

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

S side of Frederick Road, 244 feet
W of Nine Mile Circle
1st Election District
1st Councilmanic District
(169 Frederick Road)

John M. Strycula
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0089-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Special Exception filed by John M. Strycula, the property owner. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a modified parking plan (per B.C.Z.R. 409) to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A; to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C; to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.5; and to permit the existing 200 year old building to remain as is and to permit it to be used for the use proposed, including the 11 square foot area of the building wall that is in the RO zone. In addition, Petitioner requests Special Exception relief pursuant to B.C.Z.R. Section 230.3 to allow living quarters in a commercial building. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests were John M. Strycula and Richard Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. Deborah Dopkin, Esquire, appeared as counsel and represented the Petitioner. There were no

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Date 11-21-11

By SMA

Protestants or other interested persons present at the hearing, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Office of Planning made the following comment:

"The Office of Planning is concerned that an 11 foot wide two-way driveway may not be adequate at this particular location because of the steepness of the driveway, the proximity of the driveway to the Frederick Road/River Road intersection, and the high volume of fast moving traffic on Frederick Road. The Administrative Law Judge should consult with the Bureau of Traffic Engineering and Transportation Planning on this matter."

Given that Frederick Road is a state highway (Rt. 144), the State Highway Administration has informed the Petitioner a "District office permit" will be required in connection with the reconstruction of the entrance/exit at the site. See Exhibit 5. I trust the SHA will ensure that the ingress/egress at the site is safe, and I believe their review will address the concerns raised by the Office of Planning. Comments were received from the Department of Environmental Protection and Sustainability which indicate that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). DEPS submitted the following additional comments:

1. A Forest Buffer Easement based upon a DEPS-approved wetland delineation report, steep slopes & erodible soils analysis and Department of Public Works-approved 100-year floodplain must be established on this site.
2. The project, as proposed, will require an administrative variance to the Water Quality Law be granted by the DEPS director.
3. The proposed project may require authorization from State/Federal Agencies for work in the 100-year floodplain.
4. All additional comments above must be addressed prior to issuance of any County permit.

Testimony and evidence offered at the hearing revealed that the subject property is approximately 1/3 acre in size, and is improved by a 200 year old stone house. The Petitioner

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By SMA

recently purchased the home and is undertaking significant renovations. Petitioner plans to operate a bicycle shop on the first floor of the building, with storage in the basement and a tenant living on the second floor, hence the need for special exception relief.

As for the special exception relief, Petitioner's expert Richard Matz testified that the tenant is currently living on the first floor of the home, and will relocate to the second floor when the bike shop opens. Mr. Matz testified that the living quarters in this commercial building would essentially continue the present state of affairs, and would pose no threat to public health, safety or welfare. Mr. Matz further opined that the proposal satisfied each of the factors set forth in B.C.Z.R. §502, and for those reasons I will grant the petition for special exception.

Special hearing relief under B.C.Z.R. §500.7 is sought for approval of a modified parking plan. Mr. Matz testified that the driveway entrance to the rear of the site is only 11 feet wide at its narrowest point, but indicated Petitioner (who also operates a paving company) is hoping to widen the drive to 15 feet if it will not compromise the root beds of two large trees in the area. In any event, Mr. Matz testified that much of the use and "traffic" entering and exiting the site will be by bicycle, not car, especially since the subject property was recently identified by the Baltimore County Pedestrian and Bicycle Access Plan as a "priority" area, See Exhibit 6.

In addition, Mr. Matz explained that the parking drive aisles at the rear of the site are 18 feet and 16 feet respectively, while the B.C.Z.R. requires 20 feet. Again, the engineer opined that more than enough parking existed at the site - - 12 spaces are provided under the plan, see Exhibit 1 - - and that vehicles would have ample room to negotiate turns and safely exit the premises. Finally, Petitioner presented photos depicting ample parking areas just down Frederick Road from his property, which would provide cyclist's who arrived by car (with their bike on a rack) plenty of

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By SMA

alternative venues for parking. In short, I believe Petitioner's proposed parking plan is more than sufficient for the operation proposed, and will therefore grant the special hearing relief.

An additional legal issue concerned the zoning designations for the site. While the vast majority of the site is zoned BL, there is a "sliver" of the property zoned RO. Mr. Matz presented a colored plan showing the small area zoned RO (see Exhibit 2), and he opined -- and I would tend to agree -- that the intent of the 1976 comprehensive rezoning was to have the entirety of the parcel zoned BL, but that property lines were much less accurately drawn at that time. In addition, the RO zoned area is extremely small and is essentially limited to a portion of one of the foundation walls for the structure on the site. The commercial operation (bike shop) is permitted of right in a BL zone, and the operations of that enterprise will be within the BL zone. Even if that were not the case, the RO zoned portion of the site is so inconsequential when compared to the site in its entirety, and would in no event prevent the operation of the bicycle shop at the subject premises.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Exception and Special Hearing requests should be GRANTED.

THEREFORE, IT IS ORDERED this 21 day of November, 2011, by this Administrative Law Judge, that Petitioner's request for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a modified parking plan to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A; to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C; to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.5; and to permit the existing 200 year old building to remain as is and to permit it

ORDER RECEIVED FOR FILING

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By SMA

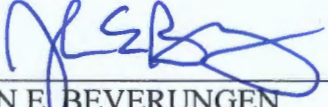
to be used for the use proposed including the 11 square foot area of the building wall that is in the RO zone, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Special Exception request pursuant to B.C.Z.R. Section 230.3 to allow living quarters in a commercial building, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated October 7, 2011, a copy of which is attached hereto and made a part hereof.

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

JB/sma

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Date 11-21-11

By SMA

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
OCT 07 2011
OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: October 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0089-SPHX
Address 169 Frederick Road
(Strycula Property)

Zoning Advisory Committee Meeting of October 3, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains-Sections 33-3-101 through 33-3-120 of the Baltimore County Code (i.e. Water Quality Law).

Additional Comments:

1. A Forest Buffer Easement based upon a DEPS-approved wetland delineation report, steep slopes & erodible soils analysis and Department of Public Works-approved 100-year floodplain must be established on this site.
2. The project, as proposed, will require an administrative variance to the Water Quality Law be granted by the DEPS director.
3. The proposed project may require authorization from State/Federal Agencies for work in the 100-year floodplain.
4. All additional comments above must be addressed prior to issuance of any County permit.

Reviewer: John Russo; Environmental Impact Review

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Date 11-21-11

By SMA



KEVIN KAMENETZ
County Executive

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

November 21, 2011

Deborah C. Dopkin, Esquire
Law Office of Deborah C. Dopkin, P.A.
409 Washington Ave.
Towson, MD 21204

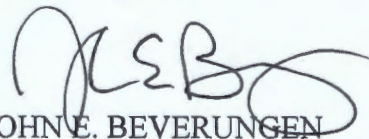
RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
S side of Frederick Avenue, 244 feet W of Nine Mile Circle
1st Election District – 1st Councilmanic District
(169 Frederick Road)
John M. Strycula, *Legal Owner*
CASE NO. 2012-0089-SPHX

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sma
Enclosure



Flood Plain

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 169 Frederick Road which is presently zoned BL, DR-1, and RO
Deed Reference 31019 / 00216 10 Digit Tax Account # 0113553270
Property Owner(s) Printed Name(s) John M. Strycula

CASE NUMBER 2012-0089-SMA Filing Date 9/26/2011 Estimated Posting Date 11/21/11 Reviewer JL
DO NOT SCHEDULE FOR 10-26, 27 or 28

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST) *

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **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

2. ☒ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED

3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

John M. Strycula

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

272 Shakespeare Road, Severna Park, MD

Mailing Address City State

21146 / 443-871-8175 / bravoeandc@yahoo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Deborah Dopkin, Law Office of Deborah C. Dopkin, PA

Name- Type or Print

Signature

409 Washington Avenue, Towson, MD

Mailing Address City State

21204 / 410-821-0200 / DDopkin@DopkinLaw.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richard E. Matz, Colbert Matz Rosenfelt, Inc.

Name - Type or Print

Signature

2835 Smith Avenue, Suite G, Baltimore, MD

Mailing Address City State

21209 / 410-653-3838 / dmatz@cmrengineers.com
Zip Code Telephone # Email Address

REV. 2/23/11

ORDER RECEIVED FOR FILING

Schedule restriction see Date 11-21-11

By SMA

**169 Frederick Road
Petition for Special Hearing and Special Exception – attachment
September 21, 2011**

Special Hearing pursuant to Section 409.12. B. to approve a modified parking plan to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A. and to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C. and to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.5; and

Special Hearing to permit the existing 200-year old building to remain as is, and to permit it to be used for the uses proposed, including the 11 square foot area of the building wall that is in the RO zone; and

Special Exception pursuant to Section 230.3 to allow living quarters in a commercial building.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 169 Frederick Road

Beginning at a point on the south side of Frederick Road, which is of variable width, at a distance 233 feet west of the centerline of Nine Mile Circle. Thence the following courses and distances:

S 45° 29' W 127.8 feet;
N 42° 24' W 125.08 feet;
N 45° 30' E 99.04 feet;
S 57° 15' E 90.12 feet; thence
S 50° 18' E 37.2 feet;
to the point of beginning.

