RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** NE/Side of York Road (MD Route 45), 950' S of Intersection of York Road and Old Harris Mill Road **(21429 York Road)** 7th Election District 3rd Council District	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY
Ruth S. Thompson, et al – *Legal Owner* Randy Slaysman – *Contract Purchaser* Petitioners	* * *	**Case No. 2009-0231-SPHA**

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Ruth Thompson, owner of the property, and Randy Slaysman, the contract purchaser, through their attorney, Lawrence E. Schmidt, Esquire. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking an interpretation and approval of: **(1)** A modified parking plan as shown on the Petitioners' site plan per B.C.Z.R. Section 409.12; **(2)** The retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to B.C.Z.R. Section 104; **(3)** The continued use of the rear building as a non-conforming meat processing facility pursuant to B.C.Z.R. Section 104; **(4)** A zoning use division line(s) as shown on the plan per B.C.Z.R. Section 102.2; **(5)** The front, rear and side yard setbacks to remain un-landscaped and in their current state pursuant to B.C.Z.R. Section 259.3.C.3.a; **(6)** The gross floor area on the first floor and the gross floor area to be calculated as shown on the plan pursuant to B.C.Z.R. Section 259.3.C.1(a); **(7)** To confirm the Contract Purchaser's proposed operation is permitted under the Business Major Use regulations specified in B.C.Z.R. Section

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233.1; **(8)** That a historic residential structure may remain attached by a covered walkway to a commercial building, and **(9)** That the existing landscaping as described on the Petitioners' site plan may remain as shown.

In addition, variance relief is requested as follows: **(1)** *For Existing Building 1* - An existing front yard setback to the property line of 0 feet in lieu of the required 15 feet and an existing side yard setback to the property line of 8.3 feet in lieu of the required 15 feet pursuant to B.C.Z.R. Section 259.3.C.2; **(2)** *For Existing Building 2* - A front yard setback to a zoning division line of 13.6 feet in lieu of the required 15 feet, an existing side yard setback to a property line of 7.6 feet in lieu of the required 15 feet and an existing rear yard setback to a property line of 5.6 feet in lieu of the required 15 feet pursuant to B.C.Z.R. Section 259.3.C.2; **(3)** A floor area ratio for Use Area 1 (as shown on Petitioners' site plan) of 0.38 in lieu of the required 0.2 per B.C.Z.R. Section 259.3.C.1(b); **(4)** A floor area ratio for Use Area 2 (as shown on Petitioners' site plan) of 0.33 in lieu of the required 0.2 per B.C.Z.R. Section 259.3.C.1(b); **(5)** All of the parking area to remain impervious in lieu of the required 7% pervious surface area pursuant to B.C.Z.R. Section 259.3.C.3(b), and **(6)** To allow no trees per eight (8) parking spaces in lieu of the required one (1) tree per eight (8) spaces required pursuant to B.C.Z.R. Section 259.3.C.3(b). The subject property and requested relief are more particularly described on the site plan which was submitted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Edward Thompson, the son of Ruth Thompson, property owner; Bernie Caplan, his real estate agent, and Randy Slaysman, the contract purchaser. Also present and testifying at the hearing was Steve Warfield, a professional engineer with Matis Warfield, Inc., the firm of consulting engineers/surveyors, who prepared the site plan. The Petitioner, Randy Slaysman, was

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represented by Lawrence E. Schmidt of Gildea & Schmidt, LLC. There were no Protestants or other interested persons present.

The subject property under consideration consists of two (2) existing lots of record, identified on Maryland Tax Map 3 as Parcels 3 and 47, and as combined total approximately 0.69 acres of gross area, zoned B.M.-C.R. The property immediately abuts York Road in the northern Baltimore County community of Maryland Line. The village of Maryland Line is a small commercial enclave located within the large rural area, which encompasses much of northern Baltimore County. This village is a small county town in which a series of commercial and business uses are clustered. The main street, which runs in a north/south direction through Maryland Line, is York Road (MD Route 45).

The subject rectangular shaped property is located within the village and has frontage on the east side of York Road. The larger lot, Parcel No. 3 - (0.294 acres), is improved with three (3) structures. However, two (2) of the buildings are connected by an existing covered walkway, therefore, under the interpretation through the Baltimore County Zoning Regulations (B.C.Z.R.), those two (2) buildings (for zoning purposes) are one. Parcel No. 47 – (0.37 acres) is an accessory use to Parcel No. 3 for ingress/egress and customer parking.

Immediately adjacent to the right-of-way of York Road along the front of the property is an existing two-story 1,712 square foot residential building with an 856 square foot basement. The building is residential in character and has been occupied as a dwelling for years. It is an old building, which was constructed on the property many years ago, prior to the adoption of the first set of zoning regulations in Baltimore County in 1945. The building continues to be used for residential purposes, as it has been for many years. It is presently rented by the current property owner and the contract purchaser anticipates continuing this arrangement.

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This existing residential structure is connected by an existing covered walkway to a larger commercial building. That commercial building is approximately 3,561 square feet in area. It is a one-story building that was operated for many years as "Thompson's Market." Mr. Edward Thompson, son of the original proprietors of the market, testified that his parents operated this market for many years. He produced photographic evidence that the market was in operation as early as 1942. The market served as a general store for the northern Baltimore County community. The market operation continued uninterruptedly and continuously for many years until Mr. Thompson's parents retired and sold the market business to others in the 1990's. The market operation closed several years ago.

The third building on the site (shown has building number 2 on the plan) is in the rear of the property. This is an existing one-story 1,754 square foot building which is attached to a refrigeration unit approximately 882 square feet in area. At one time, this structure was used as a slaughterhouse in connection with the market operation. However, in the more recent past the building has been used on a seasonal basis. Specifically, given the nature of the rural locale, the building has been used during deer hunting season. Animals killed during the hunt are brought to the site where they are butchered and processed for the venison meat. As noted above, this is a seasonal operation which only occurs during the deer hunting season.

As noted, in addition to the structures on the site as described above, the property also features a parking lot area. In the past, the parking area was primarily utilized for patrons of the market. However, sporadic traffic was produced for the meat processing operation. Additionally, given its locale, the site is not served by public water or sewer. However, there is an existing functioning septic system on the property and private well. All of these details of the site are more particularly shown on the site plan (Petitioners' Exhibit 1) as well as a series of

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photographs that were presented at the hearing. Some of these photographs depict the conditions over the years, while others show current conditions.

The photographs provided the undersigned with a clear understanding of the historic use and development of the site as well as it current status. As noted above, Mr. Slaysman is acquiring the property from the Thompson family. He desires to continue the residential use of the property within the existing dwelling. Additionally, subject to the approval of the Department of Environmental Protection and Resource Management (DEPRM), he proposes continuing the seasonal meat processing operation to the rear. In this regard, a Zoning Advisory Committee (ZAC) comment was received from DEPRM which indicated that the septic system would need to be evaluated in order for that use to continue. Mr. Slaysman indicated that he would work with DEPRM and understood that a continued operation would be subject to that agency's review and approval. Such review may require the cleaning, repair and inspection of the existing septic system to ensure it is operational. Suggested improvements are contained within a letter, dated March 23, 2009, from Robert Powell, Supervisor of the Soil Evaluation section of DEPRM. From a zoning perspective, I find that the meat processing operation is permissible as non-conforming and may continue. However, my approval relates only to the zoning question presented as it relates to this operation. Whether the use can actually continue from an environmental perspective will be at the discretion and direction of DEPRM.

As to the main building, Mr. Slaysman is an artisan by occupation and produced an exhibit which depicts his most interesting occupation. He works with sheet metal and other metal products to manufacture and produce high quality metal products. These include gates, fences, fireplace covers, railings, etc. A series of photographs were produced at the hearing which depicts the items he manufactures. Mr. Slaysman indicated that his clients are largely

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custom homebuilders and/or upscale property owners. The products that he produces are the work of a craftsman and they are ornate and high quality. As noted above, he manufactures gates for private driveways, wrought iron fences and similar products for residential and commercial use.

Mr. Slaysman anticipates converting a portion of the market building to accommodate his business. In addition to himself, he has one apprentice assistant who assists him. There are no other employees. Moreover, given the nature of the business, the use is anticipated to generate minimal traffic. Typically, he receives an order, manufactures the product and then transports it to the location for installation. There is no showroom, public viewing area, etc. Much of his business is generated by longtime custom builders and clients who are by referral. It is anticipated that the traffic to be generated to the property as a result of this business will be minimal and certainly significantly less than was produced by the market operation.

In order to obtain financing for the acquisition of the property, Mr. Slaysman filed the instant petitions to legitimize the existing and proposed uses on the property as well as the improvements. The site plan which was submitted divides the property into two (2) "zoning use areas." The first zoning use area encompasses the former market building and attached residential unit as well as a parking area attributed thereto. The second zoning use area encompasses the meat processing building, attached refrigeration unit and parking associated therewith. As a result of this zoning use division line, as well as the unusual configuration of the property, a series of zoning variances are generated or required. It is to be noted that none of the variances are for new construction. All of the variances requested relate to existing improvements and their location relative to the zoning use division line and/or property line. Moreover, variances are requested for the floor area ratio for the use areas and the existing

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parking arrangement. All of the variances are clearly shown on the site plan.

