

IN RE: PETITION FOR VARIANCE

S/Side of Baltimore Street, 193' E of c/line of
North Point Boulevard
15th Election District
7th Councilmanic District
(200 North Point Boulevard)

Jake & Jill Properties, LLC
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **CASE NO. 2011-0200-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by the legal owner of the subject property, Jake & Jill Properties, LLC. Petitioner is requesting Variance relief from Section 238.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side setback of 5 feet instead of the required 25 feet. The subject property and requested relief are more fully described on the red lined site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance petition was Jon Quartner along with David Karceski, Esquire of Venable, LLP, the attorney representing Petitioner Jake & Jill Properties, LLC. Also appearing in support of the requested relief was Richard E. Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance, and no letters of opposition were received by this Office.

Testimony and evidence offered revealed that the subject property is located on the south side of Baltimore Street and east of the centerline of North Point Boulevard, and is an existing laundromat known as Sudsville. The property comprises .744 acres and is zoned BR-IM. As reflected on Exhibit 1, Petitioner operates the one-story Laundromat and now seeks variance relief so that it can construct a 3,300 square foot addition onto the rear of the existing laundromat.

ORDER RECEIVED FOR FILING

Date _____

2-28-11

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments from the Office of Planning (OP), received February 4, 2011, indicated that Petitioner has provided preliminary architectural elevations on February 2, 2011 and recommended that Petitioner provide to OP final elevations for review and approval prior to issuance of any building permit. In addition, OP requested that Petitioner provide to the Baltimore County Landscape Architect, Avery Harden, a landscape plan reflecting improvements to the triangular area on the east side of the building between the building and the pedestrian walkway, as well as the area at the intersection of North Point Boulevard and Baltimore Street. Furthermore, OP indicated that a dumpster pad is existing on site, and suggested Petitioner provide screening, including gates, for the dumpster to reduce visual impacts.

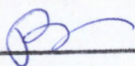
Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner. The lot is uniquely shaped (Petitioner described it as shaped like a "kite") and was many years ago subdivided from a larger shopping center. A Denny's restaurant was operated at the site, and several years ago the Petitioner occupied the existing space and adapted it to the Laundromat use. Petitioner's engineer testified (by proffer) that if the lot was square or rectangular, a building of the size proposed by Petitioner could be constructed without variance relief.

In addition, Petitioner Jon Quartner testified (by proffer) that 85% of his customers visit the Laundromat during a limited time window, and that the expansion would allow him to meet this customer demand. Petitioner testified that if he was unable to construct the proposed addition, he would have to consider alternative sites for his business.

ORDER RECEIVED FOR FILING

Date 2-28-11

2

By 

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. As noted by Petitioner's engineer, the subject property is located along a busy commercial/industrial corridor, and the proposed addition would blend with the existing structure. In addition, the landscaping improvements Petitioner will make will benefit the surrounding commercial community, which is certainly in the public interest.

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 request should be granted.

THEREFORE, IT IS ORDERED this 28 day of February, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 238.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side setback of 5 feet instead of the required 25 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

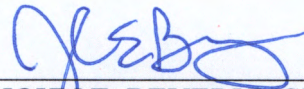
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must submit to the Office of Planning final elevations for review and approval prior to issuance of any building permit.
3. Petitioner must submit a landscape plan to the Baltimore County Landscape Architect, Avery Harden, for review and approval prior to the issuance of any building permit.
4. In addition, Petitioner must provide screening, including gates, for the dumpster at the rear of the site, to reduce visual impacts.
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.

ORDER RECEIVED FOR FILING

Date

2-28-11

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

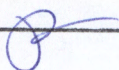


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 2-28-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 28, 2011

DAVID KARCESKI, ESQUIRE
VENABLE, LLP
210 WEST PENNSYLVANIA AVENUE
SUITE 500
TOWSON, MD 21204

Re: Petition for Variance
Case No. 2011-0200-A
Property: 200 North Point Boulevard

Dear Mr. Karceski:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

THB:pz

Enclosure

c: Richard E. Matz, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, MD 21209
Jon Quartner, Sudsville Laundry, 9508 Deereco Road, Timonium MD 21093



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 200 North Point Road Boulevard
which is presently zoned BR-IM

Deed Reference: 16631 / 461 Tax Account # 1700012814

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

238.1 (ZC Policy Manual 1-1.3a) to permit a side setback of 5' instead of the required 25'

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

to be stated at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

David Karceski

Name - Type or Print

Signature

Venable, LLP

Company

210 West Pennsylvania Ave 410 494 6285

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Jake & Jill Properties, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

P O Box 1001

Address Telephone No.

Timonium, Maryland 21030

City State Zip Code

Representative to be Contacted:

David Karceski

Name

210 West Pennsylvania Ave 410 494 6285

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Case No. 2011-0200-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by WJ Date 12/20/10

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 2-28-11

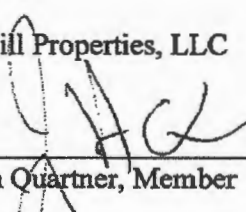
By js

Zoning Office
Department of Permits and Development Management
111 West Chesapeake Ave
Towson, Maryland 21204

Zoning Office:

Please be advised that the undersigned has authorized David Karceski, Esq., Venable, LLP, 210 West Pennsylvania Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. It is hereby understood that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petition to be filed on our behalf. The petition(s) filed are for property located at 200 North Point Blvd.

Jake & Jill Properties, LLC

By: 
Jonathan Quartner, Member

12/10/11 (Date)

P O Box 1001
Timonium, Maryland 21094

2011-0200-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION – 200 North Point Boulevard

Beginning at a point on the south side of Baltimore Street, which is 70 feet wide, 193 feet more or less, east of the centerline of North Point Boulevard, which is 150 feet wide, thence the following courses and distances:

N 65° 12'00" E 243.98 ft
S 24° 48'00" E 158.35 ft
S 65° 12'00" W 128.61 ft
N 70° 28'00" W 178.26 ft thence
N 05° 01'50" W 35.89 ft to the Point of Beginning,

As recorded in Deed Liber 16631, Folio 461 and containing 32,409 square feet (0.744 acre), more or less. Also known as 200 North Point Boulevard and located in the 15th Election District, 7th Councilmanic District.



