

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

SE side of Belair Road, 1,900' NE of the *
c/line of Silver Spring Road
(8833 Belair Road) *
11th Election District
5th Council District *

8833 Bellair Road, LLC
Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0131-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by John Mazarakis, Member, 8833 Bellair Road, LLC. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a parking and travel lane within a residential zone. In addition, Petitioner is requesting variance relief from Section 1B01.B.1.b(2) of the B.C.Z.R., in a Residential Transition Area (RTA) to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50-foot landscape buffer. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was John Mazarakis with 8833 Bellair Road, LLC, Gordon D. Fronk, Esquire, counsel for Petitioner, and Monika Sloan, the professional engineer that prepared the plan. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

ORDER RECEIVED FOR FILING

Date 2-6-12

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. Comments were received from the Bureau of Development Plans Review, dated November 28, 2011, which states the following:

"We have no comments regarding the requested special hearing or variance request. However, the county has a drainage and utility easement abutting the rear property line and a retaining wall is proposed along the line. This will advise the petitioner that the retaining wall must be away from the easement a distance equal to the wall's height. We also wish to point out that the perpendicular parking along the rear property line requires that the aisle be 22' wide not 20' as shown."

In addition, a ZAC comment was received by the State Highway Administration, dated November 22, 2011, which indicated that the applicant must contact the State Highway Administration to obtain an entrance permit.

Testimony and evidence revealed that the subject property is 39,770 square feet (0.9130 acres) and is zoned BL, DR 5.5 and DR 10.5. As shown on the site plan, the DR-zoned portion of the property is extremely small; Petitioner's engineer estimated it comprised no more than 6,000 square feet. It is this small portion of property that created the need for special hearing and variance relief, and the Petitioner proposed to redevelop an aging commercial site (presently occupied with retail businesses and service garage bays) with a two-story retail center. The Petitioner submitted proposed elevation drawings (Exhibits 2 - 4) which depict an attractive retail "strip" center, positioned well back from Belair Road, with parking in the front of the stores.

With respect to the Petition for Special Hearing, the relief requested is modest, and Petitioner submitted a photo showing the location of the nearest residential dwelling (Exhibit 7A). That photo shows that the nearest home is a single-family dwelling located 200 feet from the subject property, and that home is buffered and screened by mature trees. As such, the proposed parking and travel lane shown on Exhibit 1 will not negatively impact the adjacent

ORDER RECEIVED FOR FILING

Date 5-6-12

2

By [signature]

homeowner, or the community in general. In fact, the present operation of the property entails use of this area, so there will be no additional burdens placed on neighboring owners.

The same reasoning applies to the request for variance relief. A RTA is generated on this property, and the B.C.Z.R. strives to harmonize development and prevent conflict between dissimilar uses of property. Here, the site is being redeveloped, and the end result will be a much more attractive and modern retail center that will benefit the community. The same "transition" area that has existed for years between the strip center and adjacent residential dwellings will be preserved, and thus I find that the goals and spirit of the RTA regulations will be satisfied in this case.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 6 day of February, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a parking and travel lane within a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to Section 1B01.B.1.b(2) of the B.C.Z.R., in a Residential Transition Area (RTA), to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50-foot landscape buffer, be and is hereby GRANTED.

The relief granted herein is subject to the following conditions:

1. The Petitioner may apply for its permit and may be granted same upon receipt of this Order, however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

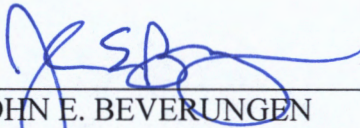
ORDER RECEIVED FOR FILING

Date 2-6-12

By [Signature]

2. Petitioner must comply with the ZAC comments received from the Bureau of Development Plans Review, dated November 28, 2011, a copy of which is attached and made a part hereof.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2-8-12

By DW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2011
Item No. 2012-0131

DATE: November 28, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

We have no comments regarding the requested special hearing or variance request. However, the county has a drainage and utility easement abutting the rear property line and a retaining wall is proposed along the line. This will advise the petitioner that the retaining wall must be away from the easement a distance equal to the wall's height. We also wish to point out that the perpendicular parking along the rear property line requires that the aisle be 22' wide not 20' as shown.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0131-12052011.doc

ORDER RECEIVED FOR FILING

Date 2-6-12

By DW

KEVIN KAMENETZ
County Executive



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

February 6, 2012

Gordon D. Fronk, Esquire
208 East Dover Street
Easton, Maryland 21601

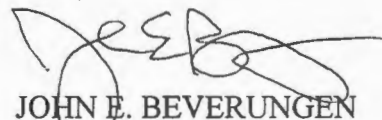
RE: Petition for Special Hearing and Variance
(8833 Bellair Road)
Case No. 2012-0131-SPHA

Dear Mr. Fronk:

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 8833 BELLAIR ROAD

which is presently zoned BLD.S.5 D210.5

Deed Reference 29209-455

10 Digit Tax Account # 1111038430

Property Owner(s) Printed Name(s) 8833 BELLAIR RD LLC

CASE NUMBER 2012-0131-SPHA

Filing Date 11/15/11

Estimated Posting Date

Reviewer RJD

(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

3. ☒ a Variance from Section(s)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

GORDON D. FRONK

Name- Type or Print

Signature

208 E. DOVER ST. EASTON MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

REV. 2/23/11

fronklaw.com

Legal Owners: 8833 BELLAIR RD LLC

BY JOHN MAZARAKIS - MEMBER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1007 CHURCH RD. NEWARK DE

Mailing Address

City

State

19702 302-836-0400

Zip Code

Telephone #

johnmazarakis@yahoo.com

Email Address

yahoo.com

Representative to be contacted:

MONIKA B. SLOAN

Name - Type or Print

Signature

2607 EASTBURN CENTER NEWARK DE

Mailing Address

City

State

Zip Code

Telephone #

19711 302-737-9138

Email Address

mcbrideziegler.com

PETITION FOR ZONING HEARINGS

a Special Hearing – to allow a parking and travel lane within a residential zone

a Variance from Section 1B01.B.1.b.(2) – in an RTA, permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75- foot setback and 50-foot landscape buffer

