

IN RE: PETITIONS FOR SPECIAL HEARING,*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE	
NW corner of Belair Road and Elm Avenue *	DEPUTY ZONING
14 th Election District	
6 th Councilmanic District *	COMMISSIONER
(7200 Belair Road)	
	FOR BALTIMORE COUNTY
Estate of Charles E. Chlan	
<i>Legal Owner</i> *	
Angela Amatruda and/or Assigns	
Contract Purchaser *	Case No. 2010-0086-SPHXA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance, filed by John C.M. Angelos, Personal Representative, for the Estate of Charles E. Chlan, the legal property owner, and Angela Amatruda and/or assigns, the contract purchaser. The Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for approval of a modified parking plan and modified parking requirements for existing parking spaces and areas in accordance with the specific detail shown on the site plan filed with the Petitions, in lieu of the minimum requirements of the B.C.Z.R. In the alternative, in the event that the modified parking plan pursuant to the special hearing is not approved as requested, Variance relief is requested from Section 409.6.A of the B.C.Z.R. to permit the 8 existing parking spaces in lieu of 11 spaces required. The Special Exception is requested pursuant to Section 230.3 of the B.C.Z.R. to permit a mail order, slide processing laboratory on the subject property in the commercial zone. Petitioners also requested such additional relief as the nature of this case as presented at the time of the hearing on these Petitions may require within the spirit and intent of

12-7-09


the B.C.Z.R. The subject property and the requested relief are depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing, variance, and special exception requests was Angela Amatruda, the contract purchaser. Howard L. Alderman, Esquire represented Petitioners. Also appearing in support of the requested relief was Geoffrey C. Schultz, President of McKee & Associates, Inc. and the professional land surveyor who prepared the site plan. The qualifications of Mr. Schultz, not unknown to this Commissioner, were reiterated and he was accepted as an expert in matters of Baltimore County Zoning issues. John C.M. Angelos, Personal Representative for the Estate of Charles E. Chlan, owner of the subject property, executed the Petitions for hearing but waived his appearance at the hearing. A copy of Letters of Administration, dated November 29, 2007, appointing Mr. Angelos as the Personal Representative of Mr. Chlan's Estate was marked and accepted into evidence as Petitioners' Exhibit 2. Melissa Sadowski of the County's Department of Economic Development attended and expressed the support of that agency for the requested relief. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is located at the northwest corner of Belair Road and West Elm Avenue in the Overlea area of Baltimore County. The site is comprised of a single parcel of record, approximately 0.418 acre in size. There are three separate zoning classifications applicable to the site: the majority of the property is zoned Business Local (B.L.); there is approximately 0.003 acre zoned D.R.16, being a sliver along the northern property line, the majority of which is within the right of way of Belair Road; and approximately 0.017 acre of D.R.5.5, which runs parallel to the rear property line. The property

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PM

is trapezoidal in shape, approximately 69 feet wide in the front, 205 feet deep and approximately 80 feet wide along the rear property line.

A single, two-story frame building is located on the property, with an existing asphalt parking area located in the rear. The parking area has direct access only to West Elm Avenue and that entranceway is to be widened to 20 feet as required and shown more particularly on Petitioners' Exhibit 1. The existing building has a floor area ratio (FAR) of 0.22, just over seven percent of the 3.0 FAR allowed as of right. Testimony revealed that the existing building and all existing parking are located in the B.L. zoned portion of the property and, other than the required widening of the entranceway to minimum width requirements, there is no planned expansion of the existing improvements contemplated or otherwise reflected on Petitioners' Exhibit 1.

Prior to the death of Mr. Chlan, the principal use of the property and improvements was a law office with an occasional, accessory and evening use of a small area of the second floor for meetings of the local chapter of the Sons of Italy. The use of the existing 3,988 square feet of improvements for general law office use would require 14 parking spaces pursuant to Section 409 of the B.C.Z.R.

Ms. Amatruda, the contract purchaser, is the owner of AML Laboratories ("AML"), which has been located on Ridge Road in the eastern area of the County, directly adjacent to existing residences and the Evangel Church, for many years. In 1989, Ms. Amatruda began her work in the histology field at the Johns Hopkins Hospital and was elevated to the histology supervisor of the Johns Hopkins University Reference Histology Lab. Following that position, Ms. Amatruda began her private histology practice and she started AML.

Testimony revealed that AML is, effectively, a slide processing service facility. AML receives non-hazardous tissue samples in formaldehyde (i.e. dead tissue) via regular delivery

from the United States Postal Service or overnight carrier, much like residential deliveries made throughout the County. The technicians at AML then transfer the tissue to microscopic slides, which are then returned via regular mail or overnight carrier to the customer for analysis/diagnosis. AML does no diagnostic work nor does it perform any clinical functions. AML produces slides for customers using tissue samples received from customers, all of which are then returned to the customer.

AML has four full-time employees and one part-time employee, and operates from 6:00 a.m. until 4:00 p.m., Monday through Friday. Annual visits from one or two customers are the only non-employee personnel that visit the property other than mail or delivery personnel. Ms. Amatruda aptly described her business as a high quality, low impact slide processing service bureau. Ms. Amatruda described the community contacts that were made prior to the hearing on the Petitions and the favorable reaction received from community leaders and residents.

The proffered testimony of Mr. Schultz revealed that the B.C.Z.R. technically define the AML slide processing service bureau as a laboratory. Section 230.3 of the B.C.Z.R. provides that a laboratory use is permitted in the B.L. Zone as a Special Exception use to be evaluated pursuant Section 502.1 of the B.C.Z.R. As shown on Petitioners' Exhibit 1, the laboratory use will occupy 3,329 square feet of the existing improvements with the remaining 659 square feet used for general offices. Applying the requirements of Section 409 of the B.C.Z.R., the office use proposed requires 2.17 parking spaces and the laboratory use requires 8.32 parking spaces for a total of 11 required spaces for the proposed uses. Although the prior law office use required 14 parking spaces, the existing parking area supports a total of 8 parking spaces meeting the design standards of the B.C.Z.R.

