



KEVIN KAMENETZ
County Executive

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

November 20, 2012

Michael T. Wyatt, Esquire
404 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No.: 2013-0078-SPH
Property: 1919 Wills Road

Dear Mr. Wyatt:

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", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Richard C. Koluch, 4116 Southfield Drive, Baltimore, MD 21236
David Fitzhugh, 1916 Wills Road, Baltimore, MD 21222
Ruby M. Koluch, 4241 Four Mills Road, Baltimore, MD 21236
Jacob W. Britt, 2423 Fait Avenue, Baltimore, MD 21224

IN RE: PETITION FOR SPECIAL HEARING *
(1919 Wills Road)
12th Election District *
7th Councilmanic District
Koluch Properties, LLC, *Legal Owner* *
Jacob W. Britt, *Contract Purchaser* *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0078-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Michael T. Wyatt, Esquire, on behalf of the legal owner, Koluch Properties, LLC, and the contract purchaser, Jacob W. Britt, ("Petitioners"). The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

1. To confirm that the existing two-family dwelling in combination with the existing warehouse and commercial boatyard uses constitutes a lawful non-conforming use of the property,
2. To confirm that the 23' side yard for the existing two-family dwelling conforms to the requirements of Section 255.1 (see Sections 238.2 and 302), and
3. To approve a Modified Parking Plan per Section 409.12.B.

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 held for this case was Richard C. Koluch, David Fitzhugh, Ruby M. Koluch, Jacob W. Britt, and James E. Matis, Professional Engineer with Matis Warfield, Inc., the consulting firm that prepared the site plan. Michael T. Wyatt, Esquire appeared and represented the Petitioners. The file reveals that the Petition was properly advertised and the site

ORDER RECEIVED FOR FILING

Date 11-20-12

By 120

was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. ZAC comments were received from the Department of Environmental Protection and Sustainability (DEPS) on November 14, 2012, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. § 500.14.

Testimony and evidence revealed that the subject property is 29,066 square feet (0.67 acres) and is zoned ML-IM. The property is improved with a warehouse building, a two-family dwelling and an eight slip pier. *See Exhibit 1.* As the caption of this case makes clear, there is a pending contract of sale for the premises, and that contract is contingent upon the grant of the requested zoning relief.

Under the B.C.Z.R., a nonconforming use is defined as:

A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [Bill No. 18-1976]

B.C.Z.R. § 101.1.

In this case, the property is zoned ML-IM, and it has had that same zoning classification since 1955. In the 1955 regulations, both warehouses and two-family dwellings were permitted as of right. B.C.Z.R. (1955) § 253.1 and 2.

The Petitioners presented several witnesses and exhibits that established the dwelling was constructed on this site in approximately early 1950s. James Matis (who was accepted as an expert witness) presented aerial photos from 1952 (Exhibit 5) which show (albeit somewhat out of focus) the roofline of the dwelling on this site. In addition, Petitioners presented sewer drawings and plans prepared by Baltimore County, and dated 1956 and 1961 (Exhibits 6 and 7) which

ORDER RECEIVED FOR FILING

Date 11-20-12

2

By [Signature]

CBCA

FLOOD PLAIN



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 1919 Willis Road, Dundalk, Maryland 21222 which is presently zoned ML-IM
Deed References: SM 24348/0069 10 Digit Tax Account # 1 2 1 3 0 2 2 1 2 0
Property Owner(s) Printed Name(s) Koluch Properties, LLC

(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 the relief requested in the attached Exhibit 1 entitled "Specific Relief Requested"
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
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). * and contract purchaser

Contract Purchaser/Lessee:

Jacob W. Britt

Name- Type or Print

Signature

2423 Falt Avenue Baltimore Maryland

Mailing Address City State

21224

Zip Code Telephone # Email Address

Attorney for Petitioner

Michael T. Wyatt

Name- Type or Print

Signature

404 Allegheny Avenue Towson Maryland

Mailing Address City State

21204

(410) 821-1013

mwyatt@marlowwyatt.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Koluch Properties, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1919 Willis Road

Dundalk

Maryland

Mailing Address

City

State

21222

Zip Code Telephone # Email Address

Representative to be contacted:

Michael T. Wyatt

Name - Type or Print

Signature

404 Allegheny Avenue

Towson

Maryland

Mailing Address

City

State

21204

(410) 821-1013

mwyatt@marlowwyatt.com

Zip Code Telephone # Email Address

CASE NUMBER

2013-0079 SPH

Filing Date

9/28/12

Do Not Schedule Dates:

Reviewer

GH

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

11-20-12

By

low

PETITION FOR ZONING HEARING

EXHIBIT 1

Specific Relief Requested

Special Hearing is requested pursuant to Section 500.7 BCZR

- 1) To confirm that the existing Two-Family Dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property.
- 2) To confirm that the 23 foot side yard for the existing Two-Family Dwelling conforms to the requirements of Section 255.1 (see Sections 238.2 and 302).
- 3) To approve a Modified Parking Plan per Section 409.12.B (BCZR)

2013- 0078- SPH

September 24, 2012

**Description to Accompany Zoning Petition
for Special Hearing
No. 1919 Wills Road
Election District No.14
Baltimore County, Maryland**

Beginning for the same on the east side of Wills Road, at a point located *North 36° 30" East* 283 feet, more or less, from the point of intersection of the centerlines of Wills Road and Flood Road, running thence and binding along the east side of Wills Road the two following courses viz:

1. **North 41° 24' 00" East 40.00 feet** to a point, thence
2. **North 23° 17' 00" East 84.17 feet** to a point, thence leaving said Wills Road and running thence the three following course viz
3. **South 48° 36' 00" East 243.00 feet** to a point, thence
4. **South 45° 08' 00" West 120.25 feet** to a point, and
5. **North 48° 36' 00" West 209.00 feet** to the place of beginning.

Containing 0.61 acres more or less.

This description is intended for zoning purposes only and is not intended for use in the conveyance of land.



2013-0078-JPH

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

No. **87795**
 Date: **9/28/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 9/28/2012 9/28/2012 11:47:30 32
 REC MGRS WALTON, DONALD
 RECEIPT # 000000 09/28/12 001A
 5 SENIOR CITIZEN REGISTRATION
 1101 087795
 Receipt for \$385.00
 \$385.00 13 1.00 00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	0000		0150					385.00

Total: **385.00**

Rec From: **Marlow & Wyatt**
 For: **2013-0078-SPH**
1919 Wills RD

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: 20130078 SPH
Petitioner: Jacob Britt
Address or Location: 1919 Wills Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Tullyatt
Address: 404 Allegheny Aven
Towson MD 21204
Telephone Number: 410.821.1013

CERTIFICATE OF POSTING

2013-0078-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Jacob Britt

November 16, 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:

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: _____

1919 Wills Rd

October 27, 2012

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

Sincerely,

October 27, 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 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: # 2013-0078-SPH

1919 Wills Road

S/s of Wills Road, 509 ft. s/of centerline of Flood Road

12th Election District - 7th Councilmanic District

Legal Owner(s): Koluch Properties, LLC

Contract Purchaser: Jacob Britt

Special Hearing: to confirm that the existing two-family dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property; to confirm that the 23 ft. side yard for the existing two-family dwelling conforms to the requirements of Section 255.1; to approve a Modified Parking Plan.

Hearing: Friday, November 16, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 884460
10/382 Oct. 25



501 N. Calvert Street, Baltimore, MD 21278

October 25, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 25, 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



KEVIN KAMENETZ
County Executive

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

October 23, 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: 2013-0078-SPH

1919 Wills Road

S/s of Wills Road, 509 ft. s/of centerline of Flood Road

12th Election District – 7th Councilmanic District

Legal Owners: Koluch Properties, LLC

Contract Purchaser: Jacob Britt

Special Hearing to confirm that the existing two-family dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property; to confirm that the 23 ft. side yard for the existing two-family dwelling conforms to the requirements of Section 255.1; to approve a Modified Parking Plan.

Hearing: Friday, November 16, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael Wyatt, 404 Allegheny Avenue, Towson 21204
Jacob Britt, 2423 Fait Avenue, Baltimore 21224
Koluch Properties, Inc., 1919 Wills Road, Dundalk 21222

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 27, 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, October 25, 2012 Issue - Jeffersonian

Please forward billing to:
Michael Wyatt
404 Allegheny Avenue
Towson, MD 21204

410-821-1013

NOTICE OF ZONING HEARING

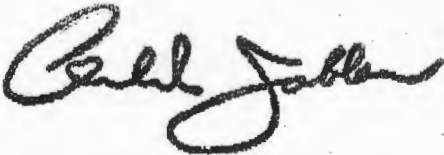
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0078-SPH

1919 Wills Road
S/s of Wills Road, 509 ft. s/of centerline of Flood Road
12th Election District – 7th Councilmanic District
Legal Owners: Koluch Properties, LLC
Contract Purchaser: Jacob Britt

Special Hearing to confirm that the existing two-family dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property; to confirm that the 23 ft. side yard for the existing two-family dwelling conforms to the requirements of Section 255.1; to approve a Modified Parking Plan.

Hearing: Friday, November 16, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING
1919 Wills Road; S/S Wills Road, 509' S of
Centerline of Flood Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Koluch Properties, LLC
Contract Purchaser(s): Jacob W. Britt
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 0878
* 2013-007-SPH

* * * * *

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

OCT 11 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 11th day of October, 2012, a copy of the foregoing Entry of Appearance was mailed to Michael Wyatt, Esquire, 404 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: December 26, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0078-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 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 1919 Wisp Ave.
CASE NUMBER 2013-0078-SP4
DATE 11-16-12

[illegible]

Microsoft Access - [GenInputFrm_View : Form]

File Edit View Insert Format Records Tools Window Help

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

200 Foot Scale Map Reference:		Existing Use:	Commercial	
		Proposed Use:	Commercial	
		Existing Zoning Classification:	ML-IM	North/South Coordinate:
1000 Foot Scale Map Reference:		Requested Zoning Classification:		East/West Coordinate:
		Existing District:		Census Tract:
		Requested District:		

Commissioner Case Number:	2013 0041 A	Circuit Court Case Number:	
Zon. Comm. or Dep. Zon. Comm?		Circuit Court Filing Date:	
Commissioner Order Date:		Circuit Court Decision Date:	
Commissioner Decision:		Circuit Court Decision:	
Commissioner Order Restrictions?			
		MD Court of Special Appeals Filing Date:	
		MD Court of Special Appeals Decision Date:	
		MD Court of Special Appeals Decision:	
Board of Appeals Case Number:			

Find Record Next Record Previous Record Preview ZAC Agenda Public Hearings Admin Variances Open MS Word Exit Access Scanned Image

Record: of 26905

Form View

start Novell Grou... Listen to Fr... Microsoft A... 8:47 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1919 Wills Road

RECEIVED

INFORMATION:

SEP 13 2012

Item Number: 13-041

Petitioner: Koluch Property, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a variance to permit the housing of pigeons on the subject property with 0.61 acres in lieu of the permitted 1-acre. There is a current code violation (case # 0293900) for pigeons and pigeon coup on the property, occupied by residents other than the property owner.

The Department of Planning visited the site and the pigeon coups are not visible from the public road. The property contains a large commercial type building with a residence to the rear. The property is chain link fenced.

The petitioner's request is a substantial variance request that could potentially have negative impacts on many of the neighboring properties. The number of pigeons that have taken residence on the subject property further exacerbates the aforementioned impact. As such, the Department of Planning recommends the petitioner's request be denied.

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

Prepared by:

Division Chief:
AVA/LL: CM

CASE NO. 2013- 0078-SPHCHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment10-17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC11-14DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

10-24PLANNING
(if not received, date e-mail sent _____)NC10-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10-25-12SIGN POSTING Date: 10-27-12 by BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: See "existing case 2013-0041-A info."

