

IN RE: PETITION FOR SPECIAL EXCEPTION

SE side of Cockeysville Road, 690'
NE of Beaver Dam Road
8th Election District
3rd Council District
(227 Cockeysville Road)

Edward F. and Belinda E. Royston
Legal Owners
Laura Duirk, *Contract Purchaser*
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2012-0134-X**

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County pursuant to a Petition for Special Exception for the property located at 227 Cockeysville Road in the Cockeysville/Hunt Valley area of northern Baltimore County. The Petition was filed by Edward Royston and Belinda Royston, property owners, and Laura Duirk and Timonium Auto Specialists, Inc., contact purchaser (hereinafter collectively "Petitioners"). Petitioners request a special exception as follows:

- To utilize the property as a service garage pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), and
- For such other and further relief as may be deemed necessary by the Administrative Law Judge of Baltimore County.

The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the Plan to Accompany the Petition for Special Exception.

Appearing at the requisite public hearing were Laura Duirk and Nelson Fackler, of Timonium Auto Specialists, Inc. (hereinafter "Timonium Auto"). Also appearing was Edward Royston, co-property owner. The Petitioners were represented by Lawrence E. Schmidt, Esquire of

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By PS

Smith, Gildea & Schmidt, LLC. Also appearing was Mitchell Kellman, a land planner and zoning expert from Daft, McCune, Walker, who prepared the Plan to accompany the Petition. 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 present.

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 Planning, dated December 9, 2011, which states:

"The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department supports the petitioner's request for special exception. The property is currently used as bus storage with a house that has been converted to an office. There is a large metal building to the rear of the said office that is to be used in conjunction with the proposed service garage. This department is aware that service garages are permitted in the ML zone only by special exception. As such this department is of the opinion that this use fits in with the character of the corridor, which is primarily industrial/business in nature. Therefore this Department believes that this request will not be detrimental to the health, safety or general welfare of the surrounding community".

At the request of Petitioners' counsel and with the consent of the undersigned Administrative Law Judge, the testimony and evidence were presented through a proffer. However, the witnesses identified hereinabove all corroborated and confirmed the proffered testimony and evidence under oath. The evidence presented established the following facts.

The subject property under consideration is a rectangularly shaped property located on the southeast corner of the intersection of Cockeysville Road and Beaver Court in the Cockeysville/Hunt Valley community of northern Baltimore County. The subject property is approximately 0.46 acres in gross area and 0.392 (17,073 square feet) in net acreage. The property is improved with two (2) structures. To the front of the lot is a small existing two-story office building which is approximately 1,090 square feet in area. It appears that this building was

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By ps

originally constructed as a dwelling, however was converted into an office use to service the business on the property many years ago. A larger structure is situated to the rear of the lot. This existing one-story metal building is approximately 3,167 square feet in area. The subject property is zoned ML-IM and is served by public utilities. The property is not located within the Chesapeake Bay Critical Area and is generally unremarkable from an environmental standpoint. There are no historic structures on site and neither of the buildings exceeds the maximum permit 40 feet in height.

As noted above, the property is presently owned by Mr. and Mrs. Royston and is used as the business headquarters of the Hunt Valley Motor Coach Company. This is a bus touring company and the site is used for the storage/parking of business and maintenance thereof. The office component of the bus company is located in the smaller building located towards the front of the site and the buses are presently serviced in the large existing garage structure to the rear. Variance relief was granted in Case No. 91-492-A for that business operation. Specifically, a series of variances were granted to legitimize the location of the buildings. Although the written opinion and order issued in that case did not address the use of the property per se, it is clear that the bus yard operation was considered to be permitted as of right in the ML-IM zone.

Timonium Auto is under contract to purchase the site from Mr. and Mrs. Royston and relocate its business to this location. Presently, Timonium Auto operates at a leased location on Ridgley Road in Timonium; however, that lease is expiring and the business will move to the subject site. Proffered testimony and evidence regarding Timonium Auto's operation, both at its existing location and as proposed on the subject property, established the following facts.

Timonium Auto has been in operation for approximately 19 years. It was described as a neighborhood business and a typical service garage operation. It performs mechanical repair on

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By P2

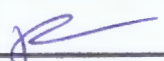
passenger automobiles, light trucks and similar vehicles. No body or fender work is performed and maintenance is not done on large tractor trailer trucks, buses or similar vehicles. The nature of the mechanical repairs ranges from simple oil changes and light maintenance to more heavy duty engine rebuilds and transmission work. Presently, the business employs six (6) employees, who are trained mechanics, in addition to Ms. Duirk and Mr. Fackler. The existing operation is conducted within a building containing six (6) service bays and the existing garage building at the subject site will be converted to contain six (6) service bays.

