



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 2, 2012

John B. Gontrum, Esquire
Whiteford, Taylor & Preston, L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, MD 21204

RE: Petition for Variance
Case No.: 2012-0285-A
Property: 8700-8830 Belair 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,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE

NE corner of Belair Road and
Silver Spring Road
15th Election District
5th Council District
(8700-8830 Belair Road)

Silver Bell Associates, LLC,
Legal Owners
The Twisted Harp, LLC,
Lessee
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
*
* CASE NO. 2012-0285-A
*

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners, Silver Bell Associates, LLC, and The Twisted Harp, LLC, lessee (the "Petitioners"). The Petitioners are requesting Variance relief from § 409.6.A.2 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit 607 parking spaces in lieu of 640 spaces. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support for this case was Larry Tapscott, and Rick Richardson, Jr., with Richardson Engineering, LLC, the consulting firm that prepared the site plan. John B. Gontrum, Esquire appeared and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance at the hearing, nor does the file contain any letters of opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Development of Planning on July 24, 2012, which supports Petitioners' request. There were no adverse comments received from any of the County

ORDER RECEIVED FOR FILING

Date 8-2-12

By [Signature]

reviewing agencies.

Testimony and evidence revealed that the subject property is 15.70 acres (683,892 square feet) and is split-zoned BL, RO and DR 16. The property is improved with a strip retail shopping center (Perry Hall Crossing Shopping Center), and the current petition concerns the Twisted Harp family restaurant, a tenant at the center. The Petitioners would like to construct at the site an outdoor dining area for patrons, and the elevation drawings show that the space will be attractively designed and will enhance the shopping center. Creating the outdoor seating area will cause Petitioners to lose a certain number of the parking spaces on site, and for that reason zoning relief is needed.

Though filed as a Petition for Variance (at the behest of the County zoning officials), I believe relief in cases of this nature (involving large commercial enterprises with hundreds of parking spaces) is more appropriate under the "modified plan" regulations set forth at B.C.Z.R. § 409.12. That regulation permits the Zoning Commissioner to approve a modified parking plan (the requirements for which are set forth at B.C.Z.R. § 409.8.B.1) when compliance with the parking regulations would cause an "undue hardship." Though this regulation shares certain attributes found in the § 307 variance procedure, it does not require a finding of uniqueness and focuses instead on special exception-type factors.

A modified parking plan can be approved when to do so would not be detrimental to the health, safety and welfare of the community and where the Petitioner satisfies certain technical and procedural requirements, as set forth at § 409.8.B.2.a-g. Here, the plan submitted by Petitioners (Exhibit 1) satisfies these requirements, and the approval of the modified parking plan will enhance the appearance and functionality of the restaurant and the larger shopping center, while having little or no impact upon the surrounding community.

ORDER RECEIVED FOR FILING

Date 8-2-12

By 192

Finally, the Petitioners would experience an "undue hardship" if the parking regulations were strictly enforced, since they would be unable to construct the proposed improvements.

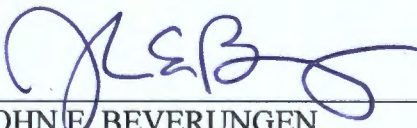
Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners' request should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition to approve a Modified Parking Plan per § 409.12 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit 607 parking spaces in lieu of 640 spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.

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 8-2-12

By dlw



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 8700-8830 Belair Road, Baltimore, Maryland 21236 which is presently zoned BL, RO & DR 16

Deed References: 6904/277

Property Owner(s) Printed Name(s) Silver Bell Associates, LLP

(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

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) See attached.

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

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

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

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

Contract Purchaser/Lessee:

The Twisted Harp, LLC

Name - Type or Print

Signature

8706 Belair Rd., Nottingham, MD.

Mailing Address

21236

City

410-529-4277

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Silver Bell Associates, LLP

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

60 West Street, Suite 204, Annapolis, MD.

Mailing Address

21401

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name- Type or Print

Signature

One West Pennsylvania Ave., Suite 300, Towson, Maryland

Mailing Address

21204

City

410-832-2055

jgontrum@wtplaw.com

State

Zip Code

Telephone #

Email Address

Mailing Address

Telephone #

City

State

Email Address

Zip Code

CASE NUMBER

2012-0285A

Filing Date

5/8/2012

Do Not Schedule Dates:

Reviewer

S/JF

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

8-2-12

By

[Signature]

ATTACHMENT TO PETITION FOR ZONING HEARING

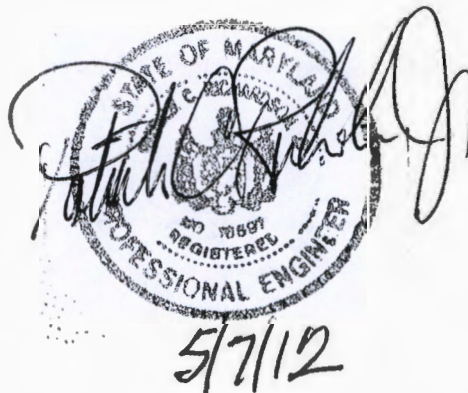
3. Petition for zoning variance from §409.6.A.2 to permit 607 parking spaces in lieu of the required 640 spaces.

Practical Difficulty:

This longstanding shopping center has always had sufficient parking to accommodate its users, and much of the square footage of the center is used for storage such as Goodwill Industries. The proposed modification to the center involves outdoor seating for an existing restaurant which would occupy 2,433 square feet. There are now 12 parking spaces where the outdoor seating would be located. Because of the use's location in the center and the configuration of the center the expansion should have no impact on any adjacent properties and would present a nice amenity to customers. Other good and sufficient reasons will be presented at the hearing.

