

**IN RE: PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**  
NE Side of Reisterstown Road, corner  
of Reisterstown Road and Harden Avenue  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Councilmanic District  
**(9621 Reisterstown Road)**

Rental Stores, LLC, *Legal Owner*  
Jewish Community Services, *Contract Lessee*  
Petitioners

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\*  
\* **Case No. 2011-0283-SPHX**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Special Exception filed by David H. Karceski, Esquire with Venable, LLP, on behalf of the Petitioners. Petitioners are requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) for a determination that the number of off-street parking spaces provided on the subject property is adequate, as shown on the site plan. Petitioners are also requesting Special Exception relief from Section 230.3 of the B.C.Z.R. to permit a “community building” in the B.L. zone. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

Appearing at the public hearing in support of the requested relief was Joan Grayson Cohen, Senior Manager of Jewish Community Services, Petitioner, Richard Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan, and David H. Karceski, Esquire, and Christopher Mudd, Esquire, attorneys for Petitioners. Also in attendance was: Allison Magat, Nancy Kohn Rabin, Barbara L. Gradet, Joan Roth, Karen Netter, Noah Aronin, Brian A. Goldman and James Corbett. A letter of support dated April 20, 2011 (and marked as

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Date 5-10-11

By [Signature]

Exhibit 6) was received from Sherrie Becker, Executive Director, Pikesville Chamber of Commerce. There were no Protestants in attendance.

There were no adverse Zoning Advisory Committee (ZAC) comments received from any of the reviewing agencies. A comment was received from the Office of Planning on April 29, 2011, which reflects their support of the requested relief and indicated that the proposed Mitchell David Teen Center is a use that is beneficial to the community and should meet the requirements of Section 502.1 of the B.C.Z.R. In addition, a comment was received from the Fire Department dated March 31, 2011, which recommended that Petitioner comply with all parts of the Baltimore County Fire Prevention Code, Council Bill 48-10, prior to occupancy or the beginning of operation.

The testimony -- presented by way of a proffer -- established the subject property is .7 acres in size and is zoned BL, along an extremely busy portion of the Reisterstown Road corridor. The Petitioner currently operates a teen center (Mitchell David Teen Center) at another location, but needs to relocate since a drugstore is being constructed on those premises. The center operates with administrative staff Monday-Friday 9-5 (Friday until 3 pm) and holds events for teens Tuesday-Thursday 7:30 pm-10 pm and Saturday 8:30 pm – 12:30 am. On any given evening, approximately 20 teenagers will visit the center, although larger events at the center will draw more attendance.

Petitioner seeks special exception relief under B.C.Z.R. §230.3, to operate a “community building” in a BL zone. Petitioner’s engineer – Mr. Matz – testified that the operation would satisfy and comply with the factors set forth in B.C.Z.R. §502, and no evidence (from County staff or the community) was offered to the contrary.

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Date 5-10-11

By 

Petitioner also seeks special hearing relief; essentially a declaration that the number of off-street parking spaces shown on the site plan (Exhibit 1) is sufficient. The proposed teen center will be in a roadside shopping center, and will be located adjacent to a tailor, seafood carry-out, tax service and car rental agency. Each of these businesses will experience the bulk of their visitors during daytime, normal business hours. The teen center is at that time relatively inactive, with just administrative staff on location. Conversely, the teen center will be busiest and have the most traffic in the evenings, when the aforementioned businesses will either be closed or will have much less activity. The parking calculation chart on the site plan (Note 6 on Exhibit 1) reflects that 49 spaces are required for the overall site, and that number of spaces are in fact provided. The current retail uses account for just 36 of the spaces, which leaves 13 spaces to be allotted to the teen center.

In my opinion, that is more than sufficient, especially considering that according to the Center's Senior Manager less than 25% of the teens visiting the site drive their own vehicles. Petitioner's engineer also opined that sufficient parking will be available at the center.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioners' special hearing and special exception requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 10 day of May, 2011 that Petitioners' Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations for a determination that the number of

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Date 5-10-11

By [Signature]

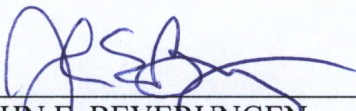
off-street parking spaces provided on the subject property is adequate, as shown on the site plan, be and is hereby GRANTED, and

IT IS FURTHER ORDERED that Petitioners' Special Exception request from Section 230.3 of the Baltimore County Zoning Regulations to permit a "community building" in the B.L. zone, be and is hereby GRANTED.

The relief granted herein is subject to the following conditions:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must comply with all parts of the Baltimore County Fire Prevention Code, Council Bill 48-10, prior to occupancy or the beginning of operation.

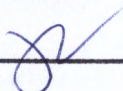
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:pz

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Date 5-10-11

By 



KEVIN KAMENETZ  
*County Executive*

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

May 10, 2011

DAVID KARCESKI, ESQUIRE  
CHRISTOPHER D. MUDD, ESQUIRE  
VENABLE, LLP  
210 WEST PENNSYLVANIA AVENUE  
SUITE 500  
TOWSON, MD 21204

Re: Petition for Special Hearing and Special Exception  
Case No. 2011-0283-SPHX  
Property: 9621 Reisterstown Road

Dear Messrs. Karceski and Mudd:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

Enclosure



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 9621 Reisterstown Road

which is presently zoned BL, DR3.5

Deed Reference: 27539 / 280 Tax Account # 1700001894

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See Attached

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

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

**Contract Purchaser/Lessee:**

See Attached

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):**

See Attached

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

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. 2011-0283-SPHX

OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By [Signature] Date 3/24/11

REV 07/27/2007 ORDER RECEIVED FOR FILING

Date 5-10-11

By [Signature]

**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

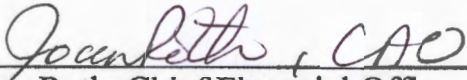
A community building in the BL zone, pursuant to Section 230.3 of the Baltimore County Zoning Regulations.

**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

**Contract Lessee:**

Jewish Community Services

  
\_\_\_\_\_  
Joan Roth, Chief Financial Officer  
5750 Park Heights Avenue  
Baltimore, Maryland 21215  
410-843-7387



**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

**Legal Owner:**

Rental  
Realty Stores LLC

By: ~~Sylvan L. Cornblatt, Member~~  
P.O. Box 364  
Owings Mills, Maryland 21117-0364

James Cornblatt, member



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 9621 Reisterstown Road

which is presently zoned BL, DR3.5

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See Attached

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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:**

See Attached

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):**

See Attached

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

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. 2011-0283-SPHX

REV 07/27/2007

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Date 5-10-11

By

OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By Date 3/24/11

**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

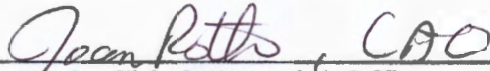
A community building in the BL zone, pursuant to Section 230.3 of the Baltimore County Zoning Regulations.