Item #0131

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS

2607 EASTBURN CENTER
NEWARK, DELAWARE 19711
PHONE (302) 737-9138 FAX (302) 737-2610

8833 BELAIR ROAD, BALTIMORE, MARYLAND 21236

BEGINNING for the same on the southeast side of Belair Road as now laid out 70 feet wide at the distance of 1900 feet more or less northeast from the north side of Silver Spring Road said point being where the southeast side of Belair Road is intersected by the first line of the land which by Deed dated April 1, 1947 and recorded among the Land Records of Baltimore County in Liber JWB No. 1552, folio 175, was conveyed by George C. Brockmeyer, unmarried, to Otis C. Smith and wife and running thence and binding on a part of said line as now surveyed South 45 degrees 30 minutes 20 seconds east 200 feet thence leaving said line and running for lines of division now made South 50 degrees 38 minutes 37 seconds west 200 feet and North 45 degrees 30 minutes 20 seconds west 200 feet to the southeast side of Belair Road at a point located 333.35 feet more or less measured northeasterly along the southeast side of Belair Road from the third line of the land which by Deed dated December 9, 1922 and recorded among the Land Records of Baltimore County in Liber WPC No. 566, folio 238, was conveyed by Walter D. Rogers and wife to Sarah L. Blakely and running thence and binding on the southeast side of Belair Road North 50 degrees 38 minutes 37 seconds east 200 feet to the place of beginning.

BEING the same property which by Confirmatory Deed of Assignment dated March 5, 2005 and recorded among the Land Records of Baltimore County in Liber No. 21723, folio 627, was granted and assigned by Carolyn G. Regester unto Regester Square of Perry Hall, LLC, a Maryland Limited Liability Company, in leasehold. See Also Lease dated November 15, 1956 and recorded among the Land Records of Baltimore County in Liber No. 3055, folio 429, from John G. Kilian and Paulina Kilian, his wife, unto George S. Regester and Carolyn G. Regester, his wife.

0.91 Acre

11th Election District
5th Councilmanic District

Item #0131

Handwritten signature

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: # 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District - 5th Councilmanic District

Legal Owner(s): 8833 Belair Road, LLC,

John Mazarakis, Member

Special Hearing: to allow a parking and travel lane within a residential zone. **Variance:** in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.

Hearing: Tuesday, January 24, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT/1/642 Jan. 10

294454

CERTIFICATE OF PUBLICATION

1/12/, 2012

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 1/10/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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: # 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District-5th Councilmanic District

Legal Owner(s): 8833 Belair Road, LLC, John Mazarakis, Member

Special Hearing to allow a parking and travel lane within a residential zone. **Variance:** in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.

Hearing: Tuesday, January 3, 2012 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 12/702 Dec.20 293357

CERTIFICATE OF PUBLICATION

12/22/, 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 12/20/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 01/10/2012

Case Number: 2012-0131-SPHA

Petitioner / Developer: GORDON FRONK ~JOHN MAZARAKIS~
MONIKA SLOAN

Date of Hearing (Closing): JANUARY 24, 2012

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:
8833 BELAIR ROAD

The sign(s) were posted on: **JANUARY 6, 2012**



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, December 20, 2011 Issue - Jeffersonian

Please forward billing to:
John Mazarakis
c/o 8833 Belair LLC
1007 Church Road
Neward, DE 19702

302-836-0400

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: 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District – 5th Councilmanic District

Legal Owners: 8833 Belair Road, LLC, John Mazarakis, Member

Special Hearing to allow a parking and travel lane within a residential zone. Variance in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.



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.

* Hearing : Tuesday January 3, 2012 at 1:30 pm, Rm 205 *
105 West Chesapeake Avenue, Towson 21204



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
December 12, 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: 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District – 5th Councilmanic District

Legal Owners: 8833 Belair Road, LLC, John Mazarakis, Member

Special Hearing to allow a parking and travel lane within a residential zone. Variance in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.

Hearing: Tuesday, January 3, 2012 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".

Arnold Jablon
Director

AJ:kl

C: Gordon Fronk, 208 E. Dover Street, Easton 21601
John Mazarakis, 1007 Church Road, Newark DE 19702
Monika Sloan, 2607 Eastburn Center, Newark DE 19711

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 19, 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.



Hollis, Cronan
& Fronk, P.A.

William C. Hollis III
Philip T. Cronan
Gordon D. Fronk

December 14, 2011

Ms. Kristen Lewis
Department of Permits, Approvals and Inspections
Zoning Review
County Office Building, Room 111
111 West Chesapeake Avenue
Towson MD 21204

Re: Case No. 2012-0131-SPHA

Dear Kristen:

This is to acknowledge receipt of the Notice of Zoning Hearing scheduled for 1:30 P.M. on Tuesday, January 3, 2012. Unfortunately, my client cannot be available on that date and has asked me to request a postponement. He will be available any day during the week commencing January 23, 2012; however, he would prefer later in the week, if possible. Kindly reschedule the Hearing and apprise us of the new date and time.

Thank you for your attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gordon D. Fronk', is written over a large, stylized blue loop. Below the signature, the name 'Gordon D. Fronk' is printed in a standard black font.

Gordon D. Fronk

cc John Mazarakis
Monika Sloan

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 10, 2012 Issue - Jeffersonian

Please forward billing to:
John Mazarakis
c/o 8833 Belair LLC
1007 Church Road
Neward, DE 19702

302-836-0400

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: 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District – 5th Councilmanic District

Legal Owners: 8833 Belair Road, LLC, John Mazarakis, Member

Special Hearing to allow a parking and travel lane within a residential zone. Variance in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.

Hearing: Tuesday, January 24, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
December 22, 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: 2012-0131-SPHA

8833 Belair Road

SE/side of Belair Road, 1900 feet n/east of centerline of Silver Spring Road

11th Election District – 5th Councilmanic District

Legal Owners: 8833 Belair Road, LLC, John Mazarakis, Member

Special Hearing to allow a parking and travel lane within a residential zone. Variance in the RTA to permit a parking and travel lane with a setback as close as 6 feet in lieu of the required 75 foot setback and 50 foot landscape buffer.

Hearing: Tuesday, January 24, 2012 at 10:00 a.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 the hearing location information.

