



KEVIN KAMENETZ
County Executive

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

November 19, 2012

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

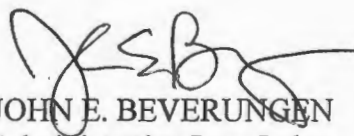
RE: Petition for Variance
Case No.: 2013-0083-A
Property: 1422 Clarkview Road

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1422 Clarkview Avenue; W/S Clarkview Avenue,		
276' S of c/line @ intersection Blair Hill Lane *		OF ADMINSTRATIVE
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Capital Acquisition Funding *		HEARINGS FOR
Group, LLC		
Contract Purchaser(s): Daniel Baird *		BALTIMORE COUNTY
Petitioner(s)	*	2013-083-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

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 Frank Harvey, 125 Cockeysville Road, Hunt Valley, MD 21030 and J. Neil Lanzi, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE

(1422 Clarkview Road)

3rd Election District

2nd Councilmanic District

Capital Acquisition Funding Group, LLC

Legal Owner

Daniel Baird,

Contract Purchaser/Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0083-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owner of the subject property, Capital Acquisition Funding Group, LLC, and the contract purchaser/lessee, Daniel Baird, ("Petitioners"). The Petitioners are requesting Variance relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side and/or rear yard setback of 2.5' in lieu of the 30' required. 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 Frank M. Harvey and Patrick C. Richardson, Professional Engineer with Richardson Engineering, LLC. J. Neil Lanzi, Esquire appeared and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons 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. There were no adverse comments submitted from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 11-19-12

By DW

Testimony and evidence revealed that the subject property is 4.60 acres and is zoned ML. The property is improved with two buildings: a six story office building and a tennis facility known as Bare Hills Tennis Club. Ultimately, the Petitioners want to divide the overall parcel into two lots (1422 Clarkview, the office tower would be approximately 1.27 acres +/-; 1420 Clarkview, the tennis club, would be approximately 3.24 acres +/-). The Petitioners explained that at present both buildings are situated on one lot, and that they would prefer each building to have its own lot, which seems like a reasonable request. At the very least, doing so would facilitate a sale or other financial transaction involving just one of the buildings. Assuming two lots were created as shown on the plan (Exhibit 1), variance relief would be needed for an "internal" setback between the parcels. Most importantly for present purposes, nothing would change "on the ground," and the Petitioners are not proposing any construction at the site.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

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

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

Petitioners have met this test. The lot is irregularly shaped, and the Petitioners are confronted with existing site conditions. The tennis facility was constructed in approximately 1965, while the office tower was built approximately 7 years ago.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, given they would need to relocate the buildings, which is obviously impractical. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety,

ORDER RECEIVED FOR FILING

Date 11-19-12

2

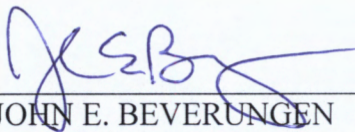
By [signature]

and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies.

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

THEREFORE, IT IS ORDERED, this 19th day of November, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side and/or rear yard setback of 2.5' in lieu of the 30' required, be and is hereby GRANTED.

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 11-19-12

By DW



PETITION FOR ZONING HEARING(S)

1600009851

1600009852

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 1422 Clarkview Rd which is presently zoned MLDeed References: 22824/159 10 Digit Tax Account # 0310025581 *Property Owner(s) Printed Name(s) Capital Funding Acquisition Group, LLC(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for3. X a **Variance** from Section(s)

See attached

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

To be presented at hearing

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

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

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

Contract Purchaser/Lessee:

Daniel Baird
Name- Type or Print
[Signature]
Signature
1422 Clarkview Rd Baltimore MD
Mailing Address City State
21209 410-926-5555
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Capital Acquisition Funding Group, LLC
Name #1 - Type or Print Name #2 - Type or Print
X [Signature] [Signature]
Signature #1 Signature #2
1422 Clarkview Rd Balto MD
Mailing Address City State
21209 410-342-3155 DBaird@capfundinc.
Zip Code Telephone # Email Address com

Attorney for Petitioner:

J. Neil Lanzi
Name- Type or Print
[Signature]
Signature
409 Washington Ave #617 Towson MD
Mailing Address City State
21204 410-296-0686 jlanzi@lanzilaw.
Zip Code Telephone # Email Address com

Representative to be contacted:

Frank M. Harvey
Name - Type or Print
[Signature]
Signature
125 Cockeysville Rd Hunt Valley MD
Mailing Address City State
21030 410-584-9030 Harvey@fmharvey.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0083-A Filing Date 10/3/12 Do Not Schedule Dates: 11/5 + 11/8 Reviewer JS

ATTACHMENT TO PETITION FOR VARIANCE

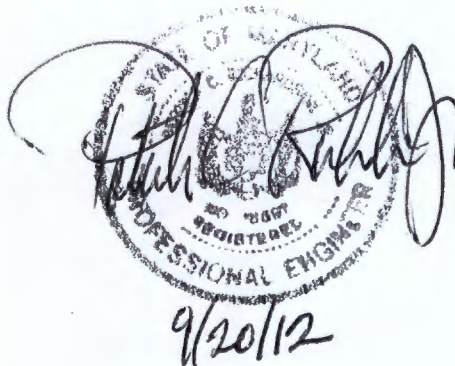
Petitioner, Capital Acquisition Funding Group, LLC, for the property known as 1422 Clarkview Road, hereby petitions the Administrative Hearing Officer for a variance pursuant to Section 307 of the Baltimore County Zoning Regulations (BCZR) as follows:

1. Variance from Section 255.1 and 238.2 to allow ^{side and/or} a rear yard setback of 2.5 feet in lieu of the 30 feet required.

The Administrative Hearing Officer has the power to grant variances that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the variance requested at the hearing.

