

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

Corner of NE side of Sweet Air Road
and NW side of Hampshire Knob Road
10th Election District
3rd Councilmanic District
(3430 Sweet Air Road)

Grahamp Limited Partnership
Legal Owner
David Key, *Contract Purchaser*
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Case No. 2012-0093-XA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Special Exception and a Petition for Variance filed by the Petitioner, Grahamp Limited Partnership by and through Francis X. Borgerding, Jr., Esquire. Petitioners request a special exception as follows:

- Section 230.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a community building to be utilized for recreational use in addition to the existing carry-out restaurant; and
- Section 259.3.B.3 of the B.C.Z.R. to allow a building which exceeds the requirements of Section 259.3.C.1 to be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted master plan for the district.

Petitioners are also requesting Variance relief as follows:

- From Section 409.6 of the B.C.Z.R. to allow 51 parking spaces in lieu of the required 65; and

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Date 12-8-11

By pm

- From Section 259.3.C.1.a of the B.C.Z.R. to allow a gross floor area of 6,997 square feet on the ground floor in lieu of the required 6,600 square feet; and
- From Section 259.3.C.3.a of the B.C.Z.R. to allow the existing landscaping to meet the requirements; and
- From Section 259.3.C.3.b of the B.C.Z.R. to allow 0% of the parking lot to be pervious in lieu of the required 7%, and allow zero (0) trees per 8 parking spaces in lieu of the required one (1) tree.

The subject site and the requested relief are more particularly described on the redlined site plan accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the petition were David Key, the contract purchaser, and Bruce Doak with Gerhold Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan. Francis X. Bordering, Jr., Esquire attended as attorney for the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. There were no Protestants or other interested persons in attendance.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated November 2, 2011, which states:

"Future changes or building permits related to this site will need Groundwater Management review."

In addition, comments were received from the Department of Planning dated November 9, 2011, which states:

"The Department of Planning has reviewed the Petitioner's request and accompanying site plan. The Petitioner requests a special exception from

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By pm

Section 230.3 of the BCZR to allow a community building to be utilized for recreational use, in addition to the existing carryout restaurant.

In the alternative the Petitioner is requesting a special exception from Section 259.3B3 of the BCZR to allow a building which exceeds the requirements of Section 259.3.C.1 to be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted master plan for the district.

The Petitioner is also requesting the following variances to the BCZR:

- Section 409.6- to allow 51 parking spaces in lieu of the required 65.
- Section 259.3.C.1.a- to allow a gross floor area of 6,997 square feet on the ground floor in lieu of the required 6,600 square feet.
- Section 259.3.C.3.a- to allow the existing landscaping to meet the requirements.
- Section 259.3.C.3.b- to allow 0% of the parking lot to be pervious in lieu of the required 7% and to allow zero trees per eight parking spaces in lieu of the required one tree.

The Department of Planning supports the Petitioner's request for a special exception and variance. According to the Petitioner, they are looking to fill a vacancy in an existing commercial rural shopping center with a small 24-hour access fitness club where there was previously a video store. The Petitioner also explained that they are not looking to redevelop the site and that the building, lighting, and parking layout are to remain as is. The Petitioner also stated that they are planning to add a new sign to the building facade where the previous video store sign was located and will add to the small free-standing sign at the entrance. There is a sidewalk along the road frontage and mature landscaping on the front and sides of the property. However the internal landscaping along the building front and parking aisles has been neglected.

It is therefore in this Department's opinion that the landscaping along the building frontage and parking aisles needs to be enhanced or completely redone. If no external redevelopment is to take place, with the exception of a new façade sign and or enhanced landscaping along the building frontage and parking aisles, then the Department of Planning believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community."

Mr. Doak was called to testify and was qualified as an expert witness in land surveying, zoning, land planning and the subdivision process in Baltimore County. He is familiar with the subject site which is located in the Jacksonville area, zoned BL-CR in the front of the property and

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RC 5 in the rear. The structure Petitioner wishes to use was built in the 1980s and was a former Blockbuster movie location. It is shared with a Papa John's Pizza location.

The witness noted that there is no specific Baltimore County Code section for the approval of a gym or health club. He was contacted by the Petitioner to pursue a special exception to permit a gym/health club and snack bar in what is classified as a community building. Accordingly, the alternative requests for special hearing were filed in this matter. The variances are requested in order to allow the use of the already existing facilities and improvements of the site by the Petitioner's gym/health club and snack bar.

Mr. Doak then addressed the requirements for the requested special exception. His description of the surrounding area and the specific physical arrangements of the site, were presented to support his opinion that Petitioner's proposed use would not generate any adverse effect above and beyond those inherently associated with such use, irrespective of its location within the immediate zoning area. He then turned the requirements set forth in B.C.Z.R. Section 502.1. He opined that the proposed use would not be detrimental to the health, safety or general welfare of the locality involved in that the prior as well as the proposed use generally conformed to the zoning and uses in the immediate area; that the use would not tend to create congestion in roads, streets or alleys given that the traffic generated by the proposed use is minimal; that the use would not create a potential hazard from fire, panic, or other danger, in that the surrounding roads are sufficient to support emergency vehicles and the local fire department is approximately 200 feet away from the subject site; that the use would not tend to overcrowd the land and cause undue concentration of population, based upon the estimates of use by the targeted patron group; that it would not interfere with adequate provisions for schools, parks, water, sewage, transportation, or other public requirements in that the Petitioner will be making no substantive changes to the

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By pm

property, that the well and septic already in place will be sufficient for the new use, and that there are no schools nearby; that it would not interfere with adequate light and air, given the description of the project; that it would not be inconsistent with the purpose of the property's zoning classification, as it is permitted by special exception in this particular zone; that it would not be inconsistent with the impermeable surface and vegetative retention provisions of these zoning regulations as no changes to that which already exists for many years is being requested; and finally, that as this site is partially in an RC 5 zone, the request would not be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains as no changes will be made by Petitioner affecting those factors to any degree.

