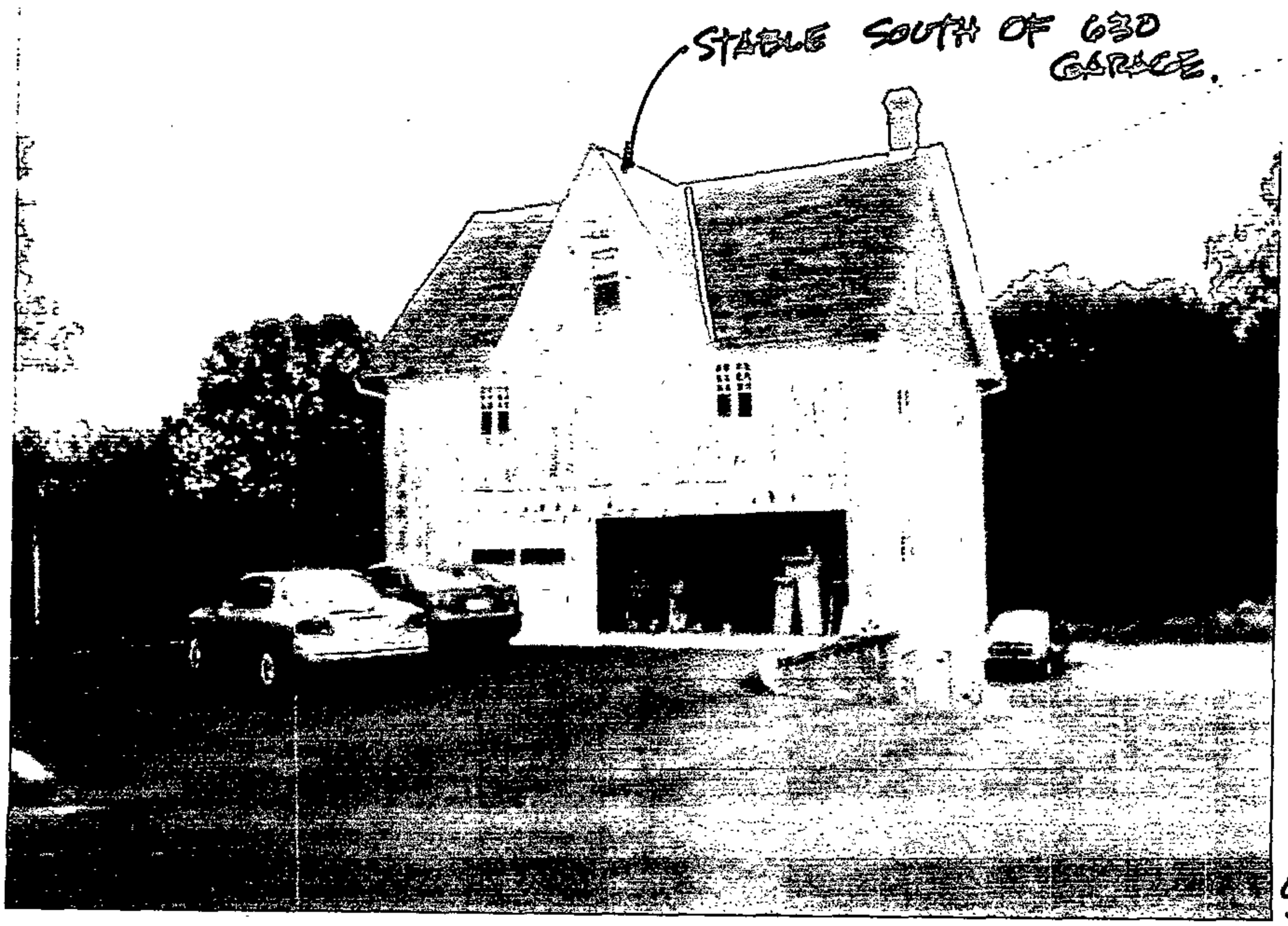
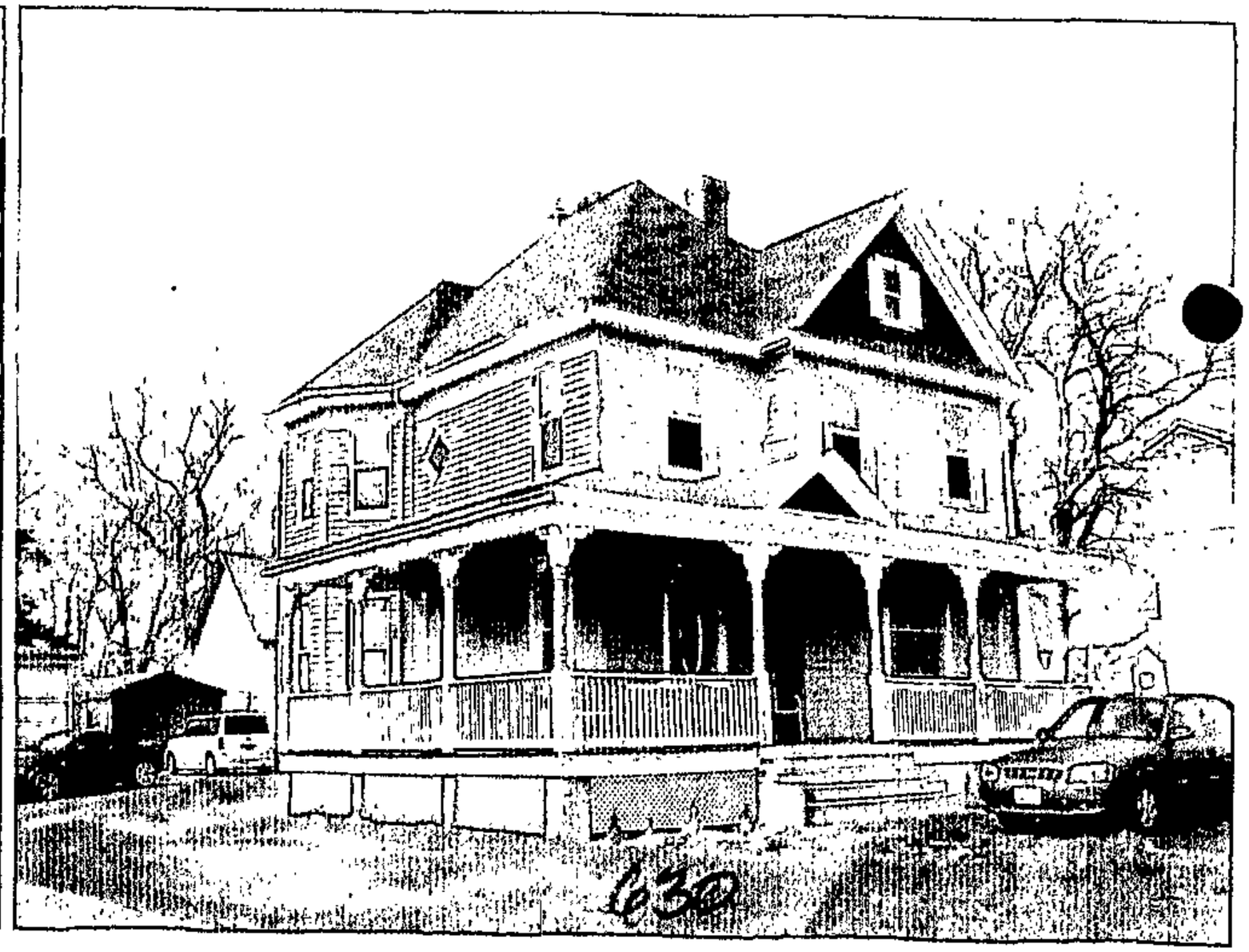

