

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
N side of Old Harford Road; NE corner	*	OFFICE OF
of Old Harford and Edgewood		
9 th Election District	*	ADMINISTRATIVE HEARINGS
6 th Council District		
	*	BALTIMORE COUNTY
(8611 Old Harford Road)		
Ravenette Realty LLC, Legal Owner	*	
Candice Holt, Contract Purchaser		
<i>Petitioners</i>	*	Case No. 2012-0218-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Variance filed by Ravenette Realty LLC, the owner of the subject property, and Candice Holt, the contract purchaser. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 100% medical office use in lieu of the required 25%. In addition, variance relief is requested from Section 409.8.4 of the B.C.Z.R. to permit a 0 foot setback in lieu of the required 10 feet from a street right-of-way line for parking spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thomas Wedge for Ravenette Realty LLC and Candice Holt, the contract purchaser. Representing the Petitioners was Andrew G. Bailey, Esquire. Also appearing was Scott Dallas, property line surveyor, who prepared the site plan. Appearing as interested citizens were Mr. and Mrs. John Disney who reside at 2903 Manns Avenue. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

Date 4-27-18

By pm

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments were received from the Department of Planning dated April 13, 2012 which state:

"The Department of Planning has reviewed the petitioner's request for a Special Hearing to permit 100% Medical Office use in the subject building in lieu of the permitted 25%, a Variance to permit parking spaces zero feet from the right-of-way in lieu of the required 10 feet and accompanying site plan.

This department does not oppose the petitioner's special hearing.

As to the variance request, the following conditions are necessary to meet the intent of the RO zone:

1. Remove 2 parking spaces adjacent to Old Harford Road and provide landscaping in the subject area.
2. Remove 2 parking spaces adjacent to 2401 Edgewood Avenue and provide landscaping in the subject area.

Overall, prepare and submit a landscape plan for review and approval that provides visual screening of the parking area from the adjacent residential dwelling, Edgewood Avenue and Old Harford Road. The landscaping should also serve as site beautification to improve visual aesthetics."

Testimony and evidence offered revealed that the subject property consists of 0.293 acres, more or less, and is zoned RO. The property is improved with a one story brick and vinyl sided commercial building which contains offices for the owner of the property, Ravenette Realty, LLC and the contract purchaser, Candice Holt. The property is also improved with a macadam parking lot containing a total of 10 parking spaces with two additional parking spaces being located on a small parking pad located along Edgewood Avenue.

Candice Holt appeared and testified regarding the special hearing and variance request. She stated that she grew up in the Parkville area and currently operates her wellness center from within the subject building. She is a licensed massage therapist and a licensed acupuncturist. Submitted into evidence as Petitioners' Exhibit 2 were copies of her licenses. For the past two years, Ms. Holt has been operating her business from within the subject building. Also located toward the rear of the building are the offices of Ravenette Realty and the owner of the subject property, Tom Wedge.

ORDER RECEIVED FOR FILING

Date 4-27-12

2

By pm

Mr. Wedge is interested in selling the building to Ms. Holt assuming that she would be able to operate her business within the entire building. Massage therapy and acupuncture are considered medical uses and therefore the special hearing is requested to allow those uses to occur within the entire building. At the present time, only 25% of the building should be used for medical offices. Ms. Holt would not be interested in purchasing the building if she were not able to operate and expand her business within the entire office building. Accordingly, the special hearing request has been filed to approve the building for 100% medical office use. In addition to the special hearing relief, a variance is also requested to allow the parking spaces located on the existing parking lot to remain as they have been which is 0 feet from a street right-of-way line.

It should be noted and the testimony presented at the hearing demonstrated that there will be no physical changes to the property whatsoever. The parking configuration will remain the same and there are no additions or changes proposed to the existing structure. Ms. Holt is simply requesting to be able to purchase the building and expand her business into the entire building.

Appearing as interested citizens in the matter were Mr. and Mrs. John Disney. The Disneys have been long time residents of Parkville and reside a short distance from this property on Manns Avenue. Mr. Disney attended the hearing in order to gain more information regarding this property. He passes by this property as he travels to and from his residence. He was satisfied after hearing that there are no physical changes proposed to the building and that Ms. Holt is simply requesting approval to expand her business and hopefully purchase the property. He had no opposition to that request. However, he was concerned that there are too many signs on the property. Ms. Holt indicated that she would verify with the Zoning Office what signage is permitted and will conform to the regulations. I shall impose upon the Petitioners that the property be brought into compliance with the sign regulations as a condition of approval of the special hearing and variance.

ORDER RECEIVED FOR FILING

Date 4-27-12

By jm

As to the special hearing relief, I find that the use of the subject property for 100% medical offices, massage therapy and acupuncture is appropriate, and will not adversely affect the surrounding and neighboring properties. Accordingly, the special hearing shall be granted.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested 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 further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995). The parking lot has existed in this configuration for many years and functions perfectly. There is no need to alter or interfere with its design and layout at this time. Therefore, it shall not be necessary to eliminate any of the existing parking spaces as suggested in the Planning Department's comment. Furthermore, the Petitioner will need all available parking as there is no parking available on Old Harford or Edgewood Avenue.

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

THEREFORE, IT IS ORDERED by this Administrative Law Judge for Baltimore County this 27th day of April, 2012 that the Petition for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 100% medical office use in lieu of the required 25%, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING

Date 4-27-12

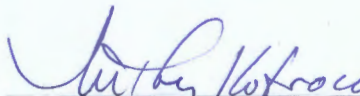
By [Signature]

IT IS FURTHER ORDERED that the Variance seeking relief from Section 409.8.4 of the B.C.Z.R. to permit a 0 foot setback in lieu of the required 10 feet from a street right-of-way line for parking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. The Petitioner shall be required to bring all signage on the property into compliance with the zoning regulations within 45 days from the date of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.


TIMOTHY M. KOTROCO
Zoning Commissioner
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 4-27-12

By 



KEVIN KAMENETZ
County Executive

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

April 27, 2012

ANDREW G. BAILEY, ESQUIRE
409 WASHINGTON AVENUE, SUITE 707
TOWSON MD 21204

Re: Petitions for Special Hearing and Variance
Case No. 2012-0218-SPHA
Property: 8611 Old Harford Road

Dear Mr. Bailey:

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, Applications 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: Mr. and Mrs. John Disney, 2903 Manns Avenue, Parkville MD 21234
BC Code Enforcement



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 8611 Old Harford Road which is presently zoned RO
 Deed References: SM 18517/530 10 Digit Tax Account # 0 9 2 3 3 5 27 0 0
 Property Owner(s) Printed Name(s) Ravenette Realty, LLC

(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. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

100% Medical office use in lieu of required 25%

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

3. ☒ a **Variance** from Section(s) 409.8.4; BC22 TO PERMIT A ZERO FT. SETBACK IN LIEU OF THE REQUIRED 10 FT. FROM STREET RIGHT OF WAY LINE FOR PARKING SPACES.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Candice Holt