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Prior to the commencement of the hearing on the Petitions, this Office received a letter dated November 4, 2009 from Peter Max Zimmerman, People's Counsel for Baltimore County. The Office of People's Counsel had requested Stephen E. Weber, Chief of Baltimore County Traffic Engineering, to review the Petitions and site plan submitted in this case. Attached to Mr. Zimmerman's letter was a copy of email correspondence, dated October 20, 2009, from Mr. Weber to the People's Counsel Office, indicating that Mr. Weber found "no traffic engineering issues with the proposed site plan, nor have we had any past issues with this site." A copy of Mr. Zimmerman's letter and attachment were marked and accepted into evidence as Petitioners' Exhibit 3.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments received from the Office of Planning dated October 13, 2009 indicate that the existing parking area is adequately landscaped and screened from adjacent residences, which are located to the rear of the subject property. The Office of Planning has no objection to approval of the proposed uses or the modified parking plan.

The Petition for Special Exception requests approval of a laboratory use on the subject property pursuant to Section 230.3 of the B.C.Z.R. The testimony provided showed that the processing of slides will be conducted completely within the existing building. The employees arrive early in the morning and leave generally before the evening rush hour. Customer visitation is less than minimal, amounting to one or two visits to the property per year and deliveries are made in the same manner as residential deliveries. The testimony proffered for Mr. Schultz was that he is very familiar with the subject property and the area in which it is located. The other, existing commercial and service uses in the area of the property, on both sides of Belair Road were summarized.

In Mr. Schultz's expert opinion, this low impact use at this location will not have any adverse effects above and beyond those inherently associated with such special exception uses irrespective of where they are located in the same zone. Nor, based on that testimony, would the proposed use create congestion on the road system. Mr. Weber's evaluation supports that analysis. The use described will not create any dangerous situation nor interfere with provisions for public facilities. As described, the proposed uses are less intensive than the prior law office use conducted on the property as evidenced by the lesser number of required parking spaces. Based on the evidence presented, I find that the laboratory use can be conducted at this location without detriment to the community, therefore the requested Special Exception relief requested will be approved.

With respect to the required parking, the proffered testimony is that all existing parking will be utilized and that because of the location of existing improvements and the grade of the front yard of the property, there is no additional area to increase available parking. Petitioners have filed a Petition for Special Hearing requesting approval pursuant to Sections 409.12B and 409.8.B.1 of the B.C.Z.R. of a modified parking plan and modified parking requirements for the proposed uses in accordance with the specific detail shown on Petitioners' Exhibit 1. Alternatively, if the Special Hearing relief is denied, Petitioners have filed a Petition for Variance to Section 409.6.A of the B.C.Z.R. to permit a total of 8 parking spaces in lieu of the 11 spaces required for the proposed uses.

The uncontradicted testimony presented is that none of the Petitioners had any role or part in the development of the subject property with the existing building and parking when it was established decades ago. The only 'open' area on the subject property is in the front yard between the building and Belair Road and that area is elevated several feet above the existing

grade of Belair Road. Certainly, it is more desirable to have all parking located behind the existing building than in the front yard which would be inconsistent with the other, existing uses in the immediate area. I find, given that the building and the parking area already exist, it would present an undue burden to require Petitioners to provide additional parking. The testimony and evidence presented is that this property has been used for many years as a general office without complaint or detriment to the community. I will, therefore, approve the modified parking plan and parking requirements as shown on Petitioners' Exhibit 1. With the granting of that approval, Petitioners' alternative Variance relief is rendered moot.

Upon due consideration of the testimony and evidence offered, I am persuaded to grant the special exception relief. The proposed use is appropriate in scale and intensity for this commercially zoned, corner property. The proposed use appears innocuous compared to that of a busy law office. For the reasons noted previously, I am also persuaded to grant the special hearing relief regarding the existing parking available. The improvements on the property have existed for many years and, as noted by the Office of Planning, are landscaped and screened from the residences to the rear of the property.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered, I find that Petitioners' requests for special hearing and special exception should be granted. Petitioners' request for variance will be dismissed as moot.

THEREFORE, IT IS ORDERED this 7th day of December, 2009, by the Deputy Zoning Commissioner, that Petitioners' request for Special Hearing relief pursuant to Section 500.7 of the B.C.Z.R. for approval of a modified parking plan and modified parking requirements for existing parking spaces and areas in accordance with the specific detail shown

on the site plan filed with the Petitions, in lieu of the minimum requirements of the B.C.Z.R., be and is hereby GRANTED; and

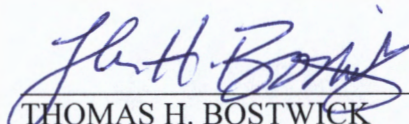
IT IS FURTHER ORDERED, with the granting of the Special Hearing relief requested, Petitioners' alternative request for Variance from Section 409.6.A of the B.C.Z.R. to permit the 8 existing parking spaces in lieu of 11 spaces required be and is hereby DISMISSED as moot; and

IT IS FURTHER ORDERED that Petitioners' request for Special Exception pursuant to Section 230.3 of the B.C.Z.R. to permit a mail order, slide processing laboratory on the subject property in the commercial zone be and is hereby GRANTED.