BUILDING
(EAST)
Main St.
EAST SIDE
OF STREET

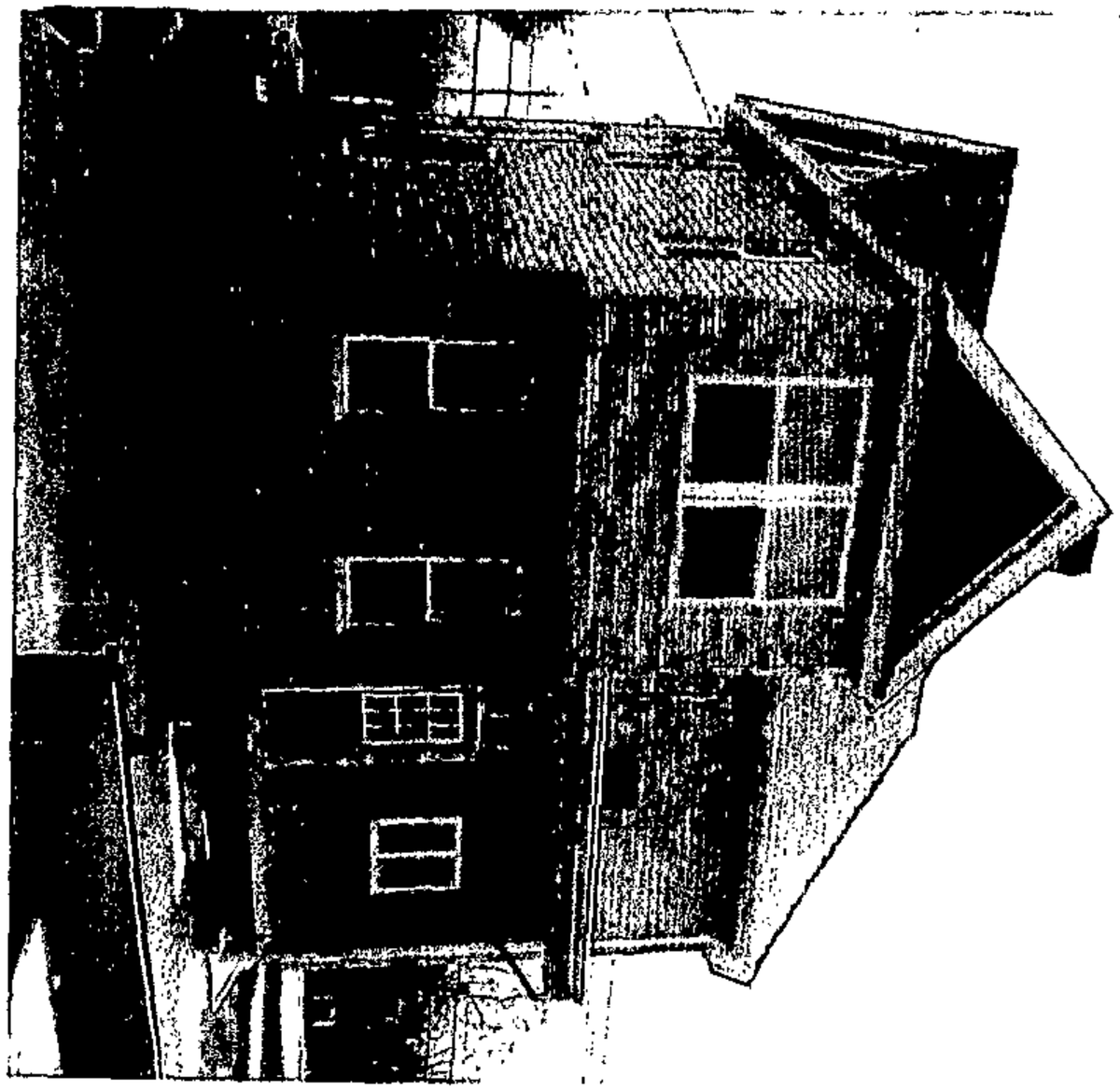

STABLE SOUTH OF 630
GARAGE.

