

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

S side of West Chesapeake Avenue, 156 feet
W of the c/l of Bosley Avenue
9th Election District
5th Councilmanic District
(303 Chesapeake Avenue)

West Chesapeake LLC
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY

* **Case No. 2011-0241-SPHA**

* * * * *

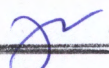
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Variance filed by West Chesapeake, LLC, legal owner of the subject property. Petitioner requests a special hearing to permit an amendment to the order and site plan approved in Case No. 4467-X. Additionally, Petitioner requests a variance to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet and a variance to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent. The subject property and requested relief are more fully described on a redlined site plan, marked and accepted into evidence as Petitioner's Exhibit 1.

At the requisite public hearing David H. Karceski, Esquire with Venable LLP appeared as attorney for Petitioner. Also appearing in support of the requested relief were John Bremermann and Tom Obrecht on behalf of the legal owner of the property, West Chesapeake, LLC; Jared Barnhart and Mitch Kellman with Daft McCune Walker, Inc., the professional engineering firm that prepared the site plan; and Shannon Comer with Shannon Comer Architects, Inc., the project architect. Upon receipt of their resumes, which were marked and accepted into evidence as Petitioner's Exhibits 2, 3 and 6, Mr. Kellman was accepted as a zoning specialist with detailed

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Date 4-13-11

By 

knowledge of the B.C.Z.R., Mr. Barnhart as an expert in the field of professional engineering, and Ms. Comer in the field of architecture.

Also in attendance was Gene Oaksmith, Vice President of Strategic Development for the Y of Central Maryland (or "Y"). It was explained that the subject property is improved with an office building, as shown on Petitioner's Exhibit 1, and that the Y is the intended tenant for the office building. Mr. Oaksmith explained that, if the requested relief were granted so as to accommodate the functions of the Y, the Y would use the subject property as administrative services for its Central Maryland headquarters, which would manage the Y's business affairs and house its offices for marketing, philanthropy, human resources, IT support and other related services. It was further explained that, from the Y's perspective, the subject property is the ideal location for relocation of its Central Maryland headquarters, given the close proximity to the Y's Towson Health and Wellness Facility located at 600 West Chesapeake Avenue and the recently approved Y day care facility to be operated on the adjacent property (301 West Chesapeake Avenue).

Additionally, three interested citizens attended the hearing and offered no objections to the requested relief: Richard Reinhardt, owner of 220 Bosley Avenue, which is improved with an office building and surface off-street parking; and Donald Gerding and Richard Parsons on behalf of the Greater Towson Council of Community Associations ("G.T.C.C.A."). Further, a letter of support authored by the President for the Southland Hills Improvement Association ("S.H.I.A.") – whose boundaries encompass the subject property – was marked and accepted into evidence as Petitioner's Exhibit 10. The letter indicated that the S.H.I.A. Board supports the project and does not object to the requested zoning relief. Another letter of support signed by the President for the West Towson Neighborhood Association ("W.T.N.A.") – the southern boundary of which is

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By [Signature]

immediately to the north of the subject property – was marked and accepted into evidence as Petitioner's Exhibit 10A. With no Protestants in attendance, and, without objection, the public hearing proceeded on a proffer from Mr. Karceski.

At the outset of the hearing, Counsel for Petitioner submitted a redlined site plan, which showed minor revisions to the plan, as originally filed, including the following: (1) relocation of the dumpster from the southeastern corner of the property to the southwestern corner of the property and (2) related adjustments to the location and striping of off-street parking spaces to the rear of the existing office building. He advised that these redlined revisions were made to accommodate Mr. Reinhardt's request to move the dumpster to the location shown on the redlined site plan.

The testimony and evidence revealed that the subject property is comprised of approximately 0.73± acres of land situated in close proximity to the southwest corner of the intersection of West Chesapeake and Bosley Avenues in Towson. The subject lot is very narrow; it is more than three times longer (323 feet ±) than it is wide (98 feet ±). The site is zoned R.O., as indicated on Petitioner's Exhibit 1 and the aerial photograph/zoning map (Petitioner's Exhibit 4), which also shows the much larger area of R.O. zoned land surrounding the subject property that includes numerous properties utilized for general office purposes. On the opposite side of Bosley Avenue is the western edge of the C.T. (Commercial, Town-Center Core) District of Towson. As explained by Petitioner, the site is presently improved with an office building and is "ideal" for the re-adaptive use of the existing building for use as the Y's Central Maryland headquarters.

As shown on Petitioner's Exhibit 1, the subject site is presently improved with a two-story office building and off-street parking spaces located in the front and rear yards, and the site is served by a single vehicular ingress and egress point onto West Chesapeake Avenue. Petitioner

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By [Signature]

provided a number of photographs (Petitioner's Exhibits 5A-H), which depict the existing conditions of the subject property. At this time, Petitioner proposes a number of improvements to accommodate the Y's use of the property, including: (1) construction of a two-story building addition onto the eastern side of the existing building; (2) restriping and reconfiguration of the existing parking spaces located in front of and behind the existing building; (3) shared vehicular access between the subject property and the adjacent property to the east also owned by Petitioner; (4) additional site landscaping; and (5) a pedestrian connection from West Chesapeake Avenue into the property.

Petitioner submitted, for illustrative purposes only, a number of exhibits to help demonstrate the types of upgrades it seeks for the site. First, Petitioner introduced preliminary color building elevations (Petitioner's Exhibit 7), which show the significant changes Petitioner desires for the existing office building. Additionally, he submitted a preliminary color landscape plan (Petitioner's Exhibit 9), which shows approximate locations for supplemental landscaping on the property, along the northern, western, and southern property lines. Finally, Petitioner offered a preliminary floor plan (Petitioner's Exhibit 8), which shows a possible interior layout for re-use of the existing building and the planned addition to the building.

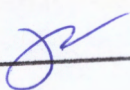
It is these proposed improvements that necessitate the requested zoning relief. With regard to the special hearing, Mr. Karceski explained that Petitioner seeks approval from this Office to amend an order and site plan approved in 1959 in Case No. 4467-X. Specifically, a special exception was granted to allow the existing office building on the subject property. Because Petitioner now seeks to construct an addition onto the existing office building and make other minor changes to the site plan approved in that case, the subject special hearing relief was required. Additionally, with the special exception having been approved in 1959, Petitioner's

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proposed site improvements require variances from certain setback and parking regulations in effect at that time.