The relief granted herein shall be subject to the following conditions:

1. Petitioner may apply for its permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.
2. All proposed signage shall be compatible with the character and scale of the community and shall be non-illuminated.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 7, 2009

HOWARD ALDERMAN JR., ESQUIRE
LEVIN & GANN
502 WASHINGTON AVENUE, SUITE 800
TOWSON, MD 21204

Re: Petitions for Special Hearing, Special Exception and Variance
Case No. 2010-0086-SPHXA
Property: 7200 Belair Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in cursive script that reads "Thomas H. Bostwick / pz".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Geoffrey Schultz, Mckee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030
Angela Amatruda, 6918 Ridge Road, Baltimore MD 21237
Jon Miller, 111 South Calvert, Baltimore MD 21202
John C.M. Angelos, 3001 St. Paul Street, Baltimore MD 21218
Melissa Sadowski, Baltimore County Department of Economic Development



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7200 Belair Road

which is presently zoned BL

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

SEE ATTACHED

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:

Angela Amatruda &/or assigns

Name - Type or Print

Signature

6918 Ridge Road 877-219-5183

Address Telephone No.

Rosedale MD 21237

City State Zip Code

Attorney For Petitioner:

Howard L Alderman, Jr., Esq.

Name - Type or Print

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue, Suite 800 410-321-0600

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Estate of Charles E. Chlan

Name - Type or Print

Signature

John C.M. Angeles

Name - Type or Print

Signature

3001 St. Paul St.

Address Telephone No.

Balto. MD 21218

City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, PLS McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 410-527-1555

Address Telephone No.

Cockeysville MD 21030

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No.

2010-0086-SPHXA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

12-7-09

pm

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 7200 Belair Road

Legal Owner: Estate of Charles E. Chlan [By: John C.M. Angelos, Esq., Personal Representative]

Contract Purchaser: Angela Amatruda and/or Assigns

Present Zoning: BL

REQUESTED RELIEF:

"why the Zoning Commissioner should approve": (i) in lieu of the companion variance requested herewith, approval of a modified parking plan and modified parking requirements for the existing parking spaces and areas in accordance with the specific detail shown on the Plan filed herewith in lieu of the minimum requirements of the BCZR; and (ii) for such further relief and approvals as the nature of this case may require.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Item #0086



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7200 Belair Road

which is presently zoned BL-CCC

Deed Reference: 5971 / 796 Tax Account # 1413027690

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)

SEE ATTACHED

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

SEE ATTACHED

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:

Angela Amatruda &/or assigns

Name - Type or Print

Angela Amatruda

Signature

6918 Ridge Road 877-219-5183

Address Telephone No.

Rosedale MD 21237

City State Zip Code

Attorney For Petitioner:

Howard L Alderman, Jr., Esq.

Name - Type or Print

Howard L Alderman Jr

Signature

Levin & Gann, PA

Company

502 Washington Avenue, Ste 800 410-321-0600

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Estate of Charles E. Chlan

Name - Type or Print

John C.M. Angel

Signature

John C.M. Angelos P.R.

Name - Type or Print

Signature

3001 St. Paul St.

Address Telephone No.

Balto, MD. 21218

City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, PLS McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 410-527-1555

Address Telephone No.

Cockeysville MD 21030

City State Zip Code

Case No. 2010-0086-SPHXA

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by *[Signature]* Date 9/9/09

REV 8/20/07

12-7-09
pm

**Attachment 1
PETITION FOR VARIANCE**

CASE NO: _____

Address: 7200 Belair Road

Legal Owner: Estate of Charles E. Chlan [By: John C.M. Angelos, Esq., Personal Representative]

Contract Purchaser: Angela Amatruda and/or Assigns

Present Zoning: BL

REQUESTED RELIEF:

In the event that the modified parking plan pursuant to a companion Petition for Special Hearing is not approved as requested: [1] a variance from: BCZR §§ 409.6.A to permit the 8 existing parking spaces in lieu of the 11 spaces required; and [2] for all such additional variance relief as the nature of this request and the parking layout on the Plan filed herewith may require.

JUSTIFICATION:

1. Unique configuration of property and existing improvements;
2. Proposed uses require less parking than existing, approved uses; and
3. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Item #0086



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property
located at 7200 Belair Road

which is presently zoned BL-CCC

Deed Reference: 5971 / 796 Tax Account # 1413027690

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

SEE ATTACHED

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:

Angela Amatruda &/or assigns

Name - Type or Print

Signature

6918 Ridge Road

877-219-5183

Address

Rosedale

MD

Telephone No.

21237

City

State

Zip Code

Attorney For Petitioner:

Howard L Alderman, Jr., Esq.

Name - Type or Print

Signature

Levin & Gann, PA

Company

502 Washington Avenue, Ste 800

410-321-0600

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Estate of Charles E. Chlan

Name - Type or Print

Signature

John C.M. Angeles P.R.

Name - Type or Print

Signature

3001 St. Paul St.

Address

Balto, MD. 21218

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, PLS McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1

410-527-1555

Address

Cockeysville

MD

Telephone No.

21030

City

State

Zip Code

Case No. 2010-0086-SPHXA

REV 07/27/2007

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature]

Date 9/9/09

12-7-09

[Signature]

Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE No: _____

Address: 6809 Loch Raven Boulevard

Legal Owner: Arthur F. Gnau & Sons, Inc.

