| | | |
|---|---|---|
| IN RE: **PETITION FOR VARIANCE**<br>N/Side Slade Avenue, 915' W of c/line of<br>Reisterstown Road (Md. Rte. 140)<br>**(125 Slade Avenue)**<br>3rd Election District<br>2nd Council District<br><br>Mindful, LLC<br>Petitioner | *<br>*<br>*<br>*<br>*<br>* | BEFORE THE<br>ZONING COMMISSIONER<br>OF<br>BALTIMORE COUNTY<br><br>**Case No. 2010-0141-A** |

* * * * * * * * *

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Thuylan Nguyen, managing member of the property owner, Mindful, LLC, by and through their attorney, Deborah C. Dopkin, Esquire. The Petitioner requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: **(1)** Section 205.4.A and 206.4.C.2, to permit building setbacks from a street line of 20 feet and 30 feet, respectively, in lieu of the required 35 feet; **(2)** Section 409.8A.4 to permit parking in a surface parking facility for a nonresidential use within 3 feet of the right-of-way line of a public street in lieu of 10 feet required; **(3)** Sections 409.8.A.1 and Condition B.1.a and B.1.b of the Baltimore County Landscape Manual to permit no screening of a parking lot adjacent to a public right-of-way and no six-foot landscape strip adjacent to commercial properties; **(4)** Section 409.3 to permit off-street parking spaces 8 ½ x 16 feet in lieu of the 8 ½ x 18 feet required; **(5)** Section 450.4.F to permit two (2) freestanding enterprise signs per frontage in an OR-1 zone, in lieu of one (1) sign per frontage permitted; and for such other and further relief as may be consistent with the requirements of the Design Review Panel, and as may be deemed necessary by the undersigned Zoning Commissioner. The property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING
Date 1-4-10
By

DRP. As mentioned, this hearing officer is bound by the recommendations and decisions of the DRP. By adding sidewalk and improving the property's ingress/egress, the building plan embraces the goals of the Plan. Therefore, I find that the building addition as proposed will be a benefit to the surrounding neighborhood and the economic development goals of Pikesville and the County. Accordingly, the requested relief is considered as being within the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of January 2010, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: **(1)** from Sections 205.4.A and 206.4.C.2, to permit building setbacks from a street line of 20 feet and 30 feet, respectively, in lieu of 35 feet required; **(2)** from Section 409.8A.4 to permit parking in a surface parking facility for a nonresidential use within 3 feet of the right-of-way line of a public street in lieu of 10 feet required; **(3)** from Sections 409.8.A.1 and Condition B.1.a and B.1.b of the Baltimore County Landscape Manual to permit no screening of a parking lot adjacent to a public right-of-way and no six-foot landscape strip adjacent to commercial properties; **(4)** from Section 409.3 to permit off-street parking spaces 8 ½ x 16 feet in lieu of the 8 ½ x 18 feet required, and **(5)** from Section 450.4.F to permit two (2) freestanding enterprise signs per frontage in an OR-1 zone, in lieu of one (1) sign per frontage permitted (for a total of three [3] signs), in accordance with Petitioner's Exhibit(s) 1 (site plan), 8 (landscape plan), and 9 (architectural drawings), be and is hereby GRANTED subject to the following:

1) The Petitioner may apply for its permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that

ORDER RECEIVED FOR FILING
Date 1-4-10
By

proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The plan shall be amended and the property improved to incorporate the conditions set forth in the minutes of the DRP, dated November 16, 2009.

3) When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1-4-10
By

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

WILLIAM J. WISEMAN III
*Zoning Commissioner*

January 4, 2010

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

RE: **PETITION FOR VARIANCE**
N/Side Slade Avenue, 915' W of c/line of Reisterstown Road
(125 Slade Avenue)
3rd Election District - 2nd Council District
Mindful, LLC - Petitioner
**Case No. 2010-0141-A**

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with conditions, in accordance with the attached Order.

In the event any party 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: Thuylan Nguyen, Mindful, LLC, 6053 Falls Road, Suite 2, Baltimore, MD 21209
Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, MD 21209
People's Counsel; Office of Planning; File

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 125 Slade Avenue
which is presently zoned OR-1
Deed Reference 28772 / 038 Tax Account # 2000004491

**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 of thereof, 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)

Reasons to be presented at the hearing.

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

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

***Contract Purchaser/Lessee:***

Name – Type or Print

Signature

Address. Telephone No.

City State Zip Code

***Legal Owner(s):***

Mindful, LLC
Thuylan Nguyen, Member
Name – Type or Print

Thuylan Nguyen
Signature

Name – Type or Print

Signature

6053 Falls Road, Suite 2 410-372-0888
Address. Telephone No.

Baltimore MD 21209
City State Zip Code

***Attorney For Petitioner:***

Deborah C. Dopkin, Esq.
Name – Type or Print

Deborah C. Dopkin
Signature

Law Offices of Deborah C. Dopkin, P.A.
Company

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

Towson MD 21204
City State Zip Code

***Representative to be Contacted:***

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No.

Baltimore MD 21209
City State Zip Code

**Case No.** 2010-0141-A

ORDER RECEIVED FOR FILING
Date 1-4-10
By

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By RTD Date 10/26/

ATTACHMENT TO PETITION FOR VARIANCE
125 SLADE AVENUE

Variance from Sec. 205.4.A and 206.4.C.2, BCZR, to permit building setbacks from a street line of 20 feet and 30 feet, respectively, in lieu of 35 feet required;

Variance from Sec. 409.8.A.4, BCZR, to permit parking in a surface parking facility for a nonresidential use within 3 feet of the right-of-way line of a public street in lieu of 10 feet required;

Variance from Sec. 409.8.A.1, BCZR and Condition B.1.a and B.1.b of the Baltimore County Landscape Manual, to permit no screening of a parking lot adjacent to a public right-of-way and no six-foot landscape strip adjacent to commercial properties;

Variance from Sec. 409.3, to permit off-street parking spaces 8½ x 16 feet in lieu of 8½ x 18 feet required;

Variance from Sec. 450.4.F, to permit two (2) freestanding enterprise signs per frontage in an OR-1 zone, in lieu of one sign per frontage permitted; and

for total 3 signs that exist

For such other and further relief as may be consistent with the requirements of the Design Review Panel and as may be deemed necessary by the Zoning Commissioner for Baltimore County.

Item # 0141

**Colbert Matz Rosenfelt, Inc.**

*Civil Engineers • Surveyors • Planners*

ZONING DESCRIPTION
125 SLADE AVENUE

Beginning at a point on the north side of Milford Mill Road, which is 70 feet wide, at a distance of 915 feet, more or less, west of the centerline of Reisterstown Road, which is of varying width, thence the following courses and distances:

N 36°53'02" W, 113.71 feet;
N 53°04'03" E, 133.08 feet;
N 65°53'23" E, 12.76 feet;
Thence, by a curve to the right with a radius of 37.50 ft., length 50.59 ft;
S 49°31'44" E, 2.21 feet;
Thence, by a curve to the right with a radius of 37.50 ft., length 58.90 ft.;
S 40°28'16" W, 21.72 feet;
S 40°24'03" W, 134.78 feet, thence
By a curve to the left with a radius of 635.20 ft., length 1.55 ft., to the Point of Beginning.

As recorded in Liber 28772, folio 38 of the Baltimore County Land Records, and containing 0.378 acre (16,461 square feet), more or less. Also known as 125 Slade Avenue and located in the 3rd Election District, 2nd Council District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

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. 13203, Expiration Date: 11-2-10

Item #0141

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

# 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: 2010 - 0141 A

Petitioner: MINDFUL, LLC c/o Thuylan Nguyen

Address or Location: 125 Slade Avenue

PLEASE FORWARD ADVERTISING BILL TO

Name: MINDFUL LLC

Address: 6053 Falls Road
Ste 2
Baltimore, MD 21209

Telephone Number: 410 372-0888

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

**No.**

Date:

| 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!!!!

**CASHIER'S VALIDATION**

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

No. 47534

Date: 10/26/09

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|---|---|---|---|---|---|---|---|---|
| 001 | 806 | 0000 | | 6150 | | | | 325.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: 325.00

Rec From:

For: zoning hearing - case # 2010-0141-A

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

PAID RECEIPT
BUSINESS ACCT# DATE TIME
10/26/2009 10/26/2009 14:15:18
REC'D FROM
RECEIPT # 507413 10/26/2009
5 528 ZONING VERIFICATION
CR NO. 047534
Recpt Tot 325.00
325.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

# The Daily Record Company

11 EAST SARATOGA STREET
BALTIMORE, MARYLAND 21202
(301) 752-3849

Date: 12/3/09

Job #

To: Kristen Matthews
c/o Baltimore County Zoning Review
111 W. Chesapeake Avenue, Room 111,
Towson, MD 21204

Description:

Certificate for
Case # 2010-0141A

Received By: Date:

# THE DAILY RECORD

Baltimore, December 3,2009

Case #2010-0141-A - Baltimore County Zoning Hearing

Inv:# 30433868

We hereby certify that the annexed advertisement of Case #2010-0141-A - Baltimore County Zoning Hearing was published in THE DAILY RECORD, a daily newspaper published in the City and County of Baltimore on 12/03/2009.

First insertion December 3,2009

THE DAILY RECORD COMPANY

Per _____

**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: 2010-0141-A**

125 Slade Avenue

N/side of Slade Avenue, 915 feet +/- west of the centerline of Reisterstown Road

3rd Election District - 2nd Councilmanic District

Legal Owners: Mindful, LLC, Thuylan Nguyen, Member

Variance to permit building setbacks from a street line of 20 feet and 30 feet respectively, in lieu of the 35 feet required; to permit parking in a surface parking facility for a non-residential use within 3 feet of the right-of-way line of a public street in lieu of the 10 feet required; to permit no screening of a parking lot adjacent to a public right-of-way and no six foot landscape strip adjacent to commercial properties; to permit off-street parking spaces 8 ½ x 16 feet required; to permit two freestanding enterprise signs per frontage in an OR-1 zone, in lieu of the one sign per frontage permitted and for such other and further relief as may be consistent with the requirements of the Design Review Panel and as may be deemed necessary by the Zoning Commissioner.

Hearing: Monday, December 21, 2009 at 2:00 p.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.

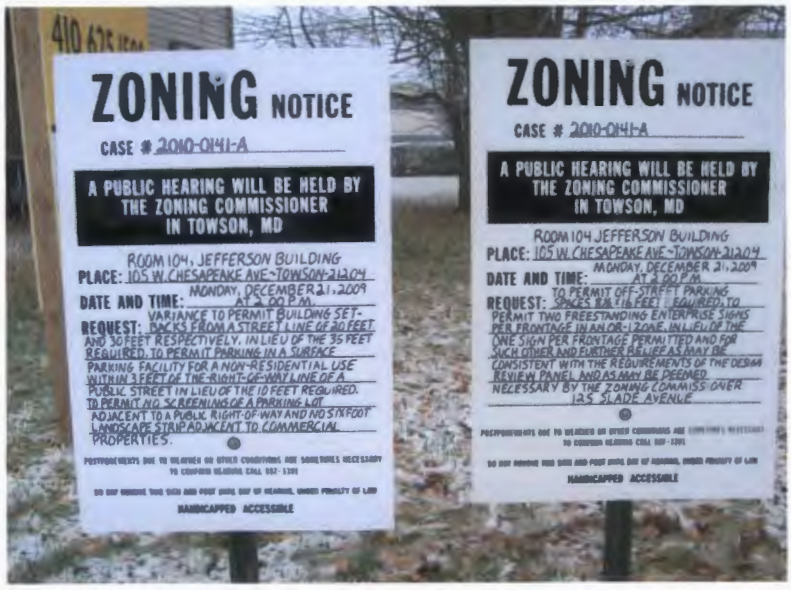
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. d3

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS
**DATE:** 12/07/09
**Case Number:** 2010-0141-A
**Petitioner / Developer:** DEBORAH DOPKIN, ESQ.~THAYLEN NGUYEN, MINDFUL,LLC~RICHARD MATZ, COLBERT, MATZ & ROSENFELT, INC.
**Date of Hearing (Closing):** DECEMBER 21, 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:
125 SLADE AVENUE & MILFORD MILL ROAD-(ON-SITE)

**The sign(s) were posted on:** DECEMBER 5, 2009




125 Slade Avenue

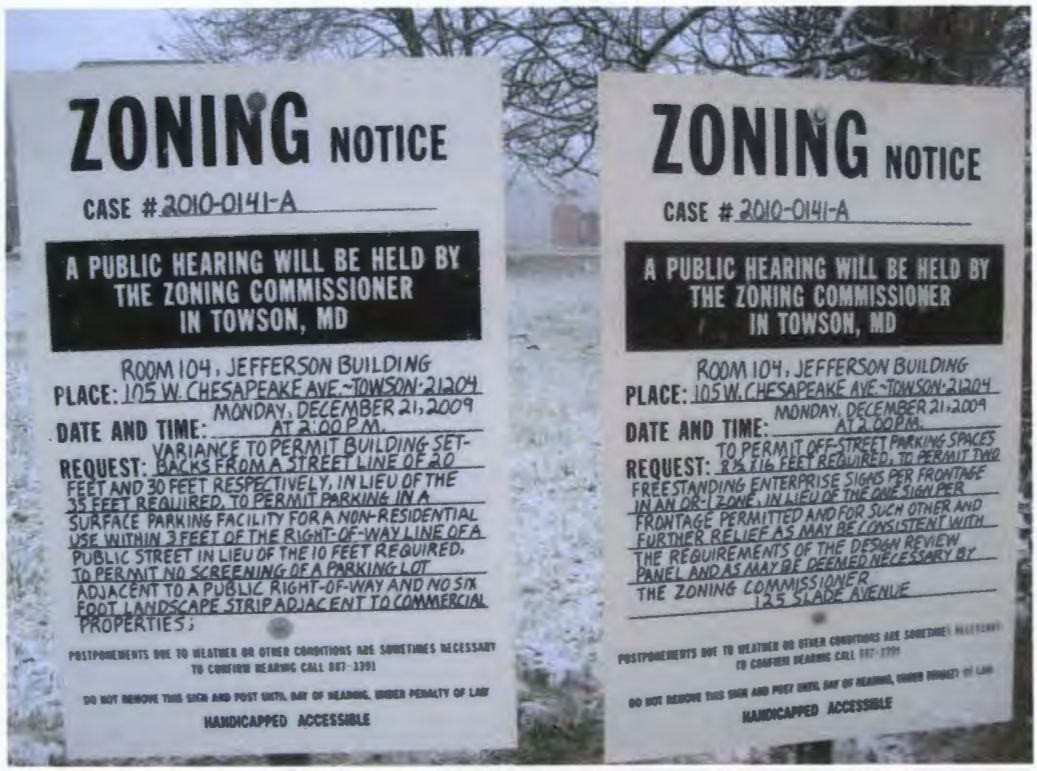
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)




Milford Mill Road (ON-SITE)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

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

Corrected

December 2, 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: 2010-0141-A**
125 Slade Avenue
N/side of Slade Avenue, 915 feet +/- west of the centerline of Reisterstown Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Mindful,LLc, Thuylan Nguyen, Member

Variance to permit building setbacks from a street line of 20 feet and 30 feet respectively, in lieu of the 35 feet required; to permit parking in a surface parking facility for a non-residential use within 3 feet of the right-of-way line of a public street in lieu of the 10 feet required; to permit no screening of a parking lot adjacent to a public right-of-way and no six foot landscape strip adjacent to commercial properties; to permit off-street parking spaces 8 ½ x 16 feet required; to permit two freestanding enterprise signs per frontage in an OR-1 zone, in lieu of the one sign per frontage permitted and for such other and further relief as may be consistent with the requirements of the Design Review Panel and as may be deemed necessary by the Zoning Commissioner.

