

Jeffrey N Perlow

From: Jeffrey N Perlow
Sent: Friday, October 21, 2016 1:35 PM
To: Yvonne S. DeLoatch
Cc: Carl Richards Jr
Subject: 8032 Belair Road (Building Permit # B914919)
Attachments: 20110342.pdf

Good Afternoon Yvonne,

The approval of the permit for this site, B914919, was based on the misrepresentation that the existing and proposed uses were the same. In this case, it was represented that the existing use was a "feed store" and the proposed use was a "meat/butcher shop" (both considered the same retail/mercantile type of use under the zoning regulations). However, in fact, the existing use was a 2 story office building occupied by an insurance company office and an internet only vendor's office as is confirmed on Page 2, Paragraph 2 of the Administrative Law Judge's order in Zoning Case # 2011-0342-SPHA (copy of order attached). The existing office building use is also confirmed in the site plan submitted for the aforementioned Zoning Case (see page 37 of the attachment). Regardless, the engineer and contractors are aware of the issues and are working with the property owner in attempt to resolve them, including, but not limited to filing a petition for a new zoning hearing to amend the prior zoning order and prior site plan relative to the property and the shortage of parking. I hope that this explains the zoning requirements in sufficient detail. If you have any questions, please feel free to contact me at extension x3391.

Thanks so much!

Jeff Perlow, Planner II
Zoning Review Office, PAI

11/9/2016 - Building Permit Rescinded by Karen Lewis
of Permit Processing Office Based On Above,
Jeff Perlow

2011-0342-SPH

PANEL BP1003M

TIME: 09:15:48 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/01/2016
DATE: 10/21/2016 GENERAL PERMIT APPLICATION DATA AMF 09:35:13

PERMIT #: B914919 PROPERTY ADDRESS
RECEIPT #: A734109 8032 BELAIR RD
CONTROL #: C- SUBDIV: SW COR PUTTY HILL AVE
XREF #: B914919 TAX ACCOUNT #: 1411047727 DISTRICT/PRECINCT 14 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 162.00 NAME: 8032 BELAIR ROAD LLC
PAID: 162.00 ADDR: 8032 BELAIR RD 21236
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/23/2016 NAME: DAVID FERRARA
ISSUED: 06/21/2016 COMPANY: 8032 BELAIR ROAD LLC
OCCPNY: ADDR1: 3747 ROCK RUN RD
FINAL INSPECT: ADDR2: HAVRE DE GRACE, MD 21078
INSPECTOR: 14C PHONE #: 443-468-9804 LICENSE #:
NOTES: VLC/AF..WORDING CHGE PER HEALTH DEPT 6/1/2016

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:16:08 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/01/2016
DATE: 10/21/2016 BUILDING DETAIL 1 VLC 09:34:15

DRC#

PERMIT # B914919 PLANS: CONST 00 PLOT 0 PLAT 0 DATA 0 EL 1 PL 1
TENANT NUNNALLY BROTHERS

BUILDING CODE: CONTR: OWNER

IMPRV 3 ENGNR:

USE 19 SELLR:

FOUNDATION BASE WORK: INT ALTS TO INSTALL (2) WALK-IN COOLERS,
THREE COMPARTMENT SINK, HAND SINK, (4) FREEZER
CONSTRUC FUEL SEWAGE WATER UNITS AND (3) REFRIGERATOR UNITS. SEPARATE
1E 1E PERMIT REQ'D FOR ANY ADD'L WORK.

CENTRAL AIR

ESTIMATED COST

15K PROPOSED USE: MEAT/BUTCHER SHOP AND ALTERATIONS

OWNERSHIP: 1 EXISTING USE: FEED STORE

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:16:15 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/01/2016
DATE: 10/21/2016 BUILDING DETAIL 2 VLC 09:34:15

PERMIT #: B914919	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR:	SIZE: 0.582AC
	WIDTH:	FRONT STREET:
GARBAGE DISP:	DEPTH:	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: NC
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: NC
	CORNER LOT:	

ZONING INFORMATION

DISTRICT:	BLOCK:	LAND:	0337500.00
PETITION:	SECTION:	IMPROVEMENTS:	0379200.00
DATE:	LIBER:	TOTAL ASS.:	
MAP:	FOLIO:		
	CLASS: 06		

ASSESSMENTS

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

TIME: 09:16:23 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/21/2016
DATE: 10/21/2016 APPROVALS DETAIL SCREEN KLL 12:53:55

PERMIT #: B914919 CONTROL #: C-

AGENCY	DATE	CODE	COMMENTS
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BLD PLAN	05/23/2016	01	ALB/AF
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FIRE	05/23/2016	01	ALB/AF
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ENVRMNT	06/20/2016	01	FOOD-MM/JWL BI INFORMED OF CHANGES
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PERMITS	06/21/2016	01	KLL
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01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

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

W side of Belair Road, 53 feet SW of
Putty Hill Avenue
14th Election District
6th Councilmanic District
(8032 Belair Road)

8032 Belair Road, LLC, *Legal Owner*
Robert Stichel, *Contract Purchaser*
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2011-0342-SPHA**

* * * * *

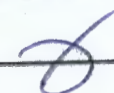
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by 8032 Belair Road, LLC, the legal property owners, and Robert Stichel, the contract purchaser. Petitioners are requesting Variance relief from Sections 409.6.2, 409.8.A.4 and 409.4.A of the B.C.Z.R. to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet, and to permit a one-way travel lane 8 feet wide in lieu of the required 12 feet, respectively. In the alternative, Petitioners are requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve Petitioners' Exhibit #1 as a "modified parking plan" pursuant to Section 409.12 of the B.C.Z.R. 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 David Ferrara, Sr. for 8032 Belair Road, LLC, Robert Stichel, and David Billingsley with Central Drafting & Design, Inc., who is assisting the Petitioners in the process.