As recorded in Deed Liber 31019, Folio 00261 and containing 14,410 square feet (0.33 acre) more or less and located in the 1st Election District and 1st Councilmanic District.



0089

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

License No. 13203, Expiration Date: 9/19/2011

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: NOVEMBER 1, 2011

Case Number: 2012-0089-SPHX

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC~
JOHN STRYCUDA~DEBORAH DOPKIN, ESQ.

Date of Hearing (Closing): NOVEMBER 17, 2011

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

The sign(s) were posted on: OCTOBER 30, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 1, 2011 Issue - Jeffersonian

Please forward billing to:
John Strycula
272 Shakespeare Drive
Severna Park, MD 21146

443-871-8175

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: 2012-0089-SPHX

169 Frederick Road

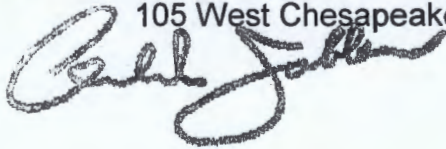
S/side of Frederick Road, 244 feet west of Nine Mile Circle

1st Election District – 1st Councilmanic District

Legal Owners: John Strycula

Special Hearing to approve a modified parking plan to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A and to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C. and to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.5; to permit the existing 200 year-old building to remain as is and to permit it to be used for the uses proposed, including the 11 square foot area of the building wall that is in the RO zone. Special Exception to allow living quarters in a commercial building.

Hearing: Thursday, November 17, 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

October 25, 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: 2012-0089-SPHX

169 Frederick Road

S/side of Frederick Road, 244 feet west of Nine Mile Circle

1st Election District – 1st Councilmanic District

Legal Owners: John Strycula

Special Hearing to approve a modified parking plan to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A and to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C. and to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.5; to permit the existing 200 year-old building to remain as is and to permit it to be used for the uses proposed, including the 11 square foot area of the building wall that is in the RO zone. Special Exception to allow living quarters in a commercial building.

Hearing: Thursday, November 17, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a printed name and title.

Arnold Jablon
Director

AJ:kl

C: John Strycula, 272 Shakespeare Dr., Severna Park 21146

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 2, 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 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: 2012-0089-SPHX
Petitioner: John Strycula
Address or Location: 169 Frederick Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Strycula
Address: 272 Shakespeare Dr.
Severna Park, MD 21146

Telephone Number: 443-871-8175

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: # 2012-0089-SPHX

169 Frederick Road
S/side of Frederick Road, 244 feet west of Nine Mile Circle
1st Election District — 1st Councilmanic District
Legal Owner(s): John Strycula

Special Hearing: to approve a modified parking plan to allow the existing two-way 11 foot wide drive aisle in lieu of a 20 foot wide drive aisle required pursuant to Section 409.4.A and to allow an 18 foot wide parking aisle in lieu of the 22 feet required pursuant to Section 409.4.C and to allow a dead-end aisle with no backup area as required pursuant to Section 409.8.A.S; to permit the existing 200 year-old building to remain as is and to permit it to be used for the uses proposed, including the 11 square foot area of the building wall that is in the RO zone. **Special Exception** to allow living quarters in a commercial building.

Hearing: Thursday, November 17, 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 11/623 November 1

289854

CERTIFICATE OF PUBLICATION

11/3/2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/1/, 2011.

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

S. Wilkins

LEGAL ADVERTISING

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

No. **73607**

Date: **9/26/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				835.00

Total: **835.00**

Rec
From:

For:

SP4X Filing Case # 2012-089-SP4X
169 Frederick RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 8, 2011

Mr. John Strycula
272 Shakespeare Road
Severna Park, MD 21146

RE: Case Number: 2012-0089-SPHX, 169 Frederick Road

Dear Mr. Strycula,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 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.", is written over a light blue horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Richard E. Matz, 2835 Smith Avenue, Ste. G, Baltimore, MD 21209
Deborah Dopkins, 409 Washington Avenue, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 19, 2011

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 169 Frederick Road

INFORMATION:

Item Number: 12-089

Petitioner: John M. Strycula

Zoning: BL, DR 1, and RO

Requested Action: Special Hearing and Special Exception

RECEIVED

OCT 20 2011

OFFICE OF ADMINISTRATIVE HEARINGS

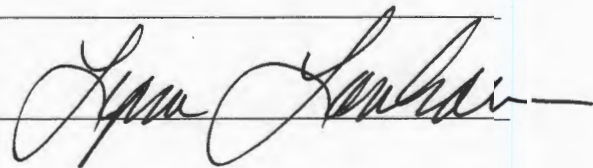
SUMMARY OF RECOMMENDATIONS:

The Department of Planning is concerned that an 11 foot wide, two-way driveway may not be adequate at this particular location because of the steepness of the driveway, the proximity of the driveway to the Frederick Road/River Road intersection, and the high volume of fast moving traffic on Frederick Road. The Administrative Law Judge should consult with the Bureau of Traffic Engineering and Transportation Planning on this matter.

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

Prepared by: _____

Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2011
Item Nos. 2012-082, 084, 085, 086, 087, 088, 089,
And 090.

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-10172011 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-4-11

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

RE: Baltimore County
Item No. 2012-0089-SHA
Special Hearing Special Exception
John M. Strycula
169 Frederick 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 10-3-11. A field inspection and internal review reveals that an entrance onto MD144 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception, Case Number 2012-0089 the applicant must contact the State Highway Administration to obtain an entrance permit.

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 E-mail him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

Cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

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.roads.maryland.gov

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
169 Frederick Road; S/S Frederick Road,	*	OF ADMINISTRATIVE
244' W of Nine Mile Circle		
1 st Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): John M. Strycula		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2012-089-SPHX

* * * * *

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

OCT 12 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of October, 2011, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, Colbert, Matz & Rosenfelt, Inc, 2825 Smith Avenue, Suite G, Baltimore, MD 21209 and Deborah Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
OCT 07 2011
OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: October 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0089-SPHX
Address 169 Frederick Road
(Strycula Property)

Zoning Advisory Committee Meeting of October 3, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains-Sections 33-3-101 through 33-3-120 of the Baltimore County Code (i.e. Water Quality Law).

Additional Comments:

1. A Forest Buffer Easement based upon a DEPS-approved wetland delineation report, steep slopes & erodible soils analysis and Department of Public Works-approved 100-year floodplain must be established on this site.
2. The project, as proposed, will require an administrative variance to the Water Quality Law be granted by the DEPS director.
3. The proposed project may require authorization from State/Federal Agencies for work in the 100-year floodplain.
4. All additional comments above must be addressed prior to issuance of any County permit.

Reviewer: *John Russo; Environmental Impact Review*

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lykens, David; Livingston, Jeffrey; Lanham, Lynn; Murra...
Date: 10/6/2011 11:56 PM
Subject: ZAC Comments

Hi there,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0074-A ? 3435 Yardley Drive
Administrative Variance ? Closing Date: 10/10

2012-0075-A ? 8528 Lucerne Road
No hearing date per data base as of: 10/6/11

2012-0076-A ? 10606 Bird River Road
Administrative Variance ? Closing Date: 10/10

2012-0077-A ? 1472 Martin Blvd.
No hearing date per data base as of: 10/6/11

2012-0078-SPHA ? 7801 Eastern Ave.
Hearing Date: 11/1/11

2012-0079-A ? 1110 Gladway Road
Administrative Variance ? Closing Date: 10/10

2012-0080-SPH ? 19 Shipping Place
No hearing date per data base as of: 10/6/11

2012-0081-A ? 7410 Old Harford Road
Administrative Variance ? Closing Date: 10/17

2012-0082-A ? 30-115 West Ridgely Road
No hearing date per data base as of: 10/6/11

2012-0083-A ? 1003 Meadow Glen Road
Administrative Variance ? Closing Date: 10/17

2012-0084-A ? 1609 Eastern Blvd.
No hearing date per data base as of: 10/6/11

2012-0085-A ? 5713 Daybreak Terrace
No hearing date per data base as of: 10/6/11

2012-0086-SPH ? 2140 B Harris Mill Road
No hearing date per data base as of: 10/6/11

2012-0087-A ? 54 Blister Street
Administrative Variance ? Closing Date: 10/17

2012-0088-SPH ? 11618 Franklinville Road
No hearing date per data base as of: 10/6/11

2012-0089-SPHX ? (Floodplain) - 169 Frederick Road
No hearing date per data base as of: 10/6/11

2012-0090-A ? 500 Oella Avenue
Administrative Variance ? Closing Date: 10/29

2012-0091-X ? **(Floodplain)** - 10729 Park Heights Avenue
No hearing date per data base as of: 10/6/11

2012-0092-A ? 12116 Sugar Mill Circle
Administrative Variance ? Closing Date: 10/24

2012-0093-XA ? 3430 Sweet Air Road
No hearing date per data base as of: 10/6/11

2012-0094-A ? **(CBCA)** - 944 Lance Avenue
No hearing date per data base as of: 10/6/11

2012-0095-SPH ? 112 Cherrydell Road
No hearing date per data base as of: 10/6/11

2012-0096-A ? 607 Dunkirk Road
Administrative Variance ? Closing Date: 10/31

Thank you.

