



KEVIN KAMENETZ
County Executive

June 10, 2013

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

Gable Signs & Graphics Inc.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
Attention: Alan F. Nethan
Director of Permits

Re: Spirit and Intent Letter
The Center at 2301 York Road
Case #2012-0178-SPHA
8th Election District

To Whom It May Concern:

Your Spirit and Intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following applies:

1. It has been determined that the proposed freestanding Joint ID sign size and location outlined in your letter and shown on your accompanied red lined site plan do meet the Spirit and Intent of the Baltimore County Zoning Regulations and the order in Zoning Cases 2012-0178-SPHA.
2. Your letter, the accompanied site plan, exhibits, and a copy of this response will be made a permanent part of the above listed case file for future reference.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Leonard Wasilewski".
Leonard Wasilewski
Planner II
Zoning Review

13-218/lw



7440 Fort Smallwood Road
Baltimore, Maryland 21226
main 410-255-6400
fax 410-437-5336

June 6, 2013

LW
#13-218
\$500.00

Baltimore County
Zoning Office
111 W. Chesapeake Ave.
Baltimore, MD 21204

Attn: Len Wasilewski

Re: Modification-SPHA 2012-0178
Spirit & Intent
2301 York Road
Cockeysville

Mr. Wasilewski,

Attached are new drawings of the proposed sign and red lined site plans indicating the proposed relocation of the sign on the property.

We are requesting a 48 hour review by the hearing officer of these modifications.

Enclosed is our check # 5337 in the amount of \$ 500.00.

Alan F. Nethen
Director of Permits
443-817-0085

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
E/side of York Road at the NE	*	OFFICE OF ADMINISTRATIVE
corner of Landstreet Road		
(2301 York Road)	*	HEARINGS FOR
8 th Election District		
3 rd Council District	*	BALTIMORE COUNTY
York Road 2301, Inc.	*	CASE NO. 2012-0178-SPHA
Petitioner		

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by Eugene M. Lipman, Vice President, York Road 2301, Inc. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to determine whether or not the Administrative Law Judge should approve:

- Abandonment of a General Development Planned Unit Development (PUD) approved in Case No. VIII-858;
- An amended plan in a M.R. zone to a plan approved in Zoning Case No. 95-377-SPHA;
- A modified parking plan for uses including a tile shop, and
- A freestanding enterprise sign of 150 square feet and 25' in height for a pad building.

In addition, Petitioner is seeking variance relief from the B.C.Z.R. as follows:

- From § 243.1 to permit a front building setback of 60' in lieu of the permitted 75';

ORDER RECEIVED FOR FILING

Date 5-15-12

By PM

- From § 243.2 to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' in lieu of the permitted 50', and a rear setback of 30' in lieu of 50';
- From § 409.6A to permit 188 parking spaces in lieu of the required 232 parking spaces, and
- From § 450.4 Attachment 7(d) to permit a 220 square feet freestanding joint identification sign with a 25' height in lieu of the permitted 75 square feet and 12' height maximum.

The subject property and requested relief is more fully depicted on the redlined site plan that was marked and accepted into evidence as Petitioner's Exhibit 1A.

Appearing at the public hearing held for this case was Eugene M. Lipman with York Road 2301, Inc., Jared L. Barnhart, PE with Daft McCune Walker, Inc., the professional engineer that prepared the site plan for this project, and Mitchell Kellman, also with Daft McCune Walker, Inc. John B. Gontrum, Esquire with Whiteford, Taylor & Preston, LLP, appeared as counsel for the Petitioner. The file reveals that the Petitions were properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. Eric Rockel of the Greater Timonium Community Council (GTCC) and Deputy People's Counsel Carole S. Demilio attended the hearing, and the file contains a letter from Peter Max Zimmerman, People's Counsel for Baltimore County, addressing certain concerns he had with the proposal.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. Comments were received from the Department of Environmental Protection and Sustainability (DEPS), dated March 5, 2012, indicating that the development of the property must comply with the Forest Conservation Regulations (§§ 33-6-101 through 33-6-122 of the

ORDER RECEIVED FOR FILING

Date 5-15-12 2

By ps

Baltimore County Code [B.C.C.]). In addition, a ZAC comment was received from the Department of Planning, dated April 5, 2012, which states in pertinent part the following:

"It is the understanding of this department that the petitioner has or plans to withdraw the special hearing request for a freestanding enterprise sign of 150 square feet and 25 feet in height for a pad building mentioned above. This department opposes this additional freestanding enterprise sign. Nonetheless, this office is not opposed to the petitioner withdrawing this portion of the special hearing request.

The Department of Planning does not oppose the following:

The petitioner's request to abandon the previously approved Planned Unit Development known as *Global View PUD*, the requested reduced setbacks for the proposed restaurant use, as well as, requests to provide 188 parking spaces in lieu of the required 232 and a modified parking plan.

The following comments are offered and should be made a part of the Administrative Law Judge's decision (where appropriate) regarding any relief granted:

1. Provide pedestrian connection from York Road and the unnamed slip road to the existing and proposed building(s).
2. Show the location of any dumpsters (existing and future) and provide details of the enclosure that will be provided for screening. The applicant shall use materials consistent with the primary building on the subject site. Masonry or other high quality materials are preferred to screen and enclose dumpsters.
3. Provide a detailed landscape plan that shows the plantings that will be used for screening, mitigation and site beautification.
4. Provide details (elevations, colors, type, etc...) of proposed signage for the site. Also provide photos of any existing signage that is to remain.
5. The applicant provided preliminary architectural elevations of the proposed façade for the existing building on 3/29/2012. The Department of Planning has requested that additional Arriscraft material be added.
6. All architecture and site improvements are subject to the Hunt Valley/Timonium Design Guidelines. All proposed improvements, site enhancements and changes to existing buildings shall comply with the aforementioned guidelines."

The subject site is located in the Timonium area, and is approximately 6.17 acres in size.

The site is improved with an industrial building that has been vacant for some time, and the Petitioner now desires to have commercial uses on the property. The property is zoned MR, which is a rarely seen zoning designation that, pursuant to a legislative amendment in 2010, now

ORDER RECEIVED FOR FILING

Date

5-15-12

3

By

pm

permits commercial uses in an MR zone, provided those uses would be permitted in the business zones which adjoin the property. In this case, the property is adjoined by properties zoned BR and BL, and the uses proposed by Petitioner (a tile shop and restaurant) are indeed permitted in those zones. The MR zone also requires a site plan review by the Planning Board, which supported the Petitioner's request at its meeting of May 3, 2012, provided the Department of Planning's ZAC comments are incorporated into the plan.