Hearing: Monday, December 21, 2009 at 2:00 p.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204
Thuylen Nguyen, Mindful, LLC, 6053 Falls Road, Ste. 2, Baltimoer 21209
Richard Matz, Colbert, Matz & Rosenfelt, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 5, 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~~ Daily Record (e mailed request)
Thursday, December 3, 2009 Issue – Daily Record

Please forward billing to:
Mindful, LLC
6053 Falls Road, Ste. 2
Baltimore, MD 21209

410-372-0888

---

## 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: 2010-0141-A**
125 Slade Avenue
N/side of Slade Avenue, 915 feet +/- west of the centerline of Reisterstown Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Mindful,LLc, Thuylan Nguyen, Member

Variance to permit building setbacks from a street line of 20 feet and 30 feet respectively, in lieu of the 35 feet required; to permit parking in a surface parking facility for a non-residential use within 3 feet of the right-of-way line of a public street in lieu of the 10 feet required; to permit no screening of a parking lot adjacent to a public right-of-way and no six foot landscape strip adjacent to commercial properties; to permit off-street parking spaces 8 ½ x 16 feet required; to permit two freestanding enterprise signs per frontage in an OR-1 zone, in lieu of the one sign per frontage permitted and for such other and further relief as may be consistent with the requirements of the Design Review Panel and as may be deemed necessary by the Zoning Commissioner.

Hearing: Monday, December 21, 2009 at 2:00 p.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

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

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

November 24, 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: 2010-0141-A**
125 Slade Avenue
N/side of Slade Avenue, 915 feet +/- west of the centerline of Reisterstown Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Mindful,LLc, Thuylan Nguyen, Member

Variance for setbacks from a street line of 22 feet and 30 feet, in lieu of 35 feet required; for parking in a surface parking facility for a non-residential use within 3 feet of the right-of-way line of a public street in lieu of the 10 feet required; for no screening of a parking lot adjacent to a public right-of-way and no six foot landscape strip adjacent to commercial properties and for such other and further relief as may be deemed necessary by the Zoning Commissioner of Baltimore County.

Hearing: Monday, December 21, 2009 at 2:00 p.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204
Thuylen Nguyen, Mindful, LLC, 6053 Falls Road, Ste. 2, Baltimoer 21209
Richard Matz, Colbert, Matz & Rosenfelt, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 5, 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, December 3, 2009 Issue - Jeffersonian

Please forward billing to:
Mindful, LLC
6053 Falls Road, Ste. 2
Baltimore, MD 21209

410-372-0888

---

## 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: 2010-0141-A**
125 Slade Avenue
N/side of Slade Avenue, 915 feet +/- west of the centerline of Reisterstown Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Mindful,LLc, Thuylan Nguyen, Member

Variance for setbacks from a street line of 22 feet and 30 feet, in lieu of 35 feet required; for parking in a surface parking facility for a non-residential use within 3 feet of the right-of-way line of a public street in lieu of the 10 feet required; for no screening of a parking lot adjacent to a public right-of-way and no six foot landscape strip adjacent to commercial properties and for such other and further relief as may be deemed necessary by the Zoning Commissioner of Baltimore County.

Hearing: Monday, December 21, 2009 at 2:00 p.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

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

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

December 15, 2009

Deborah Dopkin
Law Office of Deborah C. Dopkin
409 Washington Ave. Ste. 1000

Dear: Deborah Dopkin

RE: Case Number 2010-0141-A, 125 Slade Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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
Thuylan Nguyen Mindful, LLC; 6053 Falls Rd. Ste. 2; Baltimore, MD 21209
Richard Matz: Colbert Matz Rosenfelt, Inc; 2835 Smith Avenue Ste. G; Baltimore, MD 21209

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

RECEIVED

DEC 11 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 11, 2009

SUBJECT: Zoning Item # 10-141-A
Address 125 Slade Avenue
(Mindful, LLC Property)

Zoning Advisory Committee Meeting of November 9, 2009

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

Reviewer: JWL Date: 12/11/09

C:\DOCUME~1\dwiley\LOCALS~1\Temp\XPgrpwise\ZAC 10-141-A 125 Slade Avenue.doc

BW 12/21
2pm

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 22, 2009

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

RECEIVED

DEC 22 2009

ZONING COMMISSIONER

**SUBJECT:** 125 Slade Avenue

**INFORMATION:**

**Item Number:** 10-141

**Petitioner:** Mindful LLC

**Zoning:** **OR 1**

**Requested Action:** **Variance**

The petitioner requests several variances including street setback variances, sign variances, parking setback and size of spaces, and landscape manual relief. The property in question is within the Pikesville Revitalization Design Review area in the Urban Convenience area.

A DRP meeting was held on November 10, 2009 and the panel recommended approval subject to compliance with its comments, a copy of which is attached.
While the DRP agreed with the applicant on the issue of having multiple freestanding signs, they stated that the applicant should work with planning staff to assure compliance with the Pikesville Revitalization Design Guidelines.

The OR 1 zone requires a compatibility finding for new development. The applicant has submitted a compatibility report, which demonstrates that the addition meets the objectives for compatibility with the neighborhood.

**SUMMARY OF RECOMMENDATIONS:**

The revised site development plan dated 11/17/09, final landscape plan, architectural elevations drawings and sign details dated 11/23/09 are in compliance with the DRP comments. The Office of Planning recommends approval of the requested variances.

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

**Prepared by:** Curtis M Murray

**Division Chief:** Lynn Lolley
AFK/LL: CM

W:\DEVREV\ZAC\ZACs 2010\10-141.doc

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**

# FAX COVER SHEET

**DATE:** 12/22/09

**NO. OF PAGES INCLUDING COVER SHEET:** 3

**TO:**

**Deborah C. Dopkin, Esq.**
**Deborah C. Dopkin, P.A.**

**PHONE: 410-821-0200**

**FAX NO.: 410-823-8509**

**FROM:**

**Debbie Wiley**

**MESSAGE:** Please find Office of Planning comments that were just hand-delivered for cases heard yesterday – Case Nos. 2010-0141-A and 2010-0149-A.

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

☐ PLEASE REPLY ☐ PLEASE RECYCLE

********** -COMM. ********** DATE DEC-22-2009 TIME 15:23 ********

MODE = MEMORY TRANSMISSION START=DEC-22 15:22 END=DEC-22 15:23

FILE NO.=679

| STN NO. | COMM. | ONE-TOUCH/ ABBR NO. | STATION NAME/TEL NO. | PAGES | DURATION |
|---|---|---|---|---|---|
| 001 | OK | 2 | 94108238509 | 003/003 | 00:00:31 |

-ZONING COMMISSIONER OFF M-

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

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**

# FAX COVER SHEET

**DATE:** 12/22/09

**NO. OF PAGES INCLUDING COVER SHEET:** 3

**TO:**

**Deborah C. Dopkin, Esq.**
**Deborah C. Dopkin, P.A.**

**PHONE: 410-821-0200**

**FAX NO.: 410-823-8509**

**FROM:**

**Debbie Wiley**

**MESSAGE:** **Please find Office of Planning comments that were just hand-delivered for cases heard yesterday – Case Nos. 2010-0141-A and 2010-0149-A.**

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

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 25, 2009

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

**SUBJECT:** Zoning Advisory Committee Meeting
For December 7, 2009
Item Nos. 2010-0141, 148, 149, 151,
152, 153, 154 and 155

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-12072009 -NO COMMENTS.doc

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

November 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 9, 2006

Item Numbers: 0139,0140,0141,0142,0143,0144,0145,0146,0147

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

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

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

cc: File

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 17, 2009

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

**SUBJECT:** Zoning Advisory Committee Meeting
For November 23, 2009
Item Nos. 2010-116, 140, 141,
142, 143, 144, 146 and 147

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-11232009 -NO COMMENTS.doc

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

State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 12, 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. 2010-0141-A
125 SLADE AVENUE
MINDFUL, LLC PROPERTY
VARIANCE -

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. 2010-0141-A.

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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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

State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 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. 2010-0141-A
125 Slade Ave
Mindfill, LLC
Variance -

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. 2010-0141-A.

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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

| | | | |
|---|---|---|---|
| RE: | PETITION FOR VARIANCE<br>125 Slade Avenue; 915' W c/line<br>of Reisterstown Road<br>3rd Election & 2nd Councilmanic Districts<br>Legal Owner(s): Mindful, LLC<br>Petitioner(s) | * | BEFORE THE |
| | | * | ZONING COMMISSIONER |
| | | * | FOR |
| | | * | BALTIMORE COUNTY |
| | | * | 10-141-A |

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

**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
NOV 23 2009

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 23rd day of November, 2009, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Missing OP - 12/17

**From:** Debra Wiley
**To:** Murray, Curtis
**CC:** Are, Kathy
**Date:** 12/17/2009 10:03 AM
**Subject:** Comments Needed for Bill - (Hearings - Monday, 12/21)

Hi Curtis,

In reviewing next week's files, it appears Bill needs OP comments for two (2) of his cases. I have provided case descriptions for your convenience in preparing these comments as follows:

**CASE NUMBER: 2010-0149-A**
7700 Rider Hill Road
Location: W side of Rider Hill Road; 520 feet S of the c/l of Berwick Road.
9th Election District, 3rd Councilmanic District
Legal owner: Lynn M. Weiskittel (Jeager)
VARIANCE To permit a proposed garage addition and an attached breezeway with a side yard setback of 2 feet in lieu of the required 15 feet and a rear year setback of 18 feet in lieu of the required 40 feet.

Hearing: Monday, 12/21/2009 at 9:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104

**CASE NUMBER: 2010-0141-A**
125 Slade Avenue
Location: N side of Slade Avenue, 915 feet W of the c/l of Reisterstown Road.
3rd Election District, 2nd Councilmanic District
Legal Owner: Mindful, LLC
VARIANCE 1) To permit building setbacks from a street line of 20 feet and 30 feet respectively in lieu of 35 feet required; 2) To permit parking in a surface parking facility for a nonresidential use within 3 feet of the right-of-way line of a public street in lieu of 10 feet required; 3) To permit no screening of a parking lot right-of-way and no 6 foot landscape strip adjacent to commercial properties; 4) To permit off-street parking spaces 8½ x 16 feet in lieu of 8½ x 18 feet required; 5) To permit 2 freestanding enterprise signs per frontage in an OR-1 zone in lieu of one sign per frontage permitted; and 6) For such other and further relief as may be consistent with the requirements of the Design Review Panel and as may be deemed necessary by the Zoning Commissioner.

Hearing: Monday, 12/21/2009 at 2:00:00 PM, Jefferson Building, 105 West Chesapeake Avenue, Room 104

Thanks and have a wonderful day !