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

M E M O R A N D U M

DATE: January 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0089-SPHX

The appeal period for the above-referenced case expired on December 21, 2011. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 0113553270

Owner Information

Owner Name: STRYcula JOHN M Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 272 SHAKESPEARE DR
SEVERNA PARK MD 21146- Deed Reference: 1) /31019/ 00216
2)

Location & Structure Information

Premises Address Legal Description
169 FREDERICK RD .34 AC SS FREDERICK
0-0000 169 FREDERICK RD
75 SE RIVER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0015	0746		0000				1	Plat Ref:

Special Tax Areas Town NONE
Ad
Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1850	3,226 SF	14,810 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT STONE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
<u>Land</u>	122,700	122,700		
<u>Improvements:</u>	222,740	244,800		
<u>Total:</u>	345,440	367,500	360,147	367,500
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u> WILLIAMS CHRISTOPHER J	<u>Date:</u> 07/20/2011	<u>Price:</u> \$382,500
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /31019/ 00216	<u>Deed2:</u>
<u>Seller:</u> KRAUSE NORMAN F	<u>Date:</u> 08/30/1999	<u>Price:</u> \$235,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /13993/ 00731	<u>Deed2:</u>
<u>Seller:</u> HARTMANN MICHAEL IJR	<u>Date:</u> 03/10/1977	<u>Price:</u> \$33,100
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /05732/ 00685	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	000	0.00	0.00
<u>State</u>	000	0.00	0.00
<u>Municipal</u>	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:

CASE NAME 169 Frederick Rd
CASE NUMBER 2012-0089
DATE Nov 17, 2011

[illegible]

2012-0089-SPHX
Case No.:

Exhibit Sheet

SMA 11-21-11
DW 1-3-12

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning Plan + Property Lines	
No. 3	Color Photos on Plan	
No. 4	Aerial Photo of site and environs	
No. 5	SHA E-mail	
No. 6	BC Pedestrian + Bicycle Access Plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Dick Matz

From: Richard Zeller [RZeller@sha.state.md.us]
Sent: Thursday, November 17, 2011 11:27 AM
To: Dick Matz
Cc: Michael Pasquariello
Subject: RE: Frederick Road, 169

Dick,

The proposed re-construction of the entrance at 169 Frederick Road (MD 144) will be subject to the terms of a District Office permit that may be obtained by contacting Mr. Michael Pasquariello, District 4 Utility Engineer at 410-229-2341. If there are any questions, give me a call 410-545-5598.

Rich Zeller
Access Management Division (AMD)

From: Dick Matz [mailto:dmatz@cmrengineers.com]
Sent: Thursday, November 17, 2011 11:23 AM
To: Richard Zeller
Subject: FW: Frederick Road, 169

-----Original Message-----

From: Dick Matz
Sent: Tuesday, November 15, 2011 10:24 AM
To: 'rzeller@sha.state.md.us'
Subject: Frederick Road, 169

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

410-653-3838

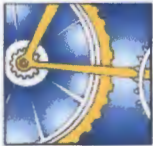
PETITIONER' S

EXHIBIT NO. 5



Maryland now features 511 traveler information!
Call 511 or visit: www.md511.org

11/17/2011



On-street Bikeways

While the current law gives bicyclists the ability to operate on most of the roads in Baltimore County, the design of the roads, high traffic levels, and prevalent attitudes of motorists tend to discourage bicycling. To encourage bicycle use, a higher level of bicycle accommodation is needed.

A variety of roadway improvements can be made to accommodate bicycles. Which improvement is most appropriate will depend on the available width and other physical characteristics of the roadway, traffic volume and speed, the continuity of bikeway facility type that can be achieved (frequent transitions between facility types within short distances should be avoided), and types of activity centers/destinations.

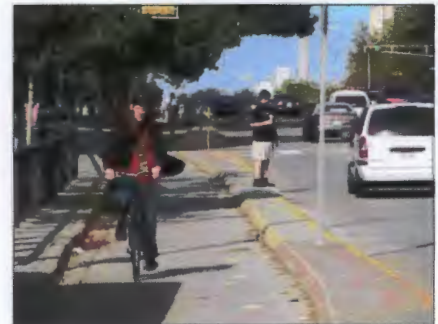
Types of On-street Bicycle Facilities

Bikeway is a generic term that covers all types of facilities for cycling. The two basic on-street types are bicycle lanes and bicycle routes. Also included are facilities that support bicycling, such as short term and long term parking facilities, facilities for commuters such as showers, lockers, and changing facilities, bicycle repair facilities, and rental/sharing options.

Bicycle Lane: A bike lane is a striped lane with markings on the roadway, generally 5 feet in width, designating an area for preferential or exclusive use by bicyclists. These lanes, accompanied by signage, also serve to advise motorists of the possibility of the presence of bicyclists. Bike lanes accommodate one-way travel only, and are installed on both sides of a two-way roadway.

New, innovative, and experimental facilities also included in the bicycle lane category are cycle tracks and buffered bike lanes. Cycle tracks and buffered bicycle lanes are bicycle exclusive facilities located within the right of way, physically separated from motorized vehicle and pedestrian traffic.

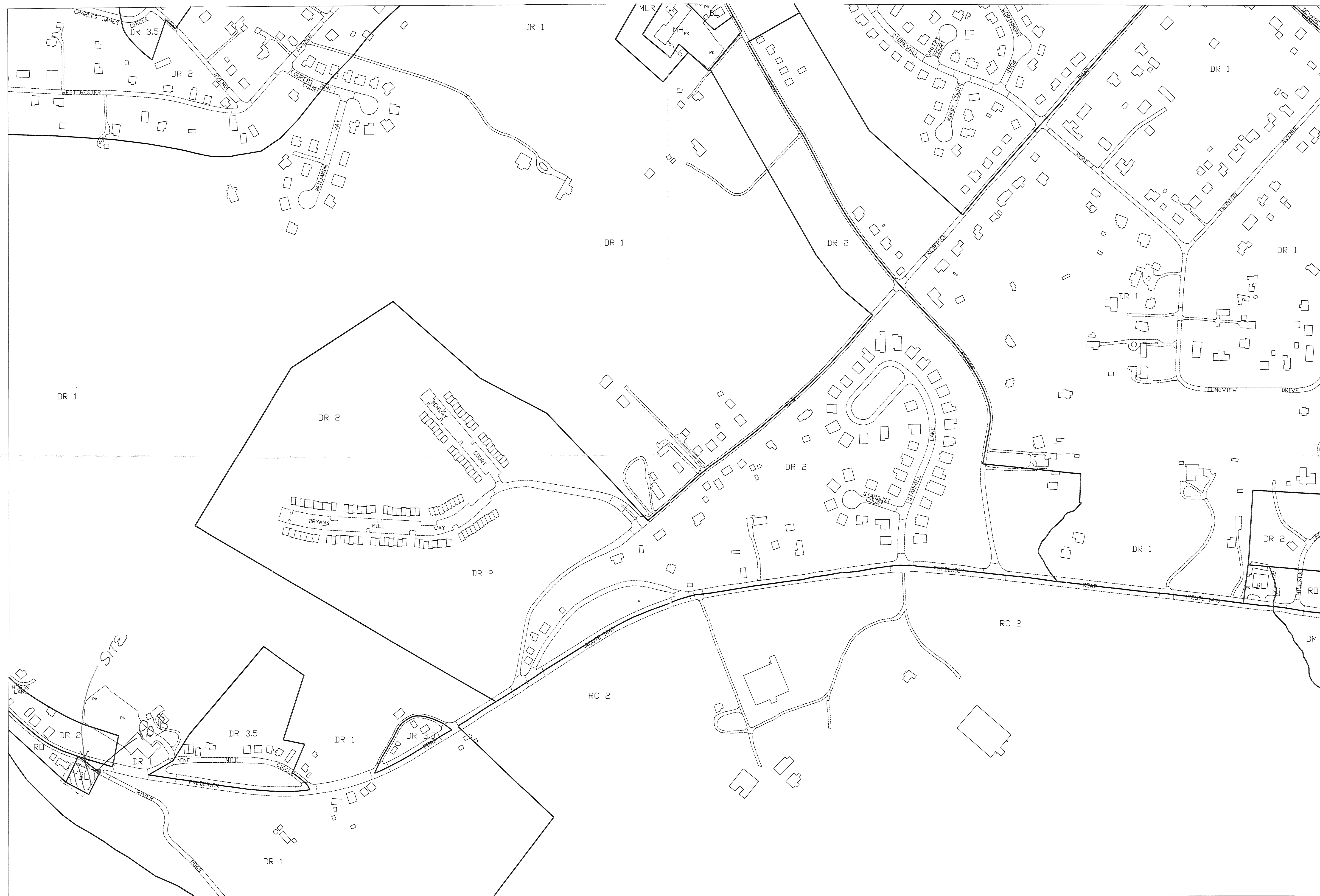
Bicycle Routes: Bike routes are marked routes on roadways for bicycle trips where the travel lane is shared with motorists. Posted signage is used to indicate routes and destinations. On local neighborhood streets that have been identified as a component of a bicycle network, signage is all that would be necessary to accommodate a bicyclist due to the street's minimal vehicular traffic and slower speeds. A widened curb lane is a variation of a bike route that is sometimes used on collectors and arterials. Extra width is provided on the outside lane to accommodate bicyclists, but the area is not striped or marked. Widened curb lanes are typically used where the existing roadway is not wide enough to accommodate a