Present Zoning: BL-CCC

REQUESTED RELIEF:

Approval of a *Special Exception*: 1) to permit a mail order, slide processing laboratory on the subject property in the commercial zone pursuant to BCZR Section 230.3; and ii) to approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Item #0086

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

Zoning Description of
7200 Belair Road
6th Conclimanic District
14th Election District
Baltimore County MD



Beginning at the intersection of the center of Belair Road (60 foot wide right-of-way) and the southeast side of West Elm Avenue (30 foot wide right-of-way), thence running along the southeast side of West Elm Avenue 1) N 45° 06' W 205 feet, thence 2) N 47° 06' E 80 feet, thence 3) S 41 and one-half degrees East 206 feet to the center of Belair Road, thence running along said center, 4) S 47° 06' W 68.66 feet to the point of beginning.

Containing 18,194 square feet or 0.418 acres of land as recorded in Deed Liber 5971 Folio 796.

Item # 0086

**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/neighborhood 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: 2010-0086-SPHXA
Petitioner: ANGELA AMATRUDA
Address or Location: 7200 BELAIR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANGELA AMATRUDA
Address: 6918 RIDGE ROAD
ROSEDALE MD 21237
Telephone Number: 877-219-5183

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

No. 44779

Date: 9/9/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6170				6800 ⁰⁰

Total: 6800⁰⁰

Rec
From:

For:

zoning hearing - case # 2010-0086-SPHXA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS NO. TIME
 9/09/2009 9/09/2009 14:26:12
 RE MAS WELLM 000.00
 RECEIPT # 514250 9/09/2009 081N
 5 500 / 5006 VERIFICATION
 000.00
 Recpt 1st 0000.00
 1000.00 03 0.00 02
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2010-0086-SPHXA

7200 Belair Road

N/West corner of Belair Road and Elm Avenue

14th Election District — 6th Councilmanic District

Legal Owner(s): Estate of Charles Chlan,

John C. Angeles, P.R.

Contract Purchaser: Angela Amatruda &/or assigns

Special Hearing: In lieu of the companion variance requested herewith, approval of a modified parking plan and modified parking requirements for existing parking spaces and areas in accordance with the specific detail shown on the plan filed herewith in lieu of the minimum requirements of the BCZR, and for such further relief and approvals as the nature of this case may require. **Special Exception:** to permit a mail order, slide processing laboratory on the subject property in the commercial zone. To approve such additional relief as the nature of this case as presented at the time of the hearing on this petition may require, with the pririt and intent of the BCZR. **Variance:** to permit the 8 existing parking spaces in lieu of the 11 spaces required, and for all such additional variance relief as to the nature of this request and the parking layout on the plan filed herewith may require.

Hearing: Monday, November 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 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.

10/525 October 29

219311

CERTIFICATE OF PUBLICATION

10/29/2009

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 10/29/2009.

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

J. Wilkinson

LEGAL ADVERTISING

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County PDM
Zoning Office

DATE: November 3, 2009
JOB NO.: 2009-038
RE: Case No. 2010-0086-SPHXA
7200 Belair Road

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	Oct. 31, 2009	Certificate of Posting
2	Oct. 31, 2009	Site Photos

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

REMARKS:

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc: McKee & Assoc. Inc.
Mr. Geoff Schultz





CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

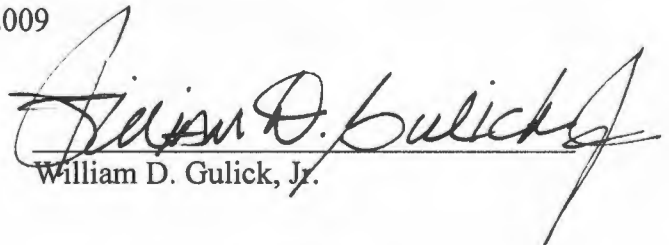
Date: October 31, 2009

Attention: Zoning Office
Ms. Kristen Matthews

Re: Case Number: 2010-0086-SPHXA
Petitioner/Developer: Angela Amatruda and/or assigns
Date of Hearing/Closing: November 16, 2009

This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 7200 Belair Road

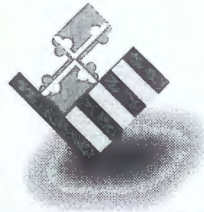
The sign (s) were posted on: October 31, 2009


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

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: 2010-0086-SPHXA

7200 Belair Road

N/west corner of Belair Road and Elm Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Estate of Charles Chlan, John C. Angeles, P.R.

Contract Purchaser: Angela Amatruda &/or assigns

Special Hearing in lieu of the companion variance requested herewith, approval of a modified parking plan and modified parking requirements for existing parking spaces and areas in accordance with the specific detail shown on the plan filed herewith in lieu of the minimum requirements of the BCZR, and for such further relief and approvals as the nature of this case may require. Special Exception to permit a mail order, slide processing laboratory on the subject property in the commercial zone. To approve such additional relief as the nature of this case as presented at the time of the hearing on this petition may require, with the spirit and intent of the BCZR. Variance to permit the 8 existing parking spaces in lieu of the 11 spaces required, and for all such additional variance relief as to the nature of this request and the parking layout on the plan filed herewith may require.

Hearing: Monday, November 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Ave., Ste. 800, Towson 21204

Angela Amatruda, 6918 Ridge Road, Rosedale 21237

John Angelos, 3001 St. Paul St., Baltimore 21218

Geoffrey Schultz, McKee & Assoc., 5 Shawan Rd., Ste. 1, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 31, 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
Thursday, October 29, 2009 Issue - Jeffersonian

Please forward billing to:
Angela Amatruda
6918 Ridge Road
Rosedale, MD 21237

877-219-5183

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: 2010-0086-SPHXA

7200 Belair Road

N/west corner of Belair Road and Elm Avenue

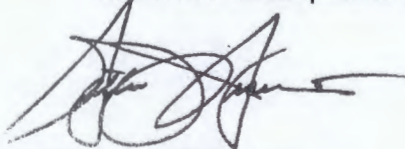
14th Election District – 6th Councilmanic District

Legal Owners: Estate of Charles Chlan, John C. Angeles, P.R.