The Zoning Advisory Committee ("ZAC") comments were received by this Administrative Law Judge and are made a part of the record in this case. Comments were received from the Bureau of Development Plans Review, dated March 21, 2011, which indicated that Plans Review had reviewed Petitioner's site plan and offered "no comments." The comments from the Office of Planning, dated March 17, 2011, indicated that Planning "supports the Petitioner's request" provided that (1) final architectural elevations for the building and signs are provided to the Office of Planning for review and approval prior to application for building permit, and (2) the dumpster in the rear yard is enclosed to mitigate visual impacts. Petitioner had no objection to Planning's written requests, and I will make them conditions to this Order.

As indicated above, Richard Reinhardt, who owns an office building located at 220 Bosley Avenue, attended the hearing and indicated that he had met with Mr. Karceski prior to the hearing to discuss the requested zoning relief. Mr. Reinhardt is not opposed to the requested relief, provided certain conditions are made a part of the order, relating to the installation of a fence along the rear property line of 303 West Chesapeake Avenue and a concern that the Y of Central Maryland might lease parking spaces to the proposed Towson Swim Club for use by the swim club. Petitioner had no objection to imposition of these conditions in this matter, which are the same conditions imposed on the adjacent property in an order issued in Case No. 2011-0026-SPHXA (Petitioner's Exhibit 11, Condition Nos. 3, 5). Additionally, based on prior conversations with Mr. Reinhardt, Petitioner agreed to relocate the dumpster for the site, as shown in red on Petitioner's Exhibit 1.

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By [Signature]

Considering all of the testimony and evidence presented, and for the reasons outlined below, I am persuaded to grant the requested zoning relief.

Petition for Special Hearing

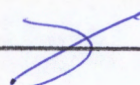
As indicated above, a prior special exception for an office use was obtained in Case No. 4467-X. Petitioner's proposed addition to the office building and the other minor changes to the approved site plan are subject to the same special exception standard. Mr. Karceski proffered the testimony of Petitioner's expert Mr. Kellman, who opined that the changes proposed on Petitioner's Exhibit 1 satisfied all of the elements of B.C.Z.R. Section 502.1 and enumerated each. Further, consistent with the Court of Appeals' decisions in *People's Counsel for Baltimore County v. Loyola*, 406 Md. 54 (2008) and *Schultz v. Pritts*, 291 Md. 1 (1981), Mr. Kellman opined that that proposed improvements would not have any impact on the properties in the vicinity of the subject site that would be above and beyond the impacts that are inherent to an office use.

Further, I find that the illustrative building elevations demonstrate that the newly proposed improvements represent a significant upgrade for the subject property. Likewise, the illustrative landscape plan shows that the site will be well-landscaped along its property lines, thus providing an effective screen between the subject site and adjacent properties, including Mr. Reinhardt's property. Finally, the letters of support provided by W.T.N.A and S.H.I.A. provide further indication that the proposed improvements to the site will have no adverse impact on the surrounding area.

Therefore, I find that the proposed building addition and related improvements meet the criteria of B.C.Z.R. Section 502.1, including the requirement that they will not be detrimental to the health, safety, and general welfare of the locality involved.

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Petition for Variance

Mr. Karceski explained that two variances were requested to accommodate the re-adaptive use of the office building: (a) to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet; and (b) to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent.

Based on the testimony and evidence presented, I find special circumstances or conditions exist that are unique to the subject property. Petitioner's Exhibits 1, 4, and 5A-H help demonstrate some of these unique aspects of the property, including: (1) its narrow shape, which is more than three times longer (323 feet $\pm$) than it is wide (98 feet $\pm$); (2) the proposed re-adaptive use of the site's existing improvements for the proposed office use; and (3) its location within a "transitional" zoning area between Towson's C.T. District and the residential neighborhoods to the west.

Moreover, I find that, due to these unique conditions, strict enforcement of the B.C.Z.R. would cause the Petitioner to suffer a practical difficulty, because Petitioner would not be able to redevelop the site in a functional manner otherwise permitted by the regulations to accommodate the Y's Central Maryland headquarters without the requested variance. Finally, I find that the relief requested will not result in any adverse impact on the surrounding area; rather, the proposed improvements will result in a significant upgrade to the subject property and the surrounding locale.

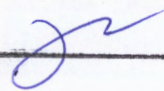
Thus, the variance requested meets the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's request for special hearing and variances should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County this 13th day of April, 2011 that the Petition for Special Hearing to amend the order and site plan approved in Case No. 4467-X be and is hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Variance to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet; and to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent, be and they are hereby GRANTED.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of 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 shall install a new fence along the rear property line of the subject property and in the approximate location shown and indicated in red and labeled "FENCE LOCATION" on Petitioner's Exhibit 8 in Case No. 2011-026-SPHXA, and will obtain all necessary approvals and permits from Baltimore County. Installation of the fence shall be at Petitioner's expense.
3. For the term of its lease, the Y shall install and maintain a sign on the subject property and a sign on the adjacent property, known as 301 West Chesapeake Avenue, with the following notice regarding on-site parking spaces: "This parking is for the exclusive use of Y employees, Y members and Y guests while using the Y facilities located at 301 West Chesapeake Avenue, 303 West Chesapeake Avenue and 600 West Chesapeake Avenue only."
4. Prior to the application for a building permit, Petitioner shall provide final architectural elevations for the building and signage to the Office of Planning for review and approval.

