

Please place in
Case File

2011-0008-A

Thanks
Tom

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(410) 296-0200

FAX: (410) 296-3719

Benbronstein@terralaw.net

RECEIVED

OCT 01 2010

ZONING COMMISSIONER

September 30, 2010

ing Commissioner for Baltimore County

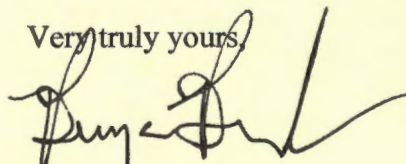
Towson, Maryland 21204

RE: Case No.: 2011-008-A
Legal Owner NCIA/SAQ, LLC

Dear Mr. Bostwick:

The purpose of this letter is to confirm that on September 29, 2010 I appeared at your office and withdrew an Order of Dismissal Without Prejudice mailed on September 27, 2010.

Very truly yours,



Benjamin Bronstein

BB/mlh

cc: Lee Baylin, Esquire
502 Washington Avenue, Suite 810
Towson, Maryland 21204

Peter Max Zimmernan, People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel for Baltimore County
Jefferson Building - Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204

Richard E. Matz, PE
Colbert Matz & Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

NCIA/SAQ, LLC
ATTN: Herbert Hoelter, CEO
7222 Ambassador Road
Baltimore, Maryland 21244

TB
9-8-10

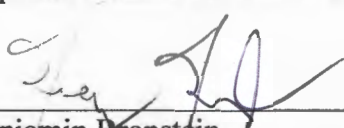
RE: PETITION FOR VARIANCE * BEFORE THE
2621 Lord Baltimore Drive; E/S Lord *
Baltimore Drive, 290' S of Ambassador Rd * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): NCIA/SAQ, LLC * FOR BALTIMORE COUNTY

Petitioner(s) * CASE NO.: 2011-008-A
* * * * *

ORDER OF DISMISSAL WITHOUT PREJUDICE

Pursuant to the request of the Petitioner herein, please dismiss the above-entitled
WITHOUT PREJUDICE.

*Please withdraw this order
Benjamin Bronstein
9/29/2010*


Benjamin Bronstein
Susquehanna Building - Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204
(410) 296-0200
Attorney for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27 day of September 2010, a copy of the
foregoing Order of Dismissal was mailed, postage pre-paid to:

Lee Baylin, Esquire
502 Washington Avenue, Suite 810
Towson, Maryland 21204

Peter Max Zimmernan, People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel for Baltimore County
Jefferson Building - Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204

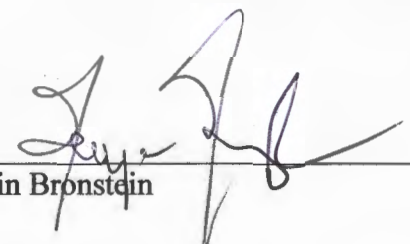
Richard E. Matz, PE
Colbert Matz & Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

NCIA/SAQ, LLC
ATTN: Herbert Hoelter, CEO
7222 Ambassador Road
Baltimore, Maryland 21244

ZONING COMMISSIONER

SEP 28 2010

RECEIVED


Benjamin Bronstein

IN RE: PETITION FOR VARIANCE

E side of Lord Baltimore Drive; 290 feet
S of Ambassador Road
2nd Election District
4th Councilmanic District
(2621 Lord Baltimore Drive)

NCIA/SAQ, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2011-0008-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Herbert Hoelter, CEO, NCIA/SAQ, LLC. Petitioner is requesting Variance relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard of 12 feet in lieu of 30 feet required and a side yard of 25 feet in lieu of 30 feet required and from Section 409.6 of the B.C.Z.R. to determine that 56 parking spaces are sufficient for employees, visitors and students. ^{A.4} The subject property and requested relief are more fully described 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 Variance request were Petitioner Herbert Hoelter, CEO NCIA/SAQ, LLC and Benjamin Bronstein, Esquire attorney for the Petitioner, and Richard E. Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan.

Testimony and evidence offered revealed that the subject property

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated August 2,

2010 which indicates they reviewed the request and site plan and that Petitioner should correct the attachment to the zoning petition to indicate that a rear yard setback of 25 feet and a side yard setback of 12 feet are requested. The Petitioner's plan shows that the proposed building will actually have a side setback of 15 feet rather than 12 feet. If this is the case, why is a variance for a side yard of 12 feet requested? Add a walkway that will connect the proposed walk along Lord Baltimore Drive to the proposed walk in front of the subject building. Comments were received from the Department of Environmental Protection and Resource Management dated August 20, 2010 which indicates that the property must comply with the Forest Conservation Regulations.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief.

Further, I find that strict compliance with the Zoning Regulations would create a hardship that would result in a denial of a reasonable and sufficient use of the property.

Accordingly, I also find this variance request can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests should be _____.