ORDER RECEIVED FOR FILING

Date 7-13-11

By 

It should be noted that this matter came to the OAH as a result of a complaint registered with the Code Enforcement Division of the Department of Permits, Approvals and Inspections¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioner April 26, 2011, for failure to obtain the required building permits and inspections. Hence, Petitioner filed for variance relief which, if granted, would render moot the Code Enforcement citation.

Testimony and evidence revealed that the subject property is zoned BL-AS (with an extremely small portion zoned DR 5.5) and is situated at the corner of Belair Road and Putty Hill Avenue. The site for many years was used as a grain and feed store known as Lingard E. Klein Co. See Petitioner's Exhibit 6. That operation continued until some time in 1999, at which time the property was purchased by 8032 Belair Road, LLC. At present, the two story office building on the site is occupied by an insurance business and an internet vendor that sells baskets and related items. The one story retail portion of the site, comprising approximately 3,500 square feet, is being leased by Mr. Stichel, who proposes to sell crabs and seafood at the location. Mr. Stichel testified that of that space, only about 500 square feet would be dedicated to the retail sale of seafood, with the remaining square footage used for coolers, sinks, steamers and other equipment to receive and prepare the seafood for sale. Even so, Baltimore County zoning officials informed Mr. Stichel the parking calculations for the use would deem the entire 3,500 square feet dedicated to retail sales.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition from any Baltimore County agency or other recommendations concerning the requested relief.

¹ Case No: CO-0092360

ORDER RECEIVED FOR FILING

Date 7-13-11

By [Signature]

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

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 and parking have remained unchanged for nearly 10 years, and there was no testimony or evidence presented to suggest a parking shortage has existed at the location. In addition, the retail feed store occupied the entire first floor area with goods and merchandise, and in all probability was a more intense retail commercial use than a seafood market, which will not even be open all year round. None of the adjoining businesses opposed the request, which is further evidence that the on-site parking is sufficient and has not spilled over onto adjoining lots.

I further find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship inasmuch as Mr. Stichel would be unable to operate his store. Finally, I find the variance can be granted in strict 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.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 13 day of July, 2011 that Petitioners' Variance request from Sections 409.6.2, 409.8.A.4 and 409.4.A of the B.C.Z.R. to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet, and to permit a one-way travel lane 8 feet wide in lieu of the required 12 feet respectively, be and is hereby GRANTED;

ORDER RECEIVED FOR FILING

Date 7-13-11

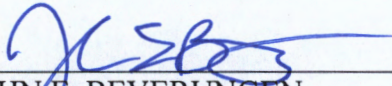
By [Signature]

IT IS FURTHER ORDERED that Petitioners' Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) is DISMISSED AS MOOT, given the above grant of variance relief.

The relief granted herein is subject to the following condition:

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.

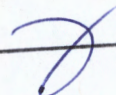
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 7-13-11

By 

KEVIN KAMENETZ
County Executive



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

July 12, 2011

DAVID FERRARA, SR.
8032 BELAIR ROAD, LLC
3747 ROCK RUN ROAD
HAVRE DE GRACE, MD 21078

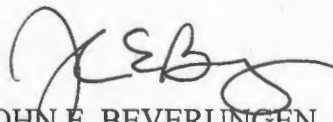
Re: Petition for Special Hearing and Variance
Case No. 2011-0342-SPHA
Property: 8032 Belair Road

Dear Mr. Ferrara:

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, Approvals and Inspections. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

Enclosure

c: Robert Stichel, 7123 Greenbank Road, Baltimore MD 21220
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8032 BELAIR ROAD
which is presently zoned BL-AS

DEED REFERENCE: L.14096 F. 444 TAX ACCT. # 1411047727

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,

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 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:

ROBERT STICHEL

Name - Type or Print

Signature

7123 GREENBANK RD (410) 207-1070

Address Telephone No.

BALTO MD 21220
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

By

State

Zip Code

ORDER RECEIVED FOR FILING
Date 7-13-11

Legal Owner(s):

8032 BELAIR ROAD LLC

Name - Type or Print

Signature

DAVID A. BILLINGSLEY SR.

Name - Type or Print

Signature

3747 ROCK RUN RD.

Address Telephone No.

HAYRE DE GRACE MD 21078
City State Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address Telephone No.

EDGEWOOD MO. 21040
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 5-23-11

Case No. 2011-0342SPHA
REV 9/15/98

JP

SPECIAL HEARING

In the alternative, the subject parking scheme as shown on Petitioner's Exhibit No. 1 as a "modified parking plan" pursuant to Section 409.12.B (BCZR)



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 8032 BELAIR ROAD

which is presently zoned BL-AS & DR 5.5

Deed Reference: 14096 / 444 Tax Account # 1411047737

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

SEE ATTACHED

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 PRESENTED 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:

ROBERT STICHEL

Name - Type or Print

Signature

7123 GREENBANK RD. (410) 207-1070

Address

Telephone No.

BALTO

MD.

21220

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

State

Zip Code

Legal Owner(s):

8032 BELAIR ROAD LLC

Name - Type or Print

Signature

DAVID A. BILLINGSLEY

Name - Type or Print

Signature

3747 ROCK RUN RD.

Address

Telephone No.

HAYRE DE GRACE

MD.

21078

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by J. Carr

Date 5.23.11

Case No. 2011-0342 SPHA

VARIANCE

409.6.2, 409.8.A.4 and 409.4.A (BCZR) to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet and to permit a one-way travel lane 8 feet wide in lieu of the required 12 feet respectively.