Name- Type or Print

☒ Candice M. Holt

Signature

8611 Old Harford Road, Balto, MD

Mailing Address City State

21234 / 410.978.3508 /

Zip Code Telephone # Email Address

Attorney for Petitioner:

Andrew G. Bailey, Esquire

Name- Type or Print

Signature

409 Washington Ave, Suite 707, Towson 8611 Old Harford Rd, Baltimore, MD

Mailing Address City State

21204 / 410.337.3755 / andrew@andrew

Zip Code Telephone # Email Address
baileylaw.com

Legal Owners (Petitioners):

Ravenette Realty, LLC

Name #1 - Type or Print

Name #2 - Type or Print

☒ [Signature]

Signature #1

Signature #2

8611 Old Harford Road, Balto, MD

Mailing Address City State

21234 /

Zip Code Telephone # Email Address

Representative to be contacted:

Tom Wedge

Name - Type or Print

☒ [Signature]

Signature

8611 Old Harford Rd, Baltimore, MD

Mailing Address City State

21234 /

Zip Code Telephone # Email Address

CASE NUMBER 2012-0218 Filing Date 3/9/12 Do Not Schedule Dates: _____ Reviewer JCM

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 4-27-12

SPH A

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION OF # 8611 OLD HARFORD ROAD

BEGINNING at a point on the north side of Old Harford Road, 60 feet wide, at the distance of 51.64 more or less, southwesterly from the centerline of Edgewood Avenue, 50 feet wide.

BEING Lot # 1, Block "T" on the plat entitled "Section V-A "Woodcroft" as recorded in Baltimore County Plat Book Number 20 folio 94.

CONTAINING 7090 square feet or 0.163 acres of land, more or less.

LOCATED the 9th Election District, 6th Councilmanic District.



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/9/2012

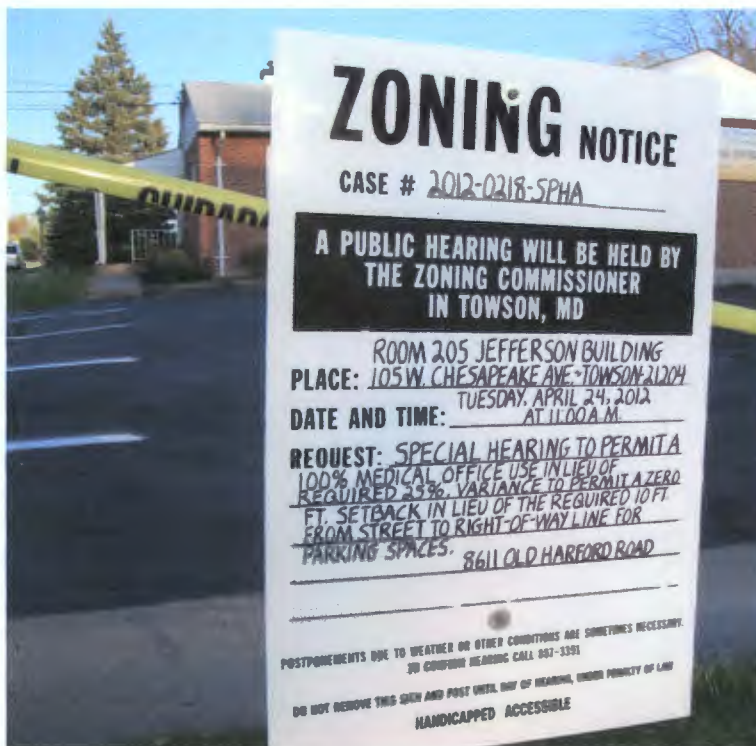
Case Number: 2012-0218-SPHA

Petitioner / Developer: ANDREW BAILEY, ESQ.~CANDICE HOLT~
RAVENETTE REALTY, LLC

Date of Hearing (Closing): APRIL 24, 2012

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
8611 OLD HARFORD ROAD

The sign(s) were posted on: APRIL 7, 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: # 2012-0218-SPHA

8611 Old Harford Road

N/s of Old Harford Rd., on N/e corner of Old Harford Rd. and Edgewood, 60' wide at distance of 51.64 ft. +/- S/w from centerline of Edgewood Ave.

9th Election District - 6th Councilmanic District

Legal Owner(s): Ravenette Realty, LLC

Lessee: Candice Holt

Special Hearing: to permit a 100% medical office use in lieu of required 25%. **Variance:** to permit a zero ft. setback in lieu of the required 10 ft. from street to right-of-way line for parking spaces.

Hearing: Tuesday, April 24, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/4/654 Apr. 10 301455

CERTIFICATE OF PUBLICATION

4/12/ 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/10/ 2012.

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

S. Wilkinson

LEGAL ADVERTISING

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

No.

80023

Date:

3/9/12

PAID RECEIPT

BUSINESS ADDRESS CITY STATE ZIP
3/12/2012 3/12/2012 1624120 2

RECEIPT # 770005 3/12/2012 0613

5.000 DOLLAR INVESTIGATION

NO. 000000

Receipt for \$770.00

\$770.00 3/12/2012 3:00 PM

Baltimore County, Md. 21201

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	BS Acct	Amount
001	800	0000		6150				770.00

Total:

770.00

Rec

From:

C. Ho H

For:

2012-0218-SPH
A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

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:

2012-0218-SPHA

Petitioner:

C. Holt

Address or Location:

8611 OLD Harford RD, Baltimore MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Andrew G. Bailey

Address:

409 Washington Avenue
Suite 707
Towson MD 21204

Telephone Number:

410-337-3755

Revised 2/17/11 DT

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

Please forward billing to:
Andrew Bailey, Esq.
409 Washington Avenue, Ste. 707
Towson, MD 21204

410-337-3755

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:

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N/s of Old Harford Rd., on N/e corner of Old Harford Rd. and Edgewood, 60' wide at distance of 51.64 ft. +/- S/w from centerline of Edgewood Ave.

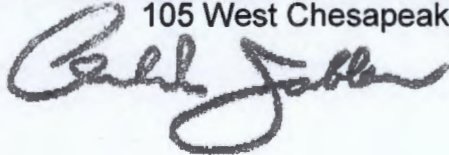
9th Election District – 6th Councilmanic District

Legal Owners: Ravenette Realty, LLC

Lessee: Candice Holt

Special Hearing to permit a 100% medical office use in lieu of required 25%. Variance to permit a zero ft. setback in lieu of the required 10 ft. from street to right-of-way line for parking spaces.

Hearing: Tuesday, April 24, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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

March 30, 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: 2012-0218-SPHA

8611 Old Harford Road

N/s of Old Harford Rd., on N/e corner of Old Harford Rd. and Edgewood, 60' wide at distance of 51.64 ft. +/- S/w from centerline of Edgewood Ave.

