

**IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION AND VARIANCE**
NW side of Old Harford Road, 242' SW
of c/line of Bedlington Road
9th Election District
5th Councilmanic District
(8820 Old Harford Road)

Robert W. and Mary A. Gorman and
David M. and Donna M. Saffer
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0323-SPHXA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing, Special Exception and Variance filed by Robert W. and Mary A. Gorman and David M. and Donna M. Saffer, the legal property owners. Petitioners are requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to determine if a proposed building connection (smoker's pavilion) constitutes a building addition. Petitioners are also requesting Special Exception relief from Section 204.3.B.2.a of the B.C.Z.R. to allow construction of a 3,890 square foot Class B office building addition. In addition, Variance relief is being sought from Sections 204.4.C.5 and 204.4.C.9.c(2) of the B.C.Z.R. to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30, and to permit a landscape buffer of 2.7 feet in lieu of the required 10 feet. 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 were Robert Gorman and David Saffer, property owners. The site plan was prepared by Development & Design Solutions,

ORDER RECEIVED FOR FILING

Date

7-8-11

By



LLC. There were no Protestants in attendance, although a letter opposing the requests was received on the day of the hearing from Ruth Baisden.

Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Office of Planning (by letter dated June 17, 2011) does not oppose the requests "due to the fact that existing site and paving can accommodate the additional parking required for the building addition." The Office of Planning's letter also contained certain recommendations and requests designed to integrate the proposed addition into the surrounding uses, and for clarity and ease of reference a copy of that correspondence is attached hereto.

Testimony and evidence revealed that the subject property is approximately 19,128 square feet, zoned R.O. (Residential Office), and is improved by an existing two-story, 1,661 square foot building with surrounding deck, and existing two-car garage that is to be razed. Petitioners have owned the building for over 11 years, and Mr. Gorman (who is an architect) occupies one floor of the office space with his firm, and the other floor is occupied by a long-term commercial tenant. Petitioners presented architectural elevations which depict the proposed addition, which will be connected to the existing structure with a covered passageway, which Mr. Gorman referred to as a "smoker's pavilion."

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

As to the special hearing request under B.C.Z.R. § 500.7, I find that the proposed passage way constitutes a building addition as envisioned under the B.C.Z.R. The proposed passage way will facilitate the handicapped entrance to the existing structure, which is required under the Americans with Disabilities Act Accessibility Guidelines. As such, the covered walkway is "functional" in the truest sense of the term, and is not being proposed to scurt the regulations.

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Date 7-8-11

By [Signature]

As to the request for special exception under § 502 of the B.C.Z.R., I also believe Petitioners are entitled to such relief.

Of course, special exception uses are presumptively valid, People's Counsel v. Loyola College, 406 Md 54, 77 n. 23 (2008), and no evidence was offered here to rebut the presumption.

A review of the site plan reveals that the subject property is bordered on the north by a Taco Bell (with a drive thru facility) and to the west by a nail salon and automotive detailing facility. To the south is a plumber's office and garage, and across Old Harford Road are residential dwellings. The Petitioners' proposed office addition is obviously a less intense use than the fast food restaurants and other consumer facilities in this vicinity. No evidence was presented to suggest that Petitioners' current or proposed use of the property would overcrowd the area, cause traffic congestion or otherwise have a negative impact on the neighborhood, and I find that Petitioners have satisfied the elements set forth in B.C.Z.R. § 502.1.

As to the variance request, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, the site is zoned RO, and the "front" of the site faces Old Harford Road, across which is DR zoned land, with residential dwellings. This caused Petitioners to propose the building addition at the "rear" of their lot, which abuts other (in my opinion) more intense and intrusive commercial uses. Doing so in turn generated the need for variance relief in that the proposed addition was positioned and oriented as far as possible from Old Harford Road and the adjoining DR zone.

I further find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship in that Petitioners would be unable to construct the addition they have designed and planned at great expense. Finally, I find the variance can be granted in strict

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Date 7-8-11

By [Signature]

harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

As noted above, a letter was received on the day of the hearing from Ms. Ruth Baisden, President of the Greater Parkville Community Council (GPCC). A copy of that correspondence is being included in the record of this case.

Therein, Ms. Baisden indicates she oppose the Petitioners' requests, and I will address each of the concerns identified. Initially, Ms. Baisden expresses concern with the size and use of the proposed addition, although the Petitioners' proposal satisfies the floor area ratio of the zone and the use (office) is also a permitted one in the RO zone. Of course the size of the addition does generate the need for the setback (variance) relief, and Ms. Baisden's letter does oppose that request.

While I am mindful of and appreciate the community's concerns, I at the same time believe Petitioners are proposing a reasonable use of their property and doing so in a manner that will minimize its impact of the surrounding environs. As noted earlier, the office addition will be oriented to the rear of the Petitioners' lot, away from Old Harford Road and the DR zoned properties. The proposed addition (shown on Petitioners' Exhibit 2) will be attractive and professionally constructed and will be an asset to the community. In fact, the proposed two story addition will provide for the homeowners on the east side of Old Harford Road a "visual buffer" from the Taco Bell and automotive service business which adjoin the subject property to the north and west.

Ms. Baisden notes that many offices and store fronts in the area are vacant, and cites this as another reason for the community's opposition. While that may be the case, that is not a factor that is dispositive in a zoning case. Petitioners are experienced professionals and businessmen of

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Date 7-8-11

By [Signature]

long-standing in the community, and both testified that they will be able to construct and offer for lease at attractive rates this additional office space. Petitioners have owned the subject property for over 11 years, and they believe the proposal will be economically viable, and I cannot gainsay that assessment.

Ms. Baisden's final concerns related to additional impervious surface and off street parking. As to the former, the Department of Environmental Protection and Sustainability (DEPS) indicated it did not oppose the Petitioners' requests, and nothing in this Opinion and Order should be construed as excusing Petitioners' compliance with DEPS regulations. As to the off street parking, Petitioners' site plan (Exhibit 1) indicates that the number of spaces proposed exceeds the requirements set forth in B.C.Z.R. § 409.

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, Special Exception and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 8 day of July, 2011 that Petitioners' Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, and the building connection (smoker's pavilion) shall constitute a building addition; and

IT IS FURTHER ORDERED that Petitioners' Special Exception request from Section 204.3.B.2.a of the B.C.Z.R. to allow construction of a 3,890 square foot office building addition, be and is hereby GRANTED.

IT IS ALSO ORDERED that Petitioner's Variance request from Sections 204.4.C.5 and 204.4.C.9.c(2) of the B.C.Z.R. to permit a proposed addition with a rear yard setback of 6.75 feet

ORDER RECEIVED FOR FILING

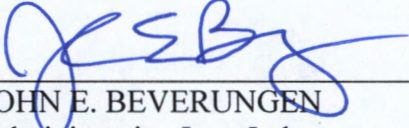
Date 7-8-11

By [Signature]

in lieu of the required 30, and to permit a landscape buffer of 2.7 feet in lieu of the required 10 feet, be and is hereby GRANTED.

The relief granted herein is conditioned upon Petitioners' compliance with the Office of Planning's comments set forth in its June 17, 2011 correspondence, attached and incorporated herein.