As to this variance relief, I am persuaded that they should be granted. It is again to be emphasized that the site in unique, given its unusual shape, historic use and development. Moreover, the existing layout is consistent with the theme of development in the Maryland Line community. The buildings on both sides of the property, as well as, across York Road are similarly situated on their respective lots. A legitimization of the existing location of these buildings through the requested variances is appropriate.

The petition for special hearing is likewise to legitimize existing and proposed uses and circumstances on the site. Relief is requested to approve the parking as it has existed for years. In this regard, the testimony from Mr. Slaysman regarding his proposed business is persuasive that the parking available on site will easily accommodate his business. A ZAC comment was received from Development Plans Review which requested a slight modification to that parking arrangement. A similar comment was received from the State Highway Administration. These comments requested the elimination of the two (2) parking spaces immediately adjacent to the York Road right-of-way. This is to improve traffic circulation and to prevent any potential back-up problems on York Road. In order to accommodate this request, the plan was redlined in open hearing to show the installation of planters so as to eliminate the potential of parking in those areas. The handicapped location spaces were therefore relocated. Under the revised plan, 27 parking spaces are provided, which will easily accommodate the anticipated volumes of traffic. The balance of the special hearing request is likewise to legitimize the site plan and existing conditions. As noted above, the rear building use as a meat processing facility is non-conforming given its longstanding use. Moreover, the zoning use division lines as shown on the plan are appropriate and the site layout and design accommodates the separate structures. Thus,

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those portions of the special hearing related to the existing setbacks and floor areas shall be approved.

Moreover, as noted above, Mr. Slaysman's operation fits within a permitted use designated under B.C.Z.R. Section 233.1. Therein, carpenter shops, sheet metal operations and similar uses are allowed in the B.M. zone. I easily find that Mr. Slaysman's occupation, particularly given his qualifications as an artisan, falls within this use. Thus, his proposed operation is permitted under the B.C.Z.R.

The only prong of the special hearing request which will not be granted is designated as number two and is not required. Specifically, special hearing relief was requested in the alternative to the petition for variance to allow the retention of the existing non-conforming structures. Having granted the variances for those buildings, this special hearing relief is not required and this request is moot.

Insofar as the ZAC comments received from reviewing agencies, the adjustment to the parking area satisfies the comments from Development Plans Review and likewise addresses certain of the concerns from the State Highway Administration. As to DEPRM, they do not object to the proposed uses, but for the issues relating to the septic system and the meat processing facility. As noted above, I will defer that issue for DEPRM's consideration and although I will approve the meat processing operation from a zoning perspective, its ultimate continuation will be subject to the approval of DEPRM based upon the septic issues. The ZAC comment from the Office of Planning was supportive of the request. As noted therein, this is a historic community and the retention of the existing buildings fits well within the Maryland Line community. Mr. Slaysman has agreed to remove the freestanding sign on the front of the property which was requested by the Office of Planning's Ms. Bialek. That freestanding sign

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advertising the meat processing facility will be removed and any further signage shall comply with B.C.Z.R. Section 450.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the requested relief shall be GRANTED.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of April 2009, that the Petition for Special Hearing seeking approval from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: A modified parking plan as shown on the Petitioners' site plan pursuant to Section 409.12; The continued use of the rear building as a zoning use division line(s) as shown on the plan pursuant to B.C.Z.R. Section 102.2; the front, rear and side yard setbacks to remain un-landscaped and in their current state pursuant to B.C.Z.R. Section 259.3.C.3(a); the gross floor area on the first floor and the gross floor area to be calculated as shown on the plan pursuant to B.C.Z.R. Section 259.3.C.1(a); to confirm that the Petitioner, Randy Slaysman's, proposed use and operation, is permitted under the Business Major Use regulations pursuant to B.C.Z.R. Section 233.1; a historic residential structure to remain attached by a covered walkway to a commercial building, and to approve the existing landscaping shown on Petitioners' Exhibit 1 may remain.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief: **(1)** to allow Existing Building 1 – to have an existing front yard setback to the property line of 0 feet in lieu of the required 15 feet and an existing side yard setback to the property line of 8.3 feet in lieu of the required 15 feet pursuant to B.C.Z.R. Section 259.3.C.2; **(2)** for Existing Building 2 - to maintain a front yard setback to a zoning division line of 13.6 feet in lieu of the required 15 feet, an existing side yard setback to a property line of 7.6 feet in lieu of the required 15 feet and an existing rear yard setback to a property line of 5.6 feet in lieu of the required 15 feet pursuant to

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B.C.Z.R. Section 259.3.C.2; **(3)** a floor area ratio for Use Area 1 (as shown on Petitioners' site plan) of 0.38 in lieu of the required 0.2 pursuant to B.C.Z.R. Section 259.3.C.1(b); **(4)** a floor area ratio for Use Area 2 (as shown on Petitioners' site plan) of 0.33 in lieu of the required 0.2 pursuant to B.C.Z.R. Section 259.3.C.1(b); **(5)** all of the parking area to remain impervious in lieu of the required 7% pervious surface area pursuant to B.C.Z.R. Section 259.3.C.3(b), and **(6)** to allow no trees per eight (8) parking spaces in lieu of the required one tree per eight (8) spaces pursuant to B.C.Z.R. Section 259.3.C.3(b), all in accordance with the amended redlined site plan (Exhibit 1), be and is hereby GRANTED, subject to the following conditions:

1. The Petitioners are hereby made aware at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners shall comply with the Zoning Advisory Committee (ZAC) comments received from the Department of Environmental Protection and Resource Management (DEPRM) prior to continuing the seasonal meat processing operation on the rear portion of the property and as to whether this use can continue this determination will be at the discretion of DEPRM.

IT IS FURTHER ORDERED that the portion of the Petition for Special Hearing filed, in the alternative, seeking an interpretation that the retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to B.C.Z.R. Section 104, be and is hereby DISMISSED AS MOOT.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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Date 4-28-05
By

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 28, 2009

Lawrence E. Schmidt, Esquire
Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
NE/Side of York Road (MD Route 45), 950' S of Intersection of
York Road and Old Harris Mill Road
(21429 York Road)
7th Election District - 3rd Council District
Ruth S. Thompson, et al – *Legal Owners;* Randy Slaysman – *Contract Purchaser* - Petitioners
Case No. 2009-0231-SPHA

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with conditions, in accordance with the attached Order.

In the event anyone finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Ed Thompson, 12603 West Oak Drive, Mt. Airy, MD 21771
Randy Slaysman, 1705 Willow Avenue, Baltimore, MD 21204
Bernie Caplan, 1711 Monkton Farms Drive, Monkton, MD 21111
Steve Warfield, P.E., Matis Warfield, Inc., 10540 York Road, Suite M,
Hunt Valley, MD 21030
People's Counsel; Office of Planning; DEPRM; Development Plans Review; File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 21429 York Road
which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Please see attachment.

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

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

Contract Purchaser/Lessee:

Randy Slaysman
Name - Type or Print

Randall Slaysman
Signature

1711 Monkton Farms Drive
Address — Telephone No.

Monkton — MD — 21111
City — State — Zip Code

Legal Owner(s):

Larry S. Thompson
Name - Type or Print

Signature

Ed Thompson
Name - Type or Print

Ed Thompson
Signature

37 S. Charles Street
Address — Telephone No.

Shrewsbury — PA — 17361
City — State — Zip Code

Attorney For Petitioner:

Lawrence E. Schmidt
Name - Type or Print

Signature

Gildea & Schmidt, LLC
Company

600 Washington Avenue, Suite 200 — (410) 821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Lawrence E. Schmidt
Name

600 Washington Avenue, Suite 200 — (410) 821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 3/5/09

Case No. 2009-0231-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 4-28-09
By DW

ATTACHMENT FOR SPECIAL HEARING REQUEST

The Petition for Special Hearing under Section 500.7 of the BCZR was filed to permit and approve:

1. A modified parking plan as shown on the Petitioner's site plan pursuant to Section 409.12 of the BCZR;

2. The retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to Section 104 of the BCZR.

3. The continued use of the rear building as a non-conforming meat processing facility pursuant to Section 104 of the BCZR.

4. A zoning use division lines as shown on the plan pursuant to Section 102.2 of the BCZR.

5. The front, rear and side yard setbacks to remain unlandscaped and in their current state pursuant to Section 259.3.C.3.a.

6. The gross floor area on the first floor and the gross floor area to be calculated as shown on the plan pursuant to Section 259.3.C.1.a of the BCZR.

7. The petitioner's proposed operation and to confirm it is permitted under the Business Major use regulations pursuant to Section 233.1 of the BCZR.