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 12 Account Number - 1213022120

Owner Information

Owner Name: KOLUCH PROPERTIES LLC Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: 4116 SOUTHFIELD DR Deed Reference: 1) /24348/ 00069
BALTIMORE MD 21236-5504 2)

Location & Structure Information

Premises Address Legal Description
1919 WILLS RD .61 AC
0-0000 1919 WILLS RD ES
270 NE FLOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0103	0024	0117		0000				1	Plat Ref:

Town NONE
Special Tax Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1975	6930	26,571 SF	07

Stories Basement Type Exterior
STORAGE WAREHOUSE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
<u>Land</u>	228,700	228,700		
<u>Improvements:</u>	203,200	203,200		
<u>Total:</u>	431,900	431,900	431,900	
<u>Preferential Land:</u>	0			

Transfer Information

<u>Seller:</u> METRO PLASTICS INC	<u>Date:</u> 08/22/2006	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /24348/ 00069	<u>Deed2:</u>
<u>Seller:</u> FISCHER MEC TEC I NC	<u>Date:</u> 12/06/1989	<u>Price:</u> \$280,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /08343/ 00345	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

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

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

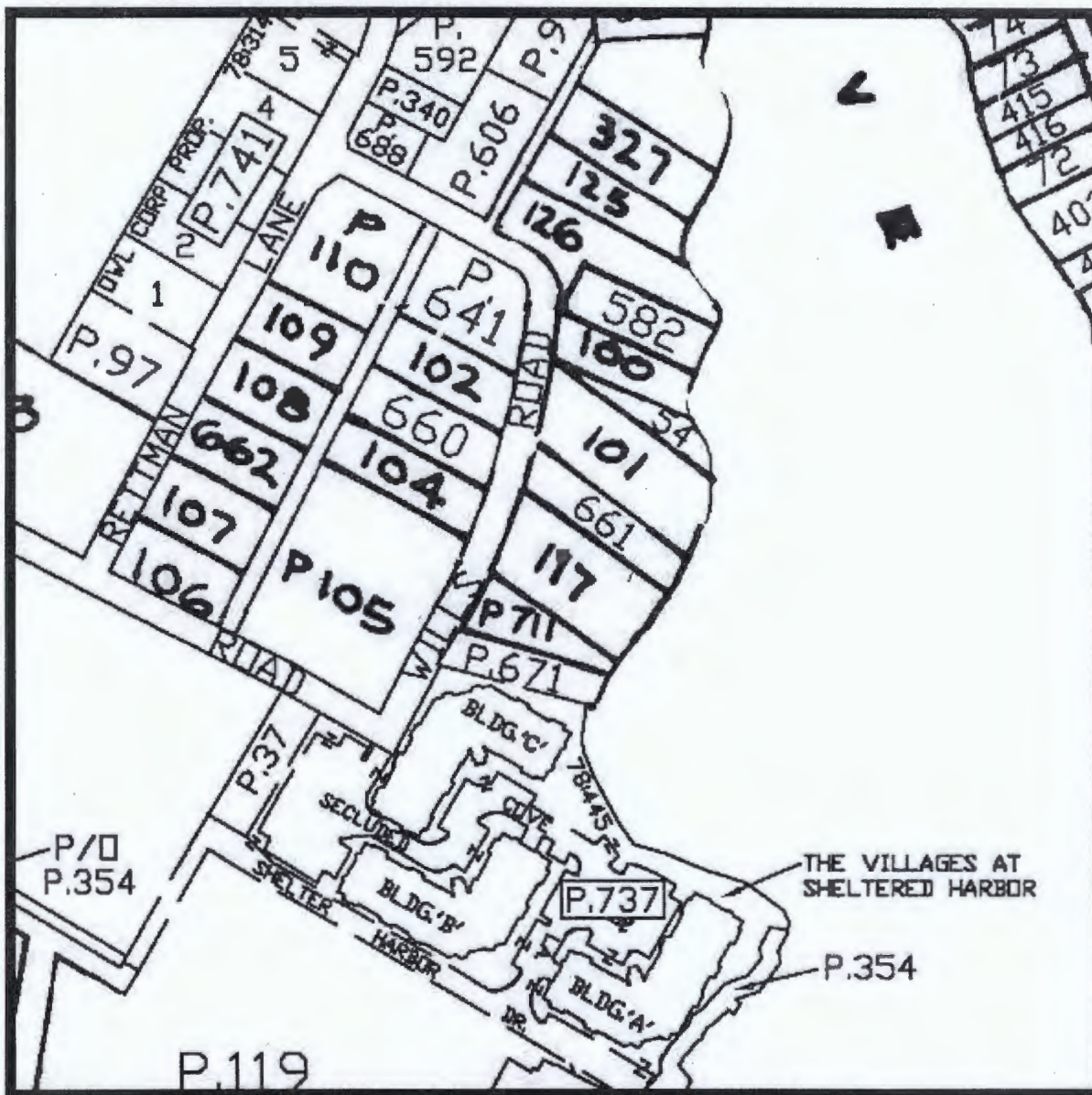
Homestead Application Status: No Application



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

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

District - 12 **Account Number - 1213022120**



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

BALTIMORE COUNTY, MARYLAND

11-16 10am
RECEIVED

Inter-Office Correspondence

NOV 14 2012

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: November 14, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0078-SPH
Address 1919 Wills Road
(Koluch Properties, LLC)

Zoning Advisory Committee Meeting of October 8, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. The IDA regulations require that the property be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The BMA requirements, in part, regulate structures and impervious surfaces with the Critical Area buffer. According to the applicant's plan with this petition, no improvements are proposed on the site. Any future improvements to the site must adhere to the Critical Area requirements, including the 10% Rule and BMA regulations. The relief requested in the petition (and accompanying plan) will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

Should the requested relief be approved, it will result in minimal impacts, which will maintain buffer functions and conserve fish, wildlife and plant habitat of Lynch Cove.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal, to confirm that the existing land uses constitute a lawful, non-conforming use of the property, to confirm that the 23-foot side yard setback conforms to requirements, and to approve a modified parking plan is consistent with this goal, given that no improvements are proposed to the site. Any improvements to the property, including any relocation of existing impervious surfaces, will require compliance with applicable IDA and BMA regulations.

Reviewer: *Thomas Panzarella - Environmental Impact Review*

116
10AM

Debra Wiley - ZACs

From: Lynn Lanham
To: Wiley, Debra
Date: 10/24/2012 1:42 PM
Subject: ZACs
CC: cjmurray

Debbie,

Planning will not be issuing comments on the following cases: 13-076, 078, 079 and 083. I have emailed the attnys.

Lynn

Lynn Lanham
 Chief, Development Review
mlanham@baltimorecountymd.gov
 410-887-3480
 410-887-5862 Fax
 Baltimore County Department of Planning
 105 W. Chesapeake Ave.
 Suite 101
 Towson, MD 21204



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Koluch Properties LLC
1919 Wills Road
Dundalk MD 21222

RE: Case Number: 2013-0078 SPH, Address: 1919 Wills Road, 21222

Dear Mr. Koluch:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 28, 2012. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Michael T. Wyatt, Esquire, 404 Allegheny Avenue, Towson MD 21204
Jacob W. Britt, 2423 Fait Avenue, Baltimore MD 21224

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-16-12

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

RE: Baltimore County
Item No 2013-0078 -SPH
Special Hearing
Koluch Properties, LLC
1919 Wills 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. 2013-0078-SPH

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 blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE : October 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2012
Item Nos. 2013-0076, 0078, 0079, 0081, 0082, 0083 and 0084

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

DAK. CEN
cc: File

11/16

10 AM

Case No.: 2013-0078-SPH

Exhibit Sheet

11-20-12
12-26-12
AW

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Aerial Photo	
No. 3	Deeds	
No. 4	Due Dilligence Report	
No. 5	Aerial Photos (1952)	
No. 6	BC Sewer Drawing	
No. 7	Sewer Position Sheet	
No. 8	BC2R (1955) § 253	
No. 9	Rental Housing License	
No. 10	Color Photos	
No. 11		
No. 12		

IN RE:

JACOB BRITT /
KOLUCH PROPERTIES

1919 Wills Road

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No: 2013-0078-SPH

* * * * *

PETITIONER'S HEARING EXHIBITS

RECORD AND RETURN TO:

Lisa M. L. Eisemann, Esq.
Moore, Carney, Ryan & Lattanzi, L.L.C.
4111 E. Joppa Road; Suite No. 201
Baltimore, MD 21236

NO TITLE EXAMINATION

THIS DEED, Made this 7th day of June, in the year Two Thousand and Six, by and between METRO PLASTICS, INC., a Maryland corporation, party of the first part, Grantor, and KOLUCH PROPERTIES, LLC, a Maryland limited liability company, party of the second part, Grantee.

WHEREAS, by Deed dated November 22, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8343 folio 345, the property hereinafter described was conveyed by Mectek, Inc., a Maryland corporation, to the Grantor herein; and

WHEREAS, by Articles of Dissolution accepted by the State Department of Assessments and Taxation on June 12, 2006, Metro Plastics, Inc. was dissolved; and

WHEREAS, This transfer is NOT exempt pursuant to Annotated Code of Maryland, Tax-Property Article, §12-108(q), because the Grantee is neither the original stockholder nor the donee of an original stockholder of stock in said Corporation; and

WITNESSETH, That in consideration of the premises, and in dissolution of METRO PLASTICS, INC., the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

See, "Exhibit A," for the property description, attached hereto and made a part hereof.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or otherwise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises unto and to the use of the said Grantee, its successors and assigns, in fee simple.

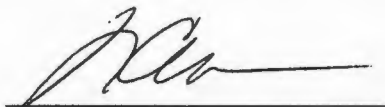
AND the said Grantor hereby covenants that the Grantor has not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Grantor:

WITNESS:

METRO PLASTICS, INC.
A Maryland corporation
Grantor

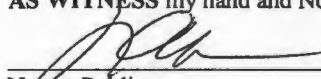


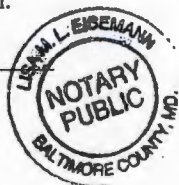
 (SEAL)
RICHARD C. KOLUCH, President

STATE OF MARYLAND, COUNTY OF BALTIMORE; TO WIT:

I HEREBY CERTIFY, that on this 7th day of June, 2006, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared RICHARD C. KOLUCH, President of METRO PLASTICS, INC., a Maryland corporation, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Deed and acknowledged the foregoing Deed to be his act as the President of METRO PLASTICS, INC., and in my presence signed and sealed the same, and further acknowledged that the consideration as stated above is true and correct.

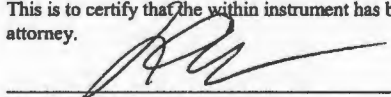
AS WITNESS my hand and Notarial Seal.


Notary Public



My Commission Expires:

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


Lisa M. L. Eisemann, Attorney

I:\COMMON\LISA\Commercial-Corporate\Koluch.MetroPlastics\Deed.wpd

EXHIBIT A - PROPERTY DESCRIPTION

BEGINNING for the same at an iron pipe heretofore set on the southeast side of a Private Road leading through the Merritt Farm to Stansbury Lane at the beginning of the second line of the firstly described parcel of land in a Deed dated March 3, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1285, folio 42 which was conveyed by Eliza C. Merritt to Herbert E. Merriken and wife, and running thence and binding on the southeast side of Private Road the two following courses and distances viz: North 41 degrees 24 minutes East 40 feet and North 23 degrees 17 minutes East 84.17 feet to an iron pipe thence leaving said road and running for a line of division south 48 degrees 36 minutes East running parallel with the above referred to second line of the firstly described parcel of land in the Deed from Merritt to Merriken 243 feet to the waters of Bear Creek thence binding on the waters of said Creek south 45 degrees 08 minutes West 120.25 feet to the end of said second line of said firstly described parcel of land which was conveyed by Merritt to Merriken and thence binding reversely on said second line North 48 degrees 36 minutes West 209 feet to the place of beginning. Containing 0.61 of an acre of land more or less.

BEING the same lot of land which by Deed dated November 22, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8343 folio 345, the property hereinafter described was conveyed by Mectek, Inc., a Maryland corporation, to the Grantor herein.

TOGETHER with the right and use of the existing Private Road leading from the above described property through the Merritt Farm to Stansbury Land.

I:\COMMON\LISA\Commercial-Corporate\Koluch.MetroPlastics\Description.wpd

0024348-0121

FILE # 05-29975

State of Maryland Instrument Intake Sheet

☐ Baltimore City ☐ County: **BALTIMORE COUNTY**

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if Addendum Intake Form is Attached				IMP FD SURE \$ 20.00 RECORDING FEE 20.00 TOTAL 40.00	
2 Conveyance Type		1 Deed	Mortgage	Other	Other	Res B4B4 Rcpt # 6891 SM JLF Bk # 3872 AUS 22, 2006 03:11 PM	
3 Tax Exemptions (if Applicable) Cite or Explain Authority		Improved Sale	Unimproved Sale	Multiple Accounts	X Not an Arms-Length Sale [9]		
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]			
		Recordation					
		State Transfer					
		County Transfer					
4 Consideration and Tax Calculations		Consideration Amount				Financial Office Only 1/4/06 5:30	
		Purchase Price/Consideration	\$ 0.00	Transfer and Recordation Tax Consideration		1/4/06 5:30	
		Any New Mortgage	\$ 0.00	Transfer Tax Consideration		1/4/06 5:30	
		Balance of Existing Mortgage	\$ 0.00	Less Exemption Amount		1/4/06 5:30	
		Other:	\$	Total Transfer Tax		1/4/06 5:30	
		Other:	\$	Recordation Tax Consideration		1/4/06 5:30	
		Full Cash Value	\$ 286,700.00	X () per \$500		1/4/06 5:30	
5 Fees		Amount of Fees				Doc 1 Doc 2 Agent	
		Recording Charge	\$ 20.00			Tax Bill	
		Surcharge	\$ 20.00	\$ 20.00		C.B. Credit	
		State Recordation Tax	\$ 1,435.00			Ag. Tax/Other	
		State Transfer Tax	\$ 1,433.50				
		County Transfer Tax	\$ 4,300.50				
		Other	\$				
		Other	\$				
6 Description of Property		District	Property Tax ID No. (1)	Grantor/Elber/Folio	Map	Parcel No.	Var./LOG (5)
		12	1213022120	SM 8343/345	103	117	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
							SqFt/Acreage (4)
							6930
		Location/Address of Property Being Conveyed (2)					
		1919 Wills Road					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:					
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:					
7 Transferred From		Doc 1 - Grantor(s) Name(s)			Doc 2 - Grantor(s) Name(s)		
		METRO PLASTICS, INC.					
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)			Doc 2 - Owner(s) of Record, if Different from Grantor(s)		
8 Transferred To		Doc 1 - Grantee(s) Name(s)			Doc 2 - Grantee(s) Name(s)		
		KOLUCH PROPERTIES, LLC					
		New Owner's (Grantee) Mailing Address:					
		4116 Southfield Drive, Baltimore, MD 21236-5504					
9 Other Names to Be Indexed		Doc 1 - Additional Names to be Indexed (Optional)			Doc 2 - Additional Names to be Indexed (Optional)		
10 Contact/Mail Information		Instrument Submitted By or Contact Person					☒ Return to Contact Person
		Name: LISA M. L. EISEMANN, Esq.					☐ Hold for Pickup
		Firm: Moore, Carney, Ryan & Lattanzi, L.L.C.					☐ Return Address Provided
		Address: 4111 E. Joppa Road, Suite 201					
		Baltimore, MD 21236-2288 Phone: 410-529-4600					
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?					
		☐ Yes ☒ No Does transfer include personal property? If yes, identify: _____					
		☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)					
		Assessment Use Only - Do Not Write Below This Line					
		Termination Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Trans. Process Verification ☐					
		Deed Reference: _____ Assigned Property No. _____					
		Geographic Map: _____ Sub: _____ Block: _____					
		Zoning: _____ Plat: _____ Dist: _____					
		Use: _____ Parcel: _____ Section: _____					
		Town Cd: _____ Bldg. Cd: _____ Occ. Cd: _____					

DUPLICATE PAID RECEIPT

2

FEE-SIMPLE DEED-CODE-City or County

THIS DEED, Made this 16th day of November, 1987

in the year one thousand nine hundred and eighty-seven, by and between

✓ GEORGE F. GROVE a/k/a G. ✓ FRED GROVE

of Baltimore County, in the State of Maryland, of the first part, and

✓ FISCHER MEC TEC, INC., a Body Corporate, in the State of Maryland
of the second part.