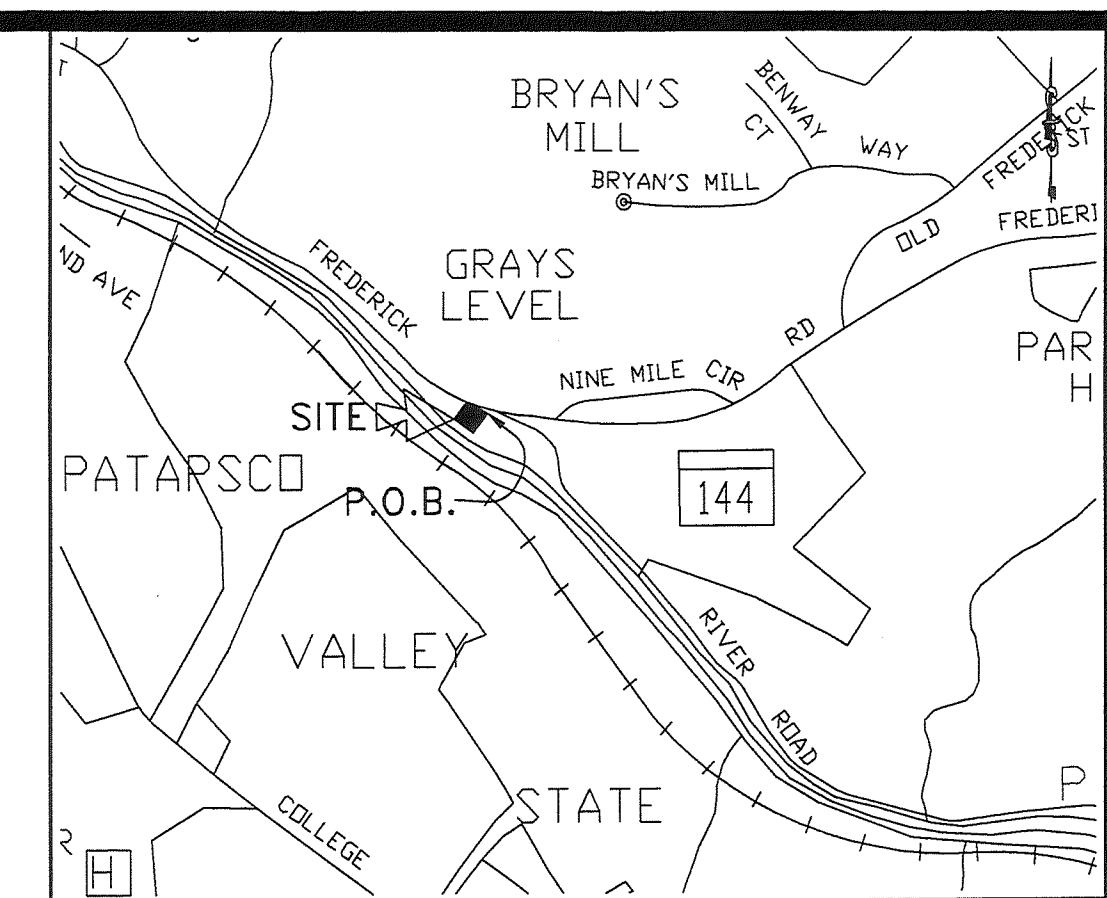
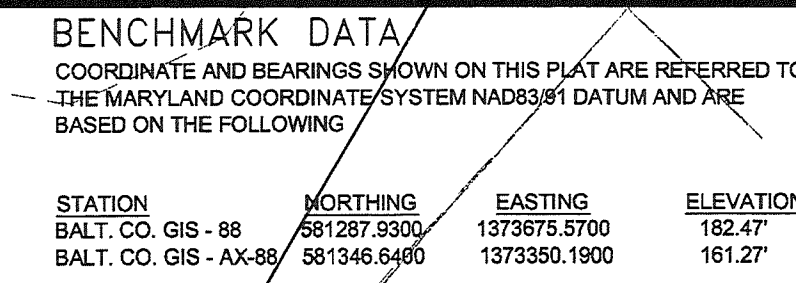
From top: Bicycle lane, buffered bicycle lane, two-way cycle track, bicycle route.

PETITIONER'S

EXHIBIT NO. 6



200-SCALE
100B2



GENERAL NOTES:

1. **JOHN M. STRYCKLA**
275 SHAVERSPAARE DRIVE
SEVERNA PARK, MARYLAND 21146

2. **SITE DATA:**
MAP 100, GRID 15, PARCEL 748
TAX ACCOUNT NO. 0119352770
DEED REFERENCE: 3/01900216
SITE AREA: 14.410 SQ. FT. (0.33 ACRES)

3. **EXISTING USE: SINGLE FAMILY DWELLING**
PROPOSED USE: BASEMENT: STORAGE
1ST FLOOR: RETAIL (BIKE SHOP)
2ND FLOOR: POSSIBLE OFFICE USE (PARKING CALCULATION BASED ON OFFICE USE TO YIELD THE LARGER PARKING REQUIREMENT, POSSIBLE RESIDENTIAL USE (SPECIAL EXCEPTION)

4. **COUNCILMANIC DISTRICT: 1ST**
ELECTION DISTRICT: 1ST

5. **2000 CENSUS TRACT: 401400**
2000 CENSUS BLOCK GROUP: 240050414001
2010 CENSUS TRACT: 401400
2010 CENSUS BLOCK GROUP: 240050414001
AND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
ELEMENTARY SCHOOL DISTRICT: HILLCREST ES OR WESTCHSTER ES (CONTACT THE BOE TO VERIFY)
MIDDLE SCHOOL DISTRICT: CATONSVILLE MS
HIGH SCHOOL DISTRICT: CATONSVILLE HS
REGIONAL PLANNING DISTRICT: 324
200-SCALE MAP REFERENCE: 100B2
WATERSHED: PATAPSCO RIVER
TRANSPORTATION ZONE: 0695
ZIP CODE: 21045

6. **COUNCILMANIC DISTRICT: 1ST**
ELECTION DISTRICT: 1ST

7. **PREVIOUS COMMERCIAL PERMITS: NONE**

8. **ZONING HISTORY: CASE NO.: 70-217-R. ZONING RECLASSIFICATION FROM R-40 TO BL**

9. **SETBACKS:**

	REQUIRED	PROPOSED
FRONT	10' OR 40' TO C.L. OF ROAD	5 1/2' (EXIST.) / 34 1/2' (EXIST.)
SIDE	10'	10' (EXIST.)
INTERIOR SIDE (RO ZONE)	10'	10' (EXIST.)
REAR	20'	62 1/2' (EXIST.)

10. **FLOOR AREA RATIO:**
PERMITTED: 3.0 OR 43,230 SQ. FT.
PROPOSED: 0.25 OR 3,927 SQ. FT. (1280 SQ. FT. BASEMENT FLOORAGE + 1,178 SQ. FT. 1ST FLOOR FLOORAGE + 1,169 SQ. FT. 2ND FLOOR OFFICES)

11. **SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA AND HAS NO HISTORIC BUILDINGS. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.**

12. **ALL NEW SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 450 OF THE BCZR.**

13. **PARKING TABULATION:**

REQUIRED:	PROPOSED:
2 RESIDENTIAL SPACES COUNTED IN OFFICE CALCS. (SEE NOTE 3)	
5 PER 1000 SQ. FT. G.F.A. OF RETAIL OR 1,178 / 1000 X 5 = 5.8 OR 6 SPACES	
3.3 PER 1000 SQ. FT. G.F.A. OF OFFICE OR 1,169 / 1000 X 3.3 = 3.9 OR 4 SPACES (GEN. OFFICE NOT ACCESSORY TO BIKE SHOP)	
BASEMENT STORAGE ONLY, 0 SPACES REQUIRED	
TOTAL REQUIRED = 10 SPACES	
PROPOSED: 12 SPACES (INCL. 1 HDOP.)	