In addressing the four requested variances, the witness pointed to the mixed zoning of the site, that the already approved commercial use is more intensive than that which is proposed in the instant case, and that the parking arrangements, buffers, and landscaping are already existing, mature and coordinated, as factors which render the subject site unique. He specifically noted that the variance to Section 409.6 was appropriate, as the 51 spaces were already sufficient for the previous more intensive use of the site, and that there was insufficient space for the otherwise required 65 spaces; and that without this variance the use, if permitted, would be unable to operate. As to the variance to Section 259.3.C.1.a of the B.C.Z.R. Mr. Doak testified that the 6,600 square feet requirement of the CR overlay was intended to prevent tall buildings in the Resource Conservation zone. Here, he pointed out that the Petitioner intends to use only that square footage that has already been utilized for commercial purposes on the site. Without this requested variance, he does not believe the franchise services could be provided.

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By js

Addressing the requested variance to Section 259.3.C.3.a of the B.C.Z.R., Mr. Doak described the already existing landscaping as "adequate and exemplary," needing no change.

As to the requested variance to Section 259.3.C.3.b of the B.C.Z.R., the witness likewise maintained that the existing conditions were appropriate to the previous more intensive use of the site and to alter it in the instant request would be an unnecessary burden upon the Petitioner.

Finally, the witness opined that all of the above variances, if granted, would have no adverse impact on the surrounding community.

Petitioner David Key took the stand and discussed his proposed uses' 24 hours per day/7 days a week operating schedule, which is the paradigm required for this franchise operation. He discussed the security arrangements of the proposed gym, including individual card access to the club's doors, as well as strategically placed cameras and "panic switches." Further, he pointed to the lack of difficulties at the Perry Hall location, the number of employees, and his estimates are 6-12 patrons during the day, approximately 20 from 5:00 pm to 8:00 pm, and few or none after 8:00 pm. He believes that even at the peak evening hours, parking needs will be far below what already exists on site, let alone the 65 spaces required if the parking variance is not granted. He observed that the existing building is actually larger now than what the project requires. Given the four years since the previous tenant vacated, he maintains that his proposed use will be a true benefit to the surrounding community.

Mr. Glen Thomas, a neighbor and member of the Greater Jacksonville Association, testified that although he has no objection to Petitioner's proposed business, he is opposed to and is concerned about the 24/7 routine of the proposed use, and the protection of the surrounding community, including questions about who will ultimately utilize the gym. He observed that the location offers limited police coverage and that the neighborhood volunteer fire department is not

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By RM

manned 24/7. In addition, he has questions about potential noise and the congregating of young people at the Petitioner's location. He maintains that although the community was satisfied with the lighting of the site by the previous user, the lighting of the proposed use should comply with the Jacksonville Master Plan.

David Palmer, another neighbor, adopted the testimony and concerns presented by Mr. Thomas.

After reviewing the testimony and exhibits presented at the hearing, I agree with the Petitioner's witnesses that the requested special exception use is appropriate for the proposed location. Their testimony clearly establishes that the Petition for Special Exception meets the requirements of case law and specifically that of Section 502.1 of the B.C.Z.R.

Regarding the Petition for Variances, upon review of the testimony and evidence, I am likewise persuaded to grant the requested relief. Specifically, I find special circumstances or conditions exist that are unique to the subject property; and that practical difficulty in utilizing the property would be experienced by the Petitioner if the requested variances were not granted. Further, I find that there will be no adverse impacts caused by the granting of the variances. Finally, I find that the variance requests can be granted in harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare.

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

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

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Date 12-8-11

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By ps

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of December, 2011, by this Administrative Law Judge ~~that~~ Petitioners' request for special exception as follows:

- As to Section 230.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a community building to be utilized for recreational use in addition to the existing carry-out restaurant,

be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance requests as follows:

- From Section 409.6 of the B.C.Z.R. to allow 51 parking spaces in lieu of the required 65; and
- From Section 259.3.C.1.a of the B.C.Z.R. to allow a gross floor area of 6,997 square feet on the ground floor in lieu of the required 6,600 square feet; and
- From Section 259.3.C.3.a of the B.C.Z.R. to allow the existing landscaping to meet the requirements; and
- From Section 259.3.C.3.b of the B.C.Z.R. to allow 0% of the parking lot to be pervious in lieu of the required 7%, and allow zero (0) trees per 8 parking spaces in lieu of the required one (1) tree,

be and are hereby GRANTED:

The relief granted is subject to the following:

1. Petitioners may apply for their 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 such time as the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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By [Signature]

2. Compliance with the ZAC comments made by the Department of Planning dated November 9, 2011, and comments from Department of Environmental Protection and Sustainability dated November 2, 2011, copies of which are 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

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Date 12-8-11

By [Signature]

11-17-11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 9, 2011

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3430 Sweet Air Road

RECEIVED

INFORMATION:

NOV 14 2011

Item Number: 12-093

Petitioner: David Key

OFFICE OF ADMINISTRATIVE PERMITTING

Zoning: RC 5 and BL-CR

Requested Action: Special Exception and Vairance

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception from Section 230.3 of the BCZR to allow a community building to be utilized for recreational use, in addition to the existing carryout restaurant.