Witnesseth, That in consideration of the sum of Two Hundred Party 13.00
Five Thousand (\$245,000.00) Dollars and other good and valuable TX 1225.00
considerations, the receipt of which is hereby acknowledged C DOCS 1225.00

DEED 0 #
SM CLERK 2463.00

that the said party of the first part

#41120 C001 R02 T10:14
02/15/86

does grant and convey unto the said Fischer Mectec, Inc., a Body Corporate
of the State of Maryland, its successors and assigns

in fee simple, all that lot of ground, situate, lying
and being in Baltimore County, aforesaid, and described as follows, that
is to say:-

BEGINNING for the same at an iron pipe heretofore set on the
southeast side of a Private Road leading through the Merritt Farm to
Stansbury Lane at the beginning of the second line of the firstly described
parcel of land in a Deed dated March 3, 1943 and recorded among the Land
Records of Baltimore County in Liber RJS No. 1285 folio 42 which was
conveyed by Eliza C. Merritt to Herbert E. Merriken and wife and running
thence and binding on the southeast side of Private Road the two following
courses and distances viz North 41 degrees 24 minutes East 40 feet and
North 23 degrees 17 minutes East 84.17 feet to an iron pipe thence leaving
said road and running for a line of division south 48 degrees 36 minutes
East running parallel with the above referred to second line of the firstly
described parcel of land in the Deed from Merritt to Merriken 243 feet to
the waters of Bear Creek thence binding on the waters of said Creek south
45 degrees 08 minutes West 120.25 feet to the end of said second line of
said firstly described parcel of land which was conveyed by Merritt to
Merriken and thence binding reversely on said second line North 48 degrees
36 minutes West 209 feet to the place of beginning. Containing 0.61 of an
acre of land more or less.

TOGETHER with the buildings and improvements thereupon erected
made or being and all and every the rights alleys ways waters privileges
appurtenances and advanages to the same belonging or anywise appertaining
and also the right and use of the existing Private Road leading from the
above described property through the Merritt Farm to Stansbury Land.

BEING the same lot of ground in a Deed dated February 14, 1985,
and recorded among the Land Records of Baltimore County in Liber 5513
folio 527 which was granted and conveyed to George F. Grove and Gladys B.
Grove, and which in turn was granted by George F. Grove and Gladys B.
Grove, to George F. Grove, singly, as part of a divorce settlement, by Deed
dated June 23, 1987 and recorded among the Land Records of Baltimore County
the latter being the grantor herein.

prior hereto

AG. 1
NOT AT ALLANCE DEEDER TAX

SIGNATURE

DATE 1-29-88

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

B 240 \$3,920.00 AT 1/22/88 C-2

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

To Have and To Hold the same lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fischer Mectec, Inc., a Body Corporate, of the State of Maryland its successors and assigns in fee simple.

And the said party of the first part hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

TEST:

Glenn W. [Signature] George J. Grove
G. Fred Grove (SEAL)

Commonwealth of Pennsylvania, County of Allegheny, to wit:

I HEREBY CERTIFY, That on this 16th day of November in the year one thousand nine hundred and eighty-seven, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, in and for county aforesaid, personally appeared G. Fred Grove the above named grantor and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

Helen M. Windisch
 Notary Public
 HELEN M. WINDISCH, NOTARY PUBLIC
 PITTSBURGH ALLEGHENY COUNTY
 MY COMMISSION EXPIRES SEPT. 6, 1988
 Member, Pennsylvania Association of Notaries

Guardian Title Co., Inc.
 121 West Allegheny Ave.
 Pottsville, Maryland 21204

12-13-022130

PEZ-SAMPLE DEED-CODE-City or County

This Deed, Made this14TH

day of

February

in the year one thousand nine hundred and seventy five

, by and between

FRANCES MARES

of Baltimore County

in the State of Maryland, of the first part, and

GEORGE F. GROVE and GLADYS B. GROVE, his wife

of the second part.

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged

the said Frances Mares

does grant and convey unto the said George F. Grove and Gladys B. Grove, his wife, and assigns, by the entirety, their assigns, the survivor of them and the survivor's

MAR 11-75	255232d	***514.30
MAR 11-75	255232DS	***201.30
MAR 11-75	255232D	***100.00
MAR 11-75	255230D	***205.00
MAR 11-75	255229D	****8.00

heirs and assigns, in fee simple, all

that lot

of ground, situate, lying and being in

Baltimore County

, aforesaid, and described as follows, that is to say:-

Beginning for the same at an iron pipe heretofore set on the southeast side of a Private Road leading through the Merritt Farm to Stensbury Lane at the beginning of the second line of the firstly described parcel of land in a Deed dated March 3, 1943 and recorded among the Land Records of Baltimore County in Liber RJS No. 1285 folio 42 which was conveyed by Eliza C. Merritt to Herbert E. Merriken and wife and running thence and binding on the southeast side of said Private Road the two following courses and distances: viz North 21 degrees 24 minutes East 40 feet and North 23 degrees 17 minutes East 84.17 feet to an iron pipe thence leaving said road and running for a line of division south 48 degrees 36 minutes East running parallel with the above referred to second line of the firstly described parcel of land in the Deed from Merritt to Merriken 243 feet to the waters of Bear Creek thence binding on the waters of said Creek south 45 degrees 08 minutes West 120.25 feet to the end of said second line of said firstly described parcel of land which was conveyed by Merritt to Merriken and thence binding reversely on said second line North 48 degrees 36 minutes West 209 feet to the place of beginning. Containing 0.61 of an acre of land more or less.

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining and also the right and use of the existing Private Road leading from the above described property through the Merritt Farm to Stensbury Lane.

BEING the same lot of ground in a Deed dated June 28, 1946 which was recorded among the Land Records of Baltimore County in Liber 1479 folio 319 which was granted and conveyed from Eliza C. Merritt unto Jerry Mares and Frances Mares, his wife, the said Jerry Mares having since departed this life leaving title vested solely unto the Grantor herein.

Consideration - 61.00
 Mortgage - 201.30
 State Tax - 205.00
 Pending - 21.00

MAR 5 4 11

915.00 NSC

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said George F. Grove and Gladys B. Grove, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's

heirs and assigns, in fee simple.

And the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

Maureen Gibson

Frances Mares (SEAL)
Frances Mares
(SEAL)

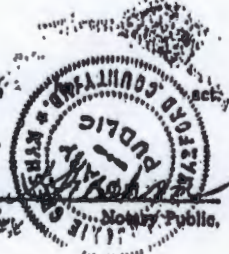
STATE OF MARYLAND, *Harford County*, to-wit:
I HEREBY CERTIFY, That on this *14th*
in the year one thousand nine hundred and seventy five
a Notary Public of the State of Maryland, in and for
personally appeared *Frances Mares*

day of *February*
before me, the subscriber,
afore said,

the above named grantor and she acknowledged the foregoing Deed to be
As Witness my hand and Notarial Seal:

My Commission expires 7-1-78

Rec'd for record MAR 11 1975
For *Walter M. Kahline, Jr.*, Clerk
Mail to *John B. Harvey Jr.*
Receipt No. *800*



117759) THIS DEED Made this 28th day of June in the year one thousand
 Eliza C Merritt) nine hundred and forty-six by and between ELIZA C MERRITT
 Deed to) unmarried Grantor of Baltimore City in the State of Maryland
 Jerry Mares & Wf) of the first part and JERRY MARES and FRANCES MARES his wife
 USS \$2.75 SS \$2.10) Grantees of Baltimore City State aforesaid of the second part

) Witnesseth that in consideration of the sum of Five
 Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged
 the said party of the first part doth grant and convey unto the said parties of the second
 part as tenants by the entireties their heirs and assigns in fee simple all that lot of
 ground situate lying and being in the 12th Election District of Balto County and described
 as follows that is to say

Beginning for the same at an iron pipe heretofore set on the southeast side of a
 Private Road leading through the Merritt Farm to Stansbury Lane at the beginning of the
 second line of the firstly described parcel of land in a Deed dated March 3 1943 and re-
 corded among the Land Records of Baltimore County in Liber R J S No 1285 folio 42 which was
 conveyed by Eliza C Merritt to Herbert E Merriken and Wife and running thence and binding
 on the southeast side of said Private Road the two following courses and distances viz
 North 41 degrees 24 minutes East 40 feet and North 23 degrees 17 minutes East 84.17 feet
 to an iron pipe thence leaving said road and running for a line of division south 48
 degrees 36 minutes East running parallel with the above referred to second line of the
 firstly described parcel of land in the Deed from Merritt to Merriken 243 feet to the waters
 of Bear Creek thence binding on the waters of said Creek south 45 degrees 08 minutes West
 120.25 feet to the end of said second line of said firstly described parcel of land which
 was conveyed by Merritt to Merriken and thence binding reversely on said second line North
 48 degrees 36 minutes West 209 feet to the place of beginning

Containing 0.61 acre or more or less

BEING a part of Lot "C" which was devised and bequeathed unto Eliza C Merritt by
 the Last Will and Testament of her Mother Ellen Jane Merritt filed in the Office of the
 Register of Wills for Baltimore County in Wills Liber J P C No 29 folio 102 said Lot "C"
 being shown on a Plat filed with said Will

AND BEING ALSO the same lot of ground as surveyed on June 7 1946 by Dollenberg
 Brothers registered professional engineers and land surveyors Duncan Building Towson
 Maryland

TOGETHER with the buildings and improvements thereupon erected made or being and
 all and every the rights alleys ways waters privileges appurtenances and advantages to
 the same belonging or anywise appertaining and also the right and use of the existing
 Private Road leading from the above described property through the Merritt Farm to Stans-
 bury Lane

The above described property is conveyed hereby with the understanding on the part of
 the Grantees that the same nor any part thereof shall be used for the manufacture or sale
 of any malt or spirituous liquors

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned
 and hereby intended to be conveyed together with the rights privileges appurtenances and
 advantages thereto belonging or appertaining unto and to the proper use and benefit of
 the said parties of the second part as tenants by the entireties their heirs and assigns in

JAN 8 1948

fee simple

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite

WITNESS the hand and seal of said grantor

TEST

Eliza C Merritt (SEAL)

CHARLES J NOVAK

STATE OF MARYLAND BALTIMORE CITY to wit

I HEREBY CERTIFY That on this 28th day of June in the year one thousand nine hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared ELIZA C MERRITT unmarried the above named grantor and she acknowledged the foregoing Deed to be her act

AS WITNESS my hand and Notarial Seal

Charles J Novak
Notary Public

(NOTARIAL SEAL)

Recorded July 3 1946 at 10:45 AM & exd per Robert J Spittel Clerk

(recorded by EMB)

(EXD BY B & W)

117762) THIS DEED Made this 26th day of June in the year one
Jacob W Halsor & Wf) thousand nine hundred and forty-six by and betwix Jacob
Assign to) W Halsor and Hilda E Halsor his wife of Baltimore City in
Robert R Younghusband & Wf) the State of Maryland of the first part ad Robert R Young-
US\$ \$12.65 SS \$11.50) Husband and Gertrude M Younghusband his wife of the second
) part

WITNESSETH that in consideration of the sum of five (\$5.00) dollars and other valuable considerations the said Jacob W Halsor and Hilda E Halsor his wife do grant and convey unto the said Robert R Younghusband and Gertrude M Younghusband his wife as tenants by the entireties their personal representatives and assigns all that lot of ground situate in Baltimore County aforesaid and described as follows that is to say

BEING described and known and designated and comprising lot number 79 as shown on Plat Number 17 of Leeds which Plat is dated April 9 1942 and recorded among the Land Records of Baltimore County in Plat Book No 13 folio 21 The improvements thereon being known as No 1226 Ten Oaks Road

BRING the same lot of ground described in an assignment dated August 26 1942 and recorded among the Land Records of Baltimore County in Liber C H K 1246 folio 290 which was assigned and conveyed by Emory A Kalbaugh to the herein grantors

TOGETHER with the buildings thereupon and the rights alleys ways waters privileges appurtenances and advantages thereto belonging or in any wise appertaining

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said Robert R Younghusband and Gertrude M Younghusband his wife as tenants by the entireties their personal representatives and assigns and the survivor of them and the personal representatives and assigns of the survivor for all the residue of the term of years yet



August 15, 2012

Electronic Copy

Mr. Stuart S. Rienhoff
Managing Director
Jones Lang LaSalle
100 E. Pratt Street
Baltimore, Maryland 21202

**RE: Condition Assessment
1919 Wills Road
Dundalk, MD 21222**

Dear Mr. Rienhoff:

Thank you for selecting Real Estate Diligence LLC ("RED") to perform this assessment. In accordance with the agreement to perform physical due-diligence services, Real Estate Diligence LLC is pleased to submit the attached report for the subject property.