ORDER RECEIVED FOR FILING

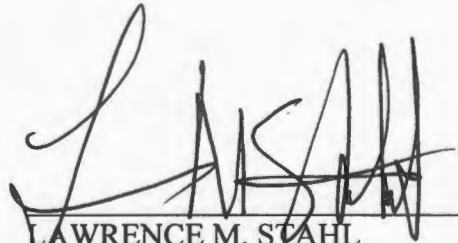
Date 4-13-11

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By [Signature]

5. The dumpster serving the use on the subject property shall be relocated as indicated on the red line plat submitted at the time of hearing and shall be enclosed.
6. Petitioner shall provide a plan showing the location and details of all proposed landscaping, and shall submit such plan to Avery Harden, Baltimore County Landscape Architect, subject to his review and approval.
7. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

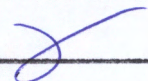
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 4-13-11

By 



KEVIN KAMENETZ
County Executive

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

April 12, 2011

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

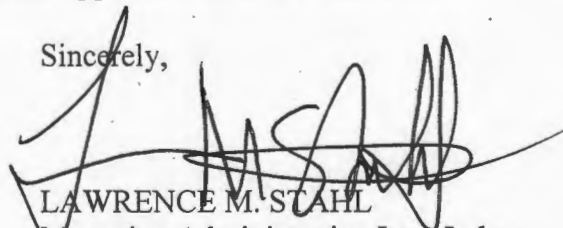
Re: Petition for Variance
Case No. 2011-0241-A
Property: 303 Chesapeake Avenue

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Richard Reinhardt, 220 Bosley Avenue, Towson MD 21204
Richard Parsons, 412 Woodbine Avenue, Towson MD 21204
Donald Gerding, 335 Old Trail, Baltimore MD 21212



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 303 West Chesapeake Avenue
which is presently zoned RO

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

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

Special Hearing to amend the order and site plan approved in Case No. 4467-X

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski
Name - Type or Print _____
Signature _____
Venable LLP
Company _____
210 W. Pennsylvania Ave., Suite 500 410-494-6200
Address _____ Telephone No. _____
Towson MD 21204
City State Zip Code

Legal Owner(s):

West Chesapeake LLC

Name - Type or Print _____
Signature _____
Thomas Obrecht, Managing Member
Name - Type or Print _____

Signature _____
9475 Deereco Road, Suite 200 410-561-5858
Address _____ Telephone No. _____
Timonium MD 21093
City State Zip Code

Representative to be Contacted:

David H. Karceski
Name _____
210 W. Pennsylvania Ave., Suite 500 410-494-6200
Address _____ Telephone No. _____
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0241-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 4-13-11

By [Signature]

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2/14/11



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 303 West Chesapeake Avenue

which is presently zoned RO

Deed Reference: 30126 / 1 Tax Account # 0903230670

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

See Attached Sheet

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 determined 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 H. Karceski

Name - Type or Print _____

Signature _____

Venable LLP

Company _____

210 W. Pennsylvania Ave., Suite 500 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

West Chesapeake LLC

Name - Type or Print _____

Signature _____

Thomas Obrecht, Managing Member

Name - Type or Print _____

Signature _____

9475 Deereco Road, Suite 200 410-561-5858

Address _____ Telephone No. _____

Timonium MD 21093

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski

Name _____

210 W. Pennsylvania Ave., Suite 500 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 2011-0241-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by [Signature] Date 2/14/11

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 4-13-11

By [Signature]

Attachment

**Petition for Variance
303 West Chesapeake Avenue**

Variance from BCZR Section 217.3 (1955 Edition) to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet.

Variance from BCZR Section 217.6 (1955 Edition) to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent.

**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: # 2011-0241-SPHA
303 West Chesapeake Avenue
S/s West Chesapeake Avenue, 156 +/- West of centerline of Bosley Avenue
9th Election District
5th Councilmanic District
Legal Owner(s): West Chesapeake, LLC

Special Hearing to amend the order and site plan approved in Case 4467-X.

Variance to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet; to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent.

Hearing: Monday, March 28, 2011 at 10:00 a.m. in 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 Administrative Hearings Office at (410) 887-4386.

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

03/084 March 10 269141

CERTIFICATE OF PUBLICATION

3/10/, 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 3/10/, 2011.

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

J. Wilkinson

LEGAL ADVERTISING



Description
To Accompany Petition
For a Special Exception, Special Hearing and/or Variance
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Chesapeake Avenue with the centerline of Bosley Avenue, northwesterly along the centerline of said Chesapeake Avenue 156 feet, more or less, thence, southwesterly 27 feet, more or less, to the point of beginning, thence leaving said point of beginning and referring all courses of this description to the Maryland Coordinate System (NAD 83/1991); (1) South 06 degrees 17 minutes 38 seconds West 324.98 feet, thence (2) North 82 degrees 57 minutes 22 seconds West 100.00 feet, thence (3) North 06 degrees 32 minutes 38 seconds East 323.67 feet to intersect the southern most right-of-way of Chesapeake Avenue, thence running with and binding on a portion of said right-of-way, (4) South 83 degrees 42 minutes 22 seconds East 98.57 feet, to the point of beginning; containing 32,199 square feet or 0.739 acres of land, more or less, as now surveyed by Daft-McCune-Walker, Inc. in February 2011.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR ANY TYPE OF CONVEYANCE.

February 10, 2011

Project No. 10020.S (L10020.S)

*9th Election District
5th Councilmanic District*

Item # 0241



2/10/11

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

No. **64759**
 Date: **2/14/11**

PAID RECEIPT

BUSINESS ACTIVITY TIME DOW
 2/15/2011 2/14/2011 11:17:13 5
 REC#503 WALKER BUS LBN
 >>RECEIPT # 508291 2/14/2011 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				770.00

Dept 5 520 ZONING/VERIFICATION
 CP 10. 064759
 Recpt Tot 1770.00
 1770.00 CR 4.00 CA
 Baltimore County, Maryland

Total: **6770.00**

Rec From:

For:

zoning hearing - case # 2011-0241-SPHA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. **65960**

Date: **3-21-11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 3/24/2011 3/22/2011 11:57:07 3

RES USD3 WALKIN RDQS LRB
 >>RECEIPT # 512873 3/22/2011 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						250.

Dept 5 528 ZONING VERIFICATION

CR NO. 065960

Recpt Tot \$250.00
 \$250.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **250.**

Rec From: *Tenable*
 For: *303 W. Chesapeake Ave*
Revised Plan 2011 0241 SPHA
D. Karowski

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2011-0241-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

West Chesapeake, LLC

Mar 28, 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: _____

303 West Chesapeake Ave

March 11, 2011

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

Sincerely,



March 14, 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 # 2011-0241-SPHA

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

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

DATE AND TIME: MONDAY MARCH 28, 2011 AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO AMEND THE ORDER AND
SITE PLAN APPROVED IN CASE 4467-X. VARIANCE TO ALLOW
A MINIMUM DISTANCE OF 1 FOOT FROM A BUILDING TO A
SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 2.5 FEET, TO
ALLOW 74 PERCENT OF THE REAR YARD AREA TO BE USED FOR
PARKING IN LIEU OF THE PERMITTED 50 PERCENT.