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



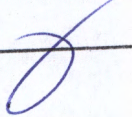
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

Attachment

JEB:pz

ORDER RECEIVED FOR FILING

Date 7-8-11

By 

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 8820 B Old Harford Road

INFORMATION:

Item Number: 11-323

Petitioner: David Soffer

Zoning: RO

Requested Action: Variance, Special Exception and Special Hearing

SUMMARY OF RECOMMENDATIONS:

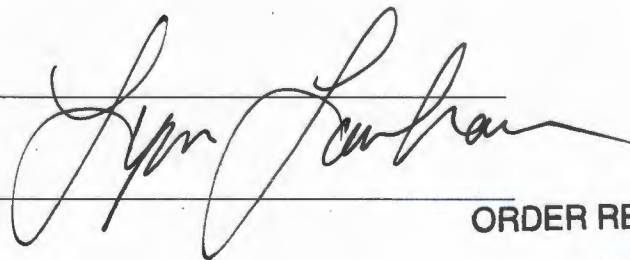
The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office does not oppose the requested variance, special exception and special hearing due to the fact the existing site and paving can accommodate the additional parking required for the building addition. Furthermore this office requests that any relief granted be conditioned on the following:

- 1 Planning approves the petitioner's request for a building addition in excess of more than 25% as stated in section 204.3.B.2.A. of the B.C.Z.R. The lot size is sufficient to accommodate additional parking and would not affect the general health, welfare and safety of the neighborhood.
- 2 Planning suggests that the massing for the rear elevation should be broken up so that it does not appear as one solid wall. The rear elevation will be most visible from Joppa Road.
- 3 Provide building material and colors of the proposed building on the elevation.
- 4 Increase the vegetative screening between the existing/proposed parking lot on the site and the neighboring parking and paving at 8818 Old Harford Road.

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

Prepared by: _____

Division Chief:
AVA/LL: CM



ORDER RECEIVED FOR FILING

Date: 7-8-11

By: _____



KEVIN KAMENETZ
County Executive

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

July 8, 2011

ROBERT W. GORMAN AND
DAVID M. SAFFER
8820-B OLD HARFORD ROAD
BALTIMORE MD 21234

Re: Petition for Special Hearing, Special Exception and Variance
Case No. 2011-0323-SPHXA
Property: 8820 Old Harford Road

Dear Messrs. Gorman and Saffer:

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 "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

Enclosure

c: Ruth Baisden, President, Greater Parkville Community Council, 7706 Oak Avenue, Parkville MD 21234



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8820 Old Hartford Rd
which is presently zoned RO

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~~ determine if a proposed

building connection (smokers' pavilion) constitutes as a building addition

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Robert T Gorman (Mary Gorman)
Name - Type or Print

Signature

David Saffer (Donna Saffer)
Name - Type or Print

Signature

8820 - B Old Hartford Rd. 410 882 7281
Address Telephone No.

Baltimore Md. 21234
City State Zip Code

Representative to be Contacted:

Robert T Gorman
Name

8820 - B Old Hartford Rd 410.882.7281
Address Telephone No.

Baltimore Md. 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KJD Date 5/2/11

Case No. 2011-0323-SPHXA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-8-11

By [Signature]



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8820 Old Hartford Rd
which is presently zoned R2

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~~

allow construction of a 3890 square foot office building
addition in accordance with section 204.3.B.2.a.

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Robert T Gorman (Mary Gorman)
Name - Type or Print

Signature

David Saffer (Donna Saffer)
Name - Type or Print

Signature

8820-B Old Hartford Rd, 410 862 7261

Address Telephone No.

Baltimore MD 21234
City State Zip Code

Representative to be Contacted:

Robert T Gorman
Name

8820-B Old Hartford Rd 410 862 7261

Address Telephone No.

Baltimore MD 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By RTG Date 5/2/11

Case No. 2011-0323-SPHXA

REV 09/15/98

ORDER RECEIVED FOR FILING

Date 7-8-11

By [Signature]



TAX. ACCOUNT # 0919326080

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8820 Old Hartford Rd
which is presently zoned R6

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) 204.4.C.5 and 204.4.C.9.c.(2) - to permit a

proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30, and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

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 discussed 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:

Name - Type or Print

Signature

Company

Address Date 7-8-11 Telephone No.

City By [Signature] State Zip Code

Legal Owner(s):

Robert Gorman (Mary Gorman)
Name - Type or Print

David Satter (Donna Satter)
Name - Type or Print

Signature
8820-B Old Hartford Rd 410 882
Address Telephone No.
Baltimore MD 7281
City State Zip Code

Representative to be Contacted:

Robert Gorman 410 882
Name Telephone No.
8820-B Old Hartford Rd
Address Telephone No.
Baltimore MD 7281
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 5/2/11

Case No. 2011-0323-SPHXA



Development & Design Solutions, LLC

Consultants, Engineers and Planners for today's Residential and Commercial Projects

ZONING DESCRIPTION FOR
8820 OLD HARFORD ROAD
TAX MAP 71 GRID 14 PARCEL 929

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD HARFORD ROAD 242.5' WEST OF THE CENTERLINE INTERSECTION OF OLD HARFORD ROAD AND BEDLINGTON ROAD, THENCE 1.) SOUTH 50° 14' 18" WEST 101.04' THENCE 2.) NORTH 64° 18' 27" WEST 173.48' THENCE 3.) NORTH 17° 43' 50" EAST 98.52' THENCE 4.) SOUTH 62° 55' 55" EAST 229.24' TO THE POINT OF BEGINNING. CONTAINING 0.44 ACRES OR 19,128 SQUARE FEET OF LAND MORE OR LESS.

4-28-2011



Charles R. Crocker

9th Election District
5th Councilmanic District

3202 Acton Road - Baltimore Maryland 21234

Phone: (410) 905-0778 - Fax: (443) 725-4103

Email: dev-designsolutions@comcast.net

Item #0323

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

No. **65983**

Date: **7/2/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub-Obj	Dept	Obj	BS Acct	Amount
00	900	0000							150

Total: **150**

Rec
From:

For:

Handwritten notes and signatures in the 'For' section.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS
 7/2/11 5:00 PM 11:30 AM
 RECEIVED
 11/2/11 11:30 AM
 RECEIVED
 11/2/11 11:30 AM
 RECEIVED
 11/2/11 11:30 AM

**CASHIER'S
 VALIDATION**

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: # 2011-0323-SPHXA

8820 Old Harford Road

N/West side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road

9th Election District — 5th Councilmanic District

Legal Owner(s): Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition
Special Exception to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. **Variance**: to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Thursday, June 30, 2011 at 1:30 p.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) 887-3868.

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

JT 06/646 June 14

278592

CERTIFICATE OF PUBLICATION

6/16/2011

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 6/14/2011.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Case: # 2011-0323-SPHXA

8820 Old Harford Road

N/west side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road

9th Election District — 5th Councilmanic District

Legal Owner(s): Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition **Special Exception** to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. **Variance**: to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Tuesday, June 7, 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) 887-3868.

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

JT 05/13 May 24

276350

CERTIFICATE OF PUBLICATION

5/26/2011

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 5/24/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

323 was

postponed for

6/7

was in

327

file folder.

Please re-file.

Thanks.

Deb

CERTIFICATE OF POSTING

RE: Case No. 2011-0323-SPAIXA

Petitioner/Developer ROBERT
& MARY GORMAN

Date Of Hearing/Closing: 6/30/11

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8820 OLD HARFORD RD

This sign(s) were posted on June 17, 2011

Month, Day, Year

Sincerely,

Martin Ogle
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 2011-0323-SPHXA

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

ROOM 206 JEFFERSON BUILDING 105 WEST
PLACE, CHESTERAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, JUNE 30, 2011
AT 1:30 P.M.

REQUEST: SPECIAL REQUEST TO SETBACKS IN A PROPOSED
BUILDING CONSTRUCTION (SINKER'S HAVEN)
CONVERTING A 3,900 SQ FOOT OFFICE BUILDING ADJACENT
TO ALEXANDRA WITH SETBACK 204.3.2.1. VARIANCE TO PERMIT
A PROPOSED ADDITION WITH A SIDE YARD SETBACK OF 6.75 FEET
IN LIEU OF THE REQUIRED 30.1 AND TO PERMIT A LANDSCAPE
BARRIER OF 2.75 FEET IN LIEU OF THE REQUIRED 10.

POSTERMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 410-331-3311

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

06/14/2011

W. J. J. J. 6/14/11

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 24, 2011 Issue - Jeffersonian

Please forward billing to:

Robert Gorman
8820-B Old Harford Road
Baltimore, MD 21234

410-882-7281

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: 2011-0323-SPHXA

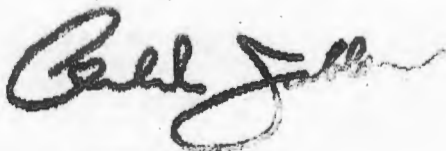
8820 Old Harford Road

N/west side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road
9th Election District – 5th Councilmanic District

Legal Owners: Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition. Special Exception to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. Variance to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Tuesday, June 7, 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

May 16, 2011

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2011-0323-SPHXA

8820 Old Harford Road

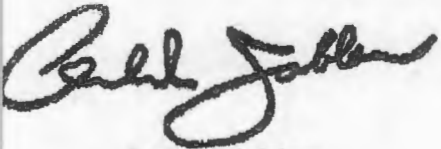
N/west side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road

9th Election District – 5th Councilmanic District

Legal Owners: Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition. Special Exception to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. Variance to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Tuesday, June 7, 2011 at 10:00 a.m. in room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Gorman, 8820-B Old Harford Road, Baltimore 21234

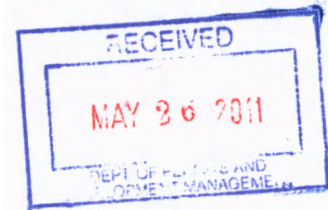
- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 23, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

5/31/11
TO KL
but he needs to know his
responsibilities for re-zoning -
are there any
questions?

Robert W. Gorman
8820 Old Harford Road
Baltimore, Maryland 21234

May 24, 2011

Mr. Arnold Jablon
Zoning Review
County Office Building
111 West Chesapeake Ave.
Room 111
Towson, Maryland 21204



RE: Zoning Hearing - Case Number 2011-0323-SPHXA,

Dear Mr. Jablon,

We here by request an extension to the scheduled June 7, 2011 hearing. I can't be present on that day.

Thank You.

Sincerely,

Robert W. Gorman

fax 410-882-7282

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 14, 2011 Issue - Jeffersonian

Please forward billing to:

Robert Gorman
8820-B Old Harford Road
Baltimore, MD 21234

410-882-7281

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: 2011-0323-SPHXA

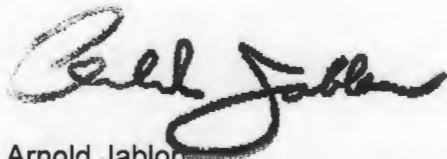
8820 Old Harford Road

N/west side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road
9th Election District – 5th Councilmanic District

Legal Owners: Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition. Special Exception to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. Variance to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Thursday, June 30, 2011 at 1:30 p.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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

June 9, 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: 2011-0323-SPHXA

8820 Old Harford Road

N/west side of Old Harford Road, 242 feet (+/-) Southwest of centerline of Bedlington Road
9th Election District – 5th Councilmanic District

Legal Owners: Robert & Mary Gorman; David & Donna Saffer

Special Hearing to determine if a proposed building connection (smoker's pavilion) constitutes as a building addition. Special Exception to allow construction of a 3,890 foot office building addition in accordance with Section 204.3.B.2.a. Variance to permit a proposed addition with a rear yard setback of 6.75 feet in lieu of the required 30; and to permit a landscape buffer of 2.7 feet in lieu of the required 10.

Hearing: Thursday, June 30, 2011 at 1:30 p.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: Mr. & Mrs. Gorman, 8820-B Old Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 15, 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.

**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: 2011-0323-SPHXA

Petitioner: Robert Gorman

Address or Location: 8820B Old Hartford Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Gorman

Address: 8820-B Old Hartford Rd.
Baltimore md 21234

Telephone Number: 410. 882-7281

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

May 26, 2011

Mr. & Mrs. Gorman
8820-B Old Harford Road
Baltimore, MD 21234

RE: Case Number 2011-0323SPHXA, 8820 Old Harford Road

Dear Mr. & Mrs. Gorman,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 9, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 9, 2011**

Item No.:

Special Exception: 2011-0323-SPHXA

Special Hearing: 2011-0323-SPHXA

Comments:

The proposed building shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code; Bill # 48-10.

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

LS
6-30-11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 8820 B Old Harford Road

INFORMATION:

Item Number: 11-323

Petitioner: David Soffer

Zoning: RO

Requested Action: Variance, Special Exception and Special Hearing

RECEIVED
JUN 17 2011
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office does not oppose the requested variance, special exception and special hearing due to the fact the existing site and paving can accommodate the additional parking required for the building addition. Furthermore this office requests that any relief granted be conditioned on the following:

- 1 Planning approves the petitioner's request for a building addition in excess of more than 25% as stated in section 204.3.B.2.A. of the B.C.Z.R. The lot size is sufficient to accommodate additional parking and would not affect the general health, welfare and safety of the neighborhood.
- 2 Planning suggests that the massing for the rear elevation should be broken up so that it does not appear as one solid wall. The rear elevation will be most visible from Joppa Road.
- 3 Provide building material and colors of the proposed building on the elevation.
- 4 Increase the vegetative screening between the existing/proposed parking lot on the site and the neighboring parking and paving at 8818 Old Harford Road.

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

Prepared by: _____

Division Chief: _____
AVA/LL: CM



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 9, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 9, 2011**

Item No.:

Administrative Variance: 2011-0319A, 2011-0321A

Special Hearing: 2011-0152-SPHA, 2011-0320-SPH, 2011-0322-SPH, 2011-0325-SPH

Variance: 2011-0152-SPHA, 2011-0323-SPHXA

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, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

TK 6/30 1:30
- orig. set for 6/7
10AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-323-SPHXA
Address 8820 B Old Harford Road
(Gorman & Saffer Property)

Zoning Advisory Committee Meeting of May 9, 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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 23, 2011
Item Nos. 2011-152, 319, 320, 321,
And 323

DATE: May 11, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-052322011 -NO COMMENTS.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 5-16-11

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

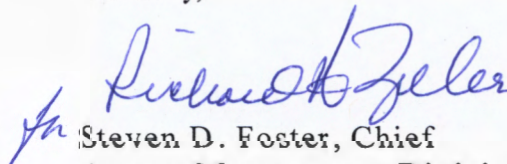
RE: Baltimore County
Item No. 2011-0323-SPHXA
Special Exception Special Hearing Variance
Robert Gorman and David Satter
8820 B Old Harford Road

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. 2011-0323-SPHXA.

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). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SPECIAL EXCEPTION & VARIANCE * ZONING COMMISSIONER
8820 B Old Harford Road; NW/Side *
Old Harford Road, 242 ft. (+/-), SW of *
Centerline Bedlington Road * FOR
9th Election & 5th Councilmanic District *
Legal Owner(s): Robert Gorman and * BALTIMORE COUNTY
David Saffer *
Petitioner(s) * 2011-0323-SPHXA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 06 2011

[Signature]

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 6th day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to Robert Gorman and David Saffer, 8820-B Old Harford Road, Baltimore, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - Fw: today case

From: Ruth Baisden <ruthbaisden@yahoo.com>
To: <dwiley@baltimorecountymd.gov>
Date: 6/30/2011 1:35 PM
Subject: Fw: today case
Attachments: GPCC position Case 2011 0323 sphxa.rtf; GPCC position Case 2011 0323 sphxa.rtf

Ruth Baisden

RECEIVED

JUN 30 2011

--- On Thu, 6/30/11, Ruth Baisden <ruthbaisden@yahoo.com> wrote:

OFFICE OF ADMINISTRATIVE HEARINGS

From: Ruth Baisden <ruthbaisden@yahoo.com>
 Subject:
 To: jbeverungene@baltimorecountymd.gov
 Cc: "Ruth Baisden" <ruthbaisden@yahoo.com>, "Bob Carpenter" <rcarpent1@verizon.net>, "Jim and Joan Delaro" <delarojoan@aol.com>, "Fran Kriston" <fkriston@yahoo.com>, "Phil Lee" <plee@moffattnichol.com>, "Barry LesterSr." <blestersr@msn.com>, "Joy Piscitelli" <kjoypelli@aol.com>, "Jeanne Tebera" <jtebera@henryadams.com>, "Bernard and Paulette Wallace" <opthebuddies@msn.com>
 Date: Thursday, June 30, 2011, 1:19 PM

June 30, 2011

Administrative Judge J. Beverungen
 Baltimore County Administrative Hearing Office
 Jefferson Building, room 105
 105 W. Chesapeake Avenue, Towson, MD 21202

RE: Special Hearing # 2011-0323-SPHXA, 8820 Old Harford Road, Parkville, 21234
Hearing Date: June 30, 2011, 1:30 PM, Jefferson Building, Towson

Dear Judge Beverungen:

As president of the Greater Parkville Community Council (GPCC), I was planning on attending the subject hearing this afternoon. However, due to unfortunate circumstances, I will not be able to attend and request that you consider our position written below in your decision. We also request to be a party in this case and sent a copy of the final order.