ZONING DESCRIPTION

8032 BELAIR ROAD

Beginning at a point on the west side of Belair Road, U.S. Route 1 (112.92 feet wide), distant 53 feet southwest of it's intersection with the center of Putty Hill Avenue, thence (1) S 46 20 W 135 feet , more or less (2) S 48 57 E 18 feet, more or less (3) S 46 20 W 25 feet (4) N 48 57 W 145 feet, more or less (5) N 19 45 E 106 feet, more or less (6) along a curve to the right for a distance of 170 feet, more or less and (7) along a curve to the right for a distance of 62 feet, more or less to the place of beginning.

Containing 25,295 square feet or 0.581 acre, more or less.

Being known as 8032 Belair Road. Located in the 14TH Election District, 6TH Councilmanic District of Baltimore County, Md.



"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. 15453, Expiration Date: July 2, 2011."

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0342 SPHA
Petitioner: ROBERT STICHEL
Address or Location: 8032 BELAIR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT STICHEL
Address: 7123 GREENBANK RD.
BALTO., MD. 21220
Telephone Number: (410) 207-1070

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: # 2011-0342-SPHA

8032 Belair Road

W/side of Belair Road, 53 feet +/- S/west of Putty Hill Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): 8032 Belair Road, LLC

Contract Purchaser: Robert Stichel

Variance: to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet and to permit a one-way travel lane 8 feet wide in lieu of the required 12 feet respectively. **Special Hearing:** for in the alternative, the subject parking scheme as shown on Petitioner's Exhibit No. 1 as a "modified parking plan" pursuant to Section 409.12.B.

Hearing: Wednesday, July 6, 2011 at 2:30 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/6/680 June 21

279107

CERTIFICATE OF PUBLICATION

6/23/ 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 6/21/ 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

RE: Case No. 2011-0342-SPHA

Petitioner/Developer _____

DAVE BILLINGSLEY

Date Of Hearing/Closing: 7/6/11

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 8032 BELAIR RD

This sign(s) were posted on June 20, 2011
Month, Day, Year

Sincerely,

Martin Ogle 4/20/11

Signature of Sign Poster and Date

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

ZONING NOTICE

CASE # 2011-0342-SPHA

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

ROOM 205 JEFFERSON BUILDING 105

PLACE: WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: WEDNESDAY, JULY 6, 2011
AT 2:30 P.M.

REQUEST: VARIANCE TO PERMIT 10 PARKING SPACES IN LIEU
OF THE REQUIRED 31 SPACES, TO PERMIT PARKING
SPACES AS CLOSE AS 5 FEET FROM A STREET RIGHT-OF-WAY IN
LIEU OF THE REQUIRED 8 FEET AND TO PERMIT A ONE-WAY TRAVEL
LANE 8 FEET WIDE IN LIEU OF THE REQUIRED 12 FEET RESPECTIVELY.
SPECIAL HEARING: FDC IN THE ALTERNATIVE, THE SUBJECT PARKING
SCHEME AS SHOWN ON PETITIONER'S EXHIBIT NO. 1 AS A
"MODIFIED PARKING PLAN" PURSUANT TO SECTION 407.12.B.

FOOTCANDLES DUE TO WEATHER OR OTHER CONDITIONS MAY BE REQUIRED AS NECESSARY
TO SAFELY VIEW SIGN. CALL 410-326-2300

TO NOT VIOLATE THIS SIGN AND PAY \$100.00 FINE IF VIOLATION UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

06/20/2011

myalish 6/20/11

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 21, 2011 Issue - Jeffersonian

Please forward billing to:
Robert Stichel
7123 Greenbank Road
Baltimore, MD 21220

410-207-1070

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: 2011-0342-SPHA

8032 Belair Road

W/side of Belair Road, 53 feet +/- S/west of Putty Hill Avenue

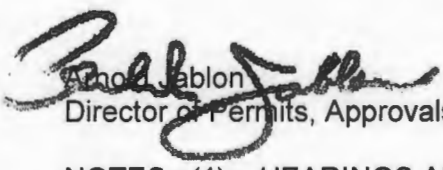
14th Election District – 6th Councilmanic District

Legal Owners: 8032 Belair Road, LLC

Contract Purchaser: Robert Stichel

Variance to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet and top permit a one-way travel lane 8 feet wide in lieu of the required 12 feet respectively. Special Hearing for in the alternative, the subject parking scheme as shown on Petitioner's Exhibit No. 1 as a "modified parking plan" pursuant to Section 409.12.B.

Hearing: Wednesday, July 6, 2011 at 2:30 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 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: 2011-0342-SPHA

8032 Belair Road

W/side of Belair Road, 53 feet +/- S/west of Putty Hill Avenue

14th Election District – 6th Councilmanic District

Legal Owners: 8032 Belair Road, LLC

Contract Purchaser: Robert Stichel

Variance to permit 10 parking spaces in lieu of the required 31 spaces, to permit parking spaces as close as 5 feet from a street right-of-way in lieu of the required 10 feet and top permit a one-way travel lane 8 feet wide in lieu of the required 12 feet respectively. Special Hearing for in the alternative, the subject parking scheme as shown on Petitioner's Exhibit No. 1 as a "modified parking plan" pursuant to Section 409.12.B.

Hearing: Wednesday, July 6, 2011 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Robert Stichel, 7123 Greenbank Road, Baltimore 21220
David Fornana, 8032 Belair Road, LLC, 3747 Rock Run Road, Havre de Grace 21078
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 21, 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.