5

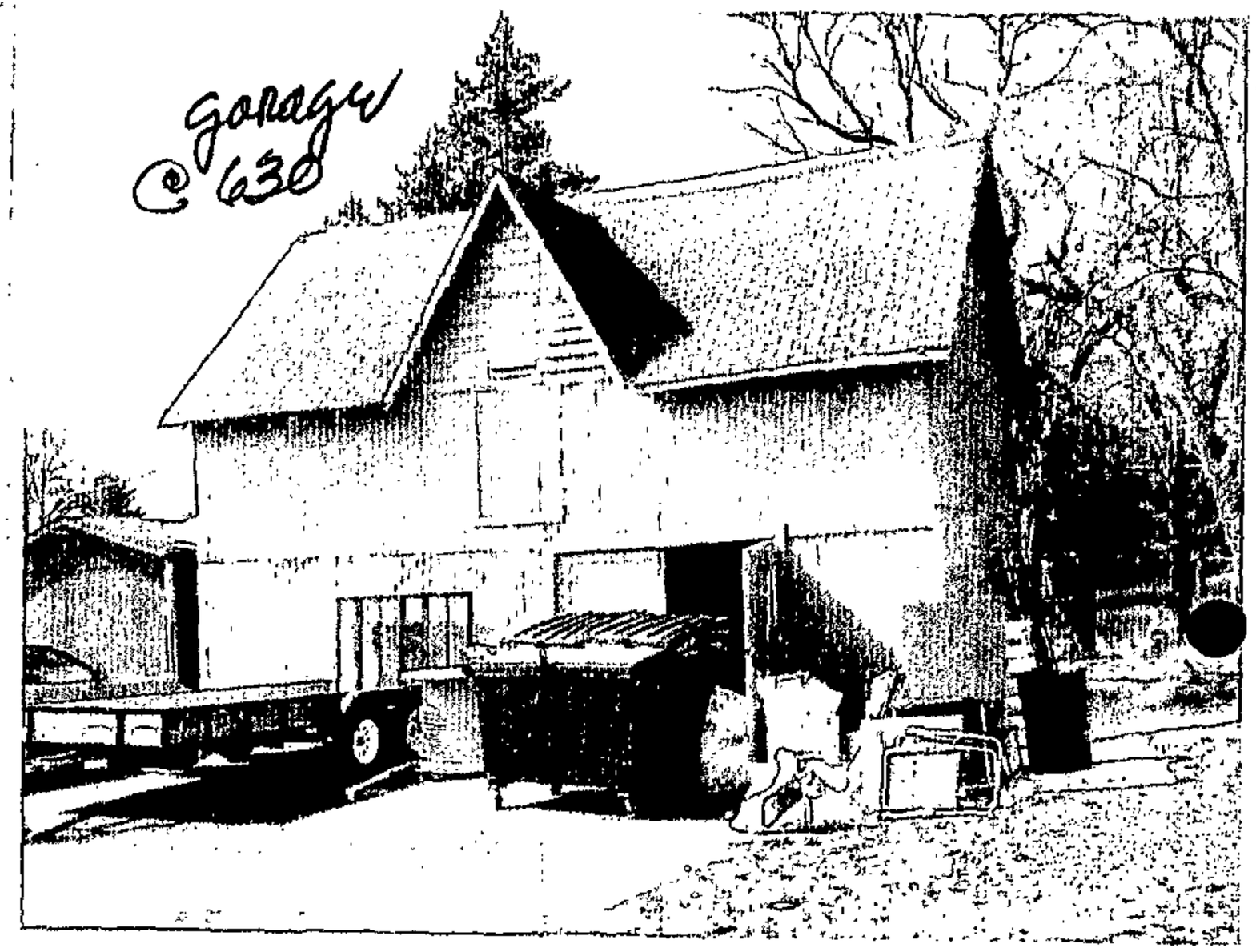
2E

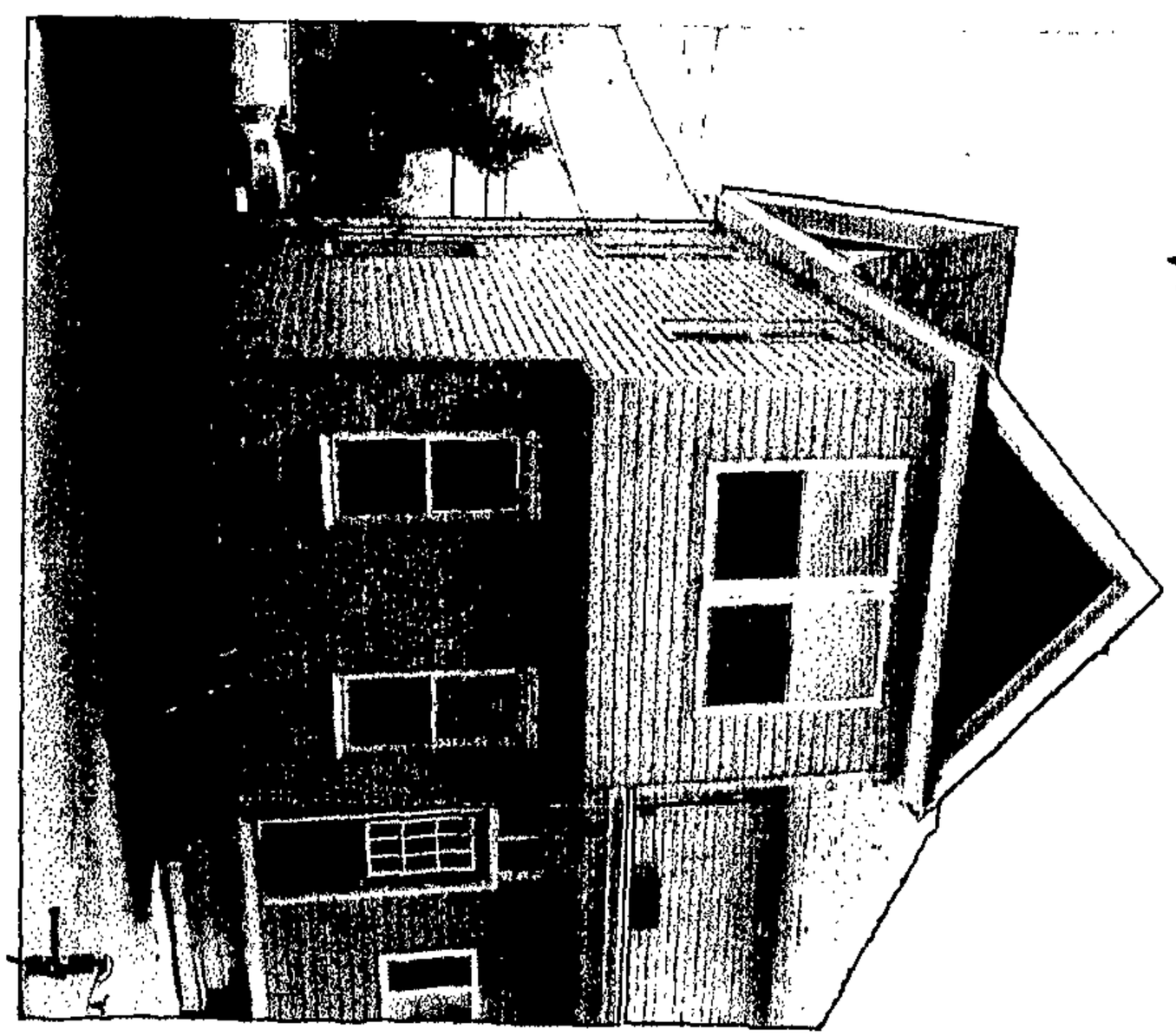


3R



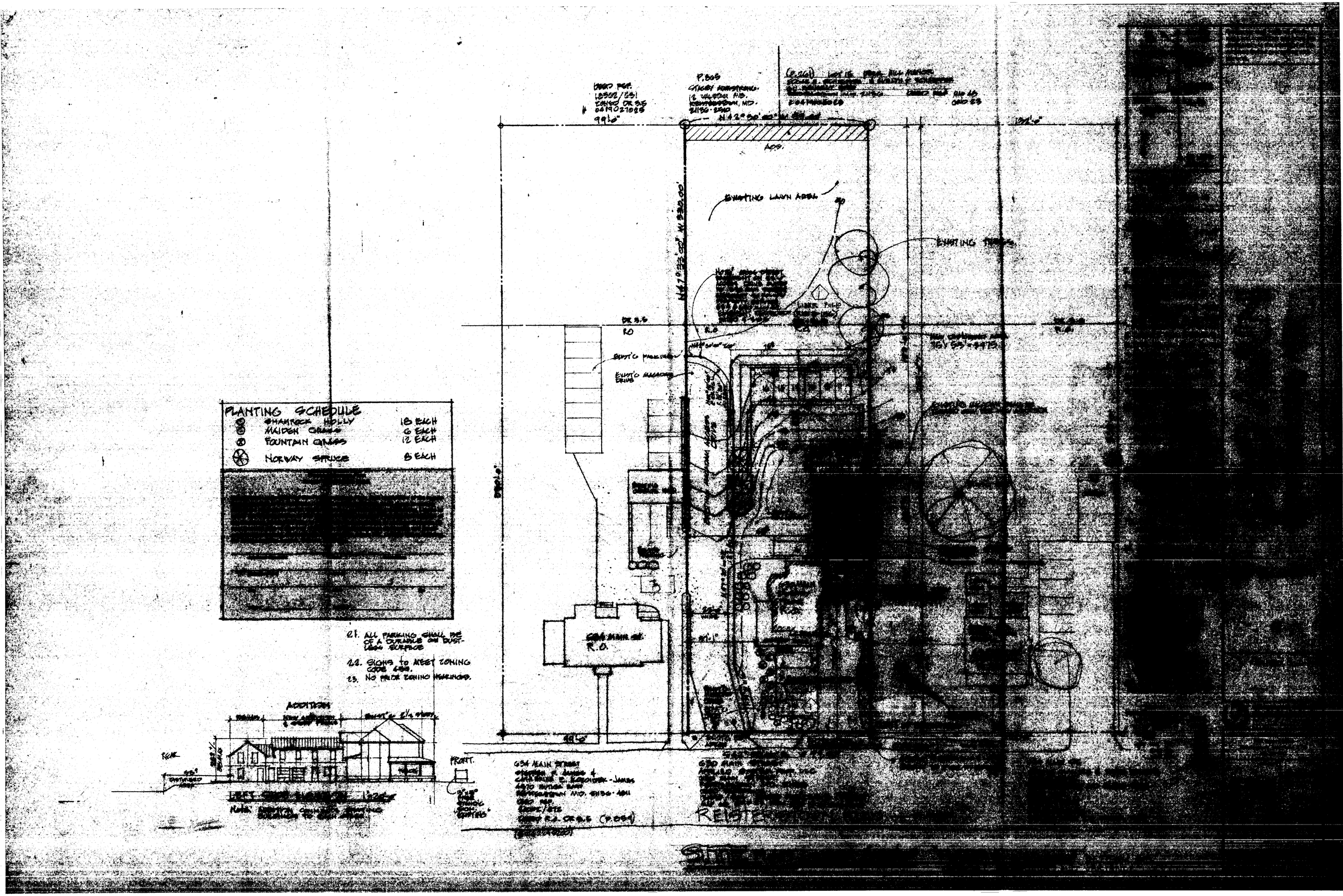
Rear 630

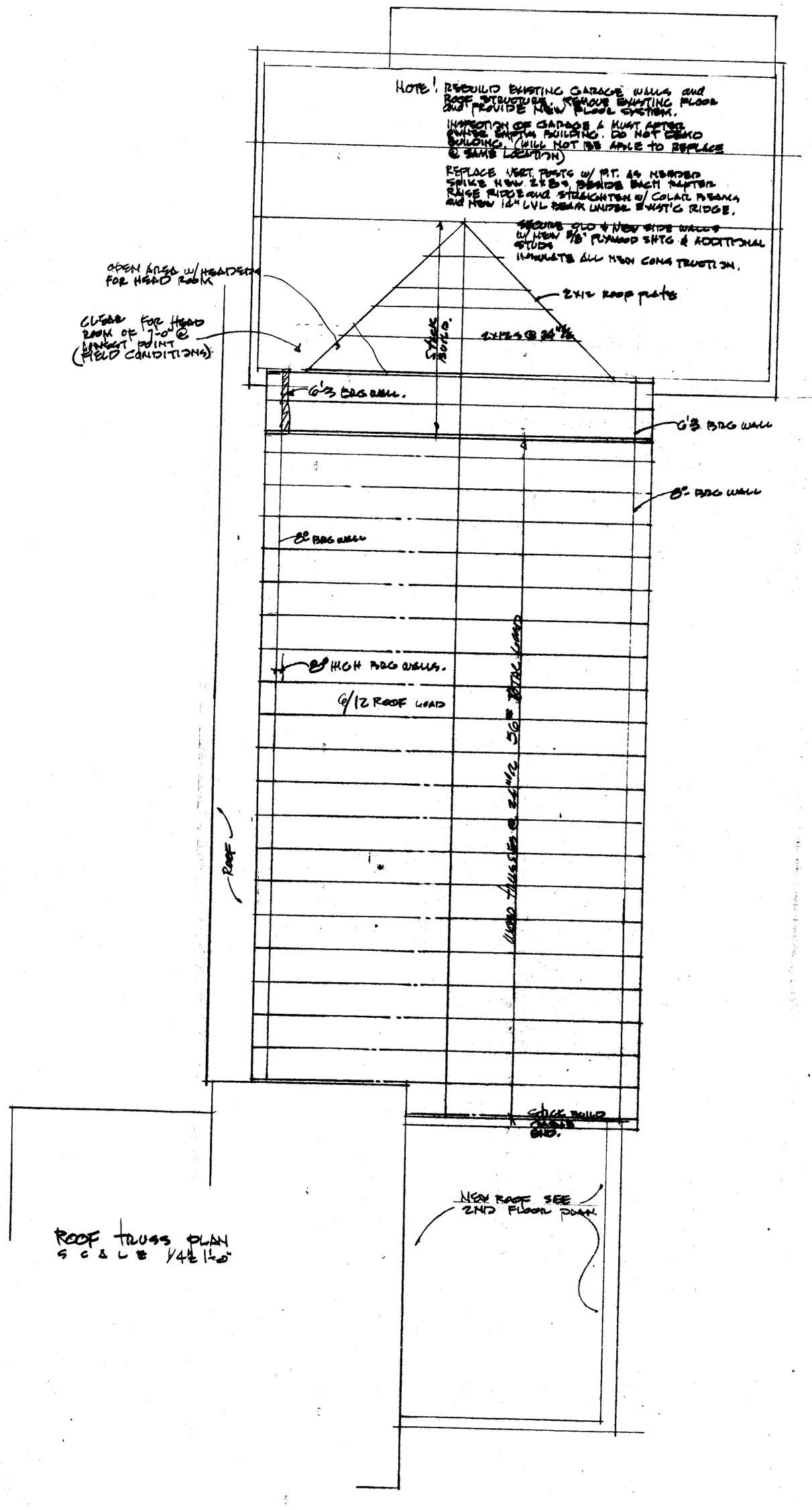