Even though I will not have an opportunity to review the submitted plan, I have met with the petitioners (Mr. Gorman) on a conceptual plan, which I have shared with our Board of Directors. The GPCC is an umbrella organization consisting of community groups and individual residents living in the Parkville, Carney, and Cub Hill. Our board was active in developing the East Joppa Road Corridor Community Plan, the Cub Hill, Carney, and Parkville Community Plan (both adopted to the Baltimore County Master Plan) and other zoning requests in this area.

Our primary concern is with the size and use of the additional structure requested by the petitioner. The GPCC requests that the building be of a size that it fits comfortably within zoning codes and regulations. As you know, this property is close to a residential community and zoning laws were developed to protect residential property values. ***Therefore, we are against any variances related to reducing the rear / side setbacks and landscape buffer.***

It was explained to me when reviewing the conceptual plans, that a portion of the new building would be used for additional office space / uses in the future. Although we did not object to the expansion of the existing business (or new building) we are ***against creating additional office space / uses at this location.*** Our community currently has a significant amount of vacant office buildings and store fronts. It is our first priority to fill these existing vacancies before allowing new office space to be built in the area. ***This is also the policy of Baltimore County as described in the East Joppa Road Corridor Community Plan.*** As a result, of this plan the Baltimore County Planning Office has been successful in directing new business to fill vacancies in nearby business districts along Joppa Road and not creating new business / office uses in residential areas. There is also an urgent need to fill vacancies along our Harford Road Business District. In addition, there is a concern that there is not enough off street parking provided for the needs of additional office uses on this site. As a result, parking will over flow to the residential community.

Our community is essentially built-out and crowding new development on small lots has created an overall negative impact on the community as a whole. The East Joppa Road Corridor Community Plan describes the difficulties in developing small lots that were once used for residential homes into commercial / office uses. ***Such development can create the following negative impacts on surrounding residential properties and should be considered in your final order. This includes: adequate off street parking for the existing offices and any future offices, special attention to storm water management due to an increase of impervious surfaces, landscape screening, lighting, and signage. This should all be within Baltimore County Regulations.***

Again, the GPCC requests that the property is developed without the need of any special exceptions or variances and is only for the use of the existing businesses.

Thank you for your consideration in our request. If you have any questions please do not hesitate to call me at 410.668.2580.

Sincerely,

Ruth Baisden, President
Greater Parkville Community Council
7706 Oak Avenue
Parkville, MD 21234

CC: GPCC Board

June 30, 2011

RECEIVED

JUN 30 2011

Administrative Judge J. Beverungen
Baltimore County Administrative Hearing Office
Jefferson Building, room 105
105 W. Chesapeake Avenue, Towson, MD 21202

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Special Hearing # 2011-0323-SPHXA, 8820 Old Harford Road, Parkville, 21234

Hearing Date: June 30, 2011, 1:30 PM, Jefferson Building, Towson

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Again, the GPCC requests that the property is developed without the need of any special exceptions or variances and is only for the use of the existing businesses.

Thank you for your consideration in our request. If you have any questions please do not hesitate to call me at 410.668.2580.

Sincerely,

Ruth Baisden, President
Greater Parkville Community Council
7706 Oak Avenue
Parkville, MD 21234

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 09 Account Number - 0919326080 ✓

Owner Information

Owner Name: SAFFER DAVID M SAFFER DONNA M
GORMAN ROBERT W GORMAN MARY A
Use: COMMERCIAL
Mailing Address: 28 PERRY WOODS CT
BALTIMORE MD 21234-1336
Principal Residence: NO
Deed Reference: 1)/15417/ 00297
2)

Location & Structure Information

Premises Address
8820 OLD HARFORD RD
0-0000
Legal Description
.4905 AC
8820 OLD HARFORD RD
300 S JOPPA RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0071	0014	0929		0000				2	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,393 SF	21,371 SF	06

Stories **Basement** **Type** **Exterior**
OFFICE BUILDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	213,700	213,700		
Improvements:	97,700	94,100		
Total:	311,400	307,800	311,400	307,800
Preferential Land:	0			0

Transfer Information

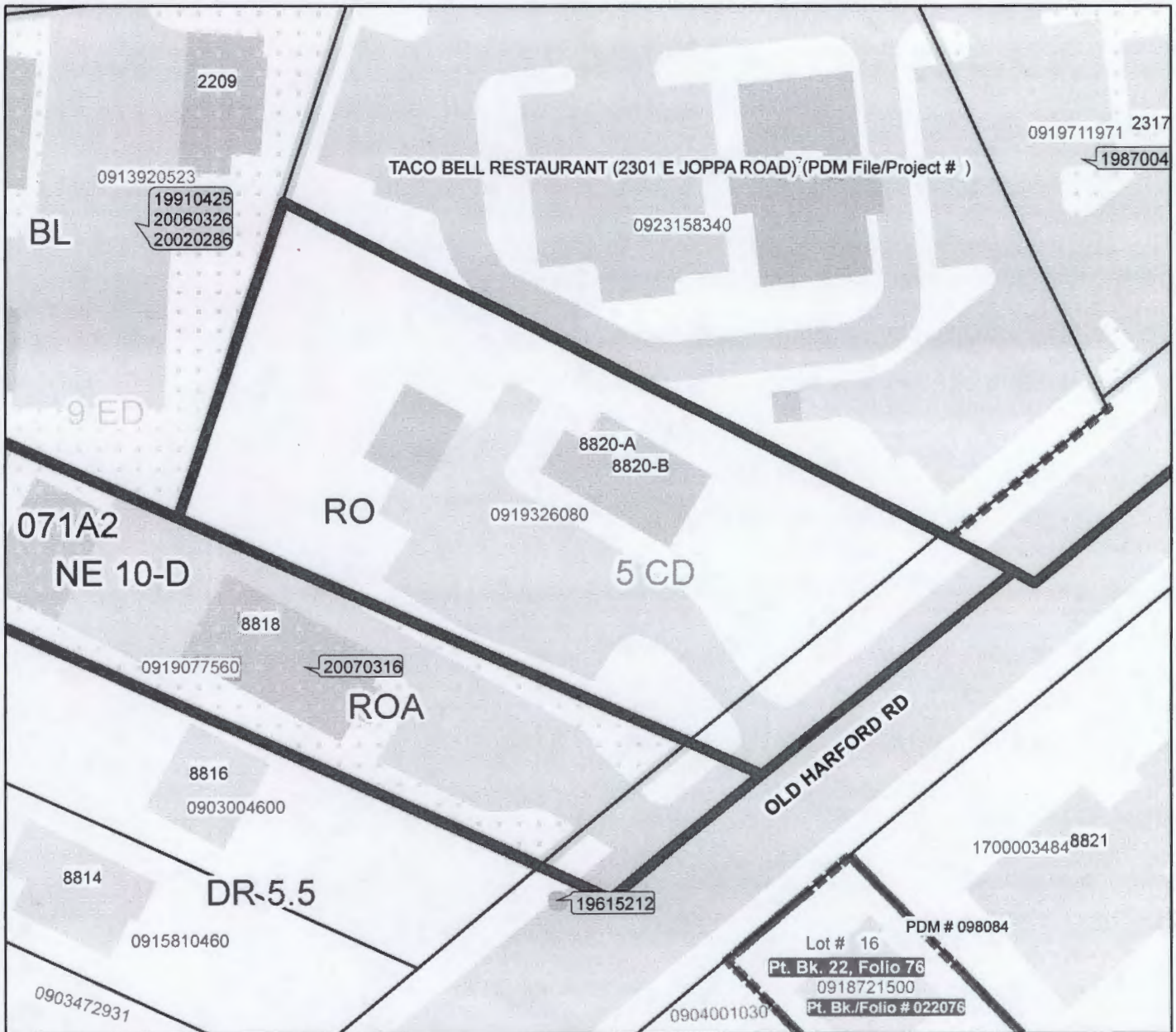
Seller: HANDELMAN MAYER	Date: 07/27/2001	Price: \$81,000
Type: ARMS LENGTH IMPROVED	Deed1: /15417/ 00297	Deed2:
Seller: SHROYER JULIA	Date: 02/12/1990	Price: \$125,500
Type: ARMS LENGTH IMPROVED	Deed1: /08402/ 00811	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: * NONE *