14. **ALL PARKING AND DRIVEWAY AREAS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.**

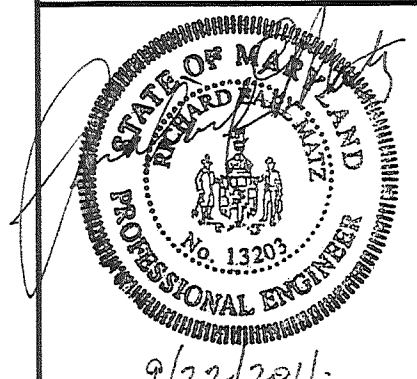
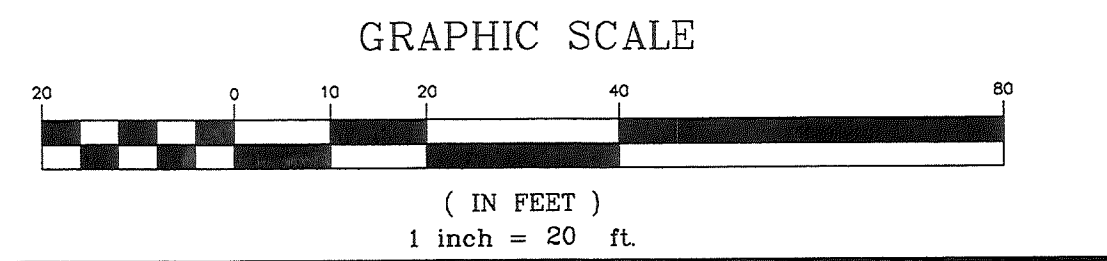
15. **ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.**

16. **ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFIELD, INC., DATED JULY 2011. ADDITIONAL INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.**

17. **PROJECT IS EXEMPT FROM THE REQUIREMENTS OF PROVIDING STORMWATER MANAGEMENT. THE PROJECT WILL BE LESS THAN 5000 SQ. FT.**

PLAN TO ACCOMPANY SPECIAL EXCEPTION AND SPECIAL HEARING
--

169 FREDERICK ROAD
TAX MAP 100 - GRID 15 - PARCEL 0746
BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT - 1ST COUNCILMANIC DISTRICT



Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification				SCALE: 1"= 20'	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.				DATE: 09/19/11	
License No. 13203 Expiration Date: 11-02-12				JOB NO: 2011-062	
				DESIGNED:	
				DRAWN: AKC/ASH	
				CHECKED: SLD	
				FILE: 2011062 PROP.dwg	
				DRAWING NUMBER:	
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1	

FREDERICK
(MD. RTE. 144)
(RW VARIES)

BALTIMORE COUNTY MARYLAND
L. 6686 F. 805
MAP 100- PARCEL 0535
TAX ACCT. NO.: 0108301740

EXISTING
2 STORY
STONE
DWELLING
#161

PDCS INC.
161 FREDERICK ROAD
L. 10358 F. 712
MAP 100- PARCEL 0621
TAX ACCT. NO.: 0107290184

EXISTING 1 STORY
BRICK DWELLING
#163-#167

STATE OF MARYLAND
L. 3738 F. 217
MAP 100 - P/O PARCEL 630
TAX ACCT. NO.: 0119750023

FRATERNAL ORDER OF POLICE
WATERLOO #69 INC.
2832 NINE MILE CIRCLE
BALTIMORE, MD 21228-5465
L. 16409 F. 366
MAP 100- PARCEL 743
TAX ACCT. NO.: 0103003880

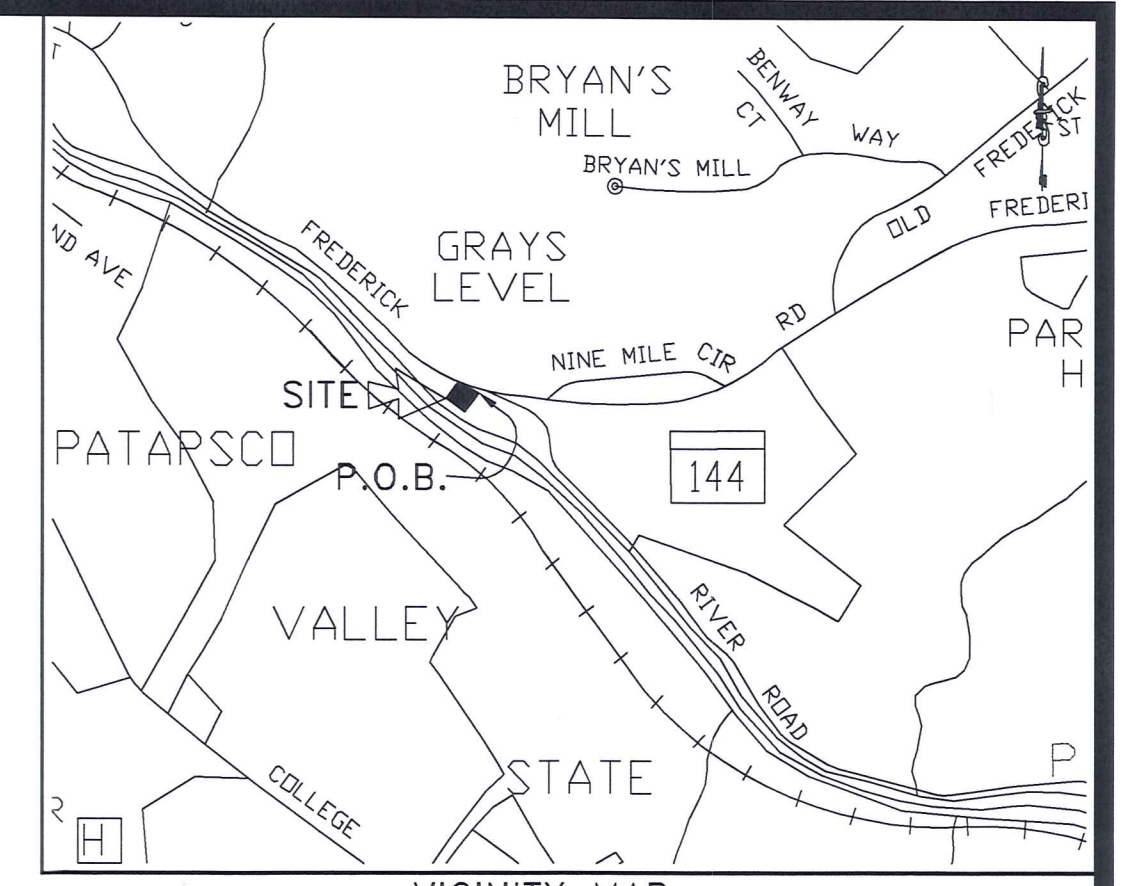
FRATERNAL ORDER OF POLICE
WATERLOO #69 INC.
2832 NINE MILE CIRCLE
BALTIMORE, MD 21228-5465
L. 16409 F. 366
MAP 100- PARCEL 539
TAX ACCT. NO.: 0103003881

STATE OF MARYLAND
L. 3738 F. 217
MAP 100 - P/O PARCEL 630
TAX ACCT. NO.: 0119750023

Zoning Lines
Property Lines

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO
THE MARYLAND COORDINATE SYSTEM NAD83/81 DATUM AND ARE
BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 88	581287.9300	1373675.5700	162.47'
BALT. CO. GIS - AX-88	581346.6400	1373350.1900	161.27'



NOTES:

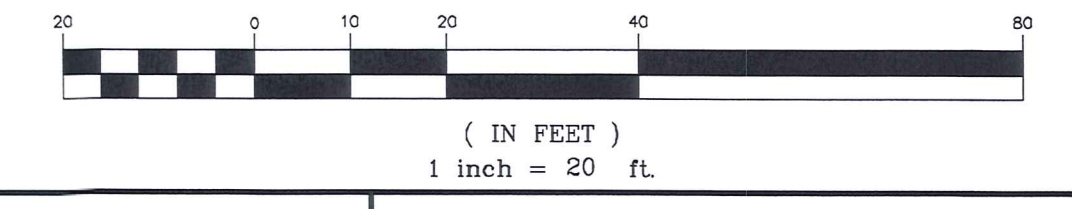
- OWNER: JOHN M. STRYCKLA
272 SHAKESPEARE DRIVE
SEVERNA PARK, MARYLAND 21146
- SITE DATA:
MAP 100, GRID 15, PARCEL 746
TAX ACCOUNT NO. 0113553270
DEED REFERENCE: 31019000218
SITE AREA: 14,410 SQ. FT. ± (0.33 ACRES)
- EXISTING USE: SINGLE FAMILY DWELLING
- COUNCILMANIC DISTRICT: 1ST
ELECTION DISTRICT: 1ST
- 2000 CENSUS TRACT: 401400
2000 CENSUS BLOCK GROUP: 240054014001
2010 CENSUS TRACT: 401400
2010 CENSUS BLOCK GROUP: 240054014001
LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
ELEMENTARY SCHOOL DISTRICT: HILLOREST ES OR WESTCHESTER ES (CONTACT
THE BOE TO VERIFY)
MIDDLE SCHOOL DISTRICT: CATONSVILLE MS
HIGH SCHOOL DISTRICT: CATONSVILLE HS
REGIONAL PLANNING DISTRICT: 324
200-SCALE MAP REFERENCE: 10052
WATERSHED: PATAPSCO RIVER
TRANSPORTATION ZONE: 0895
ZIP CODE: 21043
- ZONING: RO, BL, DR-1 (ZONING MAP 100-B2)
- PREVIOUS COMMERCIAL PERMITS: NONE
- ZONING HISTORY: CASE NO.: 70-217-R: ZONING RECLASSIFICATION FROM R-40 TO BL
- SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA AND HAS NO HISTORIC BUILDINGS.
THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON-SITE.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY
PREPARED BY COLBERT MATZ ROSENFELT, INC. DATED JULY 2011. ADDITIONAL
INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.