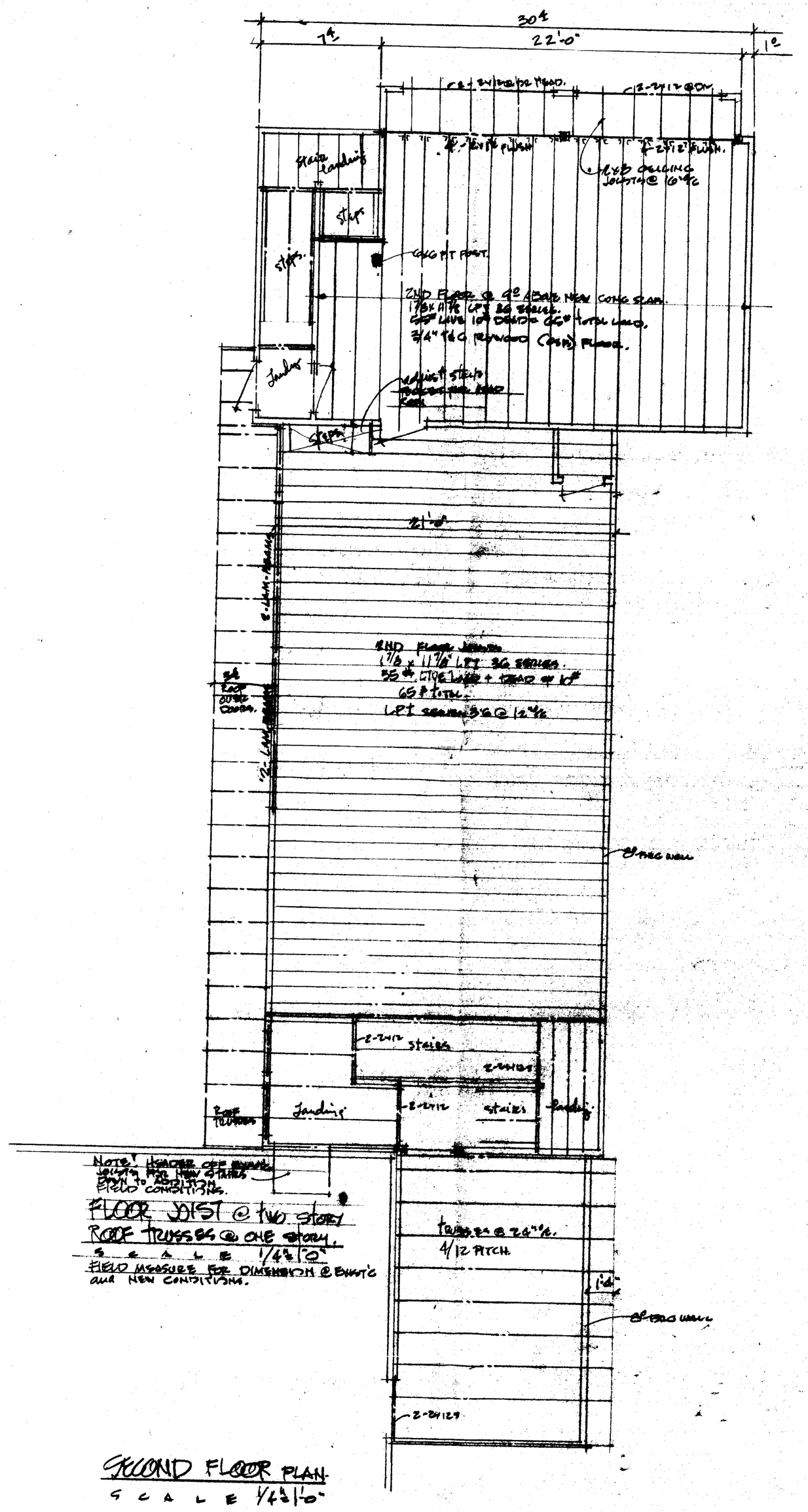
Rear 630

26


PLANTING SCHEDULE
SHAMROCK HOLLY 18 EACH
MAIDEN GRASS 6 EACH
FOUNTAIN GRASS 12 EACH
NORWAY SPRUCE 8 EACH
EXISTING LAWN AREA
EXISTING TREES
ADDITION
FRONT
REVISED