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



KEVIN KAMENETZ
County Executive

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

February 28, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0241-SPHA

303 West Chesapeake Avenue

S/s West Chesapeake Avenue, 156 +/- West of centerline of Bosley Avenue

9th Election District – 5th Councilmanic District

Legal Owners: West Chesapeake, LLC

Special Hearing to amend the order and site plan approved in Case. 4467-X. Variance to allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet; to allow 74 percent of the rear yard area to be used for parking in lieu of the permitted 50 percent.

Hearing: Monday, March 28, 2011 at 10:00 a.m. in 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, Ste. 500, Towson 21204
Thomas O'brecht, West Chesapeake, LLC, 9475 Deereco Road, Ste. 200, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 12, 2011.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2011

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

SUBJECT: 303 West Chesapeake Avenue
INFORMATION:

RECEIVED

MAR 25 2011

Item Number: 11-241

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: West Chesapeake, LLC

Zoning: RO

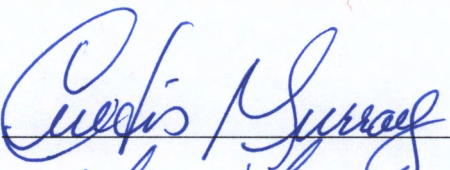
Requested Action: Special Hearing and Variance

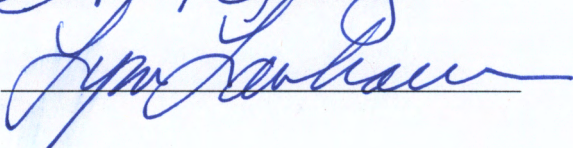
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request subject to the following conditions:

1. Provide final architectural elevations prior to the application for building permit for building and signs to the Office of Planning for review and approval.
2. Provide a dumpster enclosure to mitigate the visual impacts of the dumpster(s) and trash receptacle(s).

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

Prepared by: 

Division Chief: 
JM/LL: CM

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 02 2011



ZONING COMMISSIONER

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 2, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-241-SPHA
Address 303 West Chesapeake Avenue
(West Chesapeake, LLC Property)

Zoning Advisory Committee Meeting of February 28, 2011.

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

Reviewer: JWL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 31, 2011

FROM: Dennis A. Kennedy, ^{DAK} Supervisor
Bureau of Development Plans
Review

Hearing
3/28/11

SUBJECT: Zoning Advisory Committee Meeting
For April 1, 2011
Item Nos. 2011- 272, 274, 275, 277,
278, 279, 282 and 241

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-04012011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2011
Item Nos. 2011- 143, ~~241~~, 246, 247
and 250

DATE: March 21, 2011

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-03072011 -NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
303 Chesapeake Avenue; S/side of
W. Chesapeake Avenue, 156 ft. +/- W of
Center line Bosley Avenue
9th Election & 5th Councilmanic Districts
Legal Owner: Thomas Obrecht
Petitioner(s)

3-28

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 2011-0241-SPHA

* * * * *

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 28 day of February, 2010, a copy of the foregoing Entry of Appearance was mailed to Thomas Obrecht, West Chesapeake LLC, 9475 Deereco Road, Suite 200, Timonium, MD 21093 and David H. Karceski, Venable LLP, 210 W. Pennsylvania Ave., Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 303 W. Ches. Ave
CASE NUMBER 2011-241-SPHA
DATE 3/28/11

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

RE: PETITION FOR SPECIAL
EXEMPTION FOR Office
Building - S/W of
Chesapeake Ave. 100' E.
of Bosley Ave. - 9th
Dist. - John E. Rains, Sr.
et al - Petitioners

#4467-XA
MAP
#9
SEC 3-C
BEFORE
COUNTY BOARD OF APPEALS XA
OF BALTIMORE COUNTY
Sub X

OPINION

This is a petition for a special exemption for a piece of property located on the south side of Chesapeake Avenue, 100 feet west of Bosley Avenue, in the 9th Election District of Baltimore County.

The petitioner, The Children's Aid Society, desires to purchase this property, tear down the present residence and replace it with an office building for the use of their organization.

Mr. George E. Gavrelis, Deputy Director of the Office of Planning, testified that that office was in favor of the granting of the special exception; further, that when the 9th District Zoning Map was presented, and this property placed in a "R.A" category, such was done with the idea that special exceptions for office buildings in this area would be favorably considered by the Office of Planning.

Mr. Hugh E. Gelston, a real estate broker, testified on behalf of the petitioners that the office building would not, in his opinion, be detrimental to property values in the surrounding neighborhood. He cited other instances in Baltimore County to show office use was compatible with apartment use.

