

IN RE: PETITION FOR VARIANCE

(16 Greenmeadow Dr.)

8th Election District

3rd Councilman District

The Meadows LLC, Mona Family, LLLP,

Mona Management, Inc.

Legal Owners/ Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0139-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of The Meadows LLC, Mona Family, LLLP, and Mona Management, Inc., the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests were Mark Knott (on behalf of the owners) and Paul Ratych, a licensed surveyor who prepared the site plan.. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance, 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 record of this case. There were no substantive comments from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date

2/21/13

By

Sen

Testimony and evidence revealed that the subject property is 64,915 square feet and is zoned RO. Mr. Ratych (who was accepted as an expert and testified via proffer) stated that the sign in question was erected in 1986, pursuant to case no.: 1987-0063-A. See Petitioner's Exhibit 5A and 5 B. The sign is 76 square feet in size, and has been in place for over 25 years without complaint. Zoning relief is required at this juncture because of the B.C.Z.R.'s sign abatement provisions.

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. As Mr. Ratych testified, the site is irregularly shaped, and has significant topographical (grade) changes that dictated the layout and development of the site. Thus, the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, since they would be required to dismantle the sign. 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, and general welfare. This is amply demonstrated by the lack of opposition from the community and County 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.

ORDER RECEIVED FOR FILING

Date

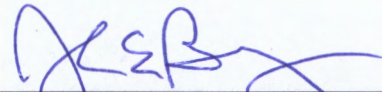
2/21/13

By

pln

THEREFORE, IT IS ORDERED, this 21st day of February, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance, 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:sln

ORDER RECEIVED FOR FILING

Date

2/21/13

By

sln



KEVIN KAMENETZ
County Executive

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

February 21, 2013

David H. Karceski, Esquire
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 2013-0139-A
Property: 16 Greenmeadow Drive

Dear Mr. Karceski:

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 of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 16 Greenmeadow Drive which is presently zoned RO, BL
Deed References: 10 Digit Tax Account # 1900011848
Property Owner(s) Printed Name(s) The Meadows 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
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a Variance from Section(s)

SEE ATTACHED

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

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:

Name- Type or Print

Signature

Mailing Address

Zip Code

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

The Meadows LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

SEE ATTACHED SHEET

Mailing Address

Zip Code

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2013-0139-A Filing Date 12/13/12 Do Not Schedule Dates: _____ Reviewer AT

REV. 10/4/11

**Attachment to
Petition for Variance**

16 Greenmeadow Drive

Variance from BCZR Section 450.4. Attachment 1.5(d)(V) to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance.

**Attachment to
Petition for Variance**

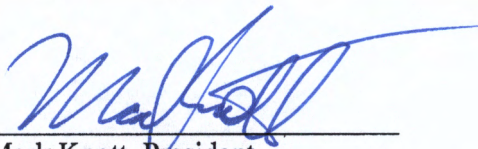
16 Greenmeadow Drive

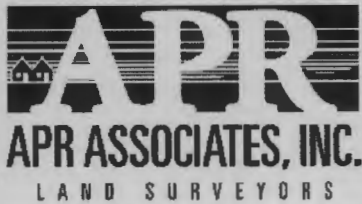
Legal Owners (Petitioners):

The Meadows LLC

By: Mona Family LLLP,
a Maryland Limited Liability Company,
its Sole Member

By: Mona Management, Inc.,
a Maryland Corporation

By: 
Mark Knott, President



**DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
16 GREENMEADOW DRIVE
8th ELECTION DISTRICT, BALTIMORE CITY, MARYLAND**

BEGINNING FOR THE SAME at a point on the Northerly side of Greenmeadow Drive, 60 feet wide, and at the Southwesterly corner of Lot 4, as shown on plat No. 2 Resubdivision of part of parcel "A", Block "A", Plat No. one, Section one "Stratford" recorded among the Land Records of Baltimore County in plat book E.H.K. Jr., 51, Folio 21; said point of beginning being situate 161.5 feet more or less, measured in the Easterly direction along the Northerly side of Greenmeadow Drive from it intersection with the East side of York Road; thence leaving Greenmeadow Drive and binding along the Westerly outline of the beforementioned Lot 4 North 18 degrees 28 minutes 26 seconds West 209.11; thence running North 89 degrees 16 minutes 24 seconds East 339.60 feet and thence South 00 degrees 50 minutes 59 seconds East 225.13 feet to intersect the North side of Greenmeadow Drive; thence binding thereon North 85 degrees 21 minutes 21 seconds West 277.55 feet to the point of beginning.

CONTAINING 1.49 acres more or less.