In the alternative the petitioner is requesting a special exception from Section 259.3B3 of the BCZR to allow a building which exceeds the requirements of Section 259.3.C.1 to be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted master plan for the district.

The petitioner is also requesting the following variances to the BCZR:

- Section 409.6- to allow 51 parking spaces in lieu of the required 65.
- Section 259.3.C.1.a- to allow a gross floor area of 6,997 square feet on the ground floor in lieu of the required 6,600 square feet.
- Section 259.3.C.3.a- to allow the existing landscaping to meet the requirements.
- Section 259.3.C.3.b- to allow 0% of the parking lot to be pervious in lieu of the required 7% and to allow zero trees per eight parking spaces in lieu of the required one tree.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning supports the petitioner's request for a special exception and variance. According to the petitioner, they are looking to fill a vacancy in an existing commercial rural shopping center with a small 24-hour access fitness club where there was previously a video store. The petitioner also explained that they are not looking to redevelop the site and that the building, lighting, and parking layout are to remain as is. The petitioner also stated that they are planning to add a new sign to the building facade where the previous video store sign was located and will add to the small free-standing sign at the entrance. There is a sidewalk along the road frontage and mature landscaping on the front and sides of the property. However the internal landscaping along the building front and parking aisles has been neglected.

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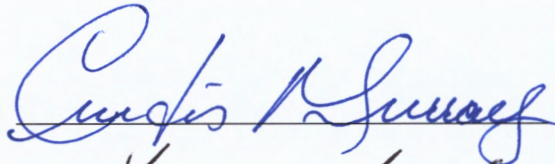
Date 12-8-11

By [Signature]

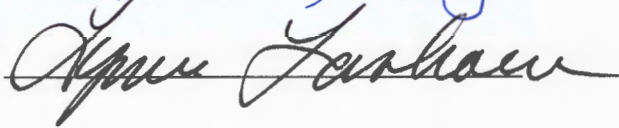
It is therefore in this Department's opinion that the landscaping along the building frontage and parking aisles needs to be enhanced or completely redone. If no external redevelopment is to take place, with the exception of a new façade sign and or enhanced landscaping along the building frontage and parking aisles, then the Department of Planning believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared by:



Division Chief:
AVA/LL: CM



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Date 12-8-11

By J

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: November 2, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0093-XA
Address 3430 Sweet Air Road
(Grahamp Limited Partnership Property)

Zoning Advisory Committee Meeting of October 10, 2011.

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

1. Future changes or building permits related to this site will need Groundwater Mgmt. review.

Reviewer: *Dan Esser; Groundwater Management*

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By 



KEVIN KAMENETZ
County Executive

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

December 8, 2011

FRANCIS X. BORGERDING, JR., ESQUIRE
409 WASHINGTON AVENUE, SUITE 600
TOWSON, MD 21204

Re: Petition for Special Exception and Variance
Case No. 2012-0093-XA
Property: 3430 Sweet Air Road

Dear Mr. Borgering:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Glen Thomas, 3806 Donerin Way, Phoenix MD 21131
David Palmer, 3606 Jackson Cabin Road, Phoenix MD 21131



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 3430 Sweet Air Road which is presently zoned RC 5 & BL CR

Deed Reference S.M. No. 7894 Folio 184 10 Digit Tax Account # 1 0 0 0 0 5 7 6 3

Property Owner(s) Printed Name(s) Grahamp Limited Partnership

CASE NUMBER 2012-0093-XA Filing Date 9, 28, 2011 Estimated Posting Date 11 Reviewer JAP

(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
2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for Section 230.3 to allow a community building to be utilized for recreational use. In addition to the existing carry out restaurant SEE ATTACHED PAGE
3. ☒ a Variance from Section(s) 409.6 to allow 51 parking spaces in lieu of the required 65 SEE ATTACHED PAGE

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)

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:

David Key

Name- Type or Print

Signature

P. O. Box 712, Riderwood, MD

Mailing Address City State

21139 , 410.419.0069 ,
Zip Code Telephone # Email Address

Attorney for Petitioner:

Francis X. Borgerding, Jr.

Name- Type or Print

Signature

409 Washington Ave., #600, Towson, MD

Mailing Address City State

21204 , 410-296-6820 ,
Zip Code Telephone # Email Address

REV. 2/23/11

Legal Owners:

Grahamp Limited Partnership

Name #1- Type or Print Name #2 - Type or Print

Signature #1

Signature #2

6715 QUAD AVE, BALTIMORE, MD 21207

21237 , (410) 325-9663 , GRANT @ GRANTICK LUMBER . com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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Date 12-8-11

By [Signature]

SPECIAL EXCEPTION REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 230.3

TO ALLOW A COMMUNITY BUILDING TO BE UTILIZED
FOR RECREATIONAL USE.
IN ADDITION TO THE EXISTING CARRY OUT RESTAURANT.

