



KEVIN KAMENETZ
County Executive

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

October 9, 2012

Edward J. Gilliss, Esquire
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Avenue, Suite 600
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Case No.: 2013-0026-SPHX
Property: 13801 Jarrettsville Pike

Dear Mr. Gilliss:

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", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION
(13801 Jarrettsville Pike) *
Richard W. Opfer, Jr. *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0026-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing¹ and Special Exception filed by Edward J. Gilliss, Esquire, on behalf of the legal owner, Richard W. Opfer, Jr. The Petition for Special Exception was filed pursuant to § 1A08.3.B.1.d of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a residential art salon in an RC-6 zone.

Appearing at the public hearing in support of the requests were Richard W. Opfer, Jr., Charles E. Ludwig, Jonathan Herbst, and David E. Locke, with KCI Technologies, Inc., the consulting firm that prepared the site plan. Edward J. Gilliss, Esquire, with Royston, Mueller, McLean & Reid, LLP, appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. The file does not contain any letters of opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

¹ The petition for special hearing was withdrawn by counsel. Mr. Gilliss explained that both he and County reviewers mistakenly believed that a prior zoning (violation) case impacted the subject property. It was later determined that was not the case, and the special hearing relief is therefore unnecessary.

ORDER RECEIVED FOR FILING

Date 10-9-12

By low

The subject property is located near the intersection of Jarrettsville Pike and Merryman's Mill Road. The structures on site are over 100 years old, and were originally used as a forge and gathering place for community events. After purchasing the property, the Petitioner expended considerable sums to restore the structures, and photographs were introduced showing the attractive building and grounds.

The Petitioner proposes to operate a residential art salon, which is a use permitted by special exception in the RC 6 zone. B.C.Z.R. § 1A07.3.B.1.d.² The Petitioner explained that the studio would not be open on a daily basis, and in any event would operate only between the hours of 10:00 AM to 10:00 PM. See Exhibit 1, note 30.

Special Exception Standards

Special exception uses are presumptively valid and consistent with the comprehensive zoning plan, People's Counsel v. Loyola College, 406 Md. 54, 77 n. 23 (2008), and no evidence was offered here to rebut the presumption. Petitioner's expert, Mr. Locke of KCI Technologies, testified via proffer that the project would satisfy Section 502.1 of the B.C.Z.R., and I concur. The use proposed is "low impact," and will have little to no impact upon surrounding properties. In fact, before his purchase the property was in a moribund state, but the Petitioner has restored a property which is a vital link in this community's history.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Exception request should be granted.

THEREFORE, IT IS ORDERED this 9th day of October, 2012, by this Administrative Law Judge, that Petitioner's request for Special Hearing filed pursuant to § 500.7 of the

² As noted in the DOP's ZAC comment dated September 6, 2012, the petition in the case erroneously referenced B.C.Z.R. § 1A08.3.B.1.d, which pertains to the RC 7 zone.

ORDER RECEIVED FOR FILING

Date 10-9-12

2

By 192

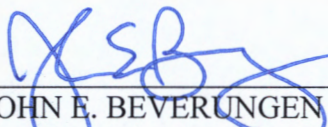
Baltimore County Zoning Regulations ("B.C.Z.R."), to amend prior decision in Case No. 66-4966 to permit the requested relief, be and is hereby WITHDRAWN, and

IT IS FURTHER ORDERED that Petitioner's Special Exception request from § 1A07.3.B.1.d of the B.C.Z.R., to permit a residential art salon in an RC-6 zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Unless extended by subsequent Order, the special exception approval granted herein must be utilized within two (2) years from the date hereof.

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 10-9-12

By dw



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 13801 Jarrettsville Pike which is presently zoned RC-6

Deed References: 27873/007 10 Digit Tax Account # 1 0 1 8 0 7 2 0 5 1

Property Owner(s) Printed Name(s) Richard W. Opfer, Jr.

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
Special Hearing to amend prior decision 66-4966 to permit the requested relief.
2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
Pursuant to Section 1A08.3.B.1.d (BCZR) to permit a residential art salon in
an RC-6 Zone.
3. ☐ a Variance from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Edward J. Gilliss

Name- Type or Print

Signature

102 W. Pennsylvania Ave. Suite 600, Towson,

Mailing Address City State

MD, 21204, 410-823-1800, egilliss@rmmr.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Richard W. Opfer, Jr.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

13921 Sunnybrook Road, Phoenix, MD

Mailing Address City State

21131

Zip Code

410-236-9944

Telephone #

ROFFER@GMAIL.NET

Email Address

Representative to be contacted:

Edward J. Gilliss

Name - Type or Print

Signature

102 W. Pennsylvania Ave. Suite 600, Towson,

Mailing Address City State

MD, 21204, 410-823-1800, egilliss@rmmr.com

Zip Code Telephone # Email Address

CASE NUMBER 2011-0026-SPHX Filing Date 8.7.12

Do Not Schedule Dates: _____

Reviewer SCM

ORDER RECEIVED FOR FILING

REV. 10/4/11 DRP-off

Date 10-9-12

By DW



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

Zoning Description
13801 Jarrettsville Pike
Baltimore County, Maryland
Liber 27873 Folio 7

Beginning for the same at a point in the centerline of Jarrettsville Pike, said point being distant South 27 degrees 30 minutes 00 seconds West approximately 400 feet from the intersection of Jarrettsville Pike and Merrymans Mill Road; thence running in the center of Jarrettsville Pike along the existing BL-CR zoning line and with the outline of a tract of land in a deed dated March 16, 2009, recorded among the Land Records of Baltimore County, Maryland in Liber 27873 at Folio 7, was conveyed by Jacquelyn G. Russo by her attorney-in-Fact, Frank "Francesco" B. Russo, Jr., Trustee, et al to Richard W. Opfer, Jr., intending to circumscribe the aforementioned tract of land the following courses and distances,

1. South 27 degrees 30 minutes 00 seconds West 176.00 feet; thence
2. South 23 degrees 57 minutes 30 seconds West 100.00 feet; thence
3. South 11 degrees 43 minutes 00 seconds West 92.28 feet; thence leaving the centerline of Jarrettsville Pike and the BL-CR zoning line, continuing to bind on the aforementioned conveyance to Opfer and also through the are currently zoned RC-5,
4. North 78 degrees 20 minutes 30 seconds East 303.39 feet,
5. North 2 degrees 00 minutes 00 seconds West 198.80 feet,
6. North 62 degrees 30 minutes 00 seconds West 168.63 feet to the point of beginning.