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

PLEASE PRINT CLEARLY

CASE NAME 125 Slade Ave
CASE NUMBER 2010-0141-A
DATE 12-21-09

# PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| Deborah Dopkin | 409 Washington Ave | Towson MD 21204 | ddopkin@dopkinlaw.com |
| RICHARD MATZ | 2835 SMITH AVENUE, SUITE G. | BALTIMORE, MD 21209 | dmatz@cmrengineers.com. |
| Thuylan Nguyen (Lani) | 6053 Falls Rd, Ste 2, | Baltimore, MD 21209 | lani.nguyen.grgf@statefarm.com |

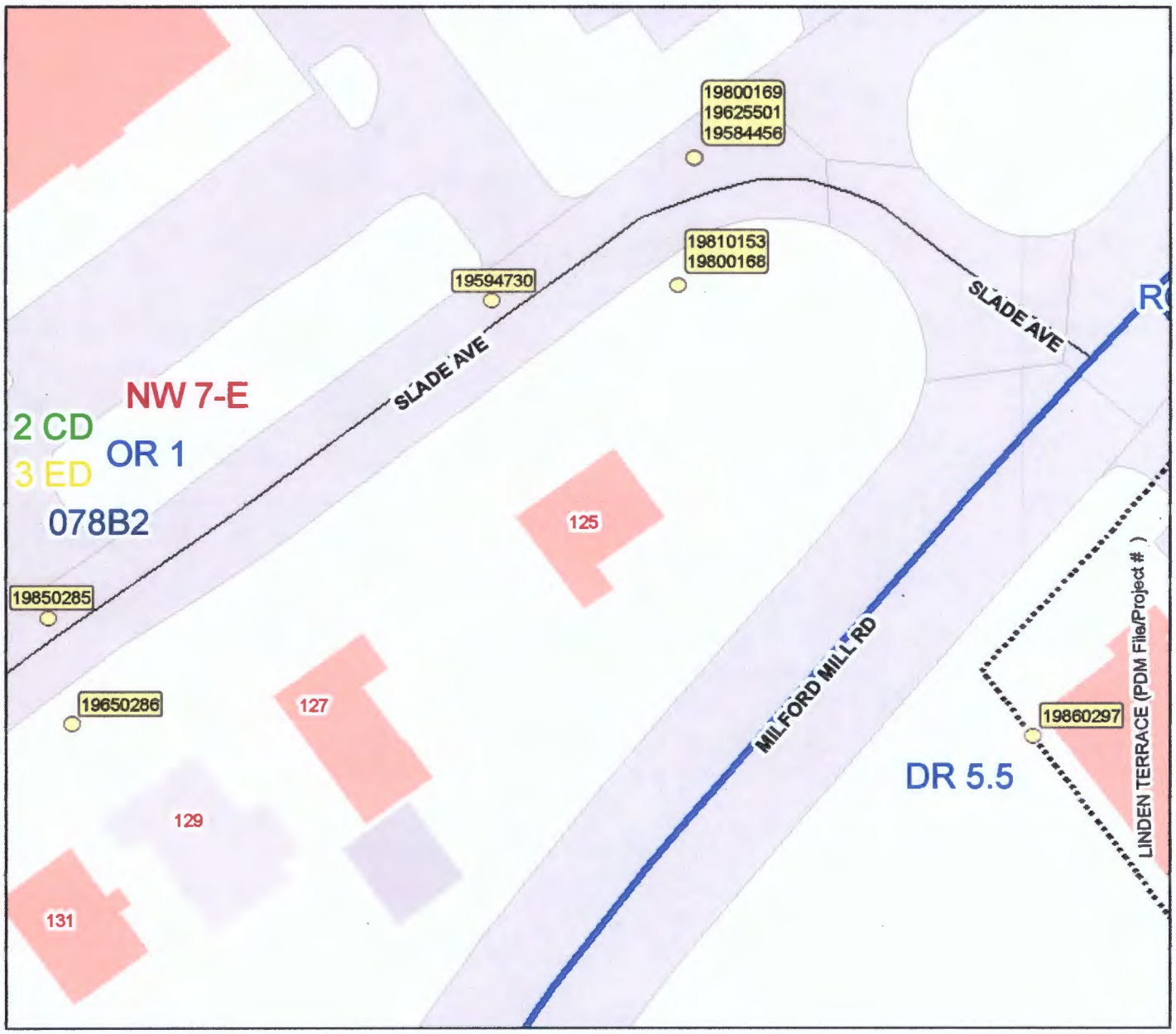
State Farm®
Providing Insurance and Financial Services
Home Office, Bloomington, Illinois 61710

STATE FARM INSURANCE

**Lani Nguyen Ins. Agcy., Inc.**

6053 Falls Road, Suite 2
Baltimore, MD 21209-2215
Bus: 410-372-0888 Fax: 410-372-0805
Lani.nguyen.grgf@statefarm.com

# 125 Slade Avenue




Publication Date: October 26, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

50 0 50 Feet

1 inch equals 50 feet

Item # 0141

**Maryland Department of Assessments and Taxation**
**BALTIMORE COUNTY**
**Real Property Data Search** (2007 vw6.3d)

**Go Back**
**View Map**
**New Search**

**Account Identifier:** **District** - 03 **Account Number** - 0303048825

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | MINDFUL LLC | **Use:** | COMMERCIAL |
| | | **Principal Residence:** | NO |
| **Mailing Address:** | STE 2<br>6053 FALLS RD<br>BALTIMORE MD 21209-2220 | **Deed Reference:** | 1) /28772/ 38<br>2) |

## Location & Structure Information

**Premises Address**
125 SLADE AVE

**Legal Description**
.3013 AC
125 SLADE AVE SES
742 SW REISTERSTOWN RD

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 78 | 9 | 280 | | | | | | 1 | Plat Ref: |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|---|---|---|---|
| 1906 | 1,610 SF | 13,120.00 SF | 06 |

| Stories | Basement | Type | Exterior |
|---|---|---|---|

## Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|---|---|---|---|---|
| **Land** | 231,200 | 231,200 | | |
| **Improvements:** | 136,400 | 136,400 | | |
| **Total:** | 367,600 | 367,600 | 367,600 | NOT AVAIL |
| **Preferential Land:** | 0 | 0 | 0 | NOT AVAIL |

## Transfer Information

| | | | | | |
|---|---|---|---|---|---|
| **Seller:** | SUROSKY PHILLIP | **Date:** | 10/21/2009 | **Price:** | $312,500 |
| **Type:** | MULT ACCTS ARMS-LENGTH | **Deed1:** | /28772/ 38 | **Deed2:** | |
| **Seller:** | SUROSKY PHILLIP | **Date:** | 11/12/2004 | **Price:** | $0 |
| **Type:** | NOT ARMS-LENGTH | **Deed1:** | /20971/ 290 | **Deed2:** | |
| **Seller:** | 125 SLADE ASSOCI ATES | **Date:** | 11/14/1989 | **Price:** | $0 |
| **Type:** | NOT ARMS-LENGTH | **Deed1:** | / 8323/ 369 | **Deed2:** | |

## Exemption Information

| **Partial Exempt Assessments** | **Class** | 07/01/2009 | 07/01/2010 |
|---|---|---|---|
| **County** | 000 | 0 | 0 |
| **State** | 000 | 0 | 0 |
| **Municipal** | 000 | 0 | 0 |

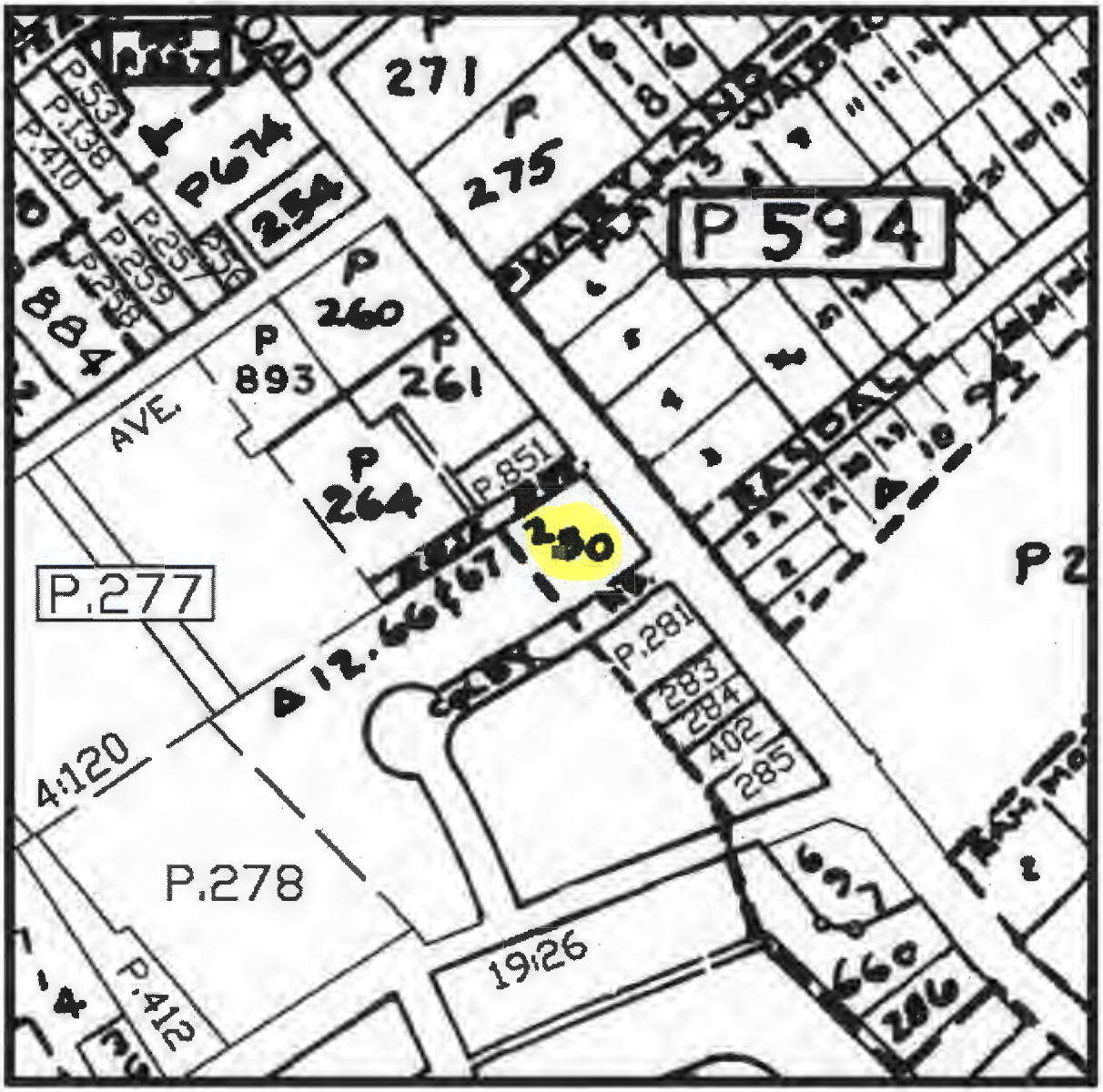
**Tax Exempt:** NO
**Exempt Class:**

**Special Tax Recapture:**
* NONE *

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

**Go Back**
**View Map**
**New Search**

**District** - 03**Account Number** - 0303048825




Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Case No.: 125 SLADE AVENUE 2010-0141-A

Exhibit Sheet

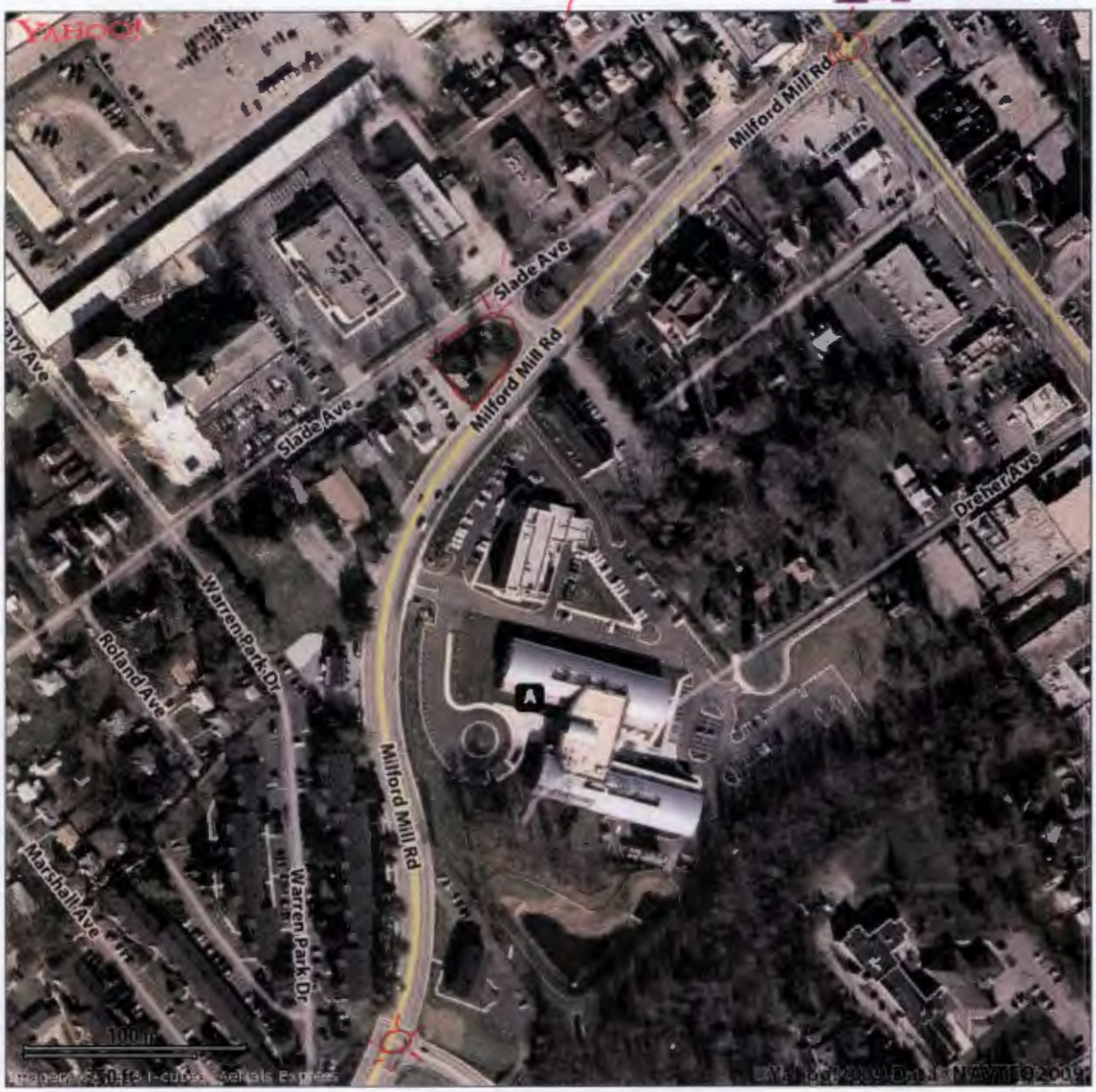
| | Petitioner/Developer | Protestant |
|---|---|---|
| No. 1 | Site PLAN WITH DRC Number | |
| No. 2 | Aerial Photograph | |
| No. 3 | Large PHoto Exhibit | |
| No. 4 | Md Dept. of Assessment and TAXATION Record | |
| No. 5 A-Thru- | 5A - FRONTS ON SLADE AVE<br>5B - Front easterly view<br>5C - Rear of Bldg<br>5D - Semi CIRCL side yard<br>5E - Approaching<br>5F - Offic Bldg - to East<br>5G - Adjoing Property<br>5H - Panorama id<br>5I - elevation on Slade Ave | |
| No. 6 | DRP - Comments from 11/9/09 Meeting 11/16/09 | |
| No. 7 | Office of Planning Comments | |
| No. 8 | Landscape Plan | |
| No. 9 | Bldg. Elevations APPROVED by DRP & OP | |
| No. 10 | Compatability Report 11/23/09 | |
| No. 11 | Pikesville Chamber of Commerce Letter of Support 11/9/09 | |
| No. 12 | SIGN DETAIL FOR PROPERTY - AT POINT | |

NO 13 SIGN DETAIL for FRONT AND REAR

SITE

## Milford Mill Road

YAHOO!