The purpose of this engagement is to evaluate the general condition of the existing facilities and sites relative to a potential acquisition transaction. The visual assessment documents the existing condition of the property, and identifies and quantifies major defects in materials or systems based upon our observations, which might significantly affect the value of the property or continued operation of the facility over the assessment period.

Please do not hesitate to contact us should you have questions concerning this report.

Yours very truly,

A handwritten signature in black ink, appearing to read "Thomas H. King".

Thomas H. King, R.A.

Principal

Real Estate Diligence LLC

tking@RED-LLC.com

443-465-7526 (m)



OPINIONS OF PROBABLE COSTS - DRAFT 07-31-2012

1919 Wills Road, Dundalk, Maryland 21222

SUMMARY DATA

CLIENT: Mr. Stuart S. Rienhoff, Managing Director, Jones Lang LaSalle on behalf of Living Classrooms
SUBJECT PROPERTY ADDRESS: 1919 Wills Road, Dundalk, Maryland 21222
PROJECT MANAGER: Thomas King, Principal
PROJECT TEAM: Thomas H. King, Registered Architect, Project Manager
Skip Harclerode, P.E., MEP Evaluator
DATES OF SITE VISIT: July 16, 2012
SITE DATA:

Topography: This Residential and Light Industrial property is situated on a near rectangular site. The property slopes gradually toward Bear Creek before dropping approximately 6-feet to the top of a 4-foot high headwall along the creek's edge
Land Area: 26,571 square feet or 0.6099-acres
Zoning: ML IM - Manufacturing, Light
Flood Plain: The site is located within both Flood Zone AE defined as an area that correspond to the 1-percent annual chance floodplains with a base flood elevation of 8-feet; and Flood Zone X, defined as an area outside the 100-year and 500-year flood plain and is referenced on FEMA Community Panel 240010 0440F dated September 26, 2008

IMPROVEMENT DATA:

Number of Buildings/Units: There are two buildings on the property
Building Type: Industrial; Residential
Year Built: Industrial - 1975; Residential - 1950's
Number of Stories: Residential - 2-story with partial basement and crawlspace; Industrial - 1-story with mezzanines
Approximate Floor Height: Industrial - N/A; Residential - approximately 9'-0" floor to floor
Overall Building Height: Approximately 24-feet
Type Construction: Industrial - Type 3-A Noncombustible/combustible, unprotected; Residential - Type 5-B combustible, unprotected
Building Use: Industrial / warehouse
Building Area: Industrial building is approximately 4,550 square feet
Type of Parking: Surface parking on concrete and asphalt
Number of Parking Spaces: Undetermined, not striped
Required Parking Spaces: Based on the Baltimore County Zoning Ordinance, 1 parking stall is required per employee on the largest shift at the Industrial occupancy, 1 per apartment with no separate bedroom, and 1.25 stalls per apartment with 1 or 2 separate bedrooms. With an estimated 3 employees, a total of 5 parking stalls are required for the current occupancy. Although not delineated, the current parking provisions can be made compliant
Utilities: On site utilities are both underground and aboveground. High-voltage overhead power distribution lines do cross the property.
Electric: Baltimore Gas & Electric (BGE)
Gas: Not Available
Water and Sewer: Baltimore County Bureau of Utilities
Structure: Industrial - pre-engineered "Butler" building, steel girders, purlins and perimeter non-loadbearing, single wythe CMU masonry; Residential - platform framed wood structure supported on concrete masonry (CMU) foundations
Column Spacing: Approximately 25'x60' clear span
Floor Loading: Undetermined; no construction documents were available for review
Building Exterior: The industrial building employs single wythe non-loadbearing concrete masonry that is painted. The residential structure is clad with brick masonry, and vinyl siding at gable ends, with aluminum wrapped window casings and fascia, soffits are aluminum
Roofing: Industrial - galvanized steel metal panel that has been routinely coated with an aluminum coating; Residential - 3-tab composition shingles
Building Interiors: Industrial - painted structure and exposed rigid foam insulation on metal deck, exposed rigid foam insulation on walls, painted concrete floor; ceramic tile in restrooms. Wood mezzanine structures are wood framed. Residential - finishes consist of painted gypsum wallboard ceilings and walls with hardwood flooring, carpeting. Kitchen cabinets are employ solid wood doors on particle board frames, bathroom vanities are similar
Number of Stairs: Industrial - there is one set of stairs to the mezzanine space; Residential - the upper floor apartment has a separate dedicated exterior stair, the ground floor unit has a set of interior and exterior stairs leading to the partial basement



OPINIONS OF PROBABLE COSTS - DRAFT 07-31-2012

1919 Wills Road, Dundalk, Maryland 21222

INFORMATION SOURCE:	HVAC:	The Industrial building is heated and ventilation by two fuel oil fired Lennox furnace via distribution ductwork. The residential structure behind the commercial building consisting of two apartment units is heated and cooled by a combination of fuel oil fired furnace with a coil and remote condensing unit, and split system heat pump unit
	Electrical Systems:	Each building utilizes a main electrical service provided by Baltimore Gas & Electric Company. The commercial building has a 400-ampere, 480/277 volt, 3 phase, 4 wire electrical service. The main apartment feeders were observed to be aluminum Alcan Stabaloy type SE multi-strand fastened wiring for the two residential apartments. The lower level apartment has a 200-ampere, 240/120 volt, single phase service, and the upper apartment has a 100-ampere, 240/120 volt, single phase service. Branch circuits from these panels are copper and have circuit breakers rated 240/120 volt, single phase power
	Plumbing Systems:	The Baltimore County Bureau of Utilities provides domestic water and sewer service. Natural gas is not available at this property. Supply piping is copper, sanitary piping is PVC. Storm water is directed to the surface from gutter and downspout systems
	Fire/Life Safety Systems:	None of these buildings are sprinklered and have only smoke detection devices in place. Also, no hand held fire extinguishers were observed
	Vertical Transportation:	Not Applicable
	Original Design Team:	Architect: Unknown Structural: Unknown Civil Engineer: Unknown MEP Engineers: Unknown
	Developer:	Unknown
	Occupancy Class:	Industrial - Use Group S-2 Storage or F-1 Moderate Hazard Factory and Industrial; Residential - Use Group R-3
	Current Code:	2009 International Building Code
	Applicable Code:	Assumed BOCA National Building Code
	Property Escort:	Mr. Richard Koluch, Owner
STATEMENT OF CONDITION:		The overall condition of the building and site improvements are considered to be fair to good. Building development and improvements appear to generally comply with accepted practices for the area at the time of construction. With the completion of the limited items contained in this "Opinions of Probable Costs" spreadsheet in conjunction with a well-planned and executed program of annual maintenance, this property should continue to perform well throughout the assessment period.

IN RE:

JACOB BRITT /
KOLUCH PROPERTIES

1919 Wills Road

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No: 2013-0078-SPH

* * * * *

**Placeholder for
Oversized Exhibit**

Tab 6

Water Plan (2)

M. L. Zone—Manufacturing, Light

Section 253—USE REGULATIONS

The following uses only are permitted:

253.1—Non-residential uses permitted and as limited in B. R. Zone, excluding: kennels, theatres, drive-in theatres, funeral establishments, and the uses permitted in Sections 230.7 and 230.8.

253.2—Residential uses as follows:

Dwellings, one-family or two family on lots of record before March 30, 1955, but new subdivisions for residential development are prohibited;

Farm (see Section 404);

Living quarters for watchmen and caretakers and their families employed and living on the premises, in connection with any lawful use in the M. L. Zone.

253.3—Uses permitted in M. R. Zone.

253.4—The following uses when located at least 100 feet from any contiguous residence zone:

Assembly of automobiles and airplanes;

Boat yard and/or marine railway;

Bus terminal;

Carpet, rug cleaning;

Cleaning and dyeing;

Concrete products, including concrete and/or cinder block manufacture;

Contractor's equipment storage yard;

Creamery;

Enameling, japanning, lacquering, galvanizing and plating, when merely accessory to other permitted uses;

Excavations, controlled, exclusive of those embodying use of explosives (see Section 403);

Grain, processing of, provided equipment is installed for effective precipitation and recovery of dust;

Ice, manufacture of;

Milk pasteurization and distributing stations;

Non-liquid fuel storage and sale (for requirements see Baltimore County Building Code);

Poultry, commercial killing of;

Storage of inflammable liquids and gases above ground (for requirements see Balti-



RENTAL HOUSING LICENSE

Baltimore County
Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room G-14
Towson, MD 21204

License No.: PT0016254

Date Issued: 06/25/2012

Expiration Date: 06/08/2015

Name and Address for Mailing

KOLUCH PROPERTIES LLC
4116 SOUTHFIELD DR
BALTIMORE MD 21236

Property Owner Name and Address

(If different from mailing name and address)

Rental Property Information

Rental Property Address

1919 WILLS RD APT 2
DUNDALK, MD 21222

Number of Dwelling Units:

1

Property Account:

12-13-022120

Approval Authority

In accordance with Baltimore County Code, 2003, Article 35, Title 6, the above property owner is granted permission to rent the dwelling unit(s) described above.

Director, Permits, Approvals and Inspections

This license is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations.



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Name and Address for Mailing

KOLUCH PROPERTIES LLC
4116 SOUTHFIELD DR
BALTIMORE MD 21236

Property Owner Name and Address

(If different from mailing name and address)

Rental Property Information

Rental Property Address

1919 WILLS RD APT 1
DUNDALK, MD 21222

Number of Dwelling Units: 1

Property Account: 12-13-022120

Approval Authority

In accordance with Baltimore County Code, 2003, Article 35, Title 6, the above property owner is granted permission to rent the dwelling unit(s) described above.

Director, Permits, Approvals and Inspections

This license is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations.