Special Hearing Requests

Petitioner seeks a variety of special hearing relief, and its first request concerns abandonment of a general development PUD approval in Case No. VIII-858. In that case, by Order dated January 18, 2008, former Zoning Commissioner William Wiseman approved a PUD for this property which would have had a residential and commercial component, but given the severe market downturn in late 2008, the plan never came to fruition. As such, it certainly seems appropriate that the Petitioner be entitled to abandon that plan, which it has apparently determined is no longer economically viable.

Petitioner also seeks approval of a modified parking plan, pursuant to B.C.Z.R. § 409. On its site plan (Note 14), the Petitioner has indicated that 232 parking spaces are required at the site for the mixture of retail and restaurant uses. The Petitioner has provided 188 spaces, and further indicated that 24 off-site spaces would be available pursuant to a joint use or easement agreement with Baltimore County, which owns the property on which those spaces are located. Petitioner's engineer, Mr. Barnhart, indicated that he was unsure of the availability of these additional spaces located on County property, and for that reason believes that the parking variance should be for 188 spaces in lieu of the 232 required under the regulations.

There was no testimony or evidence presented at the hearing which would indicate that the parking provided for this site would be insufficient. As noted by Petitioner's counsel, the site

is in a sense isolated, and there would really be no convenient location for overflow parking. Given the Petitioner is providing over 80% of the required number of spaces, and may in fact be able to avail itself of the 24 nearby spaces located on County property, the relief requested does not seem out of line, and should be granted.

Finally, the Petitioner seeks approval of an amended plan in a MR zone. As indicated above, the Planning Board has recommended approval of the Petitioner's site plan, and I am inclined to follow their recommendation. *See B.C.Z.R. § 240.3.*

Variance Requests

The Petitioner seeks a variety of variance relief to accomplish the transformation of the site from an industrial to commercial use. The first variance seeks approval of a 60' front building setback in lieu of the 75' required by the regulations. As indicated at the hearing, both Messrs. Barnhart and Kellman opined that the property in question was indeed unique in a zoning sense, given the orientation of the buildings on the site, and the fact that a "service road" is situated between the subject property and York Road. In fact, the presence of the service road not only renders the subject property unique, but it also creates a practical difficulty for the Petitioner concerning how it will gain the attention of passing motorists, and direct them to the site, which can only be entered through this service road, which runs parallel to York Road.

In this regard, the Petitioner also seeks a zoning variance to permit a 150 square foot freestanding joint identification sign with a 20' height in lieu of the 75 square feet and 12' height limitation set forth in the regulations. As noted above, the property is indeed unique, and if the zoning regulations were strictly enforced, the Petitioner would have a hard time drawing the attention of motorists on York Road. The situation is also exacerbated by the orientation of the proposed restaurant, the front of which faces north and is angled away from York Road. The Petitioner had earlier requested an additional freestanding enterprise sign for the restaurant site,

ORDER RECEIVED FOR FILING

Date

5-15-12

pm

and also requested larger dimensions and height for the freestanding joint identification sign. Both of these requests were modified at the hearing, and the request for the freestanding enterprise sign was deleted in its entirety, as shown on the redlined plan marked Petitioner's Exhibit 1A. In these circumstances, the variance request seems reasonable, especially given the unique features of the site and the need to attract passing motorists' attention to the site, which is "tucked away" some distance from York Road.

Finally, the Petitioner seeks variance relief to permit an existing side yard of 47' and proposed side setbacks of 18' and 11' and rear setback of 30', all in lieu of the 50' required under the regulations. As counsel for Petitioner indicated, the setbacks in the MR zone are somewhat draconian, and are far greater than the applicable setbacks in the commercial zones which adjoin this site. Given that the County Council expressly permitted commercial uses in an MR zone which adjoins commercial zones, it does not seem unreasonable to grant variance relief as requested by the Petitioner. As shown on Exhibit 1A, the adjoining businesses are spaced some distance from the subject site and their orientation is also such that the variance relief requested will not negatively impact those uses.

Based upon the testimony and evidence presented, I am persuaded to grant the requests for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test, as indicated above.

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

THEREFORE, IT IS ORDERED, this 15 day of May, 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 determine whether or not the Administrative Law Judge should approve:

- Abandonment of a General Development Planned Unit Development (PUD) approved in Case No. VIII-858;
- An amended plan in a M.R. zone to a plan approved in Zoning Case No. 95-377-SPHA, and
- A modified parking plan for uses including a tile shop,

be and are hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows:

- From § 243.1 to permit a front building setback of 60' in lieu of the permitted 75';
- From § 243.2 to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' and rear setback of 30', all in lieu of the permitted 50';
- From § 409.6A to permit 188 parking spaces in lieu of the required 232 parking spaces, and

ORDER RECEIVED FOR FILING

Date 5-15-12

By [Signature]

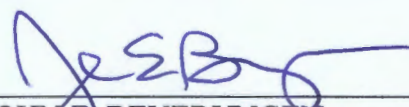
- From § 450.4 Attachment 7(d) to permit a 150 square feet freestanding joint identification sign with a 20' height in lieu of the permitted 75 square feet and 12' height maximum,

be and are 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 Petitioner will be required to return and be responsible for returning said property to its original condition.
2. Petitioner must comply with the environmental regulations set forth in the Department of Environmental Protection and Sustainability's comment, dated March 5, 2012, a copy of which is attached and made a part hereto.
3. Petitioner must comply with the comments set forth in the Department of Planning's memorandum, dated April 5, 2012, a copy of which is attached and made a part hereto.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-15-12

By 

TK 4-9 10AM, 205
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0178-SPHA
Address 2301 York Road
(York Road 2301, Inc. Property)

Zoning Advisory Committee Meeting of February 6, 2012.

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis, Environmental Impact Review

RECEIVED

MAR 05 2012

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 5-15-12

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 5, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2301 York road

RECEIVED

INFORMATION:

APR 06 2012

Item Number: 12-178

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: York Road 2301, Inc.

Zoning: MR

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The original petition for the subject case(s) was amended. The petitioner requests the following:

Special Hearing:

- For the abandonment of a General Development P.U.D. approved in Case No. VIII-858;
- For an amended plan in a M.R. zone to a plan approved in zoning case no. 95-377-SPHA;
- For a modified parking plan for uses including tile shop;
- For a free-standing enterprise sign of 150 square feet and 25 feet in height for a pad building.