**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

**Contract Lessee:**

Jewish Community Services



Joan Roth, Chief Financial Officer  
5750 Park Heights Avenue  
Baltimore, Maryland 21215  
410-843-7387

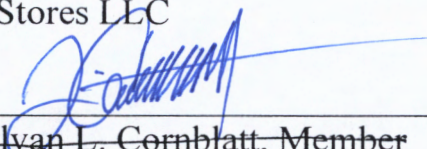
**Attachment**

**Petition for Special Exception  
9621 Reisterstown Road**

**Legal Owner:**

Rental  
Realty Stores LLC

KW

By:  Sylvan L. Cornblatt, Member  
P.O. Box 364  
Owings Mills, Maryland 21117-0364

James Grublett, member

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION – SPECIAL HEARING 9617, 9619, 9621, 9623, 9623A, 9625 & 9627 REISTERSTOWN ROAD

Beginning at a point 33 feet East of the centerline of Reisterstown Road, which is 66 feet wide, at the distance of 20 feet North of the centerline of Harden Avenue, which is 50 feet wide. Thence the following courses and distances:

N48°37'20" W 159.05 feet;  
N41°22'40" E 136.41 feet;  
S34°10'20" E 62.11 feet;  
N86°39'40" E 116.43 feet;  
S03°23'20" E 142.00 feet;  
S86°40'51" W 31.79 feet; thence  
S78°55'40" W 100.47 feet to the point of beginning.

As recorded in Deed Liber 27539, Folio 280, containing 31,882 square feet (0.73 acres) more or less. Also known as 9617, 9619, 9621, 9623, 9623A, 9625, 9627 Reisterstown Road. Located in the 3<sup>rd</sup> Election District and 2<sup>nd</sup> Councilmanic District.



March 17, 2011

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-2012

2011-0283-SPHX

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION – SPECIAL EXCEPTION 9621 REISTERSTOWN ROAD

Beginning at a point 30 feet North of the intersection of the centerline of Reisterstown Road, which is 66 feet wide, and the centerline of Harden Avenue, which is 50 feet wide, at the distance of 75 feet East of Reisterstown Road. Thence the following courses and distances:

N48°37'20" W 119.4 feet;  
N41°22'40" E 42.0 feet;  
S48°37'20" E 119.4 feet; thence  
S41°22'40" W 42.0 feet to the point of beginning.

Being a part of the property as described in Deed Liber 27539, Folio 280, containing 5032 square feet (0.12 acres) more or less. Located in the 3<sup>rd</sup> Election District and 2<sup>nd</sup> Councilmanic District, also being known as 9621 Reisterstown Road.



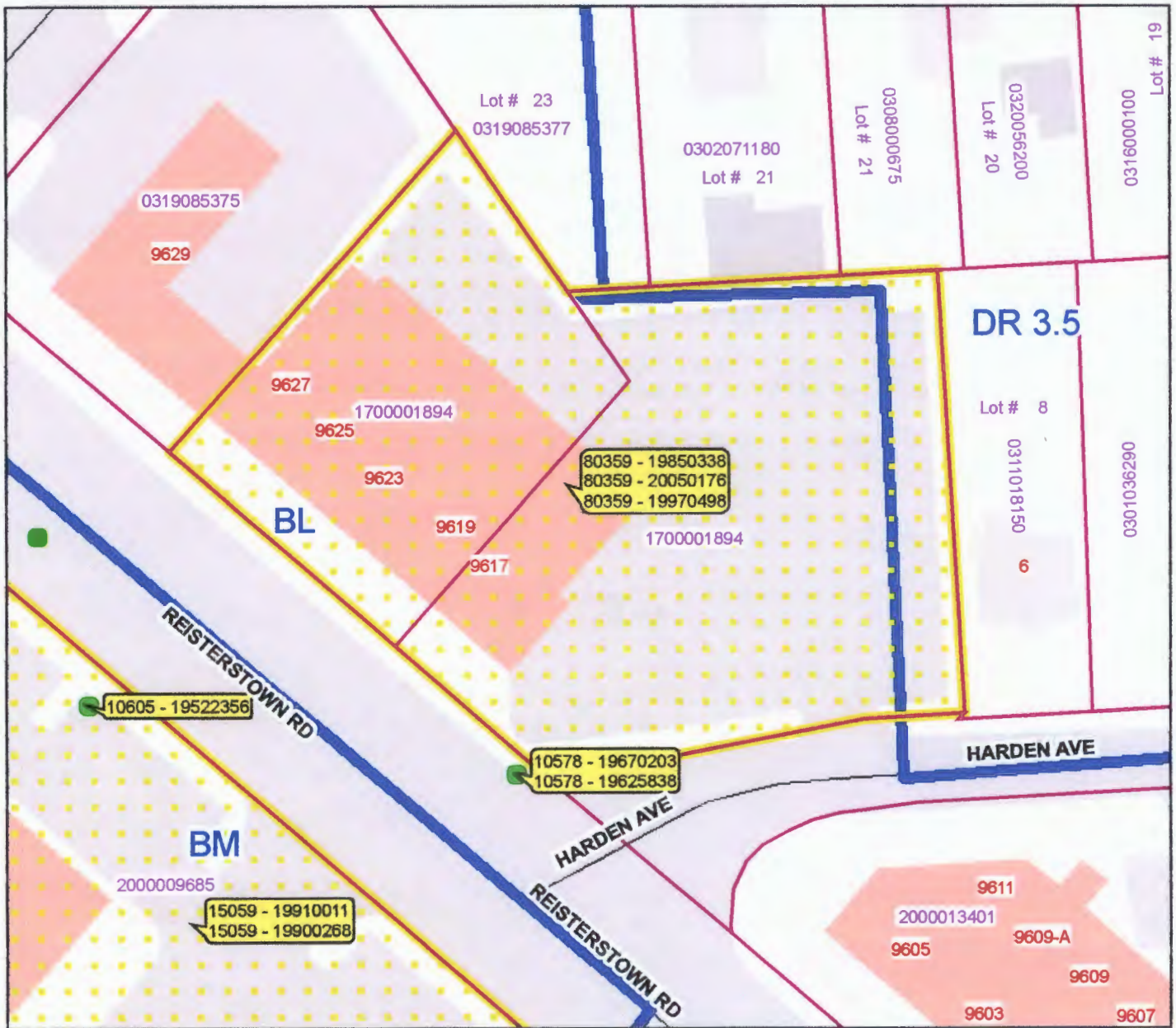
March 17, 2011

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-2012.

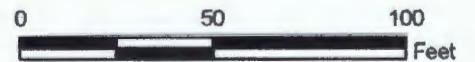
2011-02.83-SPHX

# 9621 Reisterstown Road 2011-0283-SPHX



Publication Date: March 24, 2011  
 Publication Agency: Department of Permits & Development Management  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot

### DQ Map Notes



1 inch = 50 feet



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 29, 2011

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

**RECEIVED**

**SUBJECT:** 9621 Reisterstown Road  
**Item Number:** 11-283sphx

**APR 29 2011**

**Petitioner(s):** Realty Stores LLC  
Jewish Community Services

**OFFICE OF ADMINISTRATIVE HEARINGS**

**Zoning:** BL and DR 3.5

**Requested Action:** Special Exception and Special Hearing

The petitioner requests a special exception for a community building and a special hearing to determine the adequacy of the existing off-street parking. The Mitchell David Teen Center has successfully operated a drop-in center for teens within a shopping center in the Pikesville Revitalization District for many years. The Center has lost its lease and proposed to relocate to the rear of the shopping center located at the northwest corner of Reisterstown Road and Harden Avenue.