When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

PETITIONER'S

EXHIBIT NO. 2

**Maryland Department of Assessments and Taxation**
**BALTIMORE COUNTY**
**Real Property Data Search** (2007 vw5.1d)

Go Back
View Map
New Search

**Account Identifier:** **District** - 03 **Account Number** - 0303048825

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | MINDFUL LLC | **Use:** | COMMERCIAL |
| | | **Principal Residence:** | NO |
| **Mailing Address:** | STE 2<br>6053 FALLS RD<br>BALTIMORE MD 21209-2220 | **Deed Reference:** | 1) /28772/ 38<br>2) |

## Location & Structure Information

**Premises Address**
125 SLADE AVE

**Legal Description**
.3013 AC
125 SLADE AVE SES
742 SW REISTERSTOWN RD

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 78 | 9 | 280 | | | | | | 1 | Plat Ref: |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|---|---|---|---|
| 1906 | 1,610 SF | 13,120.00 SF | 06 |

| Stories | Basement | Type | Exterior |
|---|---|---|---|

## Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|---|---|---|---|---|
| **Land** | 231,200 | 231,200 | | |
| **Improvements:** | 136,400 | 136,400 | | |
| **Total:** | 367,600 | 367,600 | 367,600 | NOT AVAIL |
| **Preferential Land:** | 0 | 0 | 0 | NOT AVAIL |

## Transfer Information

**Seller:** SUROSKY PHILLIP **Date:** 10/21/2009 **Price:** $312,500
**Type:** MULT ACCTS ARMS-LENGTH **Deed1:** /28772/ 38 **Deed2:**

**Seller:** SUROSKY PHILLIP **Date:** 11/12/2004 **Price:** $0
**Type:** NOT ARMS-LENGTH **Deed1:** /20971/ 290 **Deed2:**

**Seller:** 125 SLADE ASSOCI ATES **Date:** 11/14/1989 **Price:** $0
**Type:** NOT ARMS-LENGTH **Deed1:** / 8323/ 369 **Deed2:**

## Exemption Information

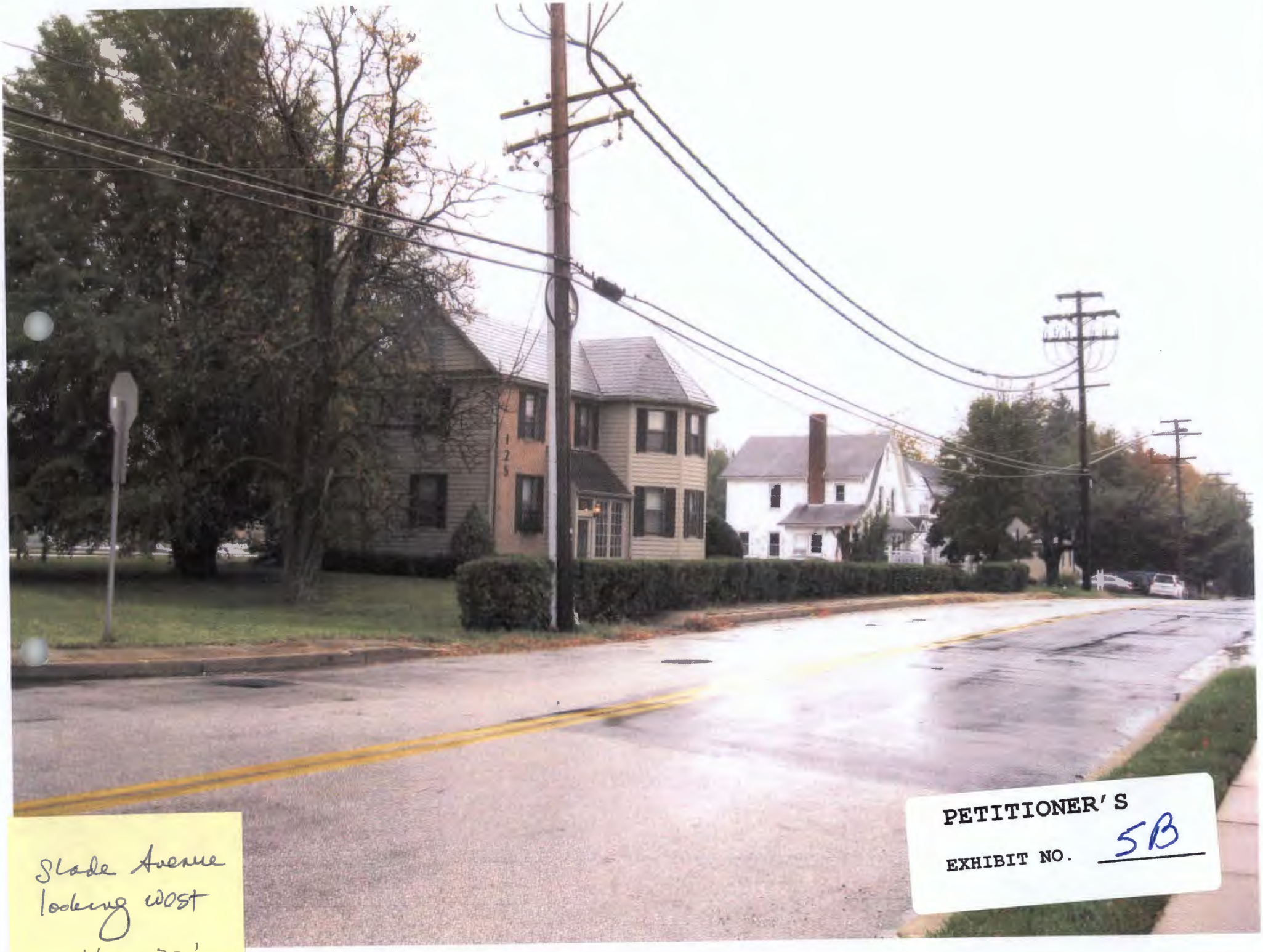
| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|---|---|---|---|
| **County** | 000 | 0 | 0 |
| **State** | 000 | 0 | 0 |
| **Municipal** | 000 | 0 | 0 |

**Tax Exempt:** NO
**Exempt Class:**

**Special Tax Recapture:**
* NONE *

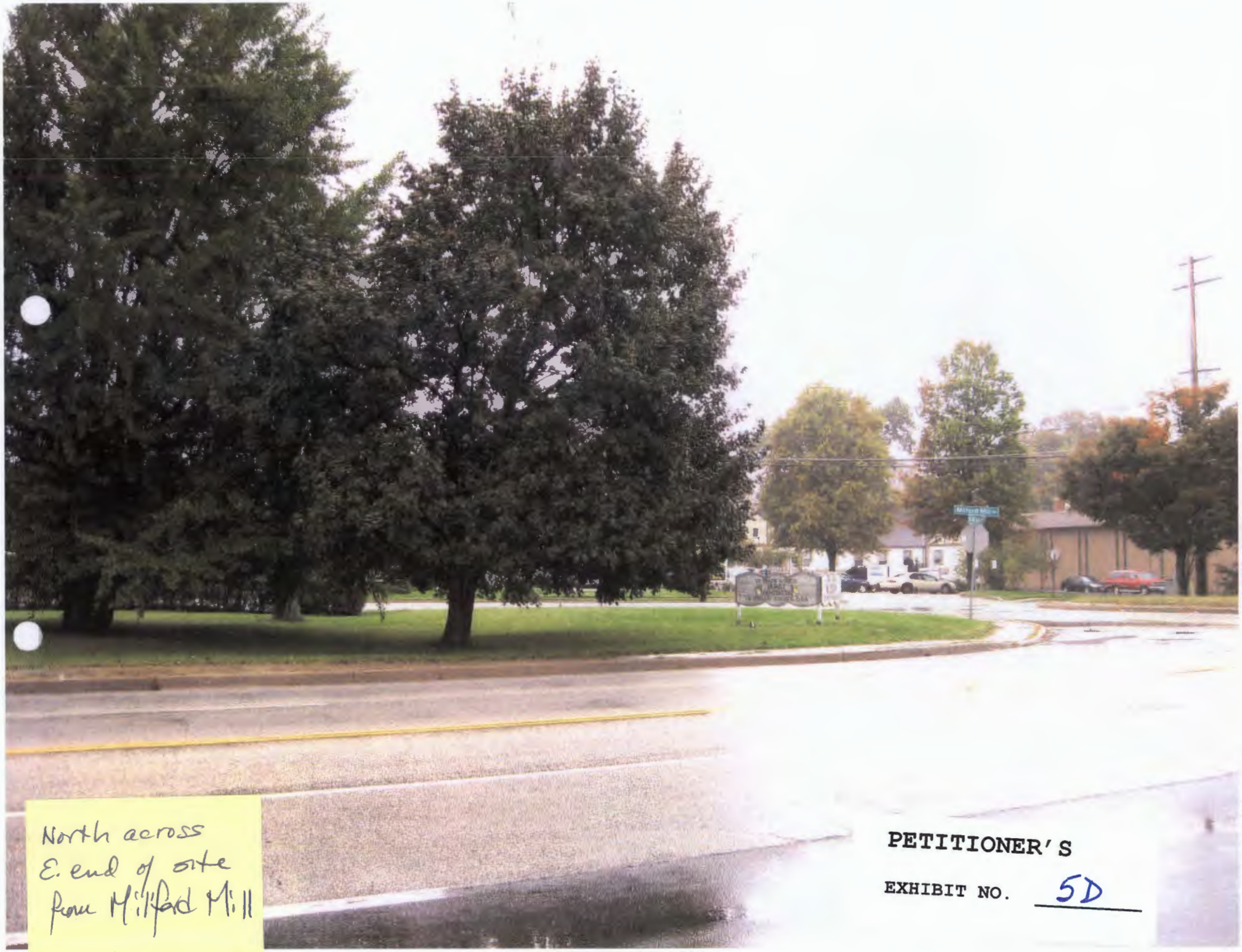
PETITIONER'S
EXHIBIT NO. 4

Looking south
from Slade
Ave
r/w to bldg
30' in lieu of 35'




Slade Avenue
looking west
30 i/o. 35.'

NW fr Milford Mill.JPG



North across
E. end of site
from Milford Mill

PETITIONER'S

EXHIBIT NO. 5D

NE fr Milford Mill .JPG

SE across Milford Mill.JPG

E fr Slade.JPG

PETITIONER'S

EXHIBIT NO. 6

2009167

Inf
rem
file

RECEIVED
NOV 18 2009
Colbert Matz Rosenfelt, Inc.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
*County Executive*

ARNOLD F. 'PAT' KELLER, III
*Director, Office of Planning*

**INTER-OFFICE CORRESPONDENCE**

**DESIGN REVIEW COMMENTS**

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

**DATE:** November 16, 2009

**FROM:** Lynn Lanham
Design Review Panel

**SUBJECT:** Design Review Panel
Minutes – November 9, 2009 Meeting

**PROJECT NAME:** 125 Slade Avenue

**PROJECT :** DRP # 510

**PROJECT TYPE:** Commercial, Pikesville

**DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:**

William Monk, Magda Westerhout, Thomas Repsher, Donald Kann

**PROJECT DESCRIPTION:**

Judy Floam, of Colbert Matz Rosenfelt, Inc. presented the project to the panel. Architect, Hoa Tran, presented the architectural details. The existing property is a former two-story residence that had been converted for office use, most recently for a dental office. At the present time, the building is vacant. The property is located on Slade Avenue in Pikesville, with frontage on both Slade Avenue and Milford Mill Road. The property is .30 acres and is zoned OR-1. It is located within the Pikesville Commercial Revitalization Area, and mapped as the Urban Convenience Area.

The current owner is proposing to construct a one-story addition of approximately 1100 square feet, to be used for general offices, specifically an insurance agency. The existing parking on the site is adequate for the proposed expansion. Variances will be required for building and parking setbacks.

The façade of front entrance is faced with brick, with the remaining facade covered in vinyl siding. The addition will be constructed of HardiePlank siding; wood-grain vinyl shutters, fiberglass trim, and shingled roofing. Faux slate shingles are proposed for the shingle roofing. All materials will be of a color to match the materials of the existing building.

There are currently three large deciduous trees on the site, one of which is to be removed. Evergreen trees exist at the rear of the building, which are to remain. Foundation hedge planting and additional tree plantings are also proposed.

Diana Itter, of the Office of Planning, stated to the panel that a letter of support was submitted from the Pikesville Chamber of Commerce regarding the project. Ms. Itter also stated that variances are requested and there is no hearing date as of yet. She also commented on the 3 signs which are currently on the site. The OR1 zone only allows 2 enterprise signs, one for each road frontage. The third sign appears to be in violation of the Baltimore County Zoning Regulations. Reducing sign clutter is in keeping with the Pikesville Revitalization Plan Update and Design Guidelines.

**DISPOSITION:**
A motion was made by Mr. Monk to have the project approved as submitted with the following conditions:

1. Provide detailed sections of the building and proposed addition at grade level
2. Provide sidewalk/pedestrian access to Slade Avenue adjacent to the travel aisle
3. Provide concrete slab/stone outside of storage area at rear of building
4. Revise the location of the addition to line up with the Slade Avenue side of building (Project out 2' instead of the proposed 3.5'
5. Provide calculations of amenity open space and show on landscape and site plans
6. Revise the parking area – Reduce the size of the island on Slade Avenue side and add more to the Milford Mill side to allow for more queuing space. Also re-stripe the parking lot and show all changes on all plans
7. Revise the landscape plan to show specifications and plant materials for existing and proposed plantings. (Limb up the existing white pines, and assess the condition of all existing trees and shrubs)
8. Provide sign details – The panel supports 3 signs on the site but they must be compatible in scale, size and materials with the Pikesville Design Guidelines and the Baltimore County Zoning Regulations
9. Revise elevations – Show the correct window and shutter size and type (dimension existing and proposed), rear detail articulation (doors and stairwell), as well as siding style, lap detailing and trim size
10. Coordinate all plans

The panel is in support of all requested variances as well as the possible modified variance, with regards to setbacks, due to the movement of the addition.