Variance:

- To permit a front building setback of 60 ft. in lieu of permitted 75 ft.;
- To permit an existing side yard setback of 47 ft. and proposed side yard setbacks of 18 ft. and 11 ft. in lieu of permitted 50 ft.;
- To permit a rear setback of 30 ft in lieu of 50 ft.
- To permit 188 parking spaces in lieu of required 232 parking spaces;
- To permit a 220 sq. ft. free standing joint identification sign with a 25 ft height in lieu of permitted 75 square ft and 12 foot height maximum.

It is the understanding of this department that the petitioner has or plans to withdraw the special hearing request for a freestanding enterprise sign of 150 square feet and 25 feet in height for a pad building mentioned above. This department opposes this additional freestanding enterprise sign. Nonetheless, this office is not opposed to the petitioner withdrawing this portion of the special hearing request.

ORDER RECEIVED FOR FILING

Date 5-15-12

By [Signature]

The Department of Planning does not oppose the following:

The petitioner's request to abandon the previously approved Planned Unit Development known as *Global View PUD*, the requested reduced setbacks for the proposed restaurant use, as well as, requests to provide 188 parking spaces in lieu of the required 232 and a modified parking plan.

The following comments are offered and should be made a part of the Administrative Law Judge's decision (where appropriate) regarding any relief granted:

1. Provide pedestrian connection from York Road and the unnamed slip road to the existing and proposed building(s).
2. Show the location of any dumpsters (existing and future) and provide details of the enclosure that will be provided for screening. The applicant shall use materials consistent with the primary building on the subject site. Masonry or other high quality materials are preferred to screen and enclose dumpsters.
3. Provide a detailed landscape plan that shows the plantings that will be used for screening, mitigation and site beautification.
4. Provide details (elevations, colors, type, etc...) of proposed signage for the site. Also provide photos of any existing signage that is to remain.
5. The applicant provided preliminary architectural elevations of the proposed façade for the existing building on 3/29/2012. The Department of Planning has requested that additional Arriscraft material be added.
6. All architecture and site improvements are subject to the Hunt Valley/Timonium Design Guidelines. All proposed improvements, site enhancements and changes to existing buildings shall comply with the aforementioned guidelines.

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

Prepared by:

Division Chief:

AVA/LL: CM

ORDER RECEIVED FOR FILING

Date 5-15-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

May 15, 2012

JOHN GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204-5025

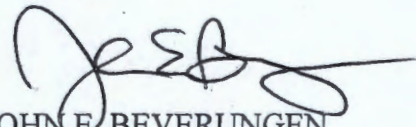
RE: Petition for Special Hearing and Variance
Case No.: 2012-0178-SPHA
Property: 2301 York Road

Dear Mr. Gontrum:

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.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Timonium MD 21093



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 2301 York Road which is presently zoned M.R.; D.R.
Deed References: 27573/405 10 Digit Tax Account # 0806000350
Property Owner(s) Printed Name(s) York Road 2301, Inc. 0806000351

(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve ~~1) to abandon a General Development P.O.D. approved in Case No. VIII-858; 2) to approve an amended plan in a M.R. zone to plan approved in zoning Case No. 95-377-SPHA; 3) to approve a modified parking plan for uses including tile shop~~
See ATTACHED
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) ~~1) 243.1 to permit a front building line setback of 70' in lieu of permitted 75'; 2) from 243.2 to permit a side yard of 45' in lieu of permitted 50'; 3) 409.6A to permit 180 parking spaces in lieu of required 224 parking spaces.~~
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) Variances from SS 243.1 and 243.2 are for existing building and the nature of the proposed uses requires less parking than indicated in §409.6.A and for such other reasons to be presented at hearing.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address Date 5/15/12 City JR State

Zip Code By Telephone # JR Email Address

Attorney for Petitioner:

John B. Gontrum

Name- Type or Print

Signature

One West Pennsylvania Ave., St. 300, Towson, Md.

Mailing Address 21204 City 410-832-2055 State jgontrum@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

York Road 2301, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

By: EUGENE M. LIPMAN UP

Signature #1

Signature #2

P.O. Box 5618, Timonium, Md.

Mailing Address 21094 City 410-252-1020 State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2012-01785PHA Filing Date 1/20/2012 Do Not Schedule Dates: Reviewer

Petition for Zoning Hearing(s): Relief Sought:

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

- A. Abandonment of a General Development P.U.D. approved in Case No. VIII-858;
- B. An amended plan in a M.R. zone to plan approved in zoning case no. 95-377-SPHA;
- C. A modified parking plan for uses including tile shop; and
- D. A free-standing enterprise sign of 150 square feet and 25 feet in height for a pad building.

2. A VARIANCE FROM SECTION(s)

- A. 243.1 to permit a front building setback of 60' in lieu of permitted 75';
- B. 243.2 to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' in lieu of permitted 50'; and a rear setback of 30' in lieu of 50'.
- C. 409.6A to permit 188 parking spaces in lieu of required 232 parking spaces; and
- D. 450.4. attachment 7 (d) to permit a ³²500-square feet free standing joint identification sign with a 25' height in lieu of permitted 75 square feet and 12 foot height maximum

WTK



Description
To Accompany Petition
For A Special Hearing and Variance
York Road (MD Rte. 45)
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point found by the intersection of the centerline of Roundridge Road with the centerline of York Road (Rte. 45), Northwesterly along the centerline of York Road, 737.00 feet, more or less, thence Northeasterly 86 feet, more or less, to the point of beginning being a point on the South 18 degrees 30 minutes 21 seconds East foot line as laid out and shown on a plat entitled "Stratford Industrial Site" dated June 19, 1957, and recorded among the Land Records of Baltimore County, Maryland, in Plat Book G.L.B. 24, Page 36, said point of beginning being 357.35 feet from the beginning of said line, thence leaving said point of beginning and running with and binding on a portion of said line of the abovementioned plat as now surveyed, referring all courses of this description to the Maryland Coordinate System (NAD 83/1991), (1) North 18 degrees 52 minutes 03 seconds West 80.21 feet, thence (2) Northwesterly by a line curving to the right, having a radius of 468.00 feet, for a distance of 250.78 feet (the arc of said curve being subtended by a chord bearing North 03 degrees 30 minutes 59 seconds West 247.79 feet, thence (3) Northwesterly by a line curving to the left, having a radius of 82.00 feet, for a distance of 41.84 feet (the arc of said curve being subtended by a chord

bearing North 02 degrees 46 minutes 57 seconds West 41.39 feet, thence (4) North 72 degrees 36 minutes 01 seconds East 630.79 feet, thence (5) South 01 degrees 41 minutes 04 seconds West 550.00 feet, thence (6) South 89 degrees 38 minutes 18 seconds West 542.61 feet to the point of beginning; containing 268,760 square feet or 6.170 acres of land, more or less.