**ZONING PROPERTY DESCRIPTION FOR
#8700-#8830 BELAIR ROAD
(U.S. ROUTE #1)
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the **northwest** side of **Belair Road** which is **100** feet wide at the distance of **422** feet **northeast** of the centerline of the nearest improved intersecting street **Raab Avenue** which is **40** feet wide. Thence the following courses and distances: (1) North 53 degrees 30 minutes 30 seconds West 130.31 feet, (2) North 61 degrees 09 minutes 00 seconds West 197.00 feet, (3) South 70 degrees 21 minutes 35 seconds West 208.07 feet, (4) South 59 degrees 50 minutes 35 seconds West 207.02 feet, (5) South 27 degrees 12 minutes 58 seconds West 196.79 feet, (6) South 54 degrees 18 minutes 53 seconds West 135.43 feet, (7) South 35 degrees 55 minutes 12 seconds West 313.64 feet, (8) South 46 degrees 33 minutes 44 seconds West 311.24 feet, (9) South 65 degrees 08 minutes 54 seconds West 130.71 feet, (10) South 89 degrees 32 minutes 55 seconds East 65.38 feet, (11) by a curve to the right with a radius of 611.00 feet the arc distance of 172.03 feet and a chord bearing of South 81 degrees 28 minutes 57 seconds East 171.46 feet, (12) by a curve to the right with a radius of 743.00 feet the arc distance of 242.44 feet and a chord bearing of South 64 degrees 04 minutes 08 seconds East 241.37 feet, (13) by a curve to the left with a radius of 80.00 feet the arc distance of 116.09 feet and a chord bearing of North 83 degrees 42 minutes 22 seconds East 106.17 feet, (14) North 42 degrees 08 minutes 00 seconds East 543.45 feet, (15) North 42 degrees 49 minutes 00 seconds East 674.98 feet, to the point of beginning as recorded in Deed Liber 6904, Foilo 277, containing 13.85 acres. Located in the 11th Election District and 5th Council District.



5/7/12

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

No. **83460**

Date: **5/8/12**

PAID RECEIPT

BUSINESS AGENCY TYPING
 5/08/2012 5:48 PM 05:22:22
 MD 0505 WALKIN DPH MD
 RECEIPT # 620417 5/08/2012 OFLN
 Dept 5 220 ZIMING VERIFICATION
 C NO. 083460
 Recpt Tot 1305.00
 1305.00 0 1.00 CA
 Baltimore County, Maryland

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

Total: **385.00**

Rec From: **Whiteford, Taylor & Preston LLP**

For: **Petition for Variance**
8700-8830 Delair Rd.
2012-0285-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: _____

Petitioner: TWISTED HARP LLC

Address or Location: 8700 BELAIR RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: LARRY TAPSCOTT

Address: P O BOX 333

BEL CAMP MD 21017

Telephone Number: 410-733-2222

Revised 2/20/98 -SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2012 Issue - Jeffersonian

Please forward billing to:
Larry Tapscott
P.O. Box 333
Bel Camp, MD 21017

410-733-2222

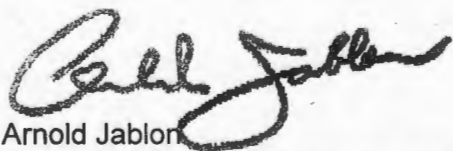
NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0285-A
8700-8830 Belair Road
NE corner of Belair Road and Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Silver Bell Associates, LLC
Contract Purchaser: The Twisted Harp, LLC

Variance to permit 607 parking spaces in lieu of 640 spaces.

Hearing: Wednesday, August 1, 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

July 2, 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: 2012-0285-A

8700-8830 Belair Road

NE corner of Belair Road and Silver Spring Road

11th Election District – 5th Councilmanic District

Legal Owners: Silver Bell Associates, LLC

Contract Purchaser: The Twisted Harp, LLC

Variance to permit 607 parking spaces in lieu of 640 spaces.

Hearing: Wednesday, August 1, 2012 at 11:00 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
The Twisted Harp, LLC, 8706 Belair Road, Nottingham 21236
Silver Bell Associates, LLP, 60 West St., Ste. 204, Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 12, 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.

CERTIFICATE OF POSTING

RECEIVED

JUL 25 2012

OFFICE OF ADMINISTRATIVE HEARINGS

2012-0285-A

RE: Case No.: _____

Petitioner/Developer: _____

The Twisted Harp, LLC

August 1, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

8700-8830 Belair Rd

July 12, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

July 12, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

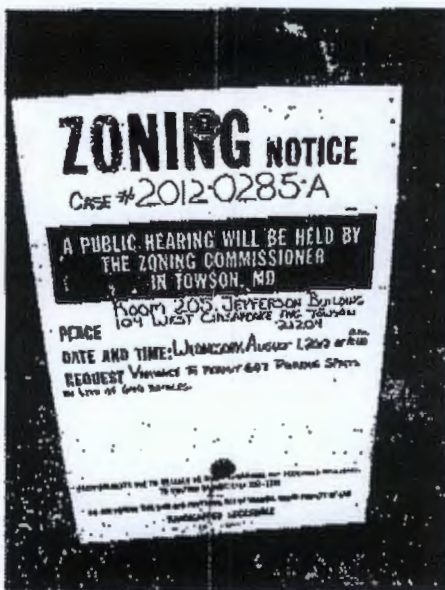
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**NOTICE OF ZONING
HEARING**

The Administrative Law Judge 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: # 2012-0285-A
8700-8830 Belair Road
NE corner of Belair Road
and Silver Spring Road
11th Election District
5th Councilmanic District
Legal Owner(s): Silver Bell
Associates, LLC
Contract Purchaser:
The Twisted Harp, LLC
Variance: to permit 607
parking spaces in lieu of
640 spaces.
Hearing: Wednesday, Au-
gust 1, 2012 at 11:00 a.m.
In Room 205, Jefferson
Building, 105 West Ches-
apeake Avenue, Towson
21204.

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

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

7/108 July 12 304982

CERTIFICATE OF PUBLICATION

7/12/, 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 7/12/, 2012.