Contract Purchaser: Angela Amatruda &/or assigns

Special Hearing in lieu of the companion variance requested herewith, approval of a modified parking plan and modified parking requirements for existing parking spaces and areas in accordance with the specific detail shown on the plan filed herewith in lieu of the minimum requirements of the BCZR, and for such further relief and approvals as the nature of this case may require. Special Exception to permit a mail order, slide processing laboratory on the subject property in the commercial zone. To approve such additional relief as the nature of this case as presented at the time of the hearing on this petition may require, with the spirit and intent of the BCZR. Variance to permit the 8 existing parking spaces in lieu of the 11 spaces required, and for all such additional variance relief as to the nature of this request and the parking layout on the plan filed herewith may require.

Hearing: Monday, November 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

November 12, 2009

Howard L. Alderman, Jr.
Levin & Gann, PA
502 Washington Ave. Ste. 800
Towson, MD 21204

Dear: Howard L. Alderman, Jr.

RE: Case Number 2010-0086-SPHXA, 7200 Belair Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 9, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Estate of Charles E. Chlan; 3001 St. Paul St.; Baltimore, MD 21218
Angela Amatruda; 6918 Ridge Rd.; Rosedale, MD 21237
Geoffrey C. Schultz; McKee & Associates, INC; 5 Shawan Rd. Ste.1; Cockeysville, MD 21030

TB 11/16
11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2009

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

RECEIVED

SUBJECT: 7200 Belair Road

OCT 14 2009

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-086

Petitioner: Howard Alderman

Zoning: BL, DR 5.5 and DR 16

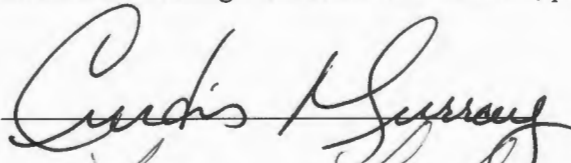
Requested Action: Variance, Special Exception and Special Hearing

SUMMARY OF RECOMMENDATIONS:

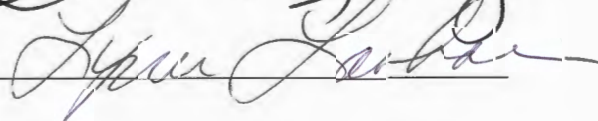
The Office of Planning has reviewed the subject request and does not oppose the proposed use at this location, or the request for a modified parking plan. The existing parking area is adequately landscaped and screened from the adjacent residences. Since the existing structure was originally a residence and the exterior remains residential in character, it is recommended that any proposed signage be compatible with that character in scale and be non-illuminated.

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

Prepared by:



Division Chief:
AFK/LL: CM



TB 11/16
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-086-SPHXA
Address 7200 Belair Road
(Chlan Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

Reviewer: JWL

Date: 9/29/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item Nos. 10-068, 069, 072, 073, 074, 075,
076, 081, 082, 083, 084, 085 and 086

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09212009(b) -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 22, 2009

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

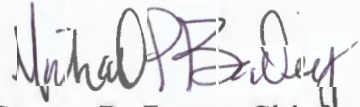
RE: Baltimore County
Item No. 2010-0086-SPHXA
US 1
7200 BEL AIR ROAD
CALAN PROPERTY
VARIANCE -
SPECIAL EXCEPTION -
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0086-SPHXA.

Should you have any questions regarding this matter, please 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).

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE	*	ZONING COMMISSIONER
7200 Belair Road; NW corner of Belair	*	
Road & Elm Avenue	*	FOR
14 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): Estate of Charles Chlan	*	BALTIMORE COUNTY
Contract Purchaser(s): Angela Amatruda	*	
and/or Assigns	*	
Petitioner(s)	*	10-086-SPHXA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

SEP 23 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MODE = MEMORY TRANSMISSION

START=DEC-07 10:59

END=DEC-07 11:02

FILE NO.=664

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	94102962801	010/010	00:02:47

-ZONING COMMISSIONER OFF M-

***** -

- ***** -

410 887 3468- *****



BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
JEFFERSON BUILDING, SUITE 103
105 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
Phone: 410-887-3868 Fax: 410-887-3468

FAX COVER SHEET

DATE: 12-7-09

NO. OF PAGES INCLUDING COVER SHEET: 10

TO:

Howard Alderman
Lerner & Gann

FROM:

Patti

PHONE:

FAX NO.:

410-296-2801

MESSAGE:

Case 2010-0086-SPHXA

REMARKS: ☐ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE



BALTIMORE COUNTY
MARYLAND

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
JEFFERSON BUILDING, SUITE 103
105 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 12-7-09

NO. OF PAGES INCLUDING COVER SHEET: 10

TO:

Howard Alderman
Loren & Gann

FROM:

Patti

PHONE: _____

FAX NO.: 410-296-2801

MESSAGE:

Case 2010-0086-SPHXA

REMARKS: ☐ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

November 4, 2009

RECEIVED

NOV 04 2009

ZONING COMMISSIONER

HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE
Estate of Charles Chlan- Legal Owners & Angela Amatruda
and/or assigns-Contract Purchasers
7200 Belair Road
Case No: 10-086-SPHXA

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan in this case for any traffic/parking issues. As a result, he sent the enclosed e-mail dated October 30, 2009, which is self-explanatory. As is our custom, we forward it to you for consideration. The hearing is set for November 16, 2009.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman

People's Counsel for Baltimore County

PMZ/rmw

cc: Howard L. Alderman, Jr. Esquire
Stephen E. Weber, Division of Traffic Engineering