ROOF TRUSS PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

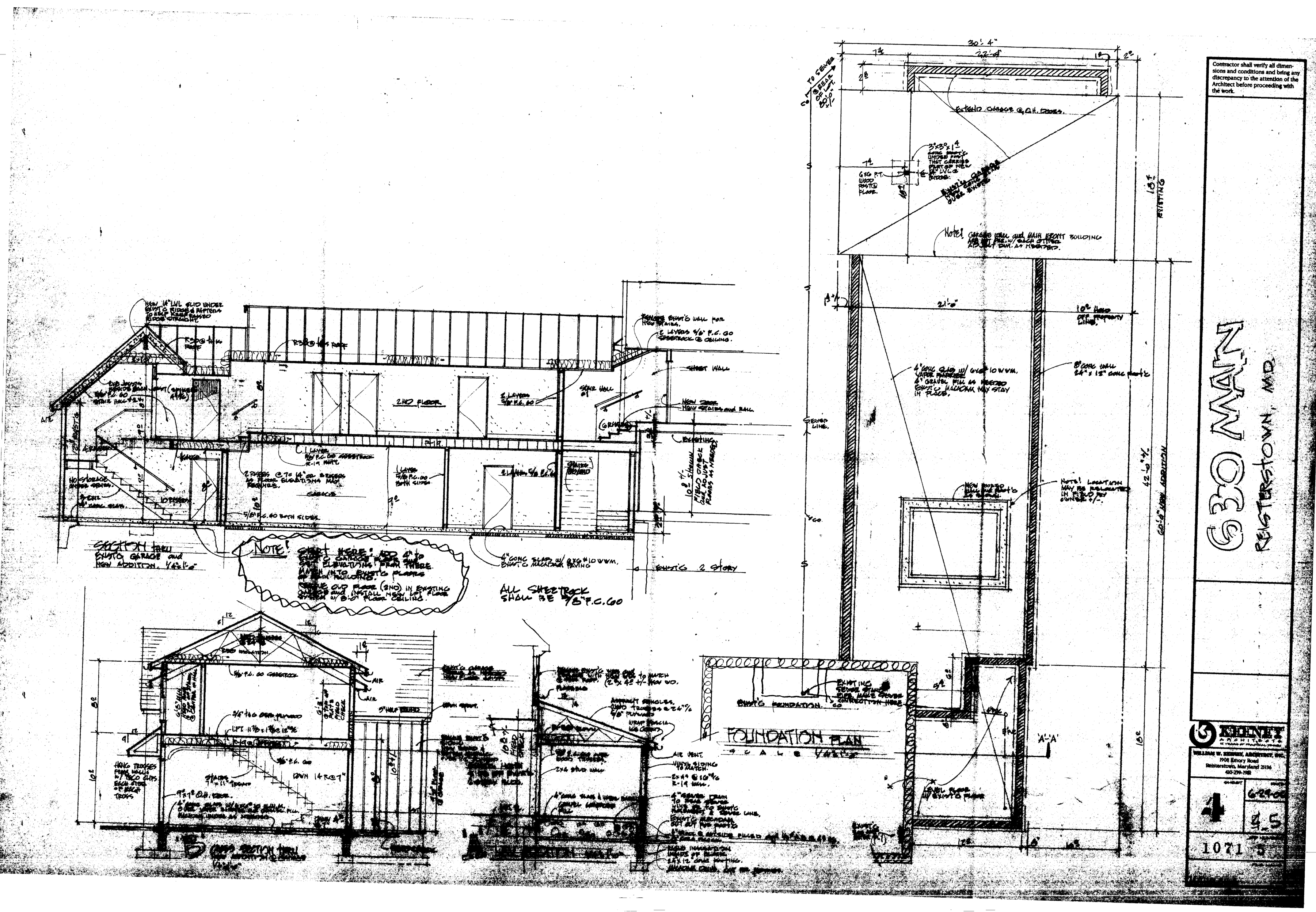
Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

MAIN
639 OWINGSTOWN RD
REISTERSTOWN

KENNY ARCHITECTS

WILLIAM W. KENNY, ARCHITECT, INC.
1908 Emory Road
Reisterstown, Maryland 21136
410-239-1981

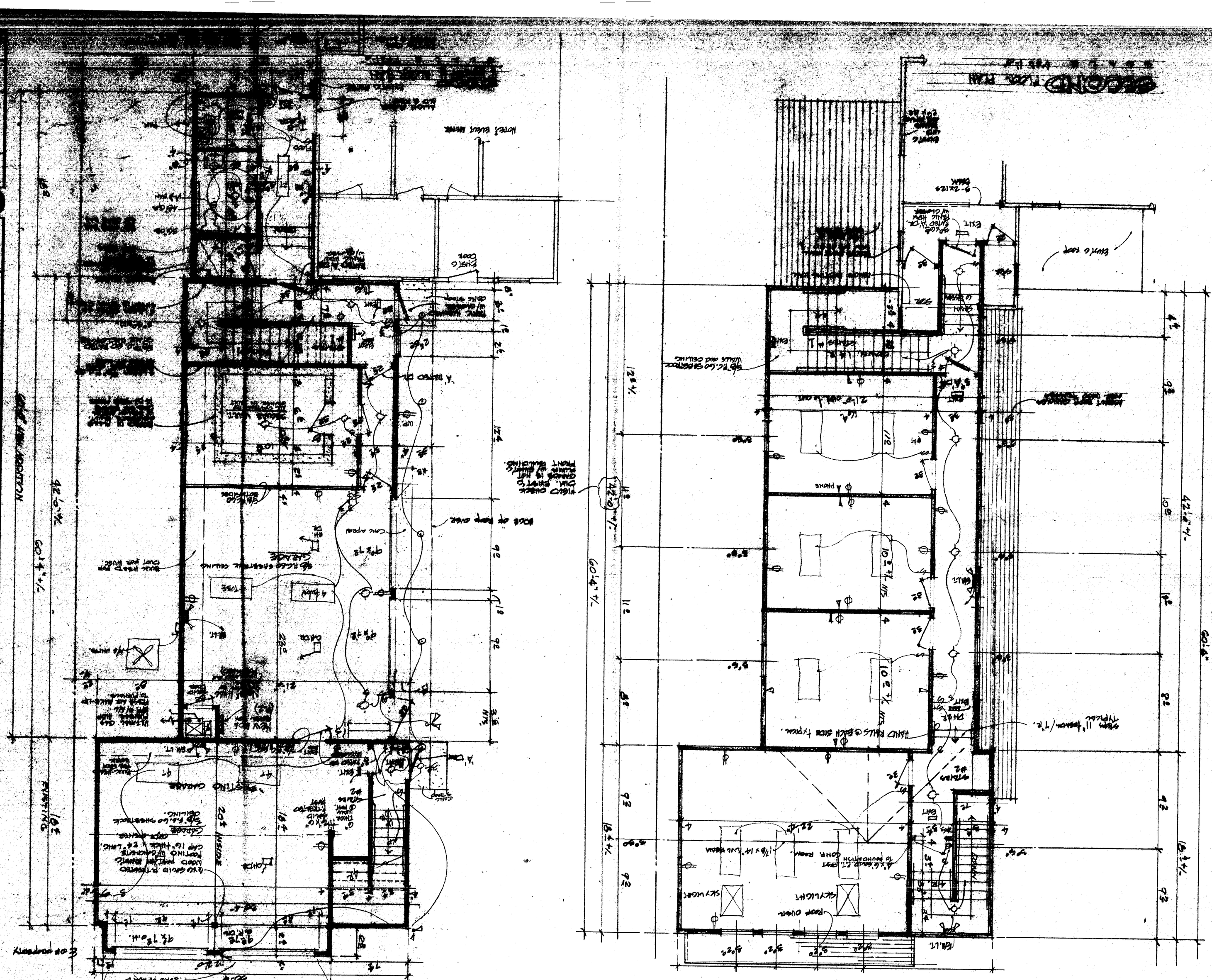
SHEET	DATE
5	6-24-02
	5 of 5
1071	5
Mabelduc	