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

J. Wilkins

LEGAL ADVERTISING

Debra Wiley - 2012-0285-A 8700-8830 Belair Road

From: "Straw-Pindell, Lynne A." <LStraw@wtplaw.com>
To: "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>
Date: 7/25/2012 12:10 PM
Subject: 2012-0285-A 8700-8830 Belair Road
CC: "Gontrum, John" <JGontrum@wtplaw.com>
Attachments: 20120725110821_20120725_120538.PDF

Attached please find the Certificate of Posting for the above-referenced property. If you should have any trouble opening the document, please contact me.

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

Circular 230 Disclosure:

To ensure compliance with requirements imposed by Treasury and the IRS, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used and cannot be used for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another person any transaction or matter addressed herein.

CERTIFICATE OF POSTING

2012-0285-A

RE: Case No.: _____

Petitioner/Developer: _____

The Twisted Harp, LLC

August 1, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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July 12, 2012

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

Sincerely,

July 12, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

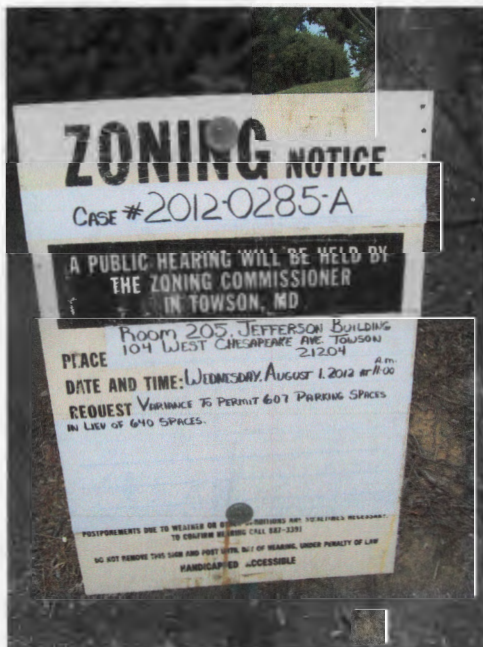
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
8700-8830 Belair Road; NE corner of Belair		
Road & Silver Spring Road	*	OF ADMINISTRATIVE
11 th Election & 5 th Councilmanic Districts		
Legal Owner(s): Silver Bell Associates, LLP	*	HEARINGS FOR
Contract Purchaser(s): The Twisted Harp, LLC		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2012-285-A

* * * * *

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

JUN 27 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 27th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, 1 Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: September 5, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0285-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 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 Twisted Harp
CASE NUMBER 2012-285-A
DATE 8/1/12

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>UC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>7-17</u>	PLANNING (if not received, date e-mail sent _____)	<u>S</u>
<u>6-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7-12-12SIGN POSTING Date: 7-25-12 by Black*Rec'd*
*Missing 7/25 - Email sent to Dontrum 7/25*PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 11 Account Number - 2000001843

✓ per site plan

Owner InformationOwner Name:

SILVER BELL ASSOCIATES

Use:

COMMERCIAL

Mailing Address:

C/O PARAGON COMM PROP MGT LLC
60 WEST STREET STE 204
ANNAPOLIS MD 21401-2480

Principal Residence:

NO

Deed Reference:

1) /06904/ 00277
2)

Location & Structure InformationPremises Address

8738 BELAIR RD
BALTIMORE MD 21236-2420

Legal Description

12.958 AC
NWS BELAIR RD
NW COR SILVER SPRNG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0072	0013	1183		0000				1	

Town

NONE

Special Tax AreasAd ValoremTax ClassPrimary Structure Built

1998

Enclosed Area

10605

Property Land Area

12.9600 AC

County Use

14

StoriesBasementTypeExterior

MEDICAL OFFICE BUILDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
<u>Land</u>	6,088,000	6,088,000		
<u>Improvements:</u>	10,108,200	8,215,400		
<u>Total:</u>	16,196,200	14,303,400	14,303,400	14,303,400
<u>Preferential Land:</u>	0			0

Transfer InformationSeller: PERRY HALL ASSOCDate: 04/08/1985Price: \$0Type: NON-ARMS LENGTH OTHERDeed1: /06904/ 00277Deed2:Seller:Date:Price:Type:Deed1:Deed2:Seller:Date:Price:Type:Deed1:Deed2:Exemption InformationPartial Exempt AssessmentsClass

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 InformationHomestead Application Status:

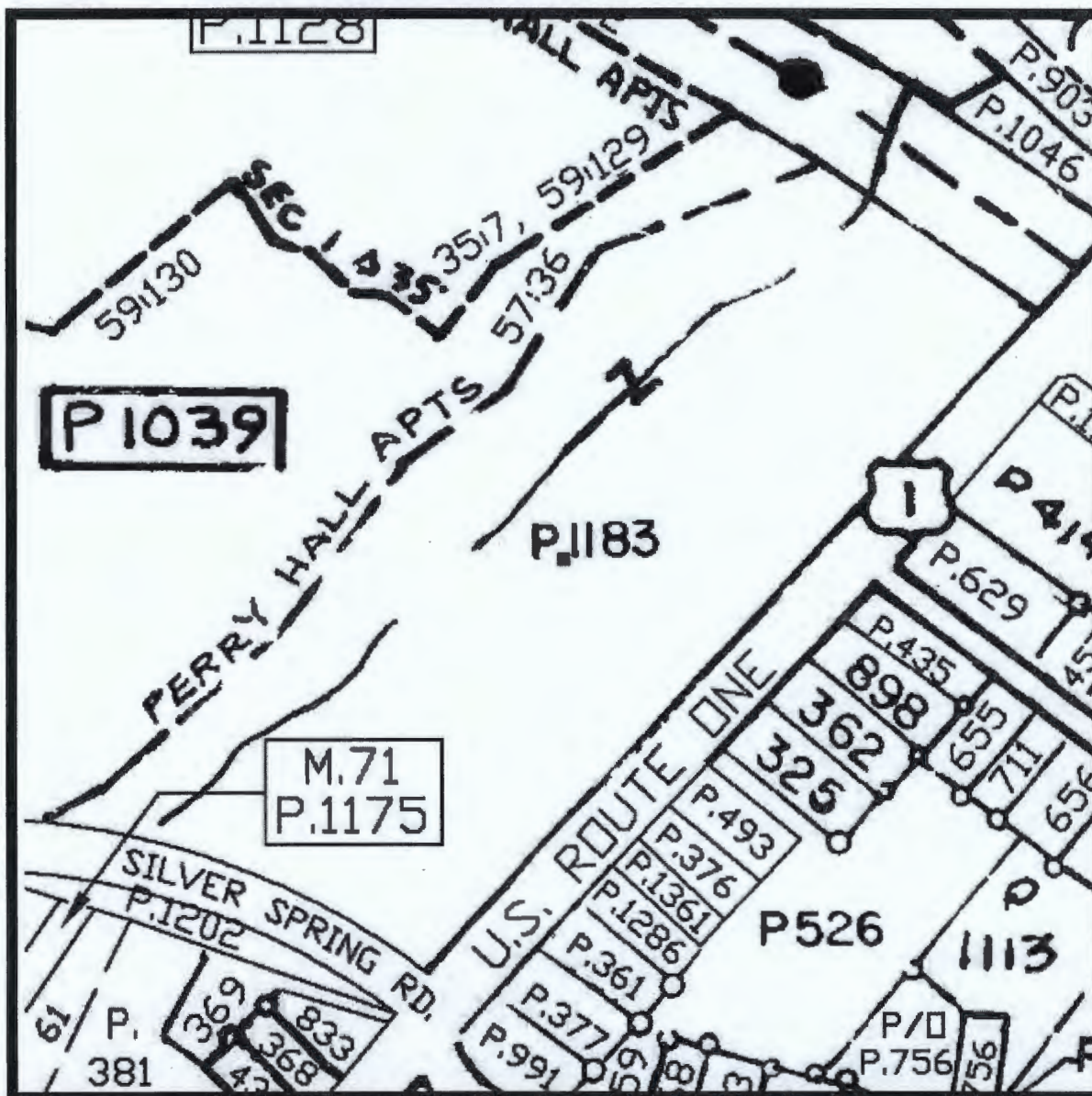
No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 11 Account Number - 2000001843



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Debra Wiley - 2012-0285-A - 8700-8830 Belair Rd.

From: Debra Wiley
To: JGontrum@wtplaw.com
Date: 7/25/2012 11:35 AM
Subject: 2012-0285-A - 8700-8830 Belair Rd.

Good Morning John,

The above-referenced case is scheduled to come before our office ~~Wednesday~~, August 1st @ 11 AM.

In reviewing the case file, it appears that the proof of sign posting is missing. Please contact the sign poster and fax same to 410.887.3468.

Thanks in advance and have a great day.

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

Sign
posting
missing



KEVIN KAMENETZ
County Executive

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

July 24, 2012

Silver Bell Associates LLP
60 West Street
Suite 204
Annapolis, MD 21401

RE: Case Number: 2012-0285, Address: 8700-8830 Belair Road, 21236

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 8, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
The Twisted Harp, 8706 Belair Road, Nottingham MD 21236
John B. Gontrum, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, MD 21204

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



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

Date: 6-27-12

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

RE: Baltimore County
Item No. 2012-0285-A
Variance
Silver Bell Associates, LLP
8700-8830 Belair Road
US1

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 6-25-12. A field inspection and internal review reveals that an entrance onto US1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2012-0285-A.

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,

A handwritten signature in blue ink, appearing to read "Richard Zeller".
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
INTEROFFICE CORRESPONDENCE

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

DATE: June 29, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 09, 2012
Item Nos. 2012-0276, 0285, 0317, 0324, 0325 and 0326.

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-07092012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 17, 2012

FROM: Andrea Van Arsdale *hA*
Director, Department of Planning

SUBJECT: 8700-8830 Bel Air Road

INFORMATION:

Item Number: 12-285

Petitioner: Silver Bell Associates

Zoning: BR, RO and DR 16

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner seeks a variance to permit 607 parking spaces in lieu of the required 640 parking spaces. The Department of Planning does not oppose the requested variance. The Perry Hall Shopping Center's proposal is to remove parking spaces from a side lot for the expansion of outdoor seating for an existing restaurant tenant. After that removal of spaces there will still be adequate parking on the main lot to serve the Shopping Center.

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

Prepared by:

Division Chief:
AVA/LL: CM

RECEIVED

JUL 24 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - ZAC Comments - Distribution Mtg. of June 25, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/25/2012 10:15 AM
Subject: ZAC Comments - Distribution Mtg. of June 25, 2012

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.

2012-0285-A - 8700-8830 Belair Road
No hearing date in data base as of 6/25

2012-0317-SPH - 8510 Philadelphia Road
No hearing date in data base as of 6/25

2012-0323-A - 3916 Chestnut Road - CRITICAL AREA
No hearing date in data base as of 6/25

2012-0324-SPH - 12400 Owings Mills Blvd.
No hearing date in data base as of 6/25

2012-0325-SPHA - 11424 Pulaski Highway
No hearing date in data base as of 6/25

2012-0326-A - 13 S. Beaumont Ave.
(Administrative Variance - Closing Date: 7/16/12)

2012-0276-SPHA - 3914 Glenhurst Road - CRITICAL AREA & FLOOD PLAIN
Hearing Date: 6/25/12, 10:00 AM

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 17, 2012

FROM: Andrea Van Arsdale *AA*
Director, Department of Planning

SUBJECT: 8700-8830 Bel Air Road

INFORMATION:

Item Number: 12-285

Petitioner: Silver Bell Associates

Zoning: BR, RO and DR 16

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner seeks a variance to permit 607 parking spaces in lieu of the required 640 parking spaces. The Department of Planning does not oppose the requested variance. The Perry Hall Shopping Center's proposal is to remove parking spaces from a side lot for the expansion of outdoor seating for an existing restaurant tenant. After that removal of spaces there will still be adequate parking on the main lot to serve the Shopping Center.