Containing 64,202 square feet or 1.4739 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY



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

No. **87119**

Date: **8.7.12**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						450. —
001	806	0000		6150						385. —

Richard W. Opter, JR.
13801 JARROTTSVILLE

Rec From:

R. Opter, JR.

For:

SPH 1385. —
SEXWATERSON, LLC
103 W. PENNSYLVANIA AVE, SUITE 600
2012-0026-SPHX
TOWSON, MD 21204

DISTRIBUTION

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

PAID RECEIPT

BUSINESS DATE TIME DEN
 7/09/2012 8:47:00 14:09:00 2
 REG 1505 MARYLAND DEN 100
 RECEIPT # 87119 8/7/2012 1505
 5 528 201207 VERIFICATION
 087119
 Recpt Tot 1385.00
 1385.00 CF 1.00 CR
 Baltimore County, Maryland

**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: 2013-0026-SPHX

Petitioner: RICHARD W. OPTER, JR.

Address or Location: 13801 JARRETTSVILLE PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD GILLIS, ESQ.

Address: 102 W. PENNSYLVANIA AVE, SUITE 600
TOWSON, MD. 21204

Telephone Number: 410-823-1800

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
13801 Jarrettsville Pike; @ Jarrettsville Pike	*	OF ADMINSTRATIVE
& Sunnybrook Rd E/S Jarrettsville Pike	*	
10 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Richard Opfer, Jr.	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2013-026-SPHX

* * * * *

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.

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

RECEIVED

AUG 14 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of August, 2012, a copy of the foregoing Entry of Appearance was mailed to Edward Gilliss, Esquire, 102 West Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

August 29, 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: 2013-0026-SPHX

13801 Jarrettsville Pike

Intersection of Jarrettsville Pike and Sunnybrook Road on the east side Jarrettsville Pike

10th Election District – 3rd Councilmanic District

Legal Owners: Richard Opfer, Jr.

Special Hearing to amend the prior decision 66-4966 to permit the requested relief. Special Exception to permit a residential art salon in an RC-6 zone.

Hearing: Thursday, October 4, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Edward Gillis, 102 W. Pennsylvania Ave., Ste. 600, Towson 21204
Richard Opfer, Jr., 13921 Sunnybrook Road, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 14, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 13, 2012 Issue - Jeffersonian

Please forward billing to:

Edward Gillis
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

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CASE NUMBER: 2013-0026-SPHX

13801 Jarrettsville Pike

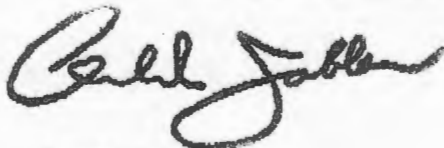
Intersection of Jarrettsville Pike and Sunnybrook Road on the east side Jarrettsville Pike

10th Election District – 3rd Councilmanic District

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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.
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Special Hearing: to amend the prior decision 66-4966 to permit the requested relief. **Special Exception:** to permit a residential art salon in an RC-6 zone.

Hearing: Thursday, October 4, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
09/09/2013 September 13 874079



501 N. Calvert Street, Baltimore, MD 21278

September 13, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on September 13, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/15/2012

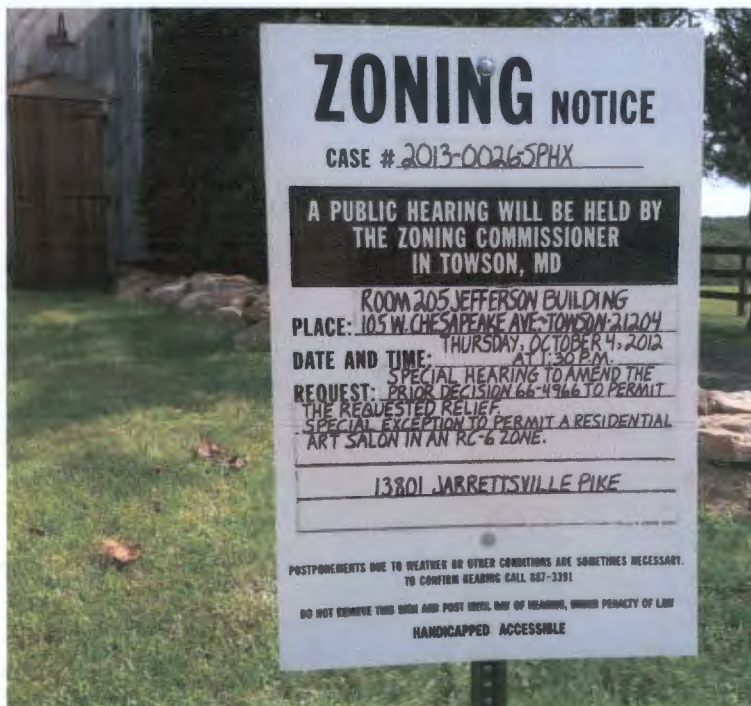
Case Number: 2013-0026-SPHX

Petitioner / Developer: EDWARD GILLIS, ESQ.~RICHARD OPFER, JR.