2011 - 0200

**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: 2011-0200-A

Petitioner: JAKE + JILL PROPERTIES LLC

Address or Location: 2100 NORTH POINT BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID KANEWSKI

Address: 210 W PENNSYLVANIA AVE

TOWSON, MD 21204

Telephone Number: 410 494 6285

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

No. 62918

Date: 12/20/10

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
12/21/2010 12/20/2010 13:50:57 2

REG MS02 MAIL JEVA JEE
>>RECEIPT # 716622 12/20/2010 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00

Dept 5 528 ZONING VERIFICATION
CR NO. 062918

Recpt Tot \$385.00
\$385.00 CR \$1.00 CA
Baltimore County, Maryland

Total: 385.00

Rec From: Venable LLP

For: Jake + Jill Properties LLC
200 North Point Blvd.
21222

2011-0706-A

2-4-11
2011-0200

**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: # 2011-0200-A
200 North Point Road
S/side of Baltimore Street,
193 feet east of the center-
line of North Point Blvd.
15th Election District
7th Councilmanic District
Legal Owner(s): Jake &
Jill Properties, LLC

Variance: to permit a side
setback of 5' instead of the
required 25'.

**Hearing: Friday, February
4, 2011 at 10:00 a.m. in
Room 205, Jefferson
Building, 105 West Chesa-
peake Avenue, Towson
21204.**

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

JT/1/671 Jan 18 265217.

CERTIFICATE OF PUBLICATION

1/20/, 2011

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 1/18/, 2011.

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

J. Wilkinson

LEGAL ADVERTISING

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: # 2011-0200-A

200 North Point Road

S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District - 7th Councilmanic District

Legal Owner(s): Jake & Jill Properties, LLC

Variance: to permit a Side setback of 5' instead of the required 25'.

Hearing: Monday, February 14, 2011 at 10:00 a.m.
Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON

Director of Permits, Approvals and Inspections 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.
01/28/2011 January 27 265908

CERTIFICATE OF PUBLICATION

1/28/, 2011

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 1/27/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

**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: # 2011-0200-A
200 North Point Blvd.
S/side of Baltimore Street,
193 feet east of the center-
line of North Point Blvd.
15th Election District
7th Councilmanic District
Legal Owner(s): Jake & Jill
Properties, LLC
Variance: to permit a side
setback of 5' instead of the
required 25'.
Hearing: Tuesday, Febru-
ary 22, 2011 at 10:00
a.m., Room 205, Jefferson
Building, 105 West Chesa-
apeake Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

2/049 Feb. 3 266600

CERTIFICATE OF PUBLICATION

2/3/, 2011

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 2/3/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0200-A

RE: Case No.: _____

Petitioner/Developer: _____

Jake & Jill Properties, LLC

Feb 22, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Matthews:

Ladies and Gentlemen:

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

200 North Point Blvd

February 2, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



February 2, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2011-0200-A

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

Room 205, JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVE. TOWSON

PLACE:

DATE AND TIME Tuesday, February 22, 2011 at 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A SIDE SETBACK OF 5'
INSTEAD OF THE REQUIRED 25'.

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

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

CERTIFICATE OF POSTING

2011-0200-A

RE: Case No.: _____

Petitioner/Developer: _____

Jake & Jill Properties, LLC

Feb 14, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Matthews:

Ladies and Gentlemen:

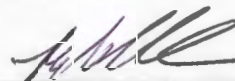
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

200 North Point Blvd

January 25, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



January 25, 2011

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2011-0200A

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

Room 205, JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVE. TOWSON
PLACE:
DATE AND TIME: Monday, February 14, 2011 AT 10:00 A.M.
REQUEST: VARIANCE TO PERMIT A SIDE SETBACK OF 5'
INSTEAD OF THE REQUIRED 25'.

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

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

CERTIFICATE OF POSTING

2/4

2011-0200-A

RE: Case No.: _____

Petitioner/Developer: _____

Jake & Jill Properties, LLC

Feb 4 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Matthews:

Ladies and Gentlemen:

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

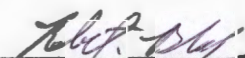
200 North Point

January 18, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

January 20, 2011



(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2011-0200A

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

Room 205, JEFFERSON BUILDING 21204
PLACE: 105 WEST CHESAPEAKE AVE. TOWSON

DATE AND TIME FRIDAY, FEBRUARY 4, 2011 AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A SIDE SETBACK OF 5'
INSTEAD OF THE REQUIRED 25'.

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

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 18, 2011 Issue - Jeffersonian

Please forward billing to:

David Karceski
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6285

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: 2011-0200-A

200 North Point Road

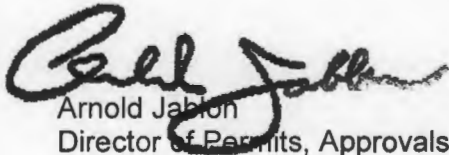
S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Friday, February 4, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections 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
January 11, 2011

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: 2011-0200-A

200 North Point Road

S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Friday, February 4, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204
Jake & Jill Properties, P.O. Box 1001, Timonium 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 19, 2011.**
- (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, January 27, 2011 Issue - Jeffersonian

Please forward billing to:

David Karceski
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6285

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: 2011-0200-A

200 North Point Road

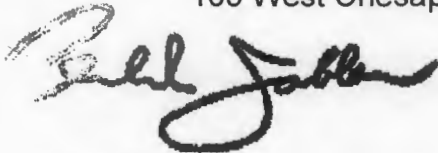
S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Monday, February 14, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections 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.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 21, 2011

CORRECTED 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: 2011-0200-A

200 North Point Boulevard

S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Monday, February 14, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204
Jake & Jill Properties, P.O. Box 1001, Timonium 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 29, 2011.**
- (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.
- (4) PLEASE FOLLOW CIRCUIT COURTS INCLEMENT WEATHER POLICY



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 31, 2011

CORRECTED 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: 2011-0200-A

200 North Point Boulevard

S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Tuesday, February 22, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204
Jake & Jill Properties, P.O. Box 1001, Timonium 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 7, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE LAW HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.
- (4) PLEASE FOLLOW CIRCUIT COURTS INCLEMENT WEATHER POLICY.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 3, 2011 Issue - Jeffersonian

Please forward billing to:

David Karceski
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6285

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: 2011-0200-A

200 North Point ~~Road~~ *Boulevard*

S/side of Baltimore Street, 193 feet east of the centerline of North Point Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Jake & Jill Properties, LLC

Variance to permit a side setback of 5' instead of the required 25'.