**Subject:** Minutes (Design Review Panel Meeting)
**Project Name:** 125 Slade Avenue **Project #:** DRP 510

The applicants are to coordinate all revisions with the Planning Office prior to the zoning hearing. All final plans are to be submitted to the Office of Planning for final review and approval.

The motion was seconded by Ms. Westerhout and approved by acclamation at 7:30 p.m.

Lynn Lanham

Lynn Lanham

KP:File
CC: DRP members in attendance
Judy Floam, Colbert Matz Rosenfelt, Inc.
Hoa Tran, Architect
Thuylan Nguyen, Property Owner

Lani

PETITIONER'S

EXHIBIT NO. 7

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

ARNOLD F. 'PAT' KELLER, III
*Director, Office of Planning*

**INTER-OFFICE CORRESPONDENCE**

**DESIGN REVIEW COMMENTS**

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

**DATE:** December 14, 2009

**FROM:** Lynn Lanham
Design Review Panel

**SUBJECT:** Design Review Panel
Approval

**PROJECT NAME:** 125 Slade Avenue

**PROJECT :** DRP # 510

**PROJECT TYPE:** Commercial, Pikesville

**PROJECT DESCRIPTION:**

The project was presented to the panel at the November 9, 2009 meeting. The existing property is a former two-story residence that had been converted for office use, most recently for a dental office. At the present time, the building is vacant. The property is located on Slade Avenue in Pikesville, with frontage on both Slade Avenue and Milford Mill Road. The property is .30 acres and is zoned OR-1. It is located within the Pikesville Commercial Revitalization Area, and mapped as the Urban Convenience Area.

The current owner is proposing to construct a one-story addition of approximately 1100 square feet, to be used for general offices, specifically an insurance agency. The existing parking on the site is adequate for the proposed expansion. Variances will be required for building and parking setbacks.

At the November 9, 2009 meeting the project was approved as submitted with the following conditions:

1. Provide detailed sections of the building and proposed addition at grade level
2. Provide sidewalk/pedestrian access to Slade Avenue adjacent to the travel aisle
3. Provide concrete slab/stone outside of storage area at rear of building


105 West Chesapeake Avenue, Suite 101 | Towson, Maryland 21204 | Phone: 410-887-3480 | Fax: 410-887-5862
www.baltimorecountymd.gov

4. Revise the location of the addition to line up with the Slade Avenue side of building (Project out 2' instead of the proposed 3.5'

5. Provide calculations of amenity open space and show on landscape and site plans

6. Revise the parking area – Reduce the size of the island on Slade Avenue side and add more to the Milford Mill side to allow for more queuing space. Also re-stripe the parking lot and show all changes on all plans

7. Revise the landscape plan to show specifications and plant materials for existing and proposed plantings. (Limb up the existing white pines, and assess the condition of all existing trees and shrubs)

8. Provide sign details – The panel supports 3 signs on the site but they must be compatible in scale, size and materials with the Pikesville Design Guidelines and the Baltimore County Zoning Regulations

9. Revise elevations – Show the correct window and shutter size and type (dimension existing and proposed), rear detail articulation (doors and stairwell), as well as siding style, lap detailing and trim size

10. Coordinate all plans

The panel is in support of all requested variances as well as the possible modified variance, with regards to setbacks, due to the movement of the addition.

The applicants are to coordinate all revisions with the Planning Office prior to the zoning hearing. All final plans are to be submitted to the Office of Planning for final review and approval.

**DISPOSITION:**
At this time all plans have been revised and submitted to the Planning Office for review and final approval is granted.

Lynn Lanham

Lynn Lanham

KP:File
CC: DRP members in attendance
Judy Floam, Colbert Matz Rosenfelt, Inc.
Hoa Tran, Architect
Thuylan Nguyen, Property Owner

For complete Design Review Panel minutes visit
http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html.

W:\DEVREV\DRP\Individual Minutes\DRP# 510 125 Slade Avenue\125 Slade Avenue 121409 Approval.doc

Compatibility Report – 125 Slade Avenue Addition
11/23/09

The proposed addition to 125 Slade Avenue meets the objectives for compatibility with the neighborhood in which it is located.

**Site Development Context:** This property has two separate development contexts. The existing building faces Slade Avenue and is part of the fabric of that street. The side of the property facing Milford Mill Road is the rear of the building but is visible from Milford Mill Road, a local collector road.

The Slade Avenue context will be preserved because the entrance door will remain facing Slade Avenue and a sidewalk has been added from the street to the front door.

The Milford Mill Road context will be enhanced by additional landscaping and the design of the addition with the residential appearance of the existing building.

**Building and Parking Layout:** There is no change to the existing parking layout, other than to shift it slightly toward Slade Avenue to provide additional space for cars exiting onto Milford Mill Road.

**Road Width and Sidewalks:** No new streets are proposed. The only new sidewalk is to fill a small existing gap in the sidewalk along Slade Avenue, which will improve pedestrian accessibility on this street.

**Open Space Planning:** The open space on this property at the eastern end of the site is part of the roadside environment along Milford Mill Road. Two of the three large existing trees in this area will be retained and additional landscaping will provided to enhance the appearance of this area. This is the location of the designated "Amenity Open Space" area.

**Site Features:** Distinctive features of the site are the existing building, which is an older house that had been converted for office use, and the large trees at the eastern end of the site. The addition has been designed to retain the residential appearance of the building and two of the existing large trees will also be retained.

**Site Landscaping, Streetscapes and Buffers:** The proposed landscaping is a combination of retention of the existing landscaping and providing additional enhancements. These include strategically placed ornamental trees and a new hedgerow along Milford Mill Road to soften the view from the road of the rear of

PETITIONER'S

EXHIBIT NO. 10

the building. There will also be foundation planting around the perimeter of the addition.

**Exterior Signs, Lighting and Accessory Structures:** Existing site lighting is minimal and no new site lighting is proposed. The proposed signs will be wood with residential-style posts.

**Architectural Design:** The scale, proportions, massing and detailing of the proposed addition is in proportion to, and similar in appearance to, the existing building, which has been on this site for about one hundred years.

Pikesville
CHAMBER OF COMMERCE

November 9, 2009

Mr. Bill Monk
Chair
Baltimore County Design Review Panel
105 W. Chesapeake, Suite 101
Towson, Maryland 21204

Dear Mr. Monk:

I am writing to you to support the revised Planning Department comments dated November 6, 2009 for the 125 Slade Avenue project.

The Chamber is in support of the upgrading and updating of this property.

As it sits over 700 feet from Reisterstown Road, we are comfortable with the addition being one-story instead of two and ask that this addition be designed in a compatible, attractive manner, but not subject to the street guideline of a two story.

Sincerely,

Sherrie Becker

Sherrie Becker
Executive Director

cc: Diane Itter

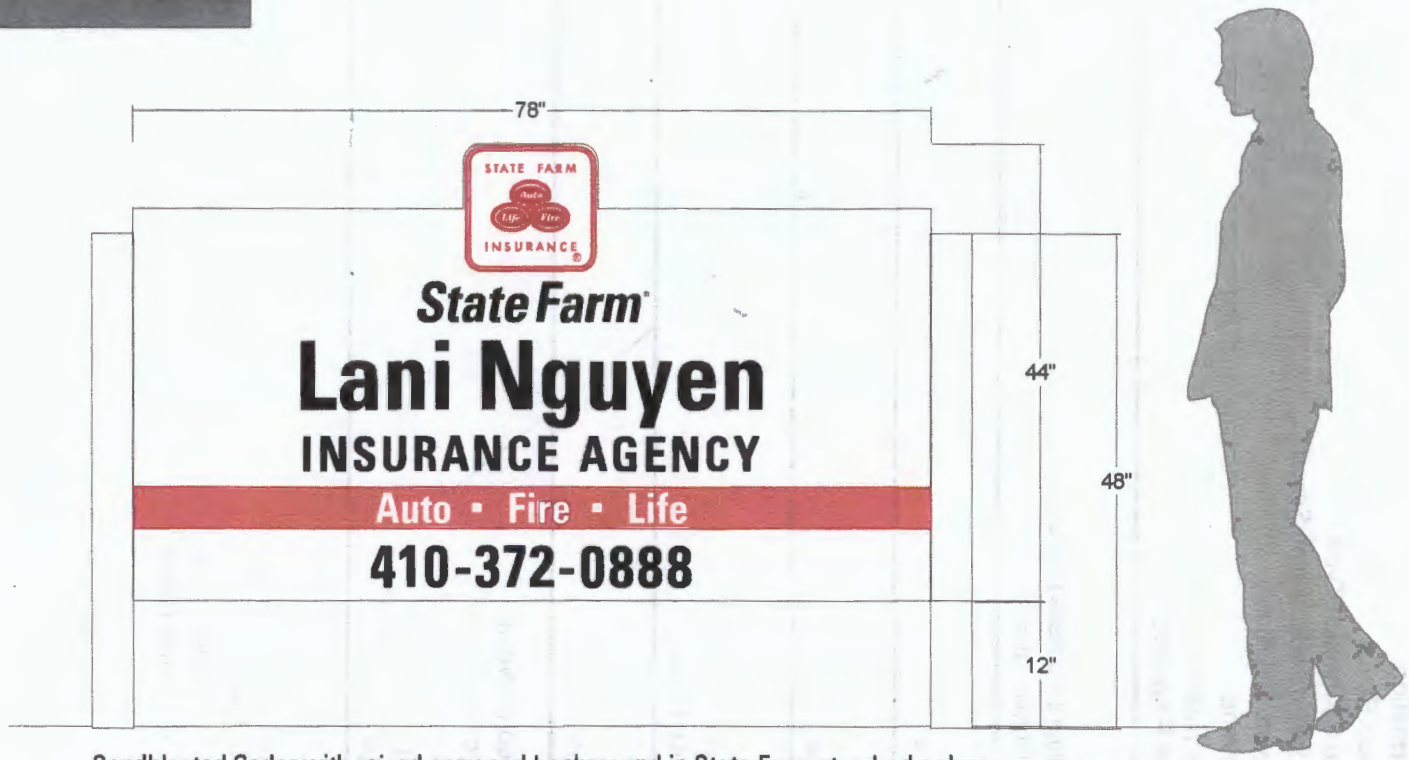
PETITIONER'S

EXHIBIT NO. 11

7 Church Lane, Suite 14 • Pikesville, Maryland 21208 • 410.484.2337 • Fax 410.484.4151
Email pikesvillechamber@verizon.net • www.pikesvillechamber.org

PETITIONER'S

EXHIBIT NO. 12




Sandblasted Cedar with raised copy and background in State Farm standard colors.
Install in lawn as shown, caddy cornered to intersection. Replaces existing v-shaped sign.

X

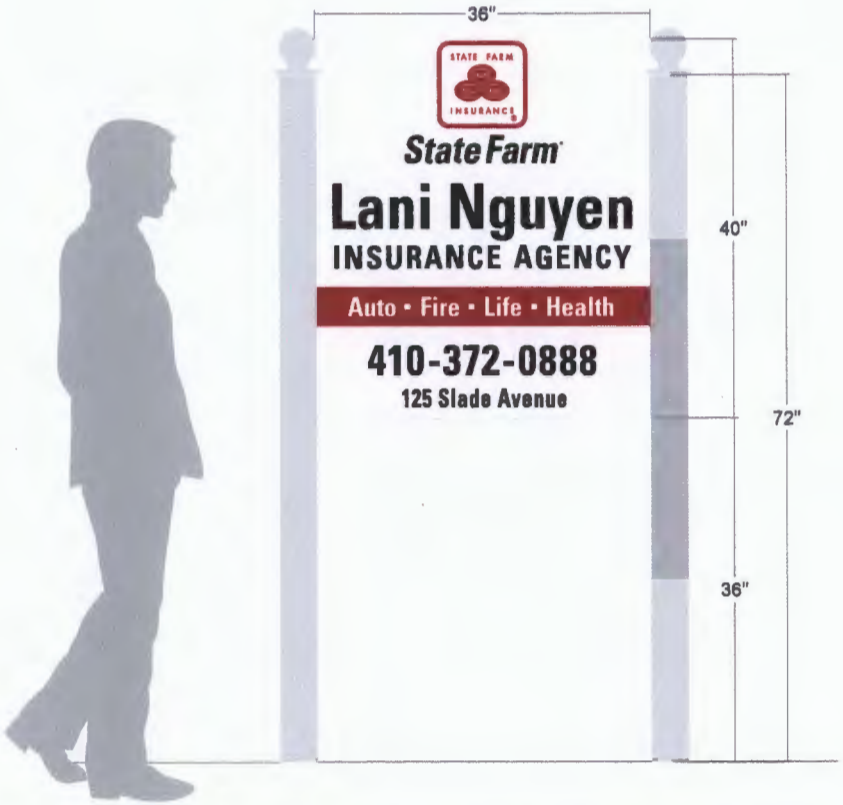
The above design has been verified and is correct.

A|A Signs
1800 Union Avenue
Baltimore, MD 21211
410 | 662.1100 phone
410 | 662.1105 fax

This design is the sole property of A|A Signs and may not be reproduced in any manner.