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

Project No. 05082 (L05082)

*3rd Council District
8th Election District*



Michael Martin
1/17/12

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/23/2012

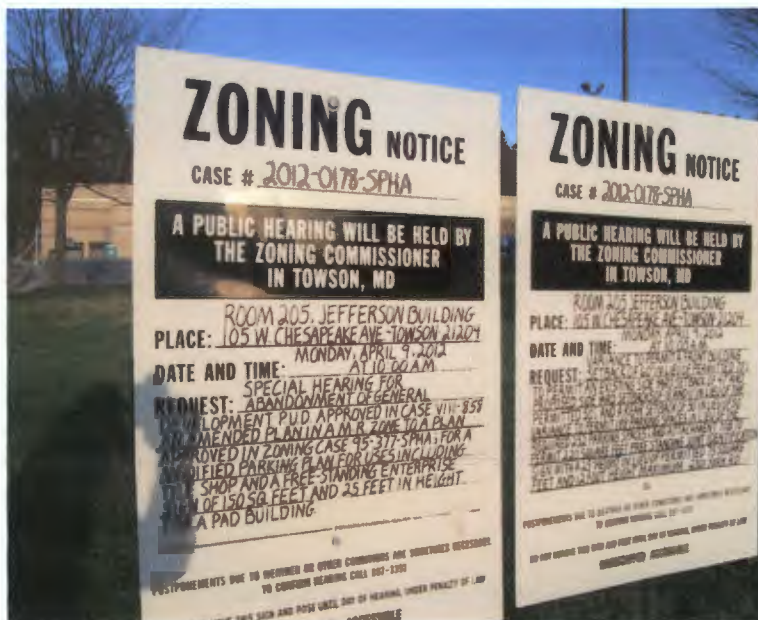
Case Number: 2012-0178-SPHA

Petitioner / Developer: JOHN GONTRUM, ESQ. ~EUGENE LIPMAN

Date of Hearing (Closing): APRIL 9, 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:
2301 YORK ROAD

The sign(s) were posted on: MARCH 23, 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)

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: # 2012-0178-SPHA

2301 York Road

E/side of York Road at the n/east corner of Landstreet Road

8th Election District — 3rd Councilmanic District

Legal Owner(s): York Road 2301, Inc.

Special Hearing: for abandonment of General Development P.U.D. approved in Case VIII-858; an amended plan in a M.R. zone to a plan approved in zoning case 95-377-SPHA; for a modified parking plan for uses including tile shop and a free-standing enterprise sign of 150 sq. feet and 25 feet in height for a pad building. **Variance:** to permit a front building setback of 60' in lieu of the permitted 75'; to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' in lieu of the permitted 50'; and a rear setback of 30' in lieu of 50'. **Variance:** to permit 188 parking spaces in lieu of the required 232 parking spaces; and attachment 7 (d) to permit 220 square feet free standing joint identification sign with a 25' height in lieu of permitted 75 square feet and 12 foot height maximum.

Hearing: Monday, April 9, 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.
3/388 March 22 300103

CERTIFICATE OF PUBLICATION

3/22/2012

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 3/22/2012.

- ☒ 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.

80041

Date:

3/7/12

PAID RECEIPT

BUSINESS ACTUAL TIME JRM
3/08/2012 03/07/2012 11:06:33 2
RECEIPT # 614125 3/07/2012 0FLA
5 928 700000 VERIFICATION
CE NO. 000001
Receipt Tot 1250.00
1250.00 - 0.00 1250.00
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Source/ Obj	Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				250.00

Total:

250.00

Rec
From:

Whitford Taylor & Preston LLP

For:

2301 York Road
Global View Center

2012-0178-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

No. 73627

Date: _____

21/25/12

PAID 5-17-57

1950年12月12日

WILLIAM L. BAKER

REF. 100 1000 1000 1000 1000

LIFT 10000 100000 1000000

Doc 3 320 340 340 340 340

CR. 0. 070027

Page 10 174.00

STANDARD

Ballenger, David, Mar 21, 1967

[illegible]

Total

770.00

Rec

From:

~~1000~~

For:

ATA Global Industries

2301 York Rd
21093

SPHA

2612-0178-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 22, 2012 Issue - Jeffersonian

Please forward billing to:
Eugene Lipman
York Road 2301, Inc.
P.O. Box 5618
Timonium, MD 21094

410-252-1020

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: 2012-0178-SPHA

2301 York Road

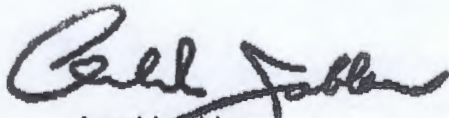
E/side of York Road at the n/east corner of Landstreet Road

8th Election District – 3rd Councilmanic District

Legal Owners: York Road 2301, Inc.

Special Hearing for abandonment of General Development P.U.D. approved in Case VIII-858; an amended plan in a M.R. zone to a plan approved in zoning case 95-377-SPHA; for a modified parking plan for uses including tile shop and a free-standing enterprise sign of 150 sq. feet and 25 feet in height for a pad building. Variance to permit a front building setback of 60' in lieu of permitted 75'; to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' in lieu of the permitted 50'; and a rear setback of 30' in lieu of 50'. Variance to permit 188 parking spaces in lieu of the required 232 parking spaces; and attachment 7 (d) to permit 220 square feet free standing joint identification sign with a 25' height in lieu of permitted 75 square feet and 12 foot height maximum.

Hearing: Monday, April 9, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (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

March 16, 2012

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: 2012-0178-SPHA

2301 York Road

E/side of York Road at the n/east corner of Landstreet Road

8th Election District – 3rd Councilmanic District

Legal Owners: York Road 2301, Inc.

Special Hearing for abandonment of General Development P.U.D. approved in Case VIII-858; an amended plan in a M.R. zone to a plan approved in zoning case 95-377-SPHA; for a modified parking plan for uses including tile shop and a free-standing enterprise sign of 150 sq. feet and 25 feet in height for a pad building. Variance to permit a front building setback of 60' in lieu of permitted 75'; to permit an existing side yard setback of 47' and proposed side yard setbacks of 18' and 11' in lieu of the permitted 50'; and a rear setback of 30' in lieu of 50'. Variance to permit 188 parking spaces in lieu of the required 232 parking spaces; and attachment 7 (d) to permit 220 square feet free standing joint identification sign with a 25' height in lieu of permitted 75 square feet and 12 foot height maximum.