Date of Hearing (Closing): OCTOBER 4, 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:
13801 JARRETTSVILLE PIKE

The sign(s) were posted on: SEPTEMBER 14, 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)

1/13 10/14
1:30 PM

Case No.: 2013-0026-SPHX

Exhibit Sheet

Petitioner/Developer

Protestant

DW 11-13-12
DW 1/9/12

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

M E M O R A N D U M

DATE: November 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0026-SPHX - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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



© 2012 Google
© 2012 Europa Technologies
© 2012 Google

Google earth

Report a problem
imagery Date 5/2009

39°30'12.01" N 76°34'16.21" W elev 555 ft

Eye alt 563 ft



Image ca. 5/2009

© 2012 Google

© 2012 Europa Technologies

© 2012 Google

CASE NAME Opfer
CASE NUMBER 2013-0026-SPHX
DATE 10-4-12

[illegible]



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-4-12

Follow-up to previous letter 8-14-12

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

RE: Baltimore County

Item No. 2013-0026-SPHX

Special Hearing Special Exception

Richard W. Opfer Jr.
13801 Jannettsville Pike

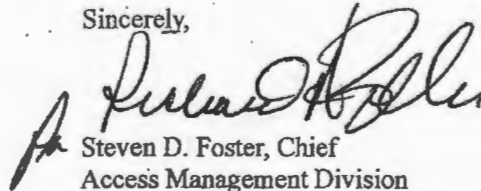
MD 146

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 8-13-12. A field inspection and internal review reveals that an entrance onto MD 146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception.
Case Number 2013-0026-SPHX

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

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment8-17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

9-6PLANNING
(if not received, date e-mail sent _____)Does Not Oppose8-14

STATE HIGHWAY ADMINISTRATION

Obtain Entrance Permit

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9-13-12 The JeffersonianSIGN POSTING Date: 9-14-12 by O'Keefe(20 days)PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: * Please See Note to File re: violation case

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 10 Account Number - 1018072051

Owner Information

Owner Name: OPFER RICHARD W JR **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 13921 SUNNYBROOK RD
PHOENIX MD 21131-1341 **Deed Reference:** 1) /27873/ 00007
2)

Location & Structure Information**Premises Address**

JARRETTSVILLE PIKE
0-0000

Legal Description

1.53 AC ES
13801 JARRETTSVILLE PIKE
500 S MERRYMANS MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0043	0011	0091		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	1897	1.5300 AC	06

Stories	Basement	Type	Exterior
		RETAIL STORE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	135,200	135,200		
Improvements:	64,000	64,000		
Total:	199,200	199,200	199,200	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
RUSSO JACQUELYN G/RUSSO FRANK B,JR	04/02/2009	\$200,000
Type: ARMS LENGTH IMPROVED	Deed1: /27873/ 00007	Deed2:
Seller: RUSSO FRANK B	Date: 06/23/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24058/ 00226	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

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

Homestead Application Information

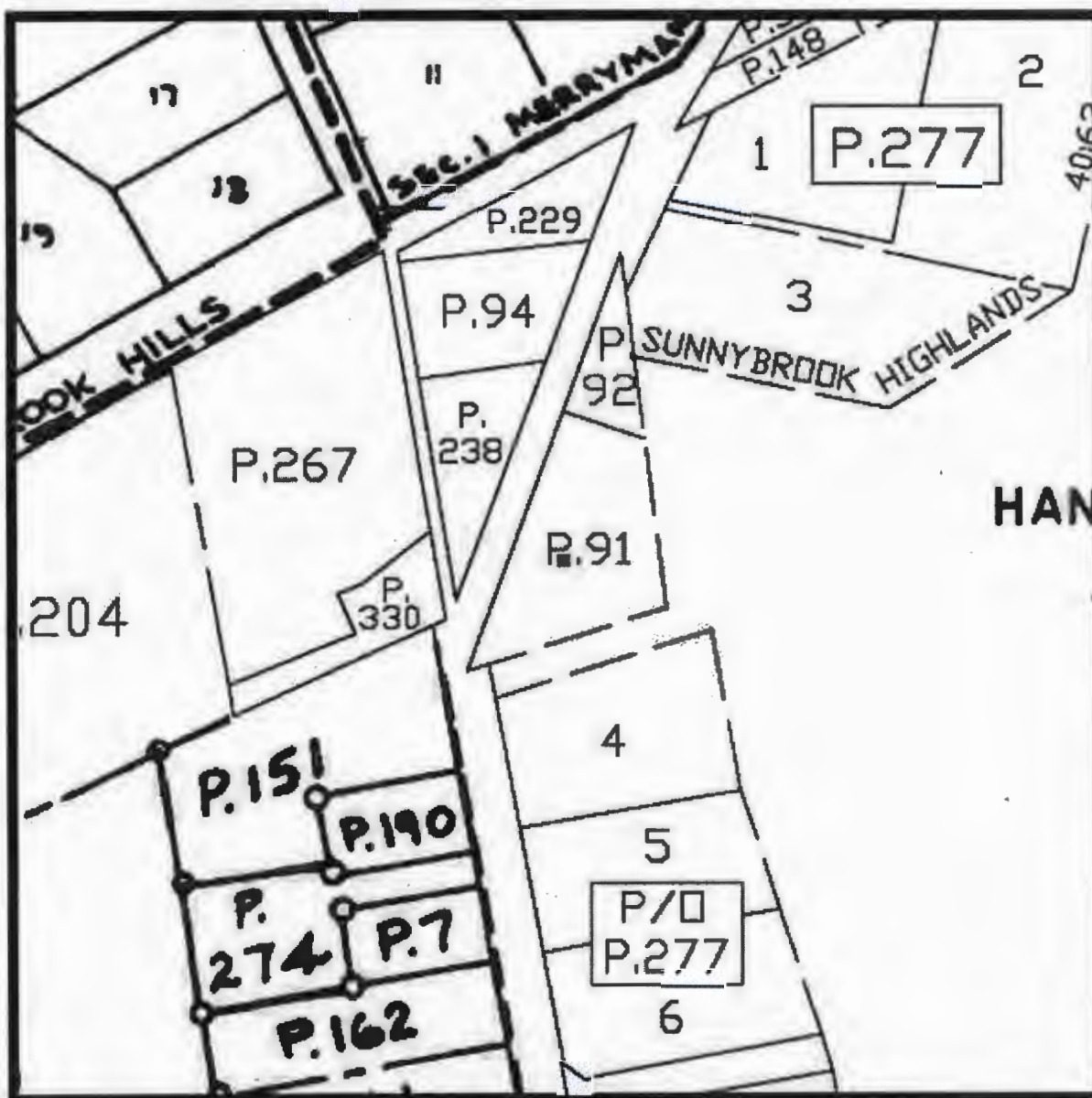
Homestead Application Status: No Application