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

Prepared by:

Cynthia R. [Signature]

Division Chief:
AVA/LL: CM

[Signature]

JB 8/1
11 AM

Case No.: 2012-0285-A

Exhibit Sheet

9/5/12 DW ✓
8/1/12 DW

Petitioner/Developer

Protestants

No. 1	Site Plan	
No. 2	2A 2B 2C 2D } Color Photos	
No. 3	Architectural Elevation	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Economic Map

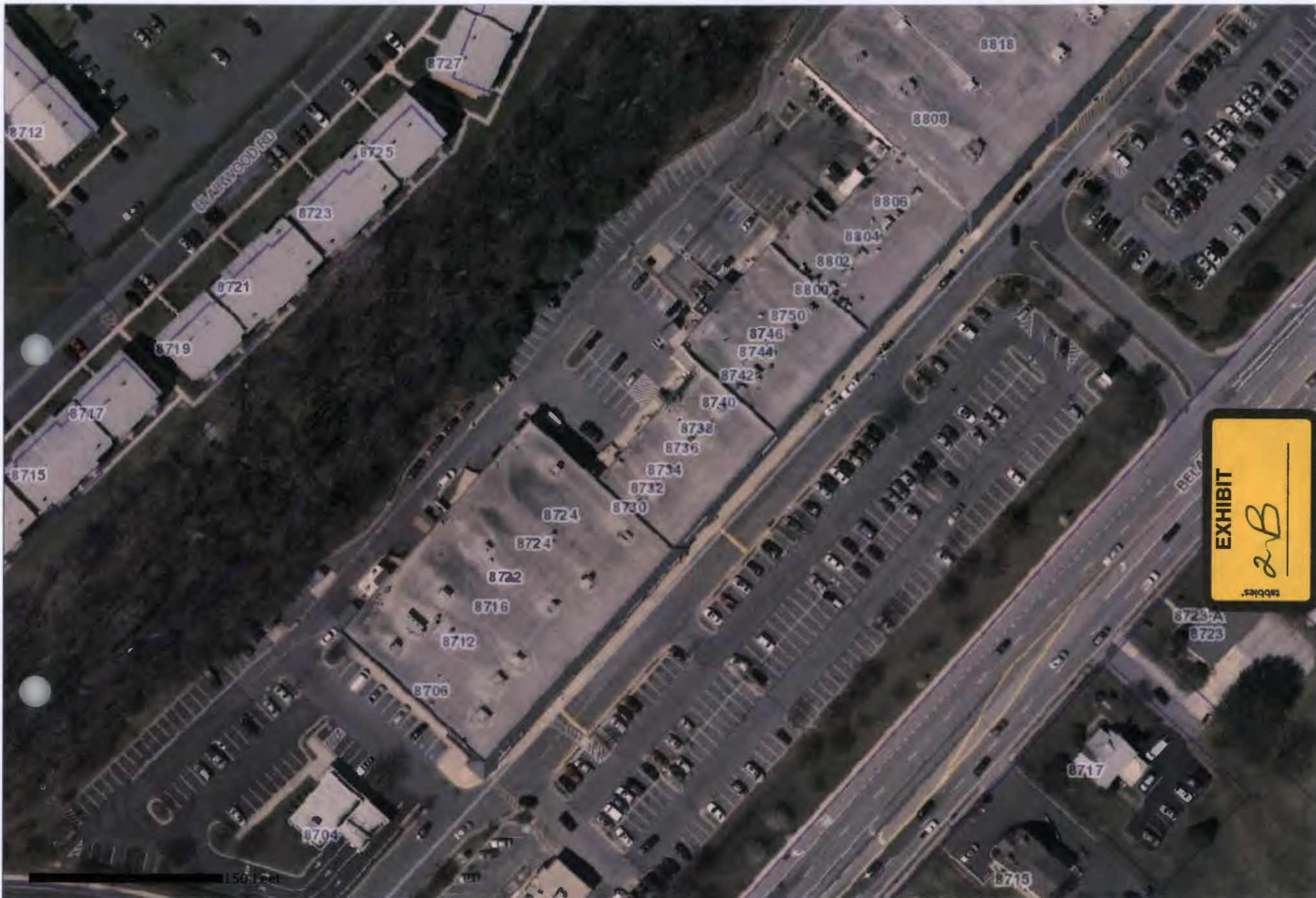
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Baltim
My Ne