THEREFORE, IT IS ORDERED this _____ day of September, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance requests from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard of 12 feet in lieu

of 30 feet required and a side yard of 25 feet in lieu of 30 feet required and from Section 409.6 of the B.C.Z.R. to determine that 56 parking spaces are sufficient for employees, visitors and students be and are hereby _____, subject to the following which are conditions precedent to the granting of the relief:

1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
3. Add a walkway that will connect the proposed walk along Lord Baltimore Drive to the proposed walk in front of the subject building.

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

From: Patricia Zook
To: Lewis, Kristen
Date: 9/8/2010 10:20 AM
Subject: 2011-0008-A - 2621 Lord Baltimore Drive - from Sept. 8, 2011 @ 9am
Attachments: 11-0008-A postponed to work out agreement.doc

Kristen -

Please see Tom's memo to the file regarding the above-referenced case that was postponed from this morning.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

MEMORANDUM

DATE: September 8, 2010

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner for Baltimore County

SUBJECT: Case No. 2011-0008-A - 2621 Lord Baltimore Drive

The above-referenced case came before me on Wednesday, September 8, 2010 at 9:00 AM in Room 104 of the Jefferson Building. Certifications in the file indicated notice of the hearing was properly posted and advertised and I made such a finding on the record.

Ben Bronstein, Esquire appeared on behalf of Petitioner NCIA/SAQ LLC, the legal owner of the subject property, 2621 Lord Baltimore Drive. Dick Matz, P.E. also appeared as Petitioner's expert/engineer. Lee Baylin, Esquire appeared on behalf of a Protestant, the adjacent property owner to the immediate north, 7222 Ambassador Road, LLC. There were no other Protestants or interested persons in attendance.

After I opened the hearing and stated the particulars of the requested relief, Mr. Bronstein requested a postponement of the hearing, with the concurrence of Mr. Baylin. One of the main issues of contention is access to the subject site. Petitioner, through Mr. Matz, was of the understanding that access to the site could be via a right of way easement located between the subject and site and the 7222 Ambassador Road property; however, they are now aware that this proposed access is actually part of the 7222 Ambassador Road property, hence, the subject property has no point of access unless a use-in-common agreement can be reached between these parties. Since the site plan might need to be altered if no agreement on access is reached, Mr. Bronstein requested a postponement in order to attempt to resolve that issue and some other issues as well. Mr. Baylin did not object.

When this matter is rescheduled, it should be before me on a day I have hearings. If the plan is not materially changed between now and then, notice does not have to be re-posed or re-advertised. If, however, the plan is materially altered, such as if access to the site is changed, then notice of the hearing will need to be re-posted and re-advertised.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2621 Lord Baltimore Drive

which is presently zoned ML-IM

Deed Reference 14162 / 598 Tax Account # 2000010954

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

Attorney For Petitioner:

Benjamin Bronstein, Esquire

Name – Type or Print

Signature

George and Bronstein, LLP

Company

29 W. Susquehanna Ave., Ste. 205 (410) 296-0200

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

NCIA / ^{SAC} LLC – Herbert Hoelter, CEO

Name – Type or Print

Signature

Name – Type or Print

Signature

7222 Ambassador Road

(410) 265-1490

Address.

Telephone No.

Baltimore

MD 21244

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 7/7/2010

Case No. 2011-0008-A

Attachment to Zoning Petition – 2621 Lord Baltimore Drive

From Sec. 255.1 and 238.2, BCZR, to permit a rear yard of 12 feet in lieu of 30 feet required and a side yard of 25 feet in lieu of 30 feet required;

Per Sec. 409.6 ^{4.4}BCZR, to determine that 56 parking spaces are sufficient for employees, visitors and students.

2011-0008-A



ZONING DESCRIPTION – 2621 LORD BALTIMORE DRIVE

Beginning at a point on the east side of Lord Baltimore Drive, which is 70 feet wide, at a distance of 290 feet, more or less, south of the centerline of Ambassador Road, which is 50 feet wide.

Being Lot 61 in the Subdivision of "Second Amended Plat of Lots 21, 60 and 61, Rutherford Business Center", as recorded in the Baltimore County Land Records at Book 58, Folio 29, and containing 1.3142 acres, more or less.

Also known as 2621 Lord Baltimore Drive and located in the 2nd Election District, 4th Councilmanic District.