Hearing: Tuesday, February 22, 2011 at 10:00 a.m., Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections 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.

David H. Karceski

T 410.494.6285
F 410.821.0147
DHKarceski@Venable.com

February 1, 2011

HAND DELIVERED

Ms. Kristen Lewis
Zoning Review Office
111 West Chesapeake Avenue
Towson, MD 21204

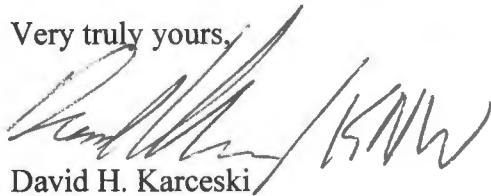
Re: 200 North Point Boulevard
Case No. 2011-0200-A

Dear Ms. Lewis:

Our client and petitioner in Case No. 2011-0200-A, Jake & Jill Properties, LLC, requests a postponement of the hearing scheduled for Monday, February 14, 2011 at 10:00 a.m. The Notice of Zoning Hearing did not indicate the correct property address and, as a result, the required newspaper advertisement was incorrect. By way of this letter, I am respectfully requesting that you postpone the hearing to allow for proper posting and advertising.

I appreciate your consideration of this request.

Very truly yours,



David H. Karceski

DHK/rab

David H. Karceski

T 410.494.6285
F 410.821.0147
DHKarceski@Venable.com

January 20, 2011

HAND DELIVERED

Ms. Kristen Lewis
Zoning Review Office
111 West Chesapeake Avenue
Towson, MD 21204

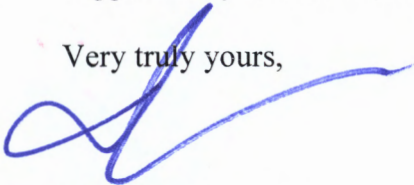
Re: 200 North Point Boulevard
Case No. 2011-0200-A

Dear Ms. Lewis:

Our client and petitioner in Case No. 2011-0200-A, Jake & Jill Properties, LLC, requests a postponement of the hearing scheduled for Friday, February 4, 2011 at 10:00 a.m. The Notice of Zoning Hearing did not indicate the correct property address and, as a result, the required newspaper advertisement was incorrect. By way of this letter, I am respectfully requesting that you postpone the hearing to allow for proper posting and advertising.

I appreciate your consideration of this request.

Very truly yours,



David H. Karceski

DHK/rab



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 17, 2011

Jake & Jill Properties, LLC
David Karceski
P. O. box 1001
Timonium, MD 21030

RE: Case Number 2011-0200 A, 200 North Point Blvd., Baltimore, MD

Dear Mr. David Karceski,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 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 dark ink, reading "W. Carl Richards, Jr.", is written over a circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
David Karceski/Venable LLP, 210 W. Pennsylvania Avenue, Towson, MD 21204

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

JB 2/22 10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: February 1, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

RECEIVED

SUBJECT: 200 North Point Road

INFORMATION:

FEB 04 2011

Item Number: 11-200

ZONING COMMISSIONER

Petitioner: Jake and Jill Properties

Zoning: BR-IM

Requested Action: Variance

Petitioner requests to permit a side yard setback of 5-feet in lieu of the required 25-feet.

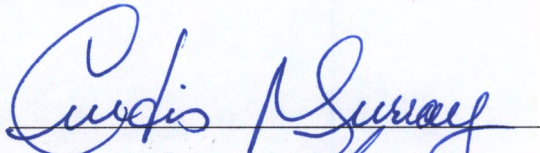
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning supports the requested relief subject to the following:

1. The Office of Planning has received preliminary architectural elevations on February 2, 2011. Submit final elevations for review and approval at building permit.
2. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect, for review and approval. The said plan should include the triangular area on the east side of the building between the building and the pedestrian walkway, as well as the area at the intersection of North Point Boulevard and Baltimore Street.
3. The dumpster pad is existing. Provide screening including gates for the dumpster to reduce visual impacts.

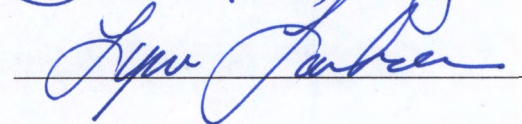
For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:



Division Chief:

JM/LL: CM





KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

January 3, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 3, 2011**

Item No.:

Variance: 2011-0197A, 2011-0200A - 0201A.

Administrative Variance: 2011-0199A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Need to provide plans for the following case number: 2011-0198A

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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: JAN. 04, 2011

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

RE: Baltimore County
Item No 2011-0200-A
MD 151 (NORTH POINT BLVD)
200 NORTH POINT BLVD
JAK & JILL PROPERTIES, 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. 2011-0200-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Access Management Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 17, 2011
Item Nos. 2011- 198, 199, 200 and
201

DATE: December 28, 2010

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-01172011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 04 2011

ZONING COMMISSIONER

TO: Office of Administrative Law

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 2, 2011

SUBJECT: Zoning Item # 11-200-A
Address 200 North Point Road
(Jake & Jill Properties, LLC)

Zoning Advisory Committee Meeting of January 3, 2011.

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

Reviewer: JWL Date: 2/2/11

Hearing 2/14/11

RE: PETITION FOR VARIANCE
200 North Point Road; S side of
Baltimore St., 193 feet E of North Point
Boulevard
15th Election & 7th Councilmanic Dists.
Legal Owners: Jake & Jill Properties LLC

Petitioners.

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 2011-200-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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1700012814

Owner Information

Owner Name: JAKE & JILL PROPERTIES LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 1001 Deed Reference: 1)/16631/461
TIMONIUM MD 21094-1001 2)

Location & Structure Information

Premises Address Legal Description
200 NORTH POINT BLVD .7440 AC
NES NORTH POINT BLVD
SE COR BALTIMORE ST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
96	15	444						3	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1977	4,550 SF	32,408.00 SF	23

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	282,300	327,300		
Improvements:	309,900	315,900		
Total:	592,200	643,200	626,200	643,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	DENNYS REALTY INC	Date:	07/22/2002	Price:	\$525,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/16631/461	Deed2:	
Seller:	DENNY'S INC	Date:	04/18/1990	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/8457/651	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011

CASE NAME 200 North Point Blvd
CASE NUMBER 11-200-A
DATE 2/22/11

[illegible]

RESUME

PROFESSIONAL BACKGROUND AND EXPERIENCE

ROBERT S ROSENFELT, P.E.