Arnold Jablon
Director

AJ:kl

C: Gordon Fronk, 208 E. Dover Street, Easton 21601
John Mazarakis, 1007 Church Road, Newark DE 19702
Monika Sloan, 2607 Eastburn Center, Newark DE 19711

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 9, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2012-0131-SPHA
Petitioner: 8833 Belair LLC
Address or Location: 8833 Belair Road, Baltimore MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Mazarakis % ⁸⁸³³ Belair LLC
Address: 1007 Church Road
Newark DE 19702
Telephone Number: 302 836 0400

Revised 2/17/11 DT

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

No. **74910**

Date: **11/15/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$385

Total: **\$385**

Rec From: **WILLIAM A HAHN JR.**

For: **8833 BELAIR RD**

2012-0131-SPHA

DISTRIBUTION

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

PAID RECEIPT

**CASHIER'S
 VALIDATION**

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

No. **74427**

Date: **11/5/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$385.00

Total: **\$385.00**

Rec
From:

For:

partial payment for zoning hearing
case # 2012-0131-SPH-A

DISTRIBUTION

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

PAID RECEIPT

PAID TO THE ORDER OF
 BALTIMORE COUNTY, MARYLAND
 FOR THE PURPOSE OF
 PAYING THE BILLS OF
 BALTIMORE COUNTY, MARYLAND
 BY THE CASHIER OF
 BALTIMORE COUNTY, MARYLAND
 ON 11/5/11
 \$385.00
 BALTIMORE COUNTY, MARYLAND

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 13, 2012

John Mazarakis
1007 Church Road
Newark, DE 19702

RE: Case Number 2012-0131-SPHA, 8833 Belair Road

Dear Mr. Mazarakis,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Gordon Fronk, 208 E. Dover Street, Easton, MD 21601
Monika Sloan, 2607 Eastburn Center, Newark, DE 19711

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-22-11

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

RE: Baltimore County
Item No. 2012-0131-SPHA
Special Hearing Variance
8833 Belair Road/John Mozarakis
8833 Belair Road
US 1

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 11-21-11. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2012-0131 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 "Richard Zeller".
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 1.800.735.2253 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2011
Item No. 2012-0131

DATE: November 28, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

We have no comments regarding the requested special hearing or variance request. However, the county has a drainage and utility easement abutting the rear property line and a retaining wall is proposed along the line. This will advise the petitioner that the retaining wall must be away from the easement a distance equal to the wall's height. We also wish to point out that the perpendicular parking along the rear property line requires that the aisle be 22' wide not 20' as shown.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0131-12052011.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
8833 Belair Road; SE/S Belair Road, 1900' * OF ADMINISTRATIVE
NE c/line of Silver Spring Road * HEARINGS FOR
11th Election & 5th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): 8833 Bellair Road, LLC *
Petitioner(s) *
2012-131-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

NOV 29 2011

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 29th day of November, 2011, a copy of the foregoing Entry of Appearance was mailed to Monika Bisloan, 2607 Eastburn Center, Newark, DE 19711 and Gordon Fronk, Esquire, 208 E. Dover Street, Easton, MD 21601, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Baltimore County Government
Department of Permits Approvals and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

July 22, 2011

McBride & Ziegler, Inc.
2607 Eastburn Center
Newark, DE 19711

RE: Belair Road
8833 Belair Road
DRC Number: 071211A; Dist. 11C5

Dear Sir/Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on July 12, 2011, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 32-4-106(b)(8), subject to approval of a Zoning Variance, by an Administrative Law Judge. Please contact the Office of Zoning at 410-887-3391.

Item #0131

McBride & Ziegler, Inc.
Belair Road
July 22, 2011
Page 2

After your variance approval, please submit two check prints, of the plan, prepared in accordance with Sections 32-4-221 through 32-4-224 of the Baltimore County Code, one completed, signed and sealed copy of the **Development Plan Checklist**, a copy of the Administrative Law Judge's order, and a copy of this letter to this office.

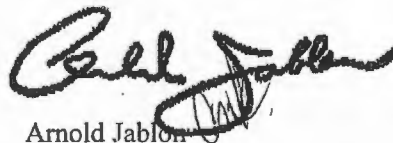
Be advised that in addition to development review fees, Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 22nd day of July 2011, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to the permit approval. For further information, contact Richard A. Zeller at 410-545-5598.

Sincerely,



Arnold Jablon
Director

AJ: CMK:dak

c: Linda Blackmon
File
Richard A. Zeller

Patricia Zook - 2012-0131-SPHA - Appeal Due

From: Debra Wiley
To: Adams, Sarah; Wiley, Debra; Zook, Patricia
Date: 3/7/2012
Due: 3/7/2012
Subject: 2012-0131-SPHA - Appeal Due

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

M E M O R A N D U M

DATE: March 8, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0131-SPHA – Appeal Period Expired