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 10/30/2009 7:09 PM
Subject: Fwd: 10-86-SPHXA, 7200 Belair Rd
Attachments: 10-086-SPHXA.pdf

Dear Mr. Zimmerman:

Please be advised that we reviewed the plans for this item and find that we find no traffic engineering issues with the proposed plan, nor have we had any past issues with this site. Should you have any questions, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> People's Counsel 9/30/09 10:38 AM >>>
Mr. Weber,

Attached you will find the Petitions for Special Hearing, Special Exception and Variance in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.
Peter Max Zimmerman

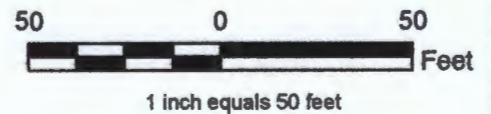
Rebecca M. Wheatley
Legal Secretary
Office of the People's Counsel for Baltimore County
410-887-2188 Phone
410-823-4236 Fax

7200 Belair Road



Publication Date: August 31, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



Item # 0086

Charles Chlan Property
CASE NAME 7200 Belair Road
CASE NUMBER 2010-0086-SPHXA
DATE November 16, 2009

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 2010-0086- SPHXA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	letter of admin. for PR	
No. 3	People's Counsel + Copper app req.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 146604

I certify that administration of the Estate of

CHARLES E. CHLAN

was granted on the 29th day of NOVEMBER, 2007

to JOHN C. M. ANGELOS

as personal representative(s) and the appointment is in effect

this 29th day of NOVEMBER, 2007

☒ Will probated November 29, 2007
(date)

☐ Intestate estate.

Grace G. Connolly

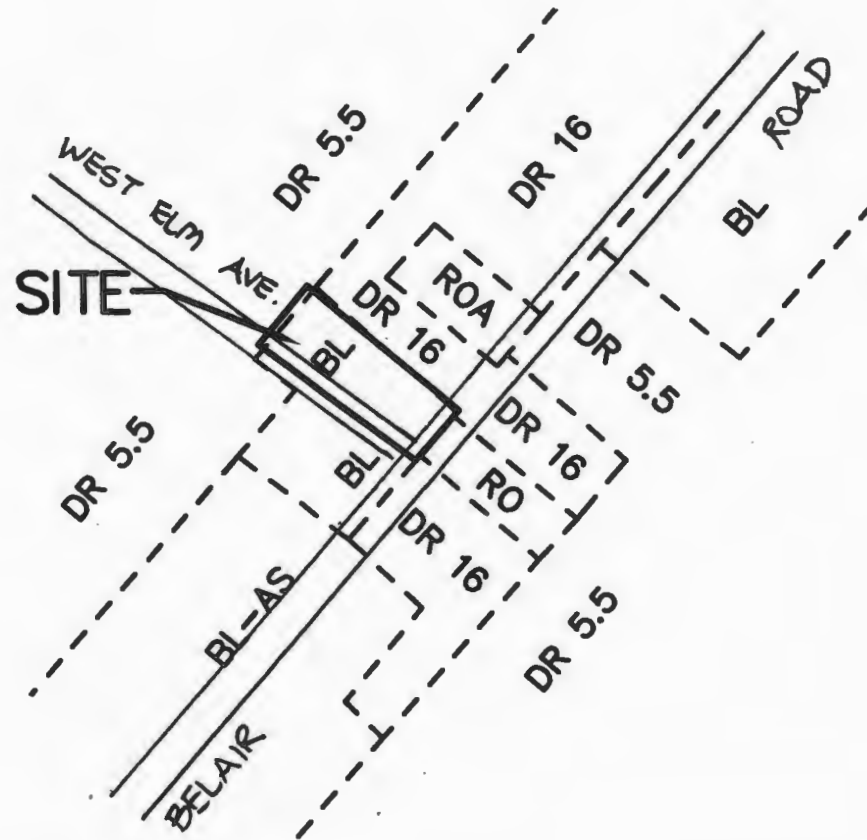
GRACE G. CONNOLLY

Register of Wills for

Baltimore County

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER





200 SCALE ZONING MAP #7200 BELAIR ROAD

6TH COUNCILMANIC DISTRICT

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

DATE: AUGUST 28, 2009

Item #0086

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

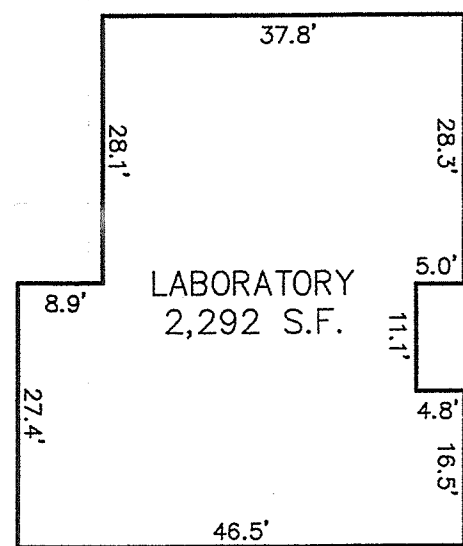
Natural Resource Planning - Real Estate Development

5 SHAWAN ROAD, Suite 1
TELEPHONE: (410) 527-1555

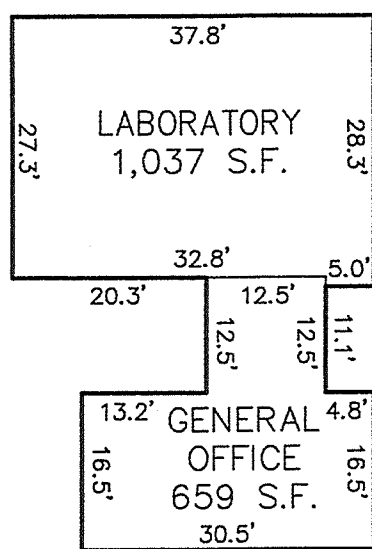
COCKEYSVILLE, MARYLAND 21030
FACSIMILE: (410) 527-1563