Vice President
Colbert Matz Rosenfelt, Inc.

PROFESSIONAL STATUS: Professional Engineer, Maryland, PE No. 12311
Professional Engineer, Delaware, PE No. 11795

PROFESSIONAL ASSOCIATION: Member – American Society of Civil Engineers

EDUCATION: University of Pennsylvania
B.S.C.E. in Civil Engineering – 1973
M.S.C.E. in Civil Engineering – 1974

PROFESSIONAL EXPERIENCE:

1981 - Present Rosenfelt & Woolfolk, Inc./Colbert Matz Rosenfelt, Inc.
Consulting Engineers, Landscape Architects & Planners
Baltimore, Maryland

Established a private consulting firm for design and construction management of land development projects. Primary services provided include site design and preparation of plans for commercial, institutional and residential land development projects

In September 1994 Rosenfelt, & Woolfolk, Inc. merged its operations with another consulting engineering firm to form Colbert Matz Rosenfelt, Inc. This merger enabled the new firm to expand its client base and to better, and more effectively serve its existing clients. Mr. Rosenfelt became the managing partner of the new company while maintaining project management responsibilities.

1979 – 1981 Rummel, Klepper & Kahl, Inc.
Consulting Engineers
Baltimore, Maryland

Project Manager for Civil and Sanitary Engineering projects such as the design of pumping stations, sewer interceptions, wastewater treatment components, and preparation of operation and maintenance manuals.

1974 – 1979 Spotts, Stevens & McCoy, Inc.
Consulting Engineers
Wyomissing, Pennsylvania

Project Engineer and Manager for wastewater treatment and water treatment plants, including firm representation as Municipal Engineer for numerous municipalities in east central Pennsylvania.

PETITIONER' S

EXHIBIT NO.

2



PETITIONER'S

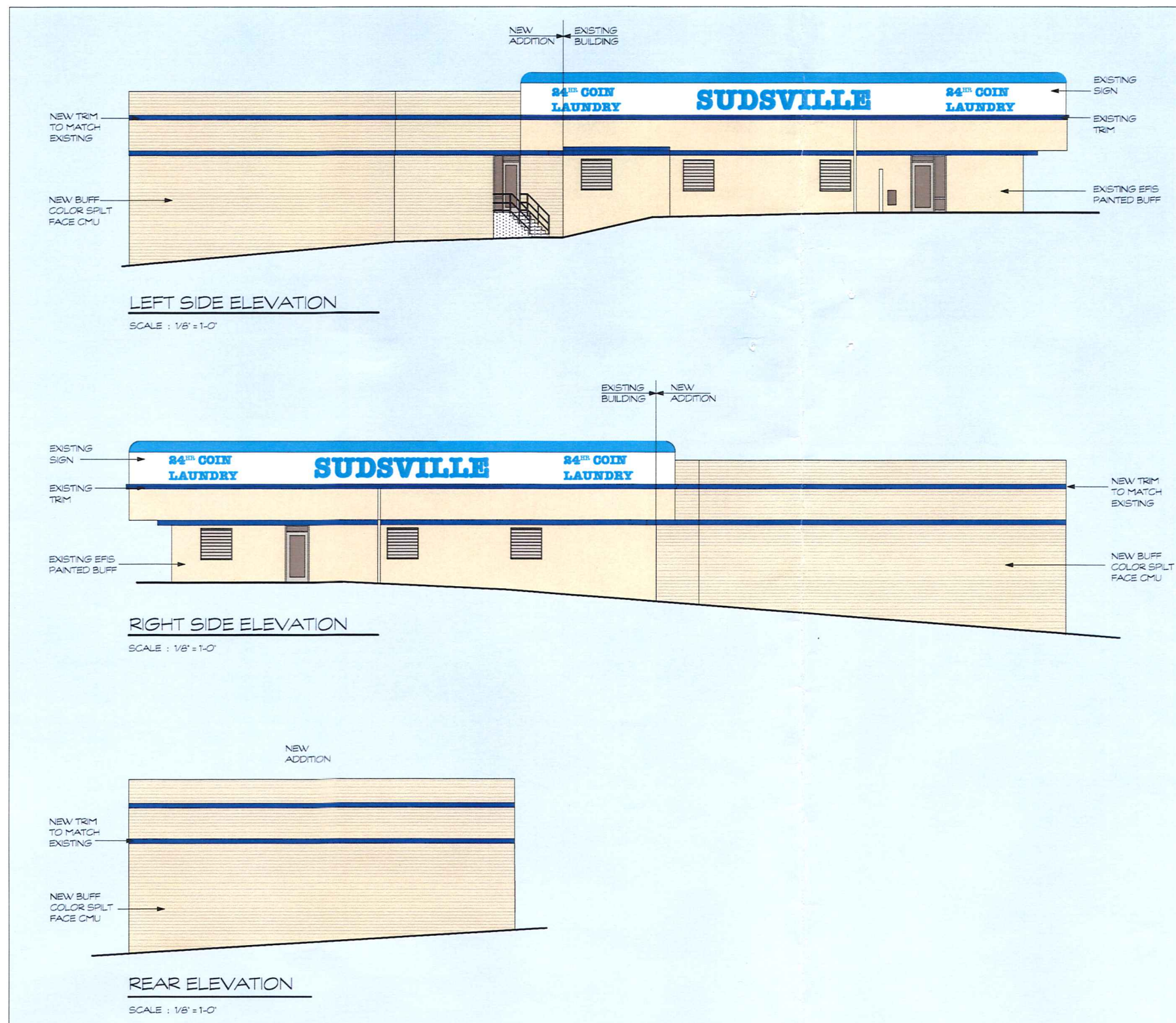
EXHIBIT NO. 3A



PETITIONER'S

EXHIBIT NO.