8. An historic residential structure to remain attached by a covered walkway to a commercial building.

9. The existing landscaping to remain as shown on the Petitioner's site plan.

10. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 21429 York Road

which is presently zoned: BM-CR

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

Please see attachment

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

To be presented at hearing

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:

Randy Slaysman
Name - Type or Print

Randall Slaysman
Signature

1711 Monkton Farm Drive
Address — Telephone No.

Monkton — MD — 21111
City — State — Zip Code

Legal Owner(s):

Larry S. Thompson
Name - Type or Print

Signature

Ed Thompson
Name - Type or Print

E.S. Thompson
Signature

37 S. Charles Street
Address — Telephone No.

Shrewsbury PA 17361
City — State — Zip Code

Attorney For Petitioner:

Lawrence E. Schmidt
Name - Type or Print

Signature

Gildea & Schmidt, LLC
Company

600 Washington Avenue, Suite 200 — (410) 821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Lawrence E. Schmidt
Name

600 Washington Avenue, Suite 200 — 410-821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2009-0231-SPHA

Reviewed By JF **Date** 3/5/09

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 4-28-09
By WW

ATTACHMENT FOR VARIANCE REQUEST

The Petition for Variance under Section 307 of the BCZR was filed to permit and approve:

1. For Existing Building 1: An existing front yard setback to the property line of 0 feet in lieu of the required 15 feet and an existing side yard setback to the property line of 8.3 feet in lieu of the required 15 feet pursuant to Section 259.3.C.2 of the BCZR.

2. For Existing Building 2: A front yard setback to a zoning division line of 13.6 feet in lieu of the required 15 feet, an existing side yard setback to a property line of 7.6 feet in lieu of the required 15 feet and an existing rear yard setback to a property line of 5.6 feet in lieu of the required 15 feet pursuant to Section 259.3.C.2 of the BCZR.

3. A floor area ratio for Use Area 1, as shown on Petitioner's site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b of the BCZR.

4. A floor area ratio for Use Area 2, as shown on Petitioner's site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b of the BCZR.

5. All of the parking area to remain impervious in lieu of the required 7% pervious surface area pursuant to Section 259.3.C.3 of the BCZR.

6. A requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 259.3.C.3 of the BCZR.

7. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.

MATISWARFIELD
Consulting Engineers

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES.

Beginning at a point on the Northeast side of York Road, which is 66 feet wide, and 950'+/- South of intersection of York Road and Old Harris Mill Road.

Thence the following courses and distances:

N 24° 07' 37" W	156.55'
N 52° 25' 19" E	169.05'
S 22° 52' 29" E	98.00'
S 24° 11' 25" E	59.11'
S 52° 25' 59" E	166.91'

To the place of beginning as recorded in Deed Liber 11826, Folio 456, containing 25,537 square feet or 0.59 acres+/-.

Being Parcels 47 & 3 as shown on Baltimore County Tax Map No.3. Parcels 47 & 3 also known as 21429 York Road and are located in the 7th Election District.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.

BOARD FOR PROFESSIONAL ENGINEERS
21162
STEPHEN ANTHONY WARFIELD
STATE OF MARYLAND

#0231

Matis Warfield, Inc.
10540 York Road, Suite M
Hunt Valley, MD 21030

410.683.7004
410.683.1798 FAX
www.matiswarfield.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 35201

Date: 3/5/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount

Total:

Rec From:

For:

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: # 2009-0231-SPHA
21429 York Road
N/east side of York Rd. at the distance of 950 ft. +/- south of intersection of York Rd & Old Harris Mill Rd.
7th Election District - 3rd Councilmanic District
Legal Owner(s): Larry & Ed Thompson
Contract Purchaser: Randy Slaysman

Special Hearing: to permit and approve a modified parking plan as shown on the plan pursuant to Section 409.12 of the BCZR; the retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to Section 104; the continued use of the rear building as a non-conforming meat processing facility; a zoning use division lines as shown on the plan pursuant to Section 102.2; the front, rear and side setbacks to remain unlandscaped & in their current state pursuant to Section 259.3.C.3.a; the gross floor area on the 1st floor and the gross floor area to be calculated as show on the plan pursuant to Section 259.3.C.1.a; the petitioner's proposed operation and to confirm it is permitted under the Business Major use regulations pursuant to Section 233.1; an historic residential structure to remain attached by a covered walkway to a commercial building; the existing landscaping to remain as shown on the Petitioner's site plan. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate. **Variance:** to permit and approve for Existing Building 1: an existing front yard setback to the property line of 0 ft. in lieu of the required 15 ft. and an existing side yard setback to the property line of 8.3 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; for Existing Building 2: a front yard setback to a zoning division line of 13.6 ft. in lieu of the required 15 ft., an existing side yard setback to a property line of 7.6 ft. in lieu of the required 15 ft. and an existing rear yard setback to a property line of 5.6 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; a floor area ratio for Use Area 1, as shown on the site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; a floor area ratio for Use Area 2, as shown on the site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; all of the parking area to remain impervious in lieu of the required 7% previous surface area pursuant to Section 259.3.C.3; a requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 259.3.C.3; for such other and further relief as the Zoning Commissioner deems necessary.

Hearing: Thursday, April 16, 2009 at 10:00 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) 887-4386.

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

JT/3/799 Mar. 31 197752

CERTIFICATE OF PUBLICATION

4/2/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/31/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0231-SPHA

Petitioner/Developer:

Randy Slaysman

Date of Hearing/closing: April 16 2009

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

Attn : Kristin Matthews

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,

21429 York Road

The sign(s) were posted on April 1 , 2009
(Month, Day, Year)

Sincerely,

Robert Black 4-5-09
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

2

ZONING NOTICE

CASE # CONTINUED: 2009-0231-SPHA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: ROOM 106, COUNTY OFFICE BUILDING 111 WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME THURSDAY, APRIL 16, 2009 AT 10:00 A.M.

REQUEST BUSINESS MAJOR USE RESOLUTION PURSUANT TO SECTION 233.1, AN HISTORIC RESIDENTIAL STRUCTURE TO REMAIN ATTACHED BY A COVERED WALKWAY TO A COMMERCIAL BUILDING; THE EXISTING LANDSCAPING TO REMAIN AS SHOWN ON THE PETITIONERS SITE PLAN. FOR SUCH OTHER AND FURTHER RELIEF AS THE ZONING COMMISSIONER MAY DEEM NECESSARY AND APPROPRIATE. VARIANCE TO PERMIT AND APPROVE FOR EXISTING BUILDING 1, AN EXISTING FRONT YARD SETBACK TO THE PROPERTY LINE OF 0 FT IN LIEU OF THE REQUIRED 15 FT AND AN EXISTING SIDE YARD SETBACK TO THE PROPERTY LINE OF 8.3 FT IN LIEU OF THE REQUIRED 15 FT. PURSUANT TO SECTION 259.3.C.2, FOR EXISTING BUILDING 2, A FRONT YARD SETBACK TO A ZONING DIVISION LINE OF 13.6 FT IN LIEU OF THE REQUIRED 15 FT AN EXISTING SIDE YARD SETBACK

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

1

ZONING NOTICE

CASE # 2009-0231-SPHA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE ROOM 106 COUNTY OFFICE BUILDING 111 WEST CHESAPEAKE AVENUE, TOWSON 21204