The Center provides a safe alternative to the streets and is staffed by professionally trained teen outreach workers. The Center's Pikesville location offered a computer lab, large screen TV room, pool tables, ping-pong, air-hockey, table games, karaoke, musical instruments to jam and a meeting room. In addition, regularly scheduled teen dances are held at the Center. Opportunities for youth groups to use the Center are available.

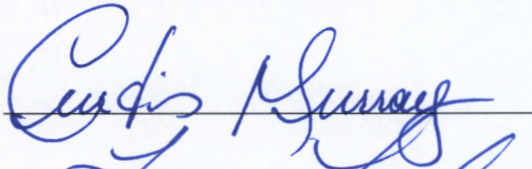
The Center is open on certain weekday evenings and on the weekend. The Center will share the 49-space parking lot with businesses whose hours of operation for the most part from 8 am or 9am to 6 or 7pm. Teens frequently are driven to the center by parents/guardians.

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the requested special exception and special hearing. The proposed Mitchell David Teen Center is a use that is beneficial to the community and should meet the requirements of Section 502.1 of the BCZR.

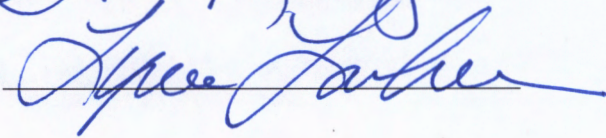
For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

**Prepared by:**



**Division Chief:**

JM/LL: CM



5/2 1:30 105



RECEIVED

APR 22 2011

OFFICE OF ADMINISTRATIVE HEARINGS

April 20, 2011

Mr. Lawrence Stahl  
Chief Administrative Law Judge  
Baltimore County Department of Permits, Approvals and Inspections  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Case #2011-283 SPHX  
9621 Reisterstown Road

Dear Mr. Stahl:

I am writing on behalf of the Mitchell David Teen Center who has been located in Pikesville for many years. This center has provided after school activities as well as teen dances for the youth in our area.

This service is a much needed outlet for teens and the center has been a well utilized asset for the Pikesville/Owings Mills community without any incident of trouble.

We fully support the relocation of the teen center to 9621 Reisterstown Road. This location is ideal for the Teen Center as the hours of operation of the teen center complement the hours of operation of the other tenants in the adjacent center. In addition, the after school drop-in service is a much needed resource for the facility. Parking is not an issue as most users of this facility do not drive for either the after school use or teen dances.

Sincerely,

Sherrie Becker  
Executive Director

cc: Barbara L. Gradet



KEVIN KAMENETZ  
County Executive

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

April 6, 2011

### NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0283-SPHX**

9621 Reisterstown Road

N/east side of Reisterstown Road, northern corner of Reisterstown Road and Harden Avenue

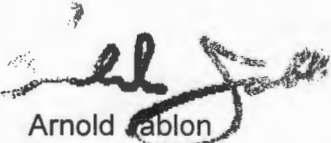
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Realty Stores, Inc.

Contract Purchaser: Jewish Community Services

Special Hearing for determination that the number of off-street parking spaces provided on the subject property is adequate, as shown on the site plan. Special Exception to permit a community building in the BL zone, pursuant to Section 230.3 of the BCZR.

Hearing: Monday, May 2, 2011 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Arnold Jablon  
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204  
Joan Roth, Jewish Community Services, 5750 Park Heights Ave., Baltimore 21215  
James Cornblatt, P.O. Box 364, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 16, 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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, April 14, 2011 Issue - Jeffersonian

Please forward billing to:

Kedrick Whitmore  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste.500  
Towson, MD 21204

410-494-6204

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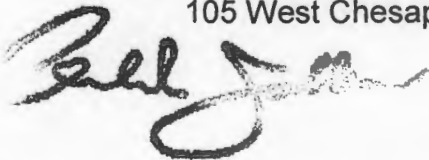
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

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... Baltimore Coun-  
... Towson, Maryland on the  
... herein as follows:  
Case: # 2011-0283-SPHX  
9621 Reisterstown Road  
N/east side of Reisterstown Road, northern corner of Re-  
isterstown Road and Harden Avenue  
3rd Election District — 2nd Councilmanic District  
Legal Owner(s): Realty Stores Inc.  
Contract Purchaser: Jewish Community Services  
**Special Hearing:** for determination that the number of off-  
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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 spe-  
cial accommodations Please Contact the Administrative  
Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing,  
Contact the Zoning Review Office at (410) 887-3391.  
04/094 April 14 272545

# CERTIFICATE OF PUBLICATION

\_\_\_\_\_ 4/14/2011 \_\_\_\_\_

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 4/14/2011.

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

J. Wilkinson  
LEGAL ADVERTISING

# CERTIFICATE OF POSTING

2011-0283-SPHX

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Jewish Community Services**

**May 2, 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: \_\_\_\_\_**

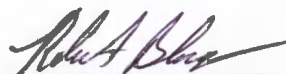
**9621 Reisterstown Road**

**April 16, 2011**

The sign(s) were posted on \_\_\_\_\_

(Month, Day, Year)

Sincerely,



**April 18, 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 # 2011-0283-SPHX

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

Room 205, JEFFERSON BUILDING  
105 WEST CHESAPEAKE AVE. Towson 21286

**PLACE:**

**DATE AND TIME:** Monday MAY 2, 2011 AT 1:30 P.M.

**REQUEST:** SPECIAL HEARING FOR DETERMINATION THAT THE  
NUMBER OF OFF-STREET PARKING SPACES PROVIDED ON THE  
SUBJECT PROPERTY IS ADEQUATE, AS SHOWN ON THE SITE PLAN.  
SPECIAL EXCEPTION TO PERMIT A COMMUNITY BUILDING  
IN THE DL ZONE, PURSUANT TO SECTION 230-3 OF THE BCCR.

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

Date April 19, 2011

Ms. Joan Roth  
Jewish Community Services  
5750 Park Heights Avenue  
Baltimore, MD 21215

RE: Case Number 2011-0283SPHX, 9621 Reisterstown Road

Dear Mr. Parker,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel  
David Karceski, 210 W. Pennsylvania Avenue, Ste., 500, Towson, MD 21204  
James Cornblatt, P.O. Box 364, Owings Mills, MD 21117

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](http://www.baltimorecountymd.gov)



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
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: 2011-0283-SPHX  
Petitioner: Rental stores LLC  
Address or Location: 9621 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kedrick Whitmore  
Address: 210 W. Pennsylvania Ave  
Towson, MD 21204  
Telephone Number: 410-494-6204

Revised 2/17/11 DT

5/2 1:30  
205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-283-SPHX  
Address 9621 Reisterstown Road  
(Realty Stores, LLC)

Zoning Advisory Committee Meeting of April 4, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** April 11, 2011

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 11, 2011  
Item Nos. 2011-283, 284, 285, 286,  
287, 288, 289, 290, 291, 292 and  
293

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-04112011 -NO COMMENTS.doc



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

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

Maryland Department of Transportation

Date: 4-6-11

Ms. Kristen Matthews  
Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

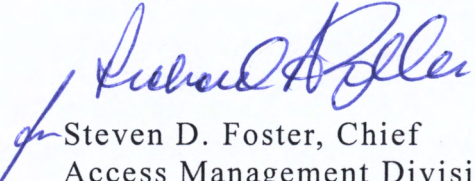
RE: Baltimore County  
Item No. 2011-0283-SPHX  
Special Exception  
"Realty Stores, LLC"  
9621 Reisterstown Road

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. 2011-0283-SPHX

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at ([rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us)). Thank you for your cooperation.