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

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

District - 10 Account Number - 1018072051



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 ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

10/4 1:30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 6, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 13801 Jarrettsville Pike

SEP 11 2012

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 13-026

Petitioner: Richard W. Opfer, Jr.

Zoning: RC 6

Requested Action: Special Hearing and Special Exception

The petitioner requests a special hearing to amend prior zoning decision 66-4966 to permit the requested relief. The petitioner is also requesting a special exception from Section 1A07.3.B.1.d of the BCZR to permit a residential art salon in an RC 6 zone.

SUMMARY OF RECOMMENDATIONS:

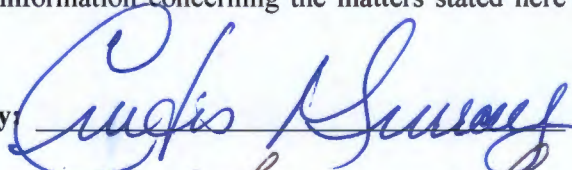
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject property is located at the corner of Jarrettsville Pike and Merryman's Mill Road. Jarrettsville Pike is a major north-south route from Towson to Harford County. There is commercial zoning and commercial land uses across the street from the subject property and this building has previously been used commercially, therefore the Department of Planning finds that a residential art salon would be appropriate in this setting and is consistent with the spirit and intent of the RC 6 zoning regulations. Additionally this department finds that the proposed use would not be detrimental to the health, safety, or general welfare of the surrounding community.

As such, the Department of Planning does not oppose the petitioner's special exception and special hearing requests.

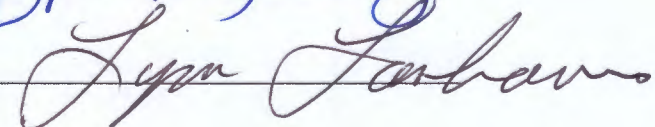
To be noted: The subject petition references relief pursuant to Section 1A08.3.B.1.d (contained in RC 7 regulations) when in fact it should be 1A07.3.B.1.d (contained in RC 6 regulations).

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

Prepared by:



Division Chief:
AVA/LL: CM



Debra Wiley - ZAC Comments - Distribution Mtg. of 8/13

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/15/2012 11:09 AM
Subject: ZAC Comments - Distribution Mtg. of 8/13

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.

2013-0022-A - 1734 York Rd.
No hearing date in data base as of 8/15

2013-0024-A - 2533 Farrington Rd.
Administrative Variance - Closing Date: 9/3

2013-0025-A - 7 Overhill Rd.
Administrative Variance - Closing Date: 9/3

2013-0026-SPHX - 13801 Jarrettsville Pike
No hearing date in data base as of 8/15

2013-0027-A - 1508 Leslie Road
No hearing date in data base as of 8/15

2013-0028-A - 1319 Malbay Drive
Administrative Variance - Closing Date: 9/3

2013-0029-A - 309 Delight Meadows Road
Administrative Variance - Closing Date: 8/27

2013-0030-A - 5401 Baltimore National Pike
No hearing date in data base as of 8/15

2013-0031-A - 12 Oakwood Road
No hearing date in data base as of 8/15

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



KEVIN KAMENETZ
County Executive

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

September 26, 2012

Richard W. Opfer Jr.
13921 Sunnybrook Road
Phoenix, MD 21131

RE: Case Number: 2013-0026 SPHX, Address: 13801 Jarrettsville Pike

Dear Mr. Opfer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 7, 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
Edward J. Gillis, 102 W. Pennsylvania Avenue, Suite 600, Towson, MD 21204

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



Maryland Department of Transportation

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

Date: 8-14-12

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

RE: Baltimore County

Item No. 2013-0026SPHX

Special Hearing Special Exception

Richard W. Opler Jr.

13801 Jarrettsville Pike

MD 146

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 8-13-12. A field inspection and internal review reveals that an entrance onto MD 146 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception Case Number 2013-0026 the applicant must contact the State Highway Administration to obtain an entrance permit.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 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:
2012

Arnold Jablon, Director

DATE: August 17, 2012.

Department of Permits, Approvals
And Inspections

FROM:

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

SUBJECT:

Zoning Advisory Committee Meeting
For August 27, 2012
Item Nos. 2013-0022, 0024, 0025, 0026, 0027, 0028, 0029, 0030 and 0031

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\ZAC08272012-NO COMMENTS.doc

a/lz/lz
to [unclear]
8

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: September 6, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 13801 Jarrettsville Pike

INFORMATION:

Item Number: 13-026

Petitioner: Richard W. Opfer, Jr.

Zoning: RC 6

Requested Action: Special Hearing and Special Exception

The petitioner requests a special hearing to amend prior zoning decision 66-4966 to permit the requested relief. The petitioner is also requesting a special exception from Section 1A07.3.B.1.d of the BCZR to permit a residential art salon in an RC 6 zone.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject property is located at the corner of Jarrettsville Pike and Merryman's Mill Road. Jarrettsville Pike is a major north-south route from Towson to Harford County. There is commercial zoning and commercial land uses across the street from the subject property and this building has previously been used commercially, therefore the Department of Planning finds that a residential art salon would be appropriate in this setting and is consistent with the spirit and intent of the RC 6 zoning regulations. Additionally this department finds that the proposed use would not be detrimental to the health, safety, or general welfare of the surrounding community.