**ZONING PROPERTY DESCRIPTION FOR
1420-1422 CLARKVIEW ROAD
BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT
3RD ELECTION DISTRICT**

Beginning at a point on the west side of **Clarkview Road** which is **60** feet wide at the distance of **276** feet south of the centerline of the nearest improved intersecting street **Blair Hill Lane** which is **30** feet wide. Thence the following courses and distances: (1) South 02 degrees 39 minutes 25 seconds East 53.88 feet, (2) by a curve to the left with a radius of 3030.00 feet the arc distance of 166.44 feet and a chord bearing of South 03 degrees 29 minutes 25 seconds East 166.42 feet, (3) South 05 degrees 03 minutes 50 seconds East 106.52 feet, (4) South 73 degrees 50 minutes 40 seconds West 567.02 feet, (5) North 16 degrees 11 minutes 32 seconds West 337.45 feet, (6) North 77 degrees 21 minutes 23 seconds East 612.30 feet, (7) by a curve to the left with a radius of 25.00 feet the arc distance of 34.89 feet and a chord bearing of North 36 degrees 48 minutes 27 seconds East 32.13 feet, to the point of beginning as recorded in Deed Liber 22824, Foilo 159, containing 4.52 acres. Located in the 3rd Election District and 2nd Council District.



9/20/12

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 - 0083 - A
Petitioner: Capital Acquisition Funding Group, LLC
Address or Location: 1422 Clarkview RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. Neil Lanzi
Address: 409 Washington Ave #617
Towson MD 21204
Telephone Number: 410 296 0686

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

No. **90104**

Date: **10-2-12**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
10/02/2012 10/02/2012 10:17:53 5

REC M903 WALKIN RDCS LRB
>>RECEIPT # 616657 10/02/2012 OFLH

Dept 5 528 ZONING VERIFICATION

CR NO. 090104

Recpt Tot: \$385.00
\$385.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 385.00

Total: **\$ 385.00**

Rec From: **CAPITAL FUNDING ACQUISITION GROUP, LLC**

For: **2013-0083-A**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2013-0083-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel Biard

November 14, 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:

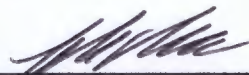
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1422 Clarksvie Rd

October 25, 2012

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

Sincerely,



October 25, 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: #2013-0083-A

1422 Clarkview Road

W/s Clarkview Road, 276 ft. S/of centerline of intersection with Blair Hill Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Capital Acquisition Funding Group, LLC

Contract Purchaser: Daniel Baird

Variance: to allow a side and/or rear yard setback of 2.5 ft. in lieu of the 30 ft. required.

Hearing: Wednesday, November 14, 2012 at 2:30 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.

10/308 October 25

883490



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 15, 2012

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0083-A

1422 Clarkview Road

W/s Clarkview Road, 276 ft. S/of centerline of intersection with Blair Hill Lane

3rd Election District – 2nd Election District

Legal Owners: Capital Acquisition Funding Group, LLC

Contract Purchaser: Daniel Baird

Variance to allow a side and/or rear yard setback of 2.5 ft. in lieu of the 30 ft. required.

Hearing: Wednesday, November 14, 2012 at 1:30 p.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: J. Neil Lanzi, 409 Washington Ave., #617, Towson 21204
Daniel Baird, 1422 Clarkview Road, Baltimore 21209
Frank Harvey, 125 Cockeysville Road, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 25, 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:

J. Neil Lanzi
409 Washington Avenue, Ste. 617
Towson, MD 21204

410-296-0686

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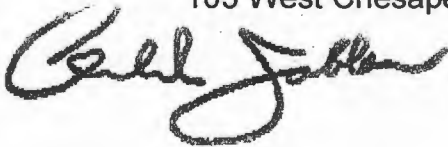
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

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

October 15, 2012

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Hearing: Wednesday, November 14, 2012 at ²1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

10/23/12 confirmed w/ Sgt Black

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

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Ave., #617, Towson 21204
Daniel Baird, 1422 Clarkview Road, Baltimore 21209
Frank Harvey, 125 Cockeysville Road, Hunt Valley 21030

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Capital Acquisition Funding Group LLC
Daniel Bard
1422 Clarkview Road
Baltimore MD 21209

RE: Case Number: 2013-0083 A Address: 1422 Clarkview Road, 21209

Dear Mr. Bard:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 3, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Frank M. Harvey, 125 Cockeysville Road, Hunt Valley MD 21030
J. Neil Lanzi, 409 Washington Avenue, #617, Towson MD 21204

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

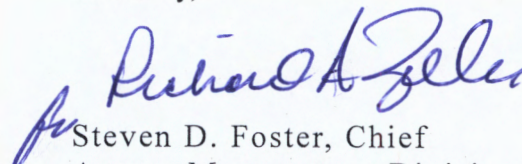
RE: Baltimore County
Item No 2013-0083-A
Variance
Capitol Acquisition Funding
Group LLC,
1422 Clarkview Road.

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. 2013-0083-A.

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,


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, 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

11-14
2:30

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

M E M O R A N D U M

DATE: December 20, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0083-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 19, 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 CAPITAL FUNDING
CASE NUMBER 2012-0083-A
DATE 11/14/12

[illegible]

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

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

Account Identifier:

District - 03 Account Number - 0310025581

Owner Information

Owner Name: CAPITAL FUNDING ACQUISITION GROUP LLC
Mailing Address: 1422 CLARKVIEW RD
BALTIMORE MD 21094-2104
Use: INDUSTRIAL
Principal Residence: NO
Deed Reference: 1) /22824/ 00159
2)

Location & Structure Information

Premises Address
1421 CLARKVIEW RD
0-0000

Legal Description
.0053 AC
990 S FALLS RD
NORTHERN CENTRAL DST CNT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0079	0003	0193		0000				1	
									Plat Ref: 0029/ 0128

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		230 SF	07

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	400	400		
Improvements:	0	0		
Total:	400	400	400	
Preferential Land:	0			

Transfer Information

Seller: CRAIGMONT VENTURES LLC	Date: 10/31/2005	Price: \$3,450,000
Type: ARMS LENGTH MULTIPLE	Deed1: /22824/ 00159	Deed2:
Seller: ROLAND PROPERTIES INC	Date: 04/23/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19945/ 00021	Deed2:
Seller: JENKINS T C,JR ETAL	Date: 05/17/1990	Price: \$2,870,000
Type: ARMS LENGTH MULTIPLE	Deed1: /08482/ 00831	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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

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

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

Account Identifier: District - 03 Account Number - 1600009852

Owner Information

Owner Name: CAPITAL FUNDING ACQUISITION GROUP LLC
Mailing Address: 1422 CLARKVIEW RD
BALTIMORE MD 21094-2104
Use: INDUSTRIAL
Principal Residence: NO
Deed Reference: 1) /22824/ 00159
2)