9th Election District – 6th Councilmanic District

Legal Owners: Ravenette Realty, LLC

Lessee: Candice Holt

Special Hearing to permit a 100% medical office use in lieu of required 25%. Variance to permit a zero ft. setback in lieu of the required 10 ft. from street to right-of-way line for parking spaces.

Hearing: Tuesday, April 24, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Andrew Bailer, Esq., 409 Washington Ave., Ste. 707, Towson 21204
Candice Holt, 8611 Old Harford Road, Baltimore 21234
Ravenette Realty, LLC, 8611 Old Harford Road, Baltimore 21234

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



KEVIN KAMENETZ
County Executive

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

April 17, 2012

Mr. Tom Wedge
Ravenette Realty LLC
8611 Old Harford Road
Baltimore, MD 21234

RE: Case Number: 2012-00218A, Address: 8611 Old Harford Road, 21234

Dear Mr. Wedge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Candice Holt, 8611 Old Harford Road, Baltimore, MD 21234
Andrew G Bailey, Esquire, 409 Washington Avenue, Suite 707, Towson, MD 21204

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



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

Date: 3-19-12

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2012-0218-SPHA
Special Hearing
Ravenette Realty, LLC.
Tom Wedge
8611 Old Harbor Road.

Dear Ms. Lewis:

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. 2012-0218-SPHA.

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).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster', is written over a light blue horizontal line. Below the signature, the text 'Steven D. Foster, Chief' and 'Access Management Division' is printed.

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

TK
4-24-12

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

DATE: April 13, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8611 Old Harford Road

RECEIVED

INFORMATION:

APR 18 2012

Item Number: 12-218

Petitioner: Ravenette Realty, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RO

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for a Special Hearing to permit 100% Medical Office use in the subject building in lieu of the permitted 25%, a Variance to permit parking spaces zero feet from the right-of-way in lieu of the required 10 feet and accompanying site plan.

This department does not oppose the petitioner's special hearing.

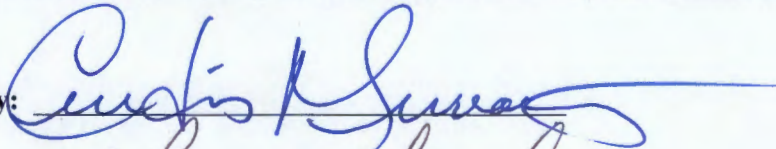
As to the variance request, the following conditions are necessary to meet the intent of the RO zone:

1. Remove 2 parking spaces adjacent to Old Harford Road and provide landscaping in the subject area.
2. Remove 2 parking spaces adjacent to 2401 Edgewood Avenue and provide landscaping in the subject area.

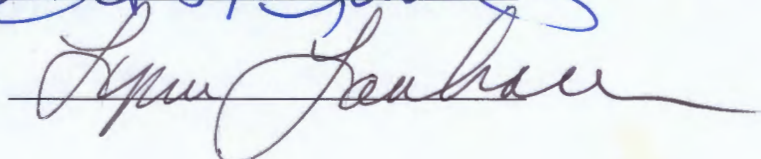
Overall, prepare and submit a landscape plan for review and approval that provides visual screening of the parking area from the adjacent residential dwelling, Edgewood Avenue and Old Harford Road. The landscaping should also serve as site beautification to improve visual aesthetics.

For further information concerning the matters stated here in, please contact Laurie Hay 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: April 10, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 09, 2012
Item Nos. 2012-218, 229, 231, 232, 233, 235
And 236

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-04092012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2012
Item Nos. 2012-214,215,216,217,218,219
And 221

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-04022012-NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
8611 Old Harford Road; N/S Old Harford Rd,	*	OF ADMINISTRATIVE
NE corner Old Harford and Edgewood, 60' @		
distance of 51.64' SW c/line Edgewood Ave	*	HEARINGS FOR
9 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Ravenette Realty LLC	*	BALTIMORE COUNTY
Contract Purchaser(s): Candice Holt		
Petitioner(s)	*	2012-218-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

MAR 21 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 21st day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Tom Wedge, 8611 Old Harford Road, Baltimore, MD 21234 and Andrew Bailey, Esquire, 409 Washington Avenue, Suite 707, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - ZAC Comments - Distribution Mtg. of March 19, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/21/2012 1:34 PM
Subject: ZAC Comments - Distribution Mtg. of March 19, 2012

Good Afternoon,

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.

2012-0214-A - 1709 Newport Circle - **CRITICAL AREA**
(Administrative Variance) Closing Date: 4/2/12

2012-0215-A - 9004 Hour Glass Court
(Administrative Variance) Closing Date: 4/2/12

2012-0216-A - 9212 Smith Avenue
(Administrative Variance) Closing Date: 4/2/12

2012-0217-A - 8118 Perry Hills Court
No hearing date assigned as of today

2012-0218-SPHA - 8611 Old Harford Road
No hearing date assigned as of today

2012-0219-A - 6014 Shady Spring Avenue
(Administrative Variance) Closing Date: 4/9/12

2012-0220-A - 7304 Gephardt Avenue (**CRITICAL AREA & FLOODPLAIN**)
(Administrative Variance) Closing Date: 4/9/12

2012-0221-A - 300 Hopkins Road
No hearing date assigned as of today

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

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

CO0103092

8611 Old Harford Rd

2012-0218-SP4A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 25, 2012,

TO: W. Carl Richards, Jr.

FROM: Lionel van Dommelen, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2012-0218-SPHA
Legal Owner/Petitioner: Ravenette Realty LLC, Tom Wedge
Property Address: 8611 Old Harford Rd
Location Description: Beginning at a point on N/S of Old Harford Rd, on
the NE corner of Old Harford and Edgewood, 60 feet wide at the distance of 51.64ft +/- S/W
from the centerline of Edgewood Avenue.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date: Jeff Radcliffe

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Case No: CO0103092
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case,

LvD/kh
C: Jeff Radcliffe, Code Enforcement Officer

Complaint [FA0253060 - PDM 0923352700]

Owner Name and Address RAVENETTE REALTY L L C		Facility Name and Address PDM 0923352700 5811 OLD HARFORD RD PARKVILLE MD 21234	
Facility ID	FA0253060 *** PDM 0923352700	Record ID	C00103092
Site Location	5811 OLD HARFORD RD		

Disposition	Emp #	Date	Time	Status	OH	Open - Normal
Received By	EE0000125 ***	Heinbach, Kallyn	10/27/2011 ***	11:41:09	Program/Element	en01 *** Code Enforcement Compl
Assigned To	EE0000079 ***	Radclyffe, Jeff	10/27/2011 ***			

Complainant	Complaint Mode	EMAIL
Address	Last Activity	03/27/2012 (REINSPECTION)
City, St, Zip	Complaint Description	
Country	1. location is listed in SDAT zoning as "residential" but is being used as commercial 2. almost all of the available permeable land has been paved front, and back for parking - is this a legal / permitted change to the land use; has drainage, runoff, landscaping, screening been addressed? 3. employees on the business are taking residential	
Work Phone		
Home Phone		
Email Address	mark.hartsford@yahoo.com	