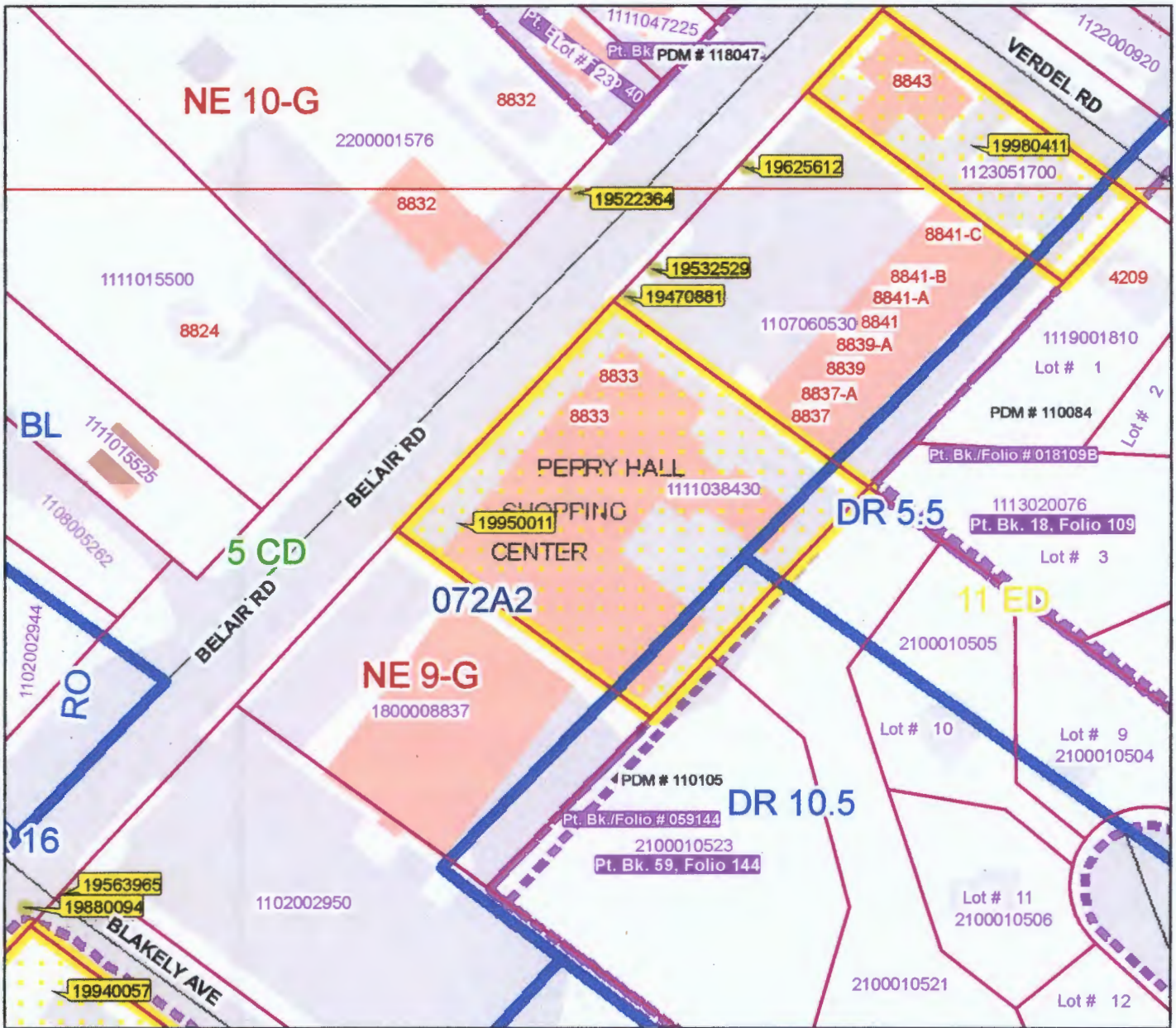
The appeal period for the above-referenced case expired on March 7, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

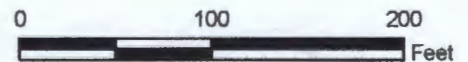
CASE NAME 8833 Behair Rd.
CASE NUMBER 2012-131-SPHA
DATE 1-24-12

[illegible]

8833 Belair Road



Publication Date: November 15, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet

Item # 0131

8/15 Prior Zoning

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE/S Belair Rd., 1900' +/- *
NE of c/l Silver Spring Road * ZONING COMMISSIONER
8833 Belair Road *
11th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
George S. Regester, et ux * Case No. 95-11-SPH
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 8833 Belair Road near Silver Spring Road, in eastern Baltimore County. The Petitioners request approval for the continuation of the use commencing in 1955 and ongoing without interruption to the present date of a portion of the property as a service garage. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was the property owner, George S. Regester. Also appearing in support of the Petition was F.M. Preston. The Petitioner was represented by Jim Baldwin, Esquire. There were no other interested persons or Protestants present.

Uncontradicted testimony and evidence presented was that the subject site is slightly less than 1 acre in area and is zoned B.L. The property fronts Belair Road north of the interchange with the Baltimore Beltway. The site is improved by a large building which contains a number of mixed uses including a florist shop, an appliance repair shop, an automobile accessory shop and similar uses. The balance of the site is available for parking for these various uses.

Mr. Regester testified that he and his wife have owned the property since 1952. At that time, they began operation of a florist shop on the

Case No.: 2012-131-SPHA

Exhibit Sheet

3/8/12
P

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Elevation drawing	
No. 3	Elev. drawing	
No. 4	Elev. drawing	
No. 5	Aerial Photo	
No. 6	Topo. Survey Plan	
No. 7 A-6	Color Photos	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2