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/rz



KEVIN KAMENETZ  
County Executive

JOHN J. HOHMAN, *Chief*  
*Fire Department*

March 31, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 4, 2011**

Item No.:

**Administrative Variance:** 2011-0284A, 2011-0286A, 2011-0288A, 2011-0291A, 2011-0294A

**Special Hearing:** 2011-0283-SPHX, 2011-0293-SPH

**Variance:** 2011-0285A, 2011-0287-SPHA, 2011-0289-SPHA, 2011-0290A, 2011-0292A

**Comments:**

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

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



KEVIN KAMENETZ  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

March 31, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 4, 2011**

Item No.:

**Special Hearing:** 2011-0287-SPHA, 2011-0289-SPHA

**Special Exception:** 2011-0283-SPHX

**Comments:**

The above case numbers shall comply with all applicable parts of the **Baltimore County Fire Prevention Code, Council Bill 48-10** prior to occupancy or the beginning of operation

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

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
AND SPECIAL EXCEPTION \* ZONING COMMISSIONER  
9621 Reisterstown Road; NE/side of \*  
Reisterstown Rd., Northern corner of \*  
Reisterstown Rd. & Harden Avenue \* FOR  
3<sup>rd</sup> Election and 2<sup>nd</sup> Councilmanic District \*  
Legal Owner(s): Realty Stores, LLC \* BALTIMORE COUNTY  
Contract Purchaser: Joan Roth, Jewish \*  
Community Services \* 2011-0283-SPHX  
Petitioner(s)

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People’s Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People’s Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People’s Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

MAR 31 2011

*[Handwritten signature]*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 31<sup>st</sup> day of March, 2011, a copy of the foregoing Entry of Appearance was mailed to David H. Karceski, 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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 2011-0283-SPHX  
Petitioner: Rental stores LLC  
Address or Location: 9621 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kedrick Whitmore  
Address: 210 W. Pennsylvania Ave  
Towson, MD 21204  
Telephone Number: 410-494-6204





KEVIN KAMENETZ  
*County Executive*

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

June 1, 2011

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

Re: Petition for Special Hearing and Special Exception  
Case No. 2011-0283-SPHX  
Property: 9621 Reisterstown Road

Dear Mr. Karceski:

I am in receipt of your recent letter dated, May 26, 2011, wherein you requested clarification concerning the May 10, 2011 Order issued by this office in the above matter.

After reviewing the Order in the above matter, it does appear as if I overlooked the issue of the Sunday hours of operation at the Mitchell David Teen Center. Although the Order in the case did not restrict in any way the hours of operation at the facility, please accept this correspondence as a clarification of the May 10, 2011 Order, and it is expressly recognized and agreed that the Mitchell David Teen Center may hold events and maintain hours of operation on Sundays from 9:00 AM to 10:00 PM, as set forth in your recent correspondence.

As you requested, a copy of this letter of clarification, along with your correspondence of May 26, 2011, will be placed with the permanent case file for this matter.

Sincerely,

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

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw

JB 5/24/11  
1:30 pm

David H. Karceski, Esquire  
t 410.494.6285  
f 410.821.0147  
dhkarceski@venable.com

May 26, 2011

**VIA HAND DELIVERY**

RECEIVED

MAY 27 2011

OFFICE OF ADMINISTRATIVE HEARINGS

John E. Beverungen, Esquire  
Administrative Law Judge  
Office of Administrative Hearings  
The Jefferson Building  
105 West Chesapeake Avenue  
Towson, Maryland 21204

Re: In Re: Petitions for Special Hearing and Special Exception  
9621 Reisterstown Road (Mitchell David Teen Center)  
Case No. 2011-0283-SPHX

Dear Judge Beverungen:

I have received your Findings of Fact and Conclusions of Law, dated May 10, 2011, in the above-referenced matter. I am writing to clarify one point about your written findings in order to avoid any misunderstanding with regard to operation of the Mitchell David Teen Center.

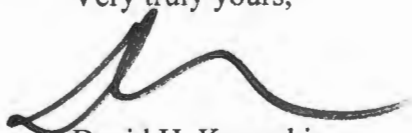
In your decision, you mention the hours of operation for the "community building" on Monday through Saturday, but do not mention any Sunday hours of operation. As I explained during the hearing, the center will be open on Sundays, during which time events may be held for the teens. The Sunday hours of operation will be 9:00 a.m. to 10:00 p.m. I wanted to make sure that the omission of Sunday hours in your written decision was merely an oversight and, in no way, is meant to restrict the center from operating during this time period.

Assuming this to be the case, I would appreciate receiving written confirmation from you that the anticipated hours for the community building include Sundays from 9:00 am to 10:00 pm and that events, including large events, for teens may be held on Sundays. I am also requesting that you include this letter and your response letter in the permanent case file.

John E. Beverungen, Esquire  
Administrative Law Judge  
May 26, 2011  
Page 2

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DK', with a long, sweeping horizontal flourish extending to the right.

David H. Karceski

Case No.:

2011-283 SPHX

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Sitz Plan	
No. 2	<del>to</del> Tax Map #67	
No. 3	Aerial Photo - <sup>My</sup> zoning	
No. 4	Photos - collective	
No. 5	Floor Plan	
No. 6	Becker letter	
No. 7	former Teen Center neighbor	
No. 8	Rules of Conduct	
No. 9	website info.	
No. 10	Cohen resume	
No. 11	Matz resume	
No. 12		