IN THE ALTERNATIVE:

SECTION 259.3B3

TO ALLOW A BUILDING WHICH EXCEEDS THE REQUIREMENTS
OF SECTION 259.3.C.1 TO BE PERMITTED BY SPECIAL EXCEPTION
ONLY WHEN THE PROPOSED DEVELOPMENT IS IN COMPLIANCE
WITH SITE DESIGN GUIDELINES AND PERFORMANCE STANDARDS
WHICH ARE PART OF A DULY ADOPTED MASTER PLAN FOR
THE DISTRICT.

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 409.6

1) TO ALLOW 51 PARKING SPACES IN LIEU OF THE REQUIRED 65.

SECTION 259.3.C.1.a

2) TO ALLOW A GROSS FLOOR AREA OF 6997 SQUARE FEET ON THE
GROUND FLOOR IN LIEU OF THE REQUIRED 6600 SQUARE FEET.

SECTION 259.3.C.3.a

3) TO ALLOW THE EXISTING LANDSCAPING TO MEET THE REQUIREMENTS.

SECTION 259.3.C.3.b

4) TO ALLOW 0% OF THE PARKING LOT TO BE PERVIOUS IN LIEU OF THE
REQUIRED 7% AND TO ALLOW ZERO TREES PER EIGHT PARKING SPACES
IN LIEU OF THE REQUIRED ONE TREE.

2012-0093-XA



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 21, 2011

ZONING DESCRIPTION Property of Grahamp Limited Partnership #3430 Sweet Air Road

Beginning for the same on the northeast side of Sweet Air Road and the northwest side of Hampshire Knob Drive, thence binding on the northeast side of Sweet Air Road, the two following lines, viz 1) North 30 degrees 37 minutes 24 seconds West 98.00 feet and 2) Northwesterly by a line curving to the left with a radius of 4,040.00 feet for an arc distance of 167.84 feet and a chord of North 31 degrees 48 minutes 49 seconds West 167.83 feet, thence leaving Sweet Air Road and running and binding on the outlines of the subject property, the two following courses and distances, viz 3) North 26 degrees 15 minutes 56 seconds East 519.96 feet, 4) South 56 degrees 54 minutes 53 seconds East 455.37 feet to intersect the northwest side of Hampshire Knob Drive, thence binding on Hampshire Knob Drive, the five following lines, viz 5) Southwesterly by a line curving to the right with a radius of 475.00 feet for an arc distance 95.31 feet and a chord of South 37 degrees 22 minutes 42 seconds West 95.15 feet, 6) South 43 degrees 07 minutes 36 seconds West 370.72 feet, 7) Southwesterly by a line curving to the right with a radius of 430.00 feet for an arc distance 121.95 feet and a chord of South 51 degrees 15 minutes 06 seconds West 121.55 feet, 8) South 59 degrees 22 minutes 36 seconds West 54.28 feet, and 9) North 75 degrees 37 minutes 24 seconds West 21.21 feet to the point of beginning,

Containing 5.02 acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



LIC 0158 Exp. 2/22/13

2012-0093-XA

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: # 2012-0093-XA

3430 Sweet Air Road

Corner of NE/side of Sweet Air Road and NW/side of Hampshire Knob Road

10th Election District — 3rd Councilmanic District

Legal Owner(s): Graham Ltd. Partnership

Contract Purchaser: David Key

Special Exception: to allow a community building to be utilized for recreational use in addition to the existing carry out restaurant. In the alternative, to allow a building which exceeds the requirements of Section 259.C.1 to be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are a part of a duly adopted master plan for the district.

Variance to allow 51 parking spaces in lieu of the required 65; to allow a gross floor area of 6997 sq. ft. on the ground floor in lieu of the required 6600 sq. ft. To allow the existing landscaping to meet the requirements; to allow 0% of the parking lot to be pervious in lieu of the required 7% and to allow zero trees per eight parking spaces in lieu of the required one tree.

Hearing: Thursday, November 17, 2011 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 11/628 November 1 290057

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. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case# 2012-0093-XA

PETITIONER: Grahamp Partnership
Contract Purchaser: David Key

DATE OF HEARING: November 17,
2011

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

3430 Sweet Air Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100

320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: November 1, 2011

ZONING NOTICE

CASE #:2012-0093-XA

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

PLACE: Room 205 Jefferson Building
TIME & DATE : 11:00 am Thursday Nov. 17, 2011

Special Exception to allow a community building to be utilized for recreational use in addition to the existing carry out restaurant. In the alternative, to allow a building which exceeds the requirements of Section 299.C.1 to be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are a part of a duly adopted master plan for the district. Variance to allow 51 parking spaces in lieu of the required 65; to allow a gross floor area of 6987 sq. ft. on the ground floor in lieu of the required 6600 sq. ft.; to allow the existing landscaping to meet the requirements; to allow 0% of the parking lot to be pervious in lieu of the required 7% and to allow zero trees per eight parking spaces in lieu of the required one tree.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING. CALL 410-487-2331 THE DAY BEFORE THE SCHEDULED HEARING DATE.