ELEMENT
design group
302.645.0777
www.elementdg.com

land planning

civil engineering

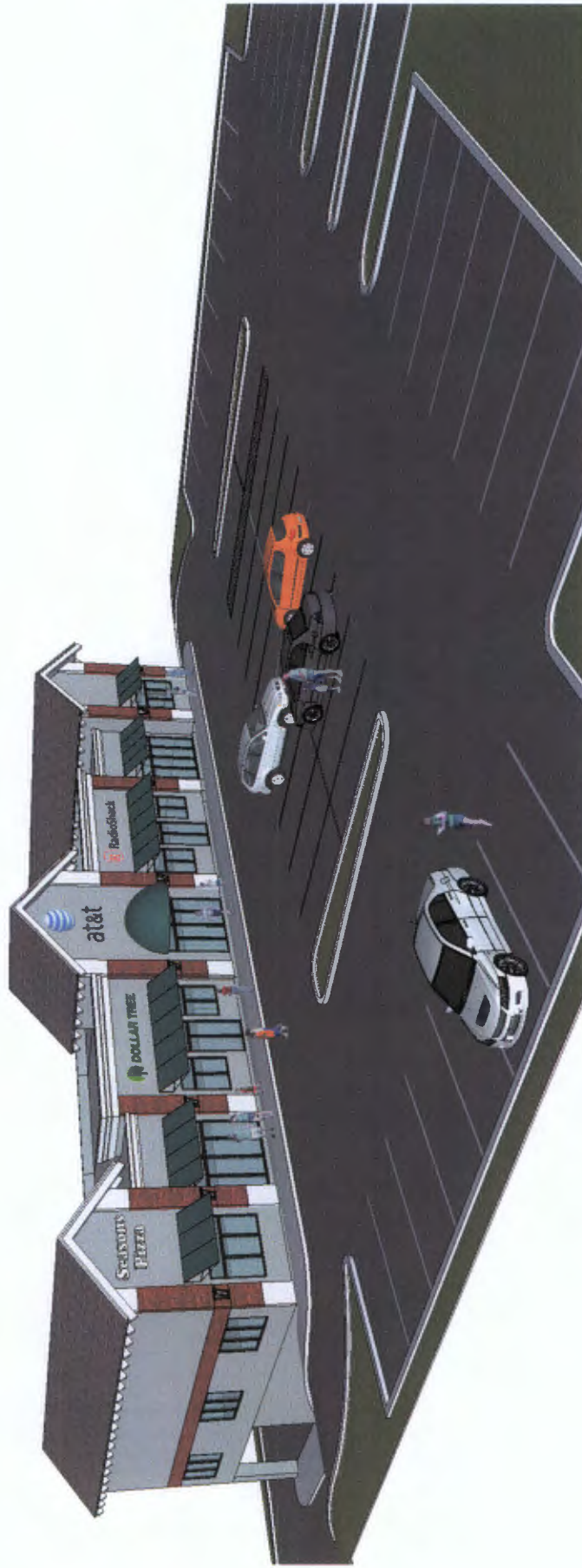


architecture

landscape architecture

8833 Belair

© 2011 EDC, LLC



ELEMENT
design group
302.645.0777
www.elementdg.com

land planning
civil engineering



architecture

landscape architecture

8833 Belair

© 2011 EDC, LLC

#2

#4



ELEMENT
design group
312.545.0177
www.elementdg.com

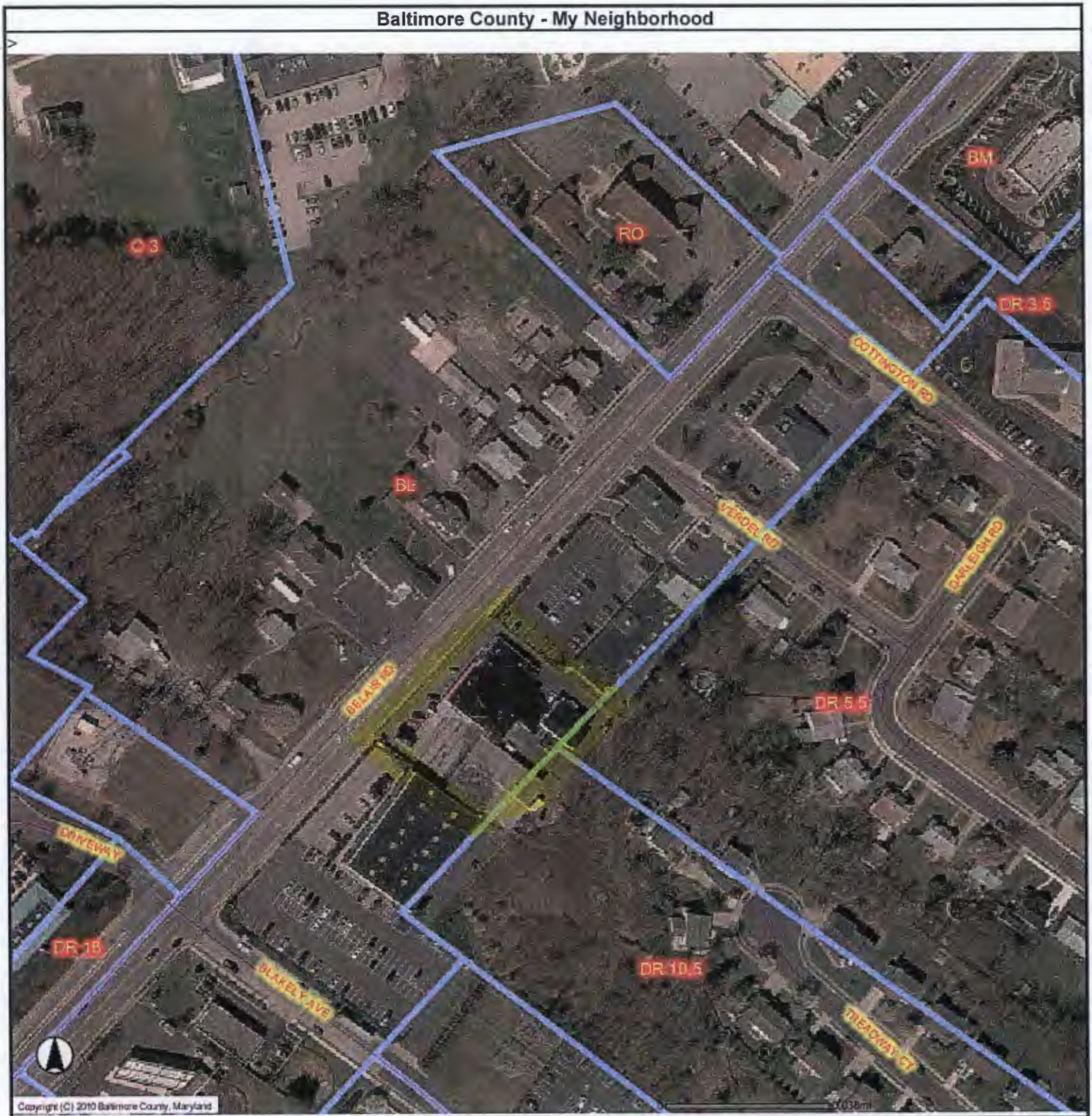
land planning civil engineering



architecture landscape architecture

8833 Belair

© 2011 EDC, LLC



5



EX 7A



7B



7C



7D

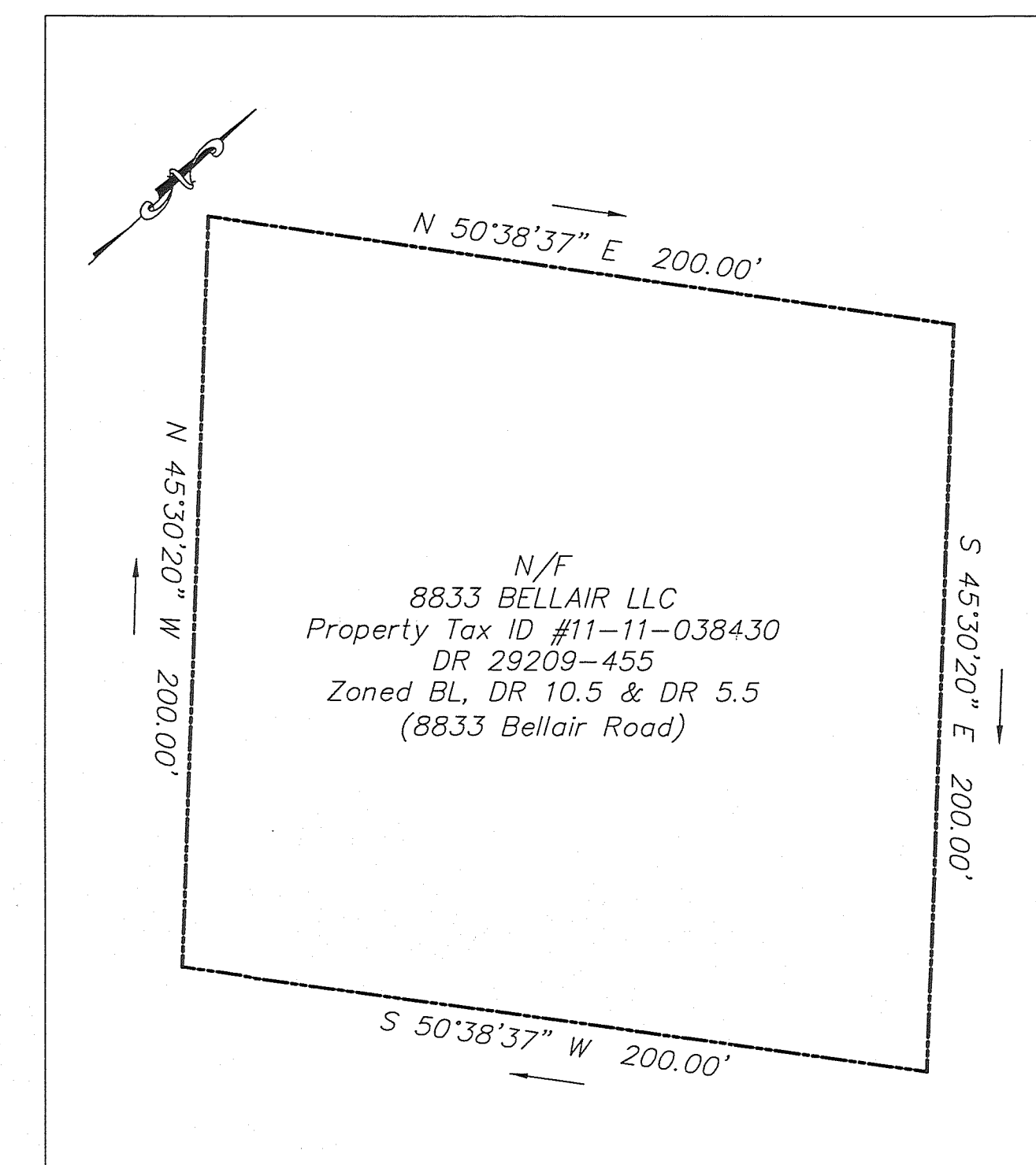


7E



7F





LOCATION MAP

1"=1000'

1. PROPERTY TAX ID/DEED REFERENCE: 11-11-038430 / 29209-455

2. EXISTING ZONING: BL, DR 5.5 & DR 10.5 (ZONING MAP NO. 072A2)

3. BULK AREA RESTRICTIONS – BL – BUSINESS LOCAL
MINIMUM STREET YARD: 10'
MINIMUM SIDE YARD: 0'10" RESIDENTIAL
MINIMUM REAR YARD: 0'20" RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM FLOOR AREA RATIO = 3.0

4. DATUM: HORIZONTAL = NAD 83; VERTICAL = NGVD 1988
HORIZONTAL AND VERTICAL DATUM WAS TAKEN FROM BALTIMORE COUNTY
SURVEY CONTROL POINTS #449 & 450.

5. GROSS AREA: 39,770 S.F. (0.9130 ACS.)

6. WATER SUPPLY: EXISTING, PUBLIC

7. SANITARY SEWER – EXISTING, PUBLIC

8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

9. NO 100–YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 24400100290F, DATED SEPTEMBER 26, 2008.

10. TOPOGRAPHY: TOPOGRAPHIC INFORMATION WAS FIELD SURVEYED BY McBRIDE & ZIEGLER IN OCTOBER 2010.
SURVEY MARK IS EXISTING SANITARY SEWER MANHOLE REAR OF THE PROPERTY; RIM ELEV. = 207.94.