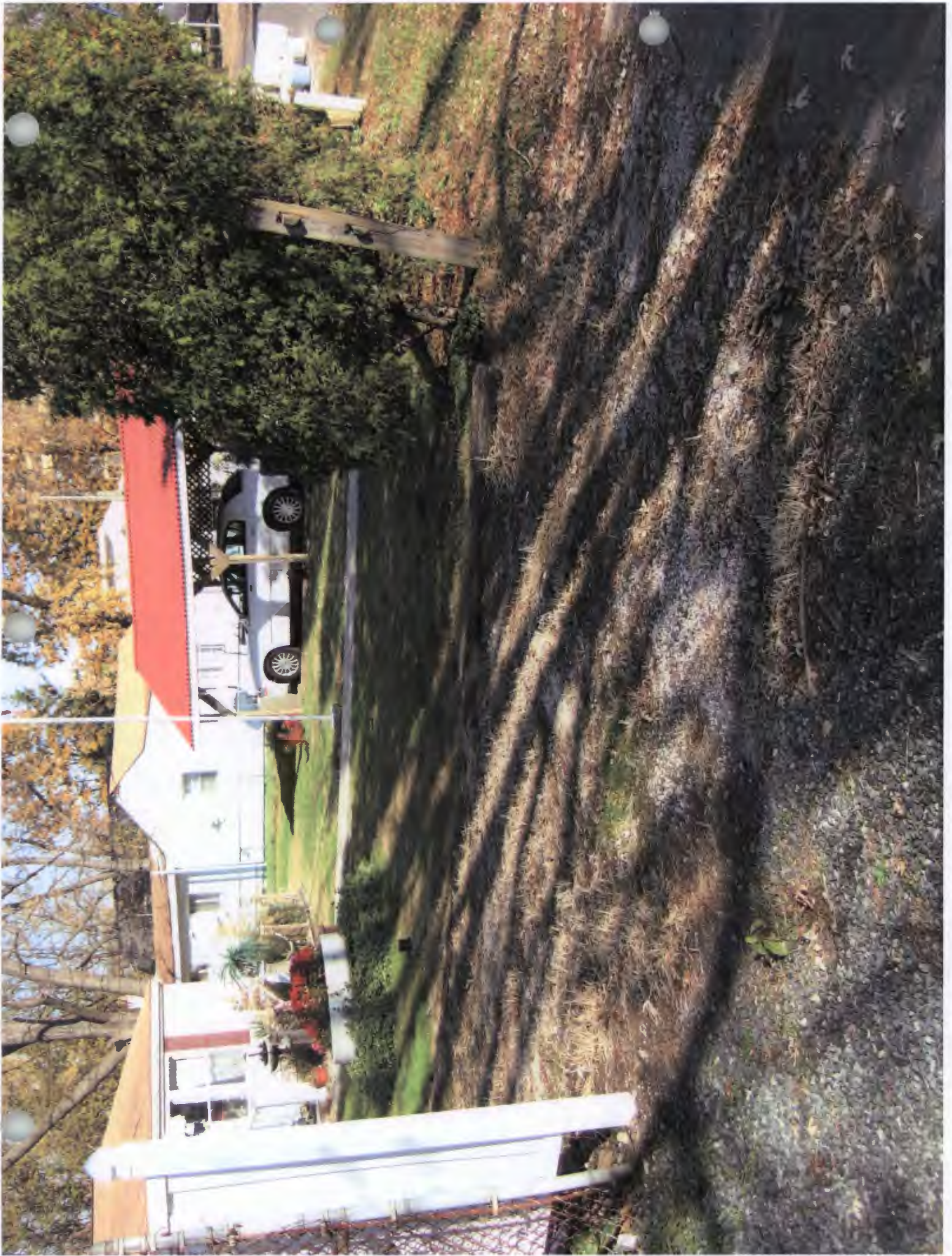


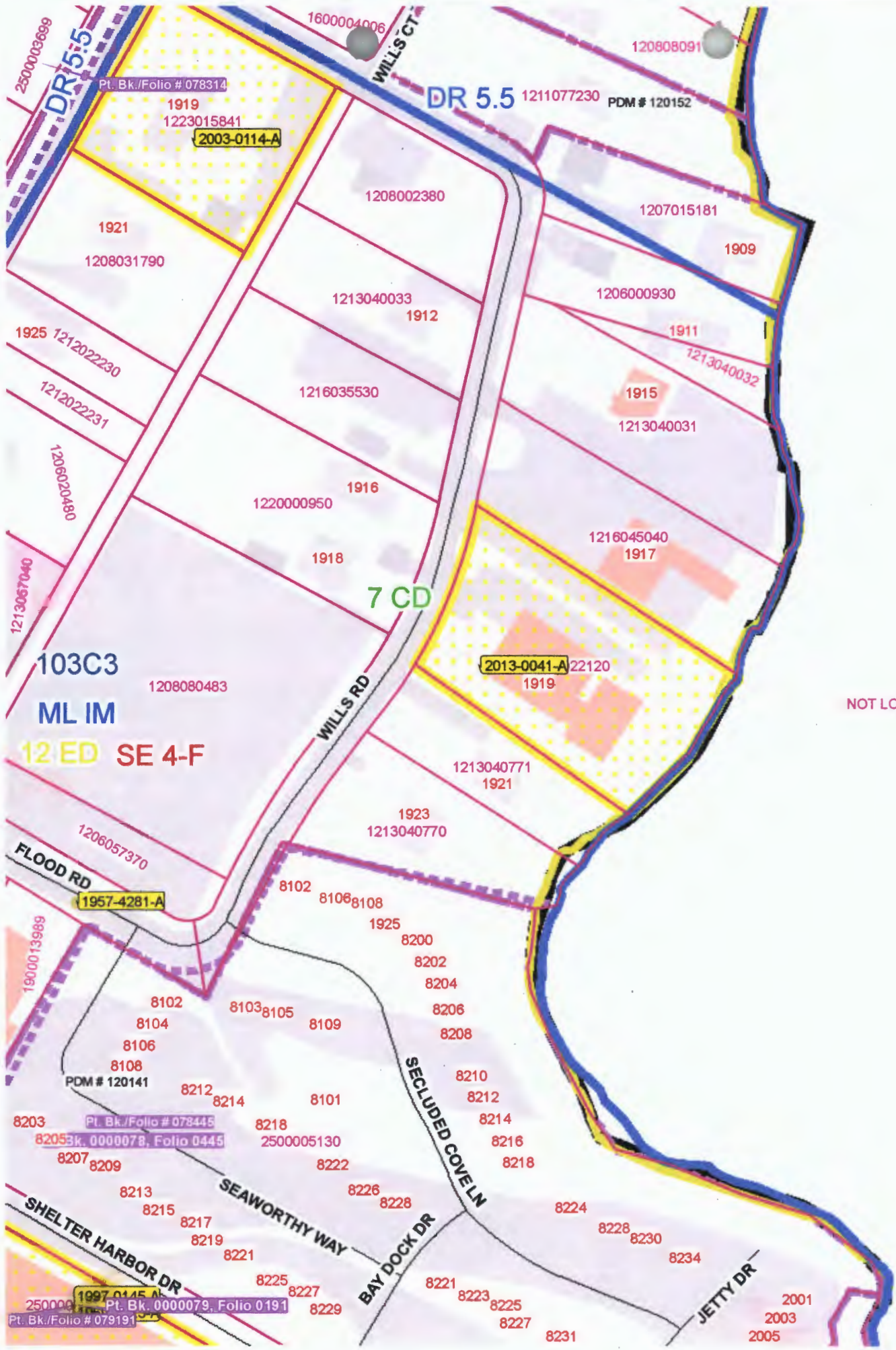












NOT LOCATED

2013-0078-SP.H

AUG 23 1952

property





CONTRACTOR - Please notify Baltimore Gas & Electric Co. LG 98000, Ext 691 at least three days before starting work shown on this drawing.

CROSSING No 1

EST. GRADE	13.4
BOT. 12.5 MR.	12.3
TOPS WTR.	9.4
CLEARANCE	2.9

CUTS BASED ON 4' ROAD

Sta	Est. Gr.	Ex. Gr.	Cut
6+00	13.3	13.3	5.3
7+00	13.2	14.3	6.5
8+00	13.2	15.3	6.5
9+00	14.0	14.2	5.0
10+00	14.5	14.4	4.5

NOTE: USE FULL TRENCH COMPACTATION BETWEEN STATIONS 10+00 TO 10+50

LONG DISTANCE TELEPHONE CABLES

IN THIS AREA
BEFORE STARTING WORK
Call Collect At Any Time
LEXington 9-9300 Ext. 553 or 554
For Telephone Company Representative

NOTE: The bid-price shall include cost of REPLACING NECESSARY SOD.
ALL WORK TO BE DONE IN ACCORDANCE WITH BALTIMORE COUNTY DESIGN STANDARDS AND SPECIFICATIONS, DATED 1955.

A permit is required before cutting or trimming any part of any tree on the Right-of-Way of a Public or County Road. Violations will be prosecuted. For permits call the District Forester's Office, Bel Air, Maryland.

ROAD PERMIT AND GRADES

PERMIT REQUESTED: **ROAD**

PERMIT NUMBER: **6-1-62**

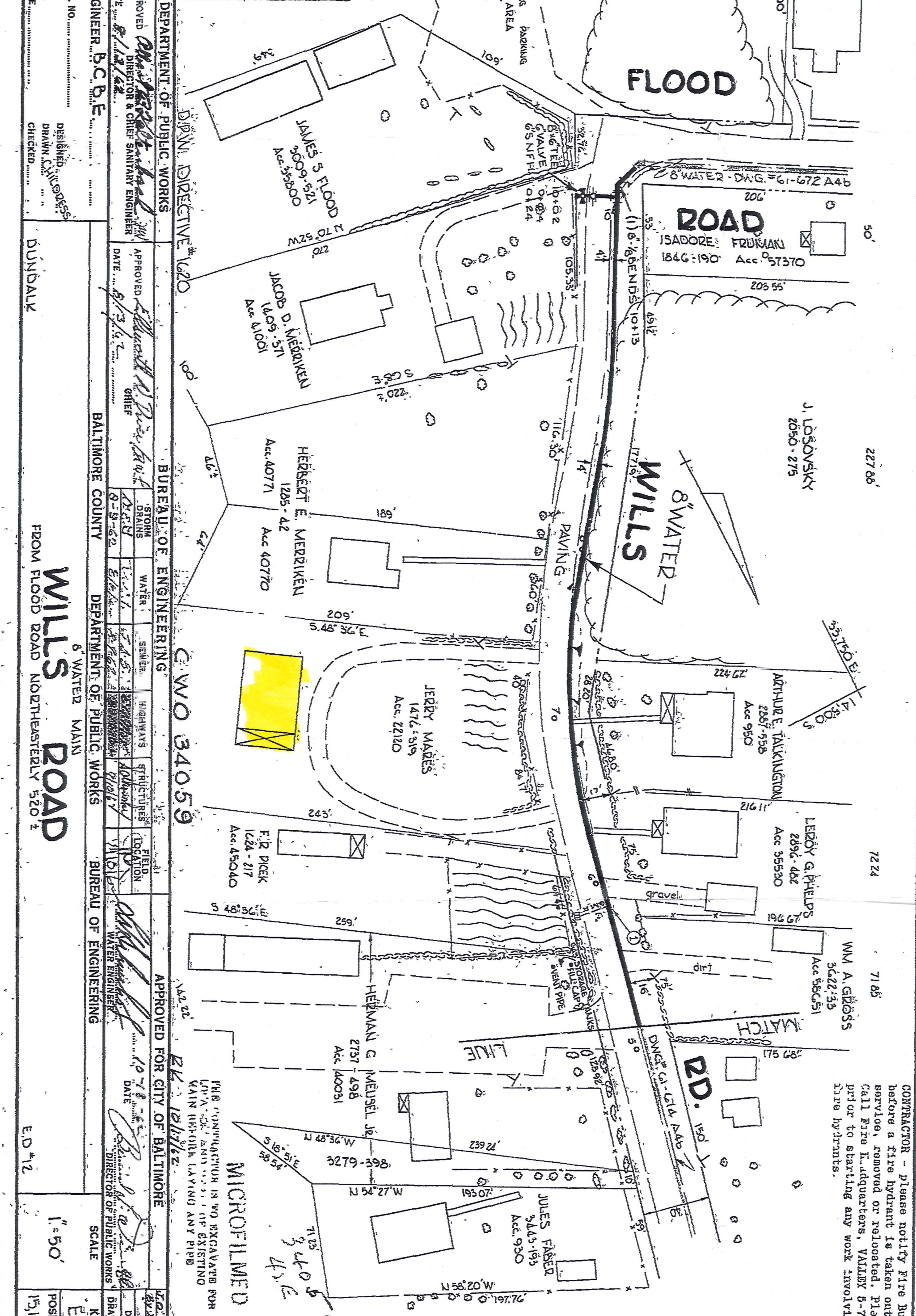
DATE: **8-1-62**

ENGINEER: **B.C.B.E.**

REG. NO. **7-20-62**

DATE: **8-1-62**

CHECKED: **BUNDAK**



CONTRACTOR - please notify Fire Bureau before a fire hydrant is taken out of service, removed or relocated. Please call Fire Headquarters, VALLEY 8-7310, prior to starting any work involving fire hydrants.

BILL OF MATERIALS

NO.	DESCRIPTION	SIZE
1	1/2\" BEND	8"
1	TEE	8"x6"
1	VALVE	6"
1	5\" N FIRE HYDRANT	6"
20'	CAST IRON PIPE	6"
520'	CAST IRON PIPE	8"

CAST IRON PIPE
Class 22 thickness 0.241"
Class 22 thickness 0.28

CAST IRON FITTINGS
Class D Class 250
Class B Class 150
Normal Operating Pressure 150 PSI
Test Pressure 225 PSI

Obstructions shown on this drawing are for the convenience of the Contractor only. The County does not warrant or guarantee the correctness or the completeness of the information given. The Contractor must verify all such information to his own satisfaction.

WATER AREA 17.1W
CHARGE #170.00 U.C. per h.u.
EFFECTIVE DATE 9-8-61

MICROFILMED

APPROVED FOR CITY OF BALTIMORE

DATE: **8-1-62**

DIRECTOR OF PUBLIC WORKS

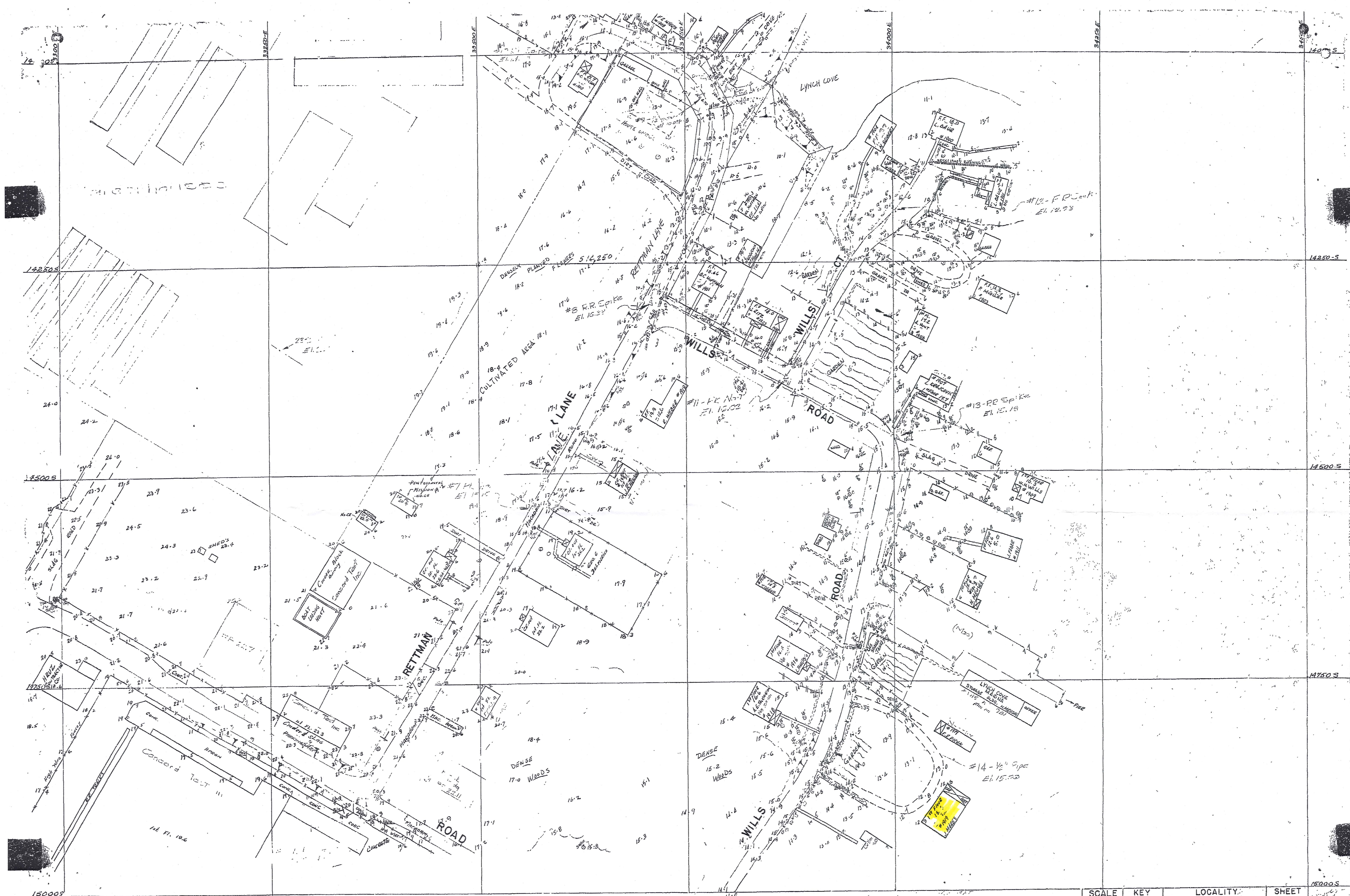
SCALE 1"=50'