Contact / Information / Location / Financial / Referral Dates / Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices

County Code Mozilla Firefox Google Earth
County Property Real Estate RouteCon...
County Zoning R... Tax Maps Exported Cvt. Pe...
Dymo Taxpayer ZAC Agenda Memo.doc

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Comments [FA0253060 - PDM 0923352700]

Page	Type	Comment	FA#
0		STORAGE OF COMM VEH. SITE PLA	FA
1		PROE AS/400: ***10/12/04, NO COMM VEH	FA
2		OWN Owner Information: RAVENETTE REA	FA
0		1. location is listed in SDAT zoning as	FA
0		11/1/11 THE MASSAGE TREATMENT	FA
0		11/29/11 I MET WITH TOM AND CAND	FA
0		12/14/11 MR. BAILEY (ATTORNEY F	FA
0		1/9/12 MR. BAILEY E-MAILED THAT T	FA
0		1/24/12 I SPOKE WITH TOM WEDGE. I	FA
0		2/14/12 2 WEEKS AGO TOM MET WIT	FA
0		3/8/12 THE ATTORNEY MR. BAILEY E	FA
0		3/13/12 THE PAPERWORK WAS FILE	FA
0		3/20/12 THE HEARING DATE HASNT	FA
0		3/27/12 I SPOKE TO KRISTEN R ZON	FA
0			FA

Comment Type

11/1/11 THE MASSAGE TREATMENT CENTER SEEMS LEGAL AND THE PARKING ISSUE IS OK. THE OWNER TOM WEDGE MET WITH ME AND ZONING. HE WILL OBTAIN A NEW USE OF OCCUPANCY PERMIT AND A VARIANCE. NO NOTICE ISSUED AT THIS TIME. MONITOR FOR MOVING FORWARD WITH PAPERWORK. PU 11/28/11 JRA

Text/Multimedia

Comments Events Involved People

County Code Mozilla Firefox Google Earth

County Properties Real Properties RouteCon...

County Zoning R... Tax Maps Expeditio... Civil Pe...

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Comments [FA0253060 - PDM 0923352700]

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0		12/14/11 MR. BAILEY (ATTORNEY F	FA
0		1/5/12 MR. BAILEY E-MAILED THAT T	FA
0		1/24/12 I SPOKE WITH TOM WEDGE, I	FA
0		2/14/12 2 WEEKS AGO TOM MET WITH	FA
0		3/5/12 THE ATTORNEY MR. BAILEY E	FA
0		3/13/12 THE PAPERWORK WAS FILE	FA
0		3/20/12 THE HEARING DATE HASNT	FA
0		3/27/12 I SPOKE TO KRISTEN IN ZON	FA
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Comment Type

11/29/11 I MET WITH TOM AND CANDICE. CANDICE WAS AT THE COUNTY YESTERDAY IN THE ZONING OFFICE WORKING ON SOME DETAILS. SHE SHOULD HAVE ALL THE PAPERWORK TOGETHER AND FILED WITHIN 2 WEEKS, PU 12/13/11 JRA

Text/Multimedia

Comments Events Involved People

County Code Mozilla Firefox Google Earth

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Comments [FA0253060 - PDM 0923352700]

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0		3/27/12 I SPOKE TO KRISTEN IN ZON	FA
0			FA

Comment Type

12/14/11 MR. BAILEY (ATTORNEY FOR CANDICE) CALLED AND E-MAILED, THAT THEY HAVE AN APPOINTMENT FOR 1/5/12 TO MEET WITH A ZONING PLANNER. PU 1/5/12 JRA

Text/Multimedia

Comments Events Involved People

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Comments [FA0253060 - PDM 0923352700]

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0		3/27/12 I SPOKE TO KRISTEN IN ZON	FA
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Comment Type

1/5/12 MR. BAILEY E-MAILED THAT THEY MET WITH JOE MERREY ON FRIDAY (1/5/12). HE EXPLAINED ALL THE PAPERWORK TO THEM AND TOLD THEM THAT THEY NEEDED A SITE PLAN. I SPOKE TO THE OWNER OF THE PROPERTY TOM. HE FEELS THAT JOE MERREY IS GIVING THEM THE RUN AROUND AND HE WANTS TO HAVE A MEETING WITH HM. PU 1/23/12 JRA

Comments

Events

Involved People

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0		3/27/12 I SPOKE TO KRISTEN IN ZON	FA	
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1/24/12 I SPOKE WITH TOM WEDGE. HE HIRED AN ENGINEER. THEY DID A SEALED SITE PLAN. HE HAS BEEN WORKING WITH CARL RICHARDS, JOE MERREY, LEN WASLEWSKI, AVERY HARDIN, AND COUNCILWOMAN BEVINS OFFICE. PU 2/13/12 JRA

Text/Multimedia

CommentsEventsInvolved People

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0		3/27/12 I SPOKE TO KRISTEN IN ZON	FA
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Comment Type

2/14/12 2 WEEKS AGO TOM MET WITH AJ & CARL RICHARDS AND THE PARKING ISSUED HAS BEEN PUT TO REST. THEY ARE WORKING FORWARD ON THE PROCESS FOR THE MEDICAL OFFICE. PU 3/5/12 JRA

Text/Multimedia

Comments Events Involved People

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3/5/12 THE ATTORNEY MR. BAILEY E-MAILED. HE SAID THEY HAVE A FRIDAY AM APPOINTMENT WITH JOE MERRY FOR FLING SPECIAL HEARING & VARIANCE. PU 3/5/12 JRA

Comments Events Involved People

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Wednesday, Apr 25, 2012 10:43 AM

Comments [FA0253060 - PDM 0923352700]

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3/20/12 THE HEARING DATE HASNT BEEN SET. RECHECK NEXT WEEK. PU 3/28/12 JRA

Text / Multimedia

Comments Events Involved People

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Comments [FA0253060 - PDM 0923352700]

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0			FA

3/27/12 I SPOKE TO KRISTEN IN ZONING, AND THE HEARING FOR THIS PROPERTY IS SET FOR THE END OF APRIL. I SPOKE TO TOM THE OWNER AT THE SITE TODAY. PU 4/30/12 JRA