Hearing: Monday, April 9, 2012 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: John Gontrum, One West Pennsylvania Avenue, Ste. 300, Towson 21204
Eugene Lipman, P.O. Box 5618, Timonium 21094

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 24, 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 2012-0178-SPLA

Petitioner: YORK ROAD 2301, INC.

Address or Location: 2301 YORK ROAD, TIMONIUM, MARYLAND

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Robert B. Gorman~~ Eugene LIPMAN, v.p.

Address: YORK RD 2301, INC.

P.O. Box 5618

Timonium, MD 21094

Telephone Number: 410-252-1020



KEVIN KAMENETZ
County Executive

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

April 4, 2012

York Road 2301, Inc.
Eugene M. Lipman
P. O. Box 5618
Timonium, MD 21094

RE: Case Number: 2012-0178 SPHA, Address: 2301 York Road

Dear Mr. Lipman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 26, 2012. 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: jaf

Enclosures

c: People's Counsel
John Gontrum, Esquire, One West Pennsylvania Ave., Suite 300, Towson MD 21204

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-13-12

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

RE: Baltimore County
Item No. 2012-0178-SPHA
Special Hearing Variance
York Road 2301, Inc.
2301 York Road
MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3-12-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2012-0178-SPHA.

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

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 5, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2301 York road

RECEIVED

INFORMATION:

APR 06 2012

Item Number: 12-178

Petitioner: York Road 2301, Inc.

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: MR

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The original petition for the subject case(s) was amended. The petitioner requests the following:

Special Hearing:

- For the abandonment of a General Development P.U.D. approved in Case No. VIII-858;
- For an amended plan in a M.R. zone to a plan approved in zoning case no. 95-377-SPHA;
- For a modified parking plan for uses including tile shop;
- For a free-standing enterprise sign of 150 square feet and 25 feet in height for a pad building.

Variance:

- To permit a front building setback of 60 ft. in lieu of permitted 75 ft.;
- To permit an existing side yard setback of 47 ft. and proposed side yard setbacks of 18 ft. and 11 ft. in lieu of permitted 50 ft.;
- To permit a rear setback of 30 ft in lieu of 50 ft.
- To permit 188 parking spaces in lieu of required 232 parking spaces;
- To permit a 220 sq. ft. free standing joint identification sign with a 25 ft height in lieu of permitted 75 square ft and 12 foot height maximum.

It is the understanding of this department that the petitioner has or plans to withdraw the special hearing request for a freestanding enterprise sign of 150 square feet and 25 feet in height for a pad building mentioned above. This department opposes this additional freestading enterprise sign. Nonetheless, this office is not opposed to the petitioner withdrawing this portion of the special hearing request.

The Department of Planning does not oppose the following:

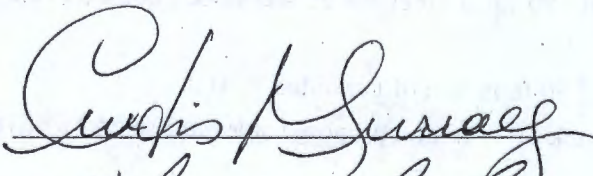
The petitioner's request to abandon the previously approved Planned Unit Development known as *Global View PUD*, the requested reduced setbacks for the proposed restaurant use, as well as, requests to provide 188 parking spaces in lieu of the required 232 and a modified parking plan.

The following comments are offered and should be made a part of the Administrative Law Judge's decision (where appropriate) regarding any relief granted:

1. Provide pedestrian connection from York Road and the unnamed slip road to the existing and proposed building(s).
2. Show the location of any dumpsters (existing and future) and provide details of the enclosure that will be provided for screening. The applicant shall use materials consistent with the primary building on the subject site. Masonry or other high quality materials are preferred to screen and enclose dumpsters.
3. Provide a detailed landscape plan that shows the plantings that will be used for screening, mitigation and site beautification.
4. Provide details (elevations, colors, type, etc...) of proposed signage for the site. Also provide photos of any existing signage that is to remain.
5. The applicant provided preliminary architectural elevations of the proposed façade for the existing building on 3/29/2012. The Department of Planning has requested that additional Arriscraft material be added.
6. All architecture and site improvements are subject to the Hunt Valley/Timonium Design Guidelines. All proposed improvements, site enhancements and changes to existing buildings shall comply with the aforementioned guidelines.

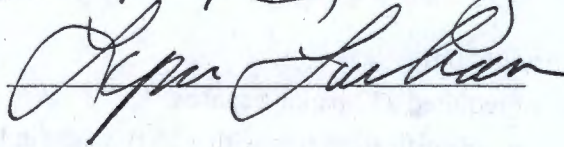
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:



Division Chief:

AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 13, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2012
Item Nos. 2012-178, 207, 208, 209, 211
And 213

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-03262012-NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
2301 York Road; E/S York Road at the
Northeast corner of Landstreet Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): York Road 2301, Inc
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-178-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

FEB 14 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 2012, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 1 W Pennsylvania Avenue, Suite 300, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Kristen Lewis - FW: Hearing Dates

From: "Mitch Kellman" <mcellman@dmw.com>
To: <klewis@baltimorecountymd.gov>
Date: 1/31/2012 3:53 PM
Subject: FW: Hearing Dates

Kristen,
These are the dates that the owner could not attend for Zoning Case 2012-0178-SPHA.
Thanks for your help as always,
Mitch

From: Eugene Lipman [mailto:emlipman@aaglobal.com]
Sent: Monday, January 30, 2012 3:30 PM
To: Mitch Kellman
Subject: Hearing Dates

Mitch,
I have all day meetings schedules for Feb 17,21,22, 29 and Mar 1. Hopefully the hearing will not be on one of those days.
Gene

Eugene M. Lipman
Vice President of Finance
A & A Global Industries, Inc.
17 Stenersen Lane
Cockeysville, MD 21030
Tel: 410-252-1020 ext. 308
Fax: 410-527-0927
www.aaglobal.com
emlipman@aaglobal.com

This electronic mail message is confidential and is intended for the named recipient(s) and may contain information that is privileged, work product or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender by reply electronic mail message or by telephone at (410) 252-1020 and delete this electronic mail message from your computer. Thank you.