POSITION SHEET 1516 SE 23

KEY SHEET SHEET

NO. **1**

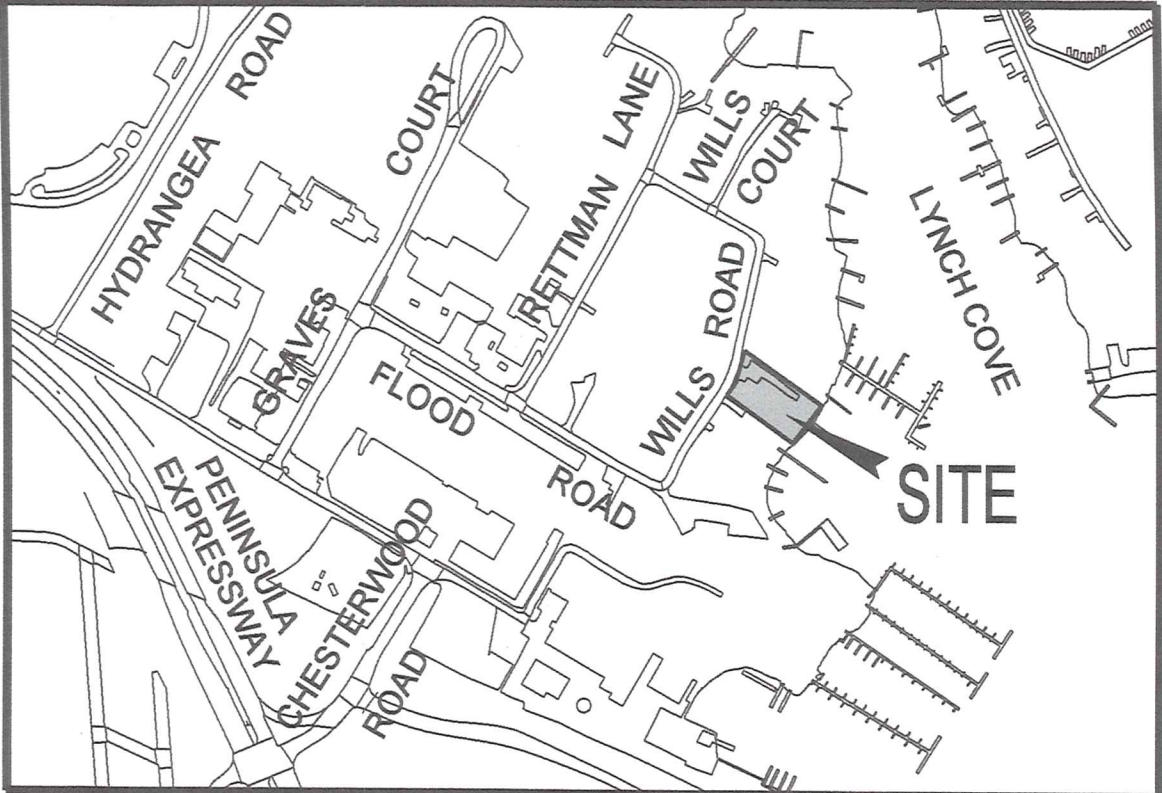
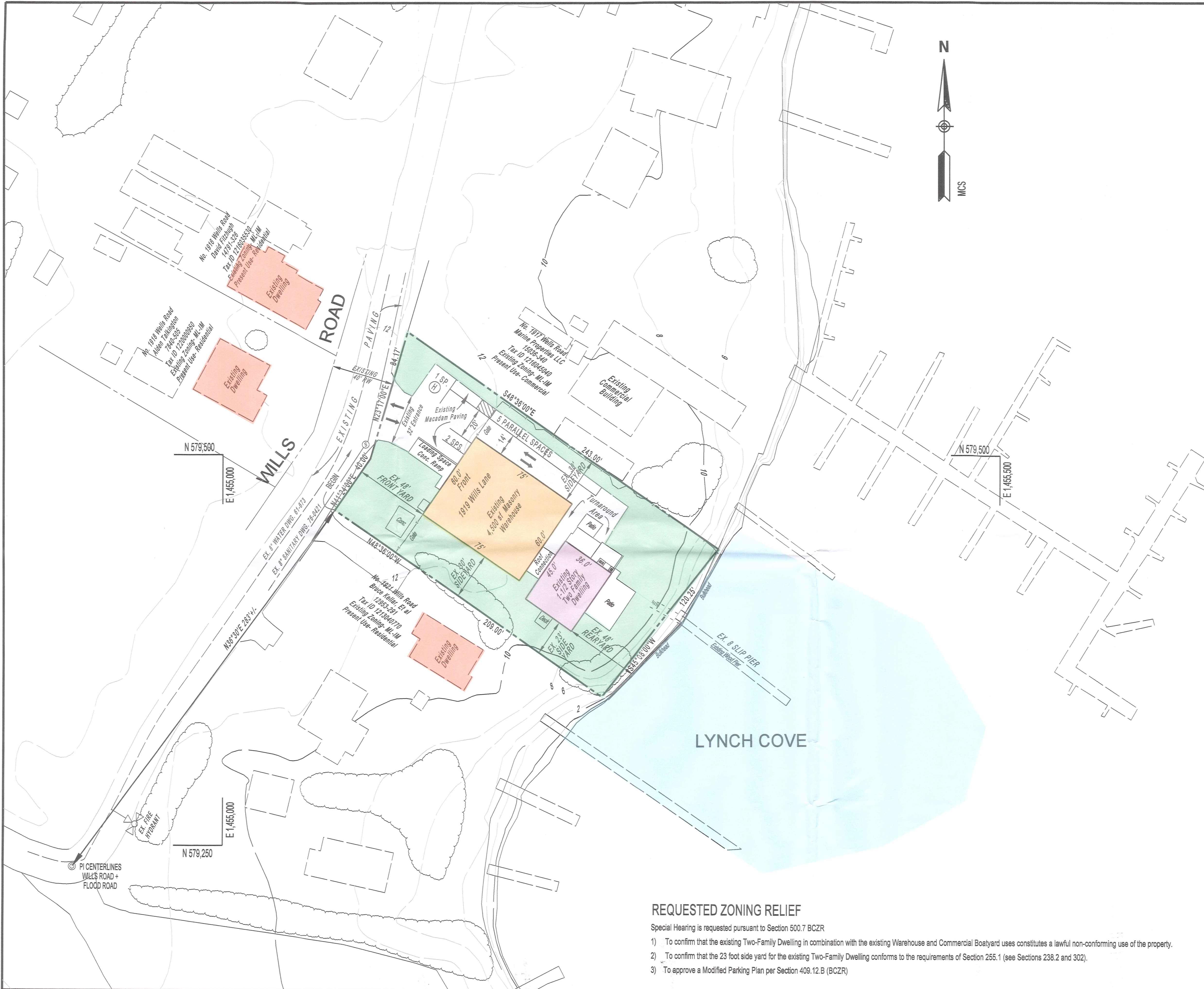
FILE: **A.4.b**



SCALE 1" = 50'	KEY SHEET E	LOCALITY DUNDALK	SHEET 15 S. E. 23
DATE STARTED	56 S.W.	ELECTION DIST. NO. 12	

MICROFILMED





VICINITY MAP
Scale: 1" = 500'

SITE DATA

Gross Area of Site = 0.67 AC± / 29,066 SF (includes 1/2 of adjoining road rw)
Net Area of Site = 0.61 AC± / 26,595 SF
Deed Reference - 24346-69
Tax Map 103 Parcel 117
Tax Account No. - 1213022120
Existing Zone - ML-IM
Existing Use - 4,500 SF Warehouse, Boatyard with 8 Wet Slips and Two Family Dwelling (Two- 1 bedroom units)
Proposed Use - Same
Development History - None
Zoning History - See Case 2013-0041 A (Variance to allow housing of pigeons) Case was withdrawn
Prior Commercial Permits - Unknown
Floor Area Ratio 0.25 +/- existing < 2.0 permitted
Building Height - 25'+/-
Floodplain - Portions of the Site lie within Zone AE (100 Year Tidal Floodplain) and Zone X (Area outside the 100 Year Floodplain) as shown on FEMA MAP Community Panel Number 240010 0440 F dated September 26, 2008.
The site lies within the Chesapeake Bay Critical Area.
This site does not lie in area identified as deficient on the 2012 Baltimore County Basic Services Maps

PARKING TABULATION

Parking Required	
4900 SF Warehouse at 1 Space Per Employee on blank Shift	= 1 Space
Wet Slips for Boatyard - 8 Slips at 1 Space per 2 slips	= 4 Spaces
Two Family Residence (1 Bedroom/Apartment) at 1.25 Spaces per Apartment x 1.15 CMDP	= 3 Spaces
Total Parking Required	= 8 Spaces
Total Parking Provided	= 8 Spaces
2- Standard Parking Spaces at 8.5' x 18'	
5- Parallel Parking Spaces at 7.5' x 21'	
1- Van Accessible Parking Space for Physically Handicapped at 16' x 18'	
Parking shall be located on a durable and dust free surface and shall be striped	

GENERAL NOTES

- Existing Two Family Dwelling was a permitted use in the ML-IM Zone prior to 1970 Bill No. 100.
- Dwelling appears on 1961 Baltimore County Dept. of Public Works Water Construction Drawing 61-673
- Sideway setback for residential structure in ML zone per DR 5.5 zone or 10 feet
- Rear yard setback for residential structure in ML zone per DR 5.5 zone or 25 feet
- Warehouse structure constructed in 1974
- Warehouse use permitted under Section 253.1.B.16
- Commercial Boatyard Use permitted under Section 253.1.A.3.
- Commercial Boatyard Use is presently limited to Wet Slip Rental for up to 8 slips
- Modified parking plan shown hereon to allow a 14 foot wide (22 foot required) two way drive-aisle adjoining parking spaces
- No signage proposed at this time. Any future signage shall be in accordance with Section 450 and all Zoning Sign Policies.
- Lighting, not proposed, but if required, shall be erected so as to not reflect light into adjoining residentially utilized properties and public streets.
- No new coverage (impervious surface) is proposed
- Public water and sewer facilities exist and service the existing improvements.
- "Out of water" commercial boat storage is not proposed.