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

**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: 2011-0008-A
Petitioner: NCTA/SAQ, LLC
Address or Location: 2621 Lord Baltimore Drive.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NCTA - Herbert Hoelter
Address: 7222 Ambassador Rd.
Baltimore, Md 21244
Telephone Number: 410-265-1490

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

No. **55956**

Date: **7/7/2010**

PAID RECEIPT

DATE: 7/7/2010 7/7/2010 10:39:41

REC'D: MAILIN BND 000

RECEIPT # 534751 7/07/2010

IS SUB FORDING VERIFICATION

050755

Recpt Tot \$325.00

\$325.00 CC \$1.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
057	800	0000		6150				325.00

Total: **325.00**

Rec From: **NCTA / SAQ, LLC**

For: **Leasing - 2621 Lord Baltimore Drive**
2011-0008-A (NCTA / SAQ, LLC)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2011-0008-A
2621 Lord Baltimore Drive
E/side of Lord Baltimore Drive, 290 feet south of Ambassador Road
2nd Election District
4th Councilmanic District
Legal Owner(s):
NCIA SAQ,LLC,
Herbert Hoelter, CEO
Variance: to permit a rear yard of 12 feet in lieu of 30 feet required and a side yard of 25 feet in lieu of 30 feet required; to determine that 56 parking spaces are sufficient for employees, visitors and students.
Hearing: Wednesday, September 8, 2010 at 9:00 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.

JT/8/888 Aug. 24 251876

CERTIFICATE OF PUBLICATION

8/26/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/24/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/22/10

Case Number: 2011-0008-A

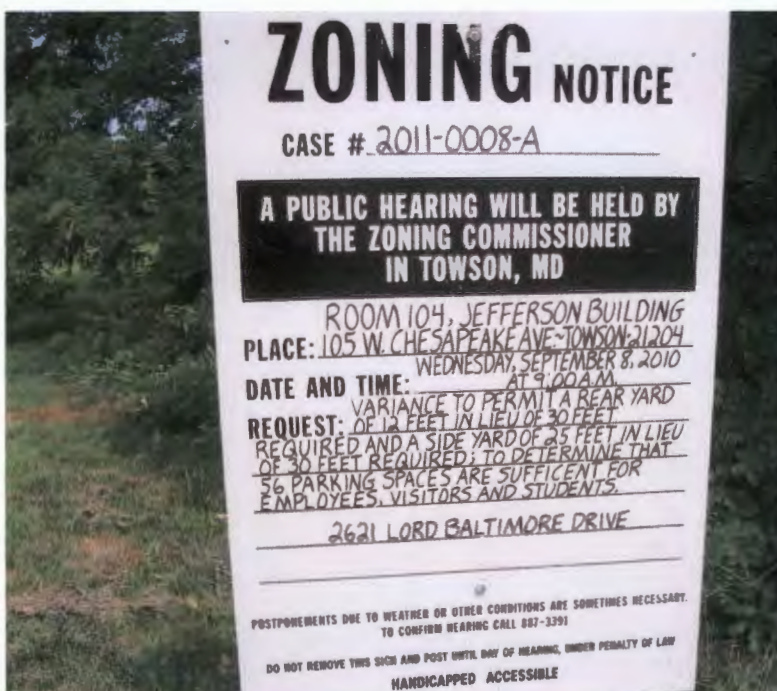
Petitioner / Developer: BENJAMIN BRONSTEIN, ESQ.~

HERBERT HOELTER, NCIA~RICHARD MATZ, COLBERT, MATZ &
ROSENFELT, INC.

Date of Hearing (Closing): SEPTEMBER 8, 2010

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:
2621 LORD BALTIMORE DRIVE

The sign(s) were posted on: AUGUST 21, 2010



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)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development
August 6, 2010

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: 2011-0008-A

2621 Lord Baltimore Drive

E/side of Lord Baltimore Drive, 290 feet south of Ambassador Road

2nd Election District – 4th Councilmanic District

Legal Owners: NCIA SAQ, LLC, Herbert Hoelter, CEO

Variance to permit a rear yard of 12 feet in lieu of 30 feet required and a side yard of 25 feet in lieu of 30 feet required; to determine that 56 parking spaces are sufficient for employees, visitors and students.

Hearing: Wednesday, September 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Benjamin Bronstein, 29 W. Susquehanna Ave., Ste. 205, Towson 21204
Herbert Hoelter, NCIA, 7222 Ambassador Road, Baltimore 21244
Richard Matz, Colbert, Matz, Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 24, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 24, 2010 Issue - Jeffersonian

Please forward billing to:
NCIA c/o Herbert Hoelter
7222 Ambassador Road
Baltimore, MD 21244

410-265-1490

NOTICE OF ZONING HEARING

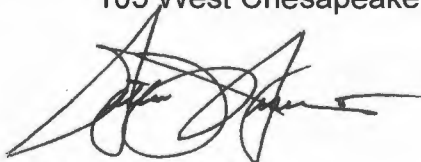
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0008-A

2621 Lord Baltimore Drive
E/side of Lord Baltimore Drive, 290 feet south of Ambassador Road
2nd Election District – 4th Councilmanic District
Legal Owners: NCIA SAQ, LLC, Herbert Hoelter, CEO

Variance to permit a rear yard of 12 feet in lieu of 30 feet required and a side yard of 25 feet in lieu of 30 feet required; to determine that 56 parking spaces are sufficient for employees, visitors and students.