8820 Old Harford Road



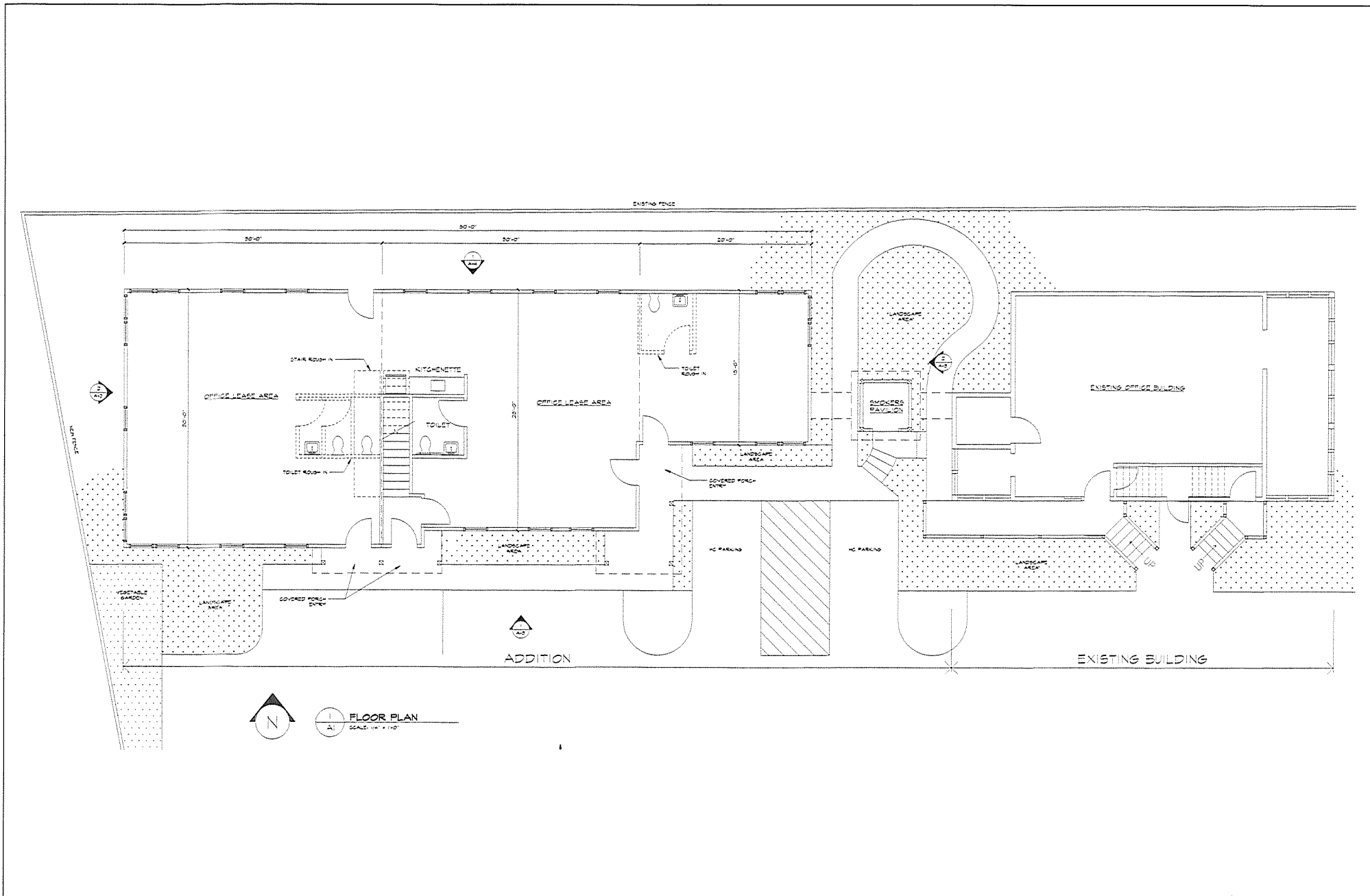
Publication Date: April 29, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

Item #0323



Goman Architects, P.A.
 8820-B Old Harford Road
 Baltimore, Maryland 21234
 Phone: 410.882.7281

**Proposed Office Building Addition to
 8820 Old Harford Road**
 Baltimore County, Maryland

Preliminary- Not For Construction

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by and are the property of the Architect and were created, revised, and developed for use on and in connection with the specified project. None of such designs, arrangements, or plans shall be used by or disclosed to any person, firm, or organization for any purpose whatsoever without the written permission of the Architect.

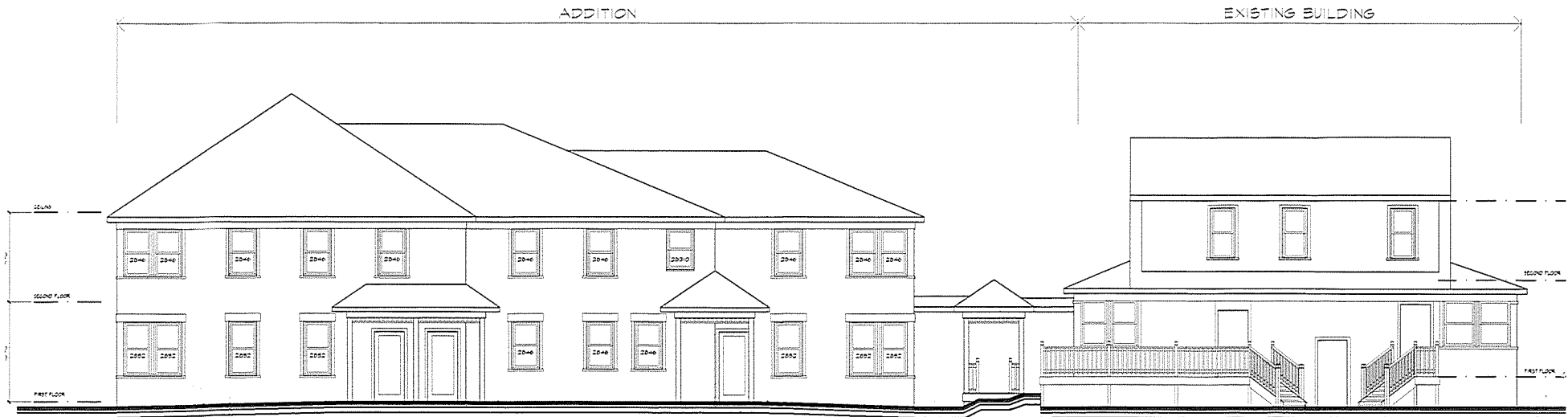
Owner:
 Robert and Mary Gorman
 Daniel and Donna Saffin
 C/O Goman Architects, P.A.
 8820 Old Harford Road
 Baltimore, Maryland
 Phone Number: 410.882.7281
 Fax Number: 410.882.7282

Architect's Use

No.	Revisions	Date

Drawn by RWG	Checked 03/31/09
Sheet Title First Floor Plan	

Sheet Number
A1



1 LEFT SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



Gorman Architects, P.A.