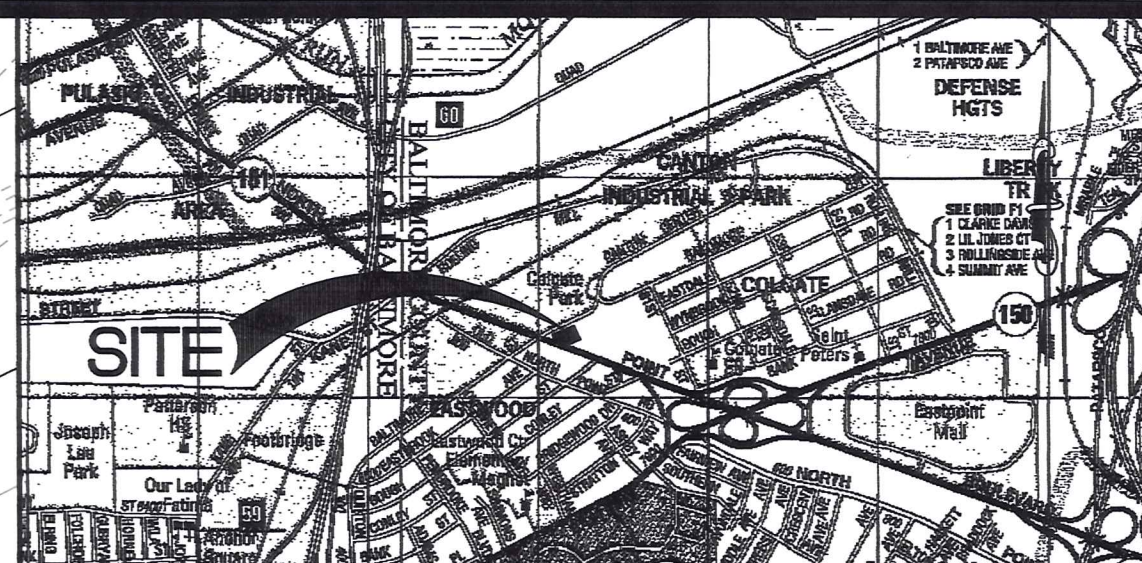
3B



NEW ADDITION TO
SUDSVILLE
 200 NORTH POINT BLVD.
 BALTIMORE COUNTY, MD.

MACKLIN & KAMHI ARCHITECTS
 3406 BANCROFT ROAD
 BALTIMORE, MD 21215
 FEBRUARY 1, 2011

PETITIONER'S
 EXHIBIT NO. **5**



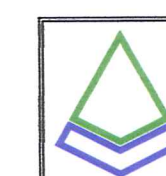
GENERAL NOTES

- OWNER:
JAKE & JILL PROPERTIES LLC
P.O. BOX 1001
TIMONUM, MARYLAND 21044-1001
- SITE DATA:
TAX MAP: 96, PARCEL: 444
TAX ACCOUNT NUMBER: 1700012814
DEED REFERENCE: 16631 / 461
SITE AREA: 32,409 SQUARE FEET OR 0.744 ACRE
- ZONING: BR-M
- EXISTING USE: LAUNDROMAT
PROPOSED USE: LAUNDROMAT
- THE PROPOSAL IS TO BUILD A 9,300 SQUARE FOOT ADDITION ONTO THE REAR OF THE EXISTING LAUNDROMAT.
- FLOOR AREA OF BUILDING
EXISTING BUILDING: 4718 SQUARE FEET
PROPOSED ADDITION: 9,300 SQUARE FEET
TOTAL PROPOSED FLOOR AREA: 9,018 SQUARE FEET
- PARKING:
REQUIRED: 27 PARKING SPACES (9,018 SQ FT / 33 = 27)
PROVIDED: 27 PARKING SPACES (INCL. 2 HDOP. SPACES)
-THE PROPOSED ADDITION HAS A REQUIREMENT OF 11 PARKING SPACES, WHICH MEET ALL THE REQUIREMENTS OF SECTION 409.
-ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.

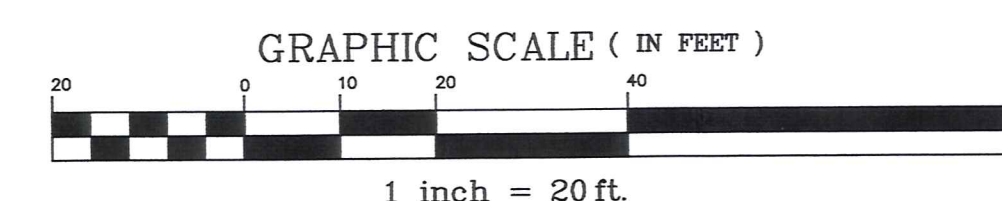
PLAN TO ACCOMPANY VARIANCE PETITION
SUDSVILLE
200 NORTH POINT BOULEVARD.
DUNDALK
TAX ACCOUNT NUMBER: 1700012814
TAX MAP 96 - GRID 15 - PARCEL 444
BALTIMORE COUNTY, MARYLAND 21224
ELECTION DISTRICT: 15 COUNCILMANIC DISTRICT: 7

Colbert Matz Rosenfelt, Inc.

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



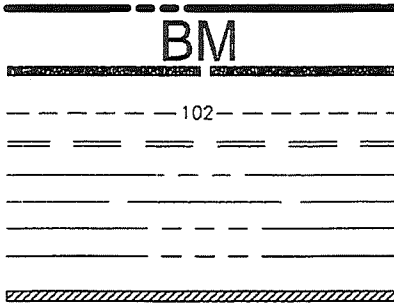
PETITIONER'S
EXHIBIT NO. **4**



					SCALE: 1"= 20'
					DATE: 2/15/11
					JOB NO.: 2002045
					DESIGNED: TNW
					DRAWN: TNW
					CHECKED:
					FILE: 2002045 NEW BASE.dwg
					DRAWING NUMBER: LAP-1
NO.	DATE		REVISIONS:	BY	SHEET 1 OF 2

LEGEND:

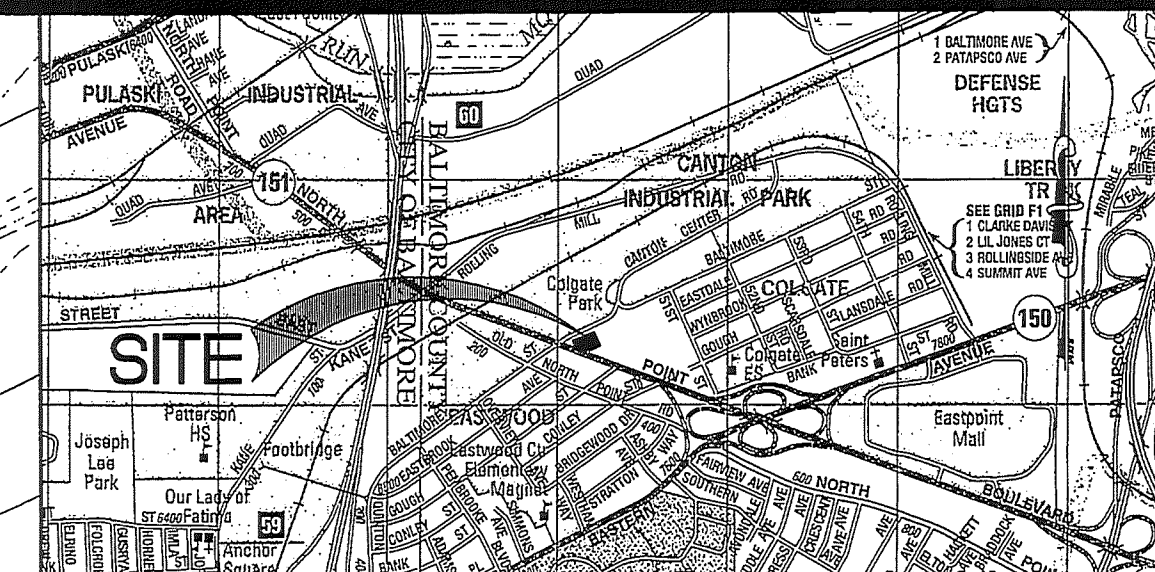
PROPERTY LINE
ZONING BOUNDARY
EXISTING CONTOURS
EXISTING CURB & GUTTER
EXISTING SANITARY
EXISTING WATER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED RETAINING WALLS
DIRECTION OF VEHICULAR TRAFFIC
DENOTES FRONT OF BUILDING



BENCHMARK

COORDINATE 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
BCO 626	593523.27	1446726.67	74.78
BCO 626	594039.86	1447887.99	97.41



VICINITY MAP

SCALE: 1"=200'

GENERAL NOTES

- OWNER: JAKE & JILL PROPERTIES LLC
P.O. BOX 1001
TIMONIUM, MARYLAND 21094-1001
- SITE DATA:
TAX MAP: 96, PARCEL: 444
TAX ACCOUNT NUMBER: 1700012814
DEED REFERENCE: 16531 / 461
SITE AREA: 32,409 SQUARE FEET OR 0.744 ACRE
- ZONING: BR-IM
- EXISTING USE: LAUNDROMAT
PROPOSED USE: LAUNDROMAT
- THE PROPOSAL IS TO BUILD A 3,300 SQUARE FOOT ADDITION ONTO THE REAR OF THE EXISTING LAUNDROMAT.
- FLOOR AREA OF BUILDING
EXISTING BUILDING: 4718 SQUARE FEET
PROPOSED ADDITION: 3,300 SQUARE FEET
TOTAL PROPOSED FLOOR AREA: 8,018 SQUARE FEET
- FLOOR AREA RATIO: 2.0
EXISTING: 0.15
PROPOSED: 0.25
- SETBACKS:

	REQUIRED	PROVIDED
FRONT:	50 FEET	51 FEET (EXISTING)
INT. SIDE:	30 FEET	23 FEET (EXISTING)
REAR:	30 FEET	25 FEET
		5 FEET (VARIANCE REQUIRED)
- PARKING:
REQUIRED: 27 PARKING SPACES (8,018 SQ. FT. / 3.3 = 27)
PROVIDED: 27 PARKING SPACES (INCL. 2 HDOP. SPACES)
THE PROPOSED ADDITION HAS A REQUIREMENT OF 11 PARKING SPACES, WHICH MEET ALL THE REQUIREMENTS OF SECTION 409.
ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
- ZONING HISTORY: CASE NUMBER 78-149-A, DATED FEBRUARY 19, 1978, GRANTS A PARKING VARIANCE FOR THE SHOPPING CENTER.
- THE DEVELOPMENT REVIEW COMMITTEE (DRC) HEARING IS SCHEDULED FOR NOVEMBER 16, 2010. THE DRC NUMBER IS DRC 111610E.
- THERE IS AN EXISTING EASEMENT FOR INGRESS, EGRESS AND PARKING BETWEEN OUR SITE AND THE ADJOINING SHOPPING CENTER.
- THERE IS AN SHA EASEMENT ALONG NORTH POINT BOULEVARD FOR DRAINAGE PURPOSES.
- SITE IS NOT IN THE CRITICAL AREA.
- SITE IS NOT IN THE 100-YEAR FLOODPLAIN.
- THE SITE IS NOT IN A HISTORIC DISTRICT AND IS NOT ON ANY HISTORIC BUILDING REGISTRY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS OR SEPTIC SYSTEMS ON-SITE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC., DATED OCTOBER 8, 2010.
- CONTACT PERSON:
ROBERT S. ROSENFELT, P.E.
COLBERT MATZ ROSENFELT, INC.
2835 SMITH AVENUE
BALTIMORE, MD 21209
410-653-3838

2011-0200-A

PLAN TO ACCOMPANY VARIANCE PETITION

SUDSVILLE

200 NORTH POINT BOULEVARD.

DUNDALK

TAX ACCOUNT NUMBER: 1700012814

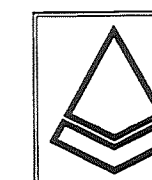
TAX MAP 96 - GRID 15 - PARCEL 444

BALTIMORE COUNTY, MARYLAND 21224

ELECTION DISTRICT: 15 COUNCILMANIC DISTRICT: 7

Colbert Matz Rosenfelt, Inc.