ZONING AND PROPERTY LINES

169 FREDERICK ROAD

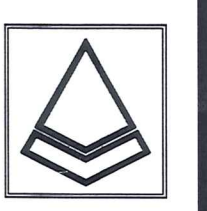
TAX MAP 100 - GRID 15 - PARCEL 0746
BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT - 1ST COUNCILMANIC DISTRICT

GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

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



Professional Certification

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

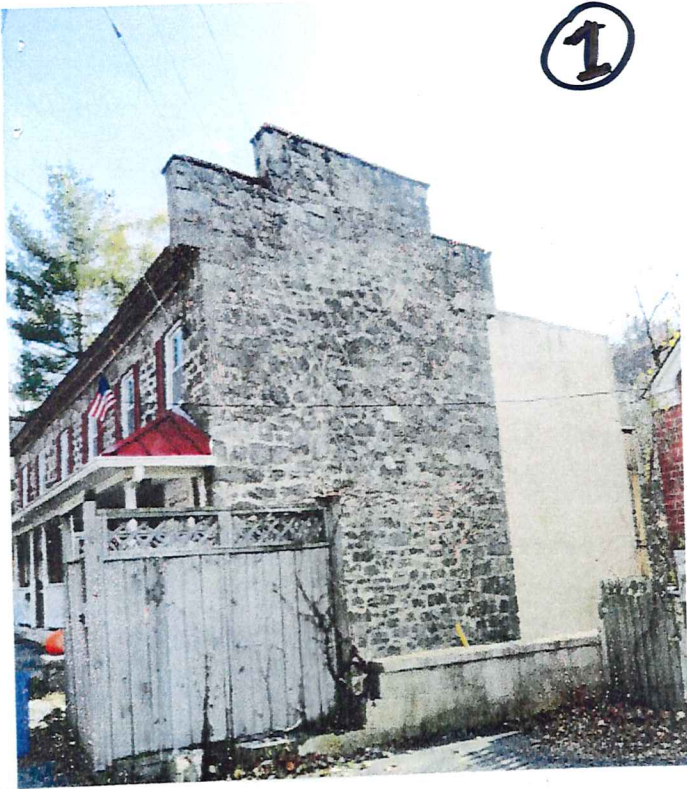
License No. 13203 Expiration Date: 11-02-12

DATE:	10/03/11
JOB NO.:	2011-062
DESIGNED:	
DRAWN:	AKC/ASH
CHECKED:	SLD
FILE:	2011062 PROP.dwg
DRAWING NUMBER:	

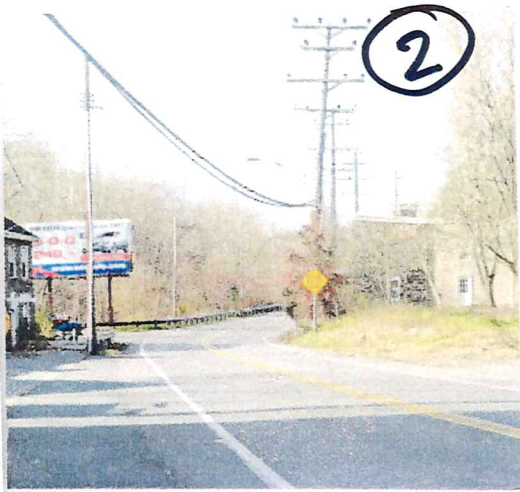
NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1
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PETITIONER'S
EXHIBIT NO. 2

①



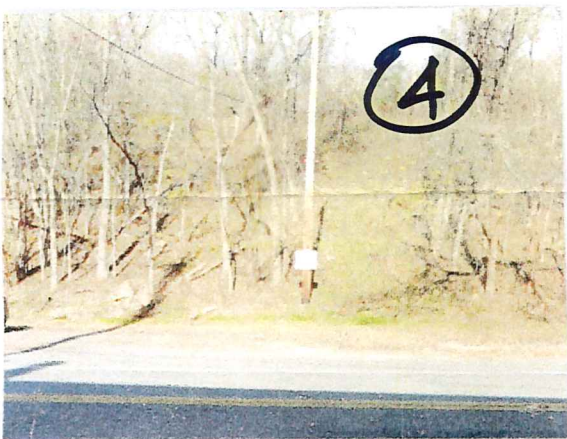
②



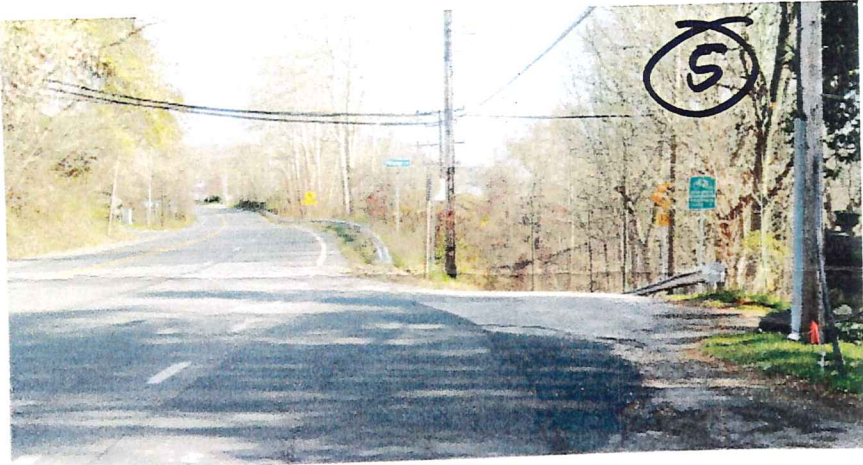
③



④



⑤



⑥



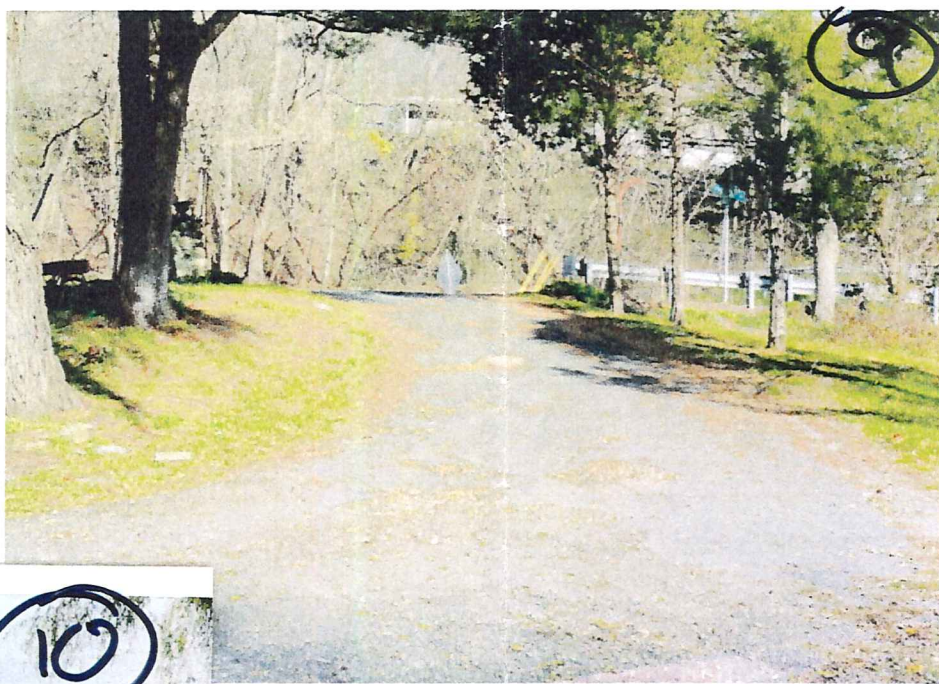
⑦



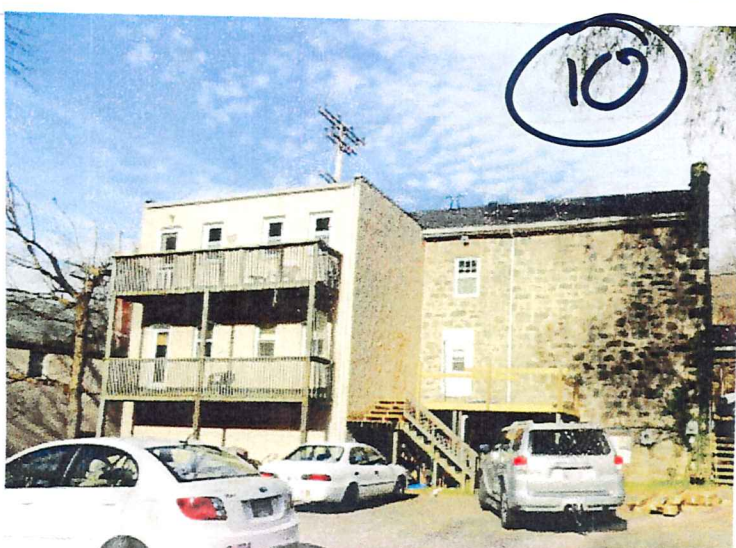
⑧



⑨



⑩



PET. EX.
#3

FREDERICK
(MD. RTE. 144)
(R.W. VARIES)