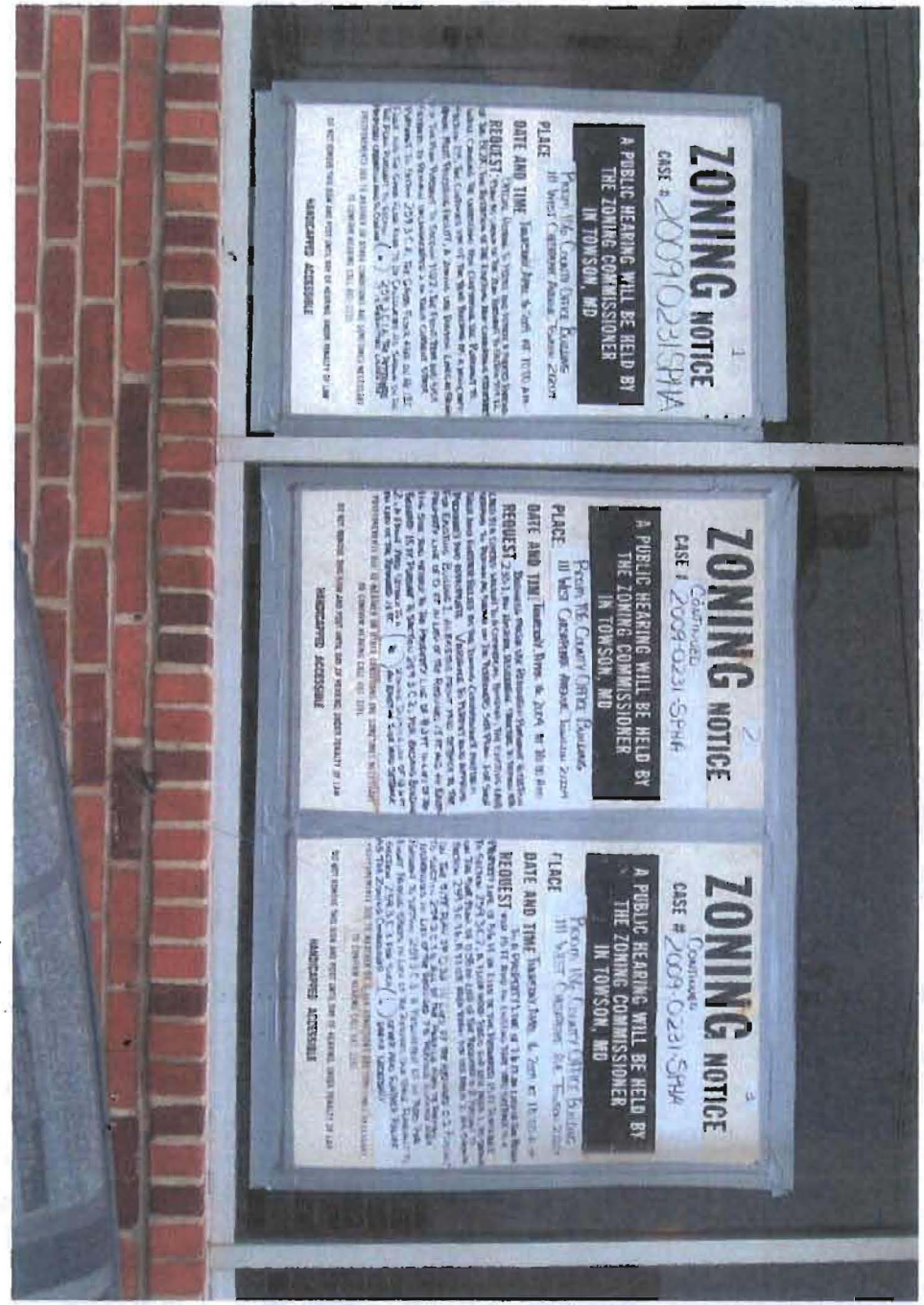
DATE AND TIME THURSDAY, APRIL 16, 2009 AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO PERMIT AND APPROVE A MODIFIED PARKING PLAN AS SHOWN ON THE PLAN PURSUANT TO SECTION 409.12 OF THE BCZR. THE RETENTION OF THE EXISTING NON-CONFORMING STRUCTURES WHILE CHANGING THE UNDERLYING NON-CONFORMING USE PURSUANT TO SECTION 104, THE CONTINUED USE OF THE REAR BUILDING AS A NON-CONFORMING MEAT PROCESSING FACILITY, A ZONING USE DIVISION LINES AS SHOWN ON THE PLAN PURSUANT TO SECTION 102.2, THE FRONT, REAR AND SIDE SETBACKS TO REMAIN UNLANDSCAPED & IN THEIR CURRENT STATE PURSUANT TO SECTION 259.3.C.4, THE GROSS FLOOR AREA ON THE 1ST FLOOR AND THE GROSS FLOOR AREA TO BE CALCULATED AS SHOWN ON THE PLAN PURSUANT TO SECTION 259.3.C.1.A, THE PETITIONERS PROPOSED OPERATION AND TO CONFIRM (•) 259.3.C.1.A, THE PETITIONERS IT IS PERMITTED UNDER THE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE # CONTINUED 2009-0231-SPHA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE Room 106, County Office Building, 111 West Chesapeake Ave., Towson 21204

DATE AND TIME Thursday, April 16, 2009 at 10:00 A.M.

REQUEST ....To a property line of 7.6 ft. in lieu of the required 15 ft. and an existing rear yard setback to a property line of 5.6 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; a floor area ratio for use area 1, as shown on the site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b.; a floor area ratio for use area 2 as shown on the site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b. All of the parking area to remain impervious in lieu of the required 7% previous surface area pursuant to Section 259.3 C.3. A requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 259.3.C.3 for such (.) other and further relief as the Zoning Commissioner deems necessary.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 18, 2009

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: 2009-0231-SPHA
21429 York Road
N/east side of York Rd at the distance of 950 ft. +/- south of intersection of York Rd & Old Harris Mill Rd
7th Election District – 3rd Councilmanic District
Legal Owners: Larry & Ed Thompson
Contract Purchaser: Randy Slaysman

Special Hearing to permit and approve a modified parking plan as shown on the plan pursuant to Section 409.12 of the BCZR; the retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to Section 104; the continued use of the rear building as a non-conforming meat processing facility; a zoning use division lines as shown on the plan pursuant to Section 102.2; the front, rear and side setbacks to remain unlandscaped & in their current state pursuant to Section 259.3.C.3.a; the gross floor area on the 1st floor and the gross floor area to be calculated as show on the plan pursuant to Section 259.3.C.1.a; the petitioner's proposed operation and to confirm it is permitted under the Business Major use regulations pursuant to Section 233.1; an historic residential structure to remain attached by a covered walkway to a commercial building; the existing landscaping to remain as shown on the Petitioner's site plan. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate. Variance to permit and approve for Existing Building 1: an existing front yard setback to the property line of 0 ft. in lieu of the required 15 ft. and an existing side yard setback to the property line of 8.3 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; for Existing Building 2: a front yard setback to a zoning division line of 13.6 ft. in lieu of the required 15 ft., an existing side yard setback to a property line of 7.6 ft. in lieu of the required 15 ft. and an existing rear yard setback to a property line of 5.6 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; a floor area ratio for Use Area 1, as shown on the site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; a floor area ratio for Use Area 2, as shown on the site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; all of the parking area to remain impervious in lieu of the required 7% previous surface area pursuant to Section 259.3.C.3; a requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 259.3.C.3; for such other and further relief as the Zoning Commissioner deems necessary.

Hearing: Thursday, April 16, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Larry Schmidt, Gildea & Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Messrs. Thompson, 37 South Charles Street, Shrewsbury PA 17361
Randy Slaysman, 1711 Monkton Farms Dr., Monkton 21111

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 1, 2009.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 31, 2009 Issue - Jeffersonian

Please forward billing to:
Kelly Benton 410-821-0070
600 Washington Avenue, Ste. 200
Towson, MD 21204

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: 2009-0231-SPHA
21429 York Road
N/east side of York Rd at the distance of 950 ft. +/- south of intersection of York Rd & Old Harris Mill Rd
7th Election District – 3rd Councilmanic District
Legal Owners: Larry & Ed Thompson
Contract Purchaser: Randy Slaysman

Special Hearing to permit and approve a modified parking plan as shown on the plan pursuant to Section 409.12 of the BCZR; the retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to Section 104; the continued use of the rear building as a non-conforming meat processing facility; a zoning use division lines as shown on the plan pursuant to Section 102.2; the front, rear and side setbacks to remain unlandscaped & in their current state pursuant to Section 259.3.C.3.a; the gross floor area on the 1st floor and the gross floor area to be calculated as show on the plan pursuant to Section 259.3.C.1.a; the petitioner's proposed operation and to confirm it is permitted under the Business Major use regulations pursuant to Section 233.1; an historic residential structure to remain attached by a covered walkway to a commercial building; the existing landscaping to remain as shown on the Petitioner's site plan. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate. Variance to permit and approve for Existing Building 1: an existing front yard setback to the property line of 0 ft. in lieu of the required 15 ft. and an existing side yard setback to the property line of 8.3 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; for Existing Building 2: a front yard setback to a zoning division line of 13.6 ft. in lieu of the required 15 ft., an existing side yard setback to a property line of 7.6 ft. in lieu of the required 15 ft. and an existing rear yard setback to a property line of 5.6 ft. in lieu of the required 15 ft. pursuant to Section 259.3.C.2; a floor area ratio for Use Area 1, as shown on the site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; a floor area ratio for Use Area 2, as shown on the site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b; all of the parking area to remain impervious in lieu of the required 7% previous surface area pursuant to Section 259.3.C.3; a requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 259.3.C.3; for such other and further relief as the Zoning Commissioner deems necessary.

Hearing: Thursday, April 16, 2009 at 10:00 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
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: 2009-0231-SPHA

Petitioner: Randy Slaysman

Address or Location: 21429 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kelly Benton

Address: 600 Washington Ave. Suite 200
Towson MD 21204

Telephone Number: 410-821-0070

Revised 7/11/05 - SCJ

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 9, 2009

Lawrence E. Schmidt
Glieda & Schmidt, LLC
600 Washington Ave.
Towson, MD 21204

Dear: Lawrence E. Schmidt

RE: Case Number 2009-0231-SPHA, 21429 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 5, 2009. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Larry & Ed Thompson; 37 S. Chaarles St.; Shrewsbury, PA 17361
Randy Slaysman; 1711 Monkton Farms Dr.; Monkton, MD 21111

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 16, 2009

Item Numbers 0153 and 0231

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.