Location & Structure Information

Premises Address
1420 CLARKVIEW RD
BALTIMORE MD 21209-2104
Legal Description
4.2710 AC
WS CLARKVIEW RD
1050FT S OF FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0079	0003	0193		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1970	132401	4.2700 AC	07

Stories **Basement** **Type** **Exterior**
INDOOR TENNIS FACILITY

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	1,067,500	1,067,500		
Improvements:	12,972,900	12,972,900		
Total:	14,040,400	14,040,400	14,040,400	
Preferential Land:	0			

Transfer Information

Seller: CRAIGMONT VENTURES LLLC Type: ARMS LENGTH MULTIPLE	Date: 10/31/2005 Deed1: /22824/ 00159	Price: \$3,450,000 Deed2:
Seller: ROLAND PROPERTIES INC Type: NON-ARMS LENGTH OTHER	Date: 04/23/2004 Deed1: /00000/ 00000	Price: \$0 Deed2:
Seller: JENKINS COURTNEY, JR, ET AL Type: ARMS LENGTH MULTIPLE	Date: 05/17/1990 Deed1: /08482/ 00831	Price: \$2,870,000 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
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 03 Account Number - 0310025581

Owner Information

Owner Name: CAPITAL FUNDING ACQUISITION GROUP LLC
Mailing Address: 1422 CLARKVIEW RD
BALTIMORE MD 21094-2104
Use: INDUSTRIAL
Principal Residence: NO
Deed Reference: 1) /22824/ 00159
2)

Location & Structure Information

Premises Address
1421 CLARKVIEW RD
0-0000
Legal Description
.0053 AC
990 S FALLS RD
NORTHERN CENTRAL DST CNT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0079	0003	0193		0000				1	Plat Ref: 0029/0128

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		230 SF	07

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	400	400		
Improvements:	0	0		
Total:	400	400	400	
Preferential Land:	0			

Transfer Information

Seller: CRAIGMONT VENTURES LLLC	Date: 10/31/2005	Price: \$3,450,000
Type: ARMS LENGTH MULTIPLE	Deed1: /22824/ 00159	Deed2:
Seller: ROLAND PROPERTIES INC	Date: 04/23/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19945/ 00021	Deed2:
Seller: JENKINS T C, JR ETAL	Date: 05/17/1990	Price: \$2,870,000
Type: ARMS LENGTH MULTIPLE	Deed1: /08482/ 00831	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: **Exempt Class:** **Special Tax Recapture:** NONE

Homestead Application Information

Homestead Application Status: No Application

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

[Go Back](#)
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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 03 Account Number - 1600009851

Owner Information

Owner Name: CAPITAL FUNDING ACQUISITION GROUP LLC **Use:** INDUSTRIAL
Mailing Address: 1422 CLARKVIEW RD BALTIMORE MD 21209-2104 **Principal Residence:** NO
Deed Reference: 1) /22824/ 00159
2)

Location & Structure Information

Premises Address
1422 CLARKVIEW RD
BALTIMORE 21209-2104
Legal Description
.2453 AC SS
1422 CLARKVIEW RD
604 W CLARKVIEW RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0079	0003	0193		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		10,685 SF	07

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013	
Land	10,600	10,600			
Improvements:	0	0			
Total:	10,600	10,600	10,600		
Preferential Land:	0				

Transfer Information

Seller: JENKINS COURTNEY JR ET AL	Date: 10/31/2005	Price: \$3,450,000
Type: ARMS LENGTH MULTIPLE	Deed1: /22824/ 00159	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

THIS DEED made this 28th day of October, 2005, by and between WILLIAM M. LEVY and MICHAEL E. MARINO, substitute trustees (the "Substitute Trustees" or "Grantors"); and CAPITAL FUNDING ACQUISITION GROUP, LLC, a Maryland limited liability company (the "Grantee").

Recitals

WHEREAS, by deed of trust (the "Deed of Trust") dated April 14, 2004 and recorded among the Land Records of Baltimore County in Liber No. SM 19945, folio 028 from Craigmont Ventures, LLC to Lawrence W. Williams, trustee (the "Trustee"), for Madison Bradford/Bohemian American Savings Bank (now Madison Bohemian Savings Bank), the Trustee was empowered to make sale of the property described in the Deed of Trust at any time after default therein; and

WHEREAS, by Deed of Appointment of Substitute Trustees (the "Deed of Appointment") dated July 19, 2005 and recorded among the Land Records of Baltimore County in Liber No. SM 22217, folio 01, the Substitute Trustees were appointed substitute trustees with all of the power and authority given the Trustee; and

WHEREAS, default having occurred in the covenants of the Deed of Trust, the Substitute Trustees, after complying with the provision of the Deed of Trust, the Maryland Statute, and the Maryland Rules of Procedures, did on or about August 30, 2005, sell at public auction unto CAPITAL FUNDING ACQUISITION GROUP, LLC, the fee simple property known as 1422 Clarkview Road, Baltimore, Maryland 21209 (SEE case entitled, "William M. Levy, *et al*, Substitute Trustees vs. Craigmont Ventures, LLC, Case No. 03-C-05-007864 FC filed in the Circuit Court for Baltimore County); and

WHEREAS, the aforesaid sale has been duly reported to and ratified on October, 4th 2005 by the Circuit Court for Baltimore County; and

WHEREAS, the purchase money has been duly paid and satisfied unto the Substitute Trustees, and they are authorized to execute this Deed.

NOW, THIS DEED WITNESSETH that the said Substitute Trustees for and in consideration of the premises and the sum of Three Million Four Hundred Fifty Thousand Dollars (\$3,450,000), the receipt of which is hereby acknowledged, do grant and convey unto the Grantee, its successors and assigns, all that lot of ground lying and situate in Baltimore County, State of Maryland, being known as 1422 Clarkview Road, Baltimore, Maryland 21209, more particularly described in Exhibit A attached hereto and made a part hereof, with its appurtenances, and all the right, title, interest and estate of the parties to the proceeding, both at law and in equity, in and to the same.

BEING the same lot of ground which by Deed dated April 14, 2004 and recorded among the Land Records of Baltimore County in Liber No. SM 19945, folio 021 was granted and conveyed by Roland Properties, Inc. to Craigmont Ventures, LLC.