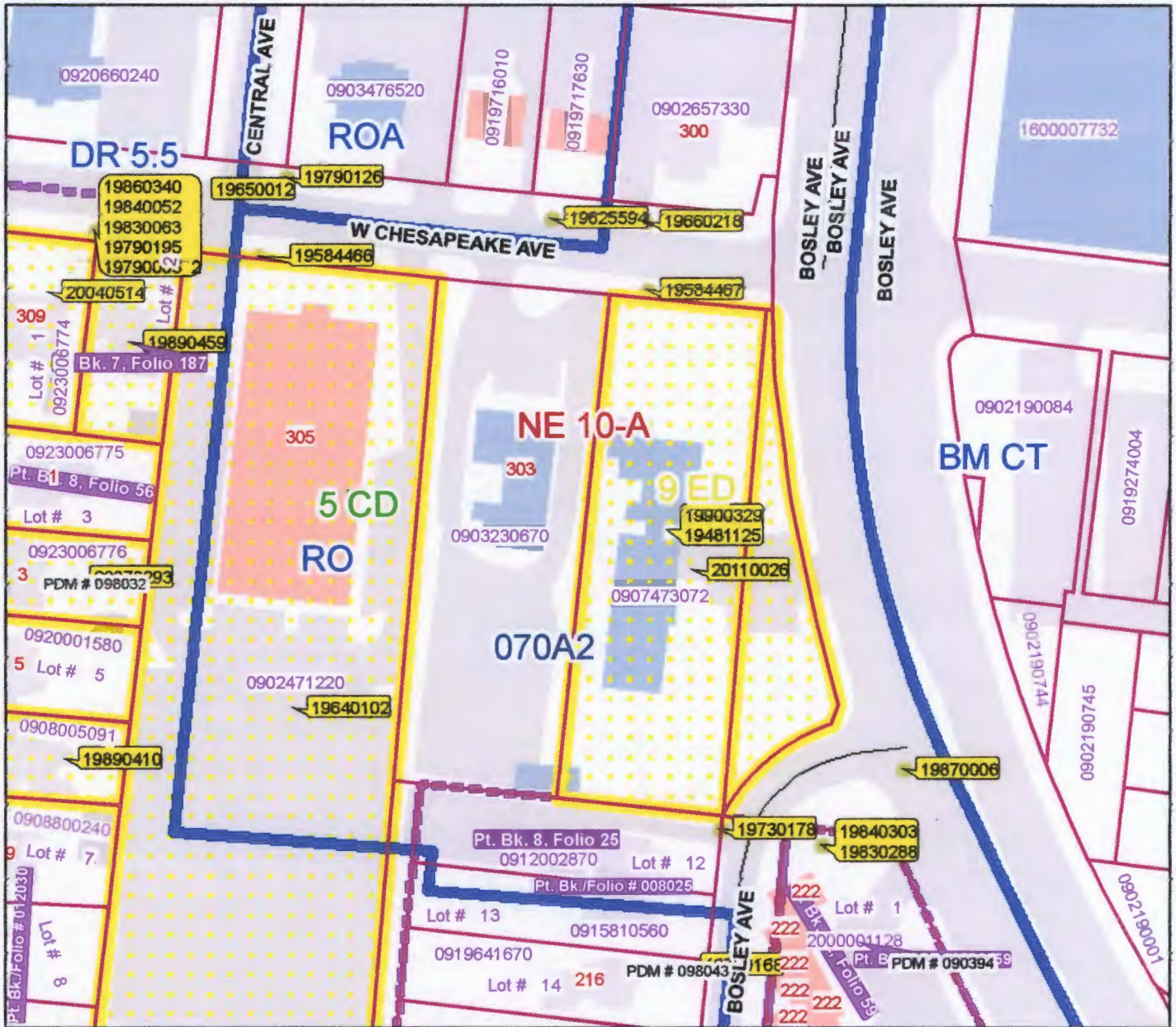
This property lies directly to the west of a convalescent home. It is a remote possibility that modern type apartments would be built at this location, considering its nearness to the convalescent home along with its proximity and convenience to the Court House and County Office Building.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Item #0241

District 9th Date of Posting 8 #4467 #14-58
Posted for: Special Exemption for Office Building
Petitioner: John E. and Helen M. Rains
Location of property: S.W. corner of Bosley Ave. and Chesapeake Ave. etc. etc.
Location of Signs: South side of Chesapeake Ave. 150 ft. west of Bosley Avenue.

303 West Chesapeake Avenue



Publication Date: February 14, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 Feet

1 inch = 100 feet

Item # 0241

Case No.: 2011-0241-SPAA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan to occupancy	
No. 2	Kellman CV	
No. 3	Burkhardt CV	
No. 4	zoning map	
No. 5	Picture A-J	
No. 6	Shannon CV cover	
No. 7	Preliminary Elevation of Addition	
No. 8	proposed floor plan	
No. 9	Preliminary Landscape Plan	
No. 10	A-southern hills Ave B-	
No. 11	Final Order 2011-0026 SPAA	
No. 12		

DMW

DAFT MCCUNE WALKER INC

MITCHELL J. KELLMAN DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulation for the public sector; 9 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings.

Partial List of Projects

Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Waterview, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Permits and Development Management - Development Control,
1988-2000

PETITIONER' S

EXHIBIT NO. 2

JARED L. BARNHART, P.E., LEED AP
PROJECT MANAGER

Education

Kansas State University, BS, Civil Engineering, 2003

Licensure and Accreditation

Maryland Professional Engineer, No. 36725

LEED® Accredited Professional

Professional Summary

Jared Barnhart oversees the design and processing of grading, sediment and erosion control, stormwater management, road, storm drain, and water and sewer for land development projects. Jared will oversee the design and production and process projects through the Baltimore County Development and Zoning process through approval. Projects include small commercial renovations, as well as extensive commercial shopping centers and corporate office parks.

Partial List of Projects

Palisades of Towson

1209 York Road, Baltimore County, MD

Baltimore Crossroads @ 95, Baltimore County, MD

Camden Auto Body and Fender, Baltimore County, MD

Greenspring Quarry, Baltimore County, MD

Hunt Valley Towne Centre, Baltimore County, MD

Sparks Corporate Center, Sparks, Baltimore County, MD

Towson Town Center Mall Expansion, Baltimore County, MD

Devonport Community, Baltimore County, MD

Global View, Baltimore County, MD

Memberships and Awards

Chi Epsilon

American Society of Civil Engineers (ASCE)

Engineers Without Borders

Professional Experience

Daft-McCune-Walker, Inc., Towson, Maryland, 2004 - Present

Kirkham Michael Consulting Engineers, Omaha, NE, Summer 2001

PETITIONER' S

EXHIBIT NO.

3



PETITIONER'S

EXHIBIT NO.

4



PETITIONER'S

EXHIBIT NO. 5A









SE



56P



5H



8 I



55



Shannon Margaret Comer

49 Gilland Court
Nottingham, Maryland 21236

Professional Experience:

Shannon Comer Architects, Inc.

July, 2009 to Present

President
10404 Stevenson Road
Stevenson, MD 21153

Donald B. Ratcliffe, AIA & Assoc. Architects

May, 1997 to July, 2009

Vice President
10404 Stevenson Road
Stevenson, MD 21153

Boudreau Interiors, Inc.