As such, the Department of Planning does not oppose the petitioner's special exception and special hearing requests.

To be noted: The subject petition references relief pursuant to Section 1A08.3.B.1.d (contained in RC 7 regulations) when in fact it should be 1A07.3.B.1.d (contained in RC 6 regulations).

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

Prepared by

A handwritten signature in black ink, appearing to read "Curtis A. Surawski".

Division Chief:
AVA/LL: CM

A handwritten signature in black ink, appearing to read "Lynn L. Latham".

NOTE TO FILE
2013-0026-SPHX

The applicant is requesting a "Special Hearing" to amend a prior violation case, number 66-4966. A Special Hearing cannot, as per this Offices' understanding of the BCZR, be utilized to amend a prior Code Enforcement action.

WCR

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800

FACSIMILE 410-828-7859

www.rmmr.com

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
LAUREL PARETTA REESE*
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD
LEANNE M. SCHRECENGOST

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER

OF COUNSEL
E. HARRISON STONE
EUGENE W. CUNNINGHAM, JR., P.A.
BRADFORD G.Y. CARNEY
STEPHEN C. WINTER
LISA J. McGRATH

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

August 6, 2012

Via Hand Delivery

Mr. Carl Richards
Baltimore County Department of Permits,
Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing
and Petition for Special Exception
Property Owner:
Richard W. Opfer, Jr.
Property Address:
13801 Jarrettsville Pike
Phoenix, MD 21131

Dear Mr. Richards:

I enclose with this letter the following documents relating to Richard W. Opfer Jr.'s request for a Special Hearing and a Special Exception:

- Three original Petition forms signed by Mr. Opfer and me;

An original and eleven copies of the following documents prepared by David E. Locke of KCI Technologies, Inc.:

- Zoning Checklist – Sealed
- Zoning Description – Sealed
- Zoning Map

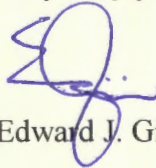
Mr. Carl Richards
Baltimore County Department of Permits
Approvals and Inspections
Page 2
August 6, 2012

- Additional Zoning information
- Plans – Sealed
- My firm's check in the amount of \$450.00 for the Petition for Special Exception and
- My firm's check in the amount of \$385.00 for the Petition for Special Hearing.

I thank you for your cooperation in ensuring that this matter is promptly scheduled for a hearing. I will be out of the office during the week of August 6, 2012 but welcome the opportunity to meet with you to further discuss this matter and to arrange a date for the hearing which is convenient to the County as well as to Mr. Opfer and me. Please tell me when it is convenient for me to meet with you.

Thank you for your cooperation.

Very truly yours,



Edward J. Gilliss

EJG/ajf

Enclosure

G:\LITIGATIONS\EJG\Clients\Opfer\Richards 8-6-12.doc



KEVIN KAMENETZ
County Executive

July 7, 2012

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

Edward J. Gilliss
Royston, Mueller, McLean and Reid, LLP
The Royston Building
102 West Pennsylvania Avenue
Suite 600
Towson, Maryland 21204-4575

Dear Mr. Gilliss:

RE: Zoning Case No. 2012-0026-SPHX, 13801 Jarrettsville Pike, Receipt, List of Sign Posters, 10th Election District

Enclosed please find your receipt of payment for the filing of the above referenced zoning case and the list of certified sign posters. When you receive the notice from this Office regarding the date, time and place of the hearing, promptly forward this information to your selected sign poster for timely placement of the sign on the subject property. Should you have any questions regarding this process, please do not hesitate to contact me at 410-88703391.

Sincerely,

A handwritten signature in black ink, appearing to read "JCM", is written over a horizontal line.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 10/3/2012

PLOTTED: "11:19 AM on Thursday, August 02, 2012"
BY: Andrea Lake Division: P086 Land Develop Emp
FILE: M:\2012\27122157\drawings\U-SEP_Plan to Accompany a Special Exception.dgn

P.O.B.

N62°30'00"W 168.63'

SEE ATTACHED
AERIAL FOR ADJACENT
PROPERTIES, BUILDINGS,
AND ZONING

S11°30'00"W 176.00'

RAL NOTES

O JARRETTVILLE PIKE
AKA: 13801 JARRETTVILLE PIKE
PHOENIX, MD 21131

RICHARD W OFFER, JR.
13921 SUNNYBROOK ROAD
PHOENIX, MD 21131

RC 6

1.4739+/- ACRES
(64,202 SF)

1018072051

27873100007

NUMBER: 043C1

0043

91

4102.00

240054102003000

JACKSONVILLE E5
COCKEYSVILLE M5
DULANEY H5

JACKSONVILLE VFC

COCKEYSVILLE

LOCH RAVEN RESERVOIR

10

3

1

7

10-04

WANTS ON THIS SITE. THIS SITE IS NOT SERVED BY PUBLIC SANITARY SEWER OR
RTY IS SPERVED BY A WELL AND SEPTIC SYSTEM.

OR THIS SPECIAL EXCEPTION REQUEST IS TWO (2) STORIES AND APPROXIMATELY
OF BUILDING SPACE IS 3,704 SF, WHICH INCLUDES BOTH FLOORS. A TWO-STORY
ALSO LOCATED ON THIS SITE BUT IS NOT PART OF THIS SPECIAL EXCEPTION REQUEST.
RESIDENTIAL BUILDING IS 2,250 SF.