8820-B Old Harford Road
Baltimore, Maryland 21234
Phone: 410.882.7281

Proposed Office Building Addition to
8820 Old Harford Road
Baltimore County, Maryland

Preliminary- Not For Construction

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by and are the property of the Architect and were created, evolved, and developed for use on and in connection with the specified project. None of such designs, arrangements, or plans shall be used by or disclosed to any person, firm, or organization for any purpose whatsoever without the written permission of the Architect.

Owner:
Robert and Mary Gorman
David and Donna Seffer
C.O. Gorman Architects, P.A.
8820 Old Harford Road
Baltimore, Maryland
Phone Number: 410.882.7281
Fax Number: 410.882.7282

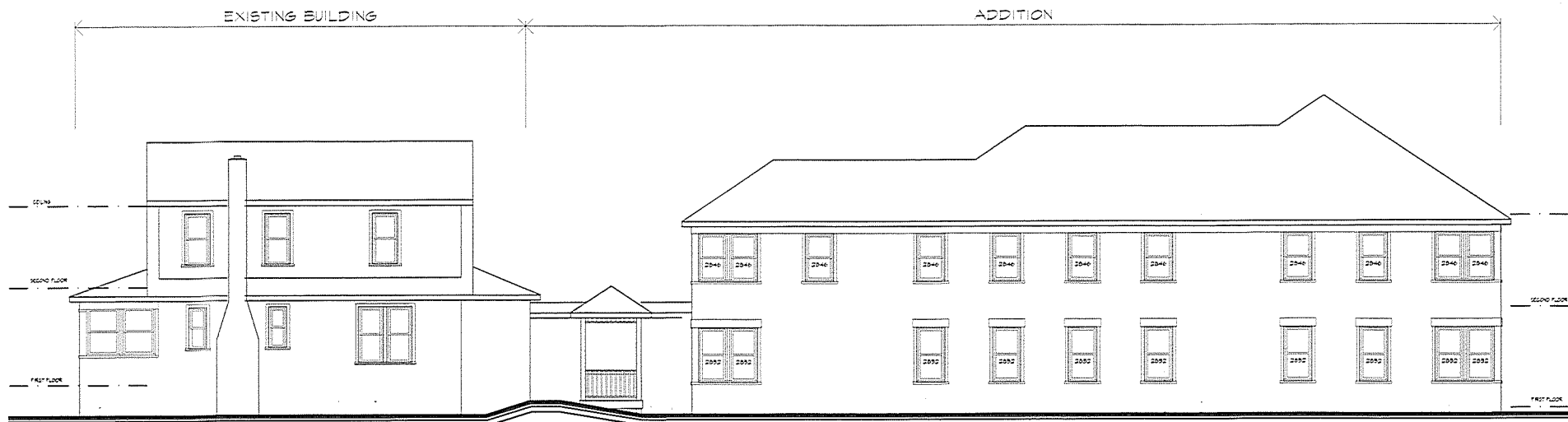
DATE: 03/31/09

No.	Revisions	Date

DESIGNED BY: RWG
DATE: 03/31/09

Front and Side
Elevations

A3



Gorman Architects, P.A.

8820-B Old Harford Road
Baltimore, Maryland 21234
Phone: 410.882.7281

**Proposed Office Building Addition to
8820 Old Harford Road**

Baltimore County, Maryland

Preliminary- Not For Construction

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by and are the property of the Architect and were created, evolved, and developed for use on and in connection with the specified project. None of such designs, arrangements, or plans shall be used by or disclosed to any person, firm, or organization for any purpose whatsoever without the written permission of the Architect.

Owner:
Robert and Mary Gorman
David and Donna Saffer
C.O. Gorman Architects, P.A.
8820 Old Harford Road
Baltimore, Maryland
Phone Number: 410.882.7281
Fax Number: 410.882.7282

Architect's Note

No.	Revisions	Date

Drawn by RWG	Scale 03/31/09
Check by	

A4

Rear Elevation

SITE GENERAL NOTES

A. OWNER/DEVELOPER: DAVID M. & DONNA M. SAFFER
ROBERT W. & MARY A. GORMAN
28 PERRY WOODS COURT
BALTIMORE, MARYLAND 21234

B. PLAN PREPARED BY: Gorman Architects, P.A.
8820-B Old Harford Road
BALTIMORE, MARYLAND 21234
PHONE: (410) 882-7281

C. SITE LOCATION:

1. STREET ADDRESS: 8820 OLD HARFORD ROAD
BALTIMORE, MARYLAND 21234
2. ELECTION DISTRICT: 9TH
3. COUNCILMANIC DISTRICT: 5TH
4. CENSUS TRACT: 4918
5. ADC MAP: MAP# 28, GRID C-7
6. ZONING/GSI TOPOGRAPHY MAP: NE 10-D / 07142
7. TAX MAP: MAP #71, GRID 14, PARCEL 929
8. SOILS MAP: MAP #36
11. WATER & SEWER DESIGNATION: S1, W1
12. TAX ACCOUNT #: 09-19-326080
13. DEED REFERENCE: LIBER 15417, FOLIO 297

D. EXISTING SITE DATA AND ZONING:

1. GROSS SITE AREA: 19,128 SF / 0.44 AC ±
2. EXISTING ZONING: RO (RESIDENTIAL OFFICE)
3. EXISTING LAND USE: RESIDENTIAL OFFICE

E. EXISTING SITE INFORMATION:

1. BOUNDARY & TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS BASED ON THE PROVIDED FROM FREDERICK WARD ASSOCIATES AS REFLECTED ON THE PLAN ENTITLED "PLAN TO ACCOMPANY DRC REQUEST FOR LANDS OF SAFFER, PACOCHA & ADAMS", DATED 4/13/03.

2. THIS SITE IS NOT ASSOCIATED WITH THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
3. THERE ARE NO KNOWN WETLANDS, FLOODPLAIN, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HAZARDOUS MATERIALS IN THIS PROPERTY.
4. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE.

F. PROPOSED DEVELOPMENT INFORMATION:
PROPOSED DEVELOPMENT: RESIDENTIAL OFFICE WITH OFF STREET PARKING

G. THE PROPOSED DEVELOPMENT WILL NOT CREATE A RESIDENTIAL TRANSITION AREA (RTA).

H. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER SERVICES.

I. AMENITY OPEN SPACE REQUIRED (7% OF 6,400 S.F.) = 448 S.F.
AMENITY OPEN SPACE PROVIDED = 456 S.F.

SITE DATA

BUILDING SUMMARY

EXISTING OFFICE BUILDING AREA = 1,661 S.F. (935 S.F. FIRST FLOOR + 726 S.F. SECOND FLOOR)
ADDITION OFFICE AREA = 3,890 S.F. (1,980 S.F. FIRST FLOOR INCLUDING COVERED LINK + 1,910 S.F. SECOND FLOOR)
TOTAL BUILDING = 5,551 S.F.
ALLOWABLE FAR (33% OF 19,128 S.F.) = 6,312 S.F. > 5,551 S.F.
HEIGHT OF PROPOSED ADDITION = 19 FEET TO EAVE (31' TO PEAK AT HIGHEST POINT)