BALTIMORE COUNTY MARYLAND
L. 6686 F. 805
MAP 100 - PARCEL 0535
TAX ACCT. NO.: 0108301740

EXISTING 2 STORY
STONE DWELLING
#161

PDCS INC.
161 FREDERICK ROAD
L. 10358 F. 712
MAP 100 - PARCEL 0621
TAX ACCT. NO.: 0107290164

EXISTING 1 STORY
BRICK DWELLING
#163 - #167

EXISTING 2 STORY
STONE DWELLING #69
PROPOSED BIKE SHOP
SHOWROOM AND
OFFICE SPACE

PROPOSED
PAVING
2,113 SF±

DESIGNATED FOR
RESIDENTIAL
ACCESSORY USE

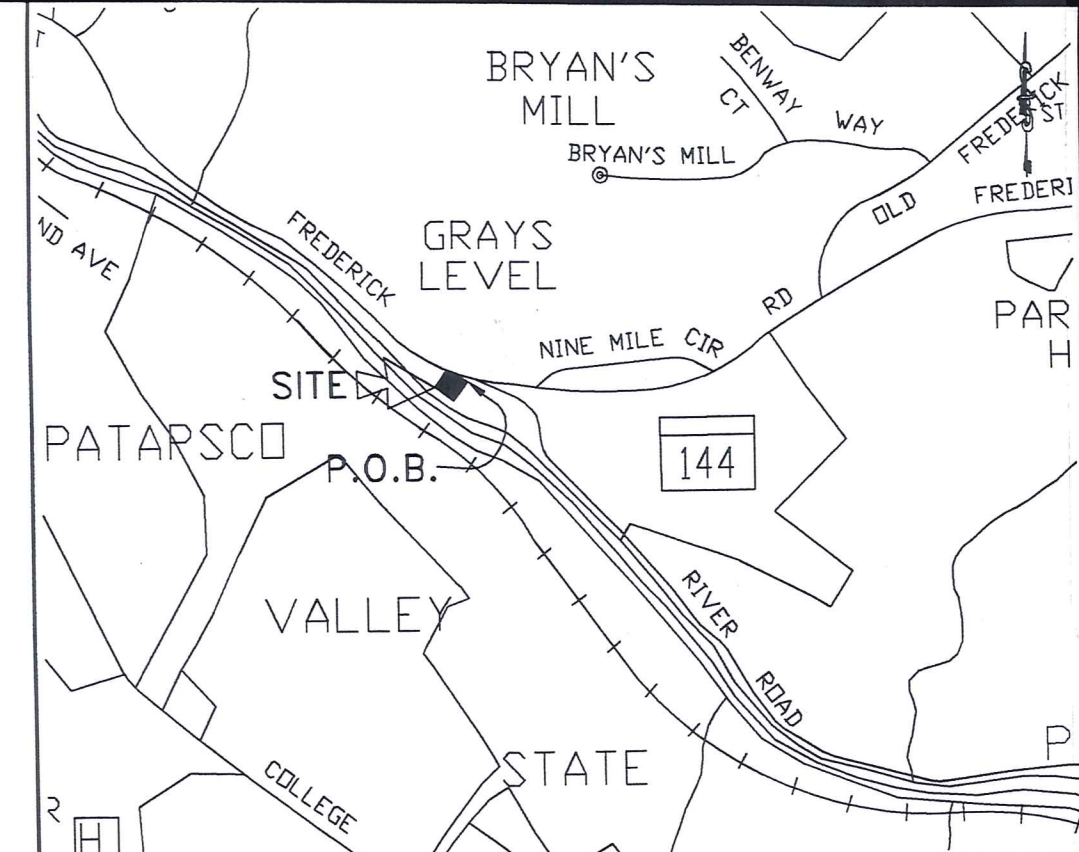
FRATERNAL ORDER OF POLICE
WATERLOO #69 INC.
2832 NINE MILE CIRCLE
BALTIMORE, MD 21228-5465
L. 16409 F. 366
MAP 100 - PARCEL 743
TAX ACCT. NO.: 0193003880

FRATERNAL ORDER OF POLICE
WATERLOO #69 INC.
2832 NINE MILE CIRCLE
BALTIMORE, MD 21228-5465
L. 16409 F. 366
MAP 100 - PARCEL 539
TAX ACCT. NO.: 0103003881

STATE OF MARYLAND
L. 3738 F. 217
MAP 100 - P/O PARCEL 630
TAX ACCT. NO.: 0119750023

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

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 88	581287.9300	1373875.5700	182.47'
BALT. CO. GIS - AX-88	581346.6400	1373350.1900	161.27'



GENERAL NOTES: VICINITY MAP
SCALE: 1"=1000'

- OWNER: JOHN M. STRYCKULA
272 SHAKESPAERE DRIVE
SEVERNA PARK, MARYLAND 21146
- SITE DATA:
MAP 100, GRID 15, PARCEL 746
TAX ACCOUNT NO. 0113533270
DEED REFERENCE: 3101000215
SITE AREA: 14,410 SQ. FT. ± (0.33 ACRES)
- EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: RETAIL (BIKE SHOP)
ON OFFICE USE TO YIELD THE LARGEST PARKING REQUIREMENT,
POSSIBLE RESIDENTIAL USE (SPECIAL EXCEPTION)
- COUNCILMANIC DISTRICT: 1ST
ELECTION DISTRICT: 1ST
- 2000 CENSUS TRACT: 401400
2010 CENSUS TRACT: 401400
2010 CENSUS BLOCK GROUP: 240054014001
LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
ELEMENTARY SCHOOL DISTRICT: HILLCREST ES OR WESTCHESTER ES (CONTACT
THE BOE TO VERIFY)
MIDDLE SCHOOL DISTRICT: CATONSVILLE MS
HIGH SCHOOL DISTRICT: CATONSVILLE HS
REGIONAL PLANNING DISTRICT: 324
200-SCALE MAP REFERENCE: 10062
WATERSHED: PATAPSCO RIVER
TRANSPORTATION ZONE: 0895
ZIP CODE: 21043
- ZONING: P - DR-1 (ZONING MAP 100-B2)
- PREVIOUS: AERIAL PERMITS: NONE
- ZONING: 1. CASE NO.: 70-217-R: ZONING RECLASSIFICATION FROM R-40 TO BL
- SETBACK:

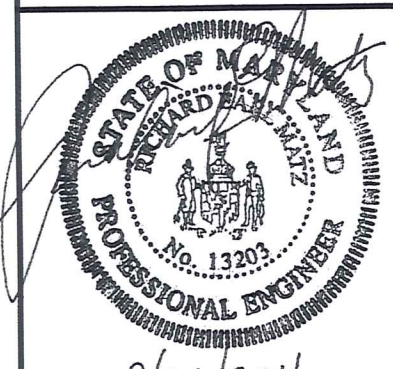
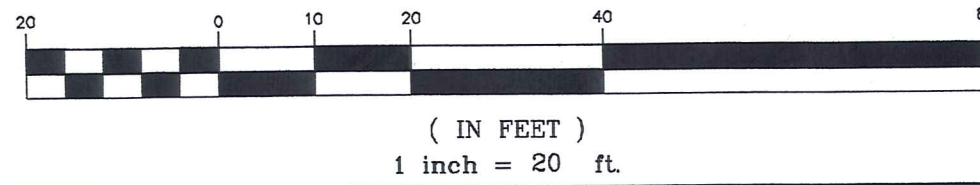
	REQUIRED	PROPOSED
FRONT	1' 40' TO CL OF ROAD	5± (EXIST.) / 34± (EXIST.)
SIDE		10' 53± (EXIST.)
INTERIOR		10' (EXIST.)
REAR		82± (EXIST.)
- FLOOR AREA:
PERMITTED: 10,143,230 SQ. FT.
PROPOSED: 0.25 OR 3,627 SQ. FT. (BASEMENT STORAGE + 1,178 SQ. FT. 1ST FLOOR
RETAIL + 1,189 SQ. FT. 2ND FLOOR OFFICES)
- SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA AND HAS NO HISTORIC BUILDINGS.
THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON-SITE.
- ALL NEW SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 450 OF THE BCZR.
- PARKING TABULATION:
REQUIRED:
2 RESIDENTIAL SPACES COUNTED IN OFFICE CALCS. (SEE NOTE 3)
5 PER 1000 SQ. FT. G.F.A. OF RETAIL OR 1,178 / 1000 x 5 = 5.9 OR 6 SPACES
3.3 PER 1000 SQ. FT. G.F.A. OF OFFICE OR 1,189 / 1000 x 3.3 = 3.9 OR 4 SPACES (GEN. OFFICE
NOT ACCESSORY TO BIKE SHOP)
BASEMENT STORAGE ONLY, 0 SPACES REQUIRED
TOTAL REQUIRED = 10 SPACES
PROPOSED: 12 SPACES (INCL. 1 HDOP.)
- ALL PARKING AND DRIVEWAY AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS
SURFACE.
- ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN
SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED JULY 2011. ADDITIONAL
INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.
- PROJECT IS EXEMPT FROM THE REQUIREMENTS OF PROVIDING STORMWATER MANAGEMENT.
THE TOTAL LIMIT
DRAINAGE IS LESS THAN 5000 SQ. FT.