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

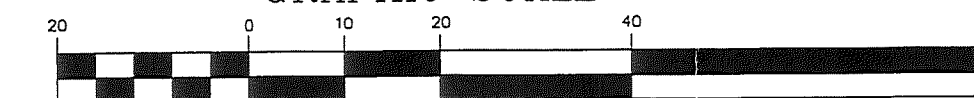


Professional Certification				1"= 20'	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.				DATE:	November 8, 2010
License No. 12311 Expiration Date: 2-09-11				JOB NO.:	2002045
				DESIGNED:	KML
				DRAWN:	AKC/KML
				CHECKED:	RSR
				FILE:	2002045_ZONING.dwg
				DRAWING NUMBER:	VAR-1
2	12.15.10	ADD VARIANCE REQUIRED NOTE	KML		
1	11.22.10	PARKING LAYOUT; G.N. NO. 9	AKC		
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1	

VARIANCE REQUIRED:

A variance from Section 238.1 is required to permit a 5 foot setback in lieu of the 25 feet required. See Zoning Policy Manual 1-1.3a.

GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

LEGEND:

PROPERTY LINE

ZONING BOUNDARY

EXISTING CONTOURS
EXISTING CURB & GUTTER
EXISTING SANITARY
EXISTING WATER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN

PROPOSED RETAINING WALLS

DIRECTION OF VEHICULAR TRAFFIC

DEMOTES FRONT OF BUILDING

BM

BENCHMARK

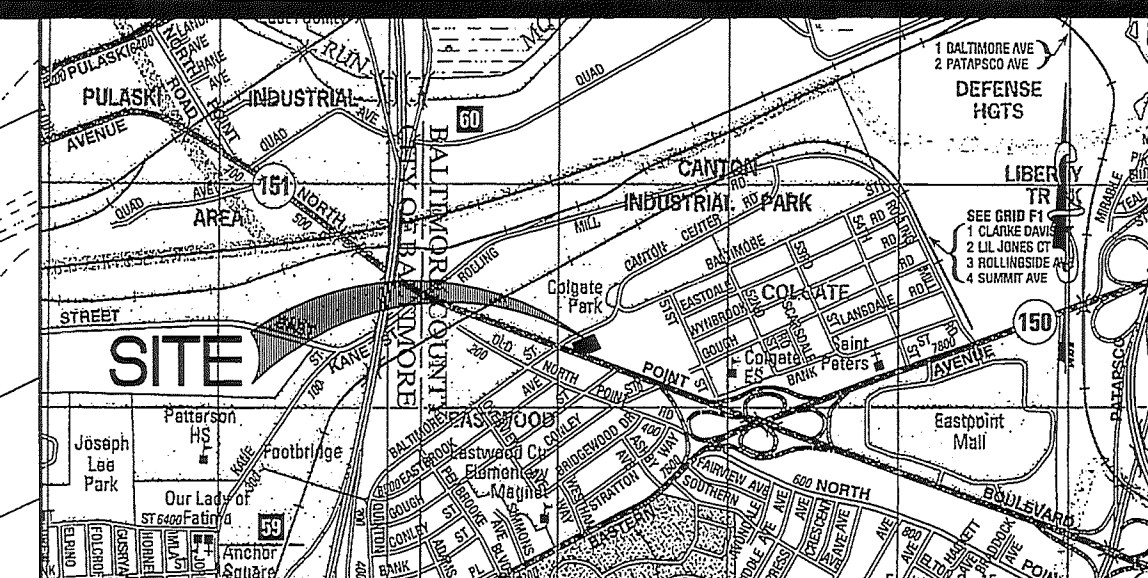
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BCO 625	593523.27	1446726.57	74.78
BCO 626	594039.86	1447887.99	97.41

PARCEL 378
THOMPSON 124 NORTHPOINT
LIMITED PARTNERSHIP
LIBER 20240 FOLIO 95

EX. CAR DEALERSHIP

PARCEL 462
PROLOGIS LOGISTICS SERVICES
INCORPORATED
LIBER 26125 FOLIO 677
EX. DISTRIBUTION CENTER



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- OWNER:
JAKE & JILL PROPERTIES LLC
P.O. BOX 1001
TIMONIUM, MARYLAND 21094-1001
- SITE DATA:
TAX MAP: 96, PARCEL: 444
TAX ACCOUNT NUMBER: 1700012814
DEED REFERENCE: 16631 / 461
SITE AREA: 32,409 SQUARE FEET OR 0.744 ACRE
- ZONING: BR-IM
- EXISTING USE: LAUNDROMAT
PROPOSED USE: LAUNDROMAT
- THE PROPOSAL IS TO BUILD A 3,300 SQUARE FOOT ADDITION ONTO THE REAR OF THE EXISTING LAUNDROMAT.
- FLOOR AREA OF BUILDING
EXISTING BUILDING: 4718 SQUARE FEET
PROPOSED ADDITION: 3,300 SQUARE FEET
TOTAL PROPOSED FLOOR AREA: 8,018 SQUARE FEET
- FLOOR AREA RATIO: 2.0
EXISTING: 0.15
PROPOSED: 0.25
- SETBACKS: REQUIRED PROVIDED
FRONT: 50 FEET 51 FEET (EXISTING)
INT. SIDE: 30 FEET 23 FEET (EXISTING)
SC. SIDE: 25 FEET 5 FEET (VARIANCE REQUIRED)
REAR: 30 FEET 30 FEET
- PARKING:
REQUIRED: 27 PARKING SPACES (8,018 SQ. FT. / 3.3 = 27)
PROVIDED: 27 PARKING SPACES (INCL. 2 HDPC. SPACES)
-THE PROPOSED ADDITION HAS A REQUIREMENT OF 11 PARKING SPACES, WHICH MEET ALL THE REQUIREMENTS OF SECTION 409.
-ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
- ZONING HISTORY: CASE NUMBER 76-149-A, DATED FEBRUARY 19, 1976, GRANTS A PARKING VARIANCE FOR THE SHOPPING CENTER.
- THE DEVELOPMENT REVIEW COMMITTEE (DRC) HEARING IS SCHEDULED FOR NOVEMBER 16, 2010. THE DRC NUMBER IS DRC 111610E.
- THERE IS AN EXISTING EASEMENT FOR INGRESS, EGRESS AND PARKING BETWEEN OUR SITE AND THE ADJOINING SHOPPING CENTER.
- THERE IS AN SHA EASEMENT ALONG NORTH POINT BOULEVARD FOR DRAINAGE PURPOSES.
- SITE IS NOT IN THE CRITICAL AREA.
- SITE IS NOT IN THE 100-YEAR FLOODPLAIN.
- THE SITE IS NOT IN A HISTORIC DISTRICT AND IS NOT ON ANY HISTORIC BUILDING REGISTRY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS OR SEPTIC SYSTEMS ON-SITE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC., DATED OCTOBER 8, 2010.
- CONTACT PERSON:
ROBERT S. ROSENFELT, P.E.
COLBERT MATZ ROSENFELT, INC.
2835 SMITH AVENUE
BALTIMORE, MD 21209
410-653-3838