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/6/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/6/2012 11:55 AM
Subject: ZAC Comments - Distribution Mtg. of 2/6/12

Good Morning,

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

2012-0178-SPHA - 2301 York Road

(No hearing date per database 2/6/12)

2012-0179-SPH - 1127 Engleberth Road - CBCA / Floodplain

(No hearing date per database 2/6/12)

2012-0180-A - 6408 Baltimore National Pike

(No hearing date per database 2/6/12)

2012-0181-A - 4030 Chestnut Road - CBCA

(Administrative Variance - Closing Date: 2/27/12)

2012-0182-A - 100 Grist Stone Way

(Administrative Variance - Closing Date: 2/27/12)

2012-0183-SPHX - 2029 2019 Monkton Road

(No hearing date per database 2/6/12)

Thanks.

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

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/9/2012 11:02 AM
Subject: ZAC Comments - Distribution Mtg. of 3/12

Good Morning,

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

2012-0178-SPHA - 2301 York Road
No hearing date assigned as of today

2012-0207-SPHA - 18827 Spooks Hill Road
No hearing date assigned as of today

2012-0208-A - 12519 Falls Road
Administrative Variance - Closing Date: 3/26/12

2012-0209-SPH - 508 Warren Road
No hearing date assigned as of today

2012-0210-A - 7731 North Cove Road - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of today

2012-0211-A - 19007 Hopkins / 605 Calder Castle Court
No hearing date assigned as of today

2012-0212-A - 702 Stevenson Lane
Administrative Variance - Closing Date: 4/2/12

2012-0213-A - 7418 Eastern Avenue
No hearing date assigned as of today

Thanks.

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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0806000350

Owner Information

Owner Name: YORK ROAD 2301 INC **Use:** INDUSTRIAL
Mailing Address: PO BOX 5618 **Principal Residence:** NO
TIMONIUM MD 21094-5618 **Deed Reference:** 1)/27573/ 00405
2)

Location & Structure Information

Premises Address **Legal Description**
2301 YORK RD 2.878 AC
LUTHERVILLE MD 21093-2215 ES YORK RD
STRATFORD INDUST SITE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0023	0183		0000			4	2	Plat Ref: 0024/0036

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	81440	2.8700 AC	07

Stories **Basement** **Type** **Exterior**
LIGHT MANUFACTURING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	2,158,500	2,158,500		
Improvements:	1,141,500	1,152,300		
Total:	3,300,000	3,310,800	3,303,600	3,307,200
Preferential Land:	0			0

Transfer Information

Seller: A & A GLOBAL INDUSTRIES INC	Date: 01/20/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27573/ 00405	Deed2:
Seller: PARKWAY MACHINE CORPORATION	Date: 06/24/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06881/ 00796	Deed2:
Seller: FAWN PLASTICS CO INC	Date: 03/11/1985	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06881/ 00796	Deed2:

Exemption Information

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

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

MEMORANDUM

DATE: June 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0178-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 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

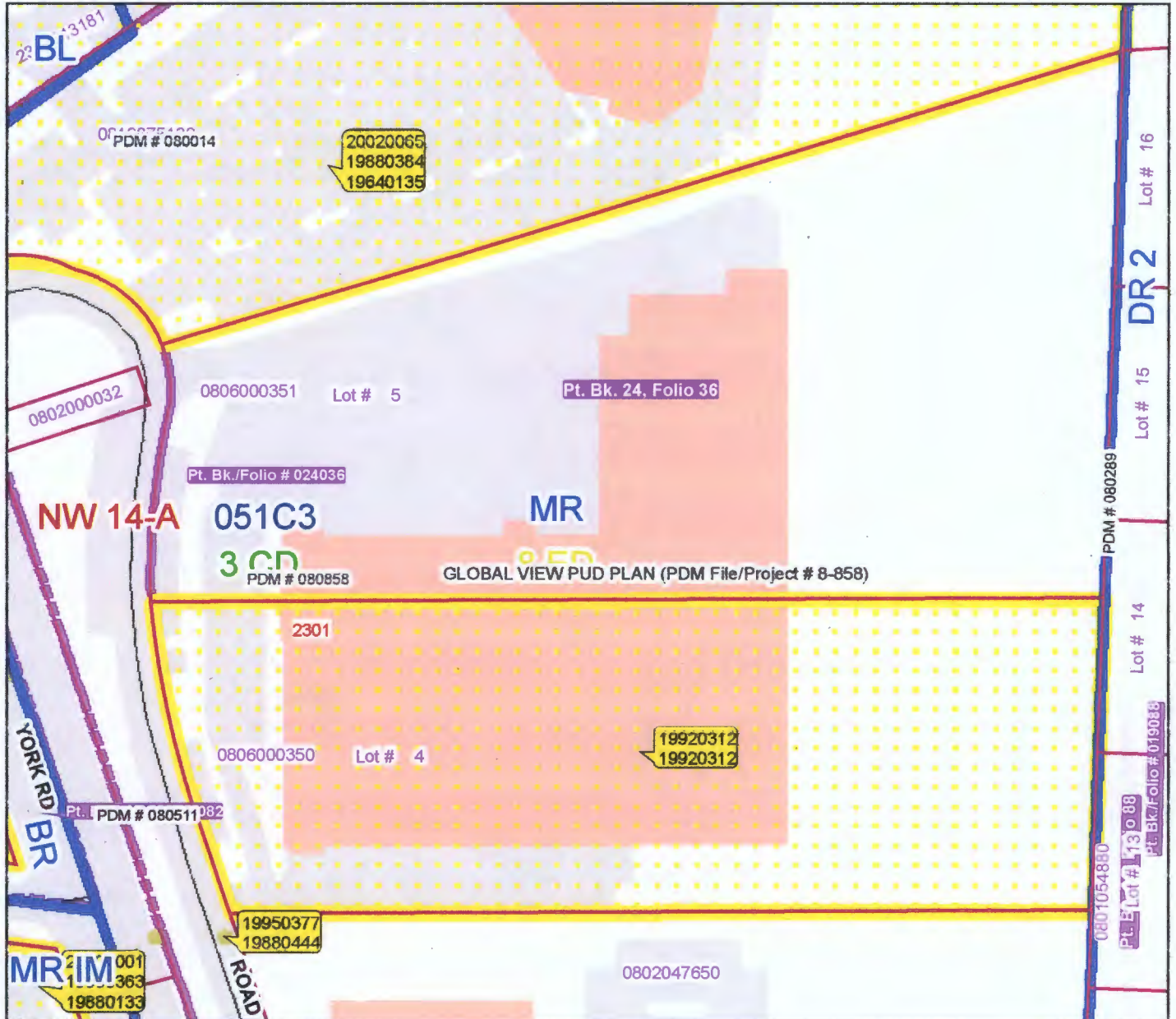
CASE NAME _____
CASE NUMBER 2012-0178 SPM
DATE 4-9-12

[illegible]

CASE NAME 2301 York Rd.
CASE NUMBER 2012-0178-SPHA
DATE 4-9-12

[illegible]

2301 York Road 2012-0178-SPHA



Publication Date: January 25, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 100, and 200. The word "Feet" is written at the right end of the bar.