DO NOT REMOVE THIS SIGN AND DO NOT ATTEMPT TO UNDERMINE IT OR HEARINGS ARE HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE
3430 Sweet Air Road; Corner of NE/S of Sweet* OF ADMINISTRATIVE
Air Road & NW/S Hampshire Knob Road
10th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Grahamp Limited Partnership
Contract Purchaser(s): David Key * BALTIMORE COUNTY
Petitioner(s) *
2012-093-XA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

OCT 14 2011

KE

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2011, a copy of the foregoing Entry of Appearance was mailed to Francis Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

0093-XA

Exhibit Sheet

12/9/11



EW 1/10/12

Petitioner/Developer

Protestant

No. 1	PLAN TO Accompany Petition	BREAST JACKSONVILLE ASSOCIATION 11-17-11 MEMO
No. 2	AIRIAL VIEW OF SITE + ARE	
No. 3	A-S - PHOTOS	
No. 4	PLAN TO Accompany PHOTOGRAPHS	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

In the matter of Case # : 2012-0093-XA
Anytime Fitness, 3430 Sweet Air Road, Phoenix, MD 21131
November 17, 2011

GJA Board as authorized by Rule 8 resolution is opposed to a 24/7 unmanaged and unstaffed business operation in this location in Jacksonville, in a location where there is no other such operation.

Proposed use by the operator provides no protection to the community in general, or to the residential neighborhoods immediately adjacent to the location for control of use and occupancy of the business and property when it is unstaffed.

This location offers very limited County Police coverage, especially during late operation hours, and is served by a Volunteer Fire Company, both providing limited emergency services in the event of either an emergency or criminal activity.

Should the requested zoning exceptions and variances be granted, we request that the following be stipulated:

1. We are in favor of the proposed use of this facility as a fitness center, except the 24/7 unstaffed operation as noted above.
2. We have no objections to the parking, use, and square footage proposed so long as there are no material changes to the exterior building structure as it exists.
3. If approved, we request that the operator propose specific interior lighting plans which provide needed security but which also limit light "pollution" in the community during the hours between 10 pm and 6 am and that those plans be incorporated as part of the use requirements allowed.
4. We request that all signage and exterior lighting be required to meet the standards established in the Greater Jacksonville Community Plan, as incorporated into the County Master Plan 2010.
5. We request improved landscaping in the front and sides of the facility, at minimum in accordance with current zoning standards.
6. We request that the operator be required to maintain at current levels or increase the planted buffer behind this facility and between it and the residential community.
7. We request that the operator coordinate safety and security issues with the Jacksonville Volunteer Fire Company and Baltimore County Police Precinct 7 Commander regarding the safety of facility patrons and the community, especially during late night operations.

PROTESTANT'S

EXHIBIT NO. #1



Civic/Government Map

Created By
Baltimore County
My Neighborhood



This information is for general information purposes only. This data may be inaccurate and does not contain warranties, express or implied, or damages, or result in any loss of data.

PETITIONER' S

EXHIBIT NO. 2

Printed 11/17/2011



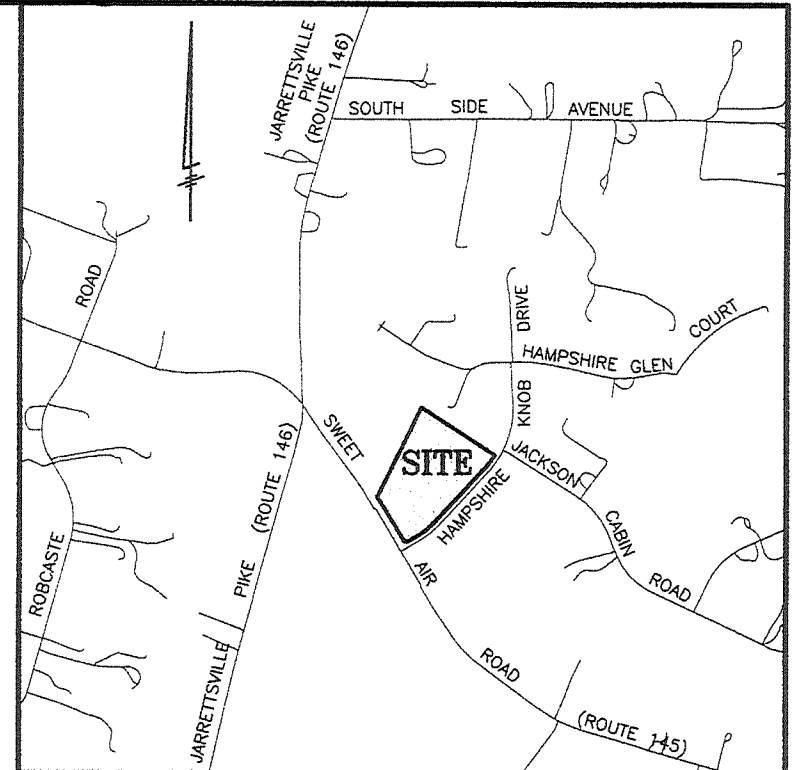
PETITIONER' S

EXHIBIT NO. 3A-S









VICINITY MAP
1" = 1000'

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD)

FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE

75'
50'

B.L. COMMERCIAL BUILDING SETBACKS

MINIMUM FRONT YARD DEPTH (feet) 10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet) 0
MINIMUM REAR YARD DEPTH (feet) 20 ABUTTING RESIDENTIAL ZONE

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS COMPILED FROM TITLE DEED, (S.M. No. 7894 Folio 184 (Parcel 1))
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILE 35C3 (NAVD83).
3. CENSUS TRACT 4521.00 A.D.C. MAP 4 GRID 14 AII
- WATERSHED LITTLE GUNPOWDER FALLS SUBWATERSHED SANMILL BRANCH GREENE BRANCH
- SCHOOL DISTRICT: ELEMENTARY - JACKSONVILLE E.S.; MIDDLE - COCKEYSVILLE M.S.; HIGH - DULANEY H.S.
4. THERE IS 1 PRIOR ZONING CASES ON THE SUBJECT PROPERTY (1499-0312-SPHX).
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
9. THE BASEMENT OF THE SUBJECT PROPERTY IS NOT FINISHED AND UTILIZED FOR COMMERCIAL USE.