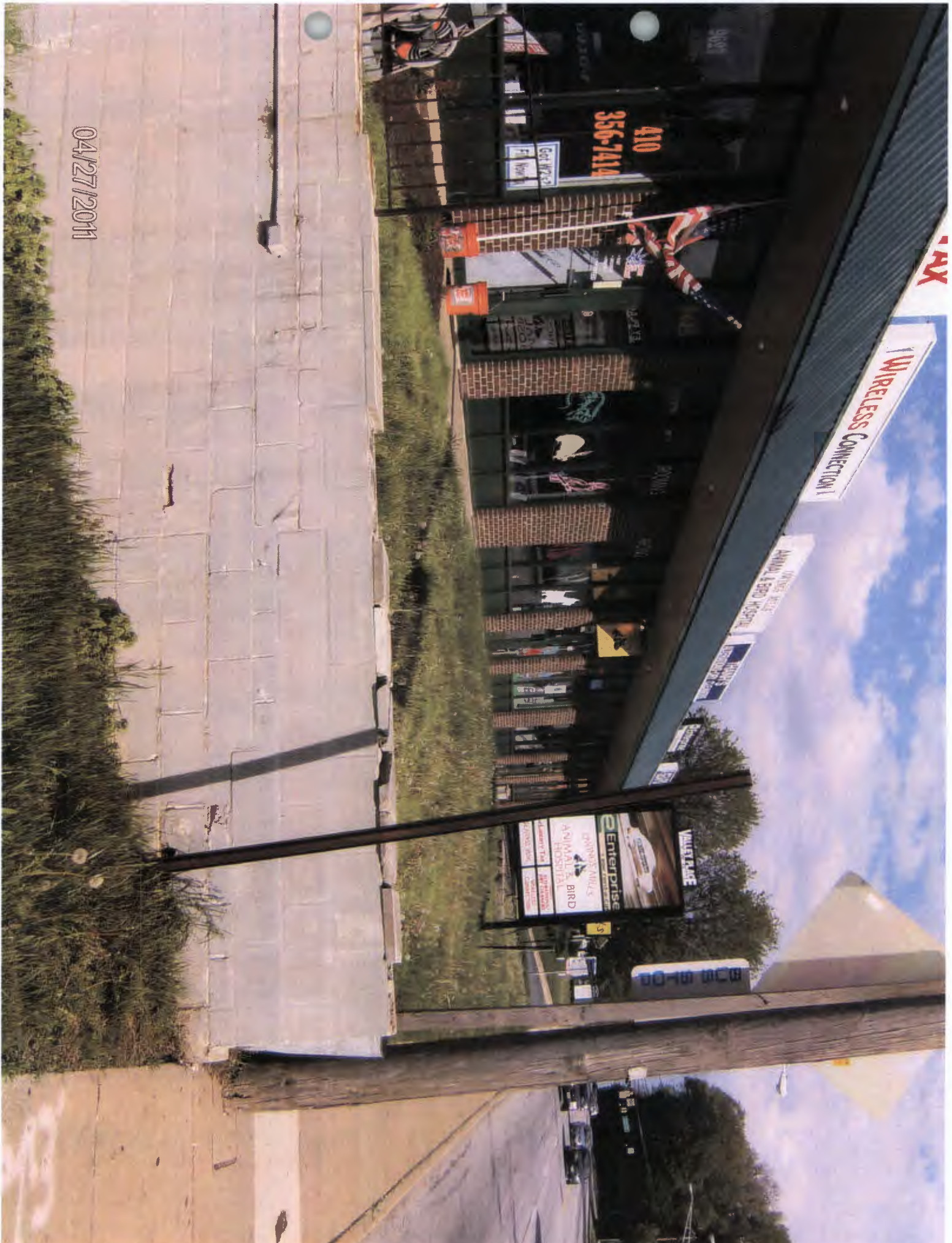




PETITIONER'S

EXHIBIT NO. 4





TAX

WIRELESS CONNECTION

AMANDA & BOB HOSPITAL

Enterprise Veterinary Services  
ANIMAL HOSPITAL  
BIRD  
DENTIST  
EQUINE  
FELINE  
GENERAL PRACTICE  
SMALL ANIMAL  
SPECIALTY

BOR BPOD

04/27/2011





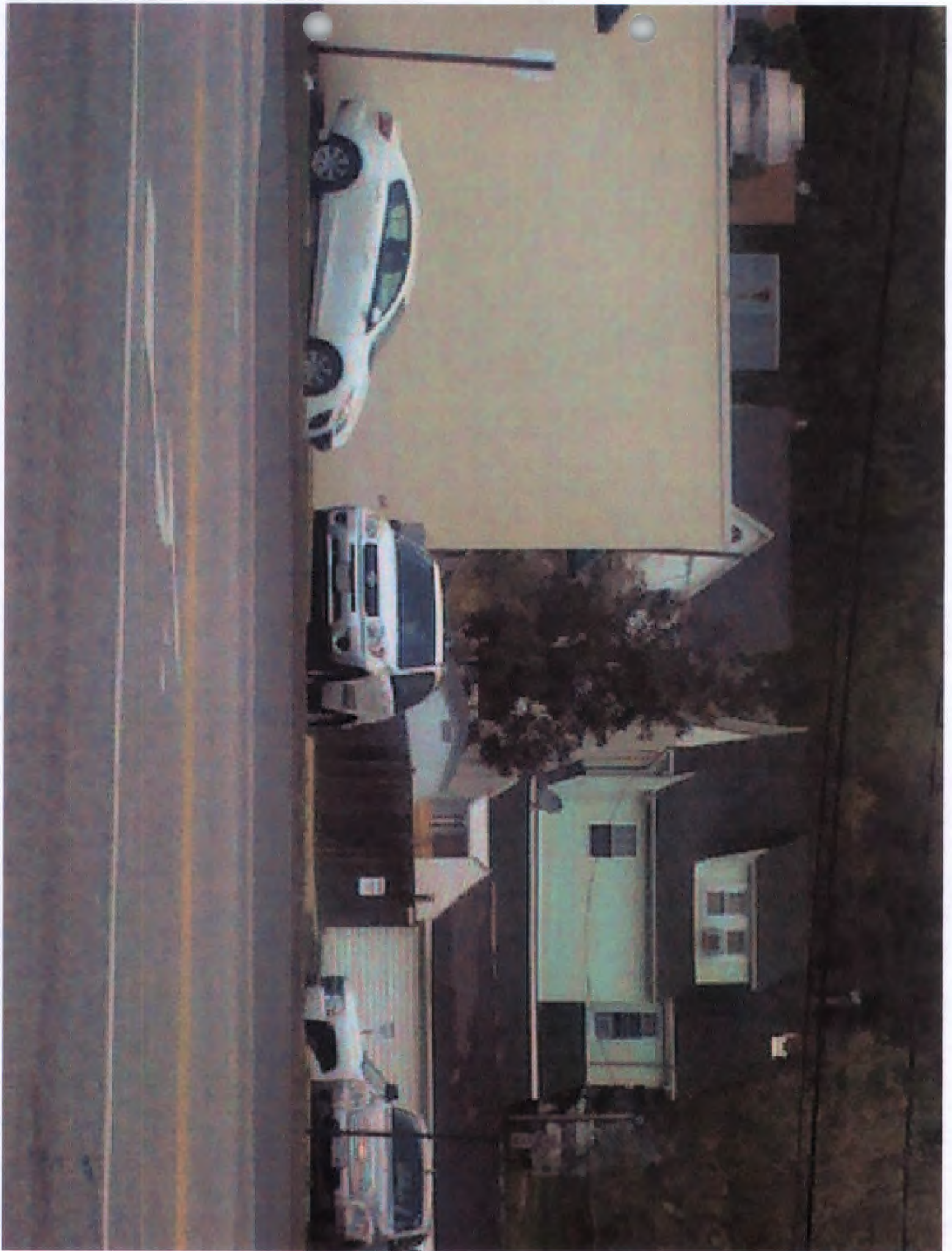




















April 20, 2011

Mr. Lawrence Stahl  
Chief Administrative Law Judge  
Baltimore County Department of Permits, Approvals and Inspections  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Case #2011-283 SPHX  
9621 Reisterstown Road

Dear Mr. Stahl:

I am writing on behalf of the Mitchell David Teen Center who has been located in Pikesville for many years. This center has provided after school activities as well as teen dances for the youth in our area.