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

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

cc: File

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

State Highway Administration

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

March 23, 2009

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

RE: Baltimore County
Item No.2009-0231-SPHA
MD 45 (York Road)
South east of Freeland Road
21429 York Road
Thompson Property
Variance -

Dear Ms. Matthews:

This is in reference to our ongoing review of the plan to accompany petition for variance on the subject of the above captioned, which was received on March 19th. We understand that this plan illustrates a proposal for a variance and special hearing to permit uses a described on the ZAC Agenda for March 16, 2009 meeting.

We have completed a review of the site plan and proposed improvements. Based on available information the State Highway Administration (SHA) has determined that the existing and proposed buildings don have the potential to create problems from a traffic safety operations perspective. The requested set backs in lieu of the required set back along MD 45 (York Road) appears consistent with State Highway Administration (SHA) preferred building location for adequate sight distance. With regard to improvements for the parking area, added to this upgrade SHA will require that the owner/developer reconstruct the existing entrance onto MD 45 and provide side walk and handicap ramps consistent with Americans with Disabilities Act (ADA) guidelines. A permit issued by SHA-Access permits Division must be obtained for improvements within the public right-of-way.

In summation, the SHA recommends that Baltimore County require the above stated as a condition of approval for ZAC Agenda Case Number 2009-0231-SPHA approval at this time.

If you have any questions or need clarifications regarding this matter, please feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

Ms. Kristen Matthews
March 23, 2009

SDF/MB
Cc: Mr. Dennis A. Kennedy, Development Plans Review, Baltimore County
Mr. David Malkowski, District Engineer, SHA
Mr. W. Carl Richards, Jr., DRC/ZAC, Baltimore County
Mr. Steve Warfield, Engineer, Matis Warfield, Inc.

BLS 4/16
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2009

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

RECEIVED

APR 13 2009

ZONING COMMISSIONER

SUBJECT: 21429 York Road

INFORMATION:

Item Number: 9-231

Petitioner: Randy Slaysman

Zoning: **BM-CR**

Requested Action: **Variance and Special Exception**

The Petition for Variance under Section 307 of the BCZR was filed to permit and approve:

1. For Existing Building's front-yard setback to the property line of 0 feet in lieu of the required 15 feet and an existing side yard setback to the property line of 8.3 feet in lieu of the required 15 feet pursuant to Section 289.3.C.2 of the BCZR.

2. For Existing Building's front-yard setback to a zoning division line of 13.6 feet in lieu of the required 15 feet, and existing side yard setback to a property line of 7.6 feet in lieu of the required 15 feet and an existing rear yard setback to a property line of 5.6 feet in lieu of the required 15 feet pursuant to Section 259.3.C.2 of the BCZR.

3. A floor area ratio for Use Area 1, as shown on the Petitioner's site plan, of 0.38 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b of the BCZR.

4. A floor area ratio for Use Area 2, as shown on the Petitioner's site plan, of 0.33 in lieu of the required 0.2 pursuant to Section 259.3.C.1.b of the BCZR.

5. All of the parking area to remain impervious in lieu of the required 7% pervious surface area pursuant to Section 289.3.C.3 of the BCZR.

6. A requirement of no trees per eight parking spaces in lieu of the required one space pursuant to Section 289.3.C.3 of the BCZR.

7. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.

The Petition for Special Hearing under Section 500.7 of the BCZR was filed to permit and approve:

1. A modified parking plan as shown on the Petitioner's site plan pursuant to Section 409.12 of the BCZR.

2. The retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to Section 104 of the BCZR.

3. The continued use of the rear building as a non-conforming meat processing facility pursuant to Section 104 of the BCZR.

4. A zoning use division lines as shown on the plan pursuant to Section 102.2 of the BCZR.

5. The front, rear, and side yard setbacks to remain un-landscaped and in their current state pursuant to Section 259.3.C.3.a of the BCZR.

6. The gross floor area on the first floor and the gross floor area to be calculated as shown on the plan pursuant to Section 289.3.C.1.a of the BCZR.

7.A petitioner's proposed operation and to confirm it is permitted under the Business Major use regulations pursuant to Section 233.1 of the BCZR.

8. An historic residential structure to remain as shown on the Petitioner's site plan.

9. The existing landscaping to remain as shown on the Petitioner's site plan.

10. For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the variance or special hearing requests, due to the understanding that the petitioner does not wish to change anything physical on the site aside from some striping work on the parking lot and general maintenance and clean up of the property. The residential home and the old general store have been on the property since at least 1950 and do therefore not conform to current zoning regulations.

However, should new signage be proposed on the property it shall be in the style of the historic and residential buildings in the community and smaller in scale then is permitted under the BM-CR zoning regulations.

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

Prepared by: Curtis Murray

Division Chief: Lynn Lochner
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 20, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2009
Item No. 2009-0231 SPHA

Regarding the modified parking plan, we recommend that the first space on the left and the first two spaces on the right, when entering, be removed. Doing so would avoid the situation of a driver having to stop on York Road while another is backing out of one of these spaces. Also, all of the pavement between the shoulder of York Road and a line 10' behind the 66' right-of-way line should be removed. Removal of the pavement would not only define the parking lot entrance but would also allow for some green area to soften the harshness of the building being so close to the traveled way.

The parking variance request would then be reduced from 29 to 26 spaces being provided.

We have no objection to granting the other requested variances and special hearing requests.

DAK:CEN:lrk
cc: File
ZAC-ITEM NO 2009-0231SPHA-03232009

BW 4/16
10AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 09 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE:

SUBJECT: Zoning Item # 09-231-SPHA
Address 21429 York Road
(Thompson Property)

Zoning Advisory Committee Meeting of March 16, 2009

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
The deer processing operation must cease, due to the limited septic reserve area. Refer to the attached letter dated 3/23/2009.

Reviewer: S Farinetti Date: 3.27.09

C:\DOCUME~1\dwiley\LOCALS~1\Temp\ZAC 09-231-SPHA.doc

2009-0231-SPHA

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JONAS A. JACOBSON, *Director*
Department of Environmental Protection and Resource Management

March 23, 2009

RECEIVED
APR 09 2009
ZONING COMMISSIONER

Randall Slaysman
1705 Willow Avenue
Baltimore, Maryland 21204

RE: Thompson's Market, Located 21429 York Road, District 7

Dear Mr. Slaysman,

I have reviewed your letter of March 12, 2009 wherein you have noted your intended use of the buildings on the property. The property is served by two sewage disposal systems, one serving the dwelling and main commercial building fronting on York Road and the other serving the Slaughterhouse building located to the rear of the property. There is little or no room for installation of additional sewage disposal system components due to the location of the well onsite in addition to an offsite well on an adjacent property to the South. In the event of a sewage disposal failure, any additional sewage adsorption trench components would also require installation of an advanced sewage disposal pre-treatment unit. Consequently, it is in the best interests of all concerned to select tenants with proposed commercial operations that do not generate large volumes of sewage flows or flows with elevated waste strengths, such as would be expected with commercial kitchens, meal preparation, etc.

The sewage disposal system serving the dwelling and main commercial building in the front consists of a septic tank and seepage pit. The seepage pit is full to capacity and is in need of replacement while the septic system serving the Slaughterhouse building to the rear is operating properly, due in part to the sporadic use of the building. I have received verbally the results of a sewage disposal certification from septic contractor Travis Blevins wherein he noted that the four absorption trenches serving the Slaughterhouse building are dry. Therefore, the best means of eliminating the hydraulically overloaded seepage pit is to block it off, rest the pit and connect to the sewage disposal system serving the Slaughterhouse building.

In reviewing your letter, you had noted that the deer processing operation (Hillbillies) has vacated the property. In consideration of the previously mentioned site restrictions, it would be best if the building were not used in a meat processing operation. The site would be best served with a less intensive use, such as offices, dry retail or even storage. The intended use of the main building appears to be minimal as well, with a carryout crab steaming operation on the upper level and your artist/blacksmithing operation in the lower level.

In conclusion, your proposal appears to be satisfactory, provided that the crab steaming operation is carryout only (no seating allowed) and there will be no further use of the kitchen in the building for preparation of carryout meals or other seafood products, except that necessary for the crab steaming operation. Prior to final approval of the food facility permit for the crab steaming operation, the following must be done:

1. Both of the existing septic tanks must be cleaned, inspected and certified by a licensed sewage disposal contractor. (if this has been done within the last two years, I will not require it be done again, provided I receive a copy of a receipt from the contractor).
2. Make sure the pump and alarm on the slaughterhouse system are functioning properly.
3. Block off and rest the failed seepage pit and connect the outfall from the septic tank to the sewage disposal system serving the Slaughterhouse building.