2011-0200-A

PLAN TO ACCOMPANY VARIANCE PETITION

SUDSVILLE

200 NORTH POINT BOULEVARD.

DUNDALK

TAX ACCOUNT NUMBER: 1700012814

TAX MAP 96 - GRID 15 - PARCEL 444

BALTIMORE COUNTY, MARYLAND 21224

ELECTION DISTRICT: 15 COUNCILMANIC DISTRICT: 7

Colbert Matz Rosenfelt, Inc.

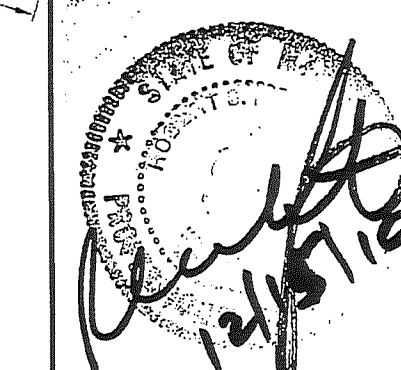
Engineers * Surveyors * Planners

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. 12311 Expiration Date: 2-09-11

CHECKED: RSR

FILE: 2002045_ZONING.dwg

DESIGNED: KML

DRAWN: AKC/KML

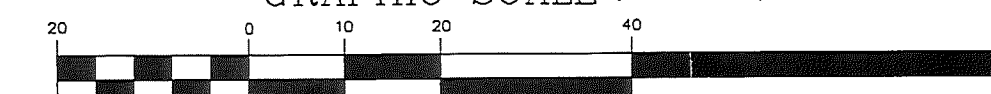
DRAWING NUMBER: VAR-1

NO. DATE REVISIONS: BY SHEET 1 OF 1

VARIANCE REQUIRED:

A variance from Section 238.1 is required to permit a 5 foot setback in lieu of the 25 feet required. See Zoning Policy Manual 1-1.3a.

GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

LEGEND:

PROPERTY LINE

ZONING BOUNDARY

EXISTING CONTOURS
EXISTING CURB & GUTTER
EXISTING SANITARY
EXISTING WATER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN

PROPOSED RETAINING WALLS

DIRECTION OF VEHICULAR TRAFFIC

DENOTES FRONT OF BUILDING

BENCHMARK

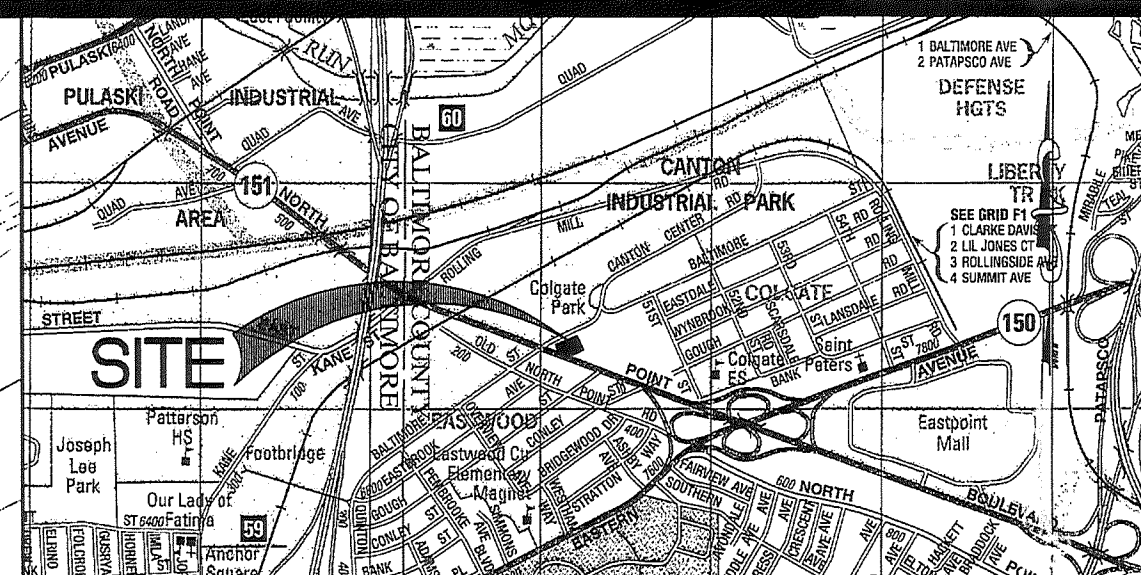
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PLAN TO ACCOMPANY VARIANCE PETITION

SUDSVILLE
200 NORTH POINT BOULEVARD

DUNDALK

TAX ACCOUNT NUMBER: 1700012814

TAX MAP 96 - GRID 15 - PARCEL 444

BALTIMORE COUNTY, MARYLAND 21224

ELECTION DISTRICT: 15 COUNCILMANIC DISTRICT: 1

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		SCALE: 1"= 20'	
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.		DATE: November 8, 2010	
License No. 12311 Expiration Date: 2-09-11		JOB NO.: 2002045	
		DESIGNED: KML	
		DRAWN: AKC/KML	
		CHECKED: RSR	
		FILE: 2002045_ZONING.dwg	
		DRAWING NUMBER: VAR-1	
NO.	DATE	REVISIONS:	BY
3	12/15/10	ADD DUMPSTER ENCL.	AKC
2	12/13/10	ADD VARIANCE REQUIRED NOTE	KML
1	11/22/10	PARKING LAYOUT; G.N. NO. 9	AKC

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PETITIONER'S

EXHIBIT NO. 1

GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

N:\01\project\2002\2002045\Project Drawings\Plan-CURRENT\2002045_ZONING.dwg, 12/15/2010 2:27:22 PM

PLOTTED BY: KEVIN LARROYE