PARKING SUMMARY

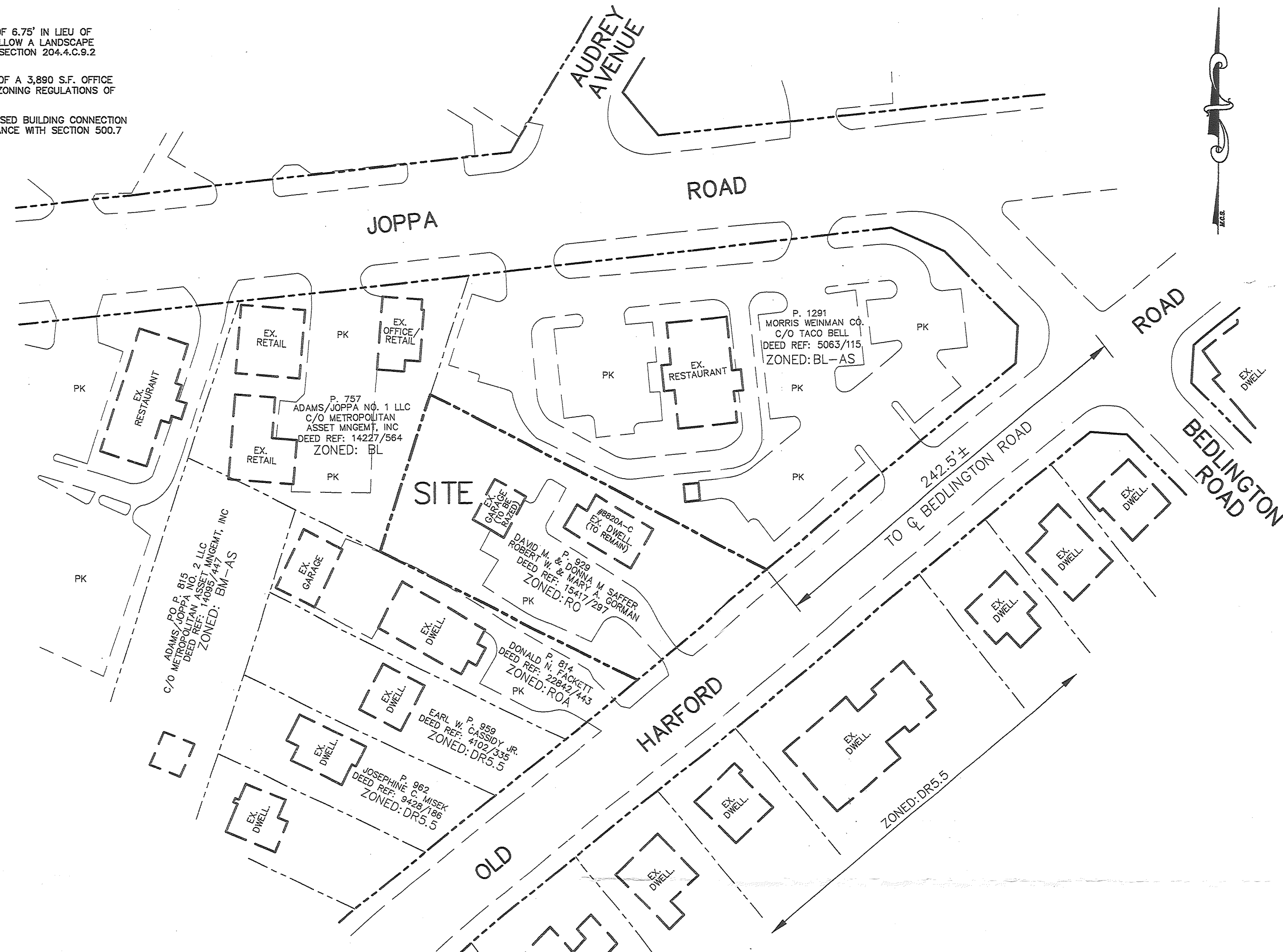
PARKING REQUIRED (5,551 S.F. @ 3.3 SPACES PER 1000 S.F.) = 19 SPACES
PARKING PROVIDED ON SITE = 20 SPACES
TYPICAL PERPENDICULAR PARKING SPACES ARE 8.5' WIDE x 18' LONG
TYPICAL PARALLEL PARKING SPACES ARE 7.5' WIDE x 21' LONG
HANDICAPPED SPACES ARE 8' x 18' WITH COMMON 8' WIDE ACCESS AISLE

NOTES:

A VARIANCE IS BEING REQUESTED TO ALLOW A REAR YARD SETBACK OF 8.75' IN LIEU OF THE REQUIRED 30' IN ACCORDANCE WITH SECTION 204.4.C.5 AND TO ALLOW A LANDSCAPE BUFFER OF 2.70' IN LIEU OF THE REQUIRED 10' IN ACCORDANCE WITH SECTION 204.4.C.9.2 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY.

A SPECIAL EXCEPTION IS BEING REQUESTED TO ALLOW CONSTRUCTION OF A 3,890 S.F. OFFICE BUILDING ADDITION IN ACCORDANCE WITH SECTION 204.3.B.2a OF THE ZONING REGULATIONS OF BALTIMORE COUNTY.

A SPECIAL HEARING IS BEING REQUESTED TO DETERMINE IF THE PROPOSED BUILDING CONNECTION (SMOKERS PAVILION) CONSTITUTES AS A BUILDING ADDITION IN ACCORDANCE WITH SECTION 500.7 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY.



LOCATION PLAN
SCALE: 1" = 50'

#2011-0323-SPHXA

NO.	DATE	REVISIONS	BY

DRAWING: PLAN TO ACCOMPANY
ZONING SPECIAL EXCEPTION, SPECIAL
HEARING, AND VARIANCE REQUEST

PROJECT:

8820 OLD HARFORD ROAD
PLAN #
PDM #

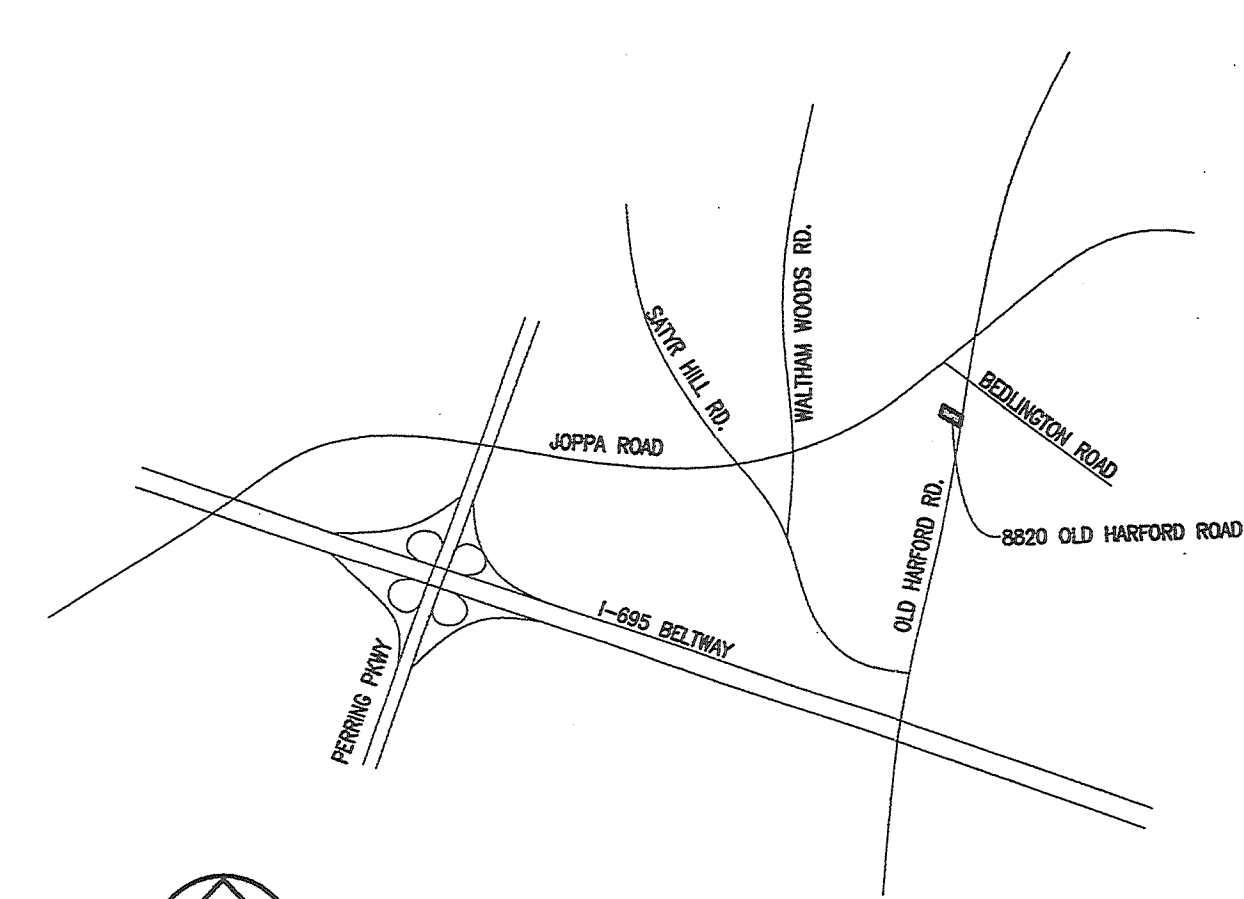
BALTIMORE COUNTY, MD 9TH ELECTION DISTRICT