TOGETHER with the buildings and improvements thereon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

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

WITNESS the hands and seal of the Substitute Trustees.

WITNESS:

Erin Lee Englar
Erin Lee Englar

William M. Levy
 William M. Levy, Substitute Trustee
Michael E. Marino
 Michael E. Marino, Substitute Trustee

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 28th day of October, 2005, before me, a Notary Public of the State of Maryland, personally appeared William M. Levy and Michael E. Marino, the within named Substitute Trustees, known to me (or satisfactorily proven) to be the persons named in the foregoing instrument and they acknowledged the foregoing Deed (the Grantees) to be their act, as Substitute Trustees, and that they executed the same for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

ERIN LEE ENGLAR
 NOTARY PUBLIC
 HARFORD COUNTY
 MARYLAND

Erin Lee Englar
 Notary Public

My Commission Expires Feb. 16, 2008

I HEREBY CERTIFY that this Deed was prepared by an attorney-at-law, duly admitted to practice law before the Court of Appeals of the State of Maryland.

William M. Levy
 William M. Levy, Attorney-at-Law

EXHIBIT A

BEGINNING at a capped iron pin now set on the west side of Clarkview Road (60 feet wide) at the beginning of the first or South 74 degrees 05 minutes 50 seconds West 566.58' foot line of that parcel of land conveyed to Craigmont Ventures, LLC by a deed dated April 14, 2004 and recorded among the Land Records of Baltimore County in Liber S. M. No. 19945, folio 21, thence leaving said Clarkview Road and binding the outline of said conveyance the seven following courses and distances, as now surveyed,

1. South 74 degrees 05 minutes 50 seconds West 566.58 feet,
2. North 15 degrees 54 minutes 10 seconds West 337.45 feet
3. North 77 degrees 34 minutes 00 seconds East 612.16 feet,
4. by a curve to the left having a radius of 25.00 feet an arc distance of 35.54 feet, said arc subtended by a chord bearing North 36 degrees 44 minutes 40 seconds East 32.62 feet to a capped iron pin now set on the aforesaid west side of Clarkview Road, thence binding thereon the three following courses and distances,
5. South 01 degrees 40 minutes 54 seconds east 54.85 feet,
6. by a curve to the left with a radius of 3030.00 feet an arc distance of 166.55 feet, said arc subtended by a chord bearing South 03 degrees 15 minutes 23 seconds east 166.53 feet,
7. South 04 degrees 49 minutes 52 seconds east 106.52 feet to the place of beginning, containing 190,861.94 square feet or 4.3816 acres of land, more or less. The improvements being known as 1422 Clarkview Road.

BEING the same land as described as the 0.2453 acre and 4.27 acre parcel leased to Bare Hills Athletic Club on the plat of the Re-Subdivision of Part of Plat One Northern Central Distribution Center dated April 27, 1987 and recorded at the Plat Records of Baltimore County in Liber SM 56, folio 63.

BEING the same and all that parcel of land conveyed by Roland Properties, Inc. to Craigmont Ventures, LLC by Deed dated April 14, 2004, and recorded among the Land Records of Baltimore County in Liber No. 19945, folio 021.

Parcel ID Nos.	
1422 Clarkview Road	16-00-009852
1421 Clarkview Road	03-10-025581

**Certification of Exemption from Withholding Upon Disposition of
Maryland Real Estate**

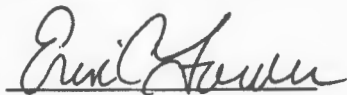
Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification that the transfer is made pursuant to a foreclosure of a mortgage.

The Transferors certify, pursuant to Section 10-912 of the Tax General Article of the Annotated Code of Maryland (the Withholding Law), that to the best of our knowledge the following is true, correct and complete:

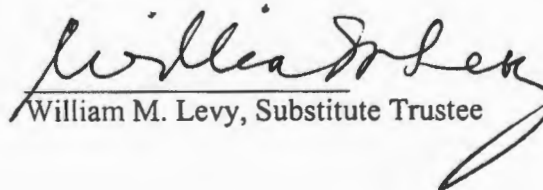
The Transfer is made by the Transferors pursuant to the foreclosure of a mortgage (as defined in Section 10-912 (a) (7) of the Withholding Law,) the sale of the property herein described having been reported to and ratified by the Circuit Court for Baltimore County on October 4, 2005, and is therefore exempt from withholding tax under Section 10-912 (d) of the Withholding Law.

Dated this 28th day of October, 2005

Witness:



Transferor:


William M. Levy, Substitute Trustee

**Certification of Exemption from Withholding Upon Disposition of
Maryland Real Estate**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification that the transfer is made pursuant to a foreclosure of a mortgage.

The Transferors certify, pursuant to Section 10-912 of the Tax General Article of the Annotated Code of Maryland (the Withholding Law), that to the best of our knowledge the following is true, correct and complete:

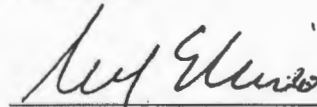
The Transfer is made by the Transferors pursuant to the foreclosure of a mortgage (as defined in Section 10-912 (a) (7) of the Withholding Law,) the sale of the property herein described having been reported to and ratified by the Circuit Court for Baltimore County on October 4th 005, and is therefore exempt from withholding tax under Section 10-912 (d) of the Withholding Law.