PETITIONER'S

EXHIBIT NO. 13

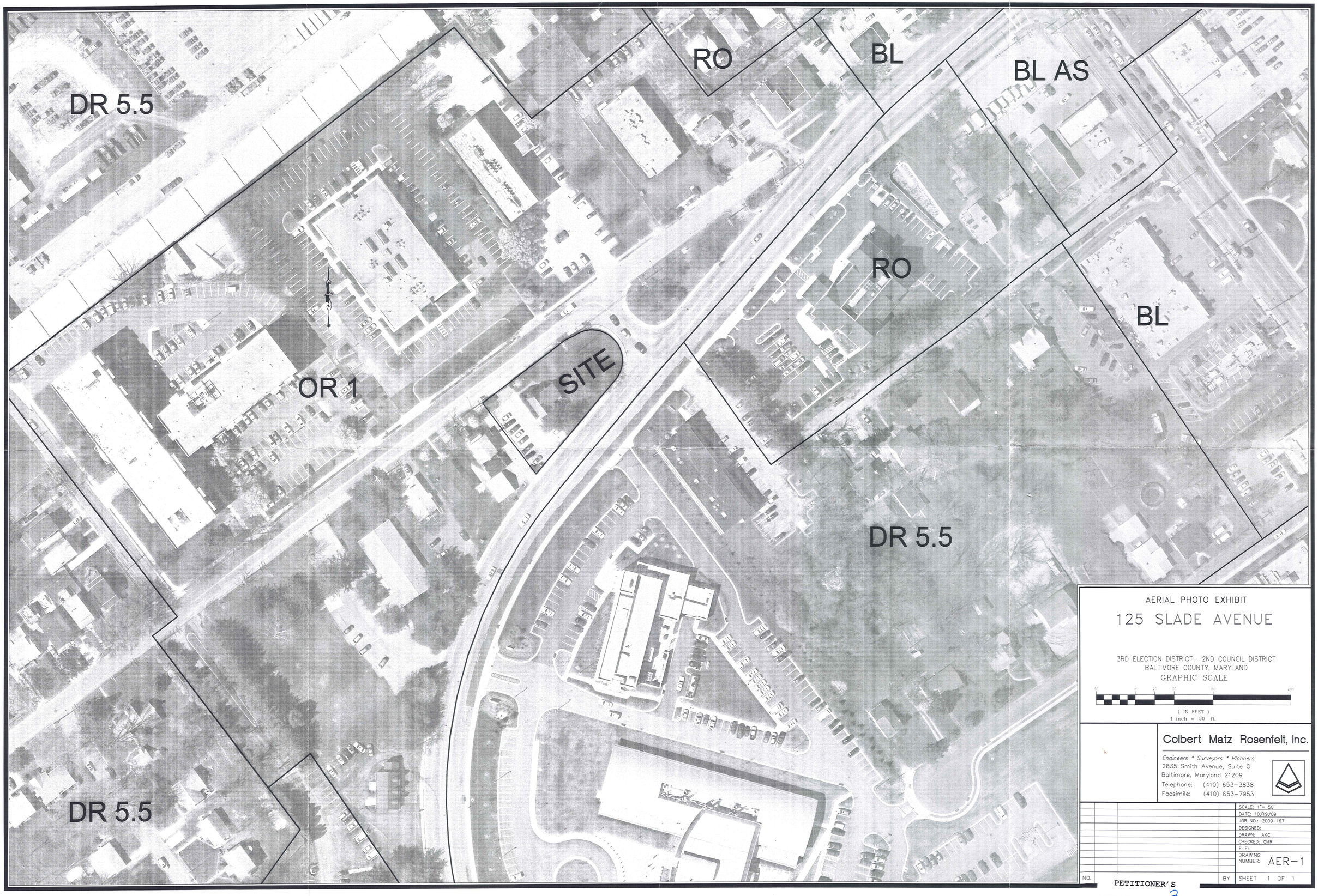


1" thick Double Sided Extruded aluminum frame box with protective anti-graffiti laminate
Board mounted between 4x4 posts. Install at each drive as shown.
Replaces existing wooden sign.

A|A Signs
1800 Union Avenue
Baltimore, MD 21211
410 | 662.1100 phone
410 | 662.1105 fax

X _____
The above design has been verified and is correct.

This design is the sole property of A|A Signs and may not be reproduced in any manner.




AERIAL PHOTO EXHIBIT

# 125 SLADE AVENUE

3RD ELECTION DISTRICT– 2ND COUNCIL DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

**Colbert Matz Rosenfelt, Inc.**
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

| NO. | BY |
|---|---|
| | |

SCALE: 1"= 50'
DATE: 10/19/09
JOB NO.: 2009-167
DESIGNED:
DRAWN: AKC
CHECKED: CMR
FILE:
DRAWING NUMBER: AER-1
SHEET 1 OF 1

PETITIONER'S
EXHIBIT NO. 3

N:\d2\project\2009\2009167\Project Directories\CMR\EXHIBITS\2009167 AERIAL EXHIBIT.dwg, 10/19/2009 2:45:16 PM, ACrawford

ELEVATION OF MILLFORD ROAD (across the street)

ELEVATION OF SLADE AVENUE (across the street)

PETITIONER'S

EXHIBIT NO. 5H

ELEVATION ON SLADE AVENUE (same side with the building)

PETITIONER'S
EXHIBIT NO. 5I

NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"

NEW LEFT ELEVATION

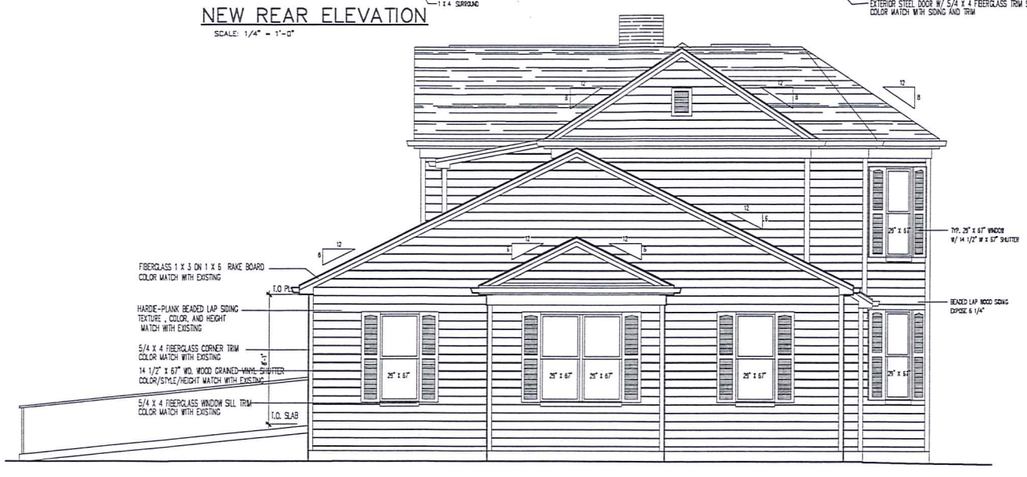
SCALE: 1/4" = 1'-0"

NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

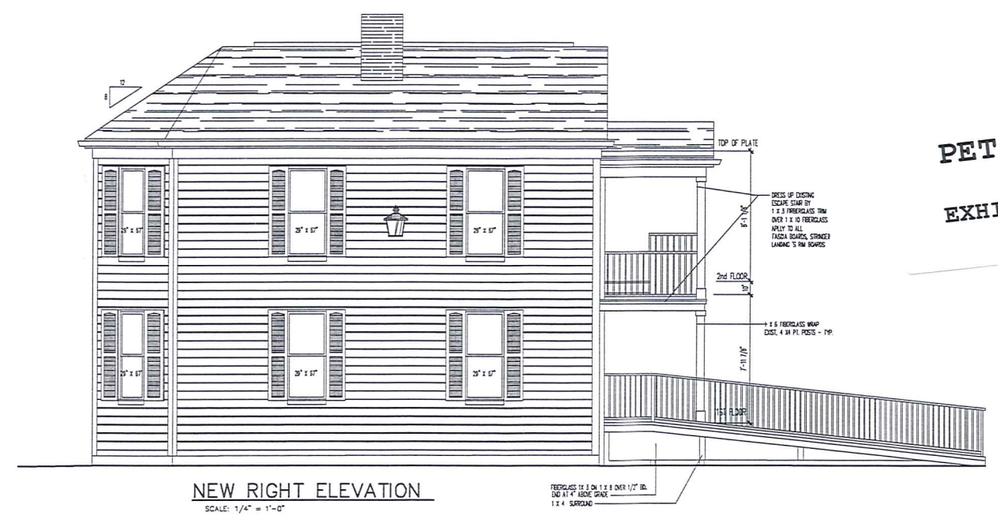
NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"




NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"