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Robert Powell, Supervisor
Soil Evaluation Section

C: Bernie Caplan
Michelle Seeley, Environmental Health

J:/ R. Powell, York Rd., 21429, 3-23-09

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
21429 York Road; NE/S York Road, 950' S of York Road & Old Harris Mill Road	*	ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): Larry & Ed Thompson		
Contract Purchaser(s): Randy Slaysman Petitioner(s)	*	BALTIMORE COUNTY
	*	09-231-SPHA

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

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/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED
MAR 25 2009
LW

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of March , 2009, a copy of the foregoing Entry of Appearance was mailed to Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

OP comment needed 4/10/09

From: Debra Wiley
To: Murray, Curtis
Date: 04/10/09 11:02:06 AM
Subject: OP Comment Needed - 4/16 Hearing - 2009-0231-SPHA

Good Morning Curtis & Kathy,

Bill has scheduled before him 2009-0231-SPHA on 4/16 @ 10:00 AM and a comment from your Office is needed. I have provided a case description below for your convenience as follows:

CASE NUMBER: 2009-0231--SPHA
21429 York Road
Location: NE side of York Road, 950 feet S of intersection of York Road and Old Harris Mill Road.
7th Election District, 3rd Councilmanic District
Legal Owner: Larry and Ed Thompson
Contract Purchaser: Randy Slaysman

SPECIAL HEARING The petition for special hearing under section 500.7 of the BCZR was filed to permit and approve: 1) a modified parking plan as shown on the petitioner's site plan pursuant to section 409.12 of the BCZR; 2) The retention of the existing non-conforming structures while changing the underlying non-conforming use pursuant to
section 104 of the BCZR; 3) The continued use of the rear building as anon-conforming meat processing facility pursuant to section 104 of the BCZR; 4) A zoning use division lines as shown on the plan pursuant to section 102.2 of the BCZR; 5) The front, rear and side yard setbacks to remain unlandscaped and in their current state pursuant to section 259.3.C.3.a; 6) The gross floor area on the first floor and the gross floor area to be calculated as shown on the plan pursuant to section 259.3.C.1.a of the BCZR; 7) The petitioner's proposed operation and to confirm it is permitted under the business major use regulations pursuant to section 233.1 of the BCZR; 8) An historic residential structure to remain attached by a covered walkway to a commercial building; 9) The existing landscaping to remain as shown on the petitioner's site plan; 10) For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.
VARIANCE The Petition for variance under section 307 of the BCZR was filed to permit and approve: 1) An existing front yard setback to the property line of 0 feet in lieu of the required 15 feet and an existing side yard setback to the property line of 8.3 feet in lieu of the required 15 feet pursuant to section 259.3.C.2 of the BCZR; 2. A front yard setback to a zoning division line of 13.6 feet in lieu of the required 15 feet, an existing side yard setback to a property line of 7.6 feet in lieu of the required 15 feet and an existing rear yard setback to a property line of 5.6 feet in lieu of the required 15 feet pursuant to section 259.3.C.2 of the BCZR; 3) A floor area ratio use area 1, as shown on petitioner's site plan, of the required 0.2 pursuant to section 259.3.C.1.b of the BCZR; 4) A floor area ratio for use area 2, as shown on petitioner's site plan, of 0.33 in lieu of the required 0.2 pursuant to section 259.3.C.1.b of the BCZR; 5) All of the parking area to main impervious in lieu of the required 7% pervious surface area pursuant to section 259.3.C.3 of the BCZR; 6) A requirement of no trees per eight parking spaces in lieu of the required one space pursuant to section 259.3.C.3 of the BCZR; 7) For such other and further relief as the Zoning Commissioner may deem necessary and appropriate.

Hearing: Thursday, 4/16/2009 at 10:00:00 AM County Office Building, 111 West Chesapeake Avenue, Room 106, Towson, MD 21204

Thanks and have a wonderful holiday weekend !

Debbie Wiley
Legal Administrative Secretary

Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Are, Kathy

Randall Slaysman
1705 Willow Avenue
Baltimore, MD 21204
(443) 847-0875

March 12, 2009

Mr. Robert Powell
Baltimore County
Department of the Environment

Sent via fax to (410) 887-4817

KJR 3/20/09

Re: Septic System at 21429 York Road, Parkton, MD (the "Property")

Dear Mr. Powell:

I am the contract purchaser of the Property. My agent, Bernie Caplan, spoke to you yesterday regarding the septic system at the Property. Mr. Caplan advised me that I need to provide you with my intentions as to how the Property is going to be used. Following is the intended use for the Property:

1. **3 Bedroom, 1 Bath Dwelling**: This single family dwelling is currently rented to a family of four. One of the four family members attends college away from home and visits one or two weekends per month.

At this time, it is my intention to maintain this dwelling as a rental and to continue renting to this family.

2. **The "Slaughter House":** This building was rented to a deer processing company known as "Hillbillies" from September through January. They processed deer brought to them by local hunters. The deer were already gutted and bled prior to being dropped off at Hillbillies. It is my understanding that Hillbillies will no longer occupy this building based on the fact that they seem to have vacated and have not returned any of my numerous phone calls. Since they do not have a lease, I do not have any obligation to continue renting to them.

It seems that this may be a mute issue since, based on the conversation that you had with Mr. Caplan, I'm under the impression that your department will not permit such a use due to the stress that such a use will place on the septic system. If this is the case, then I will most likely use this building to store materials for my business, which is explained below.

3. **The Main Building**: I am an artist/blacksmith and make a variety of things, such as furniture, railings, and light fixtures, out of metal. My clientele is commercial in nature. I do not operate a retail store and do not have customers coming to my workshop. I go to them.

I will occupy the lower level of the Main Building. I usually work by myself, but sometimes have a helper.

I have a tentative agreement with a gentleman, Brian Antkowiak, to operate a carry-out steamed crab operation out of the first/main floor of the Main Building. My understanding is that he has already been in contact with you concerning his operation.

Based on the above information, please provide me with any requirements that your department will have concerning the septic system. Please be advised that I have a meeting scheduled with Blevins & Son Septic Service this Friday, March 13, to evaluate the septic system and provide me with the current status of the tanks, seepage pit, and drain fields. I will forward to you any and all information that is provided to me by Mr. Blevins.

My agent, Bernie Caplan, is navigating this process for me. Please send copies of any information and responses to this letter to him at:

1711 Monkton Farms Drive
Monkton, MD 2111

and, fax at (410) 472-3390

Also, you have my permission to speak with Mr. Caplan about any and all issues concerning this matter.

Your prompt and courteous attention is greatly appreciated..

Very truly yours,

Randall Slayman

Randall Slayman

pc: Bernie Caplan

PLEASE PRINT CLEARLY

CASE NAME 09-231-X
CASE NUMBER SLAYSMAN
DATE 4/16/09

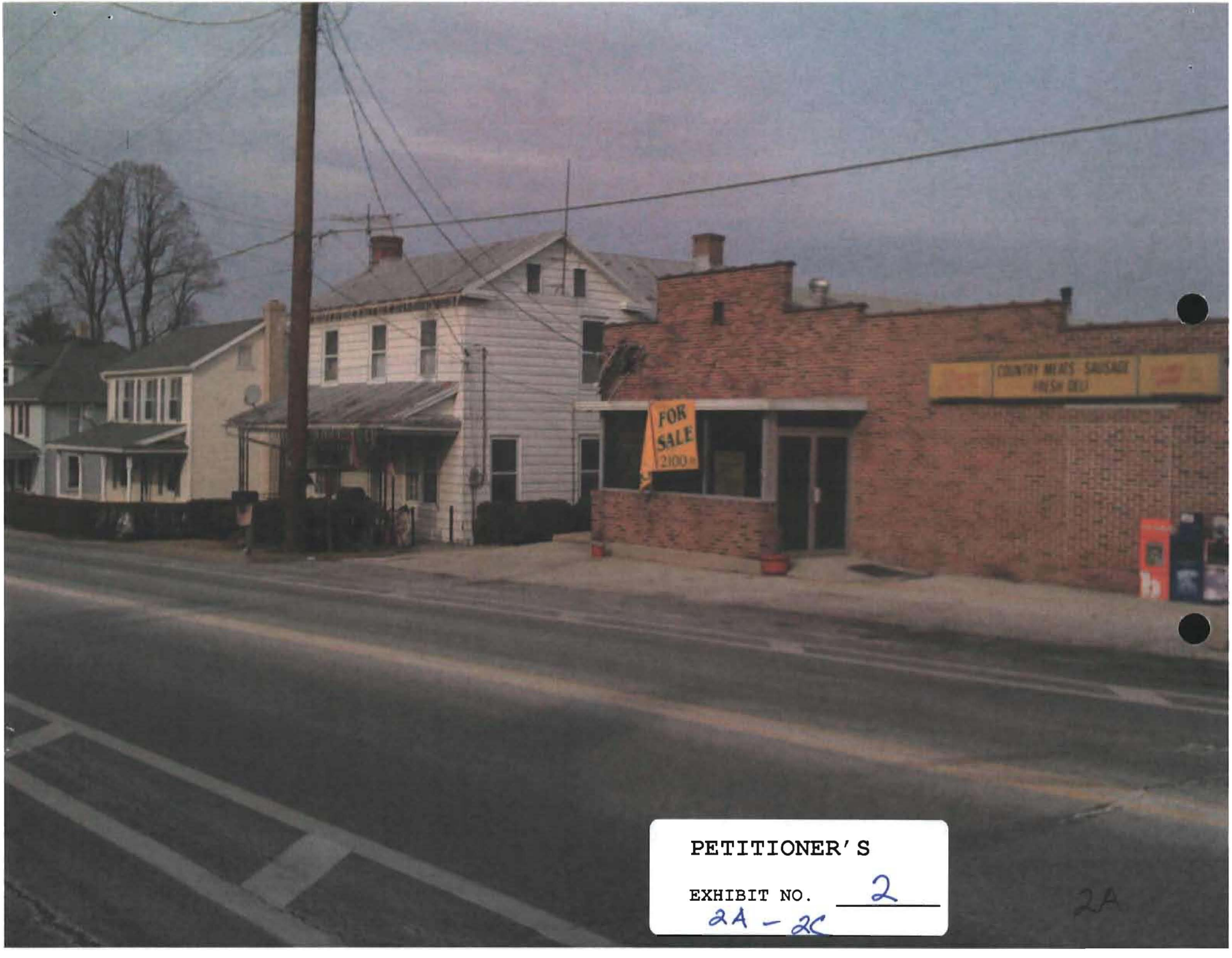
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Lawrence E Schmidt	600 Washington Ave	Towson MD	21204
Ed Thompson	12603 W. Oak Dr.	Mt. Airy, MD	21771
Randy Slaysman	1705 Willow Ave.	Balt. MD.	21204
Bernie Caplan	1711 Monkton Farms Drive	Monkton, MD	21111
Steve Warfield	10570 York Road Suite M	Hunt Valley, MD	21030