EXHIBIT

2A

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Printed 7/30/2012



Civic/Government Map

Created By
Baltimore County
My Neighborhood

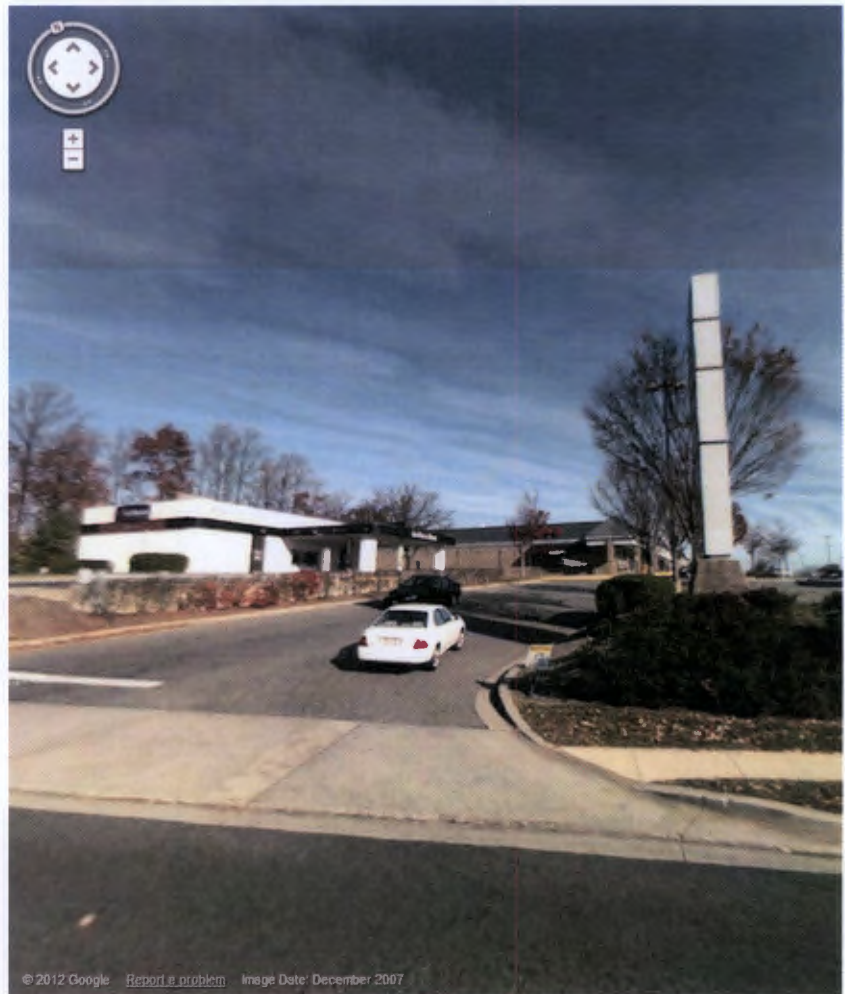


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Printed 7/30/2012

Google

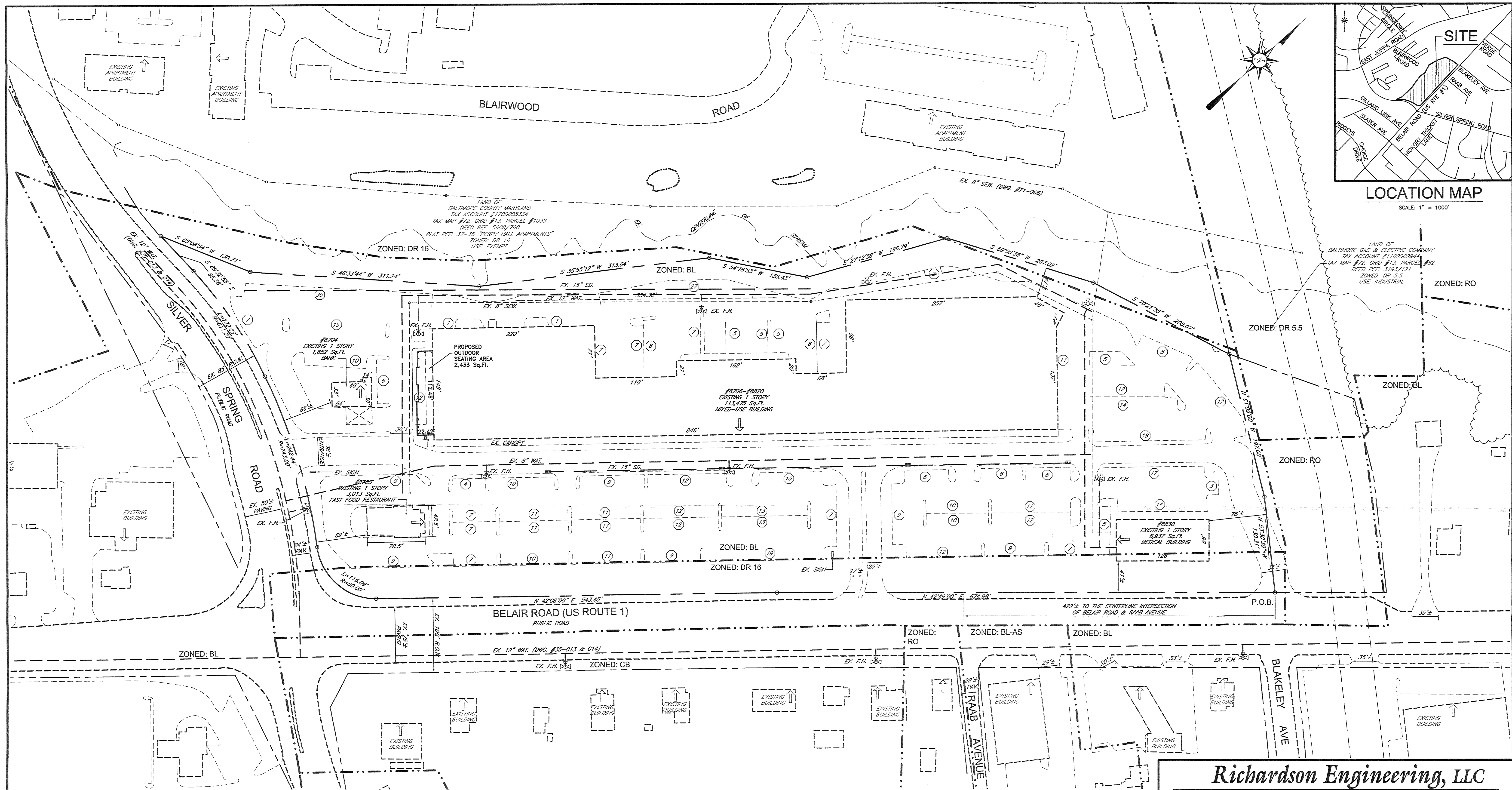
To see all the details that are visible on the screen, use the "Print" link next to the map.



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.