Hearing: Wednesday, September 8, 2010 at 9:00 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

September 2, 2010

Benjamin Bronstein
29 W. Susquehanna Ave. Ste. 205
Towson, MD 21204

Dear: Benjamin Bronstein

RE: Case Number 2011-0008-A, 2621 Lord Baltimore Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 07, 2010. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Herbert Hoelter: NCIA/ SAQ, LLC; 7222 Ambassador Rd.; Baltimore, MD 21244
Richard Matz: Colbert Matz Rosenfelt, INC; 2835 Smith Ave. Ste. C; Baltimore, MD 21209

TB - 9/8-9am - 104

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 20, 2010

SUBJECT: Zoning Item # 11-008-A
Address 2621 Lord Baltimore Drive
(NCIA/SAQ, LLC Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

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

Additional Comments:

Reviewer: J. Russo

Date: 8/13/10

TB- 9/8 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2010

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

RECEIVED

AUG 06 2010

SUBJECT: 2621 Lord Baltimore Drive
INFORMATION:

ZONING COMMISSIONER

Item Number: 11-008

Petitioner: NCIA/SAQ, LLC- Herbert Hoelter, CEO

Zoning: ML-IM

Requested Action: Variance

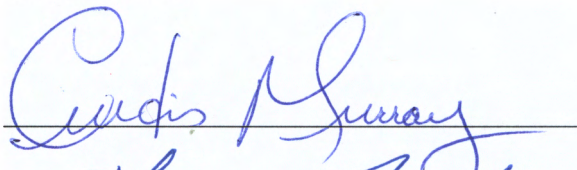
The Office of Planning has reviewed the petitioner's request and accompanying site plan. Correct the Attachment to Zoning Petition to indicate that a rear yard setback of 25 feet and a side yard setback of 12 feet are requested.

The petitioner's plan shows that the proposed building will actually have a side setback of 15 feet rather than 12 feet. If this is the case, why is a variance for a side yard of 12 feet requested?

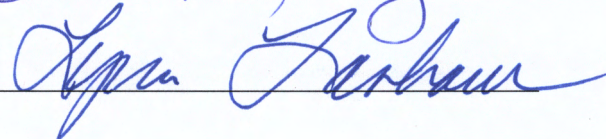
Add a walkway that will connect the proposed walk along Lord Baltimore Drive to the proposed walk in front of the subject building.

For further information concerning the matters stated here in, please contact Dennis Wertz for Dave Green at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 26, 2010

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

RE: Baltimore County
Item No. 2011-0008-A
2621 LORD BALTIMORE DRIVE
NCIA/SAQ, 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. 2011-0008-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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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-08022010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
2621 Lord Baltimore Drive; E/S Lord *
Baltimore Drive, 290' S of Ambassador Rd * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): NCIA/SAQ, LLC * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2011-008-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.

RECEIVED

JUL 27 2010

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2010, 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 Benjamin Bronstein, Esquire, 29 W. Susquehanna Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPUTY ZONING COMMISSIONER HEARINGS

- Have people sign in (Petitioner, Protestants/Interested Citizens, County Reps.)
- Make sure tape player is on and working

Good morning/afternoon. You are attending a public hearing before the Office of the Zoning Commissioner. My name is Thomas Bostwick. I am the Deputy Zoning Commissioner for Baltimore County and I've been assigned to hear this case pursuant to Article 32 of the Baltimore County Code. Please be advised that these proceedings are being recorded.

For the record, this is a Public Hearing on a Petition for

X

Variance
Special Hearing
Special Exception

in Case No. 2011-0008-A

The Petition was filed by Herbert Hoelter, CEO on behalf of the
legal owner NCIA/SAQ, LLC

for property located at 2621 Lord Baltimore Drive

in the Windsor Mill area of Baltimore County and zoned ML-IM

If Attorney present, have them identify themselves as well as any persons they have with them.

Ben Bronstein

The Petition(s) filed in this matter requests relief as follows: **"Read the Language from the File"**

Before we proceed to the merits of the hearing this morning, as a preliminary matter, I am required to make a finding as to whether proper notice of today's hearing has been provided to neighbors and interested persons by the posting of a sign on the property and advertisement in a newspaper of general circulation at least 15 days prior to the hearing in accordance with the County Code.

A Certificate of Posting in the file reflects that the sign was posted on 8-21-10 by Linda O'Keefe, an approved sign poster, which indicates the date, time, place, and subject matter of today's hearing. There is also a Certificate of Publication indicating notice of today's hearing was published in The Jeffersonian newspaper on 8-24-10.

Therefore, I find that the Posting and Publishing Notice requirements have been satisfied and we can proceed with today's hearing.