Dated this 28th day of October, 2005

Witness:



Transferor:



Michael E. Marino, Substitute Trustee

0022824 165

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the 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 TR TAX STATE 17,250.00 TOTAL 17,290.00 Fest BAO1 Rct # 65784 SM TD Rik # 5949 Oct 31, 2005 03:38 PM		
		1 Deed	Mortgage	Other	Other			
2	Conveyance Check Box	2 Deed of Trust	Lease					
		X Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Arms Length [3]	Not an Arms-Length Sale [9]			
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation						
		State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration		Amount	Finance Office Use Only			
		Purchase Price/Consideration	\$	3,450,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	2,760,000.00	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$		x () %	\$		
		Other:	\$		Less Exemption Amount	\$		
			\$		Total Transfer Tax	\$		
		Other:	\$		Recordation Tax Consideration	\$		
		Full Cash Value	\$	3,450,000.00	x () per \$500	\$		
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	20.00	\$	20.00	Tax Bill:	
		Surcharge	\$	20.00	\$	20.00		
		State Recordation Tax	\$	17,250.00	\$	0.00	C.B. Credit:	
		State Transfer Tax	\$	17,250.00	\$	0.00		
		County Transfer Tax	\$	51,750.00	\$	0.00	Ag. Tax/Other:	
		Other	\$		\$			
		Other	\$		\$			
6	Description of Property SOAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		03	16-00-009852	19945/021				[] (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Parcel No. 2 Tax # 03-10-025581						
		Location/Address of Property Being Conveyed (2)						
		1422 Clarkview Road, Baltimore, MD 21209						
		Other Property Identifiers (if applicable)				Water Meter Account No.		
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
		William M. Levy Substitute Trustee		Capital Funding Acquisition Group, LLC				
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
9	Other Names to Be Indexed	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)				
		Capital Funding Acquisition Group, LLC		Capital Bank, N.A.				
10	Contact/Mail Information	Instrument Submitted By or Contact Person				X Return to Contact Person		
		Name: Lynn W. Strott						
		Firm: American Land Title Corporation				Hold for Pickup		
		Address: 516 N. Charles St. 5th Floor Baltimore, MD 21201						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Phone: Telephone: 410-752-3744 Fax: 410-752-3507				Return Address Provided		
Assessment Information	Will the property being conveyed be the grantee's principal residence?	Yes	X No					
		Yes	X No	Does transfer include personal property? If yes, identify: _____				

0022824 166

Addendum
State of Maryland Land Instrument Intake Sheet
County: Baltimore

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

2	(Continued) Consideration and Fees	Consideration Amount/Recordation Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Consideration, Including Assumed Indebtedness	\$ 20.00	\$ 20.00	\$	\$
		Recording Charge	\$ 20.00	\$ 20.00	\$	\$
		Surcharge	\$	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax (if Applicable)	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Total Fees	\$ 40.00	\$ 40.00	\$ 0.00	\$ 0.00

6	(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
		Capital Funding Acquisition Group, LLC	Capital Funding Acquisition Group, LLC
		Doc. 5 - Grantor(s) Name(s)	Doc. 6 - Grantor(s) Name(s)
		Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	Doc. 4 - Owner(s) of Record, if Different from Grantor(s)
		Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	Doc. 6 - Owner(s) of Record, if Different from Grantor(s)

7	(Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
		Capital Bank, N.A.	Capital Bank, N.A.
		Doc. 5 - Grantee(s) Name(s)	Doc. 6 - Grantee(s) Name(s)

8	(Continued) Other Names To Be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
		Doc. 5 - Additional Names to be Indexed (Optional)	Doc. 6 - Additional Names to be Indexed (Optional)

9	(Continued) Special Instructions	Special Recording Instructions (if any)
		Recording Assignment of Leases and Rents
		Recording UCC-1

CASE NO. 2013- 0083-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>10-24</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>See gen. notes #8</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-25-12</u>	
SIGN POSTING	Date: <u>10-25-12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Case No.: 2013-0083-A

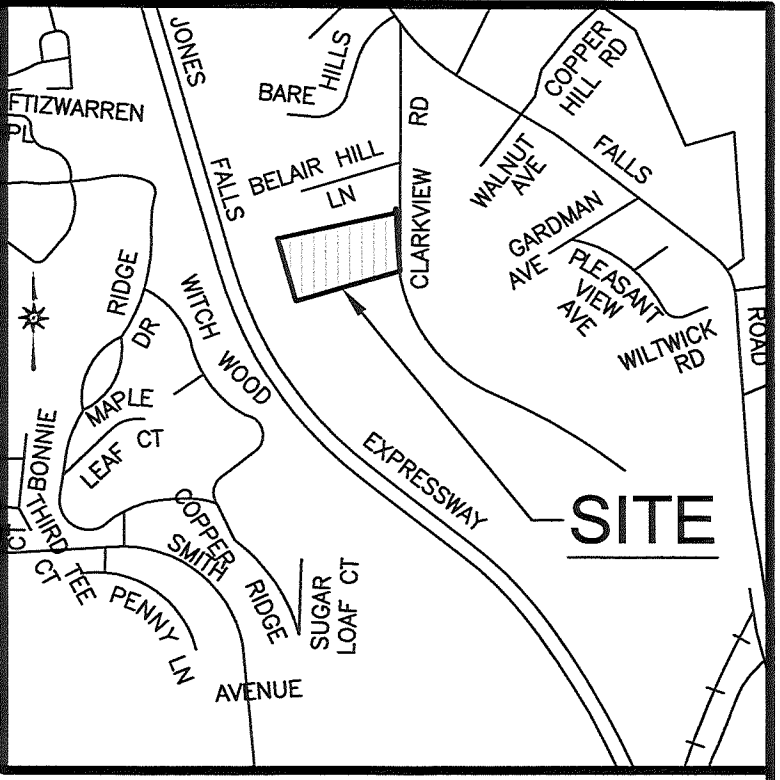
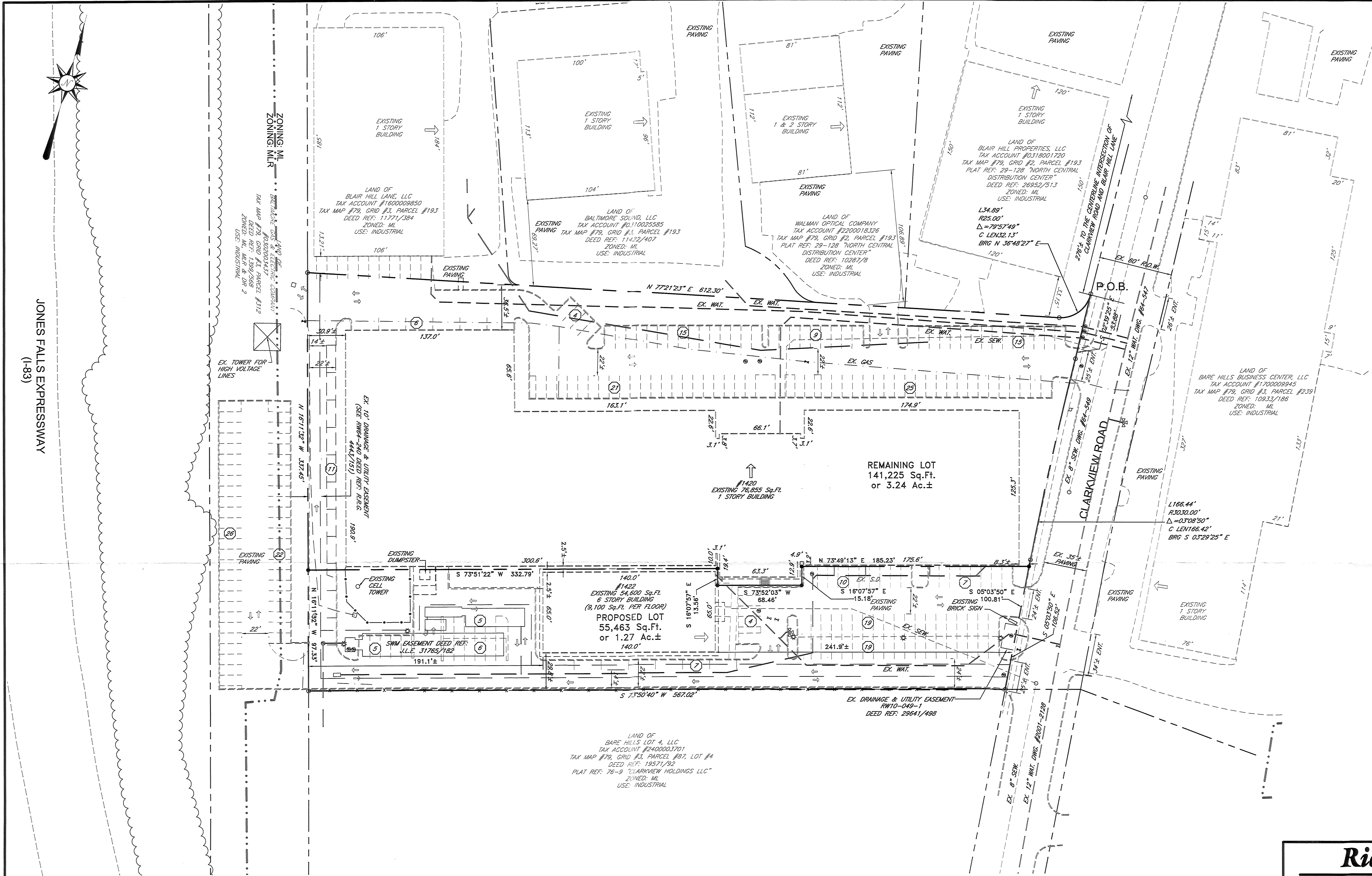
Exhibit Sheet