This service is a much needed outlet for teens and the center has been a well utilized asset for the Pikesville/Owings Mills community without any incident of trouble.

We fully support the relocation of the teen center to 9621 Reisterstown Road. This location is ideal for the Teen Center as the hours of operation of the teen center complement the hours of operation of the other tenants in the adjacent center. In addition, the after school drop-in service is a much needed resource for the facility. Parking is not an issue as most users of this facility do not drive for either the after school use or teen dances.

Sincerely,

A handwritten signature in black ink that reads 'Sherrie Becker'.

Sherrie Becker  
Executive Director

cc: Barbara L. Gradet

**PETITIONER' S**

**EXHIBIT NO.** 6

4/25/2011

The Mitchell David Teen Center has been our neighbors for many years. They have been great Neighbors to Tete a Tete and we will surely miss them. We can only hope that our new neighbors will be as wonderful as they have been. We have never had any issues or problems what so ever. We wish the Mitchell David Teen Center best of luck in their new location!

William Seegmuller

Nikki LTD.

*William Seegmuller*  
*President,*  
*CEO*

PETITIONER' S

EXHIBIT NO. 7

**RULES FOR THE**  
**MITCHELL DAVID TEEN CENTER**

1. Alcohol, drugs or weapons are illegal and will not be tolerated. Staff will contact authorities if these are found on the premises.
2. When a teen presents visible signs of impairment (alcohol, drugs, etc.) a parent must be notified to pick him/her up. If the impaired teen refuses and leaves the MDTC, it is the staff's responsibility to call the police.
3. Gambling and smoking are NOT welcome in and around the Center.
4. Refrain from lewd, inappropriate and destructive behavior. This includes public displays of affection.
5. Respect all equipment and property in the Teen Center.
6. Be sensitive to other people's beliefs.
7. Comply with the request of the staff person on duty.
8. Attendees are requested to refrain from "hanging out" on the parking lot and surrounding outer areas as requested by our neighbors.
9. Attendees are not allowed to bring any bottles, cups, or containers that may contain liquid or any dangerous substances into the Teen Center.
10. We reserve the right to ask participants to leave if the above rules are not followed.

**ADDITIONAL RULES**  
**FOR DANCES AND SPECIAL EVENTS**  
**AT THE**  
**MITCHELL DAVID TEEN CENTER**

1. All participants must sign in and listen to staff requests.
2. Jackets and bags of any kind may not be brought onto the dance floor. There will be a room to leave such items
3. Teens are encouraged not to bring any unnecessary items (especially valuables). We are not responsible for lost items.
4. Teens needing to leave the Mitchell David Teen Center can only return if they have been escorted outside by staff. Once a teen leaves alone, he/she may not return that night.

**JOAN GRAYSON COHEN, ESQ., LCSW-C**

219-Delight Meadows Road • Reisterstown, MD 21136  
Telephone 410-833-8377 • Fax 410-363-9629

**EDUCATION**

Masters in Social Work, 1986, University of Maryland School of Social Work and Community Planning

Juris Doctor, 1985, University of Maryland School of Law

Activities: Editorial Staff of Maryland Law Forum, Student Advisor, Vice-Justice of Phi Alpha Delta, member of the Women's Law Forum.

Bachelor of Arts, 1982, Psychology, Boston University

Honors: Magna cum laude, Dean's list every semester, Psi-Chi-Psychological Honor Society.

Semester Abroad: 1981, St. Louis University, Madrid, Spain.

**EXPERIENCE**

Senior Manager, November 1993 – Present

Jewish Community Services, Baltimore, Maryland

Providing supervision and oversight to the agency's triage and intake services, programs for schools and camps, child abuse and neglect, teen outreach, support groups and psychological and educational testing.

Social Worker, August 1989 - November 1993

Family & Children's Services of Central Maryland, Westminster, Maryland

Provided individual and group therapy in the sexual abuse treatment unit.

Social Worker, September 1987 - August 1988

Baltimore County Dept. of Social Services, Protective Services., Towson, MD

Investigated referrals of alleged child sexual abuse. Provided counseling to families. Prepared children for court. Conducted training on various issues of child sexual abuse.

**LEGAL EXPERIENCE**

Attorney, Adoption Alliances/Jewish Family Services, March 1995-2008

Agency attorney for adoption cases.

Private Practice, January 1992 - Present

Concentrating in Adult Guardianship cases.

Staff Attorney, August 1988 - February 1989

Attorney General's Office, Asbestos Litigation Div., Baltimore, Maryland

Involved in all aspects of pretrial discovery and trial preparation in major litigation against asbestos manufacturers for property damage claims. Defended and prepared witnesses for depositions.

Drafted interrogatory responses. Prepared witness and exhibit lists. Reviewed and responded to document production requests. Involved in formulation of litigation strategy.

**PETITIONER'S**

**EXHIBIT NO.**

10

**Judicial Clerk, June 1986 - August 1987**

The Honorable J. William Hinkel, Circuit Court for Baltimore County

Drafted opinions, memoranda, correspondence. Researched legal issues. Responded to inquiries by attorneys. Courtroom exposure to wide variety of litigation including criminal and civil matters and asbestos litigation.

**AUTHORED:**

Playing it Safe: Eli and Ellie Learn About Safety

Feeling Good: Being Safe, pre-school curriculum.

**BOARD AND COMMITTEE MEMBERSHIPS:**

**Professional Memberships:**

Past Member, Planning Committee for Governor's Conference on Child Abuse & Neglect

Past Member, Medical & Chirurgical Faculty of Maryland (Med Chi) Committee on Child Abuse and Neglect

**Community Memberships:**

Board Member, Beth El Synagogue

Member, Beth El School Committee

Past Co-Chair, Beth El Young Couples Club

Past Auxiliary Board Member, Levindale Auxiliary

Past President, Child Study Chapter, Maryland Child Study Association

**REFERENCES PROVIDED UPON REQUEST**

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## RESUME

### PROFESSIONAL BACKGROUND AND EXPERIENCE

**RICHARD E. MATZ**  
Vice President  
Colbert Matz Rosenfelt, Inc.

**PROFESSIONAL STATUS:** Professional Engineer, Maryland, PE No. 13203

**PROFESSIONAL ASSOCIATION:** Member – American Society of Civil Engineers  
Member - Baltimore County Engineering Association

**EDUCATION:** University of Colorado  
Boulder, Colorado  
B.S. In Civil and Environmental Engineering - 1973

### PROFESSIONAL EXPERIENCE:

12/92 – Present      Colbert Matz Rosenfelt, Inc.  
Consulting Engineers, Planners & Surveyors  
Baltimore, Maryland

Vice president and Project Manager of industrial, institutional and residential land development projects. In charge of managing projects on a day-to-day basis and processing plans through the Development Process. Has experience in hundreds of land development projects. Numerous expert testimonies in zoning and civil engineering engagements.

11/86 - 4/91      Harris, Smariga, Matz, Inc.  
Consulting Engineers & Surveyors  
Baltimore, Maryland

President of mid-sized Civil Engineering, Land Planning and Surveying Company specializing in Baltimore County Land Development and Public Works engineering. Responsible for all facets of business including client development, proposals, planning, office management, scheduling, quality control, personnel, engineering review and sealing of land development drawings.