Text/Multimedia/

Comments Events Involved People

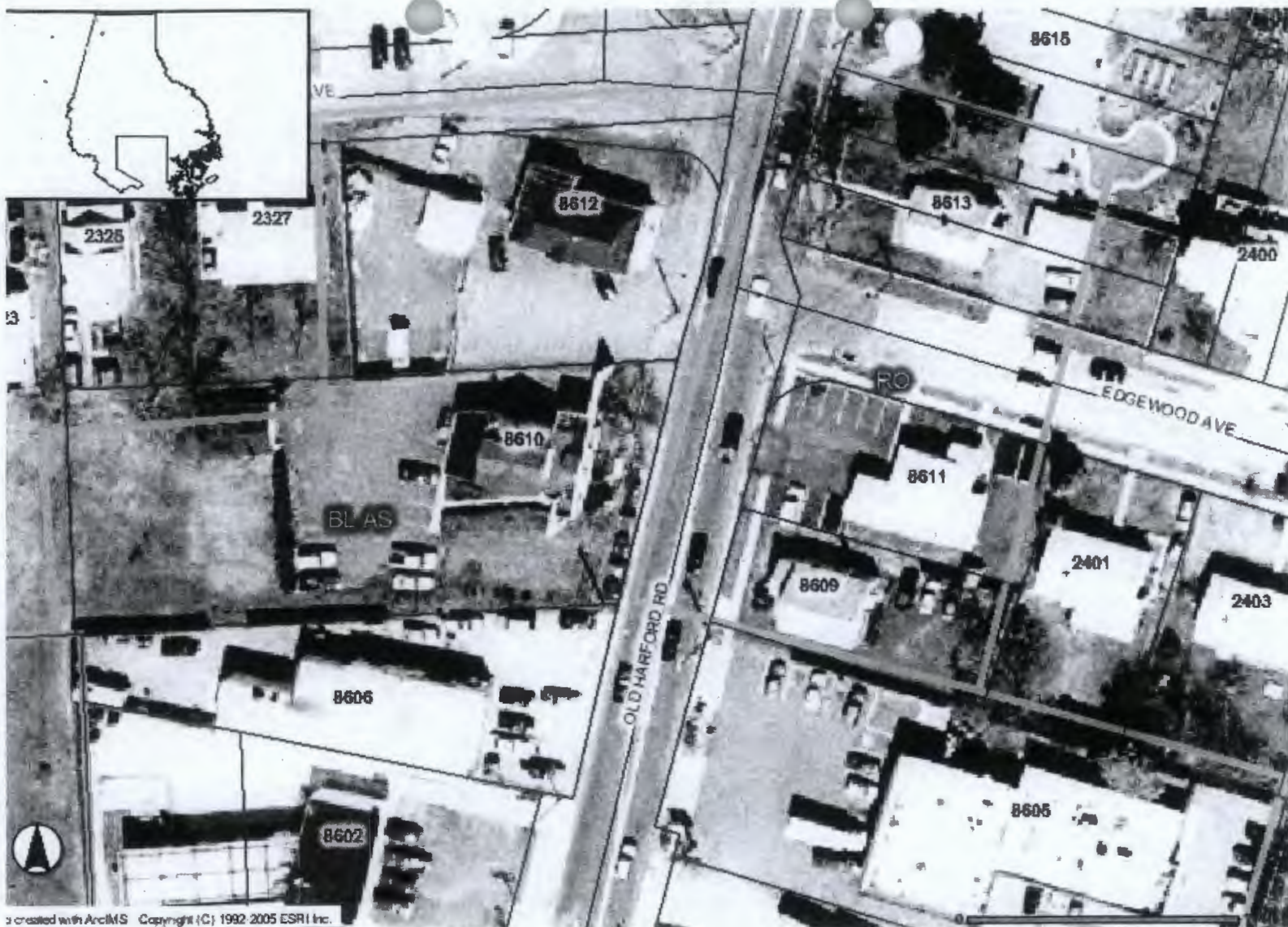
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CS.# 103092
FA 0253060

Thomas S. Wedge, President



8611 Old Harford Road • Suite 200 • Baltimore, MD 21234
Phone: 410-668-5898 • Fax: 410-668-5780

East Meets West

Wellcare Center

Candice Holt LMT,

M.A.C., L.A.C.

Acupuncture & Massage

8611 Old Harford Rd Suite 300

Baltimore MD 21234

www.wellcarecenter@yahoo.com

www.amtamembers.com/

candiceholt

410-663-WELL (9355)

410-971-3508 (cell)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

Mr. S. Eric Dillman
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.C. Meeting of: April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Dillman:

All of the above have no bearing on student population.

Very truly yours,

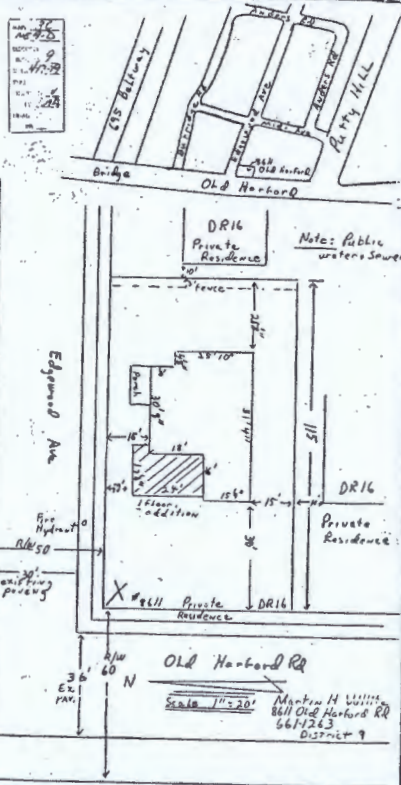
W. Rick Patrovich
W. Rick Patrovich,
Field Representative

100/79

JOSEPH H. HENDERSON, ASSISTANT
ZONING COMMISSIONER
Baltimore County Office Building
Towson, Maryland 21204

THOMAS H. DOWNS
ZONING COMMISSIONER
Baltimore County Office Building
Towson, Maryland 21204

ALVIN LARSON
ZONING COMMISSIONER
Baltimore County Office Building
Towson, Maryland 21204



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, on or about the 28th day of June, 1979, the last publication appearing on the 28th day of June, 1979.

Cost of Advertisement, \$

S. L. Smith
S. L. Smith, Attorney

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 28 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Martin H. V. was inserted in the following:

- ☐ Baltimore Times
- ☐ Dandelion Times
- ☐ Eaux Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, since a week for AG, successive weeks before the 28th day of June, 1979, that is to say, the same was inserted in the issues of June 28, 1979.

STROMBERG PUBLICATIONS, INC.
BY *Beth Rogers*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78733
Date: June 28, 1979
For: \$1.42
Received by: Ronald L. Dushmeyer
Filing Fee for Case No. 82-11-A
\$49.00
250.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78797
Date: July 17, 1979
For: \$1.42
Received by: Mary Jane White
Advertising and Booking Fee Case 82-11-A
\$71.75
429.40



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 7/1/79
Filed for: Petition for Variance
Petitioner: Martin H. V. Smith et al.
Location of property: 5710 E. Edgewood Rd. (3611 Old Harbor Rd.)
Location of Sign: Corner of property facing E. Edgewood Rd. (3611 Old Harbor Rd.)
Signed by: Ben [Signature] Date of return: 7/16/79

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received on this 7th day of March 1979. Filing Fee \$ 25.00 Received ☒ Cash ☐ Other ☐

S. Eric Dillman
S. Eric Dillman, Zoning Commissioner
Petitioner's Attorney: *M. H. V. Smith* Reviewed by: *Ben Dushmeyer*

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		500 Sheet	
	done by	date	done by	date	done by	date	done by	date	done by	date
Descriptions checked and outline plotted on map										
Petition number added to outline										
Done										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>608</i>			Revised Plans: Change in outline or description		Yes					
Previous case:			May 8							

80 205 11-A 88 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martin and Mary Jane White legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1002.361 hereby petition for a Variance from Section (Sect. III "A" Residence C.3 1945)

To permit a side yard setback of 10' in lieu of the required 15'

from Edgewood Avenue and a setback of 35' from the center line of said road

in lieu of the required 40'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Need more room for family residing on premise, as there is no basement under house.