Petitioner/Developer

Protestant

12-20-12 (W)
11-19-12 (W)

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



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: CAPITAL FUNDING ACQUISITION GROUP, LLC
1422 CLARKVIEW ROAD
BALTIMORE, MARYLAND 21094-2104
- SITE AREA
GROSS: 200,584 Sq.Ft. or 4.60 Ac.±
NET: 196,688 Sq.Ft. or 4.52 Ac.±
- DEED REF: 22824/159
- TAX ACCOUNT: #0310025581, 1600009851 & 1600009852
- COUNCILMANIC DISTRICT: 2ND
- TAX MAP #79, PARCEL #193
- ZONING: ML
(PER 1"=200' ZONING MAP 079B2)
- PRIOR ZONING HISTORY:
71-252-A; VARIANCE TO PERMIT A FRONT SETBACK OF 8 FEET AND 38 FEET FROM THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 25 FEET AND 50 FEET, GRANTED APRIL 22, 1971
GF-1987-0001GF, GRANDFATHERING IN THE ML ZONE PLAN (NOT A ZONING CASE) APPROVED 12-07-1987.
DRC 031306C; LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8), GRANTED MARCH 3, 2006
PDM FILE #03-476
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: OFFICE BUILDING & ATHLETIC FACILITY.
PROPOSED: NO CHANGE.
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100245 F PANEL 245 OF 580 DATED AUGUST 2, 2011.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOR AREA RATIO (F.A.R.)
EX: 131,455/196,688= 0.67
PROP.: NO CHANGE
- PARKING:
216 SPACES APPROVED PER DEVELOPMENT PLAN DATED APRIL 24, 2006. SEE PARKING TABULATION CHART.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

JONES FALLS EXPRESSWAY
(1-83)

REMAINING LOT
141,225 Sq.Ft.
or 3.24 Ac.±

LAND OF
BARE HILLS LOT 4, LLC
TAX ACCOUNT #2400003701
TAX MAP #79, GRID #3, PARCEL #97, LOT #4
DEED REF: 19571/92
PLAT REF: 76-9 "CLARKVIEW HOLDINGS LLC"
ZONED: ML
USE: INDUSTRIAL

PARKING TABULATION CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)													
AREA DESIGNATION	TENANT	GROSS SF	PARKING RATE PER 1000 SF	1 PER EMPLOYEE	PARKING SPACES REQ'D PER SECTION 409.6A	WEEKDAY PEAK TIME			WEEKEND			USE	
						6AM-6PM	6PM-12AM		6AM-6PM	6PM-12AM	12AM-6AM		
A	ATHLETIC OFFICES	692	3.3		2.3	100%	2.3	10%	0.2	5%	10.1		
B	ATHLETIC / HEALTH CLUB	10,551	10		105.5	40%	42.2	100%	105.5	80%	84.4	100%	
C	TENNIS COURTS (5) @ 3 SPACES/COURT			15	15.0	40%	6.0	100%	15.0	80%	12	100%	
D	INDOOR SOCCER COURT			36	36.0	40%	14.4	100%	36.0	80%	28.8	100%	
E	12 PLAYERS @ 3 SPACES / PLAYER												
	6TH LEVEL GENERAL OFFICES	6,514	3.3		21.5	100%	21.5	10%	2.2	5%	1.1	5%	
	5TH LEVEL GENERAL OFFICES	8,690	3.3		28.7	100%	28.7	10%	2.9	5%	1.4	5%	
	4TH LEVEL GENERAL OFFICES	8,690	3.3		28.7	100%	28.7	10%	2.9	5%	1.4	5%	
	3RD LEVEL GENERAL OFFICES	8,456	3.3		27.9	100%	27.9	10%	2.8	5%	1.4	5%	
	2ND LEVEL GENERAL OFFICES	8,136	3.3		26.8	100%	26.8	10%	2.7	5%	1.3	5%	
	1ST LEVEL GENERAL OFFICES	2,245	3.3		7.4	100%	7.4	10%	0.7	5%	0.4	5%	
GRAND TOTAL - BUILDING AREA		54,074			300.1								
GRAND TOTAL - BALTIMORE COUNTY PARKING REQUIRED					236.0	206.2	170.9	139.5	163.7		22.8		
	EXISTING PARKING PROVIDED				0.0								
	PROPOSED PARKING PROVIDED				236.0								
*NOTE: 17 ADDITIONAL PARKING SPACES CAN BE ADDED UPON REMOVAL OF EXISTING FENCE AND TOWER AT SOUTHWEST CORNER OF BUILDING ALL PARKING SPACES ARE 8.5' x 18', WITH EXCEPTION OF HANDICAPPED SPACES.													