NOTES:

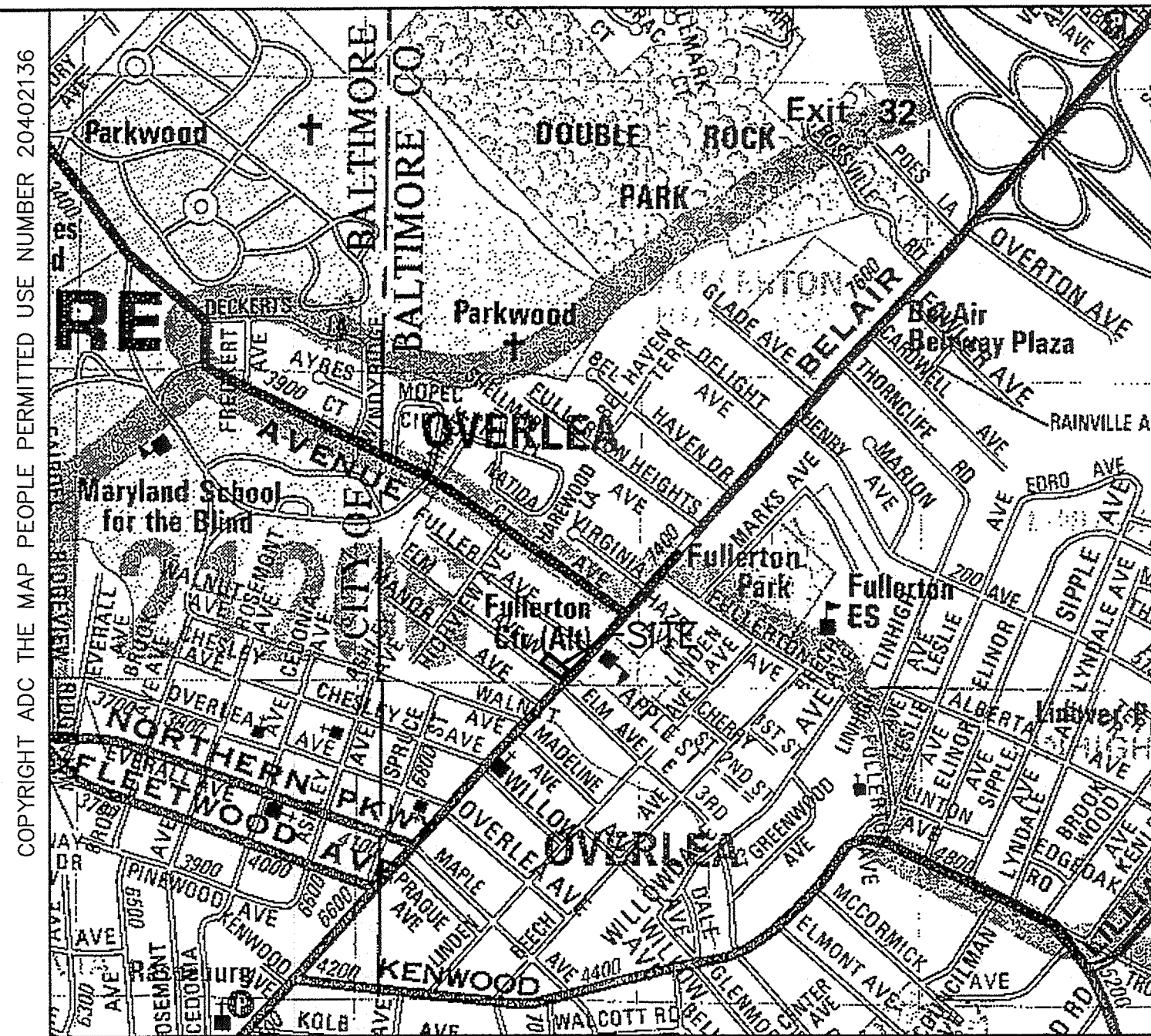
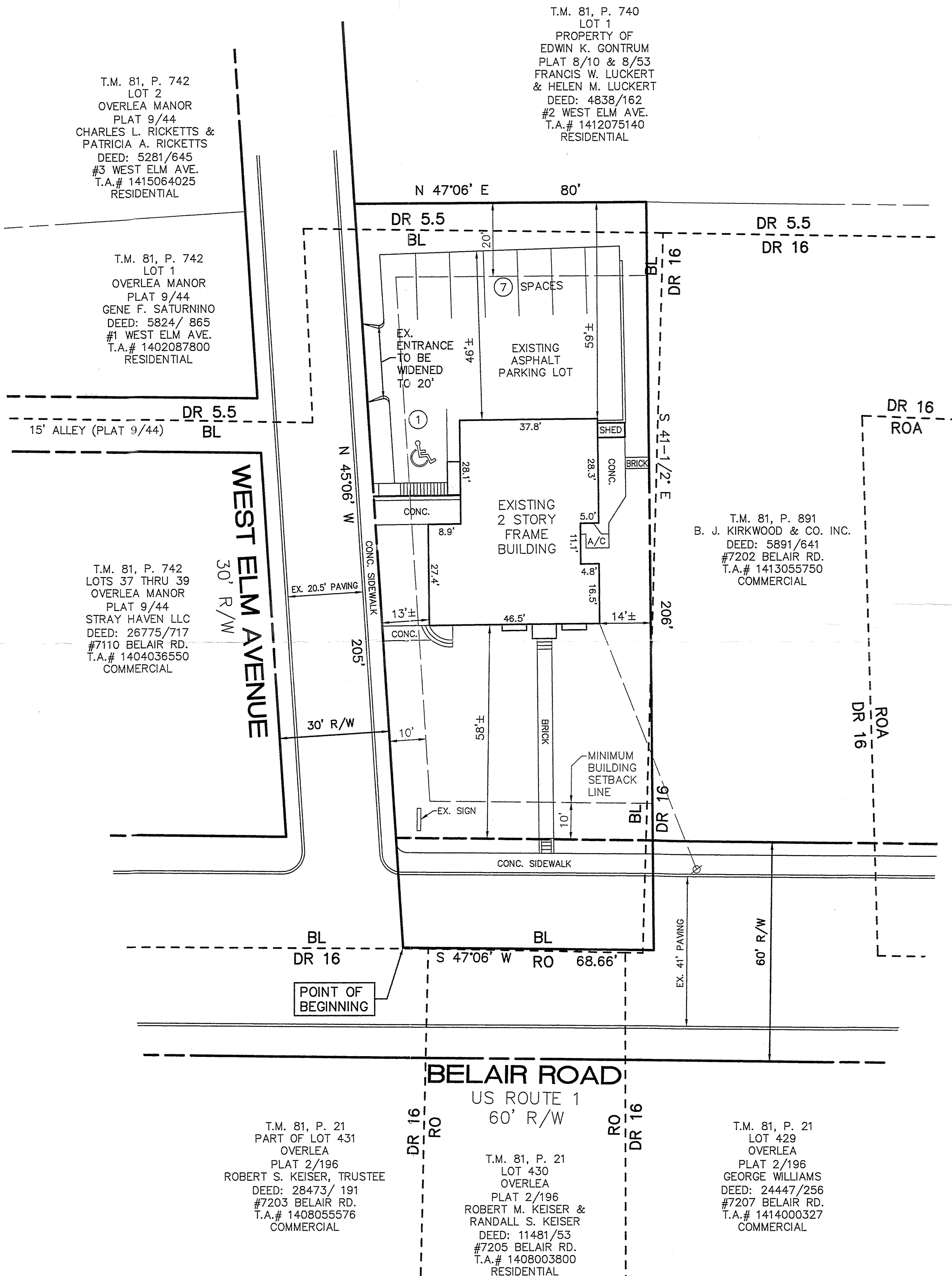
- EXISTING ZONING: BL, DR 5.5 & DR 16.
- GROSS AREA: 18,194 S.F.± = 0.418 AC.±
NET AREA: 13,055 S.F.± = 0.300 AC.±
- 200 SCALE ZONING MAP NO. 081B2.
- THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
- THIS LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
- OWNER INFORMATION:
ESTATE OF CHARLES E. CHLAN
JOHN C. ANGELOS, P.R.
DEED REFERENCE: 5971/796
TAX ACCT.# 1413027690
TAX MAP 81, GRID 15, PARCEL 149
- THIS PROPERTY IS NOT IN THE CBCA.
- THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
- ALL PARKING SPACES ARE A MINIMUM 8.5' x 18' FOR PERPENDICULAR PARKING