Do not wish to leave neighborhood as children in nearby schools.

Cannot afford to move to a larger house in other area due to taxes, real estate fees, college tuition, etc.

MAP 9C
NO 4-D
D 1
4-17-79
PT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Legal Owner

Address 2611 OLD HARFORD RD.

BALTIMORE, MD. 21234 TEL 661-4213

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of May 9, 1979, that the subject matter of this petition be advertised as

RE: PETITION FOR VARIANCES
SE corner of Old Harford Rd.
and Edgewood Rd., 9th District

: BEFORE T

MARTIN H. WHITE, et ux, Petitioners : Case No.

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section

Charter, I hereby enter my appearance in this proceeding.

me of any hearing date or dates which may be now or hereafter

and of the passage of any preliminary or final Order in connection

Peter Max Zimmermann
Peter Max Zimmermann
Deputy People's Counsel

John W. He...
People's Coun...
County Office...
Towson, Md...
494-2188

I HEREBY CERTIFY that on this 5th day of July, 1979

Order was mailed to Mr. and Mrs. Martin H. White, 8611

Maryland 21234, Petitioners.

John W. He...

ORDER RECEIVED FOR FILING

DATE July 21 1979

Administrative Assistant

TK 4-24-12
Granted w/ Cond.
4-27-12

M E M O R A N D U M

DATE: June 4, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0218-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 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 2012-0218
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER 20120218
DATE _____

[illegible]

TK 4-24
11AM

Case No.: 2012-0218-SPHA

Exhibit Sheet

64-12-12
4/25/12
P3

Petitioner/Developer

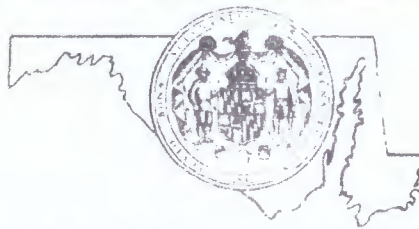
Protestant

No. 1	Site Plan	
No. 2	Licenses w/ DHMM	
No. 3	Photos of property	
No. 4	Permit for Curb cut	
No. 5	Letter from Jean Tansey	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pet Ex 2

M

State of



Maryland

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

LICENSE, REGISTRATION, OR CERTIFICATION RENEWAL

THE MARYLAND STATE BOARD OF CHIROPRACTIC & MASSAGE THERAPY EXAMINERS
CERTIFIES THAT CANDICE M. HOLT, LMT
IS AN AUTHORIZED LICENSED MASSAGE THERAPIST

IN ACCORDANCE WITH THE HEALTH OCCUPATIONS ARTICLE OF THE ANNOTATED CODE OF MARYLAND

LIC. REG. CERT. NO.
M01864

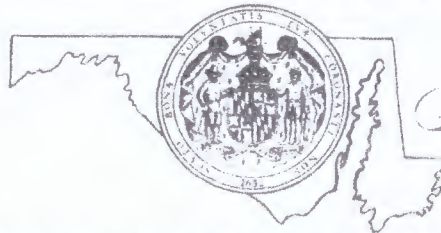
EXPIRATION DATE
10/31/2012

John L.
SECRETARY

WHERE REQUIRED BY LAW THIS MUST BE CONSIDERED A COPY OF THE ACT TO WHICH IT APPLIES

808

State of



Maryland

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

LICENSE, REGISTRATION, OR CERTIFICATION RENEWAL

THE MARYLAND STATE BOARD OF ACUPUNCTURE
CERTIFIES THAT CANDICE M. HOLT
IS AN AUTHORIZED LICENSED ACUPUNCTURIST

IN ACCORDANCE WITH THE HEALTH OCCUPATIONS ARTICLE OF THE ANNOTATED CODE OF MARYLAND

LIC. REG. CERT. NO.
U01819

EXPIRATION DATE
11/30/2012

Candice M. Holt
SIGNATURE OF BEARER

WHERE REQUIRED BY LAW THIS MUST BE CONSIDERED A COPY OF THE ACT TO WHICH IT APPLIES

PETITIONER' S

EXHIBIT NO.

3

8611 Old Harford Road
S/E Corner Old Harford and Edgewood
Subject Property



8609 Old Harford Road
Adjacent (south) of Subject Property
Braun Insurance



**8601 Old Harford (Exxon) &
8605 Old Harford (7-11)
South of Subject Property**



8606 Old Harford Road
Hi-Tech Auto Body
west side of street opposite
Subject Property



8608 Old Harford Road
Dental Office
west side of street opposite
Subject Property



**8612 Old Harford Road
Binder Plumbing & Heating
west side of street opposite
Subject Property**



North side of 8609 Old Harford
Braun Insurance
Adjacent Subject Property to south



**Parking area of Subject Property
S/E corner Old Harford**



**East side of Subject Property and
two parking spaces**



**East side of Subject Property and
two parking spaces
(additional angle)**



Grass buffer
East property line – Subject Property



**Grassy area between
Subject Property and 8609 Old Harford**



EXHIBIT NO. 4**Department of Public Works**

Bureau of Highways
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3560 • Fax: 410-887-5656

**Baltimore County**

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

October 28, 2003

RE: Access Permit

Lord Baltimore Trading, Inc.
C/O Thomas Wedge
8611 Old Harford Road, Suite 100
Baltimore, MD 21234

Lord Baltimore Trading, Inc.:

Permission is hereby granted, insofar as this Bureau has the right and power to grant same, to install a commercial entrance at 8611 Old Harford Road in District 9 of Baltimore County according to the Baltimore County commercial access guidelines.

It shall be your responsibility to provide the necessary lights and barricade signs for the safety of the traveling public. Baltimore County will not be held responsible for any accidents or damages resulting from your work. Permittee shall protect, hold free and harmless, and defend and indemnify Baltimore County: (including its officers, agents and employees) from all liability, losses, damage, expenses, causes of action, claims or judgments, resulting from injury, death or damage arise out of, or is in any way connected with the performance of work under this permit, except that this agreement shall not be applicable to injury, death or damage to property arising from the sole negligence of Baltimore County, its officers, agents and employees.