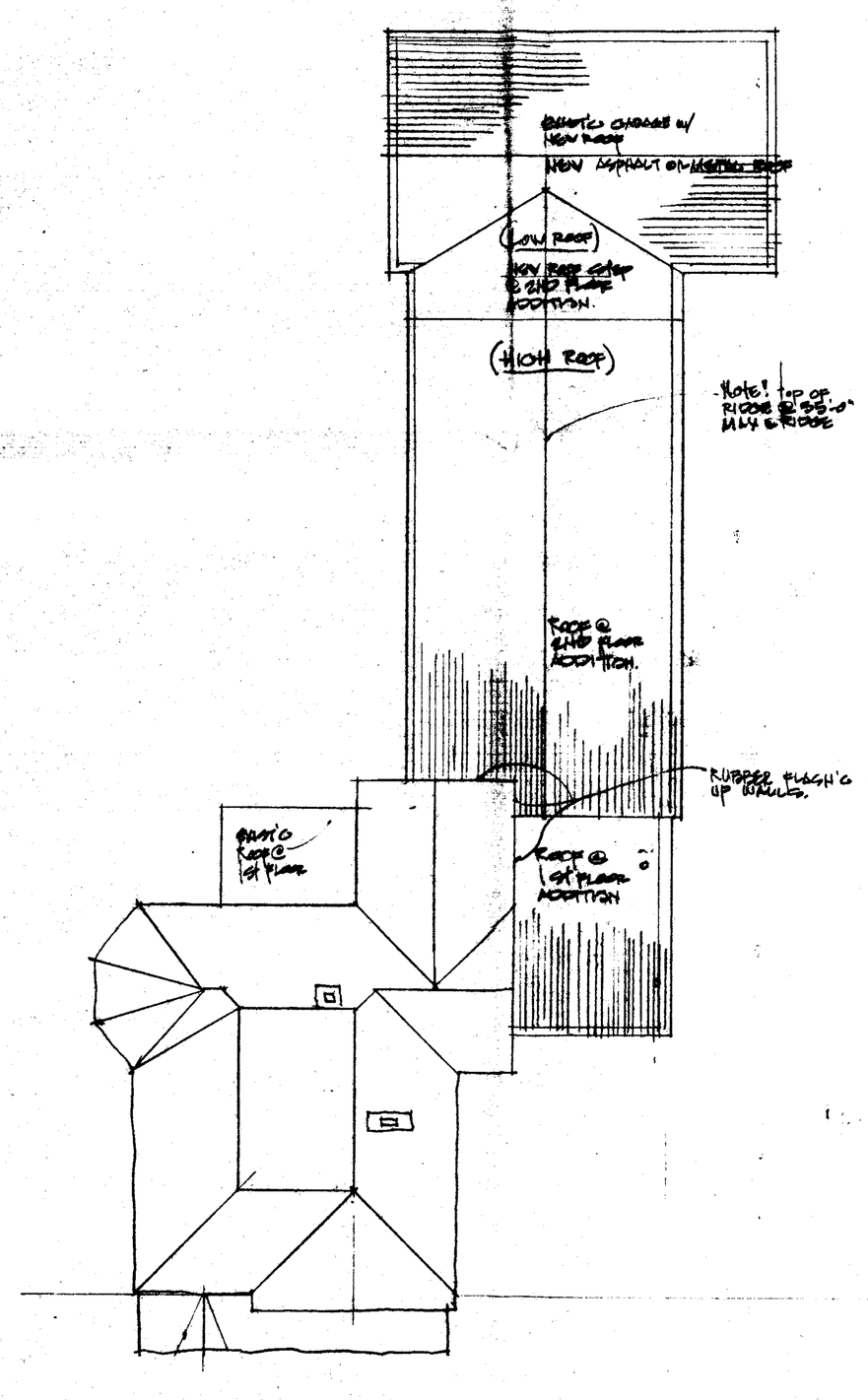

2ND FLOOR
SHEET WALL
EXISTING
GARAGE
NO STORAGE
SECTION THRU EXISTG GARAGE and NEW ADDITION
NOTE!
ALL SHEETROCK SHALL BE 5/8" F.C.GOO
EXISTG 2 STORY
FOUNDATION PLAN
SCALE
EXTENDED GARAGE @ O.H. DOORS.
Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.
NEW ADDITION
REISTERSTOWN, MD
KENTY ARCHITECTS
WILLIAM W. KENTY, ARCHITECT, INC.
1908 Emory Road
Reisterstown, Maryland 21136
410-239-1918
4
6-29-00
4.5
1071 5