Case No.: 09-231-SPHA 21429 York Rd.

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	EXISTING CONDITIONS 2A – 2C - FRONT BLDGS	
No. 3	EXISTING CONDITIONS REAR BLDGS 3A - 3B	
No. 4	PHOTO'S OF PARKING AREAS TO BE STRIPPED 4A – 4C	
No. 5	EXISTING ROAD EDGE W/S YORK RD South of Subject Property 5A - 5C	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2

2A - 2C

2A

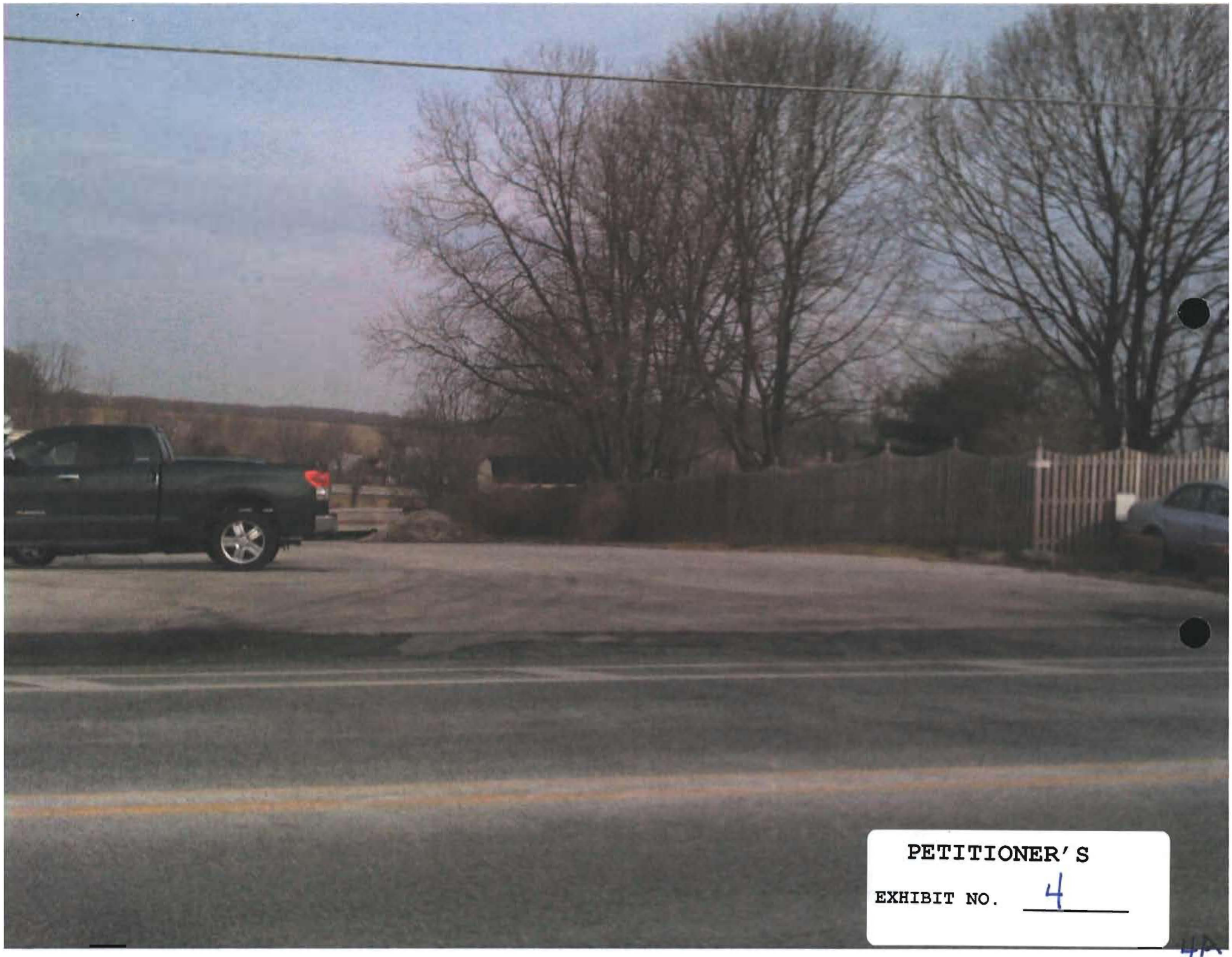

COUNTRY MEATS · SAUSAGE
FRESH DELI
2B


THOMPSON'S MARKET
CK
2C

PETITIONER'S

EXHIBIT NO. 3A


3B



PETITIONER'S

EXHIBIT NO. 4

4A


4B


4C

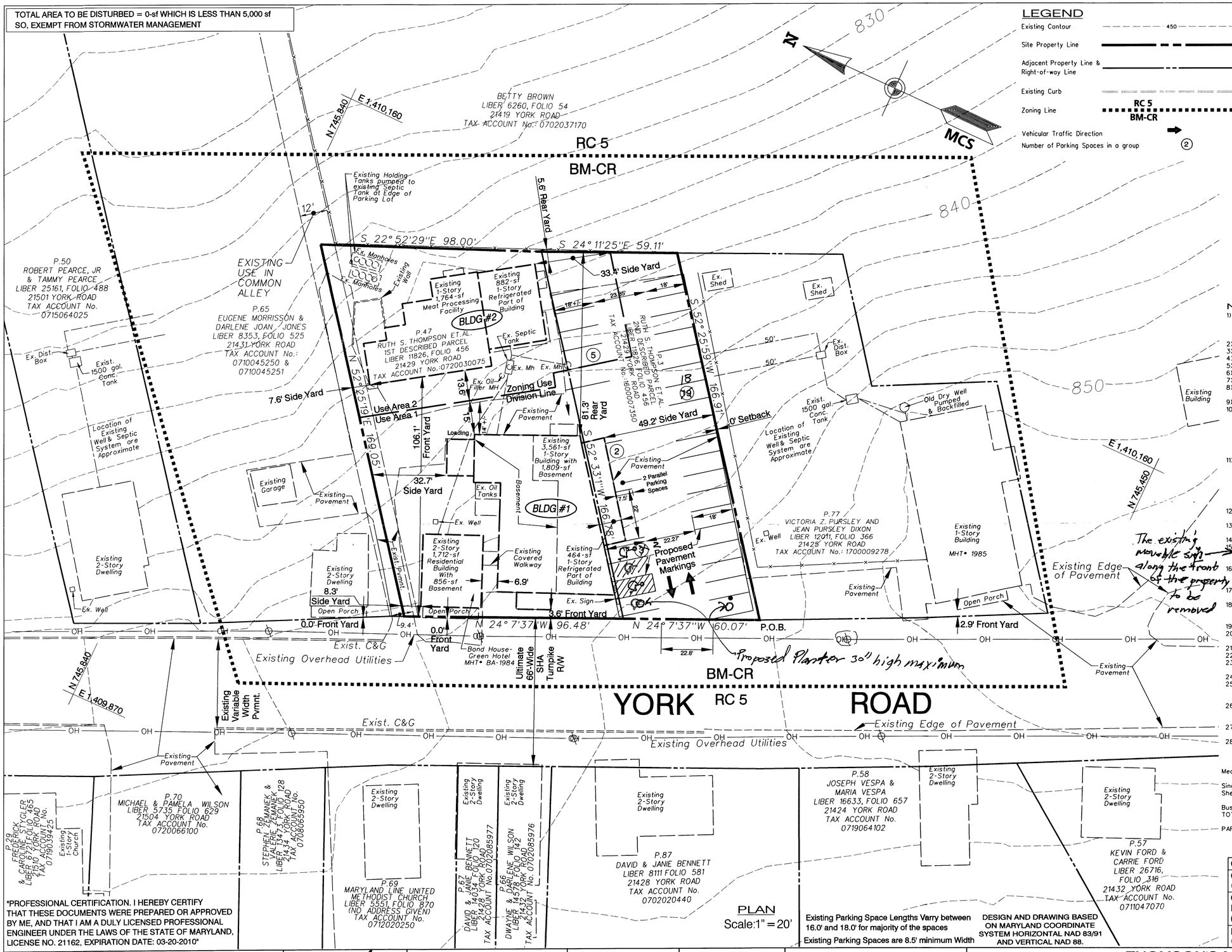
PETITIONER'S

EXHIBIT NO. 5

5B

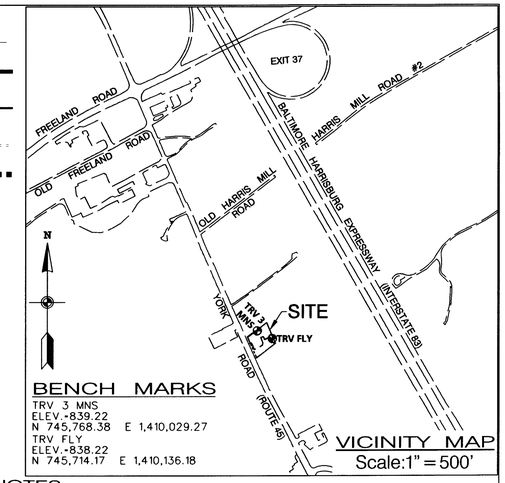

5C

TOTAL AREA TO BE DISTURBED = 0-sf WHICH IS LESS THAN 5,000 sf
SO, EXEMPT FROM STORMWATER MANAGEMENT



LEGEND

- Existing Contour — 450
- Site Property Line
- Adjacent Property Line & Right-of-way Line
- Existing Curb
- Zoning Line — RC 5 / BM-CR
- Vehicular Traffic Direction
- Number of Parking Spaces in a group — 2



BENCH MARKS

TRV 3 MNS
ELEV.=839.22
N 745,768.38 E 1,410,029.27
TRV FLY
ELEV.=838.22
N 745,714.17 E 1,410,136.18

VICINITY MAP

Scale:1" = 500'

NOTES

1) SITE AREA AND ZONING:

Zoning	Gross Area (includes 30' of York Road R/W)	Net Area
BM-CR	30,259-sf+/-(0.69-ac+/-)	25,537-sf+/-(0.59-acres+/-)

2) PRIOR PERMITS: NONE KNOWN
3) PRIOR ZONING HSITORY: NONE KNOWN
4) PRIOR CRG, AND/OR DEVELOPMENT PLAN HISTORY: NONE KNOWN
5) LIMITED EXEMPTION: NONE KNOWN
6) PRIOR WAIVERS: NONE KNOWN
7) TAX ACCOUNT NUMBER'S - 0720030075: 1600007350
8) TAX MAP 03: PARCEL 3 & 47
(Parcel 3 is incorrectly labeled as Parcel 9 on the County Tax Map)
9) DEED REFERENCE: 11826/456
10) EXISTING USE:
BUILDING #1
- 2-Story Residential Dwelling, 2,568-sf+/- including 856-sf+/- Basement
- 1-Story Vacant Business Use Bldg (formerly Thomson's Market) 5,528-sf+/- includes 1,809-sf+/- Basement
BUILDING #2
- 1-Story Business Use Bldg (Processing of Meat Products), 2,646-sf+/-
11) PROPOSED USE:
BUILDING #1
- 2-Story Residential Dwelling, 2,568-sf+/- including 856-sf+/- Basement
- 1st Floor Business Use, 3,719-sf+/-
- Sheetmetal Shop in 1,809-sf Basement
BUILDING #2
- 1-Story Business Use Bldg (Processing of Meat Products), 2,646-sf+/-
12) EXISTING BUILDING HEIGHT: Ex. 2-Story Dwelling&Thomson's Market Bldg connected=25-ft+/-
- Ex. Processing of Meat Products=25-ft+/-
13) ALL PARKING AND DRIVE AISLES ARE PAVED WITH ASPHALT & WILL BE PERMANENTLY STRIPED ON A DURABLE AND DUSTLESS.
14) UTILITIES SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
15) EXISTING SIGNS ON SITE TO REMAIN. NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME; HOWEVER ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 450 BCZR & 259.3.C.7 BCZR, OR A VARIANCE REQUESTED PURSUANT TO BCZR SECTION 307.
16) THE SITE IS NOT LOCATED WITHIN A DEFIECIENT ZONE PER THE BALTIMORE COUNTY BASIC SERVICES MAPS, WATER SUPPLY AREA MAP, SEWAGE AREA MAP, AND TRANSPORTATION MAP.
17) THE BUREAU OF TRAFFIC ENGINEERING AND PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
18) FLOOR AREA RATIO (FAR): (Based on property lines, FAR based on Zoning Use Line below)
Adjusted Gross Floor Area of Buildings = 11,202-sf