June, 1994 to October, 1996

Design Assistant
Towson, MD 21286

Professional Affiliations/Memberships:

American Institute of Architects
National Council of Architectural Registration Boards
Homebuilders Association of Maryland
Professionally Registered Architect in Maryland
Professionally Registered Architect in Pennsylvania
Board Member of Genesee Valley Learning Center

Abbreviated Client and Project List:

Baltimore Leadership School for Young Women
The Mark Building Company
The Associated Jewish Charities
Obrecht Properties, LLC
The Keelty Company
David S. Brown, Enterprises

Education:

Morgan State University, Baltimore, MD

May, 2004

Masters of Architecture

Graduated with 4.0 GPA, Medal of Honor and Final Thesis Award

University of Virginia, Charlottesville, VA

May, 1994

Bachelor's of Science in Architecture

PETITIONER'S



March 21, 2011

Mr. Thomas F. Obrecht
Principal
Obrecht Properties, LLC
9475 Deereco Road, Suite 200
Timonium, MD 21093

VIA: Electronic Delivery

Dear Tommy,

Thank you again for recently taking the time to present to me the site plans for the project at 303 W. Chesapeake.

I presented the plans to the Southland Hills Board on March 14th and they were met with approval. I am happy to represent to you, as President, that the Southland Hills Board supports your project as it has been shown to us and does not object to the related variances.

I wish Obrecht Properties much luck with this project and look forward to the addition to our community.

Sincerely,



Nicole Nesbitt
President, SHIA

Cc: H. John Bremermann, III, General Counsel, Obrecht Properties, LLC
Therese McAllister, VP, SHIA

PETITIONER' S

EXHIBIT NO. 10A



WEST TOWSON NEIGHBORHOOD ASSOCIATION, INC.

March 17, 2011

Thomas F. Obrecht
Managing Member
West Chesapeake, LLC
c/o Obrecht Properties, LLC
9475 Deereco Road, Suite 200
Timonium, Maryland 21093

Re: 303 W. Chesapeake Avenue

Dear Mr. Obrecht,

As President of the West Towson Neighborhood Association, Inc. ("WTNA"), I am pleased to inform you that the WTNA supports the project plans that you recently presented with respect to 303 W. Chesapeake Avenue (the "Property"). To that end, the WTNA has no objection to the granting of the zoning variances for which you have applied, which would allow a minimum distance of 1 foot from a building to a side property line in lieu of the required 25 feet. Per Obrecht's agreement with the WTNA, the landscaping plan created for 301 W. Chesapeake Avenue will be carried through to 303 W. Chesapeake. We also understand that Obrecht intends to merge the two properties into one, such that the current property division (which necessitates the variance) will be eliminated. This plan was a significant factor in the WTNA's decision to support the requested variances.

To be clear, the WTNA is agreeing to support the variances and the project as presented in light of Obrecht's good faith and willingness to work with the community to address our concerns, and because the proposed tenant, the YMCA, has had a healthy and long-term relationship with West Towson that our community wishes to preserve for the long term. The WTNA does not, however, intend for this letter to be used as evidence of a general willingness to agree to relax any zoning and related requirements of the County Code that help to preserve our community's residential appearance, and neither the developer nor the Zoning Office should use this letter as evidence of such.

PETITIONER'S

EXHIBIT NO. 10B

**IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE**

SW corner of intersection of Chesapeake
Avenue and Bosley Avenue
9th Election District
5th Councilmanic District
(301 West Chesapeake Avenue)

West Chesapeake, LLC
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* Case No. 2011-0026-SPHXA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception, and Variance, filed by the legal owner of the subject property, West Chesapeake, LLC. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") at the request of the Zoning Review Office to confirm that parking on the site is located on a single lot in accordance with Section 409.7.B.2 of the B.C.Z.R. The Special Exception is requested to approve the use of the property for a Class B Group Child Care Center with more than 40 children in the R.O. Zone pursuant to Section 424.5.B of the B.C.Z.R. In addition, Petitioners seek Variance relief as follows:

- From Section 424.7.A of the B.C.Z.R. to permit a lot size of 1.02 acres in lieu of the required 1.46 acres for a group child care center with a maximum of 80 children; and
- From Section 424.7.B of the B.C.Z.R. to permit side setbacks of 5 feet from the property line with a 0 foot buffer and 28 feet from the property line with a 0 foot buffer in lieu of the required 50 foot setback from the property line with a 20 foot buffer; and
- From Section 424.7.B of the B.C.Z.R. to permit a rear setback of 19 feet from the property line with a 19 foot buffer in lieu of the required 50 foot setback from the property line with a 20 foot buffer; and
- From Section 424.7.C of the B.C.Z.R. to permit a parking, drop-off and delivery area in the front yard in lieu of the side or rear yards; and