BOTH STRUCTURES DIVIDED BY THE TOTAL SITE AREA IS EQUAL TO THE FLOOR TO

0.09 FAR

IS PROPERTY INDICATES THERE IS A 1966 CASE, NO. 66-4966, REGARDING APPROVAL
A COMMERCIAL BUILDING

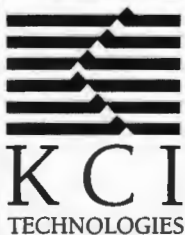
25. THE PURPOSE OF THIS SUBMISSION:
THE APPLICANT WISHES TO PROCURE A SPECIAL EXCEPTION TO LAWFULLY AL
RESIDENTIAL ART SALON. THE PRINCIPAL BUILDING WAS CONSTRUCTED BEFIE X, AREAS DETERMINED TO BE OUTSIDE
BUILDING HAS BEEN CONVERTED TO THE NEW USE WITHOUT ANY EXTERNAL BODPLAIN, PER THE FEDERAL EMERGENCY
FLOOD INSURANCE RATE MAP (FIRM)
D SEPTEMBER 26, 2008.
26. DEFINITION OF RESIDENTIAL ART SALON:
A HALL OR GALLERY FOR THE EXHIBITION OF WORKS
27. BALTIMORE ZONING CODE REFERENCE: 402C.1. LOCATION
A RESIDENTIAL ART SALON MAY BE ALLOWED, BY SPECIAL EXCEPTION, IN AN
URBAN-RURAL DEMARCATION LINE AND ONLY ON A LOT NO SMALLER THAN C
ALLOWABLE ONLY IN A BUILDING ORIGINALLY CONSTRUCTED AS A ONE-FAMIL
DESIGNATED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR THE FINAL
PRESERVATION COMMISSION OR ON A LOT WITH FRONTAGE ON A CLASS I C

TED ON THIS SITE.

ED ON THIS SITE.

D SEPTEMBER 26, 2008.

40' 80'



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

NO. DATE

CEPTION REQUEST

JARRETTVILLE PIKE

YLAND

COUNCILMANIC DISTRICT 3

PROFESSIONAL SEAL



DRAWING NO.

1

SHEET 1 OF 1

KCI JOB NUMBER
27-122157



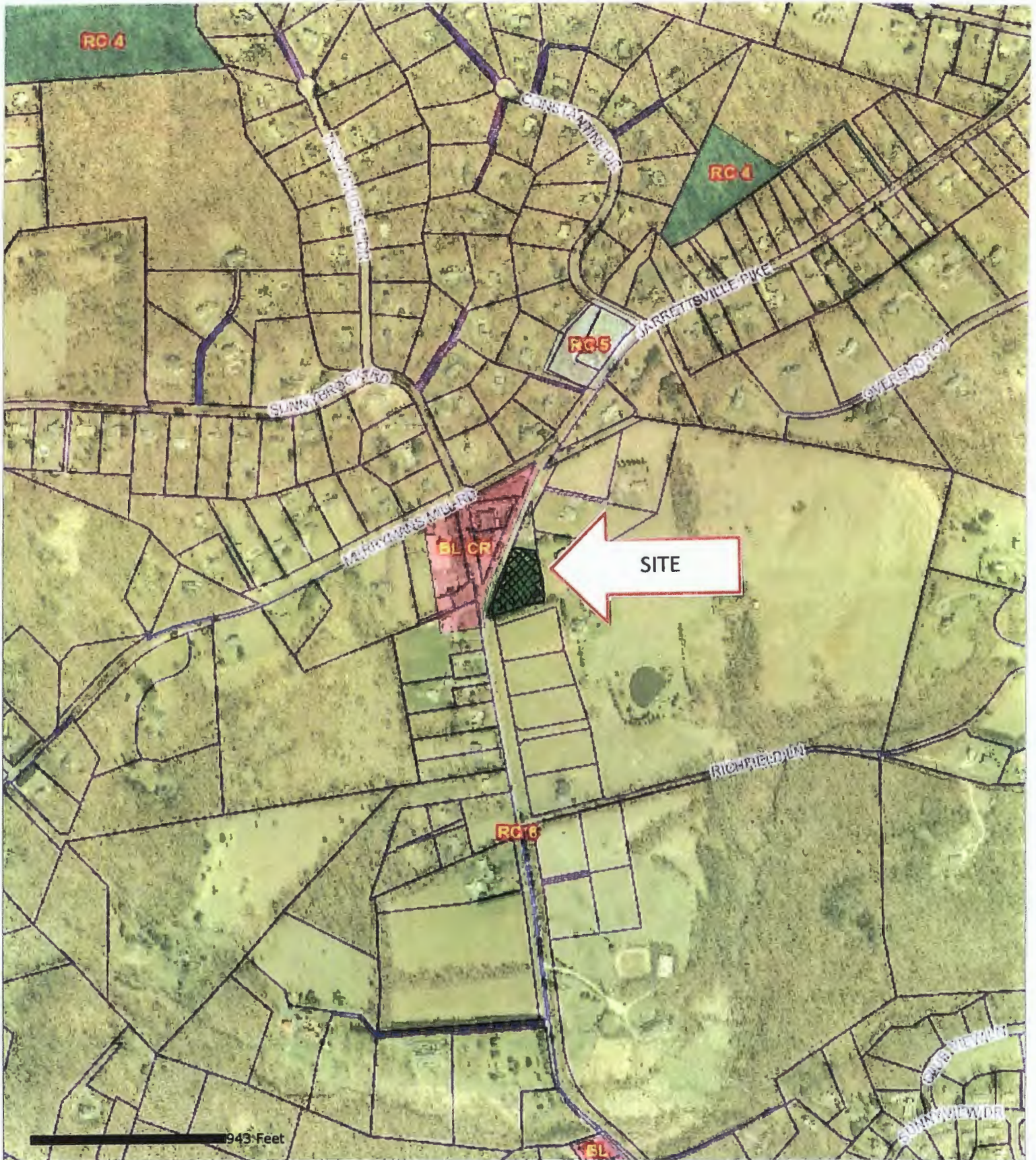
Jarrettsville Pike Property

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Baltimore County
My Neighborhood