PARKING CALCULATIONS

CARRY OUT RESTAURANT (1,260 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 5 per 1000 SQ. FT. = 7

COMMUNITY BUILDING - RECREATION (5,737 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 10 per 1000 SQ. FT. = 58

TOTAL PARKING SPACES REQUIRED = 65

TOTAL PARKING SPACES PROVIDED = 51

FLOOR AREA RATIO

FLOOR AREA 6997 SQ. FT. / GROSS AREA 21671 SQ. FT. = 0.032
FLOOR AREA RATIO MUST BE LESS THAN 0.2 IN B.L.

SPECIAL EXCEPTION REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 230.3
TO ALLOW A COMMUNITY BUILDING TO BE UTILIZED
FOR RECREATIONAL USE.
IN ADDITION TO THE EXISTING CARRY OUT RESTAURANT.

IN THE ALTERNATIVE:
SECTION 254.3B3
TO ALLOW A BUILDING WHICH EXCEEDS THE REQUIREMENTS
OF SECTION 254.3.C.1. TO BE PERMITTED BY SPECIAL EXCEPTION
ONLY WHEN THE PROPOSED DEVELOPMENT IS IN COMPLIANCE
WITH SITE DESIGN GUIDELINES AND PERFORMANCE STANDARDS
WHICH ARE PART OF A DULY ADOPTED MASTER PLAN FOR
THE DISTRICT.

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 409.6
1) TO ALLOW 51 PARKING SPACES IN LIEU OF THE REQUIRED 65.

SECTION 254.3.C.1.a
2) TO ALLOW A GROSS FLOOR AREA OF 6997 SQUARE FEET ON THE
GROUND FLOOR IN LIEU OF THE REQUIRED 6600 SQUARE FEET.

SECTION 254.3.C.3.a
3) TO ALLOW THE EXISTING LANDSCAPING TO MEET THE REQUIREMENTS.

SECTION 254.3.C.3.b
4) TO ALLOW 0% OF THE PARKING LOT TO BE PERVIOUS IN LIEU OF THE
REQUIRED 1% AND TO ALLOW ZERO TREES PER EIGHT PARKING SPACES
IN LIEU OF THE REQUIRED ONE TREE.

DEVELOPER
DAVID KEY
P.O. BOX 712
RIDERMWOOD, MD 21134
(410) 419-0069

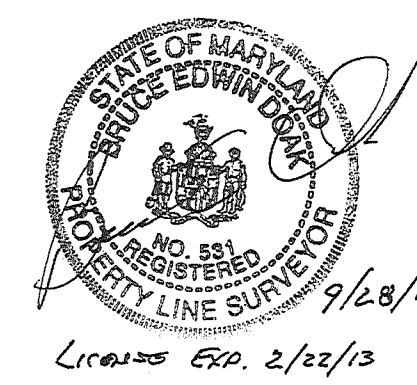
OWNER
GRAHAM LIMITED PARTNERSHIP
FACILITY NO. 891-5486
5418 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA 94588-3229

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION
AND A VARIANCE
FOR THE PROPERTY OF
**GRAHAM LIMITED
PARTNERSHIP**
3430 SWEET AIR ROAD
DEED REF: S.M. NO. 7894 Folio 184 (P1)
TAX ACCOUNT NO.: 21-00-005763
ZONED RC 5 & BL CR; 615 TILE 035C3
TAX MAP 35; GRID 24; PARCEL 365
10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