PETITIONER'S

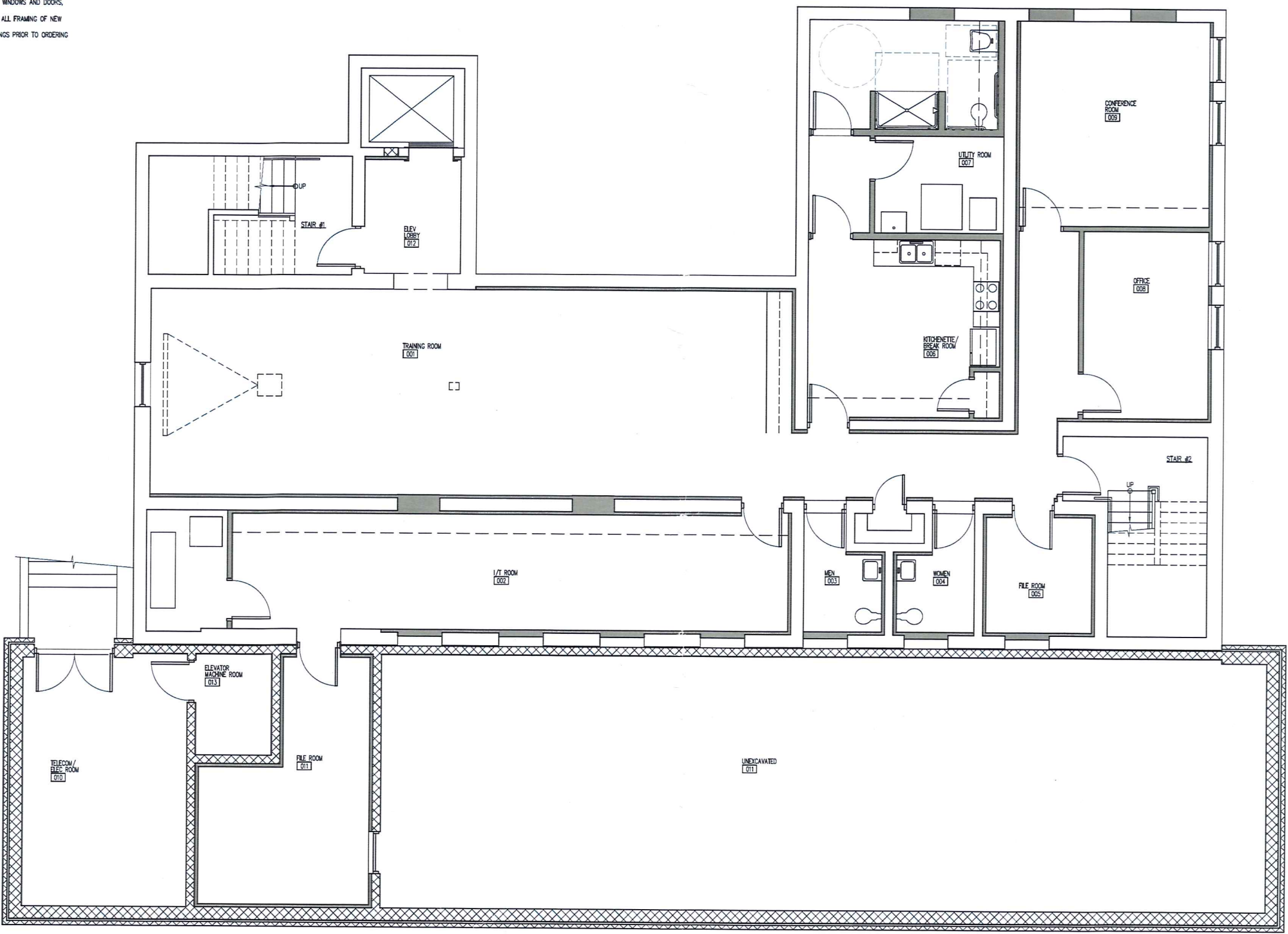
EXHIBIT NO. 11

GENERAL NOTES:

1. REPLACE ALL DOOR HARDWARE WITH LEVER-STYLE KNOBS.
2. PATCH, REPAIR, AND PAINT ALL GIB.
3. ALL NEW WD DOORS TO BE STAINED.
4. ALL NEW WINDOWS TO RECEIVE WD SILL AND RETURN GMB AT JAMB.
5. EXISTING SPRINKLER SYSTEM TO BE INSPECTED AND APPROVED PRIOR TO OCCUPANCY.
6. FIRE ALARM SYSTEM TO BE PROVIDED PER NFPA FOR EXISTING BUSINESS USE (NFPA 101-39.3.4.1).
7. ENSURE PROPER OPERATION OF EXISTING REMAINING WINDOWS AND DOORS, REPAIR/REPLACE AS REQUIRED.
8. ALL FRAMING IN EXISTING STRUCTURE TO BE WOOD; ALL FRAMING OF NEW WALLS TO BE 18 GA STL C STUDS UON.
9. CONTRACTOR TO VERIFY ALL EXISTING ROUGH OPENINGS PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

DRAWING LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR
- NEW DOOR



BASEMENT LEVEL PLAN

1/4" = 1'-0"

PETITIONER'S

EXHIBIT NO. 8

CONSTRUCTION

* FOR ILLUSTRATIVE PURPOSES ONLY

STAMP

YMCA OFFICES

303 WEST CHESAPEAKE AVE
TOWSON, MD 21204

016 ZONING HEARING 3.8.11.dwg
03/08/2011

DATE: 2.2.11

DATE	ISSUE
2.2.11	ISSUED FOR PERMIT
3.2.11	REVISION #1 - CANOPY, BULTINS, CONF. WALL



comerarchitects.com



10404 Stevenson Road
Stevenson, Maryland 21153
410.484.7010 Phone / 410.484.3819 Fax

DRAWING TITLE
FLOOR PLAN
1/4" = 1'-0"

A100

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Baltimore County Minimum Landscape Requirements

Landscaping Required	Rate	Linear Feet	Planting Units
Adjacent Road	1 P.U. / 40 L.F.	15 L.F.	0.5 P.U.
Interior Roads	1 P.U. / 20 L.F.	130 L.F.	6.5 P.U.
Parking lot Landscaping	1 P.U. / 12 SPACES	33 SPACES	3 P.U.
Dumpster Screening	1 P.U. / 15 L.F.	60 L.F.	4 P.U.
Non-residential Adjacent to Residential	1 P.U. / 15 L.F.	100 L.F.	7 P.U.
TOTAL LANDSCAPING REQUIREMENTS			21 P.U.
Landscaping Provided	Rate	Quantity	Planting Units
Shade Trees	1 P.U.	7	7
Evergreen Trees	2 P.U.	—	—
Ornamental Trees	2 P.U.	2	1
Shrubs	5 P.U.	20	4
Ex. Shade Trees to remain	1 P.U.	9	9
Total Provided			21

PLANT LIST

PLANT	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING COMMENTS
3 BN	Betula nigra	River Birch	2 1/2" x 3" cal. B&B	As Shown
4 LS	Liquidambar styraciflua	Sweetgum	2 1/2" x 3" cal. B&B	As Shown
5 CC	Quercus prinus	Pin Oak	2 1/2" x 3" cal. B&B	As Shown
1 MV	Magnolia virginiana	Sweetbay Magnolia	1 1/2" x 2" cal. B&B	As Shown
2 CC	Cercis canadensis	Redbud	1 1/2" x 2" cal. B&B	As Shown
20-VD	Viburnum dentatum	Arrowwood Viburnum	5 gal. cont.	As Shown

NOTES:
1) Any areas not planted, paved or covered with playground surface, shall be sodded.
2) See stormwater management plans for bioretention area plantings.