1984 - 1986      Kidde Consultants, Inc. (Now KCI Technologies, Inc.)  
Consulting Engineers and Surveyors  
Baltimore, Maryland  
Senior Associate, Project Manager

Urban Planning & Development Division  
Project Manager for residential, commercial and industrial projects.

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

**PETITIONER' S**

**EXHIBIT NO.** 11



1981 - 1984

Kidde Consultants, Inc. (KCI Technologies)  
Associate

Special Projects Division

Specialized in the environmental and solid waste related fields. Involved in every aspect of large resource recovery and landfill projects. Prepared CPM planning and construction schedules, procurement contracts, specifications, site drawings, projects included in the Delaware Reclamation project in Wilmington, the Sussex County landfill in Delaware, Harford County Resource Recovery Facility at Aberdeen Proving Ground, the Main Energy Recovery Company Plan in Saco-Biddeford, Maine.

1980 - 1981

Kidde Consultants, Inc. (KCI Technologies)  
Design Engineer

Land Development Division

Prepared construction drawings, cost estimates, stormwater management plans.

1/78 - 11/79

Israel Defence Forces

Non-Commissioned Officer - Transport Logistics - Quartermaster Corps.

7/74 - 1/78

Goldberger & Pressburger  
Consulting Engineers  
Beer Sheva, Israel

Design and supervisory work in small multi-service civil engineering company; including design of roads, water supply and irrigation, pumping stations, sewerage and sewage treatment. Work also included earthwork calculations, surveying, development planning, plumbing design in buildings, specification preparation and client contact.

Summer 1973

MCA Engineering Corporation  
(Now KCI Technologies)  
Baltimore, Maryland

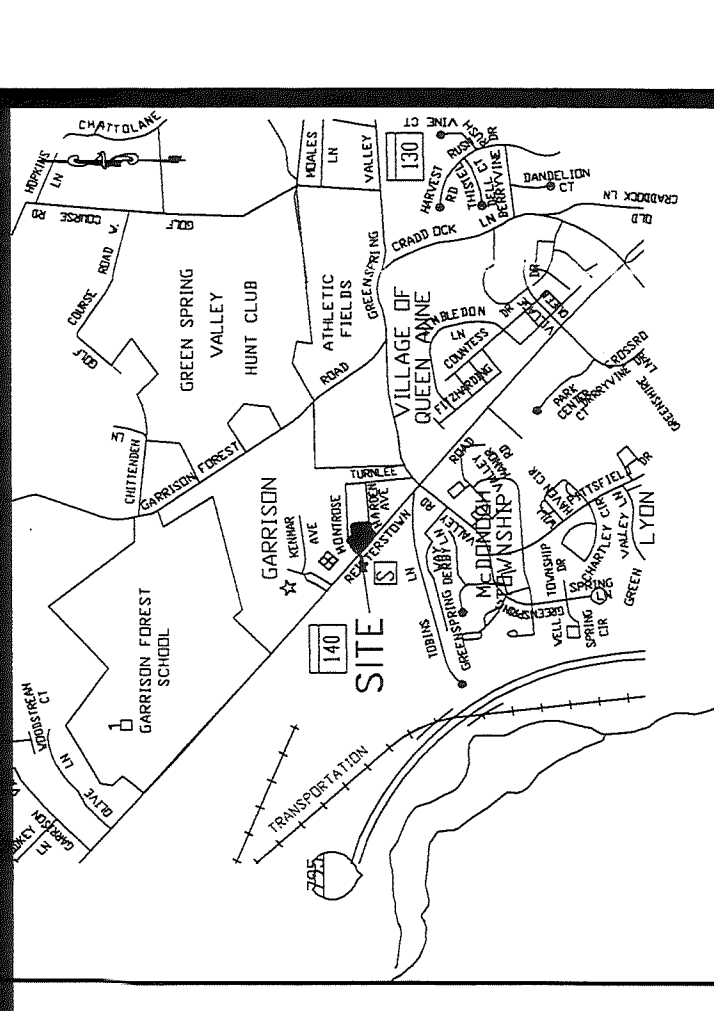
Design - sanitary sewerage, roads, reports and specifications.

Summer 1972

MCA Engineering Corporation  
(Now KCI Technologies)  
Bridge Construction

Construction Supervision and Land Surveying.





VICINITY MAP  
SCALE: 1"=200'

6. OFF STREET PARKING REQUIREMENTS:  
EXISTING PARKING: 49 (INCL. 2 HANDICAP SPACES)  
REQUIRED PARKING: 49

Name	Floor Area	Use	Parking Requirement	Spaces Required
Liberty Tax Services	1250	Office	3.3 per 1000 sq ft of GFA	5
Therath Teller	1250	Office	3.3 per 1000 sq ft of GFA	5
Enterprise	1250	Car Rental	PLUS 1 per rental vehicle	PLUS 2
Seaboard Wok	1250	Carryout	5 per 1000 sq ft of GFA	7
Owings Mills Animal and Bird Hospital	2500	Veterinarian	4.5 per 1000 sq ft of GFA	12
Teen Center	5032	Community Center	As determined by the administrative law judge	
<b>Total Floor Area</b>	<b>12500</b>			<b>49</b>

7. FLOOR AREA RATIO: 12500 / 31882 = 0.39  
PERMITTED P.A.R.: 0.30

8. THE SUBJECT SITE DOES NOT LIE IN A 100-YR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA

9. PREVIOUS COMMERCIAL PERMITS:  
#17-87 INSURANCE OFFICE TO HAIR SALON.  
#1185 INTERIOR WORK

10. ZONING HISTORY:  
#67-203-R MAY 1, 1987 RECLASS FROM A R-10 ZONE TO A B.L. ZONE.  
#65-538A JUNE 13, 1985 DENIED VARIANCE REQUEST FOR EXISTING SIGN IN PUBLIC RIGHT-OF-WAY TO REMAIN.  
#97-498-X JUNE 17, 1987 GRANTED FOR USE OF A COMMUNITY BUILDING (TANNING SALON) IN A B.L. ZONE.  
#05-176-SPHXA DECEMBER 1, 2004 GRANTED FOR:  
SPECIAL EXCEPTION PER SECTION 230.13 FOR AN AUTOMOTIVE SERVICE GARAGE (CAR RENTAL FACILITY) IN A B.L. ZONE

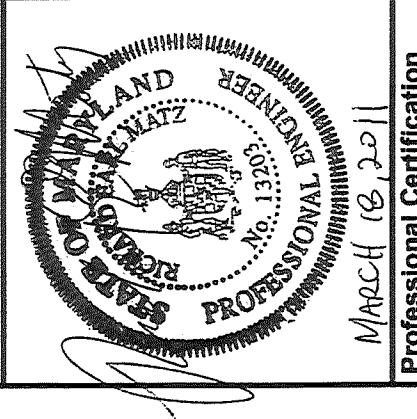
SPECIAL HEARING TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE PER SECTION 409.8(B) SUBJECT TO COMPLIANCE WITH SECTION 409.7(B) AND TO PERMIT PARKING FOR THE RENTAL VEHICLES IN THE PARKING PERMITTED IN THE RESIDENTIAL ZONE.