Insofar as the actual operation, the service garage business primarily operates five (5) days a week, Monday through Friday. Mr. Fackler typically opens the business at 6:30/7:00 a.m. however, the mechanics arrive and repairs actually begin at approximately 8:30 a.m. Repair work concludes at 5:00 p.m., although Mr. Fackler may conduct administrative duties and meet customers thereafter. Mr. Fackler leaves the premises no later than 6:30 p.m. Some limited Saturday hours of operation are anticipated, however the business will not be open on Sundays.

Much of the business is by appointment, however there is walk-in business. On a typical day, approximately 15 vehicles will be serviced. No additional building improvements or additions are proposed. Although there will be certain interior renovations to the office building and service garage building, the building footprints will remain the same. The site plan shows sufficient areas for parking and storage of vehicles which are being serviced and no zoning variances are required or requested. The business is also an approved Maryland State Inspection Station and tag and title services will be offered. Additionally, periodically, a vehicle may be sold from the property, either by way of a customer who has left the car and not paid the repair bill or for the convenience of existing customers. However, these services are clearly incidental to the primary nature of the

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business as a service garage. They are but a small accessory component of the overall repair/maintenance operation.

Baltimore County Zoning Regulations ("B.C.Z.R.") § 253.2 identifies those uses permitted by special exception in the ML-IM zone. B.C.Z.R. § 253.2.B.3 provides that services garages are permitted. A service garage is defined in B.C.Z.R. § 101.1 as "[a] garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale." Clearly the nature of the Timonium Auto operation falls within this definition. As is well settled, any request for Special Exception must be judged in accordance with the criteria established under B.C.Z.R. § 502.1. The testimony of the witnesses, specifically that of Mr. Kellman, was persuasive in addressing these criteria. Clearly, there will be no detrimental impact on the health, safety or general welfare of the locale in accordance with the standard in B.C.Z.R. § 502.1.A. The subject locale is commercial/industrial/manufacturing in character and there is no residential use in the immediate vicinity. Immediately next door to the property are an existing body shop and a separate service garage use. The activities proposed on the subject site are limited in impact and consistent with those in the general area and will not be detrimental to the locale.

As to B.C.Z.R. § 502.1.B, Mr. Kellman's proffered testimony is that the use will not tend to create congestion in roads, streets or alleys therein. This is based upon the conclusion that the traffic anticipated to be generated is minimal and the surrounding road network is sufficient. There are no failing intersections in the area and the public roads can clearly handle the anticipated traffic volumes. As to B.C.Z.R. § 502.1.C, the use will not create a potential hazard from fire, panic or other danger. The buildings are built to code and any improvements will be installed pursuant to permit. As to B.C.Z.R. § 502.1.D, the site will not tend to overcrowd land or cause an undue

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concentration of population. The site plan shows that the floor area ratio on the property is under the maximum allowed and no additional construction is proposed. As to B.C.Z.R. § 502.1.E, the proposed use will not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements. Many of the specific public uses designated in this section will not be impacted at all by the proposed use. The site is served by existing public water and sewer and these public services are sufficient in this area. Moreover, the user will be regulated by standards enforced by the Motor Vehicle Administrative which ensures an appropriate operation. As to B.C.Z.R. § 502.1.F, the proposed use will not interfere with adequate provisions for adequate light and air. As noted above, the buildings are of minimal height and no expansion is proposed. As to .BC.Z.R. § 502.1.G, the proposed use is indeed consistent with the purposes of the property's zoning classification and consistent with the spirit and intent of the zoning regulations. This use is specifically identified as permitted via special exception and is consistent with the surrounding locale. Finally, as to B.C.Z.R. § 502.1.H and I, the use can be operated without detrimental impact to the environment. Oils and similar fluids will be disposed of in accordance with County and State criteria and procedure. There will be no clearing of the site or introduction of additional impervious surface. In sum, I am easily persuaded that the criteria established in B.C.Z.R. § 502.1 have been satisfied.

Further, in considering the proposed Special Exception, it is to be noted that B.C.Z.R. § 253.2.B requires that any service garage use approved via a special exception need be located in an IM District or in a planned industrial park of at least 25 acres in net area. This criterion is satisfied based upon the properties current zoning classification and the district (IM) overlay. Moreover, it must be shown that any use will service primarily the industrial uses and related activities in the surrounding area. Proffered testimony was also presented to address these criteria. First, it is to be

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noted that many of Timonium Auto's existing customer base lives and works in the immediate vicinity. It is anticipated that many of the employees of the surrounding industrial area and the uses therein will patronize Timonium Auto with their personal vehicles. Thus, the use will clearly serve these related activities/individuals in the surrounding industrial area. Additionally, proffered testimony was that the use itself will contribute to the economic viability of the surrounding industrial area. In this regard, Timonium Auto already has a business relationship with the Cockeysville Collision Center located next door. That is, Timonium Auto will frequently refer customers to that business for body shop repairs. Moreover, Timonium Auto patronizes a nearby Napa Auto Parts distributor which is located in the surrounding industrial area. Finally, it is anticipated that Timonium Auto will continue to serve certain business clients in the area, including small vehicle fleets of the businesses located in the Hunt Valley industrial vicinity. Thus, I find that the requirements of B.C.Z.R. § 253.2.B are satisfied.