KEVIN KAMENETZ
County Executive

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

June 20, 2011

Mr. David Fornana
8032 Belair Road LLC
3747 Rock Run Road
Havre de Grace 21078

RE: Case Number 2011-0342-SPHA, 8032 Belair Road

Dear Mr. Fornana,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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
Robert Stichel, 7123 Greenbank Road, Baltimore, MD 21220
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood, MD 21040

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 31, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2011
Item Nos. 2011-336, 337, 338, 341, 342,
And 343.

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-06132011 -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: 5-31-11

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

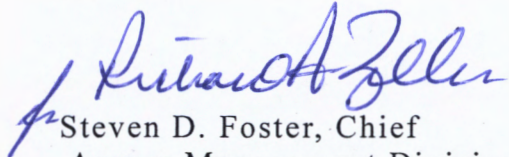
RE: Baltimore County
Item No. 2011-0342-SPHA
Special Hearing Variance
8032 Belair Rd. LLC / David Fernandez /
Bob's Seafood Company,
8032 Belair Road.

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5-26-11. A field inspection and internal review reveals that an entrance onto US consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2011-0342-SPHA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com





KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 26, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **May 30, 2011**

Item No.:

Special Hearing: 2011-0311-SPHA, 2011-0342-SPHA.

Administrative Variance: 2011-0336A, 2011-0338A.

Variance: 2011-0311-SPHA, 2011-0337A, 2011-0341A, 2011-0342-SPHA, 2011-0343A.

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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
8032 Belair Road; W/S Belair Road,
53' SW of Putty Hill Avenue
14th Election & 6th Councilmanic Districts
Legal Owner(s): 8032 Belair Road, LLC
Contract Purchaser(s): Robert Stichel
Petitioner(s)

* BEFORE THE
* ADMINISTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2011-342-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAY 26 2011

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 21 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: June 21, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-342-SPHA
Address 8032 Belair Road
(8032 Belair Road, LLC Property)

Zoning Advisory Committee Meeting of May 30, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2011-0342-SBHA

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 7, 2011

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-03425PHA
Legal Owner/Petitioner: 8032 Belair Road, LLC/ David Ferrara
Contract Purchaser: N/A
Property Address: 8032 Belair Road
Location Description:

VIIOLATION INFORMATION: Case No. CO0092360/FA0024383
Defendants: 8032 Belair Road, LLC/ David Ferrara

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Lew Mayer Inspections	111 W. Chesapeake Avenue Room G21

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | |
|-------------------------------------|---|
| ☐ | 1. Complaint letter/memo/email/fax (if applicable) |
| ☐ | 2. Complaint Intake Form/Code Enforcement Officer's report and notes |
| ☒ | 3. State Tax Assessment printout |
| ☐ | 4. State Tax Parcel Map (if applicable) |
| ☐ | 5. MVA Registration printout (if applicable) |
| ☐ | 6. Deed (if applicable) |
| ☐ | 7. Lease-Residential or Commercial (if applicable) |
| ☐ | 8. Photographs including dates taken |
| ☒ | 9. Correction Notice/Code Violation Notice |
| ☐ | 10. Citation and Proof of Service (if applicable) |
| ☐ | 11. Certified Mail Receipt (if applicable) |
| ☐ | 12. Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☒ | 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/rw
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

14

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No.	Property No.	Zoning
C00092360	1411047727	EA0024383

Name(s): 8032 BELAIR RD LLC
c/o DAVID FERRARO

Address: 21 DARLINGTON RD, Level MD 21078

Violation Location: 8032 BELAIR RD 81236

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BALTIMORE COUNTY CODE 2003-BUILDING REGULATIONS
ARTICLE 35 SUBTITLE 3 SECT. 35-2-301, 304
INTERNATIONAL BUILDING CODE 105.1-110, 1-111.1
BALT. COUNTY COUNCIL BILL 47-10 PART 115.1-106.1

FAILURE TO OBTAIN BUILDING PERMIT FOR CHANGE OF
OCCUPANCY FROM WAREHOUSE TO SEAFOOD CARRY-OUT
FAILURE TO OBTAIN REQUIRED INSPECTIONS
FAILURE TO OBTAIN CERTIFICATE OF OCCUPANCY PRIOR TO USE

OBTAIN BUILDING PERMIT FOR CHANGE OF OCCUPANCY TO
FOOD CARRY-OUT
OBTAIN ALL REQUIRED INSPECTIONS
OBTAIN CERTIFICATE OF OCCUPANCY BEFORE USE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 5/12/11	DATE ISSUED: 4/26/11
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: LEW MAYER

INSPECTOR: Lewis Mayer

520

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 5/12/11	DATE ISSUED: 4/26/11
--------------------------	-------------------------

INSPECTOR: Lewis Mayer / Lewis Mayer

DATE: 06/03/2011

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:04:11

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
14 11 047727	14	1-0	06-00	N	NO		04/20/11

8032 BELAIR ROAD LLC

DESC-1.. IMPS.582 AC WS BELAIR R

DESC-2.. SW COR PUTTY HILL AVE

3747 ROCK RUN RD

PREMISE. 08032 BELAIR

RD

00000-0000

HAVRE DE GRACE

MD 21078-1127

FORMER OWNER: KLEIN LINGARD F,JR

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	409,500	337,500				
IMPV:	147,200	250,900	TOTAL..	577,832	577,832	567,266
TOTL:	556,700	588,400	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 09/06 09/09

---- TAXABLE BASIS ---- FM DATE

ASSESS: 577,832 11/16/09

ASSESS: 567,266

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Debra Wiley - Case No. 2011-0342-SPHA (8032 Belair Road)

From: Debra Wiley
To: Mayer, Lewis
Date: 6/30/2011 9:48 AM
Subject: Case No. 2011-0342-SPHA (8032 Belair Road)

Good Morning,

In reviewing the case file for the above, it's noted in the code violation packet that you are to be notified of the hearing date. Since I didn't see any e-mail or handwritten notes to reflect same, this will serve as your notification from our office:

Wednesday, July 6th @ 2:30 PM - Room 205 - Jefferson Bldg.