*NOTE: 17 ADDITIONAL PARKING SPACES CAN BE ADDED UPON REMOVAL OF EXISTING FENCE AND TOWER AT SOUTHWEST CORNER OF BUILDING
ALL PARKING SPACES ARE 8.5' x 18', WITH EXCEPTION OF HANDICAPPED SPACES.

PETITIONER'S
EXHIBIT NO. _____

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2013



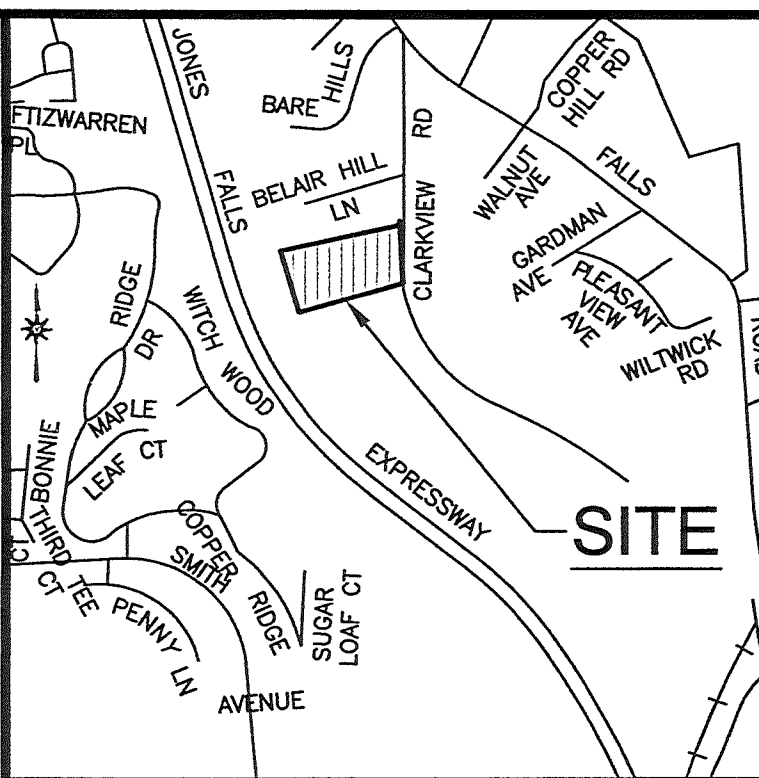
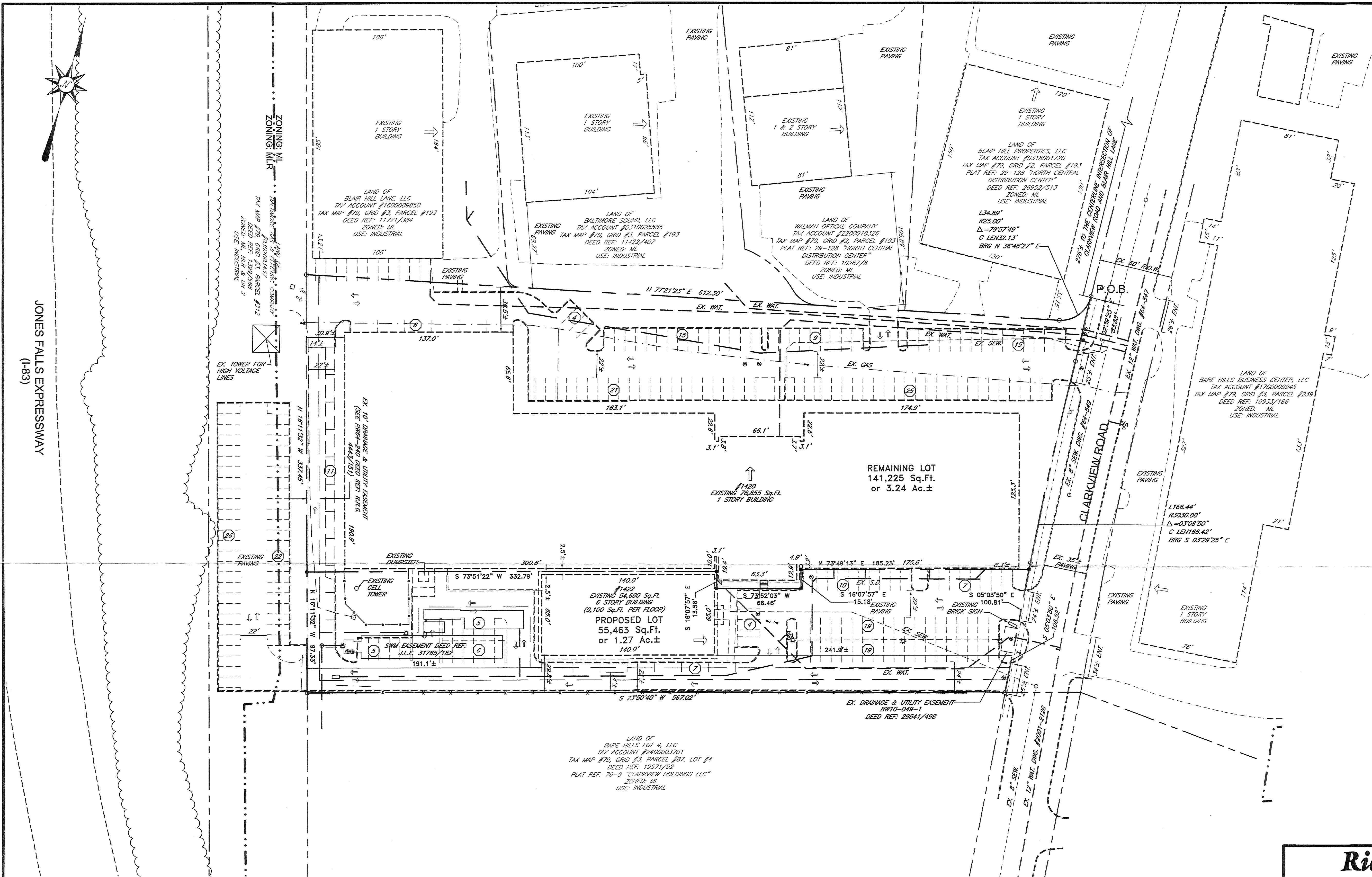
Richardson Engineering, LLC