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Jarrettsville Pike Property

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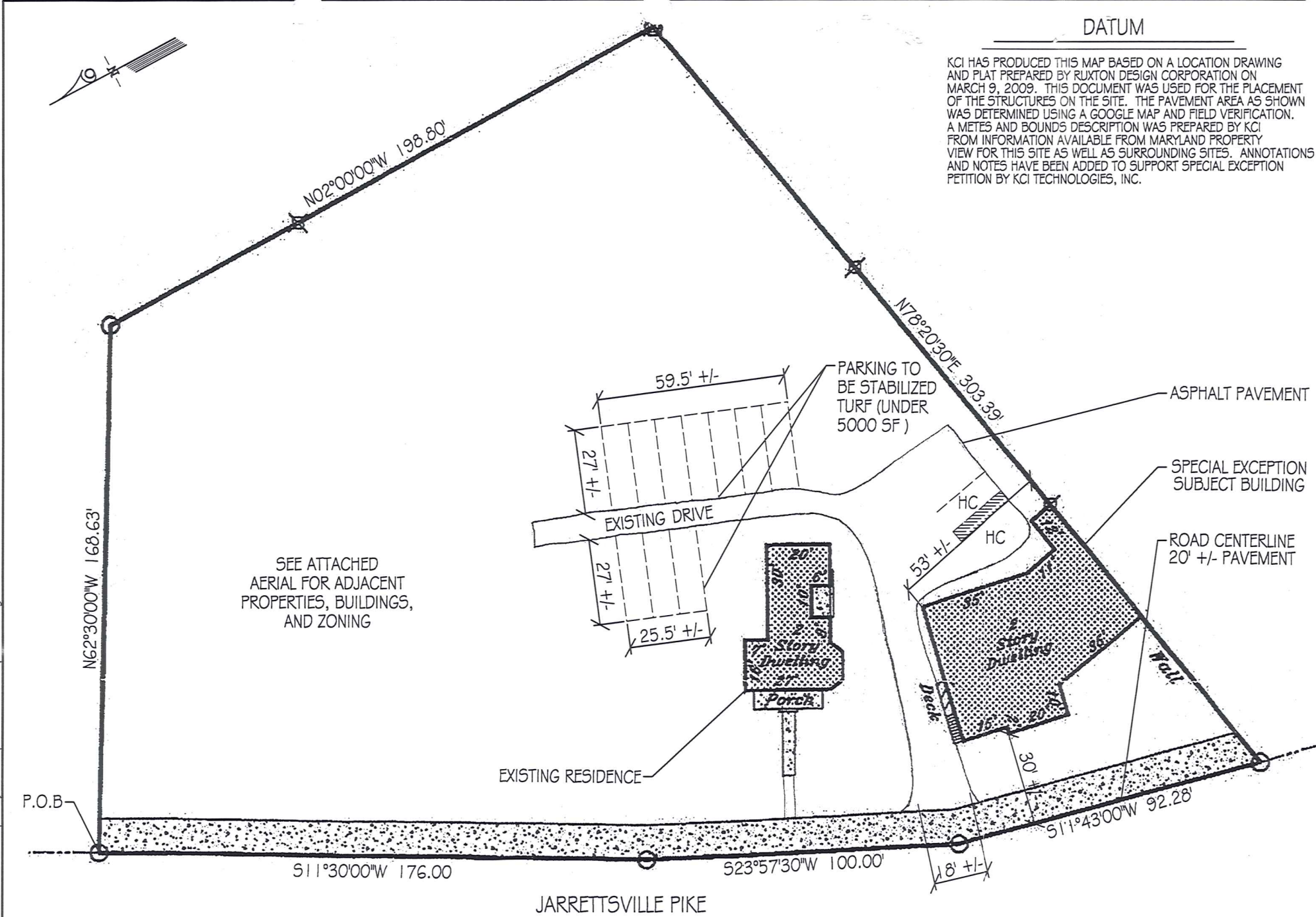


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Printed 6/28/2012



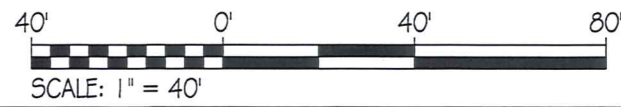
PLOTTED: "10:54 AM on Wednesday, August 29, 2012"
By: Andrea Lake Division: P086 Land Develop Emp
FILE: M:\2012\27122157\Drawings\U-SEP_Plan to Accompany a SpecialException.dgn



26. THE PURPOSE OF THIS SUBMISSION: THE APPLICANT WISHES TO PROCURE A SPECIAL EXCEPTION TO LAWFULLY ALLOW THE OWNERS OF THE PROPERTY TO OPERATE A RESIDENTIAL ART SALON. THE PRINCIPAL BUILDING WAS CONSTRUCTED BEFORE THE EFFECTIVE DATE OF BILL-73-2000 AND THE BUILDING HAS BEEN CONVERTED TO THE NEW USE WITHOUT ANY EXTERNAL ENLARGEMENT AFTER THE EFFECTIVE DATE OF BILL-73-2000.
27. DEFINITION OF RESIDENTIAL ART SALON: A HALL OR GALLERY FOR THE EXHIBITION OF WORKS
28. BALTIMORE ZONING CODE REFERENCE: 402C.1. LOCATION A RESIDENTIAL ART SALON MAY BE ALLOWED, BY SPECIAL EXCEPTION, IN AN R.C.2, R.C.5, OR D.R.1 OR D.R.2 ZONE ONLY OUTSIDE THE URBAN-RURAL DEMARCATION LINE AND ONLY ON A LOT NO SMALLER THAN ONE ACRE; IN A D.R.16 ZONE, A RESIDENTIAL ART SALON IS ALLOWABLE ONLY IN A BUILDING ORIGINALLY CONSTRUCTED AS A ONE-FAMILY DWELLING THAT IS SITUATED IN A HISTORIC DISTRICT SO DESIGNATED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR THE FINAL LANDMARKS LIST OF THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION OR ON A LOT WITH FRONTAGE ON A CLASS I OR CLASS II COMMERCIAL MOTORWAY.