11. LAND DEVELOPMENT DATA:
EXISTING BUILDING AREA: 21,826±S.F. 0.5011±ACS. 55.06±%
EXISTING BUILDING AREA (TBR): 21,826±S.F. 0.5011±ACS. 55.06±%
PROPOSED BUILDING AREA: 4,746±S.F. 0.1090±ACS. 11.97±%
TOTAL BUILDING AREA: 4,746±S.F. 0.1090±ACS. 11.97±%
EXISTING GROSS FLOOR AREA: 30,059±S.F. N/A 55.06±%
EXISTING GROSS FLOOR AREA (TBR):30,059±S.F. N/A 55.06±%
PROPOSED GROSS FLOOR AREA: 12,785±S.F. N/A N/A
TOTAL GROSS FLOOR AREA: 12,785±S.F. N/A 11.97±%
EXISTING PAVED AREA: 16,025±S.F. 0.3679±ACS. 40.43±%
EXISTING PAVED AREA (TBR): 16,025±S.F. 0.3679±ACS. 40.43±%
PROPOSED PAVED AREA: 24,810±S.F. 0.5696±ACS. 62.59±%
TOTAL PAVED AREA: 24,810±S.F. 0.5696±ACS. 62.59±%
EXISTING OPEN AREA: 1,919±S.F. 0.0441±ACS. 4.84±%
EXISTING OPEN AREA (TBR): 1,919±S.F. 0.0441±ACS. 4.84±%
PROPOSED OPEN AREA: 10,214±S.F. 0.2344±ACS. 25.44±%
TOTAL OPEN AREA: 10,214±S.F. 0.2344±ACS. 25.44±%

TOTAL: 39,770±S.F. 0.9130±ACS. 100±%

12. PARKING DATA:
Proposed Use: GENERAL RETAIL
Parking Spaces Required = 5 Sp./1000 SF GFA (12,785) = 64 Spaces
Parking Spaces Provided = 64 Spaces (Incl. 3 H/C spaces)

13. LIMITS OF DISTURBANCE SHALL BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITY.

14. MONUMENTS:
Existing ■ ● = 3

15. POSTAL ADDRESS: 8833 Belair Road, Baltimore, MD 21236–2403

16. ELECTION DISTRICT: 11

17. COUNTY COUNCIL DISTRICT: 5

18. EXISTING BUILDINGS CONSTRUCTED 1956±

19. DRG NUMBER: 071211A; DIST. 11C5
ON JULY 22, 2011, THE DRG DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32–4–106(b)(8), THEREFORE TO AVOID THE NEED OF A ZONING APPEAL.