* See Planning Comments

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-30-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>8-20-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>condition</u>
<u>7-20-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-2-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>question & condition</u>
<u>7-26-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8-24-10</u>	
SIGN POSTING	Date: <u>8-21-10</u> <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CASE NAME _____
CASE NUMBER 2011-0008-A
DATE 9-8-10

[illegible]

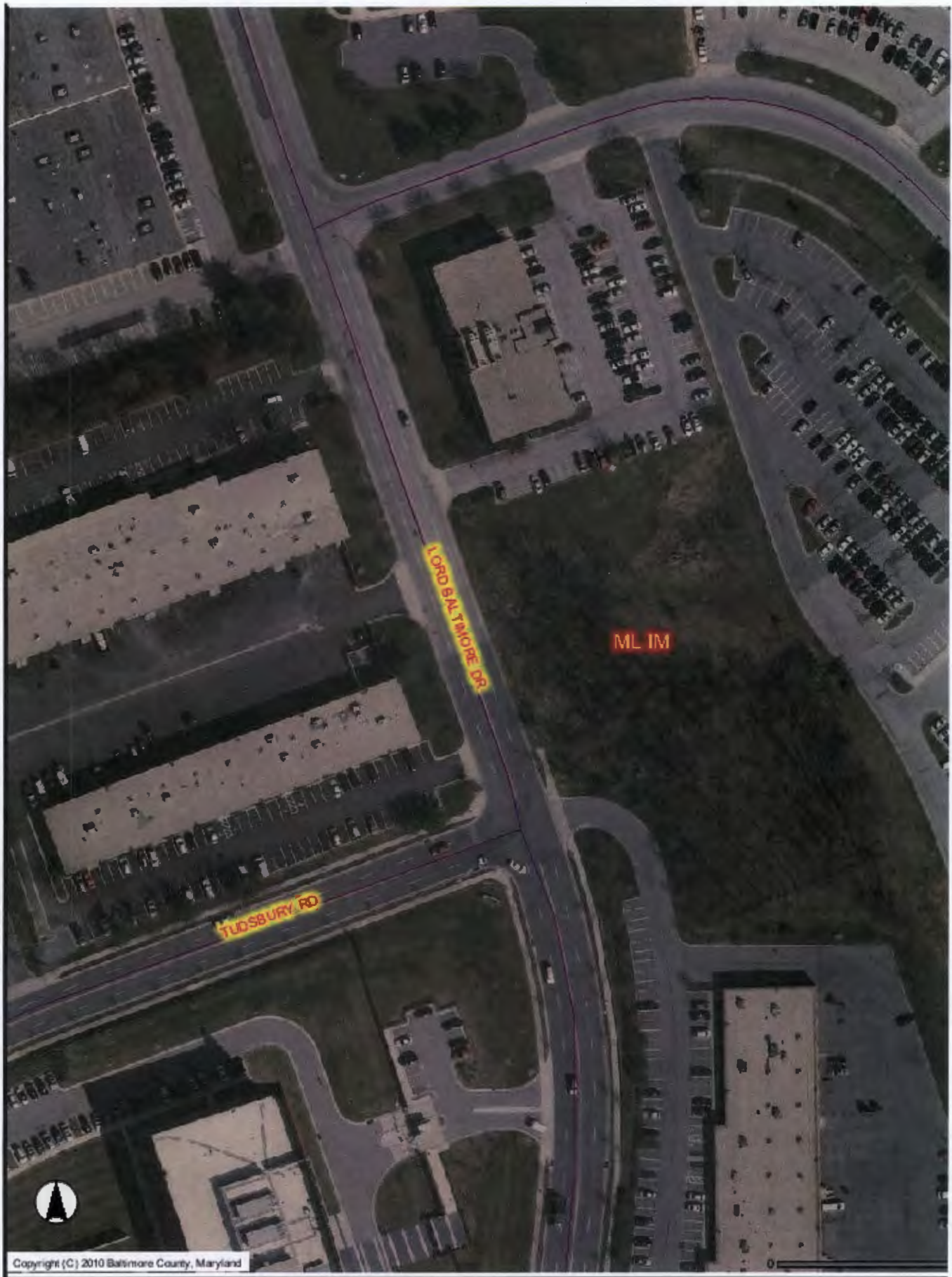
CASE NAME _____
CASE NUMBER 2011-0008-A
DATE 9-8-10