Final Landscape Plan Owner Certification Form

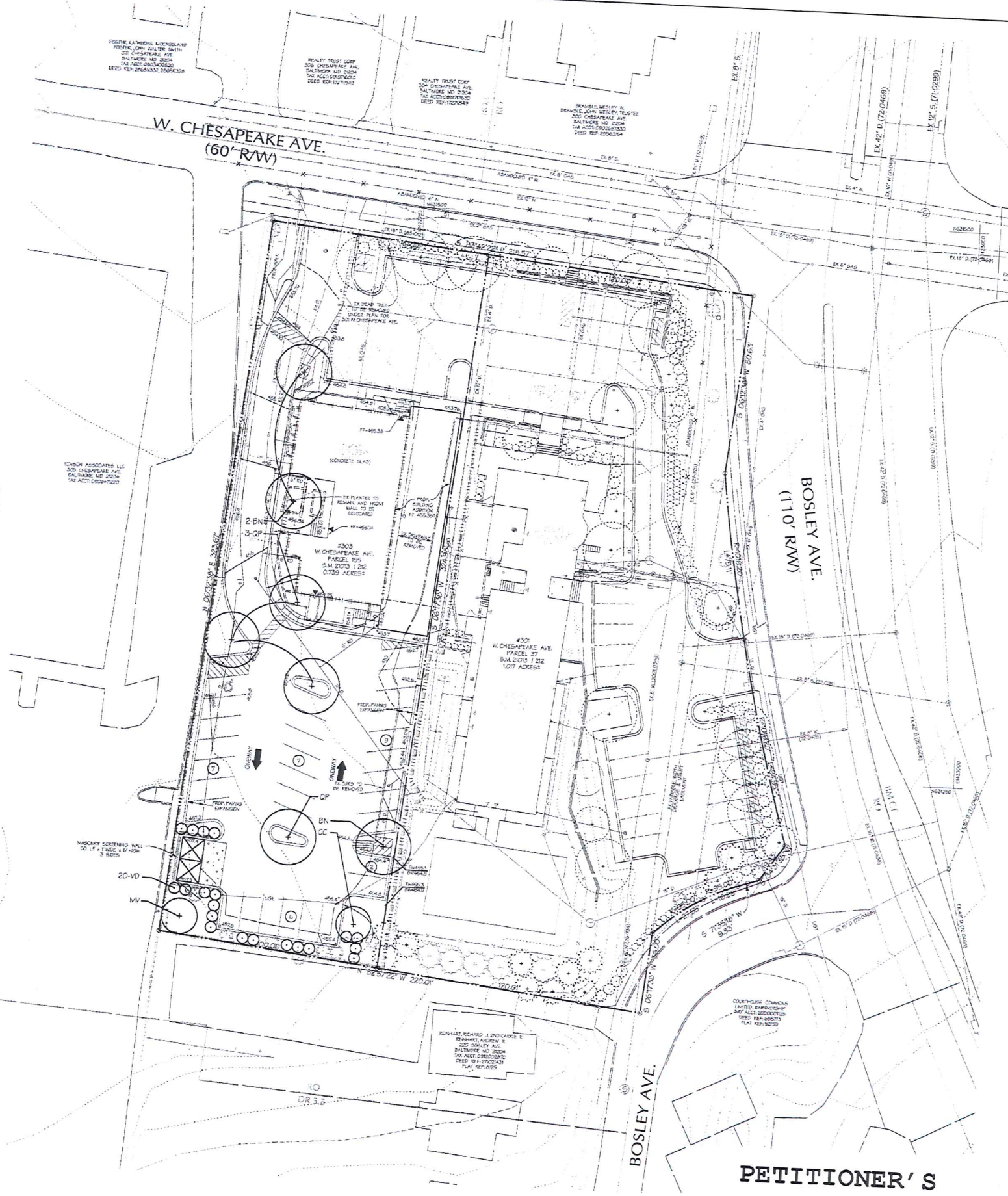
I certify that I have reviewed this Final Landscape Plan that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to P&A, closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permitting and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature _____ Date _____ Print Name _____
Address (Print) _____ Street _____
City _____ State _____ Zip _____
PDM No. _____ Permit No. _____

Final Landscape Plan Landscape Architect Certification Form

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County Commission assentant thereto.

Signature _____ Print Name _____
Date _____ Affix Seal _____



VICINITY MAP

Scale: 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAINS
- PROPOSED STORM DRAINS
- PROPOSED CURB AND GUTTER
- EASEMENT LINES
- ZONE LINES
- LIMIT OF DISTURBANCE
- SWM TREE PLANTER
- PROP. SHADE TREE
- PROP. ORNAMENTAL TREE
- PROP. EVERGREEN TREE
- PROP. SHRUBS
- EX. TREES TO REMAIN
- LANDSCAPE PROPOSED FOR 301 W. Chesapeake Ave. TO REMAIN

DATA SOURCES:
1. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN SURVEY PERFORMED BY DMW ON JUNE 22, 2020 AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS DATED 1996.
2. PROPERTY BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY DMW IN JUNE 2020.
3. ZONING INFORMATION SHOWN HEREON PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE SECTION 30-3-2022 (D) OF THE BALTIMORE COUNTY 2003 CODE ESTABLISHED THE ZONING GEODATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 4, 2020 (BILLS 85-08, 85-09, 85-09, 85-09, 85-09, 85-09, 85-09, 85-09) EFFECTIVE SEPTEMBER 8, 2020.
4. PROPOSED FEATURES BASED ON ARCHITECTURE FROM SHANNON CONER ARCHITECTS DATED DECEMBER 2020.

DMW
DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • FORT LAMAR, MD 21050
P 410.388.3333 • F 410.388.3333 • WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Landscape Plan

Y of Central Maryland

303 W. Chesapeake Ave.
PDM #

9th Election District
5th Councilmanic District

Baltimore County, Maryland

ISSUE DATES

REVIEW: 22FEB11

DESIGNED: ROWLETT

DRAWN: LET

CHECKED BY: DATE CHECKED: 1-20-21

SCALE: 1"=20'

PROJECT NO: 10020.3

DRAWING: 1 of 8

PETITIONER'S

EXHIBIT NO. 9

* FOR ILLUSTRATIVE PURPOSES ONLY