FAR = 11,048-sf/30,259-sf Gross Site Area) = 0.37
19) LOCATION OF FIRE HYDRANTS: N/A Rural Area
20) DISTANCE FROM THE CORNER OF THE PROPERTY TO THE CENTER LINE OF THE INTERSECTION OF YORK ROAD AND OLD HARRIS MILL ROAD = 800-FT+/-
21) THE SITE IS SERVED BY EXISTING WELL AND SEPTIC
22) STORMWATER MANGEMENT: N/A EXISTING SITE NO DISTURBANCE PROPOSED
23) THIS SITE DOES NOT LIE WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
24) THIS SITE IS IN FEMA FLOOD ZONE X.
25) LIGHTING: ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND PUBLIC STREETS.
26) LANDSCAPING: NONE PROPOSED, HOWEVER ANY FUTURE LANDSCAPING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND SECTION 26-283 OF BALTIMORE COUNTY CODE, OR A WAIVER REQUESTED.
27) EXISTING BUILDINGS TO BE RETAINED, NO DEVELOPMENT AND/OR BUILDING ADDITIONS ARE PROPOSED
28) HISTORIC STRUCTURES: THE EXISTING 2-STORY RESIDENTIAL BUILDING IS KNOWN AS THE BOND HOUSE - GREEN HOTEL. MHT• BA-1984

PARKING TABULATION

Meat Processing Facility (1 Space / Employee on largest shift + visitors/patrons)
(3 Employees + 1 Visitor) = 4 Spaces Required
Single Family Dwelling (2 spaces / Dwelling Unit) x (1 Dwelling Unit) = 2 Spaces Required
Sheetmetal Shop (1 per employee on the largest shift and visitors/patrons)
(3 employees + 1 visitor) = 4 spaces
Business Use (5 spaces / 1000-sf) x (5,528-sf first floor) = 28 Spaces Required
TOTAL PARKING REQUIRED = 38 SPACES

PARKING PROVIDED: ON-SITE - ~~34~~ 27 PASSENGER VEHICLE SPACES

	Use Area 1		Use Area 2
Gross Use Area Size	22,266-sf	Gross Use Area Size	7,993-sf
Gross Floor Area of Bldg #1 (Shall not exceed 8,800-sf)	8,402-sf	Gross Floor Area of Bldg #2 (Shall not exceed 8,800-sf)	2,646-sf
Gross Floor Area of Bldg #1 on First Floor (Shall not exceed 6,600-sf)	4,881-sf	Gross Floor Area of Bldg #2 on First Floor (Shall not exceed 6,600-sf)	2,646-sf
Floor Area Ratio (Shall not exceed 0.20)	0.38	Floor Area Ratio (Shall not exceed 0.20)	0.33

PLAN

Scale:1" = 20'

Existing Parking Space Lengths Varry between 16.0' and 18.0' for majority of the spaces
Existing Parking Spaces are 8.5' minimum Width

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL NAD 83/91 AND VERTICAL NAD 88.

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21162, EXPIRATION DATE: 03-20-2010"

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE:410.683.7004 -- FAX:410.683.1798

PROFESSIONAL ENGINEER 21162 STEPHEN ANTHONY WARFIELD STATE OF MARYLAND

OWNER:
RUTH THOMSON
21429 York Road
Maryland Line, MD 21120

DESIGN: S.A.W
DRAWN: C.J.R./L.N.R.
CHECKED: S.A.W.

DATE	ITEM

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: FEBRUARY 24, 2009

THOMSON'S MARKET
PLAN TO ACCOMPANY PETITION FOR VARIANCE
21429 YORK ROAD

PETITIONER'S EXHIBIT NO. 1

COUNCILMANIC DISTRICT NO. 3
ELECTION DISTRICT NO. 7

SHEET
Z-1
SHEET 1 OF 1

Plan Sheet: *003B3*

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

Buildings — Streams — Vegetation
Zoning — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

002C3	003A3	003B3	003C3	004A3
006C1	007A1	007B1	007C1	008A1

Scale

1" = 200'

0 100 200 400 Feet

N

0231

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008