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CASE NAME 8032 BELAIR RD
CASE NUMBER 2011-0342
DATE 7/8/11

[illegible]

PETITIONER'S EXHIBITS

**8032 BELAIR ROAD
CASE NO. 2011-0342-SPHA**

1. PLAT TO ACCOMPANY PETITION DATED APRIL 5, 2011 (NO CHANGES)
2. M.D.A.T. REAL PROPERTY DATA SEARCH
3. DEED OF RECORD DATED MAY 20, 1999; LIBER 14096 FOLIO 444
4. BALTIMORE COUNTY ZONING MAP NO. 081C1
5. AERIAL PHOTO
6. PHOTO OF FRONT OF SITE WHILE OPERATING AS RETAIL FEED STORE
7. PORTION OF BALTIMORE COUNTY SEWER PLAN NO. 1964-1066 SHOWING SITE



Please return to:
Guaranteed Title &
Escrow Company
Suite 270
8181 Professional Place
Landover, MD
20785-7218

File No.

99113704

0014096 444

①

THIS DEED

14-11-047727 14-11-047728
Tax Account No./Parcel Identifier

Made this 20th day of May, 1999, by and between Lingard F. Klein, Jr., party of the first part, and 8032 Belair Road LLC, party of the second part.

WITNESSETH, that in consideration of the sum of \$438,000.00, receipt of which is hereby acknowledged, and which party of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in Fee Simple as sole owner, all that property situate in Baltimore County, State of Maryland, described as:

BEGINNING, for the first thereof at a point formed by the intersection of the northwest side of the Belair Road with the centre line of the County Road (Putty Hill Avenue); and running thence binding on the northwest side of the Belair Road as the same now bears to the magnetic meridian South 46 degrees 20 minutes west 180 feet to an iron pipe now planted on the northwest side of said Road; thence leaving the Belair Road and running for a line of division through the land of said Grantors the two following courses and distances, to wit:- north 48 degrees 57 minutes east 170-79/100 feet to an iron pipe; and north 19 degrees 45 minutes east 75-90/100 feet to an iron pipe now planted on the south side of the County Road aforesaid; still continuing the same course and and passing over said pipe north 19 degrees 45 minutes east 15 feet to the centre line of said Road; and thence running and binding on the centre line of the County Road (Putty Hill Avenue) the two following courses and distances: south 84 degrees 50 minutes east 163-5/10 feet from a marble stone now planted on the south side of said Road; and south 47 degrees 50 minutes east 87-61/100 feet to the place of beginning.

BEGINNING for the second thereof at an iron pipe now planted at the end of the second line of the land described in a deed from George A. Klein and wife to Lingard F. Klein and wife; and running thence binding reversely on said line, south 48 degrees 57 minutes east 170/79 feet to the northwest side of the Belair Road; thence running and binding on the northwest side of the Belair Road, south 46 degrees 20 minutes west 25 feet; thence running for new divisional lot lines through the land of said grantors the two following courses and distances, viz: north 48 degrees 57 minutes west 158.79 feet and north 19 degrees 45 minutes east 26.72 feet to the place of beginning.

BEING the same land which by Deed dated May 2, 1973 and recorded among the Land Records of Baltimore County, Maryland in Liber 5363, folio 426 was granted and conveyed by Lingard F. Klein, Jr., Personal Representative of the Estate of Elizabeth C. Klein, late of Baltimore County, Maryland, deceased to Lingard F. Klein, Jr.

SAVING AND EXCEPTING the area of land described in a Deed from Lingard F. Klein and his wife to the State Roads Commission of Maryland made on October 8th, 1941 and recorded in Liber 1195, folio 92 among the Land Records of Baltimore County, Maryland.

SAVING AND EXCEPTING the area of land described in a Deed from Lingard F. Klein, Jr. to The State of Maryland to the use of the State Highway Administration of the Department of Transportation executed on April 11, 1991 and recorded in Liber 8762, folio 628 among the Land Records of Baltimore County, Maryland.

PETITIONER'S
EXHIBIT NO. **3**

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed together with the buildings, and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party of the second part as sole owner, in fee simple.

REVIEWED SDAT
BY **37627-99** DATE

1412021525

4104

4106

1413058570

1415081170

1408080075

20060409

DR 5.5

1418052720

19980417

PUTTY HILL AVE

ROLLING VIEW GREEN (PDM File/Project # 14-257)

SITE

NE 8-F

8032
1411047727

BL/AS

6 CD

8030

1416090252

2200000481

80221411047900

3020

1423018070

1403051720

8031

BR
PETITIONER'S
EXHIBIT NO. 4

South Perry hall - White Marsh Area - South of Ridge Road (Not subject to 75' lot width)

1407016880

BALTIMORE CO. ZONING MAP 081C1



PETITIONER'S
EXHIBIT NO. 5





1423078080

4104

20060409

1408080075

4106

1413058570

1415081170

1412021525

DR 5.5

1418052720

19980417

PUTTY HILL AVE

ROLLING VIEW GREEN (PDM File/Project # 14-257)