Finally, as is well settled under Maryland law, it is to be observed that any special exception proposed will produce certain inherent impacts associated with that use. However, it is not the existence of these impacts in and of themselves which is significant, but the nature and extent of those impacts on the locale in question. As stated in the seminal case of Schultz v. Pritts, 291 Md. 1 (1981), "Thus, these cases establish that the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone" (Pg. 15). Clearly, Timonium Auto will produce certain impacts related to traffic and the operation of the business which are commonly associated with all service garages. However, it is equally clear that those

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By [Signature]

impacts will be less significant at this location; given the character of the proposed business and surrounding operation. This business is relatively modest in nature and extent. Only six (6) service bays are proposed and the volume of business is modest. The existing improvements on site are easily large enough to accommodate the nature of the proposed operation. Moreover, the nature of the surrounding locale is of note. This is an industrial manufacturing center in northern Baltimore County and there exist identical businesses in the immediate vicinity. The impacts associated with this proposed Special Exception will not detrimentally impact this locale and will be less than might normally anticipated.

In conclusion, I find that the Petitioner has satisfied its burden at law and that relief should be granted.

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

THEREFORE, IT IS ORDERED by the undersigned Administrative Law Judge of Baltimore County, this 28th day of December, 2011, that the Petition for Special Exception to utilize the property as a service garage pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), be and is hereby GRANTED.

The relief granted is subject to the following:

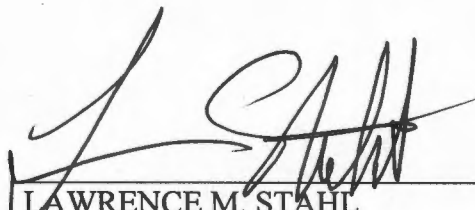
1. Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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Date 12-28-11

By [Signature]

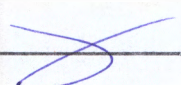
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

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Date 12-28-11

By 



KEVIN KAMENETZ
County Executive

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

December 28, 2011

LAWRENCE E. SCHMIDT, ESQUIRE
SMITH, GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON, MD 21204

Re: Petition for Special Exception
Case No. 2012-0134-X
Property: 227 Cockeysville Road

Dear Mr. Schmidt:

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. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

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 227 Cockeysville Road

which is presently zoned ML-IM

Deed Reference ~~87641453~~ 87641453

10 Digit Tax Account # ~~0812061610~~ 0812061610

Property Owner(s) Printed Name(s) Edward & Belinda Royston

Edward & Belinda Royston

CASE NUMBER 2012-0134-X

Filing Date 11/18/2011

Estimated Posting Date

Reviewer JL

(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
PLEASE SEE ATTACHED

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Laura Duirk

Name- Type or Print

Signature

4 Red Tree Lane, Reisterstown, MD

Mailing Address

City

State

21136

(443) 841-5351

Labrit1@verizon.net

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Charles B. Marek, III, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Edward R. Royston

Belinda E. Royston

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 1123, Sparks, MD

Mailing Address

City

State

21125

CONTACT ATTORNEY

Zip Code

Telephone #

Email Address

Representative to be contacted:

Charles B. Marek, III, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

SEE ATTACHED
PET. FOR
CONTRACT PURCHASER
SIGNATURE



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 227 Cockeysville Road

which is presently zoned ML-IM

Deed Reference 8764 / 453

10 Digit Tax Account # 0812061610

Property Owner(s) Printed Name(s) Edward & Belinda Royston

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

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

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

3. _____ a **Variance** from Section(s)

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(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Laura Duirk

Name / Type or Print

Laura Duirk
Signature

4 Red Tree Lane, Reisterstown, MD

Mailing Address

City

State

21136

(443) 841-5351

Labrit1@verizon.net

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Charles B. Marek, III, Smith, Gildea & Schmidt, LLC

Name - Type or Print

CBM III
Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Edward R. Royston

Name #1 - Type or Print

Belinda E. Royston

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 1123, Sparks, MD

Mailing Address

City

State

21125

Zip Code

Telephone #

Email Address

Representative to be contacted:

Charles B. Marek, III, Smith, Gildea & Schmidt, LLC

Name - Type or Print

CBM III
Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

REV. 2/23/11

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Date 12-28-11

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

227 Cockeysville Road

1. To utilize property as a service garage pursuant to BCZR § 253.2.B.3; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge of Baltimore County.