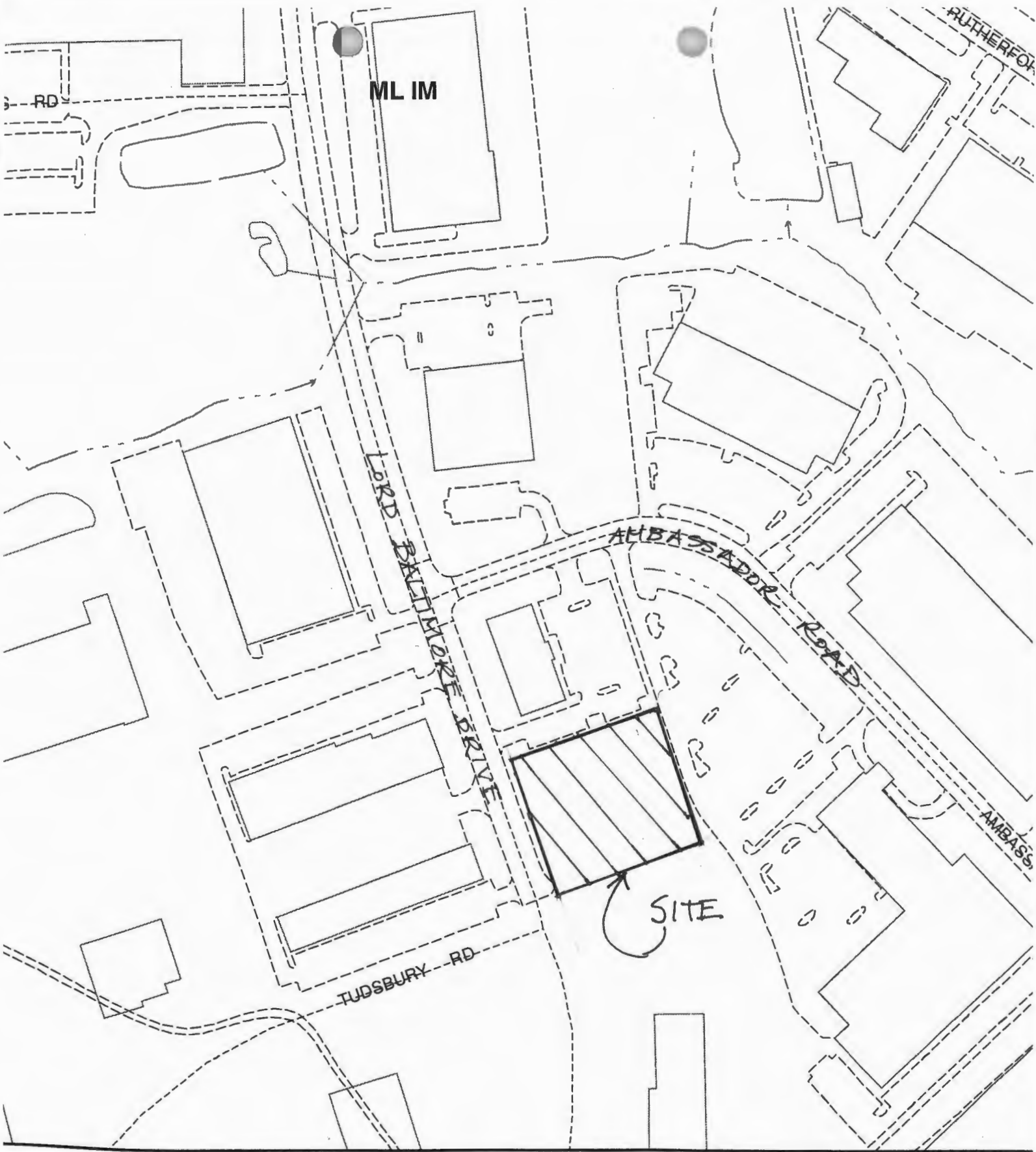
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Lee Baylin	502 Washington Ave Ste 810	Towson, MD 21204	leebaylin@baylinlaw.com
William Knott	1401 West Joppa Rd.	Towson, Md. 21204	WKnott13@yahoo.com