PLAN TO ACCOMPANY SPECIAL EXCEPTION
AND SPECIAL HEARING

169 FREDERICK ROAD

TAX MAP 100 - GRID 15 - PARCEL 0746
BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT - 1ST COUNCILMANIC DISTRICT

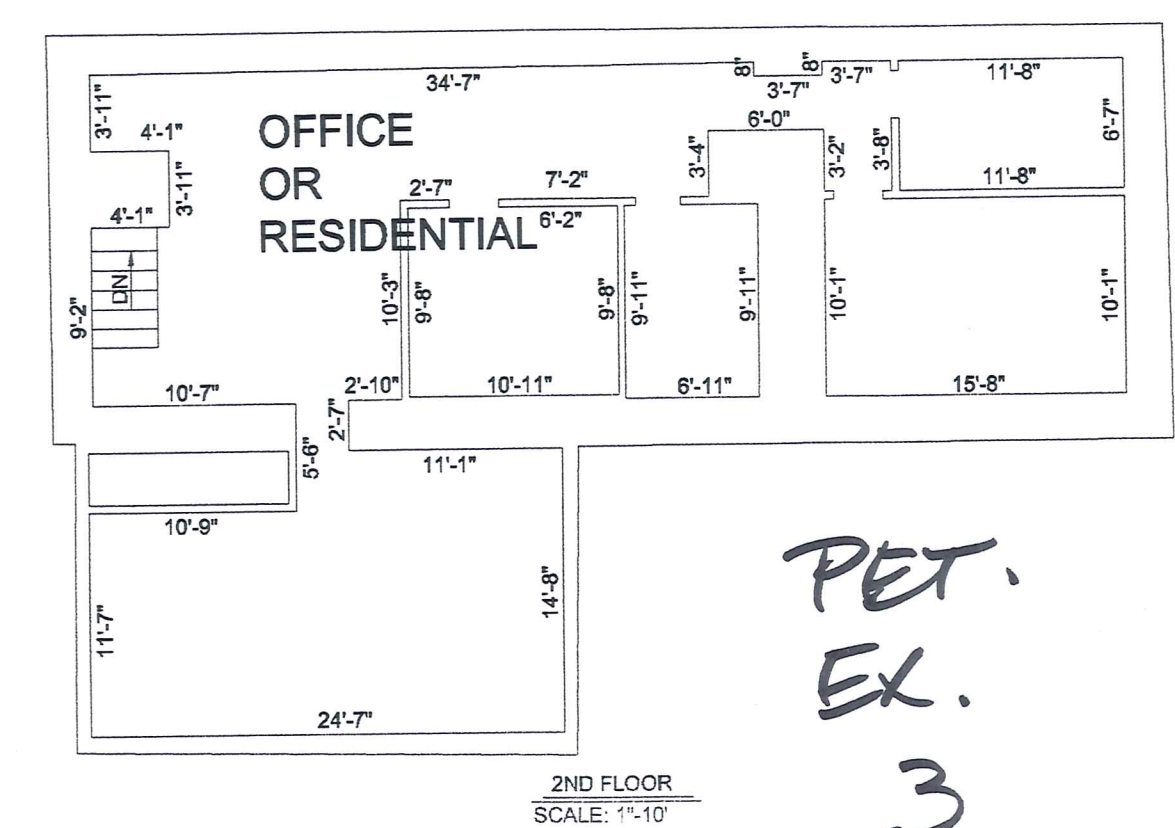
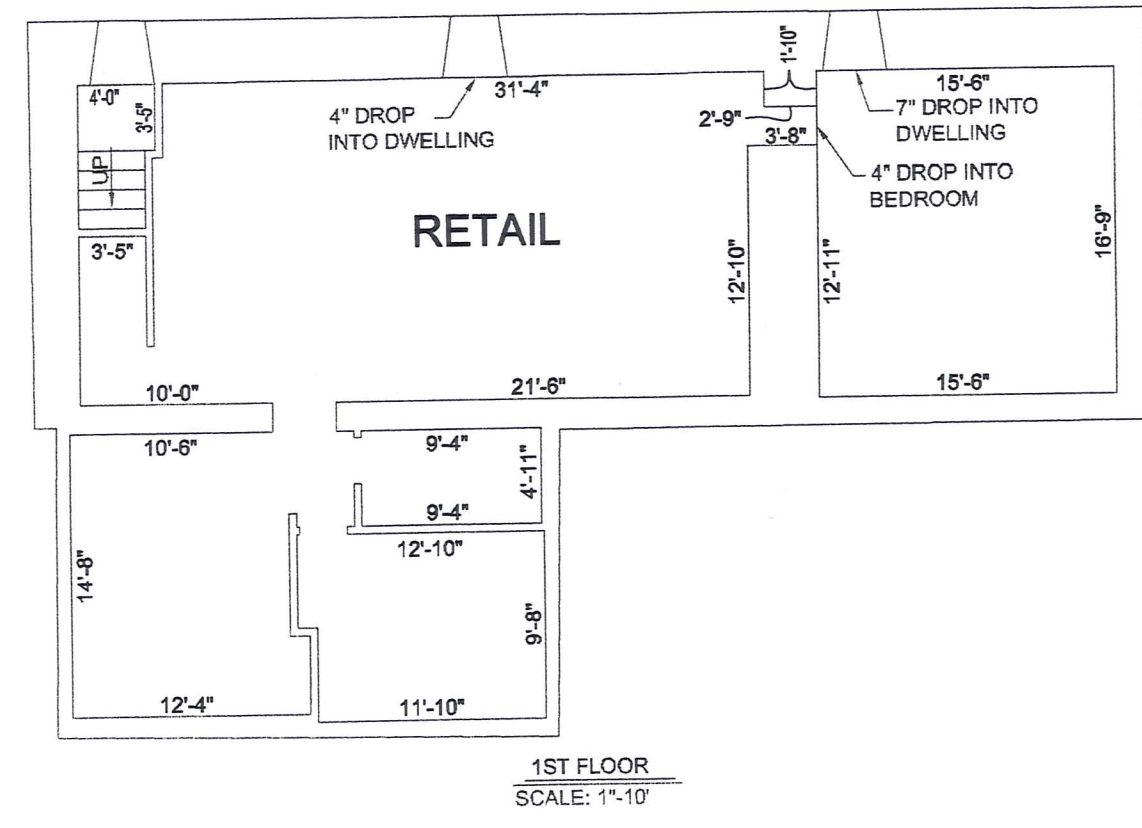
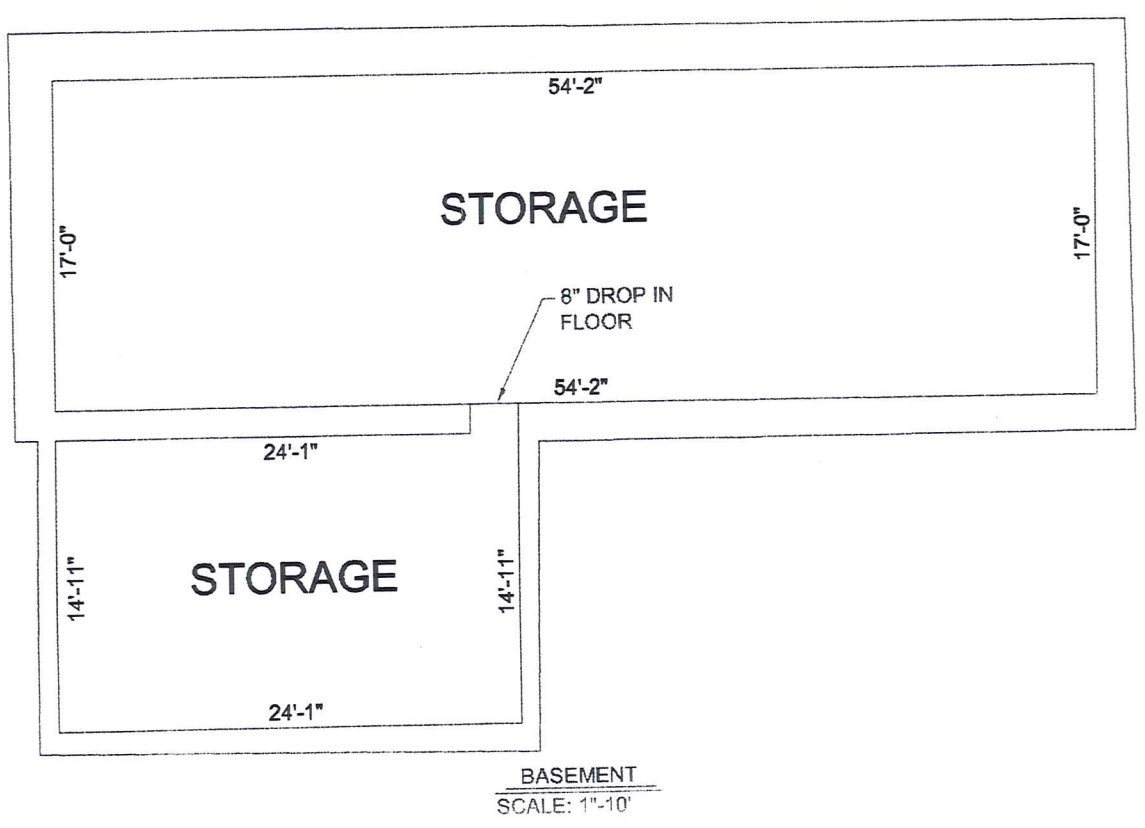
GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

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

Professional Certification				SCALE: 1"= 20'			
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.				DATE: 09/19/11			
License No. 13203				JOB NO.: 2011-062			
Expiration Date: 11-02-12				DESIGNED: AKC/ASH			
				DRAWN: SLD			
				FILE: 2011062 PROP.dwg			
				DRAWING NUMBER:			
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1			



PET.
EX.
3



PETITIONER'S
EXHIBIT NO. 4

EXHIBIT - AERIAL PHOTOS
169 FREDERICK ROAD

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DATE: 11/14/11		JOB NO.: 2011-082	
NO.	DATE	REVISIONS:	BY SHEET 1 OF 1