NOTE TO FILE.

2012-0134-X

H.O.

ATTNY. FILED SEPARATE PET^{FORMS} FOR
OWNER & CONTRACT PURCHASER AT HIS OWN
DISCRETION. PER ATTNY. THE PRIOR HEARING
VARIANCE WILL BE ADDRESSED WITH THE HEARING.

JOHN LEWIS
INTAKE PLANNER

0134



Description
To Accompany a Petition for a Special Hearing
Cockeysville Road
Baltimore County, Maryland

Beginning for the same at the end of the following two courses and distances measured from the point formed by the intersection of the centerline of Beaver Dam Road and the centerline of Cockeysville Road (1) northeasterly with the centerline of Cockeysville Road 690', more or less, thence leaving the centerline of said road (2) southeasterly 30' more or less to the point of beginning; then leaving said point of beginning and running with the southern right-of-way line of said Cockeysville Road and referring all courses of this description to the Maryland Coordinate System (NAD 83): (1) North 53 degrees 52 minutes 26 seconds East 100.00 feet, thence (2) South 36 degrees 39 minutes 12 seconds East 170.27 feet, thence (3) South 53 degrees 20 minutes 48 seconds West 100.00 feet, and thence (4) North 36 degrees 39 minutes 12 seconds West 171.19 feet; to the point of beginning containing 17,073 square feet or 0.392 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 17, 2011

Project No. 11135.00 (L11135.00)



Michael Martin 11/17/11

CERTIFICATE OF POSTING

12012-0134-X

RE: Case No.: _____

Petitioner/Developer: _____

Laura Duirk

December 28, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

227 Cockeysville Road

December 13, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

December 13, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 13, 2011 Issue - Jeffersonian

Please forward billing to:

Charles Marek
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

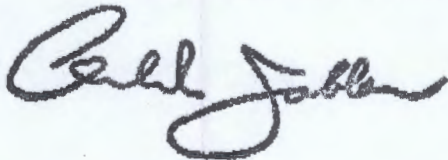
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0134-X

227 Cockeysville Road
S/east side of Cockeysville Road, 690 feet n/east of Beaver Dam Road
8th Election District – 3rd Councilmanic District
Legal Owners: Edward & Belinda Royston
Contract Purchaser: Laura Duirk

Special Exception to utilize property as a service garage pursuant to BCZR 253.2.B.3 and for such other and further relief as may be deemed necessary by the Administrative Law Judge of Baltimore County.

Hearing: Wednesday, December 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
November 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: 2012-0134-X

227 Cockeysville Road

S/east side of Cockeysville Road, 690 feet n/east of Beaver Dam Road

8th Election District – 3rd Councilmanic District

Legal Owners: Edward & Belinda Royston

Contract Purchaser: Laura Duirk

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Hearing: Wednesday, December 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Charles Marek, Smith, Gildea & Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Royston, P.O. Box 1123, Sparks 21125
Laura Duirk, 4 Red Tree Lane, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 13, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 0134 - X
Petitioner: ~~Laura Durr~~ Edward Royston
Address or Location: 227 Cockeysville Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles B. Marek, III
Address: Smith, Gildea + Schmidt, LLC
600 Washington Ave., Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

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: # 2012-0134-X

227 Cockeysville Road

S/east side of Cockeysville Road, 690 feet n/east of

Beaver Dam Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Edward & Belinda Royston

Contract Purchaser: Laura Duirk

Special Exception: to utilize property as a service garage pursuant to BCZR 253.2.B.3 and for such other and further relief as may be deemed necessary by the Administrative Law Judge of Baltimore County.

Hearing: Wednesday, December 28, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT/12/636 Dec. 13

292991

CERTIFICATE OF PUBLICATION

12/15/ 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 12/13/ 2011.

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

J. Wilkinson

LEGAL ADVERTISING

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

No. **74905**

Date: **11/18/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		650				450.00

Total: **450.00**

Rec From: **Smith, Gabe & Sarah**

For: **Special Election Filing**

2012-0134-A
227 Cockeyville Rd.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 19, 2011

Mr. & Mrs. Royston
P. O. Box 1123
Sparks, MD 21125

RE: Case Number 2012-0134 X, 227 Cockeysville Road

Dear Mr. & Mrs. Royston,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Charles Marek, Smith, Gildea & Schmidt, 600 Washington Avenue, Ste. 200, Towson, MD 21204
Laura Duirk, 4 Red Tree Lane, Reisterstown, MD 21136

TK 12/28 - 10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 9, 2011

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 227 Cockeysville Road

DEC 09 2011

INFORMATION:

Item Number: 12-134

OF ADMINISTRATIVE MATTERS

Petitioner: Edward and Belinda Royston

Zoning: ML-IM

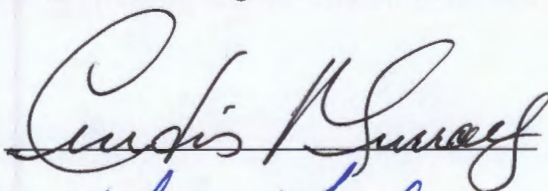
Requested Action: Special Exception

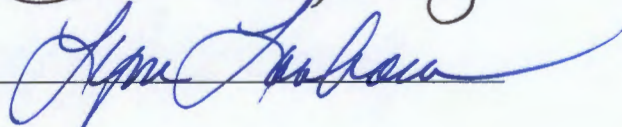
The petitioner requests a special exception from Section 253.2.B.3 of the BCZR to utilize property as a service garage.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department supports the petitioner's request for special exception. The property is currently used as bus storage with a house that has been converted to an office. There is a large metal building to the rear of the said office that is to be used in conjunction with the proposed service garage. This department is aware that service garages are permitted in the ML zone only by special exception. As such this department is of the opinion that this use fits in with the character of the corridor, which is primarily industrial/ business in nature. Therefore this Department 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

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. 2012-0134-X
Special Exception
Edward & Belinda Royston
227 Cockeysville Road

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2012-0134-X

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the typed name "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2011
Item Nos. 2012-126, 127, 128, 129, 130, 132, 133
And 134

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12052011 -NO COMMENTS.doc

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
227 Cockeysville Road; SE/S of Cockeysville *
Road, 690' NE of Beaver Dam Road * OF ADMINISTRATIVE
8th Election and 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Edward & Belinda Royston *
Contract Purchaser(s): Laura Duirk
Petitioner(s) * BALTIMORE COUNTY
* 2012-134-X

* * * * *

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 Charles Marek, III, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: January 30, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0134-X

The appeal period for the above-referenced case expired on January 27, 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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0812061616

Owner Information

Owner Name: ROYSTON EDWARD F JR
ROYSTON BELINDA E
Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: PO BOX 1123
SPARKS MD 21152-1123
Deed Reference: 1) /08764/ 00453
2)

Location & Structure Information

Premises Address
227 COCKEYSVILLE RD
0-0000
Legal Description
SS COCKEYSVILLE RD
.3902 AC
600 E BEAVERDAM RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0003	0325		0000				2	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	4295	17,000 SF	07

Stories	Basement	Type	Exterior
		SERVICE GARAGE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	350,000	350,000		
Improvements:	248,200	246,400		
Total:	598,200	596,400	596,400	596,400
Preferential Land:	0			0

Transfer Information

Seller:	Type:	Date:	Price:
T L LONG RES US E-CI	ARMS LENGTH IMPROVED	04/19/1991	\$195,000
		Deed1: /08764/ 00453	Deed2:
Seller:		Date:	Price:
Type:		Deed1:	Deed2:
Seller:		Date:	Price:
Type:		Deed1:	Deed2:

Exemption Information

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

Tax Exempt: **Special Tax Recapture:**
Exempt Class:



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 10/28/2011

67NW 7



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 11/17/2011

Case No.: 4

2012-0134X

1/28/12 as
12/28/11 B

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	PLAN TO ACCOMPANY/ PETITION	
No. 2	AIRIAL PLAN/PHOTO	
No. 3	FINDING OF FACT 91-492-A 8.27-91	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR ZONING VARIANCE
S/S Cockeysville Road, 700' E
of Beaver Dam Road
(227 Cockeysville Road)
8th Election District
3rd Councilmanic District

Edward F. Royston, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-492-A
*

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 255.1 and 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 1.5 feet in lieu of the required 25 feet and a street centerline setback of 31.5 feet in lieu of the required 50 feet for an existing dwelling; a variance from Sections 255.1 and 238.2 to permit a side yard setback of 6 feet in lieu of the required 30 feet for an existing dwelling, and side and rear yard setbacks of 5 feet each in lieu of the required 30 feet for a proposed building in an M.L. zone; and a variance from Section 301.1 to permit an existing front porch to project more than 25 % of the minimum required front yard depth, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Edward F. Royston, Jr., appeared, testified and were represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition was Joseph A. Warfield. There were no Protestants.