630 MAIN

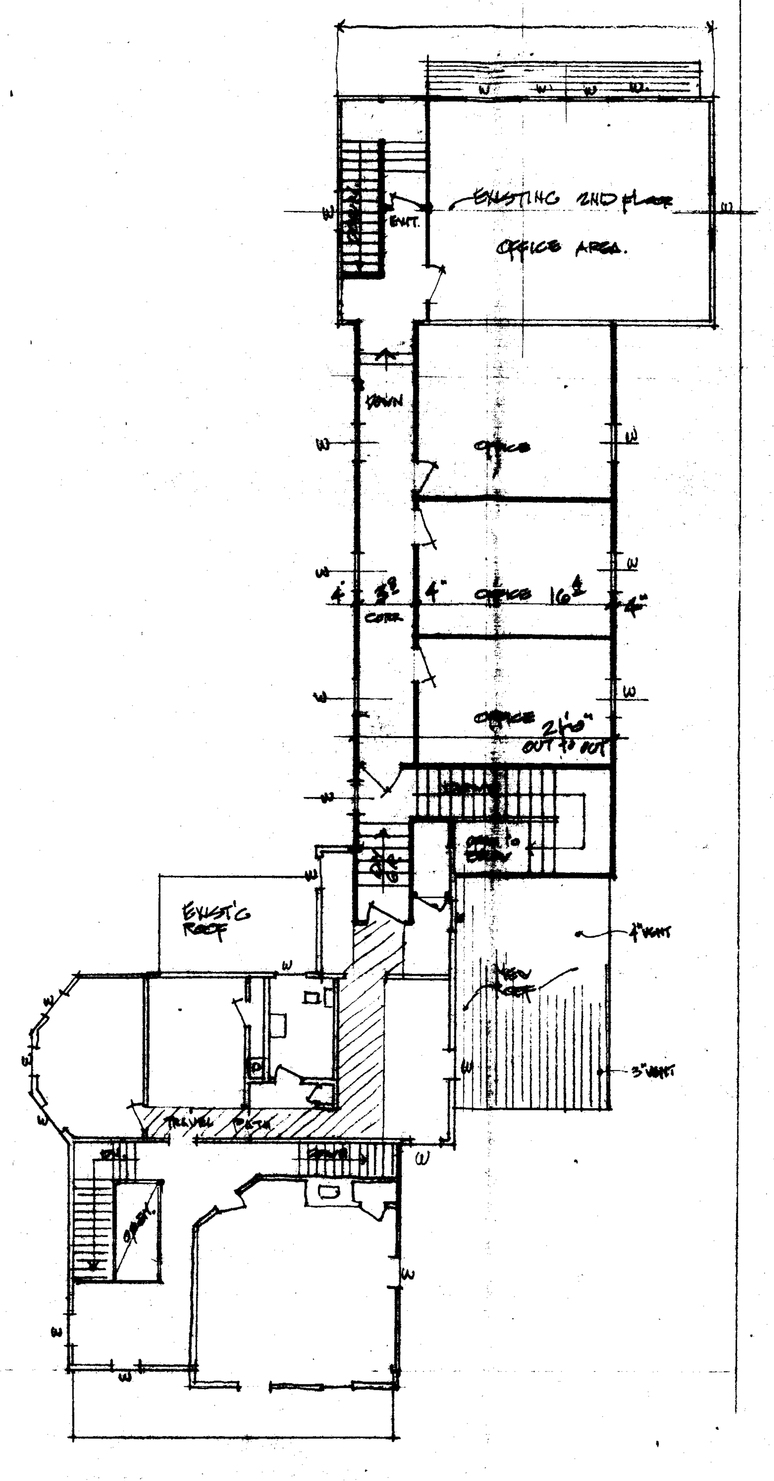
REISTERSTOWN, MD

Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

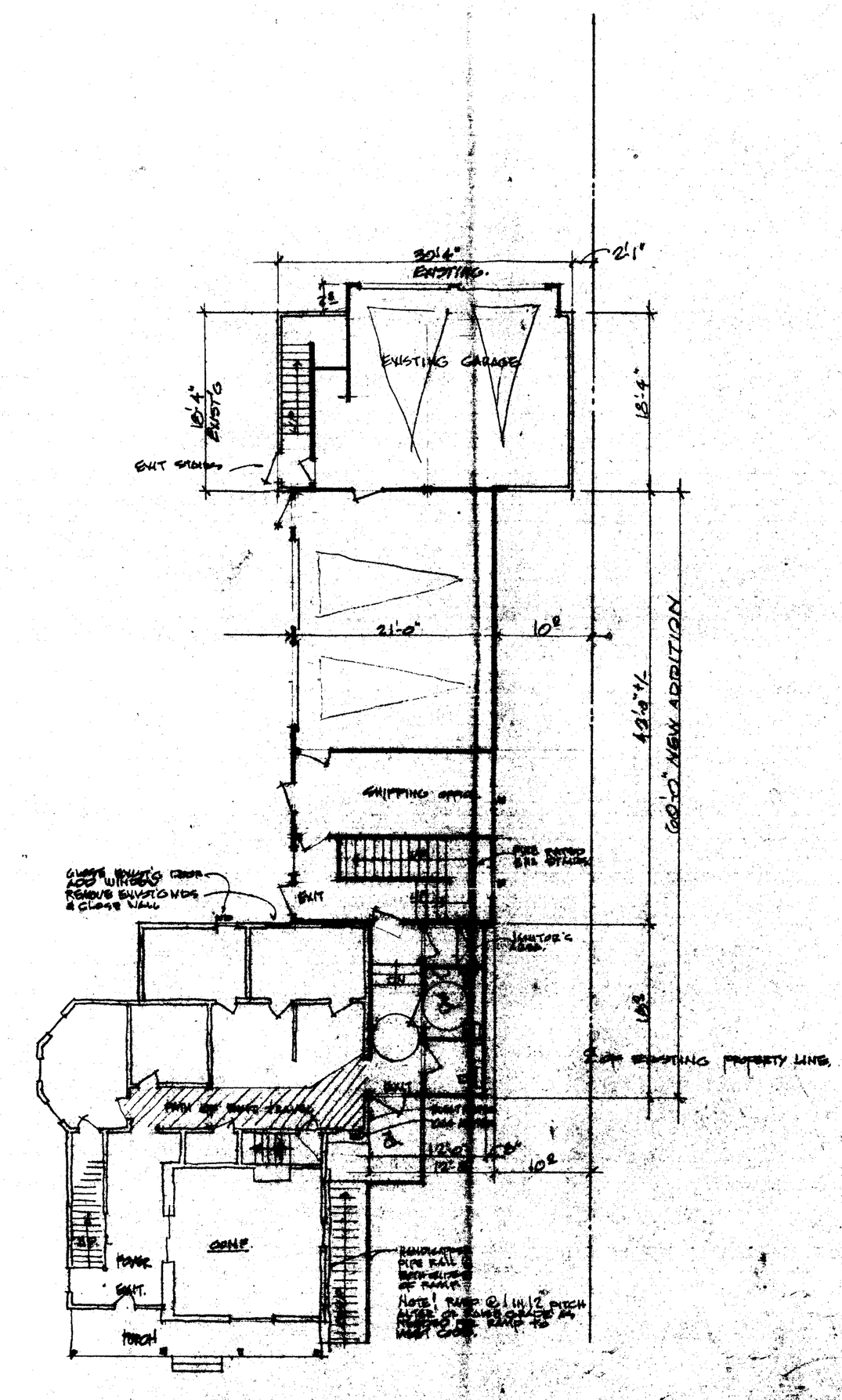




ROOF PLAN @ NEW ADDITION
and EXISTING SCALE 1/8" 1'-0"



SECOND FLOOR PLAN SHOWING
EXISTING AND 2ND FLOOR
CONNECTION BETWEEN EXIST'G
BUILDINGS. 1/8" 1'-0"



FIRST FLOOR EXIST'G w/ NEW
ADDITION CONNECTING TO CHURCH
1/8" 1'-0"

Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

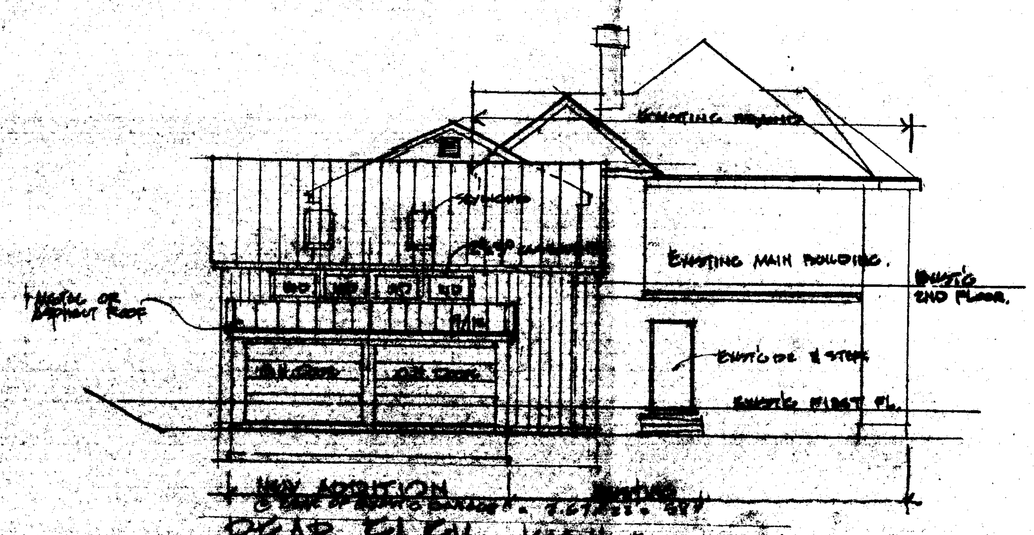
MAIN
REISTERSTOWN, MD.