1 inch = 100 feet

JB 4/9
10am

Case No.: 2012-0178-SPCA

Exhibit Sheet

DW 6-18-12

5/14/12
B3

Petitioner/Developer

Protestants

No. 1	1 AD redlined Plan IBP - plan as filed	
No. 2	Barnhart CV	
No. 3	Photos 3A-G	
No. 4	Kellman C.V.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



DAFT MCCUNE WALKER INC

JARED L. BARNHART, PE, LEED AP BD+C
PROJECT MANAGER

Licensure and Accreditation

Professional Engineer, Maryland, No. 36725

LEED Accredited Professional, Building Design + Construction

Education

Kansas State University, BS, Civil Engineering, 2003

Professional Summary

Mr. Barnhart oversees the design and processing of grading, sediment and erosion control, stormwater management, road, storm drain, water and sewer for land development projects. He oversees the design, production and processing of projects through the Baltimore City and County Development and Zoning process and has become an expert in the area of satisfying technical requirements associated with these many disciplines. Jared's projects consist primarily of urban infill and redevelopment including; institutional, commercial, and multifamily residential, as well as extensive commercial shopping centers and corporate office parks.

Partial List of Projects

Johns Hopkins Cordish Lacrosse Center, Baltimore City, MD

MC Dean Mid-Atlantic Headquarters, Baltimore City, MD

Charlestown Retirement Community, Baltimore County, MD

Palisades of Towson, Baltimore County, MD

Y of Central Maryland, Baltimore County, MD

Greenspring Quarry (The Shops at Quarry Lake), Baltimore County, MD

Hunt Valley Towne Centre, Baltimore County, MD

Sparks Corporate Center, Sparks, Baltimore County, MD

Baltimore Crossroads @ 95, Baltimore County, MD

1209 York Road, Baltimore County, MD

Memberships and Associations

American Society of Civil Engineers (ASCE)

Engineers Without Borders (EWB-USA), President Chesapeake Professional Chapter

Neighborhood Design Center - Baltimore, MD

Chi Epsilon

Professional Experience

Daft-McCune-Walker, Inc. Towson, MD 2004-Present

Kirkham Michael Consulting Engineers, Omaha, NE, Summer 2001

United States Army - Commissioned Officer, 1996-2011





ALL-STATE LEGAL®

EXHIBIT

3A



ALL-STATE LEGAL®
EXHIBIT
3C





ALL-STATE LEGAL®
EXHIBIT
3 E



ALL-STATE LEGAL®
EXHIBIT
36





ALL-STATE LEGAL®
EXHIBIT
3G



DAFT MCCUNE WALKER INC

MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 24 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

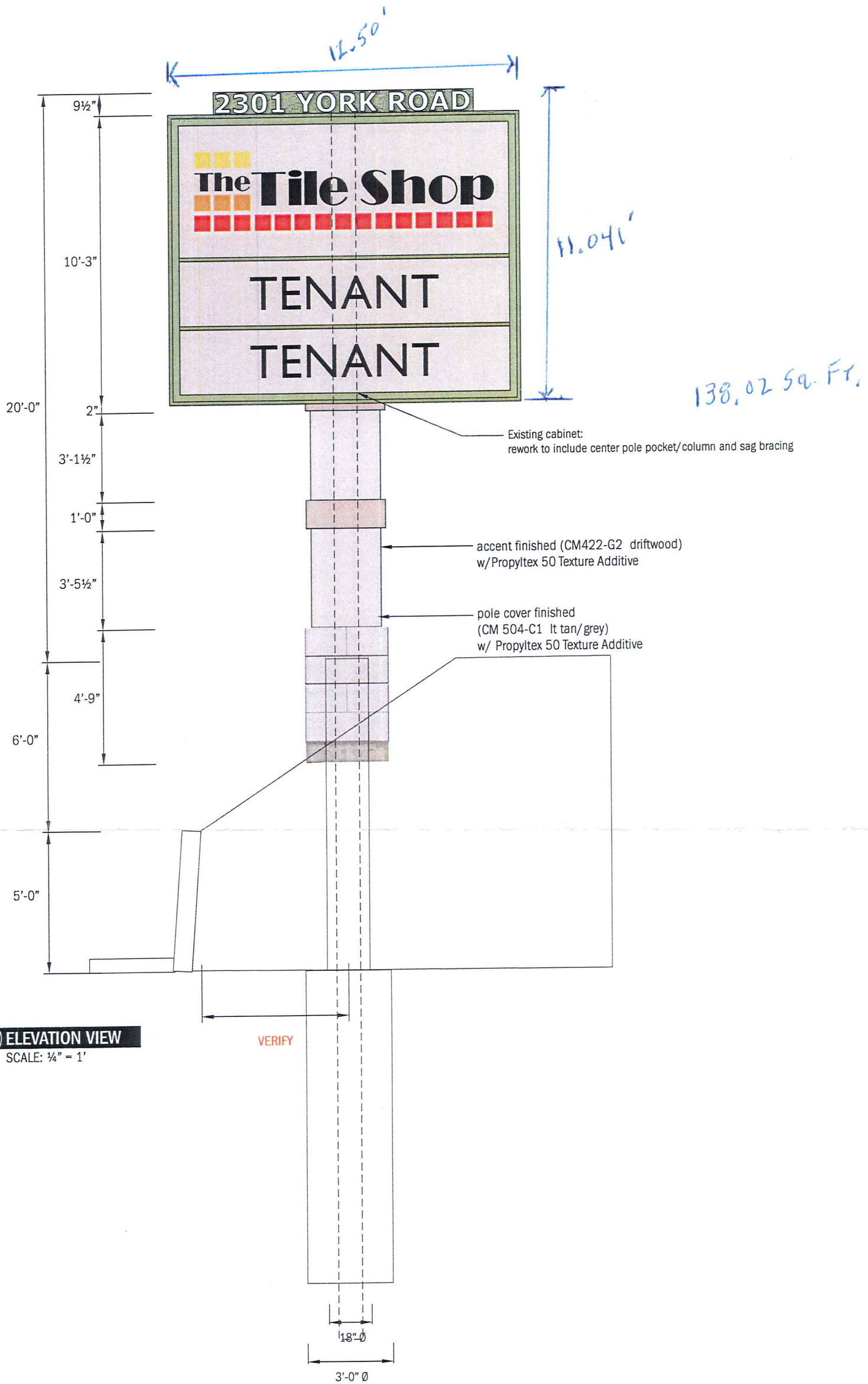
Partial List of Projects

Delight Quarry, Baltimore County, MD
Highlands Corporate Park, Baltimore County, MD
Hunt Valley Business Community, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management – Zoning Office, Development Control, 1988-2000
Baltimore County Design Review Panel, 2012