GENERAL NOTES:

- OWNER: SILVER BELL ASSOCIATES
C/O PARCON COMM. PROP. MGT. LLC
60 WEST STREET, SUITE 204
ANNAPOLIS, MARYLAND 21401-2480
- SITE AREA
GROSS: 683,892 Sq.Ft. or 15.70 Ac.±
NET: 603,306 Sq.Ft. or 13.85 Ac.±
- DEED REF: 6904/277
- TAX ACCOUNT: #2000001843
- COUNCILMANIC DISTRICT: 5TH
- TAX MAP #72, PARCEL #1183
- ZONING: BL, RO & DR 16
(PER 1"=200' ZONING MAP 071C2 & 072A2)
- PRIOR ZONING CASE HISTORY:
87-164-A: VARIANCE TO PERMIT 639 SPACES IN LIEU OF THE REQUIRED 667 SPACES GRANTED ON 10-23-86.
90-248-X: SPECIAL EXCEPTION TO APPROVE A SERVICE GARAGE IN A BL ZONE GRANTED ON 1-22-90.
94-25-A: VARIANCE TO PERMIT TWO DOUBLE FACED SIGNS OF 180 Sq.Ft. EACH IN LIEU OF THE MAXIMUM PERMITTED 150 Sq.Ft. GRANTED ON 8-23-93.
CRG XI-427
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: MULTI-USE SHOPPING CENTER
PROPOSED: MULTI-USE SHOPPING CENTER.
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100290 F PANEL 290 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOR AREA RATIO (F.A.R.)
EX: 125,400/683,892= 0.18
PROP.: 127,835/683,892= 0.19
- PARKING
REQUIRED: 127,833 @ 5/1000 = 640 SPACES
PROVIDED: 607 SPACES (12 H.C. & 595 REGULAR)
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

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 NUMBER 16597, EXPIRATION DATE: 08-15-2013



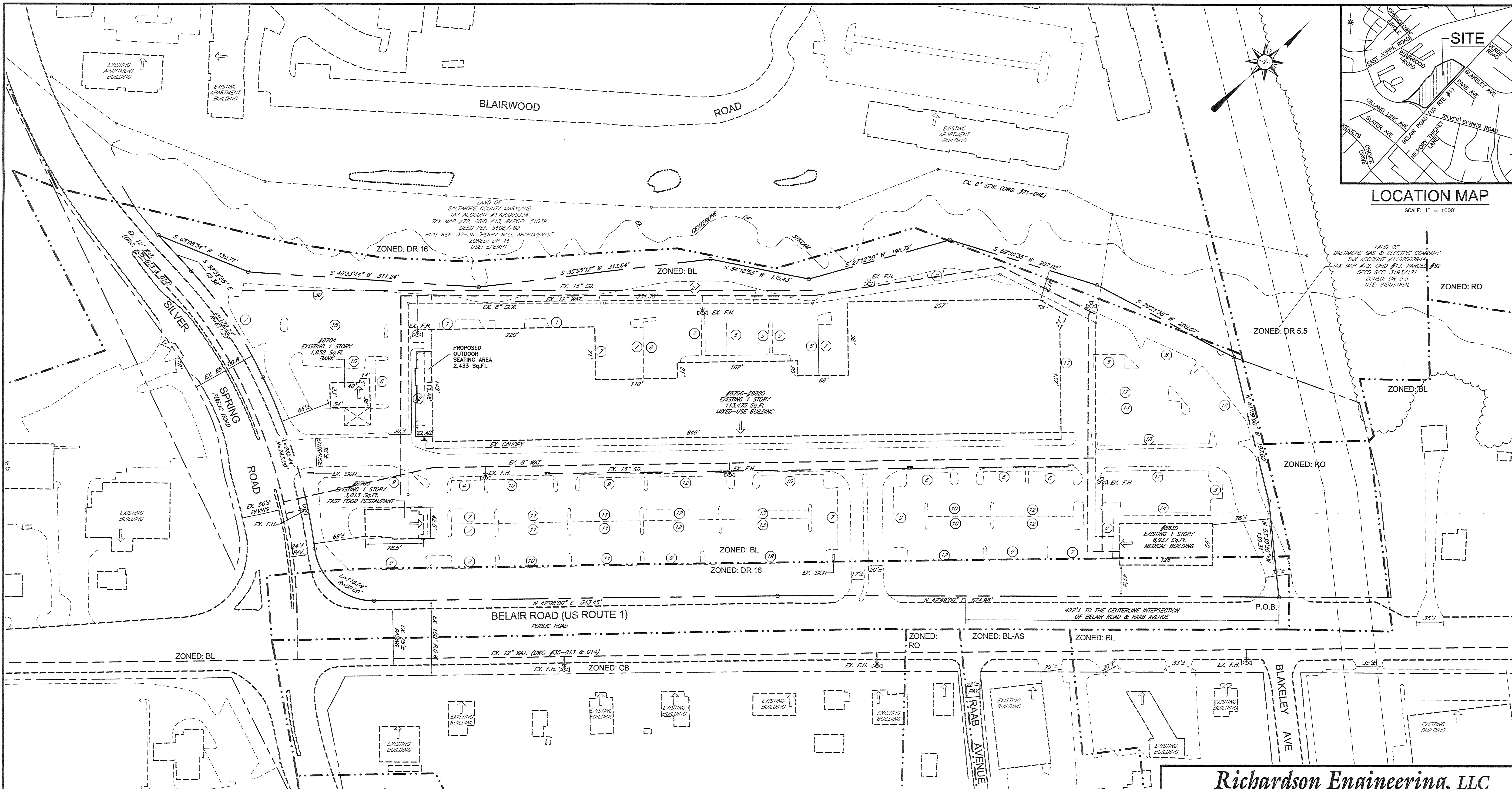
Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR PERRY HALL CROSSING SHOPPING CENTER #8700-#8830 BELAIR ROAD (US RTE. #1) BALTIMORE, MARYLAND 21236