lbaylin@baylinlaw.com
www.baylinlaw.com





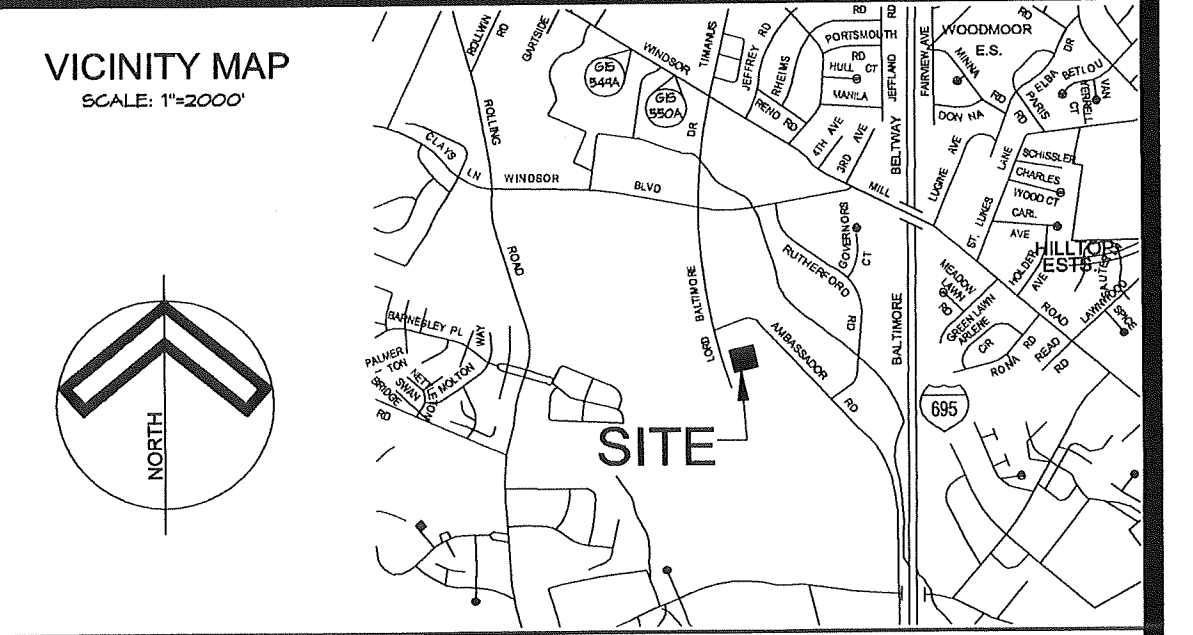
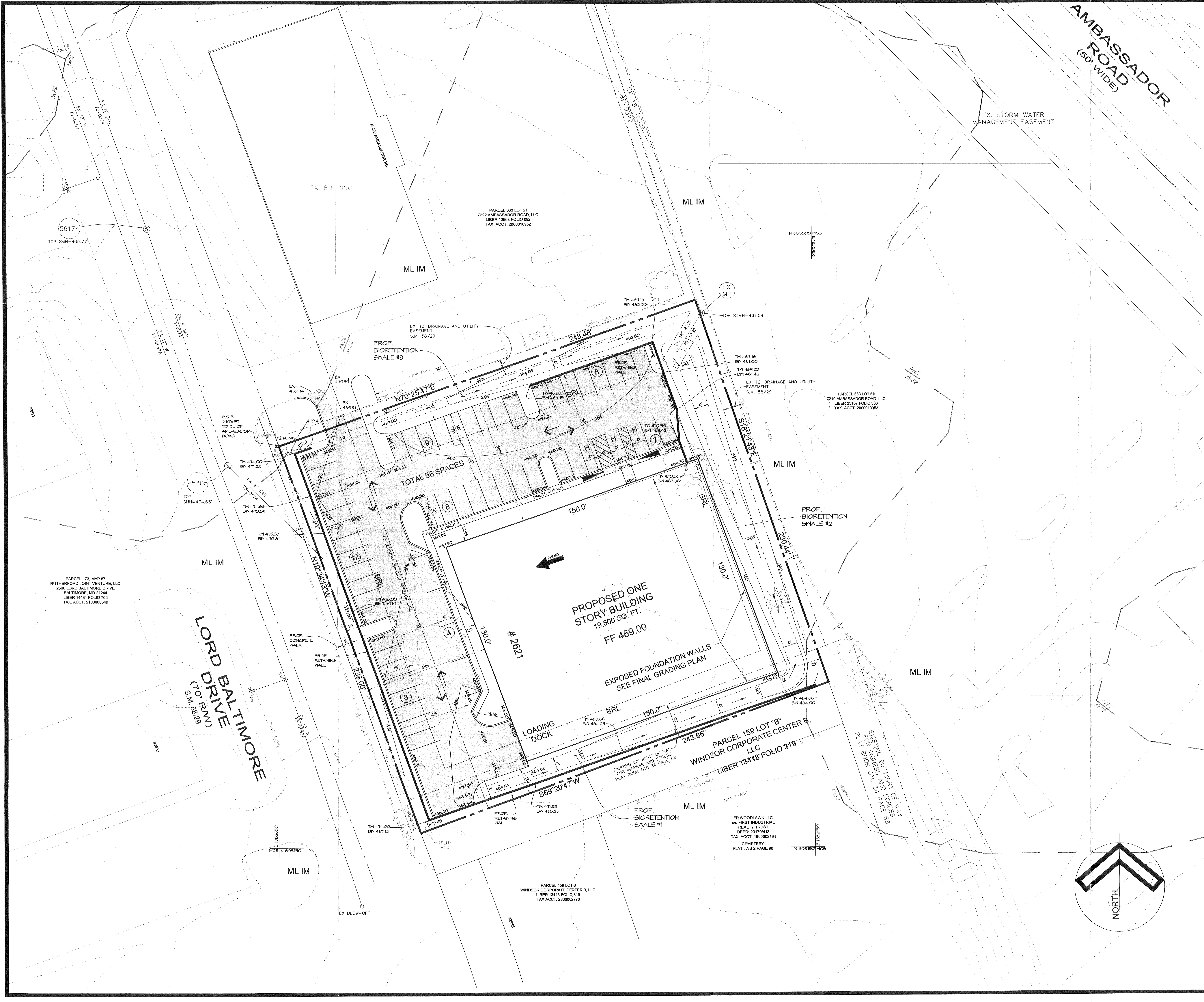