Testimony indicated that the subject property, known as 227 Cockeysville Road, consists of a gross acreage of 0.46 acres zoned M.L.-I.M. and is improved with a two story frame dwelling and accessory frame building. Petitioners currently operate the Hunt Valley Motor Coach tour bus company on property approximately 1/4 mile from the subject location and are desirous of relocating their business to the subject site. Peti-

PETITIONER'S

EXHIBIT NO. 3

ORDER RECEIVED FOR FILING

Date 8/27/91

By [Signature]

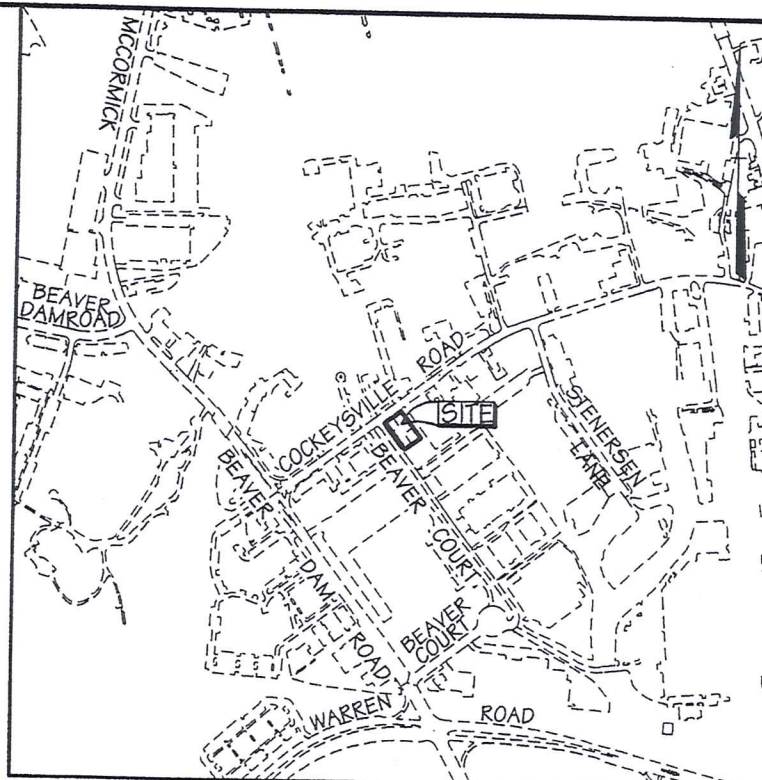
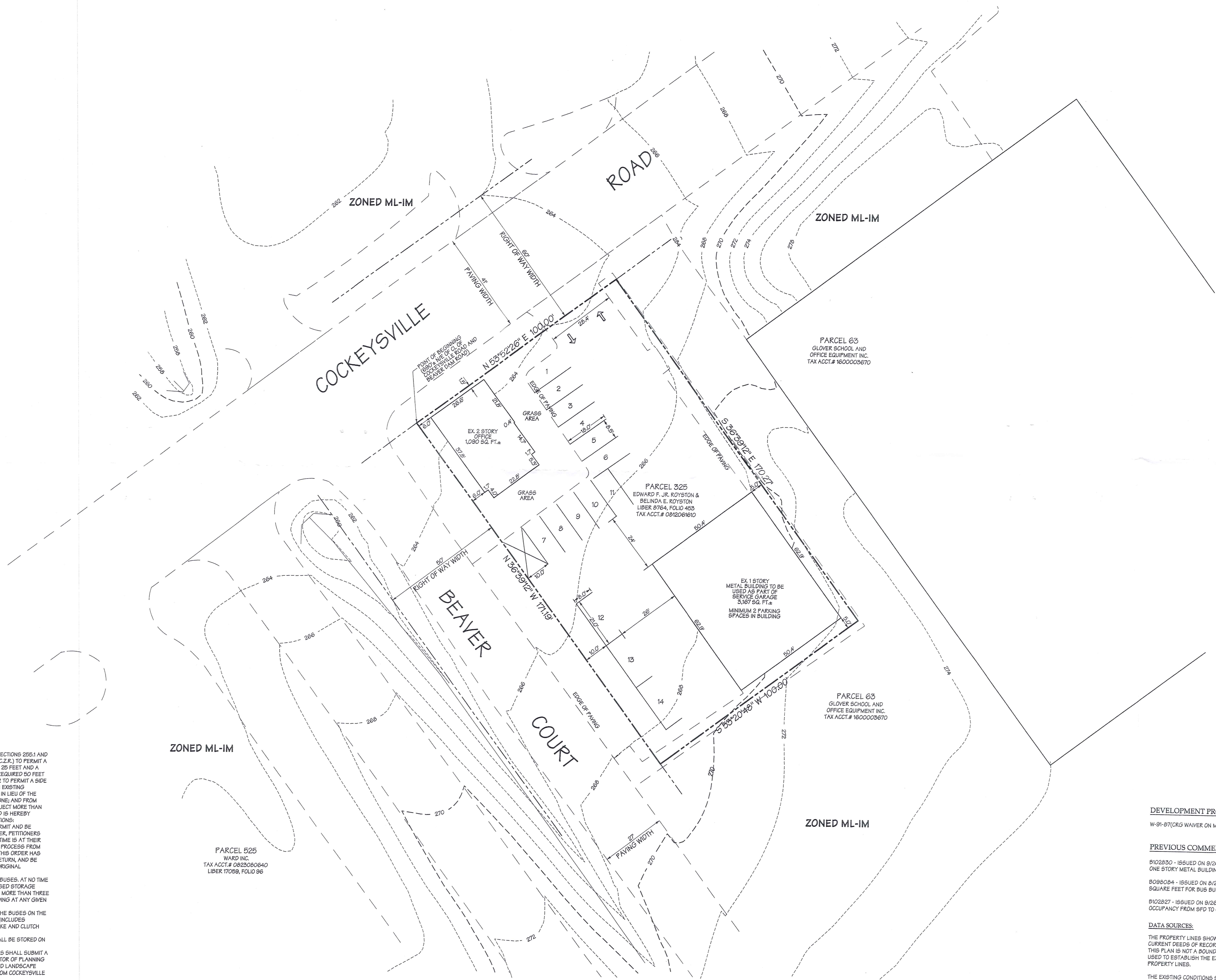
ZONING HISTORY