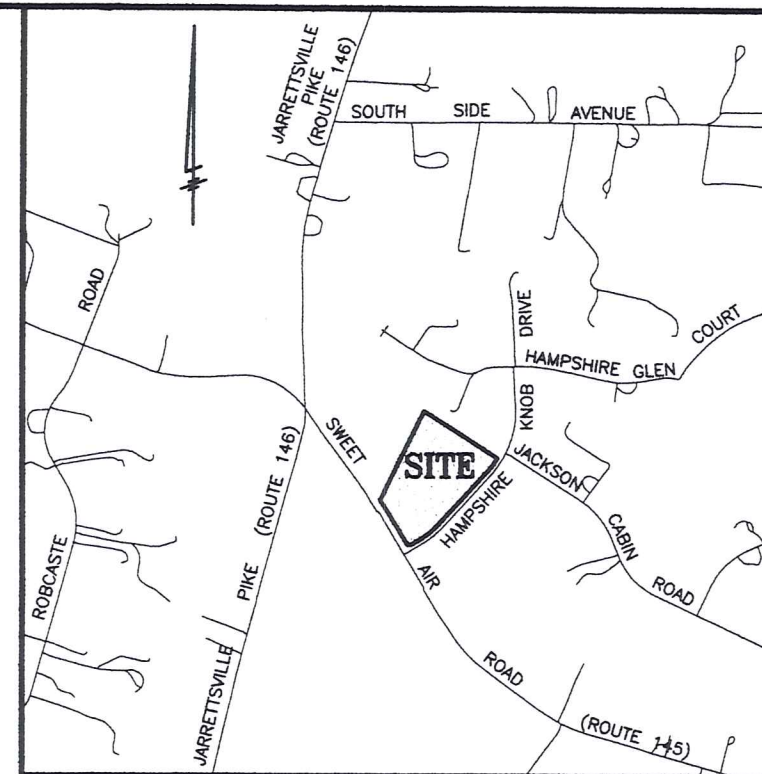
Scale: 1"=50' Date: SEPTEMBER 28, 2011

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 212
(410) 823-4470

PETITIONER'S
EXHIBIT NO. 1



REVISION	DATE



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS COMPILED FROM TITLE DEED, (S.M. No. 7894 Folio 184 (Parcel 1))
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 35C3 (NAVDSB).
3. CENSUS TRACT 4521.00 A.D.C. MAP # 61D 14 AII
- WATERSHED LITTLE SANDPOUNDER FALLS SUBWATERSHED SAKMILL BRANCH GREENE BRANCH
4. SCHOOL DISTRICT, ELEMENTARY - JACKSONVILLE ES; MIDDLE - COCKEYSVILLE MS; HIGH - DULANEY HS.
5. THERE IS 1 PRIOR ZONING CASES ON THE SUBJECT PROPERTY. (1999-0872-SPHX).
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
9. THE BASEMENT OF THE SUBJECT PROPERTY IS NOT FINISHED AND UTILIZED FOR COMMERCIAL USE.

PARKING CALCULATIONS

CARRY OUT RESTAURANT (1,260 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 5 per 1000 Sq. Ft. = 7

COMMUNITY BUILDING - RECREATION (5,737 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 10 per 1000 Sq. Ft. = 58

TOTAL PARKING SPACES REQUIRED = 65

TOTAL PARKING SPACES PROVIDED = 51

FLOOR AREA RATIO

FLOOR AREA 6997 Sq. Ft. / GROSS AREA 218,671 Sq. Ft. = 0.032
FLOOR AREA RATIO MUST BE LESS THAN 0.03 IN B.L.

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'

FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

B.L. COMMERCIAL BUILDING SETBACKS

MINIMUM FRONT YARD DEPTH (feet) 10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet) 0
MINIMUM REAR YARD DEPTH (feet) 20 ADJUTING RESIDENTIAL ZONE

SPECIAL EXCEPTION REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 250.3
TO ALLOW A COMMUNITY BUILDING TO BE UTILIZED
FOR RECREATIONAL USE.
IN ADDITION TO THE EXISTING CARRY OUT RESTAURANT.

IN THE ALTERNATIVE:

SECTION 254.9BB
TO ALLOW A BUILDING WHICH EXCEEDS THE REQUIREMENTS
OF SECTION 254.9.C.1 TO BE PERMITTED BY SPECIAL EXCEPTION
ONLY WHEN THE PROPOSED DEVELOPMENT IS IN COMPLIANCE
WITH SITE DESIGN GUIDELINES AND PERFORMANCE STANDARDS
WHICH ARE PART OF A DULY ADOPTED MASTER PLAN FOR
THE DISTRICT.

VARIANCE REQUESTED

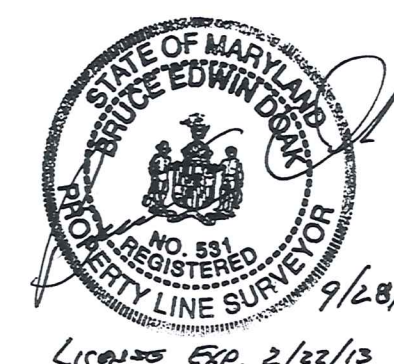
BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 409.6
1) TO ALLOW 51 PARKING SPACES IN LIEU OF THE REQUIRED 65.

SECTION 254.9.C.1.d
2) TO ALLOW A GROSS FLOOR AREA OF 6997 SQUARE FEET ON THE
GROUND FLOOR IN LIEU OF THE REQUIRED 6600 SQUARE FEET.

SECTION 254.9.C.3.a
3) TO ALLOW THE EXISTING LANDSCAPING TO MEET THE REQUIREMENTS.

SECTION 254.9.C.3.b
4) TO ALLOW 0% OF THE PARKING LOT TO BE PERVIOUS IN LIEU OF THE
REQUIRED 1% AND TO ALLOW ZERO TREES PER EIGHT PARKING SPACES
IN LIEU OF THE REQUIRED ONE TREE.