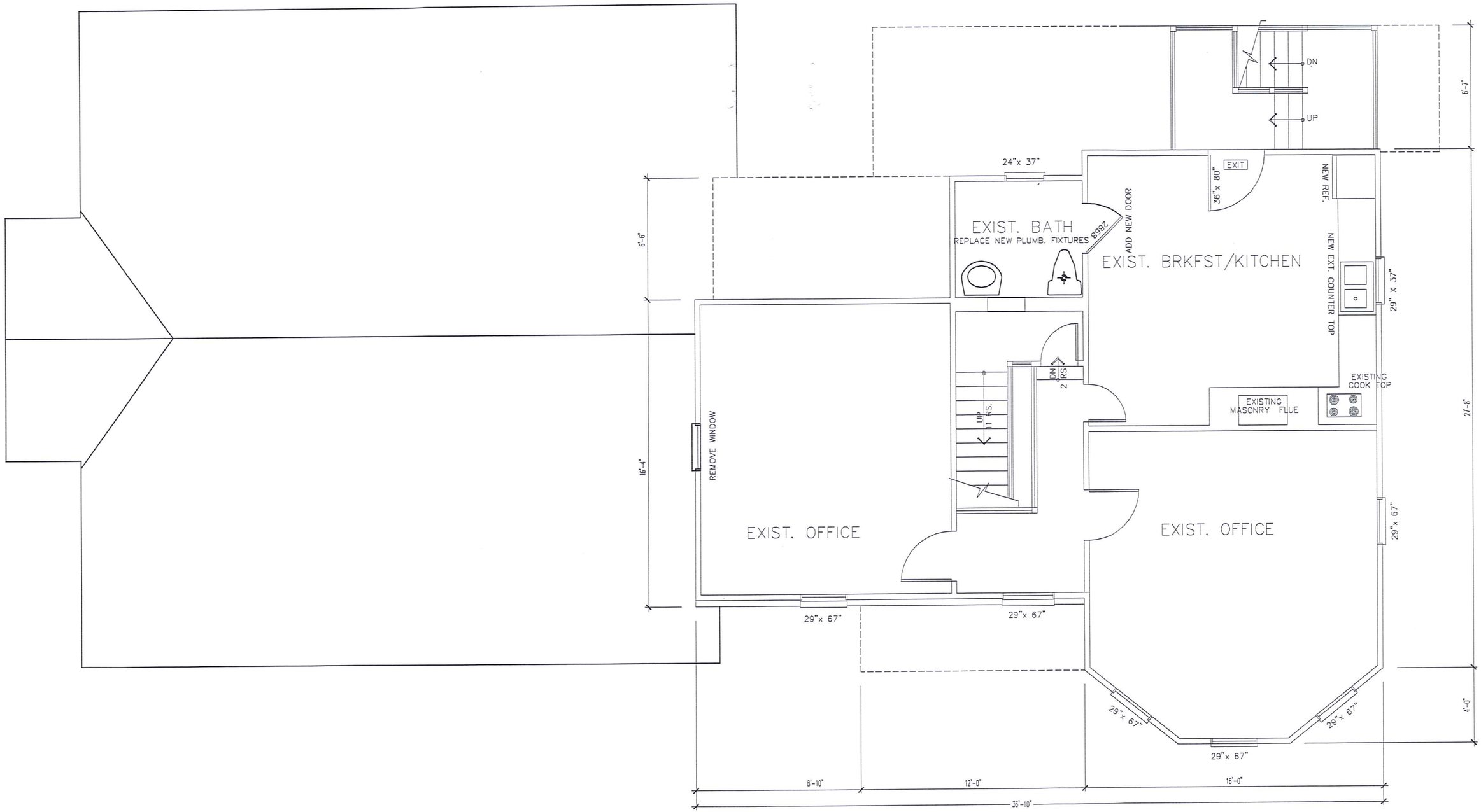

NEW RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PETITIONER'S

EXHIBIT NO. 9

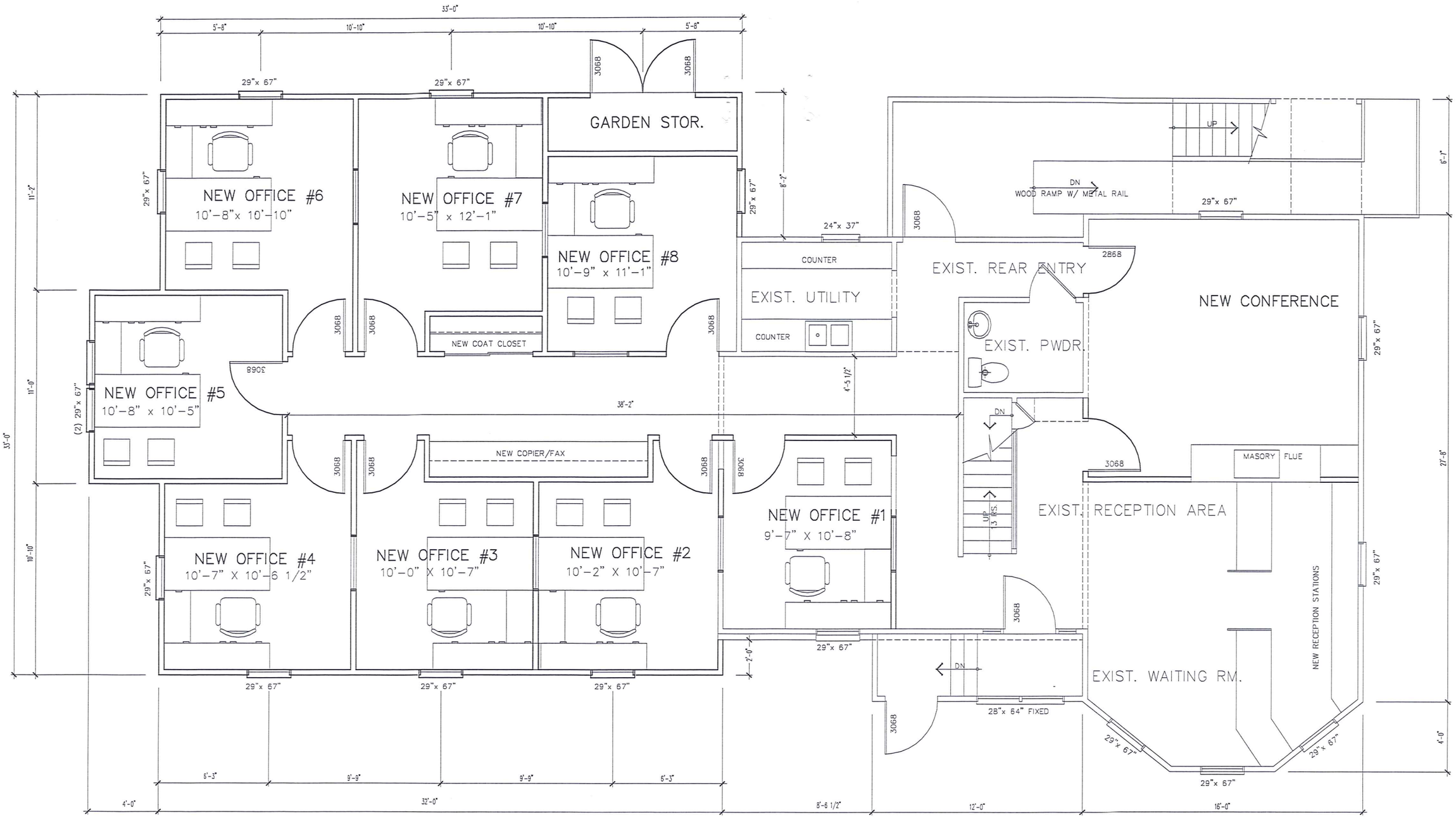
HOA TRAN - Architect




NEW WALL

EXISTING TO BE REMOVED

EXISTING TO BE REMAINED

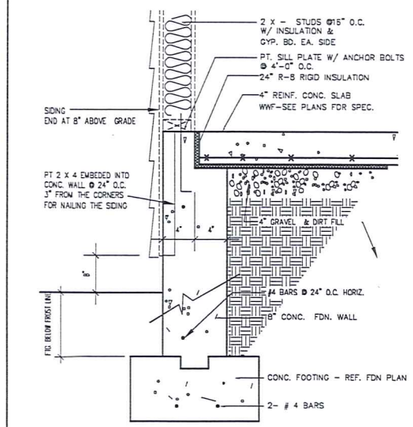



ADDITION NEW OFFICE SPACE 1,108 SF.

NEW WALL

EXISTING TO BE REMOVED

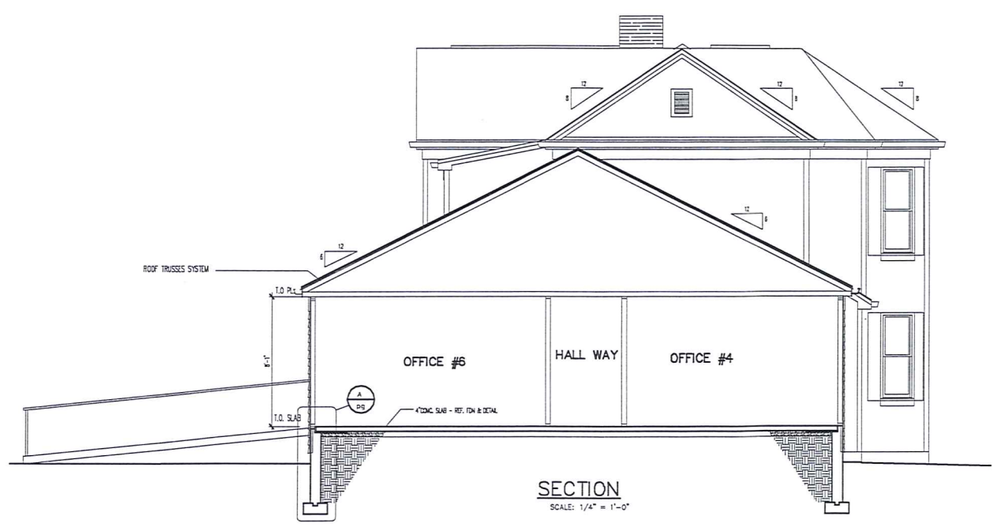
EXISTING TO BE REMAINED




A Wall /Slab Dtl.

SCALE: 1 1/2" = 1'-0"

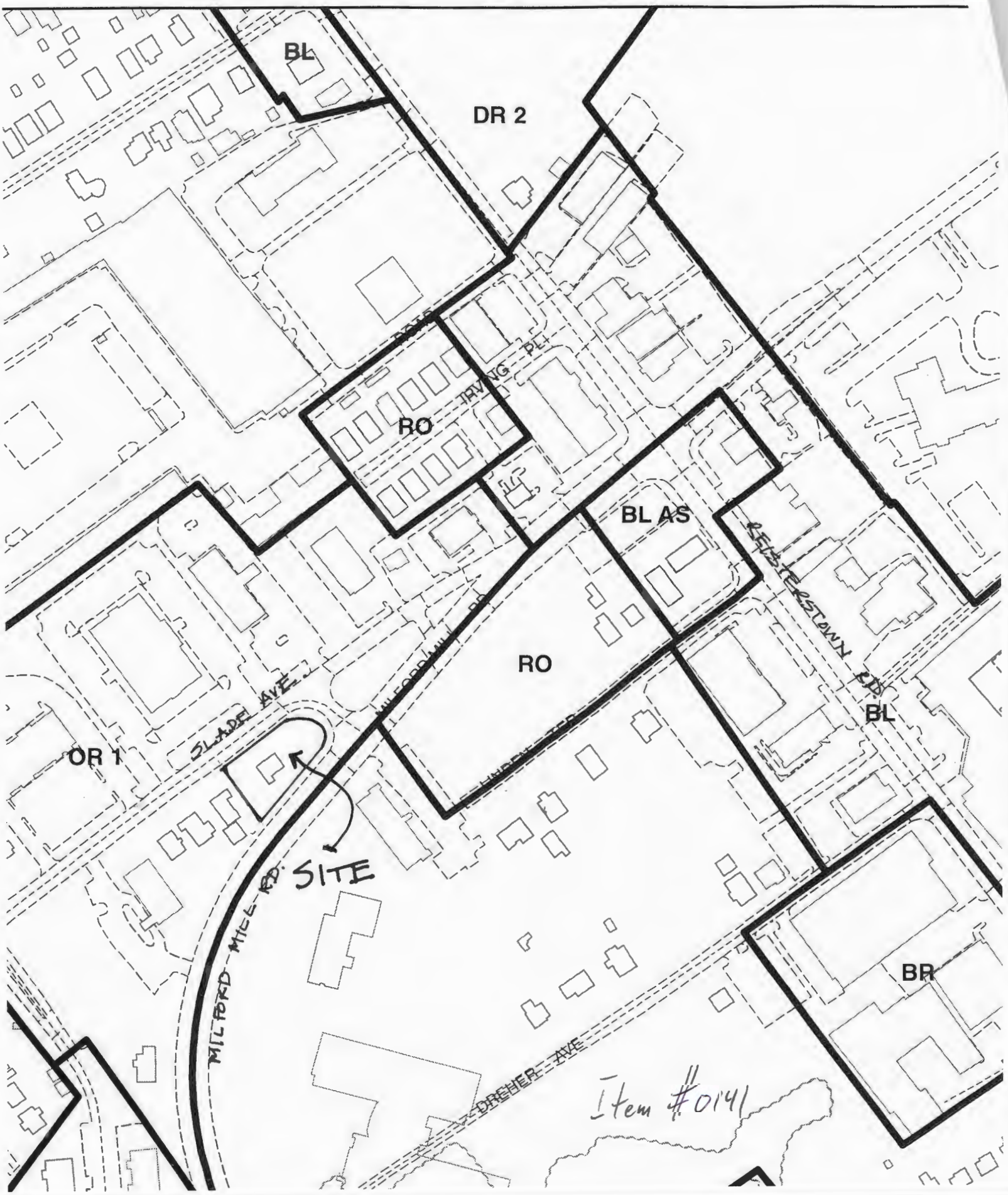
STD. DET #A-408-G

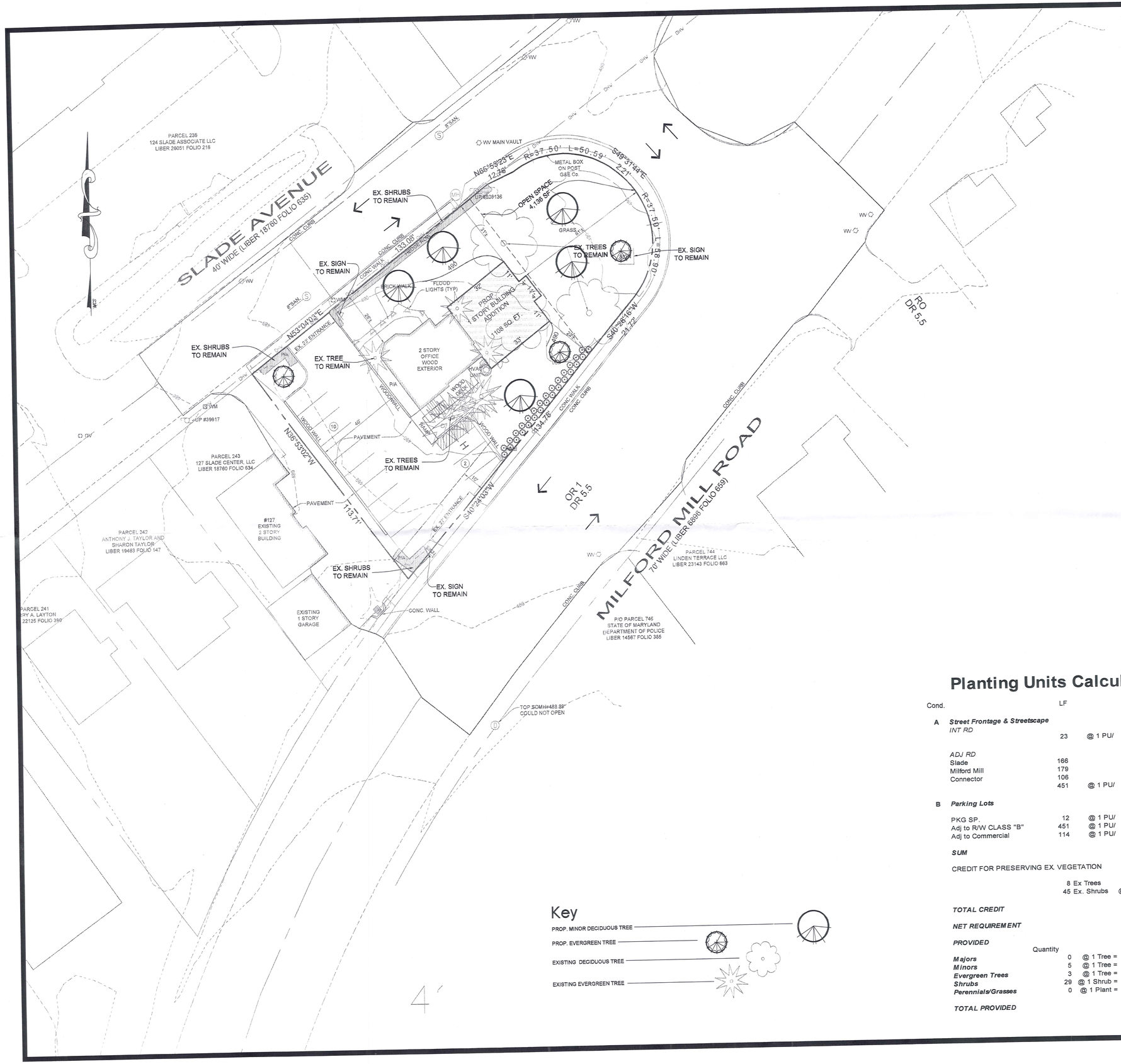


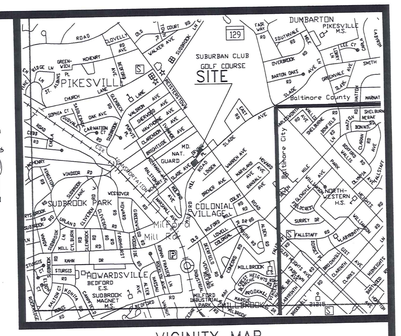

SECTION

SCALE: 1/4" = 1'-0"

MAP NO. 78A


BL
DR 2
IRVING PL
RO
BL AS
RO
BL
OR 1
SLADE AVE
MILFORD-MILL RD.
SITE
BR
DREHER AVE
Item #0141




VICINITY MAP
SCALE: 1"=2000'

## GENERAL NOTES

1. OWNER: PHILLIP SUROSKY AND MARLEEN B. MILLER
   125 SLADE AVENUE
   BALTIMORE, MD. 21208
2. SITE DATA: TAX MAP 78 - PARCEL 820
   DEED REF: 8323/369 & 20971/290
   TAX NO. 2000004491
3. TOTAL SITE AREA: 16,461 SQ.FT OR 0.378 AC.±
4. ZONING- OR 1, ZONING MAP 78-B2
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT INC. DATED 08/13/09. THE SURROUNDING AREAS HAVE BEEN SHOWN AS PER BALTIMORE COUNTY GIS TILE 78-B2.
6. REQUIRED/PROPOSED SETBACKS:
   FRONT - 40 FT. REQUIRED 26 FT. (EXISTING)
   SIDE - 20 FT. REQUIRED 61 FT. PROPOSED
   REAR - 30 FT. REQUIRED 23 FT. PROPOSED **VARIANCE REQUIRED**
   CORNER STREET SIDE- 35 FT. REQUIRED
7. EXISTING USE: VACANT OFFICE BUILDING
   PROPOSED USE: OFFICE BUILDING
8. FLOOR AREA RATIO:
   MAXIMUM PERMITTED - 50% OR 8,230.5 SQ. FT.
   PROPOSED - 17.8% OR 2,935 SQ. FT.
9. PARKING SURFACE WILL BE DURABLE, DUSTLESS AND PERMANENTLY STRIPED.
10. THERE ARE NO PREVIOUS COMMERCIAL PERMITS CURRENTLY ON FILE.
11. ANY SIGNS TO BE ERECTED IN CONJUNCTION WITH THIS DEVELOPMENT WILL MEET ALL REQUIREMENTS OF SECTION 450, BCZR AND ANY REQUIREMENS OF THE DESIGN REVIEW PANEL.
12. PREVIOUS ZONING HISTORY: CASE NO. 83-0937
13. THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR A 100 YEAR FLOOD PLAIN.
14. THE SITE IS NOT IN A HISTORIC DISTRICT AND THERE ARE NO HISTORICAL BUILDINGS ON SITE.
15. THIS SITE IS IN THE PIKESVILLE DESIGN REVIEW DISTRICT. PROPOSED DEVELOPMENT TO BE REVIEWED BY THE DESIGN REVIEW PANEL.
16. STORMWATER MANAGEMENT WILL NOT BE REQUIRED FOR THIS PROJECT. THE TOTAL LIMITS OF DISTURBANCE WILL BE BELOW 5000 SQ. FT.
17. PARKING TABULATION:
    REQUIRED: 3.3 PER 1000 SQ. FT. G.F.A.
    1827 SQ. FT. G.F.A. (EXISTING)
    1108 SQ. FT. G.F.A. (ADDITION)
    (2935/1000) x 3.3 = 9.7, SAY 10 SP.
    PROPOSED: 12 SPACES (INCLUDING 1 HDCP.)
18. SITE IS SERVED BY PUBLIC WATER AND SEWER.
19. AMENITY OPEN SPACE:
    REQUIRED: 25% OR 4166 SQ. FT.
20. FOREST CONSERVATION WILL NOT BE REQUIRED FOR THIS PROJECT.