ZONING CASE #91-492-A:
ON 09-27-1991 THE PETITION FOR ZONING VARIANCE FROM SECTIONS 226.1 AND 230.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT A FRONT YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET AND A STREET CENTERLINE SETBACK OF 30.5 FEET IN LIEU OF THE REQUIRED 50 FEET FOR AN EXISTING DWELLING; FROM SECTION 226.1 AND 230.2 TO PERMIT A SIDE SETBACK OF 6 FEET IN LIEU OF A REQUIRED 30 FEET FOR AN EXISTING DWELLING; AND SIDE AND REAR YARD SETBACKS OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED BUILDING IN AN M.L. ZONE; AND FROM SECTION 301.1 TO PERMIT AN EXISTING FRONT PORCH TO PROJECT MORE THAN 25% OF THE MINIMUM REQUIRED FRONT YARD DEPTH, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS:

1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT 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 APPELATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER HAS BEEN REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITIONS.
2. THE RELIEF GRANTED HEREIN IS LIMITED TO SIX TOUR BUSES, AT NO TIME SHALL PETITIONERS STORE BUSES OUTSIDE THE PROPOSED STORAGE BUILDING WHEN THERE ARE VACANT SPACES INSIDE. NO MORE THAN THREE BUSES SHALL BE STORED OUTSIDE THE STORAGE BUILDING AT ANY GIVEN TIME.
3. THERE SHALL BE NO SERVICE WORK PERFORMED ON THE BUSES ON THE SUBJECT PROPERTY WITH THE EXCEPTION OF CLEANING (INCLUDES WASHING, WAXING), TIRE CHANGES, OIL CHANGING, BRAKE AND CLUTCH ADJUSTMENTS, AND FLUID CHANGES.
4. NO DAMAGED, DISABLED OR INOPERABLE BUSES SHALL BE STORED ON THE SUBJECT PROPERTY AT ANY TIME.
5. PRIOR TO THE ISSUANCE OF ANY PERMITS, PETITIONERS SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY THE DEPUTY DIRECTOR OF PLANNING AND THE BALTIMORE COUNTY LANDSCAPE PLANNER. SAID LANDSCAPE PLAN SHALL INCLUDE SCREENING OF THE DUMPSTER FROM COCKEYSVILLE ROAD.
6. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