This permit must be kept on the job at all times when work is in progress. It shall remain in effect for 120 days after the date of issue. If an extension of this permit is required, you must request said extension at least one week prior to the permit's expiration date.

The work hereby permitted shall be done under the supervision and to the satisfaction of Baltimore County, said County reserving full control over said road or highways and the subject matter of this permit. All work shall conform to current Baltimore County standards and specifications. The County right-of-way will be left in a neat and clean condition. No excess material will be permitted to remain on the County right-of-way.

Sincerely,

Robert T. Burgess, Chief
Bureau of Highways

RTB:gs

cc District Superintendent, File

Access Permit

Post-it® Fax Note	7671	Date	12-1-04	# of pages	1
To	Thomas Wedge	From	CK Frank		
Co./Dept		Co	Code Enforcement		
Phone #	410-668-5698	Phone #	410-668-5685		
Fax #	410-668-5780	Fax #	410-887-2824		

PETITIONER'S

EXHIBIT NO. 5



KEVIN KAMENETZ
County Executive

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

April 23, 2012

Mr. Scott Dallas
J S Dallas, Inc.
P.O. Box 26
Baldwin, MD 21013

RE: 8611 Old Harford Road
Zoning Hearing 12-218

Dear Mr. Dallas:

With regard to the above captioned zoning request, we believe that due to the existing nature of this site, per Part IV.D of the Landscape Manual and your previous discussions with Avery Harden and Arnold Jablon, a modification of standards from the landscape requirements is warranted. Therefore, no additional planting will be required.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanette M. S. Tansey".

Jeanette M. S. Tansey, R.L.A.
Project Manager

JMST/js

C: Arnold Jablon
Dennis Kennedy
Lynn Lanham

GENERAL NOTES:

1. OWNER: RAVENETTE REALTY, L.L.C.
3 CELTIS COURT
FORK, MD. 21051
PHONE 410-668-5661
2. SITE AREA:
GROSS: 12,780 Sq. Ft. OR 0.293 Ac.+-
NET: 7090 Sq. Ft. OR 0.163 Ac.+-
3. BUILDING AREA:
TOTAL 1408 Sq. Ft.
EX GENERAL OFFICE 540 SF.
EX MEDICAL OFFICE 868 SF.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100270 DATED SEPTEMBER 26, 2008.
6. PARKING CALCULATIONS: EXISTING:
EX GENERAL OFFICE
REQUIRED: 540 SF. @ 3.3 PER 1,000 = 2 SPACES

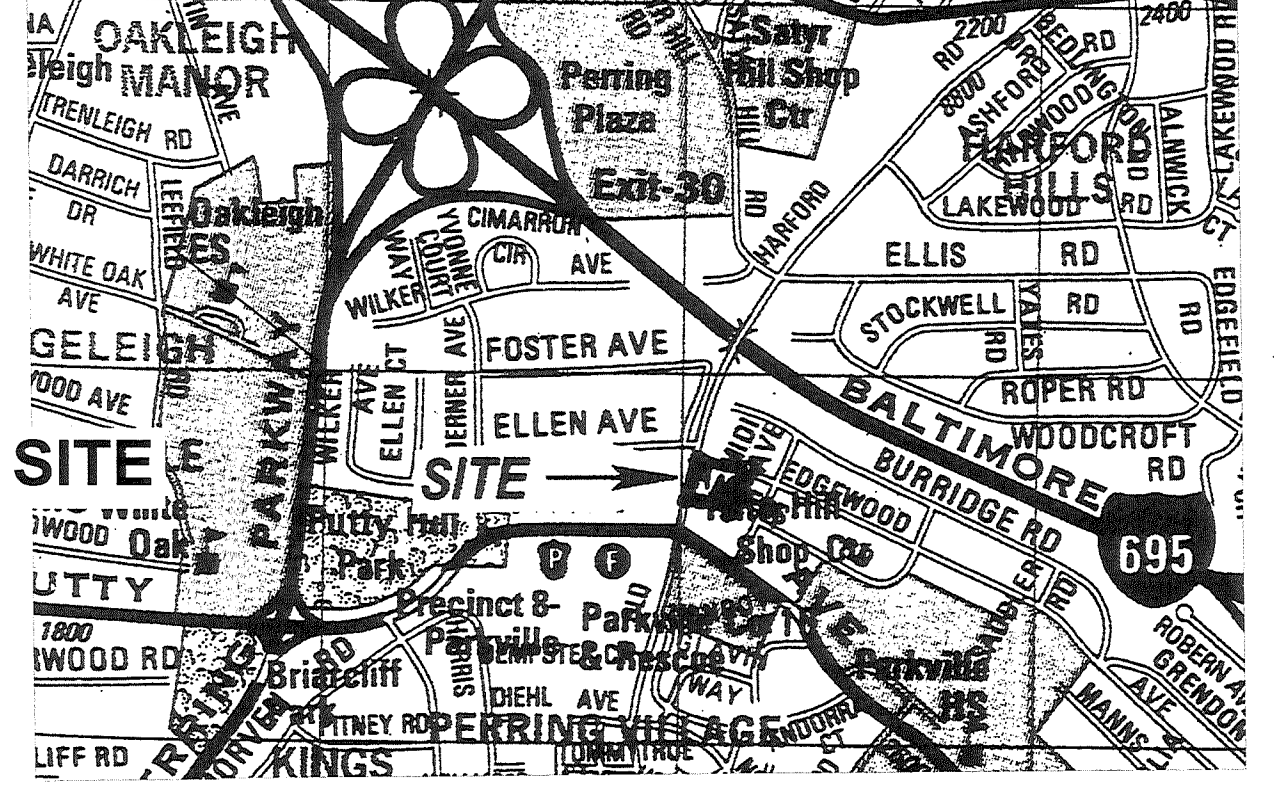
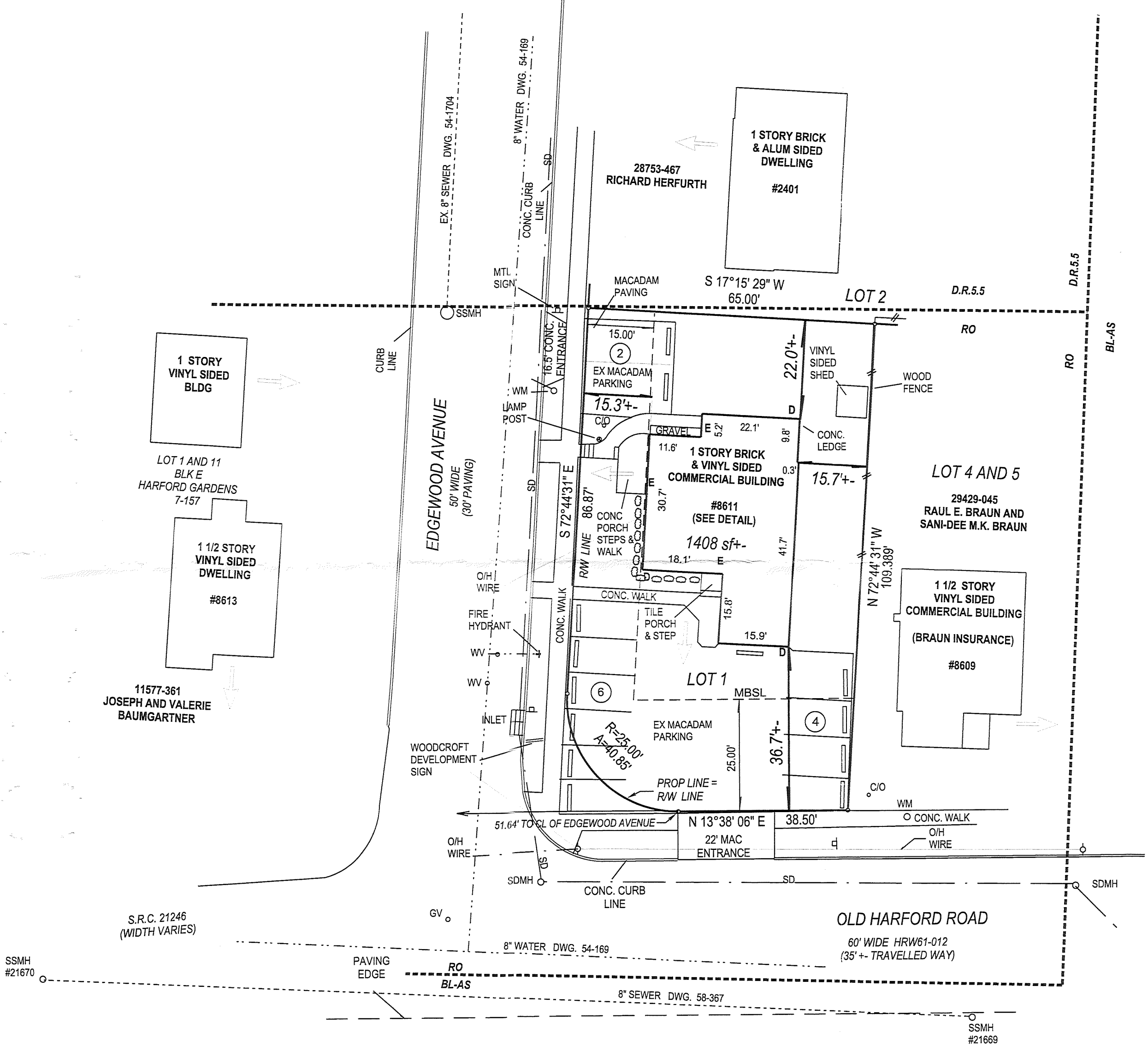
EX. MEDICAL OFFICE
REQUIRED: 868 Sq Ft. @ 4.5 PER 1,000 = 4 SPACES