NEINT
ARCHITECTS
Reisterstown, Maryland 21136
410-239-7931

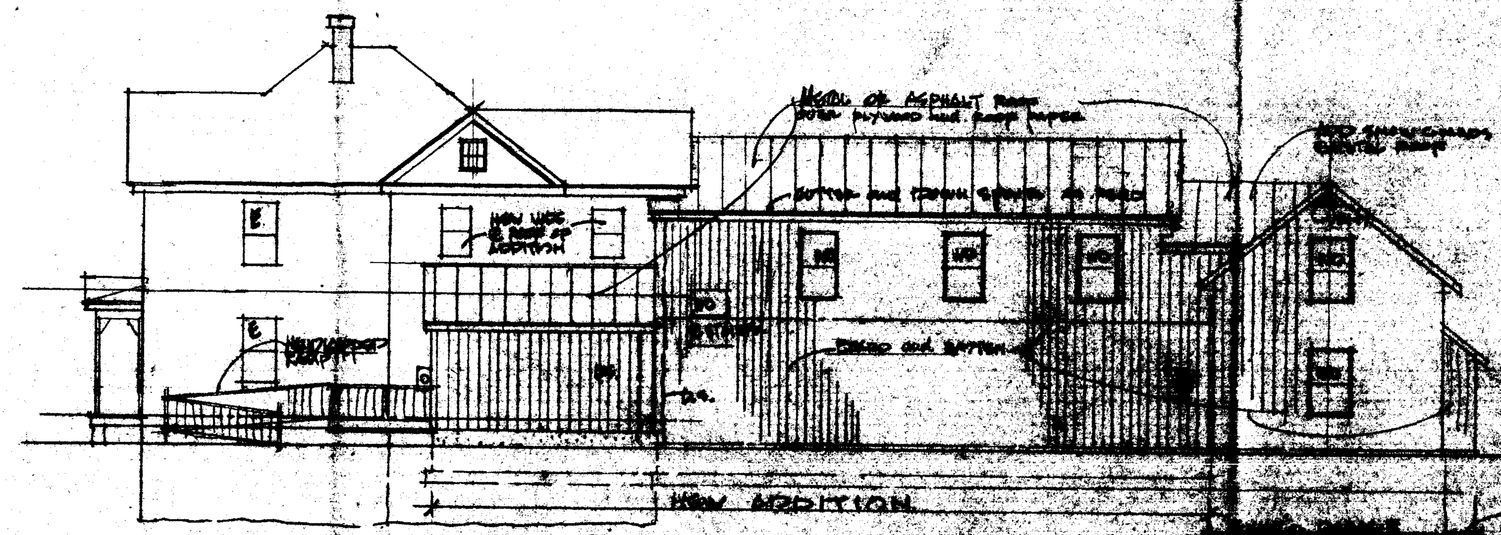
2

1071 3

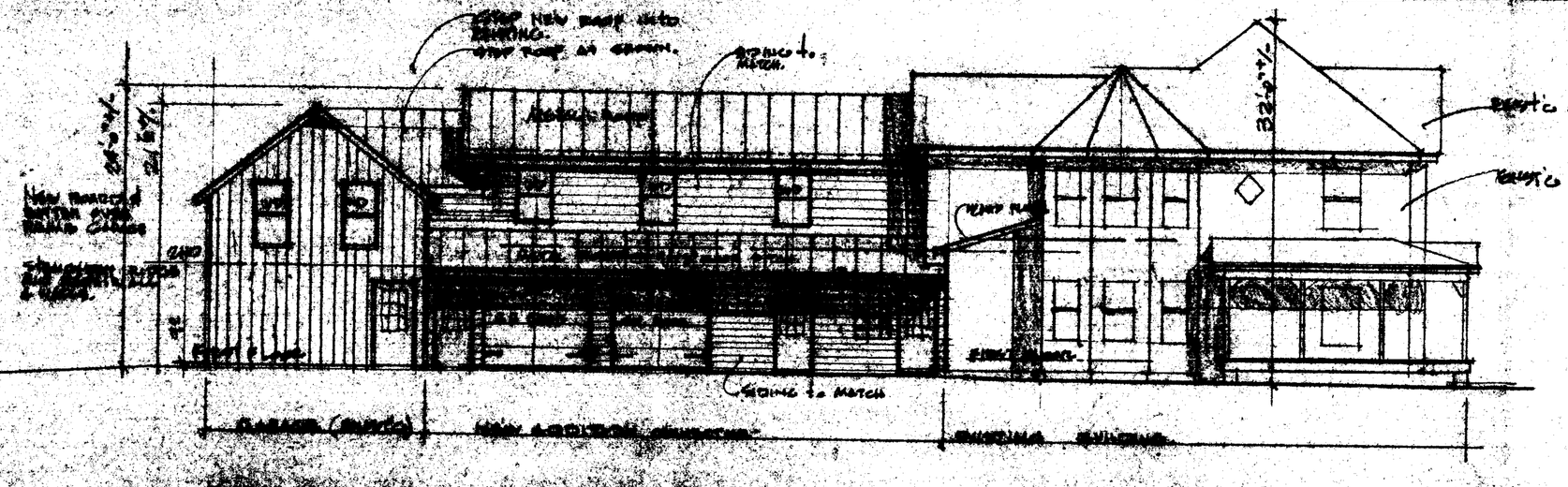
Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

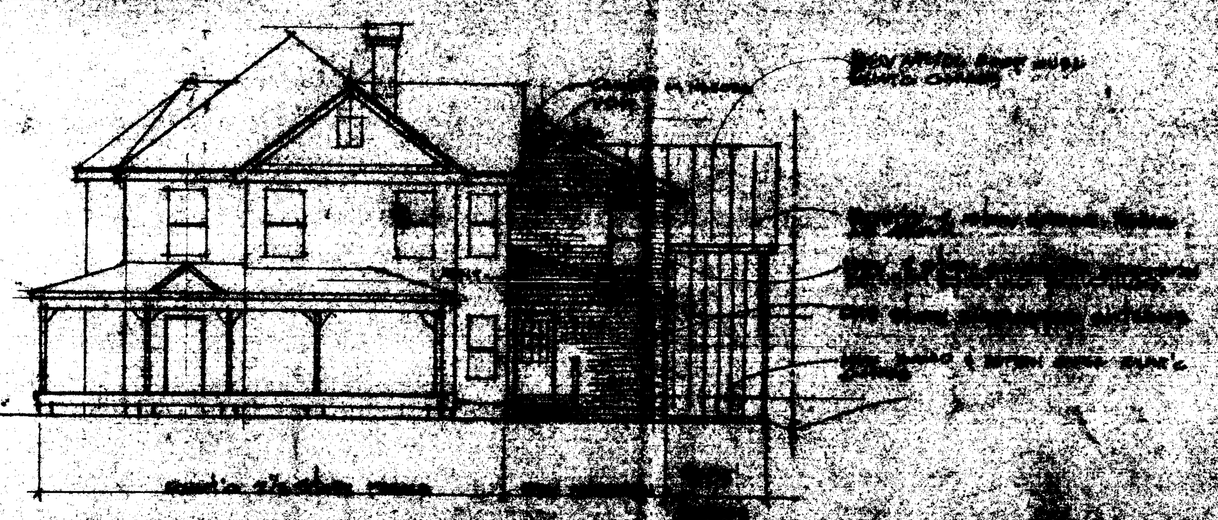


REAR ELEV 1/8"=1'-0"



RIGHT SIDE ELEV 1/8"=1'-0"





NEW MAIN

3

1