ELEVATION VIEW
SCALE: 1/4" = 1'



7440 Fort Smellwood Road Baltimore, Maryland 21226
Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	
2301 York Road	
PHONE NUMBER	
410-384-4244	
SITE/STORE NAME	
2301 York Road	
CITY/STATE	DRAWING DATE
Cockeysville, MD.	05/23/13
SALES REP	ACCT/PROJ MGR
TW	Chris S
DRAWING NUMBER	COMPLETION DATE
43760-001	

REVISION HISTORY		
2	3/07/13	0634SAR
1	2/19/13	4093CS
REV. #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN	TBD	120v
TIME MANAGEMENT DEVICE		
PHOTO CELL	X	TIME CLOCK
	X	NONE
		X

CLIENT/LANDLORD APPROVAL	
☐ APPROVED	☐ APPROVED AS NOTED
☐ DIS-APPROVED	☐ REVISE & RESUBMIT
CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE

DRAWING TYPE	
COLOR CALLOUTS	
SIGN TYPE	QTY
-d/f Illuminated Freestanding Identity	1
DRAWING NUMBER	SHEET NUMBER
0736PSAR	1 of 3

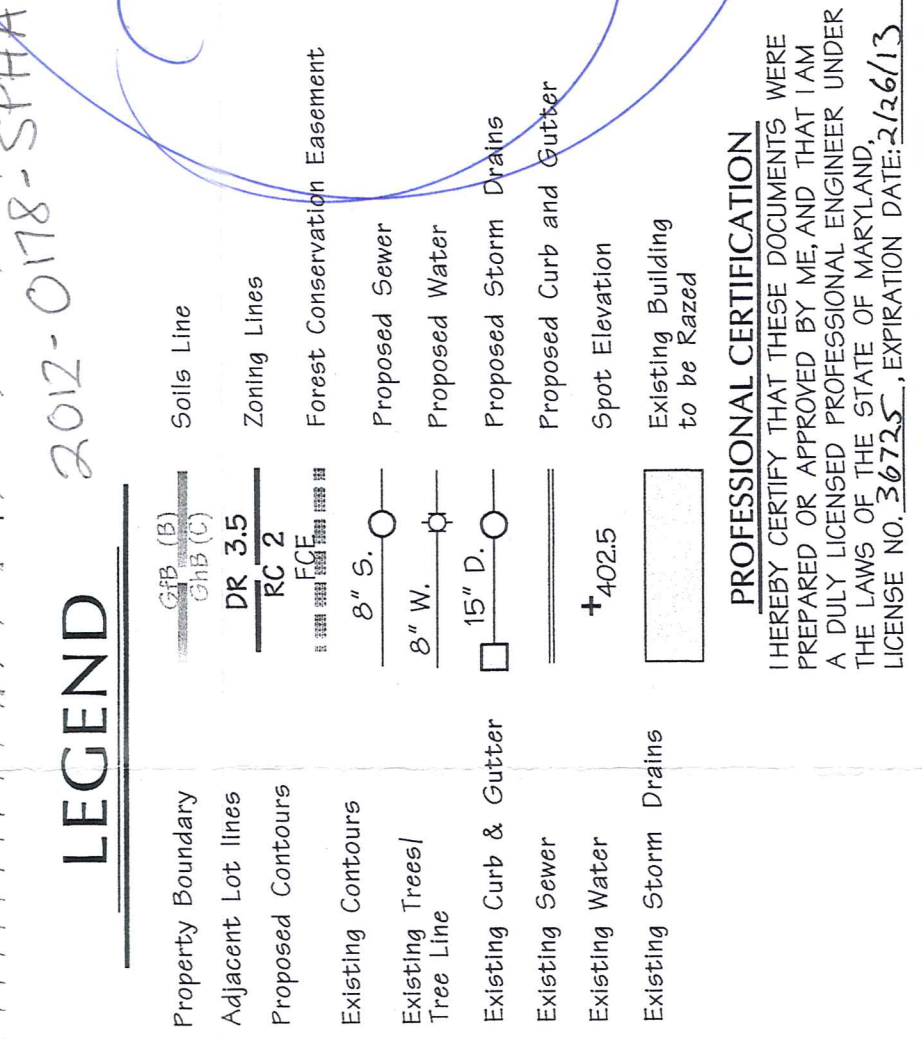
COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

Owner / Developer:	York Road 2007 Inc. 100 York Road Timonium, Maryland 21094-5648 (410) 252-6220
Preparer of File:	200 East Fremontville Avenue P.O. Box 3333 Timonium, MD 21094-3333
General Information:	3rd
Electron Direct:	g.09090909
Electron Delivery:	TM 91 044 20 Parcel 03
File Map Reference:	09-09090909200 08-09-06-000591
File Count Number:	279703-0429
File Map Version:	09-090909090909
File Map Name:	09-090909090909
Waterfield:	Jones Falls
zoning:	RM 2 (1st 2)
Topo Map:	11-0007
Topo Map:	Bucks Co. GE 1# 0563
P. Site Area:	2667500 SF= 16.17 AC
Lot Area:	2000000 / 1000000 ... 100' x 175'
F. Misc FAS:	25%

- [illegible]

be issued for the
previously approved
submitted on April 9,
no
tion in
these units in this fashion,
help mitigate any noise
is reflect onto any adjoining
Previously approved petition
is Exhibit 1, and Variance to
floor area ratio of 31% in
June 15/1995, subject to the
review and approval by the
ated within one year of the
te of the order.

[illegible]

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 36735, EXPIRATION DATE: 2/26/13