ENGINEER:
Development & Design Solutions, LLC
Consultants, Engineers and Planners
3202 Acton Road - Baltimore, Maryland 21234
Phone: (410)905-0778 - Fax: (443)725-4103

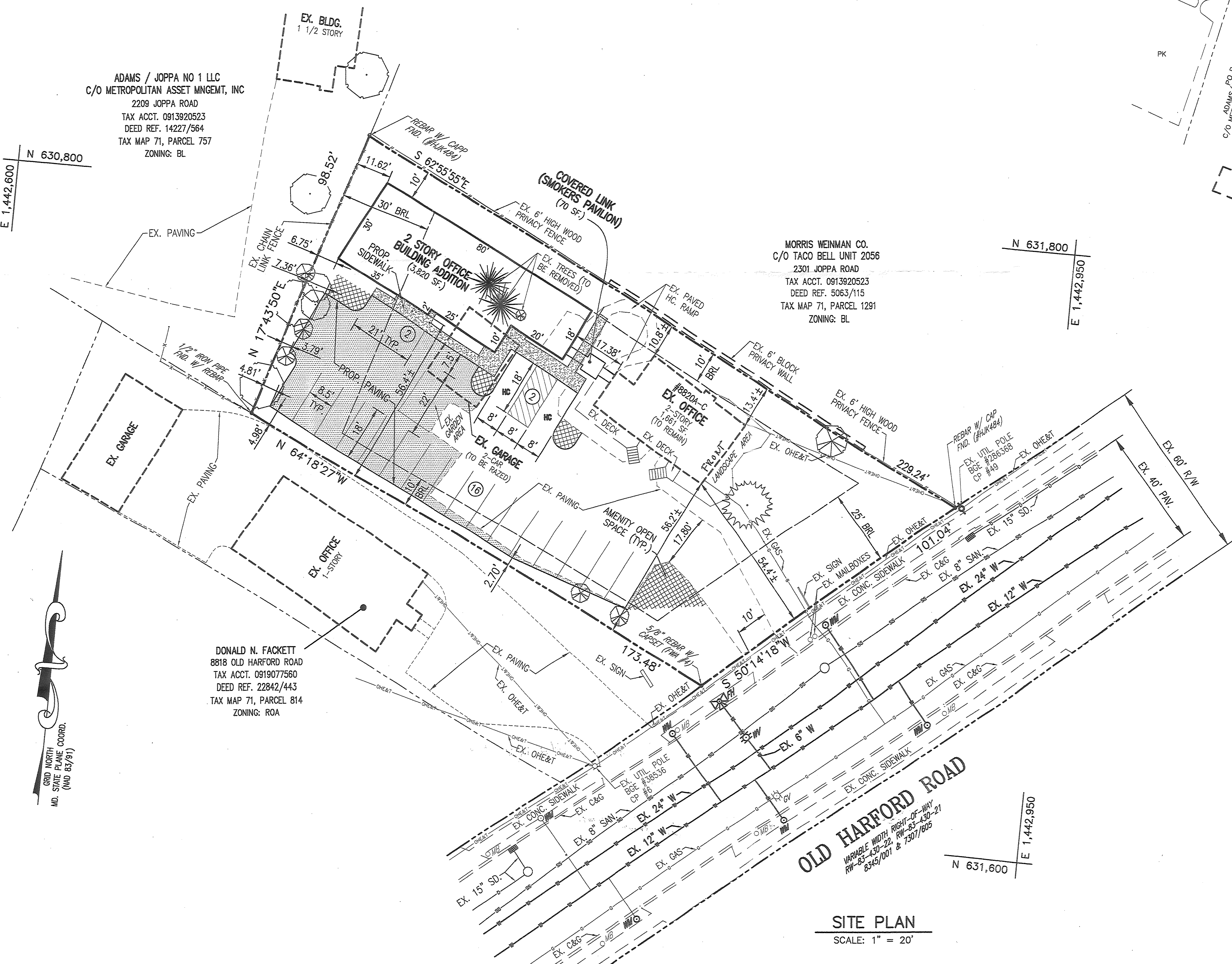
DESIGNED: RWG
DRAWN: EBJ
CHECKED: RWG
DATE: 12-01-10
SCALE: 1"=20'

DRAWING NO: VP-1
SHEET NO: 1 OF 1

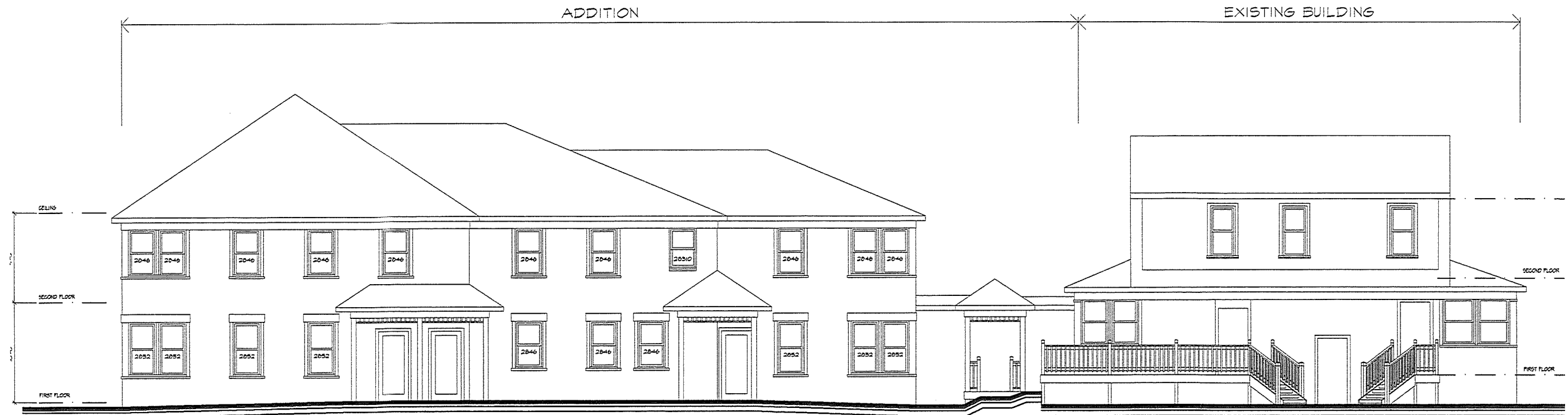
Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License #10023 Expiration Date: 4/30/11



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 20'



1 LEFT SIDE (SOUTH) ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 REAR (WEST) ELEVATION
A3 SCALE: 1/4" = 1'-0"



3 FRONT (EAST) ELEVATION
A3 SCALE: 1/4" = 1'-0"

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Revised	By	Date

No.	Reason	Date

Drawn by RWG	Issued 03/31/09
Sheet Title Front and Side Elevations	Sheet Number A3

A3

PETITIONER'S
EXHIBIT NO. 2