087A1	087B1	087C1	088A1	088B1
087A2	087B2	087C2	088A2	088B2

Scale
 2011-0008-A
 1" = 200'

oning



BENCHMARK INFORMATION
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/11 DATUM AND ARE BASED ON THE FOLLOWING:

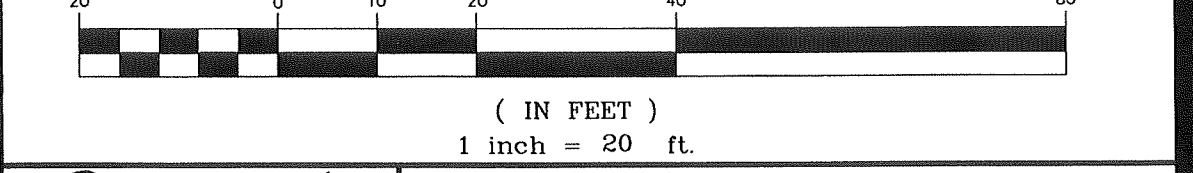
STATION	NORTHING	EASTING	ELEVATION
BALTY. CO. 615 - 549A	608758.28	1381174.74	506.51'
BALTY. CO. 615 - 552A	608952.15	1382263.55	481.52'

GENERAL NOTES

- OWNER/DEVELOPER:
NCIA, LLC
1222 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244-2704
- SITE DATA:
TAX MAP 87, PARCEL 663
PLAT NO. 58/24, LOT 61
TAX ACCOUNT NO. 2000010454
DEED REFERENCE: 14162/940
SITE AREA: 57,244 S.F. OR 1.314 AC.
- ZONING: ML-IM
ZONING MAP NO. 87C2
- FLOOR AREA RATIO:
MAXIMUM F.A.R. PERMITTED 2.0
FLOOR AREA ALLOWED: 131 AC. x 49,560 SF/AC x 2.0 = 114,127 SF
PROPOSED: 19,500 SF / 57,244 S.F. = 0.34
- ZONING SETBACKS:
REQUIRED: PROPOSED
FRONT: 25 FT. 64 FT.
SIDE: 30 FT. 38 FT. / 12 FT. - VARIANCE REQUESTED
REAR: 30 FT. 25 FT. - VARIANCE REQUESTED
- EXISTING USE - VACANT
PROPOSED USE - SCHOOL
- OFF-STREET PARKING:
REQUIRED AND PROPOSED: 56 SPACES (NCL 3 HDGP.).
6 SPACES FOR VISITORS AND STUDENTS TO BE APPROVED BY THE ZONING COMMISSIONER.
ALL PARKING SPACES TO BE DURABLE DUST-FREE AND PERMANENTLY STRIPED.
- SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA. SITE IS NOT IN A HISTORIC AREA. THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAINS ON THE SITE.
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.
- A LIMITED EXEMPTION WILL BE REQUESTED FROM THE DRG.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. DATED 06/24/10.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO REMAINING WELLS OR SEPTIC SYSTEMS ON-SITE.
- STORMWATER MANAGEMENT: PEAK MANAGEMENT IS PROVIDED IN EXISTING REGIONAL POND ON AMBASSADOR ROAD. WATER QUALITY MANAGEMENT WILL BE PROVIDED ON-SITE THROUGH MICRO-SCALE PRACTICES. A SMALL UNCONTROLLED PORTION WILL BE ADDRESSED BY PAYMENT OF A FEE-IN-LIEU.

CASE NO. 2011-0008-A

PLAN TO ACCOMPANY VARIANCE PETITION
NCIA CAREER DEVELOPMENT CENTER
2621 LORD BALTIMORE DRIVE
TAX MAP 87- PARCEL 663- LOT 61
2ND ELECTION DISTRICT - 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.
GRAPHIC SCALE



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

SCALE: 1" = 20'
DATE: 7/07/10
JOB NO.: 2010-120
DESIGNED: CMR
DRAWN: AKC/SLD/JSR
CHECKED: KML
FILE:
DRAWING NUMBER: **ZON-1**

NO.	DATE	REVISIONS:	BY	SHEET
1				1 OF 1

N:\2010\2010-120\2010-120-Project\Drawings\CONCEPTS\CURRENT\2010-120-BASE WITH Loading.docx.dwg 07/07/2010 15:41:07.dwt
PLTTED BY: TOM NOLDFOLK