VARIANCE IN ACCORDANCE WITH SECTION 180.1.13.1 TO PERMIT A RESIDENTIAL TRANSITION AREA SETBACK AND BUFFER AS LITTLE AS 13 FT IN LIEU OF THE REQUIRED 50 FEET BUFFER AND 75 FT SETBACK, RESPECTIVELY.

THE ORDER WAS OVERTURNED BY BOARD OF APPEALS ON MAY 12, 2005.

11. CONTACT:  
RICHARD E. MATZ, P.E.  
COLBERT MATZ ROSENFELT, INC.  
2835 SMITH AVENUE, SUITE G  
BALTIMORE, MD 21209  
410-655-5858

PLAN TO ACCOMPANY PETITIONS FOR  
SPECIAL EXCEPTION AND SPECIAL HEARING  
9621  
REISTERSTOWN ROAD  
TAX MAP 67- PARCEL 214  
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
GRAPHIC SCALE  
1" = 30'  
( IN FEET )  
1 inch = 30 ft



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

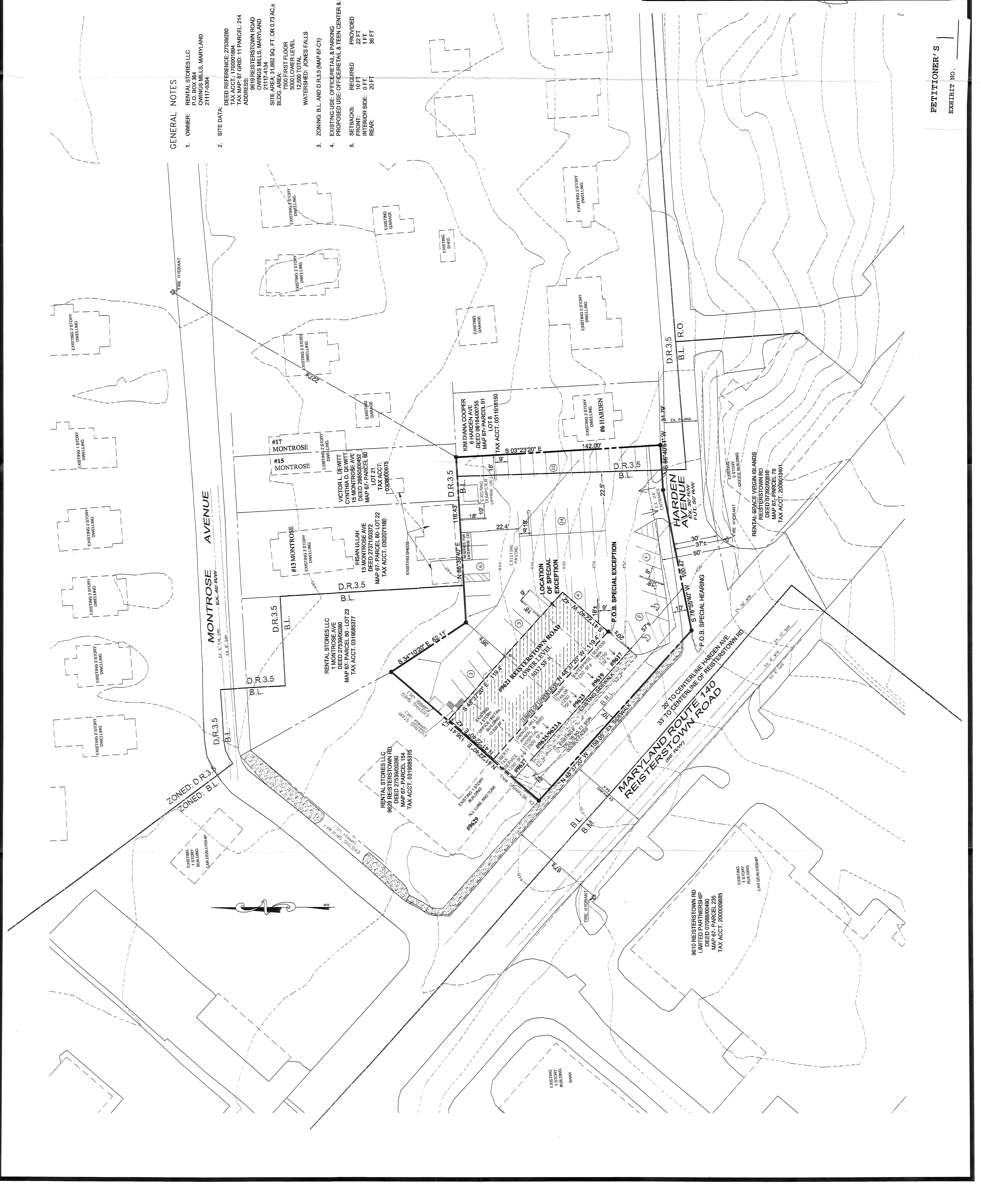
Professional Engineer  
Richard E. Matz, P.E.  
License No. 13205  
Expiration Date: Nov 2, 2012

DESIGNED: RSR  
DRAWN: ASH  
CHECKED: RSR  
FILE: 2011023 ZONING.dwg

NO. DATE REVISIONS: BY SHEET 1 OF 1  
ZONING

GENERAL NOTES

- OWNER:  
RENTAL STORES LLC  
P.O. BOX 384  
OWINGS MILLS, MARYLAND  
21117-0384
- SITE DATA:  
DEED REFERENCE: 27539/280  
TAX ACCT.: 170001894  
OR GRD.: 11 PARCEL: 214  
ADDRESS:  
9619 REISTERSTOWN ROAD  
OWINGS MILLS, MARYLAND  
21117-4134  
SITE AREA: 2,882 SQ. FT. OR 0.073 AC.  
BLDG. AREA: 7500 FIRST FLOOR  
5000 LOWER LEVEL  
12,500 TOTAL  
WATERSHED: JONES FALLS
- ZONING: B.L. AND D.R.3.5 (MAP 67-C1)
- EXISTING USE: OFFICE/RETAIL & PARKING  
PROPOSED USE: OFFICE/RETAIL & TEEN CENTER & PARKING
- SETBACKS:  
FRONT: 10 FT  
INTERIOR SIDE: 0 FT  
REAR: 20 FT  
REQUIRED PROVIDED  
FRONT: 22 FT 22 FT  
INTERIOR SIDE: 1 FT 1 FT  
REAR: 38 FT 38 FT



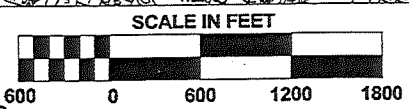
PETITIONER'S  
EXHIBIT NO. \_\_\_\_\_



PETITIONER'S  
EXHIBIT NO. 2

190424.0mN  
416484.6mE  
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WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.



77  
MARYLAND DEPARTMENT OF PLANNING  
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the Maryland Department of Planning, Property Mapping Section,  
Room 1191, 301 W. President St., Baltimore, MD 21201-2005.

REVISOR TO:	DATE	BY	REASON	LAST P. NO.	QUARTER-QUADRANGLE	DATE OF PHOTO	SMA GRID
	JUNE '09	ML					