TOTAL EXISTING REQUIRED = 6 SPACES

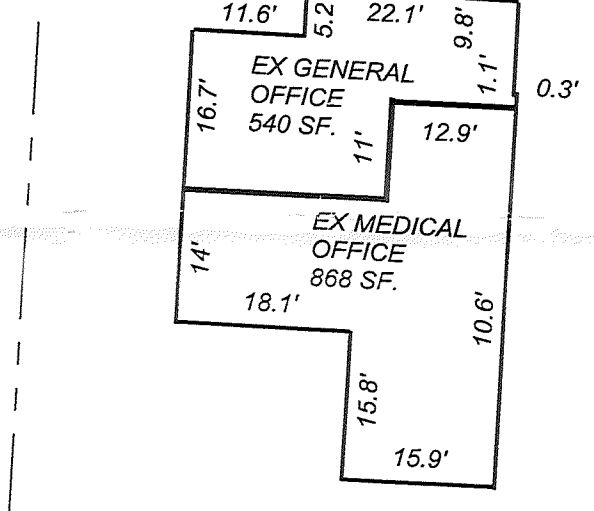
PROPOSED 100 % MEDICAL OFFICES
REQUIRED: 1408 SQ. FT. @ 4.5 PER 1000 = 7 SPACES

TOTAL PROPOSED REQUIRED = 7 SPACES

TOTAL PARKING PROVIDED: 12 SPACES
7. SETBACKS:
CLASS 'A' OFFICE BUILDINGS ARE
NOT SUBJECT TO BULK REGULATIONS.
8. EX. STRUCTURE = 15' HIGH
9. DEED REF.: SM 18517 / 530
10. TAX ACCOUNT: #0923352700
11. COUNCILMANIC DISTRICT: 6TH
12. CENSUS TRACT: 492101
13. WATERSHED: BACK RIVER
14. ZONING: RO
(PER 200' SCALE ZONING MAP 071A3)
15. TAX MAP: #0071, PARCEL 1127, LOT 1, BLOCK T
16. NO KNOWN PREVIOUS ZONING CASES ON FILE.
17. NO KNOWN PERMITS ON FILE.
18. FLOOR AREA FOR RO: SEE DETAIL
FLOOR AREA RATIO, 1408 / 12,780 = 0.1102
19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
20. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
21. NO KNOWN PREVIOUS DRC MEETINGS
22. THERE ARE NO EXISTING PARKING LOT LIGHTING FIXTURES.



VICINITY MAP 1" = 1000'



DETAIL OF OFFICE BUILDING 1"=20'
EXISTING GENERAL OFFICE = 38%
EXISTING MEDICAL OFFICE = 62%
PROPOSED MEDICAL OFFICE = 100%

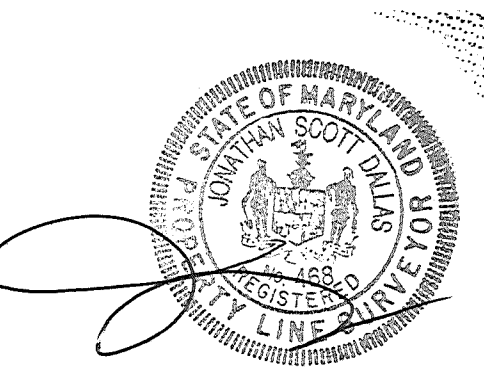
PETITIONER'S
EXHIBIT NO. 1

SITE PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND ZONING VARIANCE
#8611 OLD HARFORD ROAD

DEED REFERENCE SM 18517-530
LOT 1 BLOCK "T" SECTION V-A
MAP 0071 GRID 14 PARCEL 1127
WOODCROFT (20:94)
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

DATE: 02-28-2012
SCALE: 1"=20'
JOB NUMBER: 12-1362
DRAWN BY: R.N.G.
CHECKED BY: J.S.D.

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



LEGEND	
D	Downspout
E	Entrance
q	Traffic Sign
○	Shrub
—	Concrete Curb Stop (5.5' X 0.67')
②	Parking Spaces (Number)