BELAIR RD

1900007909

081C1

SITE

NE 8-F

14 ED

8032
1411047727

BLAS

6 CD

BELAIR RD

BR A

8030

1416090252

220000481

8022 1411047900

1403051720

8031

BR

8027

1408056370

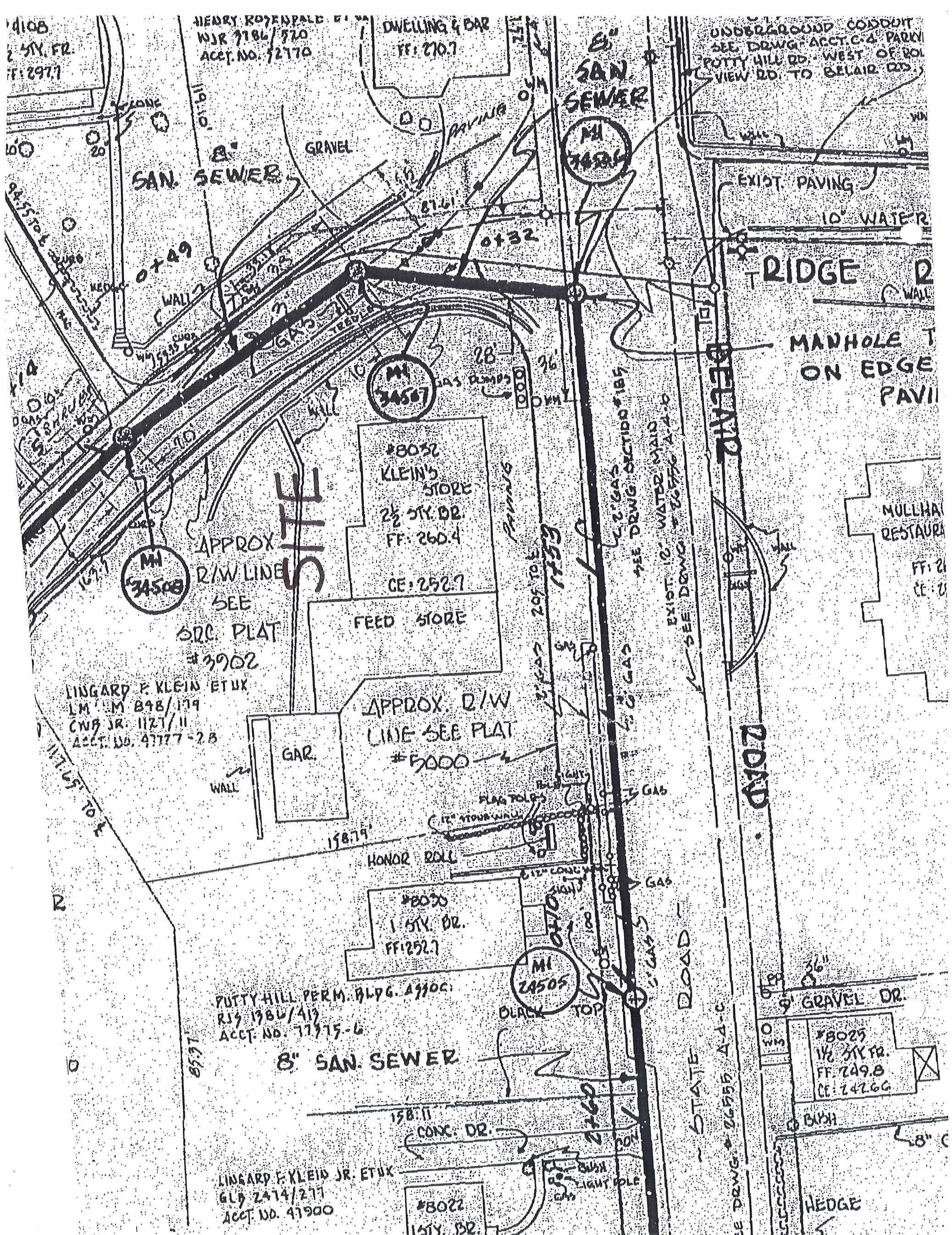
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8020