REQUESTED ZONING RELIEF

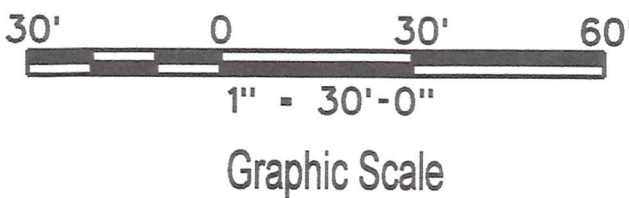
- Special Hearing is requested pursuant to Section 500.7 BCZR
- To confirm that the existing Two-Family Dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property.
 - To confirm that the 23 foot side yard for the existing Two-Family Dwelling conforms to the requirements of Section 255.1 (see Sections 238.2 and 302).
 - To approve a Modified Parking Plan per Section 409.12.B (BCZR)

MATISWARFIELD
Consulting Engineers

10540 York Road Suite M Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18948, Expiration Date: 09-19-14."



Petitioner + Contract Purchaser:
Jacob Britt
c/o Marlow & Wyatt
404 Allegheny Avenue
Towson, MD 21204

Legal Owner
Koluch Properties, LLC
4116 Southfield Drive
Baltimore MD 21236-5504

DATE	ISSUE
8-27-12	FOR FILING

Plat To Accompany Zoning Petition For Special Hearing
No. 1919 Wills Road

Baltimore County, Maryland
Election District No. 12
Councilmanic District No. 7

Address
Example: 400 Washington Ave

- My Neighborhood
- CZMP 2012
- Civic/Government
- Economic
- Historic
- Environmental
- Find Title
- Land Development
- Bicycle Facilities
- Permit Review

Address	Percent Match
1919 WILLS RD	100
1921 WILLS RD	64
1917 WILLS RD	64

My Neighborhood		Print Results
Tax Account Number	1213022120	More >
Owner Name	KOLUCH PROPERTIES LLC	
Tax Premise Address	1919 WILLS RD	
Tax Map	0103	
Parcel	0117	
Zoning	ML IM	More >
Elementary School District	Grange ES	More >
Middle School District	General John Stricker MS	More >
High School District	Patapsco HS	More >
Fire Station Response Area	Dundalk	More >

[Additional Information](#)

Zoning Review Office FAQ
Office of Planning - Zoning Information
Board of Elections - Who Is My Representative
Maryland State Board of Elections
U.S. Census Bureau - American Fact Finder
Office of Planning - Demographic Research



ZONING MAP EXHIBIT
TO ACCOMPANY ZONING PETITION
1919 Wills Road
Baltimore County, MD
Election District No. 12
Councilmanic District No. 7

2013-0078-SP4

Address

1919 wills road

Search

Example - 400 Washington Ave

My Neighborhood

CZMP 2012

Civic/Government

Economic

Historic

Environmental

Find Title

Land Development

Bicycle Facilities

Permit Review

Address Search Results

Address	Percent Match
1919 WILLS RD	100
1921 WILLS RD	64
1917 WILLS RD	64

Report Results

My Neighborhood

Print Results

Tax Account Number	1213022120
Owner Name	KOLUCH PROPERTIES LLC
Tax Premise Address	1919 WILLS RD
Tax Map	0103
Parcel	0117
Zoning	ML IM
Elementary School District	Grange ES
Middle School District	General John Stricker MS
High School District	Patapsco HS
Fire Station Response Area	Dundalk

Additional Information

Zoning Review Office FAQ

Office of Planning - Zoning Information

Board of Elections - Who Is My Representative

Maryland State Board of Elections

U.S. Census Bureau - American Fact Finder

Office of Planning - Demographic Research

Address

1919 WILLS RD

1921 WILLS RD

1917 WILLS RD

103C3

ML IM

DR 6.5

DR 5.5

DR 10.5

21222

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Address

Example: 400 Washington Ave

Address Search Results

Address	Percent Match
1919 WILLS RD	100
1921 WILLS RD	64
1917 WILLS RD	64

Report Results

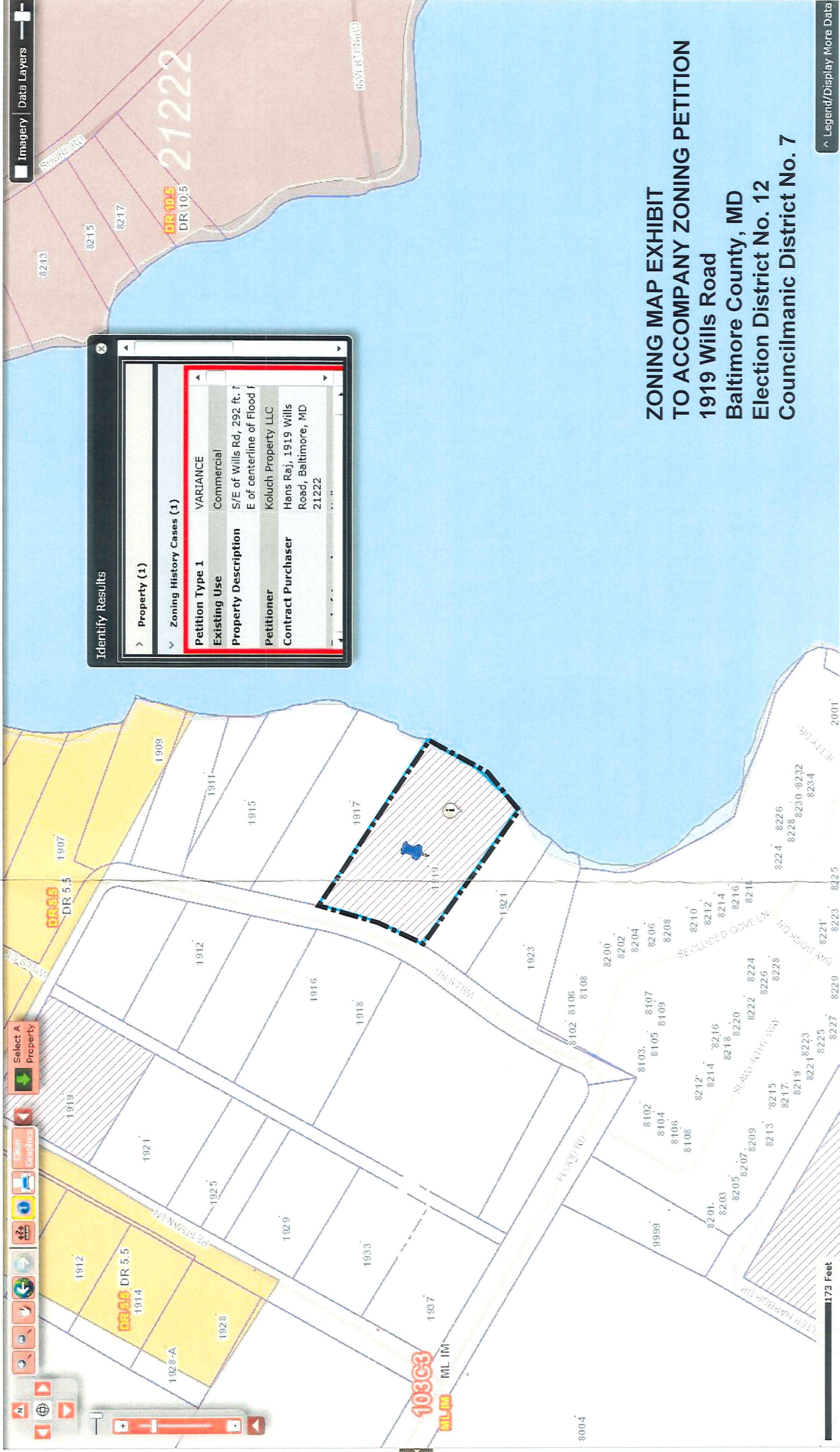
My Neighborhood

Tax Account Number	1213022120
Owner Name	KOLUCH PROPERTIES LLC
Tax Premise Address	1919 WILLS RD
Tax Map	0103
Parcel	0117
Zoning	ML IM
Elementary School District	Grange ES
Middle School District	General John Stricker MS
High School District	Patapsco HS
Fire Station Response Area	Dundalk

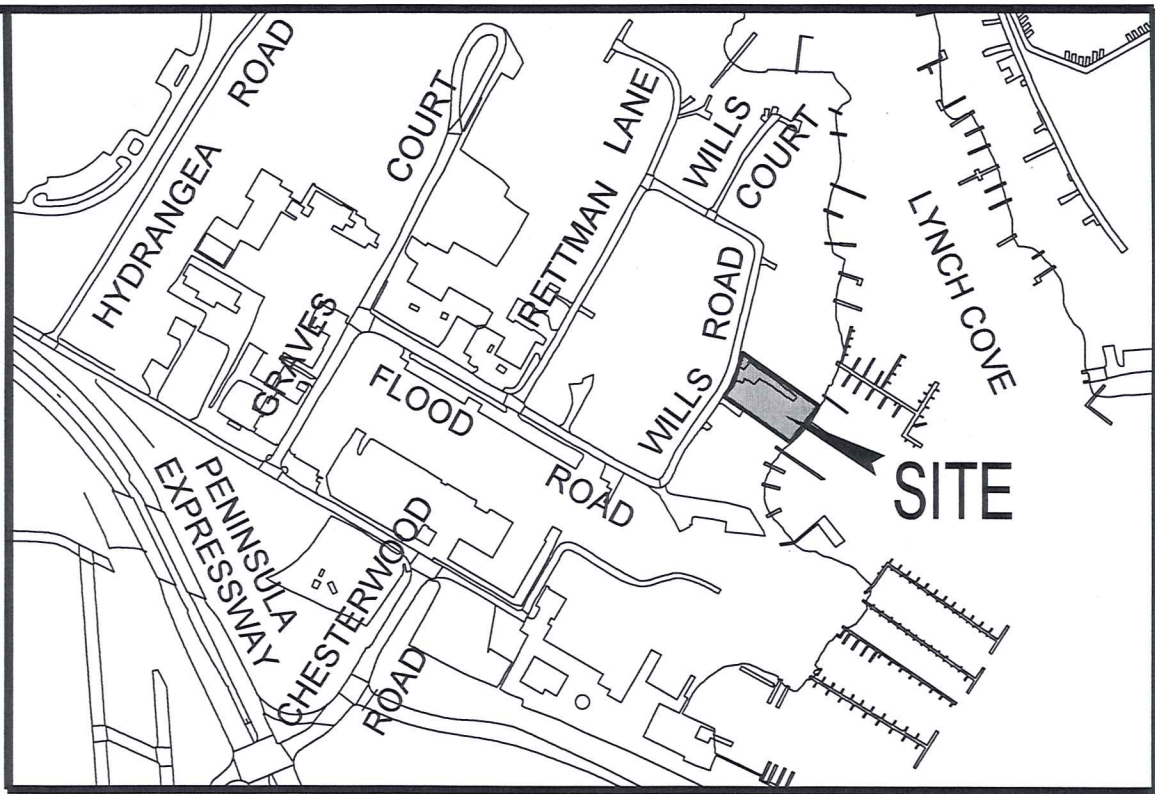
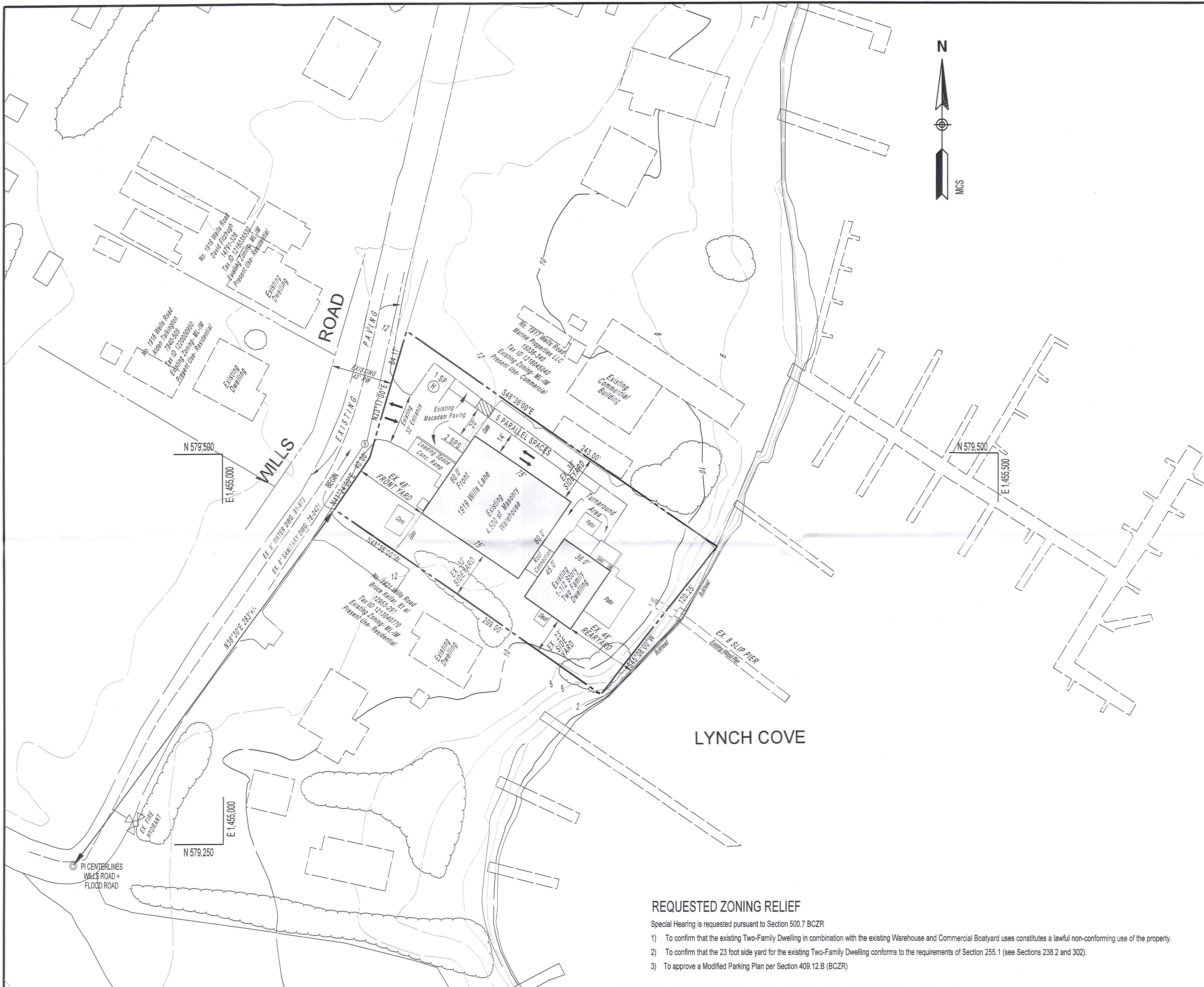
Additional Information

[Zoning Review Office FAQ](#)
[Office of Planning - Zoning Information](#)
[Board of Elections - Who Is My Representative](#)
[Maryland State Board of Elections](#)
[U.S. Census Bureau - American Fact Finder](#)
[Office of Planning - Demographic Research](#)