REVISION	DATE	COMPUTED	DRAWN	CHECKED

Scale: 1"=50'

Date: SEPTEMBER 28, 2011

GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PETITIONER'S

EXHIBIT NO. 4

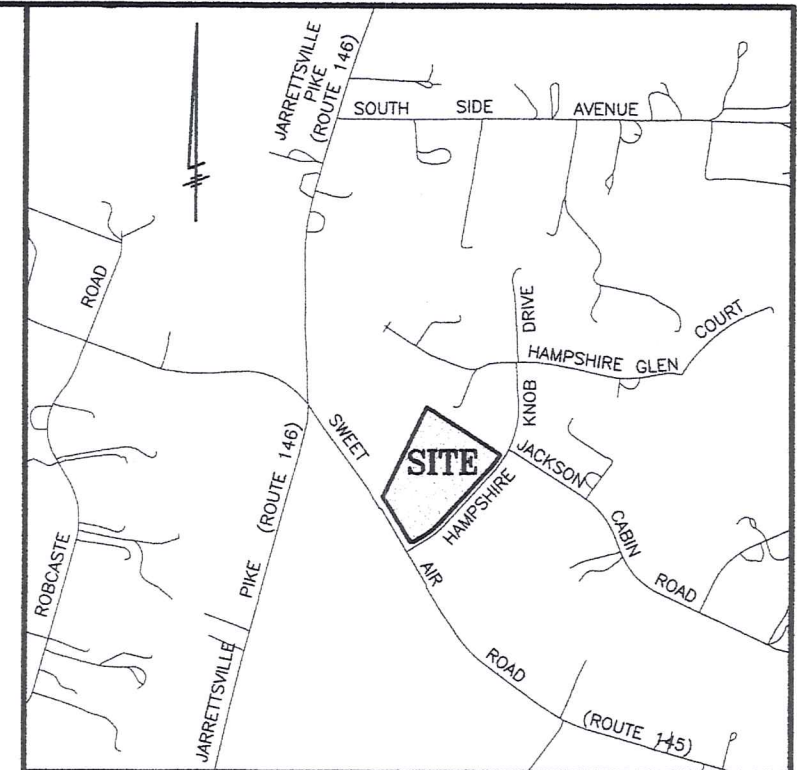
DEED MERIDIAN

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 15'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

B.L. COMMERCIAL BUILDING SETBACKS

MINIMUM FRONT YARD DEPTH (feet) 10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet) 0
MINIMUM REAR YARD DEPTH (feet) 20 ABUTTING RESIDENTIAL ZONE



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS COMPILED FROM TITLE DEED, (S.M. No. 7894 Folio 184 (Parcel 1))
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 35C3 (NAVDB8).
3. CENSUS TRACT 4521.00 A.D.G. MAP & GRID 14 AII
- WATERSHED LITTLE GUNPOWDER FALLS SUBWERSHED SAMMILL BRANCH
- LOCH RAVEN RESERVOIR GREENE BRANCH
- SCHOOL DISTRICT: ELEMENTARY - JACKSONVILLE E.S.; MIDDLE - COCKEYSVILLE M.S.; HIGH - DULANEY H.S.
4. THERE IS 1 PRIOR ZONING CASES ON THE SUBJECT PROPERTY (1999-0312-SPHX).
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
9. THE BASEMENT OF THE SUBJECT PROPERTY IS NOT FINISHED AND UTILIZED FOR COMMERCIAL USE.

PARKING CALCULATIONS

CARRY OUT RESTAURANT (1,260 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 5 per 1000 Sq. Ft. = 7
COMMUNITY BUILDING - RECREATION (5,737 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 10 per 1000 Sq. Ft. = 58
TOTAL PARKING SPACES REQUIRED = 65
TOTAL PARKING SPACES PROVIDED = 51

FLOOR AREA RATIO

FLOOR AREA 6997 Sq. Ft. / GROSS AREA 21681 Sq. Ft. = 0.032
FLOOR AREA RATIO MUST BE LESS THAN 0.2 IN B.L.

SPECIAL EXCEPTION REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 230.3
TO ALLOW A COMMUNITY BUILDING TO BE UTILIZED
FOR RECREATIONAL USE
IN ADDITION TO THE EXISTING CARRY OUT RESTAURANT.
IN THE ALTERNATIVE:
SECTION 254.3B3
TO ALLOW A BUILDING WHICH EXCEEDS THE REQUIREMENTS
OF SECTION 254.3C.1 TO BE PERMITTED BY SPECIAL EXCEPTION
ONLY WHEN THE PROPOSED DEVELOPMENT IS IN COMPLIANCE
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THE DISTRICT.

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
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SECTION 254.3C.1.a
2) TO ALLOW A GROSS FLOOR AREA OF 6997 SQUARE FEET ON THE
GROUND FLOOR IN LIEU OF THE REQUIRED 6600 SQUARE FEET.
SECTION 254.3C.3.a
3) TO ALLOW THE EXISTING LANDSCAPING TO MEET THE REQUIREMENTS.
SECTION 254.3C.3.b
4) TO ALLOW 0% OF THE PARKING LOT TO BE PERVIOUS IN LIEU OF THE
REQUIRED 1% AND TO ALLOW ZERO TREES PER EIGHT PARKING SPACES
IN LIEU OF THE REQUIRED ONE TREE.

DEVELOPER
DAVID KEY
P.O. BOX 712
RIDERWOOD, MD 21139
(410) 419-0069
OWNER
GRAHAMPT LIMITED PARTNERSHIP
FACILITY NO. 841-5486
5418 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA 94588-3229

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION
AND A VARIANCE
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**GRAHAMPT LIMITED
PARTNERSHIP**
3430 SWEET AIR ROAD
DEED REF: S.M. NO. 7894 Folio 184 (P1)
TAX ACCOUNT NO.: 21-00-005763
ZONED RC 5 & BL CR; GIS TILE 035C3
TAX MAP 35; GRID 24; PARCEL 365
10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: SEPTEMBER 28, 2011

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



REVISION	DATE

COMPUTED:	DRAWN: JTM	CHECKED: B.E.D.
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