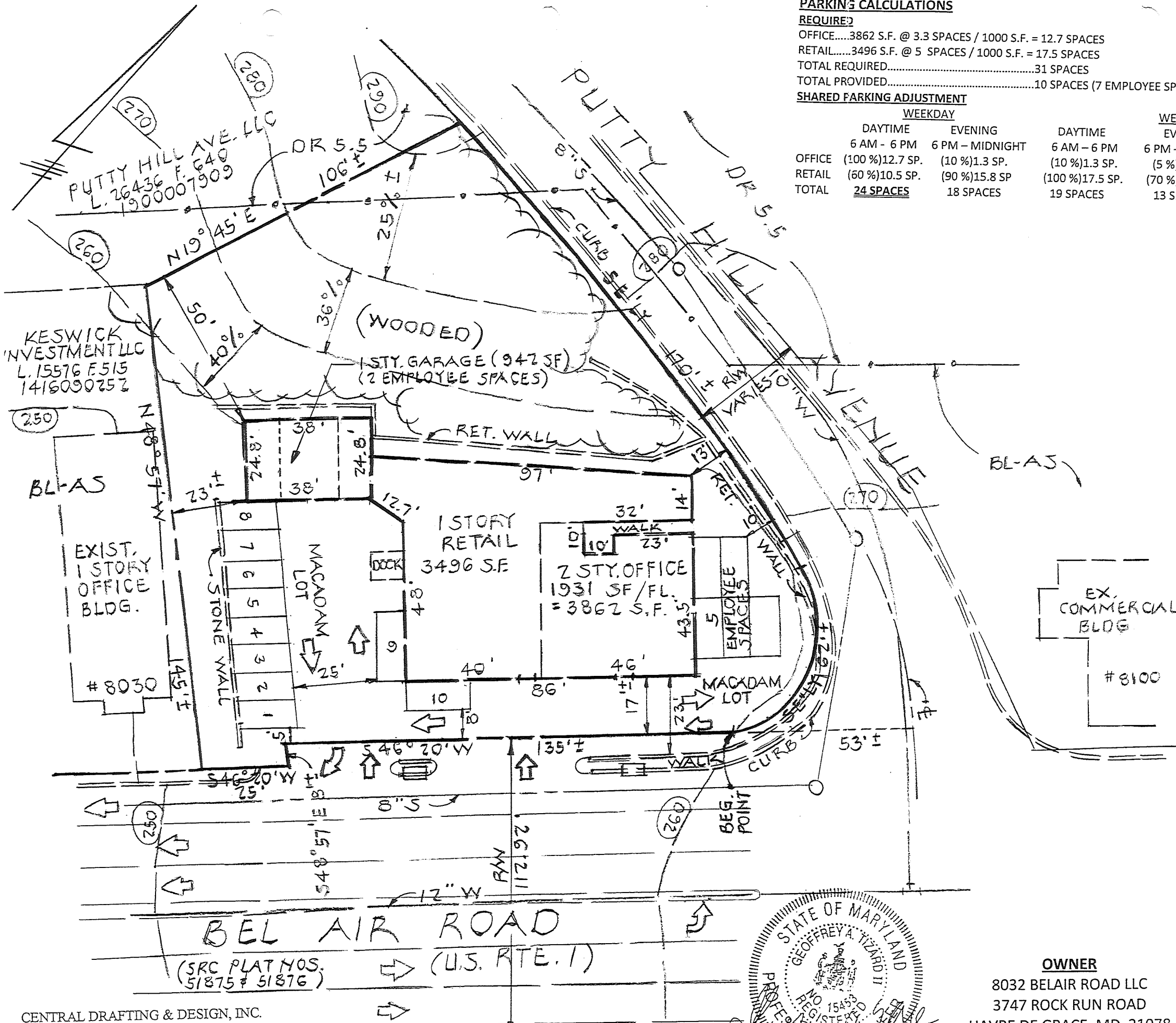
1423018070

South Perry hall - White Marsh Area - South of Ridge Road (Not subject to 75' lot width)

1407016880



PORTION OF BALTIMORE COUNTY
SEWER PLAN 1964-1066



PARKING CALCULATIONS

REQUIRE:

OFFICE.....3862 S.F. @ 3.3 SPACES / 1000 S.F. = 12.7 SPACES

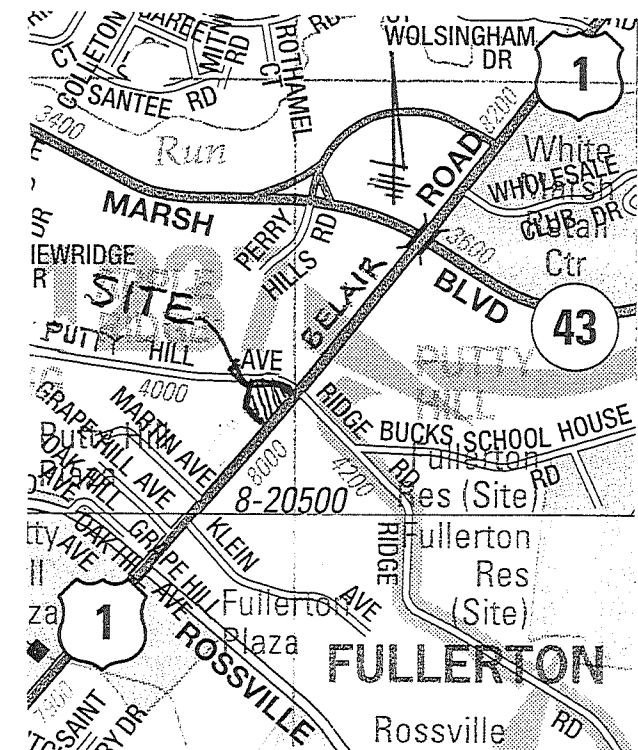
RETAIL.....3496 S.F. @ 5 SPACES / 1000 S.F. = 17.5 SPACES

TOTAL REQUIRED.....31 SPACES

TOTAL PROVIDED.....10 SPACES (7 EMPLOYEE SPACES NOT INCLUDED)

SHARED PARKING ADJUSTMENT

	WEEKDAY		WEEKEND		
	DAYTIME 6 AM - 6 PM	EVENING 6 PM - MIDNIGHT	DAYTIME 6 AM - 6 PM	EVENING 6 PM - MIDNIGHT	NIGHTTIME MIDNIGHT - 6 AM
OFFICE	(100 %)12.7 SP.	(10 %)1.3 SP.	(10 %)1.3 SP.	(5 %)0.6 SP.	(5 %)0.6 SP.
RETAIL	(60 %)10.5 SP.	(90 %)15.8 SP.	(100 %)17.5 SP.	(70 %)12.3 SP.	(5 %)0.9 SP.
TOTAL	<u>24 SPACES</u>	18 SPACES	19 SPACES	13 SPACES	2 SPACES



LOCATION PLAN
SCALE 1"=1000'