- My Neighborhood
- CZMP 2012
- Civic/Government
- Economic
- Historic
- Environmental
- Find Tile
- Land Development
- Bicycle Facilities
- Permit Review



**ZONING MAP EXHIBIT
TO ACCOMPANY ZONING PETITION
1919 Wills Road
Baltimore County, MD
Election District No. 12
Councilmanic District No. 7**



VICINITY MAP
Scale: 1" = 500'

SITE DATA

Gross Area of Site = 0.67 AC± / 29,066 SF (includes 1 / 2 of adjoining road rw)
Net Area of Site = 0.61 AC± / 26,595 SF
Deed Reference - 24348-69
Tax Map 103 Parcel 117
Tax Account No. - 1213022120
Existing Zone - ML-IM
Existing Use - 4,500 SF Warehouse, Boatyard with 8 Wet Slips and Two Family Dwelling (Two- 1 bedroom units)
Proposed Use - Same
Development History - None
Zoning History - See Case 2013-0041 A (Variance to allow housing of pigeons) Case was withdrawn
Prior Commercial Permits - Unknown
Floor Area Ratio 0.25 +/- existing < 2.0 permitted
Building Height - 25'+/-
Floodplain - Portions of the Site lie within Zone AE (100 Year Tidal Floodplain) and Zone X (Area outside the 100 Year Floodplain) as shown on FEMA MAP Community Panel Number 240010 D440 F dated September 26, 2008.
The site lies within the Chesapeake Bay Critical Area.
This site does not lie in area identified as deficient on the 2012 Baltimore County Basic Services Maps

PARKING TABULATION

Parking Required	
4900 SF Warehouse at 1 Space Per Employee on blank Shift	= 1 Space
Wet Slips for Boatyard - 8 Slips at 1 Space per 2 slips	= 4 Spaces
Two Family Residence (1 Bedroom/Apartment) at 1.25 Spaces per Apartment x 1.15 CMDP	= 3 Spaces
Total Parking Required	= 8 Spaces
Total Parking Provided	= 8 Spaces
2- Standard Parking Spaces at 8.5' x 18'	
5- Parallel Parking Spaces at 7.5' x 21'	
1- Van Accessible Parking Space for Physically Handicapped at 16' x 18'	
Parking shall be located on a durable and dust free surface and shall be striped	

GENERAL NOTES

- Existing Two Family Dwelling was a permitted use in the ML-IM Zone prior to 1970 Bill No. 100.
- Dwelling appears on 1961 Baltimore County Dept. of Public Works Water Construction Drawing 61-673
- Sidyard setback for residential structure in ML zone per DR 5.5 zone or 10 feet
- Rear yard setback for residential structure in ML zone per DR 5.5 zone or 25 feet
- Warehouse structure constructed in 1974
- Warehouse use permitted under Section 253.1.B.16
- Commercial Boatyard Use permitted under Section 253.1.A.3.
- Commercial Boatyard Use is presently limited to Wet Slip Rental for up to 8 slips
- Modified parking plan shown hereon to allow a 14 foot wide (22 foot required) two way drive-aisle adjoining parking spaces
- No signage proposed at this time. Any future signage shall be in accordance with Section 450 and all Zoning Sign Policies.
- Lighting, not proposed, but if required, shall be erected so as to not reflect light into adjoining residentially utilized properties and public streets.
- No new coverage (impervious surface) is proposed
- Public water and sewer facilities exist and service the existing improvements.
- "Out of water" commercial boat storage is not proposed.

REQUESTED ZONING RELIEF

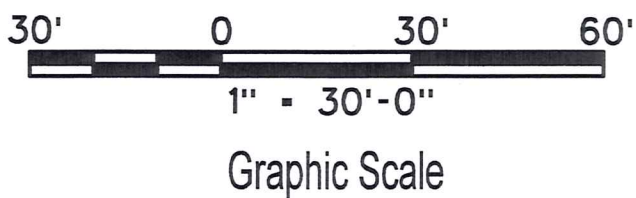
Special Hearing is requested pursuant to Section 500.7 BCZR

- To confirm that the existing Two-Family Dwelling in combination with the existing Warehouse and Commercial Boatyard uses constitutes a lawful non-conforming use of the property.
- To confirm that the 23 foot side yard for the existing Two-Family Dwelling conforms to the requirements of Section 255.1 (see Sections 238.2 and 302).
- To approve a Modified Parking Plan per Section 409.12.B (BCZR)

MATISWARFIELD
Consulting Engineers
10540 York Road, Suite M, Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 16848, Expiration Date: 09-19-14."

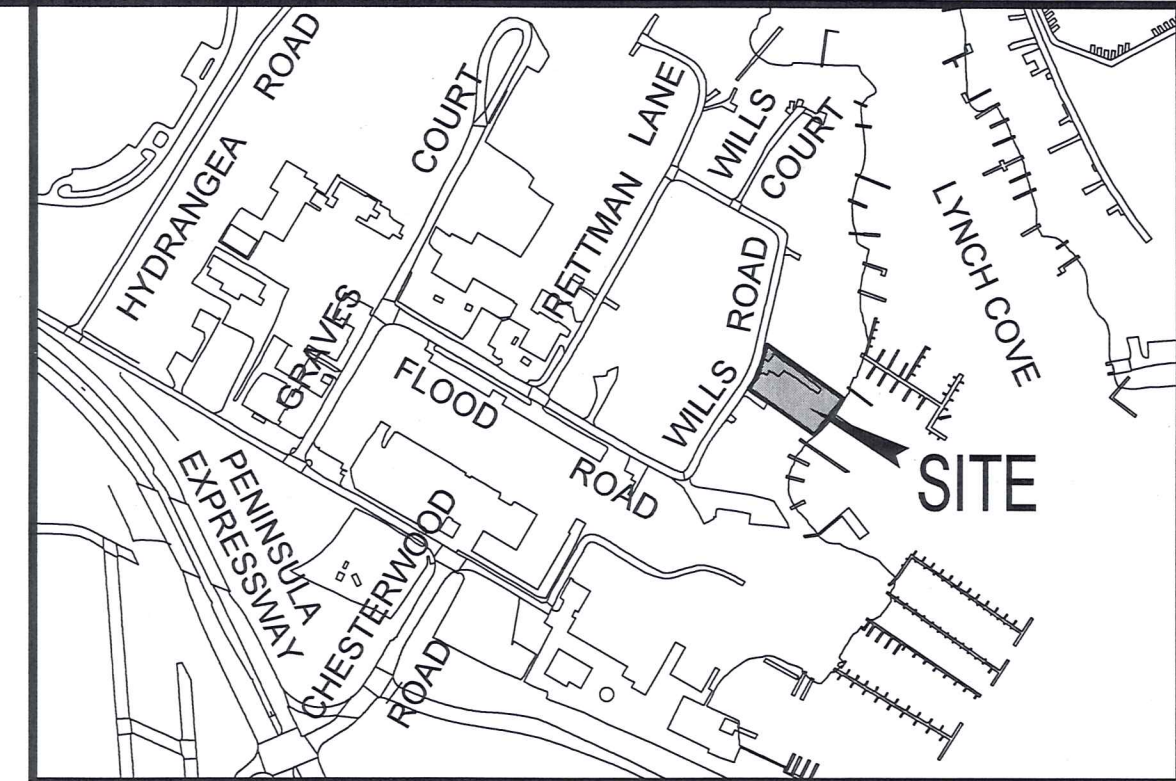
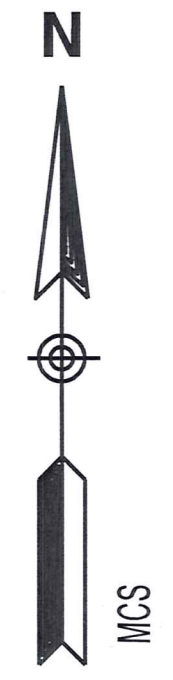
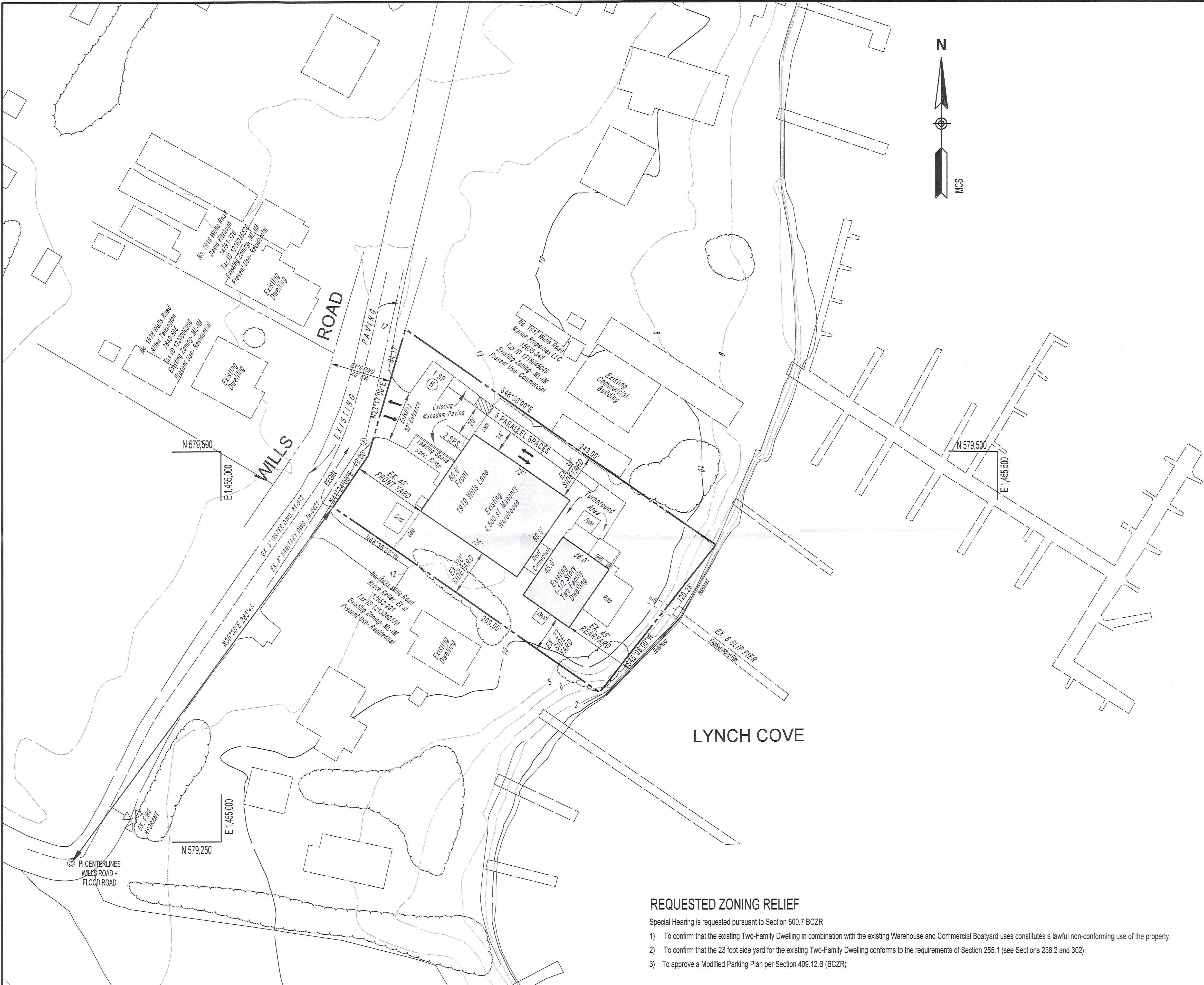


Petitioner + Contract Purchaser:
Jacob Britt
c/o Marlow & Wyatt
404 Allegheny Avenue
Towson, MD 21204

Legal Owner
Koluch Properties, LLC
4116 Southfield Drive
Baltimore MD 21236-5504

DATE	ISSUE
9-27-12	FOR FILING

Plat To Accompany Zoning Petition For Special Hearing
No. 1919 Wills Road
Baltimore County, Maryland
Election District No. 12
Councilmanic District No. 7



VICINITY MAP
Scale: 1" = 500'

SITE DATA
Gross Area of Site = 0.67 AC± / 29,066 SF (includes 1/2 of adjoining road rw)
Net Area of Site = 0.61 AC± / 26,595 SF
Deed Reference - 24348-69
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 - Dwelling appears on 1961 Baltimore County Dept. of Public Works Water Construction Drawing 61-673
 - Sideway setback for residential structure in ML zone per DR 5.5 zone or 10 feet
 - Rear yard setback for residential structure in ML zone per DR 5.5 zone or 25 feet
 - Warehouse structure constructed in 1974
 - Warehouse use permitted under Section 253.1.B.16
 - Commercial Boatyard Use permitted under Section 253.1.A.3.
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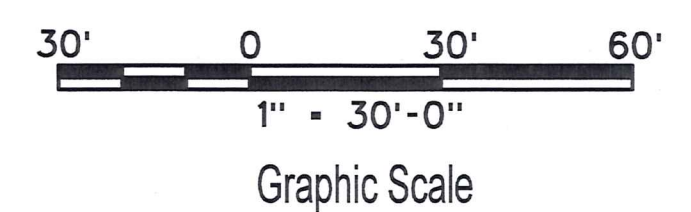
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 - To confirm that the 23 foot side yard for the existing Two-Family Dwelling conforms to the requirements of Section 255.1 (see Sections 238.2 and 302).
 - To approve a Modified Parking Plan per Section 409.12.B (BCZR)

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