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

PLAN TO ACCOMPANY
ZONING PETITION FOR
CAPITAL FUNDING
ACQUISITION GROUP,
LLC
#1420 & #1422 CLARKVIEW ROAD
BALTIMORE, MARYLAND 21209
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS		DRAWN BY:	DESIGNED BY:	SCALE:
		CND	PCR	1" = 40'
		DATE:	JOB NO.:	SHEET NO.:
		08-31-12	12050	1 OF 1

C:\Jobs\Jobs2012\12050-1422 Clarkview Rd\Drawings\12050dpl.dwg, Layout1, 9/20/2012, 3:48:14 PM



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

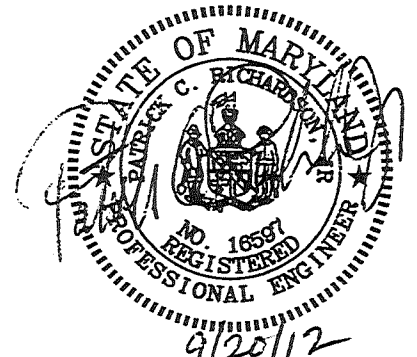
- OWNER: CAPITAL FUNDING ACQUISITION GROUP, LLC
1422 CLARKVIEW ROAD
BALTIMORE, MARYLAND 21094-2104
- SITE AREA
GROSS: 200,584 Sq.Ft. or 4.60 Ac.±
NET: 196,688 Sq.Ft. or 4.52 Ac.±
- DEED REF: 22824/159
- TAX ACCOUNT: #0310025581, 1600009851 & 1600009852
- COUNCILMANIC DISTRICT: 2ND
- TAX MAP #79, PARCEL #193
- ZONING: ML
(PER 1"=200' ZONING MAP 079B2)
- PRIOR ZONING HISTORY:
71-252-A; VARIANCE TO PERMIT A FRONT SETBACK OF 8 FEET AND 38 FEET FROM THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 25 FEET AND 50 FEET, GRANTED APRIL 22, 1971
GF-1987-0001GF; GRANDFATHERING IN THE ML ZONE PLAN (NOT A ZONING CASE) APPROVED 12-07-1987.
DRC 031306C; LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(6), GRANTED MARCH 3, 2006
PDM FILE #03-476
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: OFFICE, BUILDING & ATHLETIC FACILITY.
PROPOSED: NO CHANGE.
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240100245 F PANEL 245 OF 580 DATED AUGUST 2, 2011.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOR AREA RATIO (F.A.R.)
EX: 131,455/196,688= 0.67
PROP.: NO CHANGE
- PARKING:
216 SPACES APPROVED PER DEVELOPMENT PLAN DATED APRIL 24, 2006. SEE PARKING TABULATION CHART.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

2013-0083-A

Richardson Engineering, LLC

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

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CND	PCR	1" = 40'
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08-31-12	12050	1 OF 1

PARKING TABULATION CHART (PARKING SPACES REQUIRED BY DCZR SECTION 409.6A)											
AREA DESIGNATION	TENANT	GROSS SF	PARKING RATE PER 1000 SF	1 PER EMPLOYEE	PARKING SPACES REQ'D PER SECTION 409.6A	WEEKDAY			WEEKEND		
						6AM-6PM	6PM-12AM	PEAK TIME	6AM-6PM	6PM-12AM	12AM-6AM
A	ATHLETIC OFFICES	892	3.5		105.5	100%	2.3	100%	10.2	5%	10.1
B	ATHLETIC / HEALTH CLUB	10,551	10		105.5	40%	42.2	100%	105.5	80%	84.4
C	TENNIS COURTS (5) @ 3 SPACES/COURT			15	15.0	40%	6.0	100%	15.0	100%	15.0
D	INDOOR SOCCER COURT 12 PLAYERS @ 3 SPACES / PLAYER			36	36.0	40%	14.4	100%	36.0	100%	36.0
E	6TH LEVEL GENERAL OFFICES	6,514	3.3		21.5	100%	21.5	10%	2.2	5%	1.1
	5TH LEVEL GENERAL OFFICES	8,690	3.3		28.7	100%	28.7	10%	2.9	5%	1.4
	4TH LEVEL GENERAL OFFICES	8,690	3.3		28.7	100%	28.7	10%	2.9	5%	1.4
	3RD LEVEL GENERAL OFFICES	8,436	3.3		27.9	100%	27.9	10%	2.8	5%	1.4
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	1ST LEVEL GENERAL OFFICES	2,245	3.3		7.4	100%	7.4	10%	0.7	5%	0.4
GRAND TOTAL - BUILDING AREA		54,074									
GRAND TOTAL - BALTIMORE COUNTY PARKING REQUIRED					300.1		206.2	170.9	139.5	163.7	22.8
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	TOTAL PARKING PROVIDED				236.0						

*NOTE: 17 ADDITIONAL PARKING SPACES CAN BE ADDED UPON REMOVAL OF EXISTING FENCE AND TOWER AT SOUTHWEST CORNER OF BUILDING
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