NOTES

1. ZONING...BL-AS AND DR 5.5 (MAP NO. 081C1)
2. AREA ZONED BL-AS = 24,483 S.F. OR 0.562 ACRE +/-
AREA ZONED DR 5.5 = 812 S.F. OR 0.019 ACRE +/-
TOTAL AREA = 25,295 S.F. OR 0.581 ACRE +/-
3. BUILDING AREA...FIRST FLOOR = 5427 S.F. SECOND FLOOR = 1931 S.F.
GARAGE = 942 S.F.
TOTAL BUILDING AREA = 8300 S.F.
4. FLOOR AREA RATIO8300 / 24,483 = 0.34
5. NO PREVIOUS ZONING HISTORY IS KNOWN
6. PUBLIC WATER AND SEWER IS UTILIZED
7. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
8. NO UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR ARCHEOLOGIC SITES EXIST
9. ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM PUBLIC RIGHTS OF WAY OR RESIDENTIAL PROPERTIES
10. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE BCZR

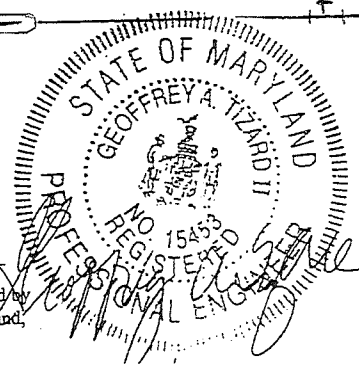
PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING

8032 BELAIR ROAD
ELECTION DISTRICT 14,C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 5, 2011

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

"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. 15453, Expiration Date: July 2, 2011."



OWNER
8032 BELAIR ROAD LLC
3747 ROCK RUN ROAD
HAVRE DE GRACE, MD. 21078
DEED REFERENCE: L.14096 F.444
PROPERTY ACCT. NO. 1411047727

PARKING CALCULATIONS

REQUIRED

OFFICE.....3862 S.F. @ 3.3 SPACES / 1000 S.F. = 12.7 SPACES

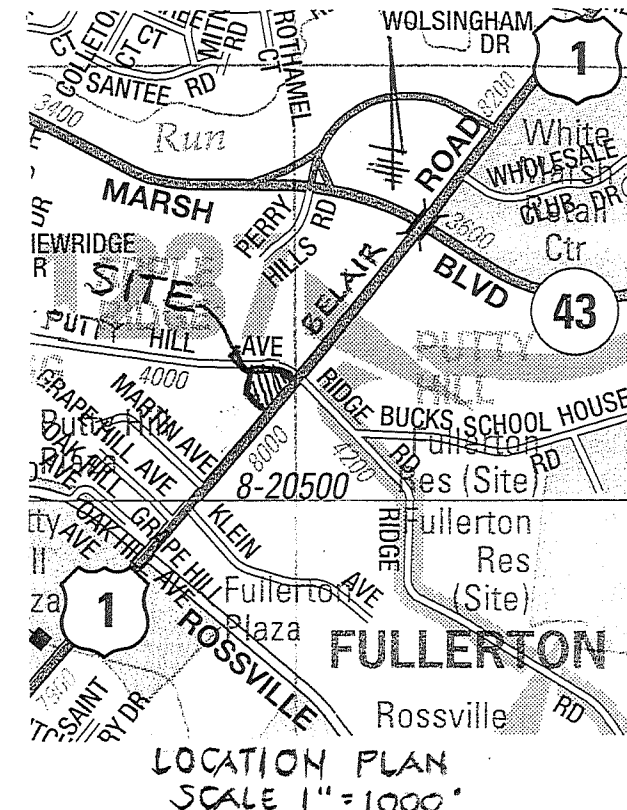
RETAIL.....3496 S.F. @ 5 SPACES / 1000 S.F. = 17.5 SPACES

TOTAL REQUIRED.....31 SPACES

TOTAL PROVIDED.....10 SPACES (7 EMPLOYEE SPACES NOT INCLUDED)

SHARED PARKING ADJUSTMENT

	WEEKDAY		WEEKEND		
	DAYTIME	EVENING	DAYTIME	EVENING	NIGHTTIME
	6 AM - 6 PM	6 PM - MIDNIGHT	6 AM - 6 PM	6 PM - MIDNIGHT	MIDNIGHT - 6 AM
OFFICE	(100 %) 12.7 SP.	(10 %) 1.3 SP.	(10 %) 1.3 SP.	(5 %) 0.6 SP.	(5 %) 0.6 SP.
RETAIL	(60 %) 10.5 SP.	(90 %) 15.8 SP.	(100 %) 17.5 SP.	(70 %) 12.3 SP.	(5 %) 0.9 SP.
TOTAL	24 SPACES	18 SPACES	19 SPACES	13 SPACES	2 SPACES



NOTES

1. ZONING...BL-AS AND DR 5.5 (MAP NO. 081C1)
2. AREA ZONED BL-AS = 24,483 S.F. OR 0.562 ACRE +/-
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GARAGE = 942 S.F.
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10. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE BCZR

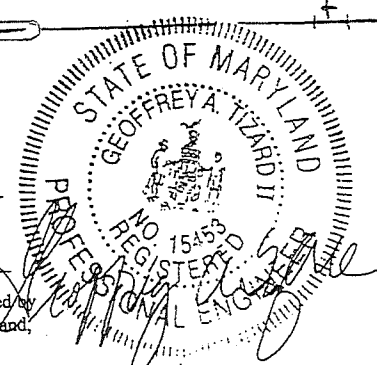
2011-0342

PLAT TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING

**8032 BELAIR ROAD
ELECTION DISTRICT 14,C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 5, 2011**

OWNER

8032 BELAIR ROAD LLC
3747 ROCK RUN ROAD
HAVRE DE GRACE, MD. 21078
DEED REFERENCE: L.14096 F.444
PROPERTY ACCT. NO. 1411047727



"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. 15453, Expiration Date: July 2, 2011."

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