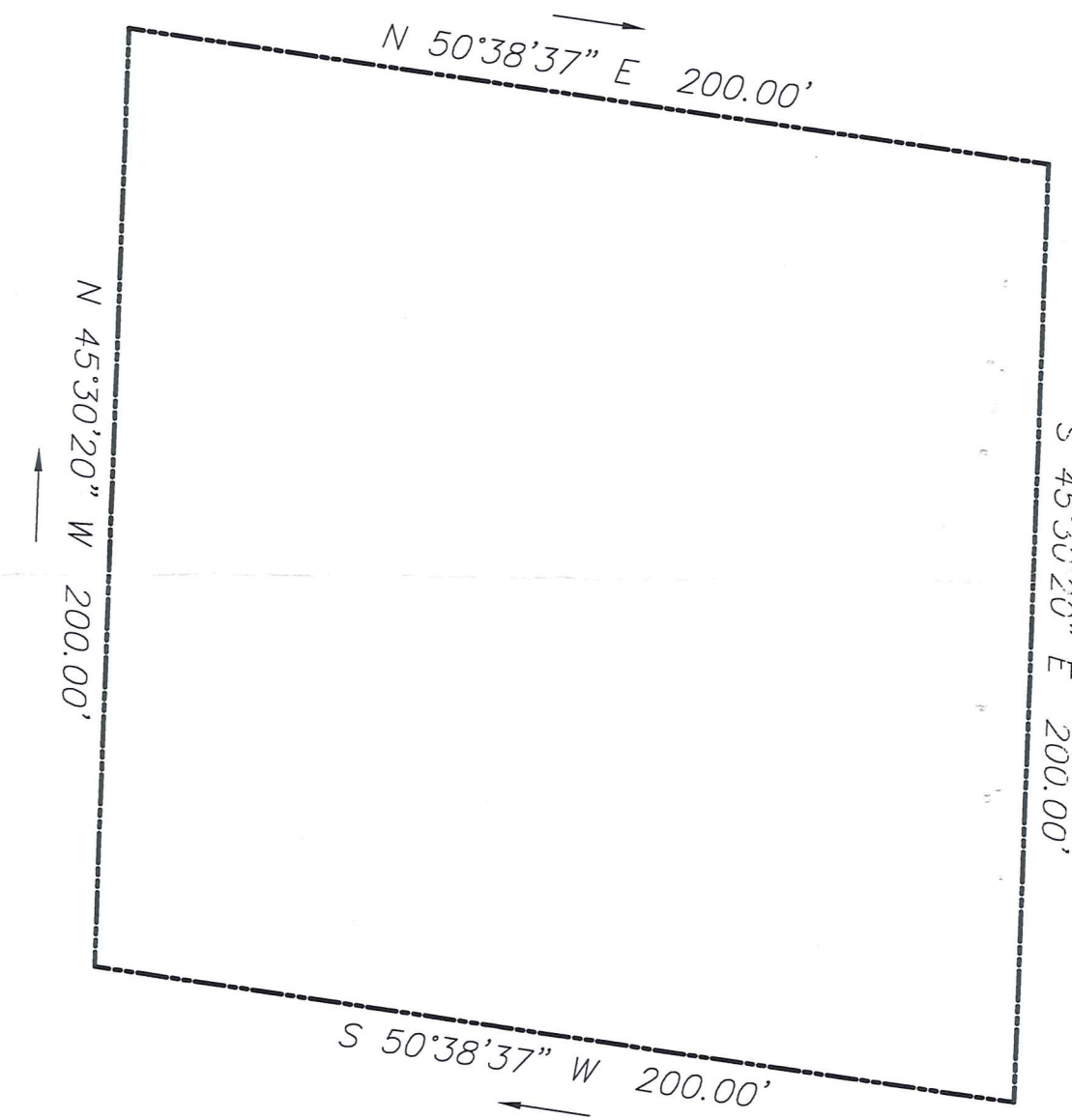
Prior case # 95-11-SPH

#2012-0131-SPHA

1

DESIGN BY: DE/MBS	SCALE : 1" = 20'
DRAWN BY: DE/MBS	DATE : 4/21/11

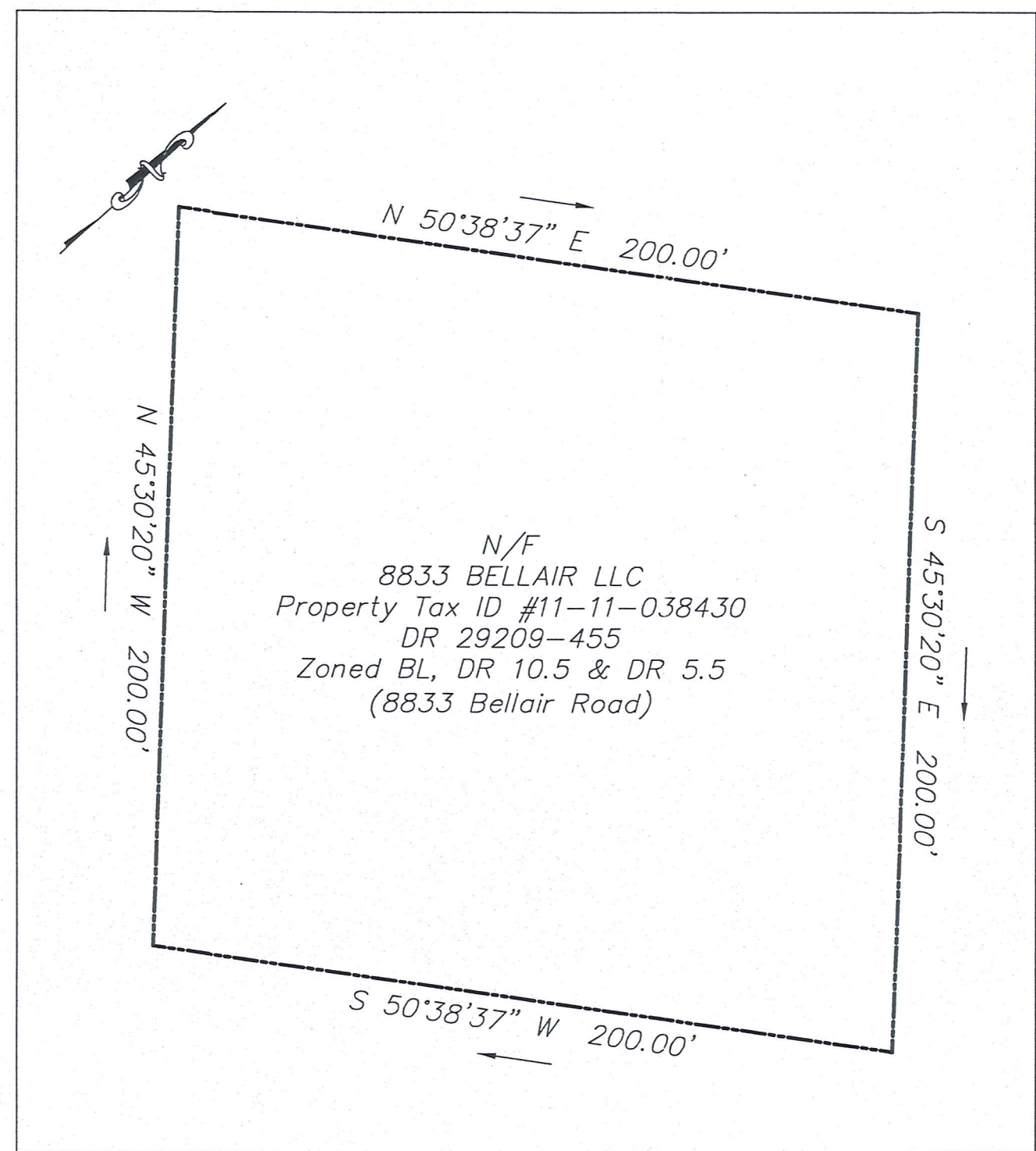
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TOPOGRAPHIC SURVEY PLAN
OF
8833 BELLAIR ROAD #6
PREPARED FOR
8833 BELLAIR, LLC
11th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

M
&
Z[illegible]



LOCATION MAP

1"=1000'

PROPERTY TAX ID/DEED REFERENCE: 11-11-03843-0 / 29209-455

2. EXISTING ZONING: BL, DR 5.5 & DR 10.5 (ZONING MAP NO. 072A2)

3. BULK AREA RESTRICTIONS - BL - BUSINESS LOCAL
MINIMUM STREET YARD: 10'
MINIMUM SIDE YARD: 10'/10' RESIDENTIAL
MINIMUM REAR YARD: 0'/20' RESIDENTIAL
MINIMUM BUILDING HEIGHT: 40'
MAXIMUM FLOOR AREA RATIO = 3.0

4. DATUM: HORIZONTAL = NAD 83; VERTICAL = NGVD 1988
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Existing ■ • = 3

15. POSTAL ADDRESS: 8833 Belair Road, Baltimore, MD 21236-2403

16. ELECTION DISTRICT: 11

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18. EXISTING BUILDINGS CONSTRUCTED 1956±

19. DRC NUMBER: 07211A; DIST. 11C5
ON JULY 22, 2011, THE DRC DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(8) SUBJECT TO APPROVAL OF A ZONING VARIANCE.

OF
8833 BELAIR ROAD
 PREPARED FOR
8833 BELLAIR, LLC



LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

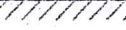
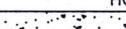
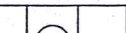
APPROVED BY: _____