ZONED ML-IM

PARCEL 525
WARD INC.
TAX ACCT.# 0823080640
LIBER 17059, FOLIO 96



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. OWNERS INFORMATION:
EDWARD F. JR. & BELINDA E. ROYSTON
DEED REF: LIBER 8764, FOLIO 483
TAX ACCOUNT #: 0812061610
TAX MAP # 51, PARCEL 325
ZONING ML-IM
2. BUILDING AREA:
TOTAL BUILDING AREA: 4,257 SQ. FT. ±
3. ZONING: ML-IM
EXISTING USE: BUS YARD
PROPOSED USE: SERVICE GARAGE
4. TOTAL SITE AREA: 17,073 SQ. FT. 0.392 ACRES ±
5. FAR: FAR = 4,508 / 17,073 = 0.264 ALLOWED FAR = 2.0 (ML-ZONE)
6. AMENITY OPEN SPACE: NOT REQUIRED.
7. PARKING: OFFICE: (1,500 S.F. X 3.3) = 5 PARKING SPACES
SERVICE GARAGE: (5,000 S.F. X 3.3) = 10 PARKING SPACES
TOTAL REQUIRED PARKING SPACES = 15
TOTAL PROVIDED PARKING SPACES = 16 (INCLUDING 2 MIN. IN BUILDING)
8. ALL SIGNAGE WILL COMPLY WITH SECTION 450, BCZR OR A ZONING VARIANCE MUST BE GRANTED.
9. ALL PUBLIC UTILITIES CURRENTLY EXIST ON SITE.
10. LANDSCAPING WILL BE PROVIDED PURSUANT TO THE BALTIMORE COUNTY LANDSCAPE MANUAL.
11. ALL PARKING AND DRIVEWAY AREAS ARE STRIPED AND DURABLE AND DUSTLESS.
12. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA, AND IS NOT LOCATED WITHIN AN "A" OR "B" FLOODPLAIN.
13. THE SITE IS CONNECTED TO AND SERVED BY PUBLIC UTILITIES.
14. BASED UPON BALTIMORE COUNTY BASIC SERVICE MAPS, THE SITE IS NOT WITHIN ANY MORATORIUM AREAS.
15. THE SITE IS NOT HISTORIC AND THERE ARE NO HISTORIC STRUCTURES ON SITE.
16. THE SITE IS NOT WITHIN A FLOODPLAIN AND NOT WITHIN THE CHESAPEAKE BAY CRITICAL BAY AREA.
17. EXISTING BUILDINGS DO NOT EXCEED 40 FEET IN HEIGHT.

DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 298 3333 F: 410 298 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
**227 COCKEYSVILLE
ROAD**
ZONING MAP No. 051B1
TAX MAP 51, PARCEL 325
3RD COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DEVELOPMENT PROCESS HISTORY

W-81-87 (CRG WAIVER ON MAY 17, 1991)

PREVIOUS COMMERCIAL PERMITS

B1022830 - ISSUED ON 9/26/91 FOR CONSTRUCTION OF ONE STORY METAL BUILDING

B08B084 - ISSUED ON 8/27/91 FOR GRADING 11,500 SQUARE FEET FOR BUS BUSINESS

B1022827 - ISSUED ON 9/26/91 FOR CHANGE OF OCCUPANCY FROM SPD TO OFFICE BUILDING

DATA SOURCES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE CURRENT DEEDS OF RECORD FOR THE SUBJECT PARCEL. THIS PLAN IS NOT A BOUNDARY SURVEY NOR IS IT TO BE USED TO ESTABLISH THE EXACT LOCATION OF THE PROPERTY LINES.

THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) AND ZONING VARIANCES AS PROVIDED BY BALTIMORE COUNTY AND ARE APPROXIMATE. THERE WAS NO FIELD WORK PERFORMED DURING THE PREPARATION OF THIS PLAN.

COMMERCIAL PERMITS AND HEARINGS FROM BALTIMORE COUNTY PAL

PETITIONER'S

EXHIBIT NO. 1



DATE	BY	REVISIONS

Scale: 1"=20'

Date: 11-14-2011

Project No: 11135

Field Crew:

Processed by:

Drawn by: C.S.

Project Manager: M.K.

Checked by: Date:

5/11/2015 11:25:56 PM 5/11/2015 11:25:56 PM



COCKEYSVILLE ROAD

DATA SOURCES:
THE PROPERTY LINES SHOWN HEREON ARE BASED ON
THE CURRENT DEEDS OF RECORD FOR THE SUBJECT
PARCEL. THIS PLAN IS NOT A BOUNDARY SURVEY NOR
IS IT TO BE USED TO ESTABLISH THE EXACT LOCATION
OF THE PROPERTY LINES.

EXISTING IMAGERY SHOWN HEREON WAS PROVIDED
BY BALTIMORE COUNTY OIT GIS, DATED 2005

DMW

DAFT MCCUNE WALKER INC

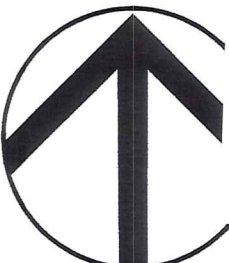
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P : 410 296 3333 F : 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

227 Cockeysville Road

ZONING MAP No. 051B1
TAX MAP 51, PARCEL 325

3RD COUNCILMANIC DISTRICT

SEAL



PETITIONER'S

EXHIBIT NO. 2

DATE	BY	REVISIONS

ISSUE DATES	BASE:	CRH
REVIEW: _____	DRAWN: _____	
BID: _____	DESIGNED: _____	
PERMIT: _____	CHECKED BY: _____	
CONSTRUCTION: _____	DATE CHECKED: _____	
SCALE: <u>1"=30'</u>	DRAWING: _____	
PROJECT NO.: <u>11135.0</u>		1 of 1

*****SYTIME*****
*****DISTEC*****