FIRST FLOOR



SECOND FLOOR



VICINITY MAP

SCALE: 1"= 1000'

SITE TABULATION

- EXISTING ZONING: BL, DR-5.5 & DR-16.
- GROSS AREA: BL 17,356 S.F.± = 0.398 AC.±
DR-5.5 721 S.F.± = 0.017 AC.±
DR-16 117 S.F.± = 0.003 AC.±
TOTAL 18,194 S.F.± = 0.418 AC.±
- NET AREA: BL 12,402 S.F.± = 0.285 AC.±
DR-5.5 609 S.F.± = 0.014 AC.±
DR-16 44 S.F.± = 0.001 AC.±
TOTAL 13,055 S.F.± = 0.300 AC.±
- FLOOR AREAS: 1ST FLOOR 2,292 S.F.
2ND FLOOR 1,037 S.F.
TOTAL 3,329 S.F.
- FLOOR AREA RATIO (FAR): 3,329 S.F./18,194 S.F. = 0.22
- MAXIMUM FAR ALLOWED: 3.00
- PROPOSED USES: LABORATORY: 3,329 S.F.±
GENERAL OFFICE: 659 S.F.±
TOTAL 3,988 S.F.±
- PARKING REQUIRED: LABORATORY: 3,329 S.F.±/1000 x 2.5 = 8.32
GENERAL OFFICE: 659 S.F.±/1000 x 3.3 = 2.17
TOTAL 10.49
TOTAL REQUIRED PARKING: 11 SPACES
- PARKING PROVIDED: 8 SPACES

PLAT TO ACCOMPANY
ZONING PETITIONS
#7200 BELAIR ROAD

6TH COUNCILMANIC DISTRICT

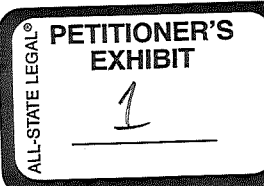
14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 20'

DATE: AUGUST 31, 2009

#2010-0086-SPHXA



McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development

5 SHAWAN ROAD, Suite 1
TELEPHONE: (410) 527-1555

COCKEYSVILLE, MARYLAND 21030
FACSIMILE: (410) 527-1563



G. C. 8/31/09

SHEET 1 OF 1 COMPLETED BY: DRAWN BY: JMB CHECKED BY: GCS JOB No.: 09-071