## Planting Units Calculations

| Cond. | | LF | | | PU's |
|---|---|---|---|---|---|
| A | ***Street Frontage & Streetscape*** | | | | |
| | *INT RD* | 23 | @ 1 PU/ | 20 LF | *1.15* |
| | *ADJ RD* | | | | |
| | Slade | 166 | | | |
| | Milford Mill | 179 | | | |
| | Connector | 106 | | | |
| | | 451 | @ 1 PU/ | 40 LF | *11.28* |
| B | ***Parking Lots*** | | | | |
| | PKG SP. | 12 | @ 1 PU/ | 12 SP | *1.00* |
| | Adj to R/W CLASS "B" | 451 | @ 1 PU/ | 15 LF | *30.07* |
| | Adj to Commercial | 114 | @ 1 PU/ | 20 LF | *5.70* |
| | ***SUM*** | | | | ***49.19*** **PU** |
| | CREDIT FOR PRESERVING EX. VEGETATION | | | | |
| | | 8 Ex Trees | @ 1 PU/ EA | | ***8.00*** **PU** |
| | | 45 Ex. Shrubs | @ 0.2 PU/ EA | | ***9.00*** **PU** |
| | ***TOTAL CREDIT*** | | | | ***17.00*** **PU** |
| | ***NET REQUIREMENT*** | | | | ***32.19*** **PU** |
| | ***PROVIDED*** | Quantity | | | |
| | ***Majors*** | 0 | @ 1 Tree = | 1 PU | 0 PU |
| | ***Minors*** | 5 | @ 1 Tree = | 0.5 PU | 2.5 |
| | ***Evergreen Trees*** | 3 | @ 1 Tree = | 0.5 PU | 1.5 |
| | ***Shrubs*** | 29 | @ 1 Shrub = | 0.2 PU | 5.8 |
| | ***Perennials/Grasses*** | 0 | @ 1 Plant = | 0.1 PU | 0 |
| | ***TOTAL PROVIDED*** | | | | ***9.80*** **PU** |

## Key

- PROP. MINOR DECIDUOUS TREE
- PROP. EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

SCHEMATIC LANDSCAPE PLAN FOR
DESIGN REVIEW PANEL

# 125 SLADE AVENUE

3RD ELECTION DISTRICT– 2ND COUNCIL DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.


**Colbert Matz Rosenfelt, Inc.**
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953


PETITIONER'S EXHIBIT NO. 8

| | |
|---|---|
| SCALE: | 1"= 20' |
| DATE: | 10/16/09 |
| JOB NO.: | 2009-167 |
| DESIGNED: | TNW |
| DRAWN: | AKC/TNW |
| CHECKED: | JMF |
| FILE: | 2009167 SchLAP.dwg |
| DRAWING NUMBER: | Sch LAP |
| SHEET | 1 OF 1 |

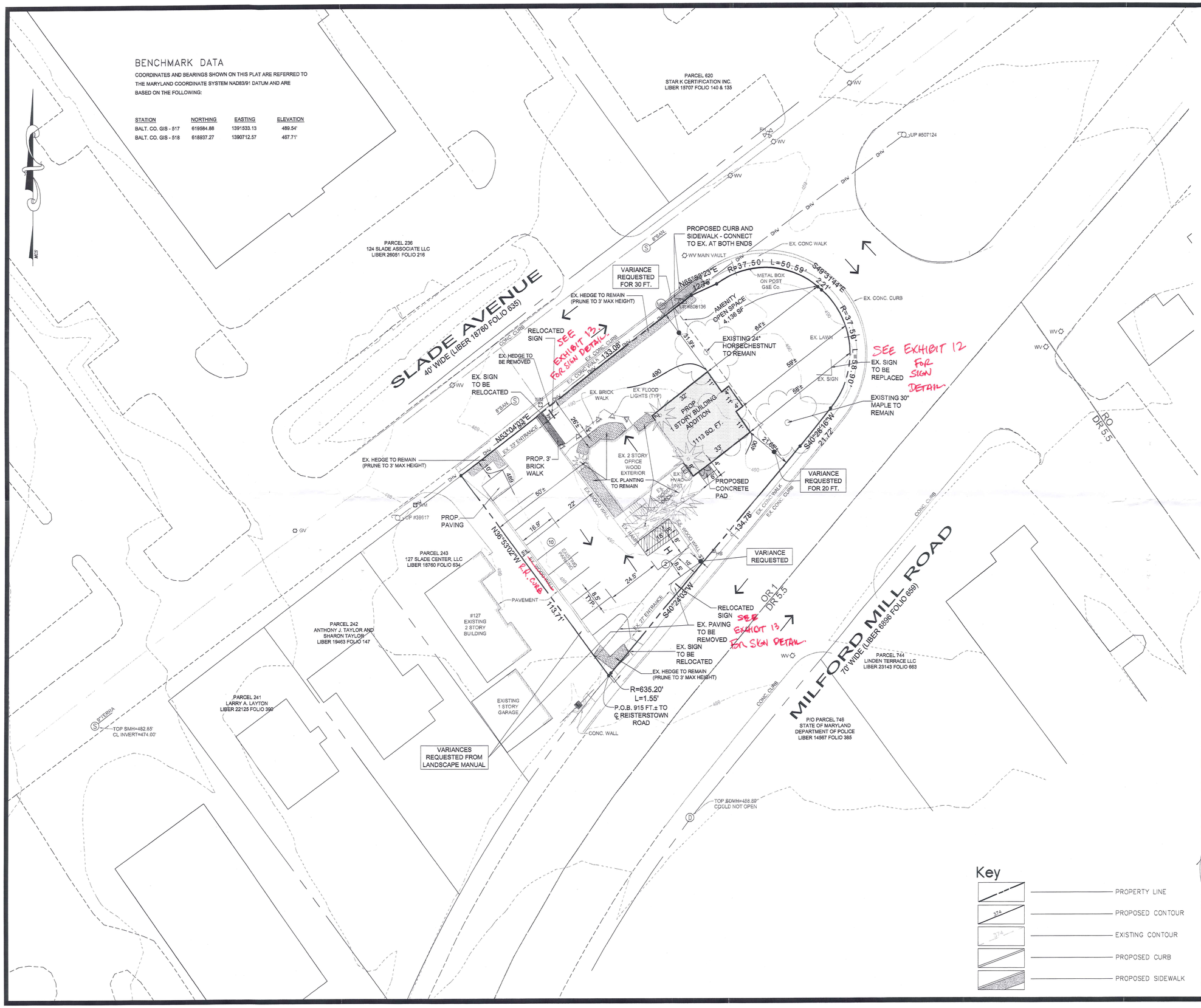
| NO. | DATE | REVISIONS: | BY |
|---|---|---|---|

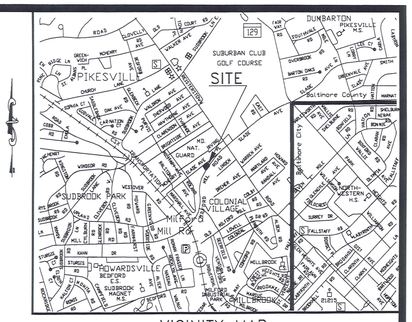
N:\d2\project\2009\2091\67\Project Directories\CMR\Concept-Prelim-DRP (CURRENT)\2009167 Sch LAP.dwg, Sch LAP, 10/16/2009 9:54:27 AM, twoolfolk

## BENCHMARK DATA

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING:

| STATION | NORTHING | EASTING | ELEVATION |
|---|---|---|---|
| BALT. CO. GIS - 517 | 619584.88 | 1391533.13 | 489.54' |
| BALT. CO. GIS - 518 | 618937.27 | 1390712.57 | 467.71' |




VICINITY MAP
SCALE: 1"=2000'

## GENERAL NOTES

1. OWNER: MINDFUL, LLC.
   c/o LANI NGUYEN
   8053 FALLS ROAD
   BALTIMORE, MD. 21209
   410-372-0888
2. SITE DATA: TAX MAP 78 - PARCEL 820
   DEED REF: 8323/369
   TAX NO. 2000004491
3. TOTAL SITE AREA: 16,461 SQ.FT OR 0.378 AC.±
4. ZONING- OR 1, ZONING MAP 78-B2
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT INC. DATED 08/13/09. THE SURROUNDING AREAS HAVE BEEN SHOWN AS PER BALTIMORE COUNTY GIS TILE 78-B2.
6. REQUIRED/PROPOSED SETBACKS:
   FRONT - 35 FT. REQUIRED - 30 FT. PROPOSED **VARIANCE REQUIRED***
   INTERIOR SIDE - 35 FT. REQUIRED - 50 FT. PROPOSED
   REAR - 35 FT. REQUIRED - 20 FT. PROPOSED **VARIANCE REQUIRED***
   CORNER STREET SIDE - 35 FT. REQUIRED - 58 FT. PROPOSED
7. VARIANCE REQUIRED FOR PARKING SPACES 3 FT. FROM R/W LINE
8. EXISTING USE: VACANT OFFICE BUILDING
   PROPOSED USE: OFFICE BUILDING
9. FLOOR AREA RATIO:
   MAXIMUM PERMITTED - 50% OR 8,230.5 SQ. FT.
   PROPOSED - 17.8% OR 2,935 SQ. FT.
10. PARKING SURFACE WILL BE DURABLE, DUSTLESS AND PERMANENTLY STRIPED.
11. THERE ARE NO PREVIOUS COMMERCIAL PERMITS CURRENTLY ON FILE.
12. ANY SIGNS TO BE ERECTED IN CONJUNCTION WITH THIS DEVELOPMENT WILL MEET ALL REQUIREMENTS OF SECTION 450, BCZR AND ANY REQUIREMENS OF THE DESIGN REVIEW PANEL.
13. PREVIOUS ZONING HISTORY: CASE NO. 80-168-XA AND 81-153-SPH.
14. THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR A 100 YEAR FLOOD PLAIN.
15. THE SITE IS NOT IN A HISTORIC DISTRICT AND THERE ARE NO HISTORICAL BUILDINGS ON SITE.
16. THIS SITE IS IN THE PIKESVILLE DESIGN REVIEW DISTRICT. PROPOSED DEVELOPMENT WAS REVIEWED BY THE DESIGN REVIEW PANEL ON 11/9/09.
17. STORMWATER MANAGEMENT WILL NOT BE REQUIRED FOR THIS PROJECT. THE TOTAL LIMITS OF DISTURBANCE WILL BE BELOW 5000 SQ. FT.
18. PARKING TABULATION:
    REQUIRED: 3.3 PER 1000 SQ. FT. G.F.A.
    1827 SQ. FT. G.F.A. (EXISTING)
    1108 SQ. FT. G.F.A. (ADDITION)
    (2935/1000) x 3.3 = 9.7, SAY 10 SP.
    PROPOSED: 12 SPACES (INCLUDING 1 HDCP.)
19. SITE IS SERVED BY PUBLIC WATER AND SEWER.
20. AMENITY OPEN SPACE:
    REQUIRED: 25% OR 734 SQ. FT.
    PROPOSED: 141% OR 4136 SQ. FT.
21. FOREST CONSERVATION WILL NOT BE REQUIRED FOR THIS PROJECT.

DRC # 111709B

CASE NO 2010-0141-A

# PLAN TO ACCOMPANY VARIANCE PETITION
# 125 SLADE AVENUE

3RD ELECTION DISTRICT- 2ND COUNCIL DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

STATE OF MARYLAND — JOHN MICHAEL FRANTZ — No. 13203 — PROFESSIONAL ENGINEER
Nov 18, 2009.


Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953


**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. 13203 Expiration Date: 11-02-10

| NO. | DATE | | | Y |
|---|---|---|---|---|
| 1 | 11/17/09 | PER DRP | AKC | |

PETITIONER'S EXHIBIT NO. 1

| | |
|---|---|
| SCALE: | 1"= 20' |
| DATE: | 10/13/09 |
| JOB NO.: | 2009-167 |
| DESIGNED: | SLD/JMF |
| DRAWN: | AKC/TNW |
| CHECKED: | JMF |
| FILE: | 2009167 DRP.dwg |
| DRAWING NUMBER: | ZON-1 |
| SHEET | 1 OF 1 |

Key
- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED CURB
- PROPOSED SIDEWALK

N:\dl2\project\2009\2009167\Project Directories\CMR\Concept-Prelim-DRP (CURRENT)\2009167 DRP.dwg, VARIANCE, 11/18/2009 11:48:49 AM, twoolfolk