29. TEN (10) OFF-STREET PARKING SPACES SHALL BE DEDICATED TO THIS USE.
30. HOURS OF OPERATION SHALL BE NOT EARLIER THAN 10:00 AM AND NOT LATER THAN 10:00 PM DAILY, OR SUCH SHORTER HOURS AS THE ZONING COMMISSIONER MAY PRESCRIBE.
31. NO SUBDIVISION IS PART OF THIS REQUEST.
32. ZONING OF SURROUNDING PROPERTIES IS THE SAME AS THIS PROPERTY, RC 6, EXCEPT FOR AN AREA OF BL CR ALONG THE WESTERN BOUNDARY, ON THE OPPOSITE SIDE OF JARRETTSVILLE PIKE. SEE ATTACHED AERIAL WITH ZONING BOUNDARIES.
33. THERE ARE NO FREE STANDING SIGNS FOR THIS PROPERTY.

34. THERE ARE NO STREAMS LOCATED ON THIS SITE.
35. SUBJECT SITE LOCATED IS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2400100140F, DATED SEPTEMBER 26, 2008.



KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	7/14/2011
SCALE	1" = 40'
DESIGNED BY	DEL
DRAWN BY	AEL

PLAN TO ACCOMPANY A SPECIAL EXCEPTION REQUEST
for
13801 JARRETTSVILLE PIKE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 3

PROFI

PETITIONER'S
EXHIBIT NO. 1

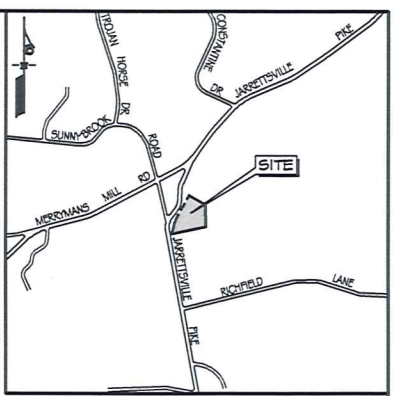
SHEET 1 OF 1
KCI JOB NUMBER
27-122157

DATUM

KCI HAS PRODUCED THIS MAP BASED ON A LOCATION DRAWING AND PLAT PREPARED BY RUXTON DESIGN CORPORATION ON MARCH 9, 2009. THIS DOCUMENT WAS USED FOR THE PLACEMENT OF THE STRUCTURES ON THE SITE. THE PAVEMENT AREA AS SHOWN WAS DETERMINED USING A GOOGLE MAP AND FIELD VERIFICATION. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY KCI FROM INFORMATION AVAILABLE FROM MARYLAND PROPERTY VIEW FOR THIS SITE AS WELL AS SURROUNDING SITES. ANNOTATIONS AND NOTES HAVE BEEN ADDED TO SUPPORT SPECIAL EXCEPTION PETITION BY KCI TECHNOLOGIES, INC.

GENERAL NOTES

- TAX PREMISE ADDRESS: 0 JARRETTSVILLE PIKE
AKA: 13801 JARRETTSVILLE PIKE
PHOENIX, MD 21131
- PROPERTY OWNERS: RICHARD W OFFER, JR.
13921 SUNNYBROOK ROAD
PHOENIX, MD 21131
- EXISTING ZONING: RC 6
- ACREAGE: 1.4739 +/- ACRES
(64,202 SF)
- TAX ACCOUNT NUMBER: 1018072051
- DEED REFERENCE: 27873 / 00007
- ZONING MAP REFERENCE NUMBER: 043C1
- TAX MAP: 0043
- PARCEL: 91
- CENSUS TRACT NUMBER: 4102.00
- CENSUS BLOCK NUMBER: 240054102003000
- SCHOOL DISTRICT: JACKSONVILLE ES
COCKEYSVILLE MS
DULANEY HS
- FIRE STATION: JACKSONVILLE VFC
- POLICE PRECINCT: COCKEYSVILLE
- WATERSHED: LOCH RAVEN RESERVOIR
- ELECTION DISTRICT: 10
- COUNCILMANIC DISTRICT: 3
- CONGRESSIONAL DISTRICT: 1
- LEGISLATIVE DISTRICT: 7
- VOTING PRECINCT: 10-04
- THERE ARE NO FIRE HYDRANTS ON THIS SITE. THIS SITE IS NOT SERVED BY PUBLIC SANITARY SEWER OR WATER. SUBJECT PROPERTY IS SERVED BY A WELL AND SEPTIC SYSTEM.
- THE SUBJECT BUILDING FOR THIS SPECIAL EXCEPTION REQUEST IS TWO (2) STORIES AND APPROXIMATELY 24' TALL. THE TOTAL SF OF BUILDING SPACE IS 3,704 SF, WHICH INCLUDES BOTH FLOORS. A TWO-STORY RESIDENTIAL BUILDING IS ALSO LOCATED ON THIS SITE BUT IS NOT PART OF THIS SPECIAL EXCEPTION REQUEST. THE TOTAL SF OF THIS RESIDENTIAL BUILDING IS 2,250 SF.
- SUM OF FLOOR AREA OF BOTH STRUCTURES DIVIDED BY THE TOTAL SITE AREA IS EQUAL TO THE FLOOR TO AREA RATIO (FAR)
5,954 SF / 64,202 SF = 0.09 FAR
- ~~ZONING HISTORY FOR THIS PROPERTY INDICATES THERE IS A 1966 CASE, NO. 66-4966, REGARDING APPROVAL OF LIVING QUARTERS IN A COMMERCIAL BUILDING~~
- THERE IS NO DELETERIOUS EFFECT THAT WOULD BE GENERATED BY GRANTING THE SPECIAL EXCEPTION AS THE EXISTING USE IS A DERIVATIVE OF THE USE PRIOR TO THE ADOPTION OF BALTIMORE COUNTY'S ZONING.



VICINITY MAP

SCALE: 1" = 2000'