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

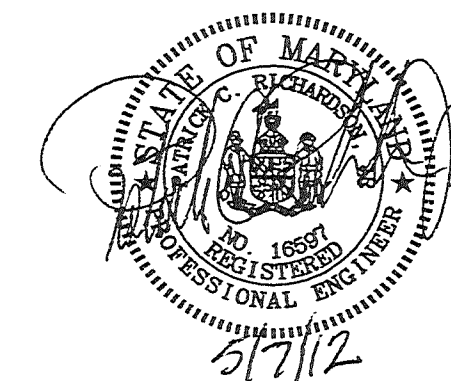
REVISIONS		
DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 60'
DATE: 05-07-12	JOB NO.: 12032	SHEET NO.: 1 OF 1



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C/O PARGON COMM. PROP. MGT. LLC
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NET: 603,306 Sq.Ft. or 13.85 Ac.±
- DEED REF: 6904/277
- TAX ACCOUNT: #2000001843
- COUNCILMANIC DISTRICT: 5TH
- TAX MAP #72, PARCEL #1183
- ZONING: BL, RO & DR 16
(PER "1"=200' ZONING MAP 071C2 & 072A2)
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CRG XI-427
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- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: MULTI-USE SHOPPING CENTER
PROPOSED: MULTI-USE SHOPPING CENTER.
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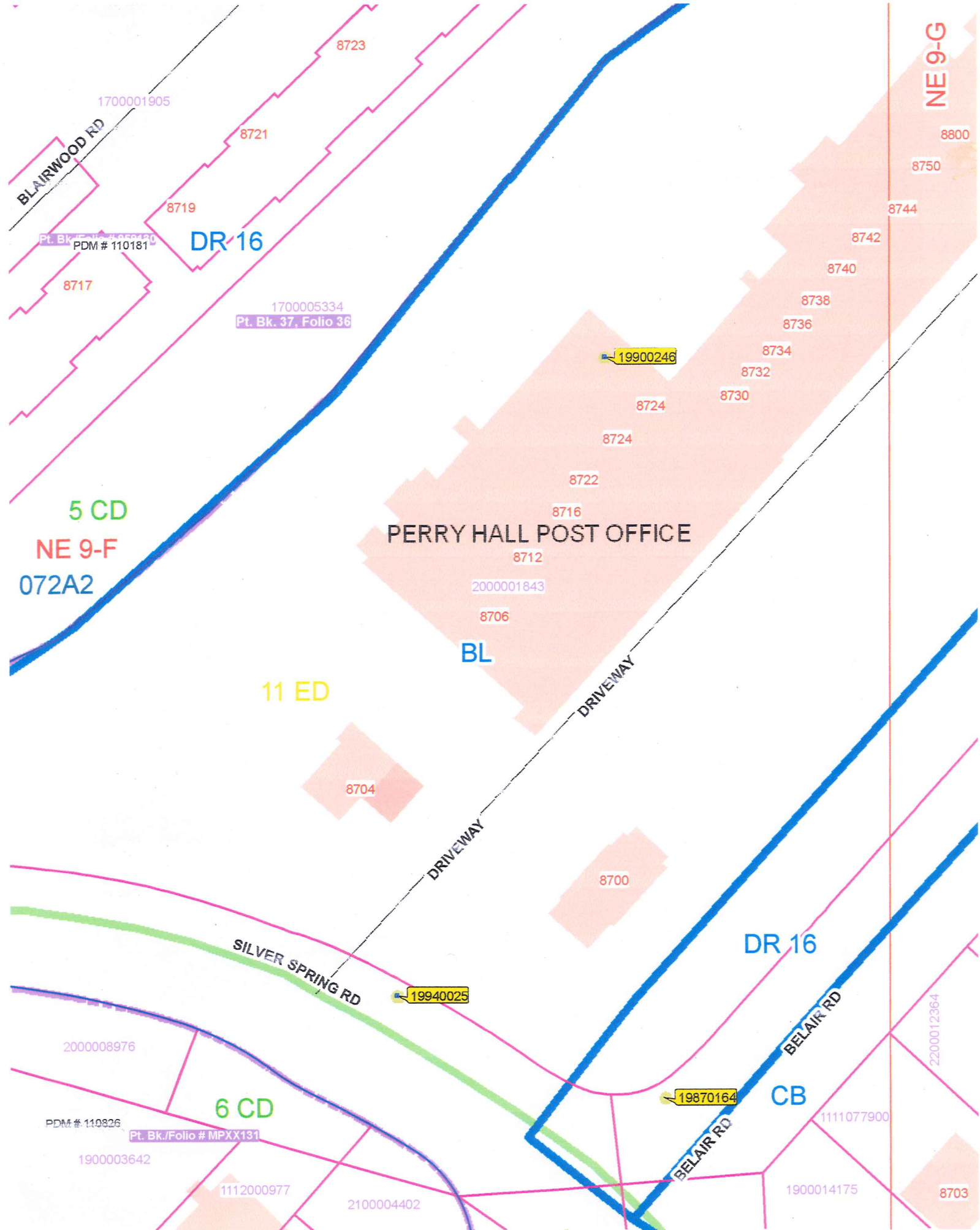


Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING PETITION FOR
**PERRY HALL CROSSING
SHOPPING CENTER**
#8700-#8830 BELAIR ROAD
(US RTE. #1)
BALTIMORE, MARYLAND 21236

11TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 60'
	DATE: 05-07-12	JOB NO.: 12032	SHEET NO.: 1 OF 1



BLAIRWOOD RD

1700001905

Pt. Bk. 37, Folio 36
PDM # 110181

DR 16

1700005334
Pt. Bk. 37, Folio 36

5 CD
NE 9-F
072A2

PERRY HALL POST OFFICE

BL

11 ED

DRIVEWAY

SILVER SPRING RD

DR 16

CB

BELAIR RD

NE 9-G

19940025

19870164

2000008976

PDM # 110826

Pt. Bk./Folio # MPXX131

1900003642

1112000977

2100004402

1900014175

2200012364

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8734

8732

8730



ADW
ARCHITECTURAL
design works inc

D. Guizzo (aw) 6/24/10

PETITIONER'S

EXHIBIT NO. 3