PROFESSIONAL ENGINEER

SURVEY BY: M&Z	CHECKED BY: M
----------------	---------------

DESIGN BY: DE/MBS	SCALE: 1" = 20'
DRAWN BY: DE/MBS	DATE: 4/21/11

DWG. NO. : 20104524 - 9045 SHEET 1 of 1

FA PROJECTS-2010\20104524\DWG\2 rev 4524-ZONING.dwg

 PROPOSED LIMITS OF DISTURBANCE
 EXISTING CURB
 EXISTING CURB
 PROPOSED CURB-8" HIGH
 EXISTING BUILDING
 PROPOSED BUILDING
 PROPOSED FIRE HYDRANT
 HC RAMP
 PROPOSED CONCRETE PAD / SIDE
 PROPOSED PARKING SPACES
 WITH NO. OF SPACES IN ROW
 PROPOSED SWIM AREAS

SOIL:

Ur — Urban land, 0 to 8% slopes

BULK AREA RESTRICTIONS -- BL -- BUSINESS LOCAL	PERMITTED	PROPOSED
MINIMUM STREET YARD:	10'	10'
MINIMUM SIDE YARD:	0'	28'
MINIMUM SIDE YARD -- RESIDENTIAL:	10'	27'
MINIMUM REAR YARD:	0'	N/A
MINIMUM REAR YARD -- RESIDENTIAL:	20'	27'
MAXIMUM BUILDING HEIGHT	40'	40' MAX.
MAXIMUM FLOOR AREA RATIO	3.0	0.32

OWNER:
8833 BELAIR RD LLC
1007 CHURCH ROAD
NEWARK, DE 19702
PHONE: (302) 836-0400
FAX: (302) 836-6434

DEVELOPER:
G.G.A.
1050 INDUSTRIAL DRIVE, SUITE 110
MIDDLETOWN, DE 19709
PHONE: (302) 376-6122
FAX: (302) 376-5055

AVERAGE FLOW = 0.16 GPD/SF GFA (12,785 SF) = 2,046 GPD
PEAK FLOW = AVERAGE FLOW x 4 = 8,184 GPD

1. Demolish the existing buildings on the site and construct a 2-story retail building with 12,785 SF GFA and associated parking, loading and stormwater management in 1 Phase.
2. Correct the zoning classification line for this parcel to BL for the entire property.

1	1/17/12	REVISED PER BALTIMORE COUNTY COMMENTS
REV. NO.	DATE	REVISION

M
&
Z