Paul A. Patch 8-13-12

2013-0139-A

7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647

No. 92793

Date: 7/13/12

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DOWN
12/16/2012	12/17/2012	14:58:11	2

REG 0505

RECEIVED # 649245 12/17/2012 0614

Dept 5 50 ZHONG VERIFICATION

CR 147. 192743

Excp	Tot	\$385.00
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\$335.00	OK	\$1.00	EA
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Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct
				Source/ Obj	Rev/ Sub Obj			

Amount

001	806	0000	6150				\$385
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Total: 1323

Rec
From:

VENABLE

For:

16 GREEN - MEADOW DR

7013-0139-A

**CASHIER'S
VALIDATION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

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: # 2013-0139-A

16 Greenmeadow Drive
W/s Greenmeadow Drive, 161 ft. E/of centerline
of York Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): The Meadows, LLC

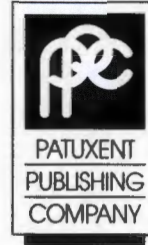
Variance: to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate exterior customer entrance.

Hearing: Wednesday, February 20, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
1/366 Jan. 31 901530



501 N. Calvert Street, Baltimore, MD 21278

January 31, 2013

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 January 31, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

2013-0139-A

RE: Case No.: _____

Petitioner/Developer: _____

The Meadows, LLC

February 20, 2013

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: _____

16 Greenmeadow Dr

January 31, 2013

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

Sincerely,

January 31, 2013

(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)



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 31, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6352

NOTICE OF ZONING HEARING

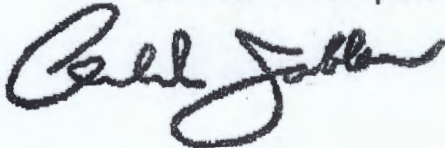
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CASE NUMBER: 2013-0139-A

16 Greenmeadow Drive
W/s Greenmeadow Drive, 161 ft. E/of centerline of York Road
8th Election District – 3rd Councilmanic District
Legal Owners: The Meadows, LLC

Variance to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate exterior customer entrance.

Hearing: Wednesday, February 20, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

January 9, 2013

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: 2013-0139-A

16 Greenmeadow Drive

W/s Greenmeadow Drive, 161 ft. E/of centerline of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: The Meadows, LLC

Variance to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate exterior customer entrance.

Hearing: Wednesday, February 20, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., JANUARY 21, 2013.**
- (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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2013-0139-A
Petitioner: The Meadows LLC
Address or Location: 16 Greenmeadow Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Address: Venable, LLP
210 W. Pennsylvania Ave, Suite 500
Towson, MD 21204
Telephone Number: (410) 494-6352



KEVIN KAMENETZ
County Executive

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

February 13, 2013

The Meadows LLC
Mona Family LLLP
Mona Management, Inc
16 Greenmeadow Drive
Timonium MD 21093
ATTN: Mark Knott, President

RE: Case Number: 2013-0139 A, Address: 16 Greenmeadow Drive, 21093

Dear Mr. Knott:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 13, 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
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, 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: 1-7-13

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

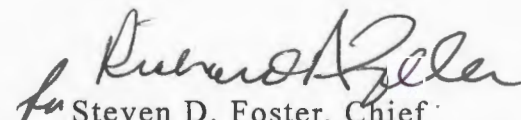
RE: Baltimore County
Item No 2013-0139-A
Variance
The Meadows LLC
Mona Family LLLP
16 Greenmeadow Drive

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. 2013-0139-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: January 02, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 07, 2012
Item Nos. 2013-0121, 0139, 0140, 0141, 0142, 0143, 0144 and 0145.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 02, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 07, 2012
Item Nos. 2013-0121, 0139, 0140, 0141,0142,0143,0144 and 0145.

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

DAK:CEN
Cc: file

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
16 Greenmeadow Drive; W/S Greenmeadow	*	OF ADMINSTRATIVE
Drive, 161' E of c/line York Road	*	HEARINGS FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): The Meadows LLC by Mona	*	2013-139-A
Family, LLP & Mona Management, Inc		
Petitioner(s)		

* * * * *

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

DEC 28 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 28th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

December 13, 2012

David H. Karceski

T 410.494.6285

F 410.821.0147

dhkarceski@venable.com

Hand Delivered

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Petitioner: The Meadows LLC
Location: 16 Greenmeadow Drive

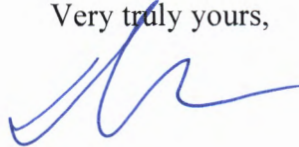
Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above referenced property. I do not know of any violations of any zoning laws on the property. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Description (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Zoning Map (1)
6. Check in the amount of \$385.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,



David H. Karceski

DHK/jaw
Enclosures

2013-0139-A

M E M O R A N D U M

DATE: March 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0139-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 25, 2013. 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 16 Greenmeadow Drive
CASE NUMBER 2013-139-A
DATE 2/20/13

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 1900011848

Owner Information

Owner Name: THE MEADOWS LLC **Use:** COMMERCIAL
Mailing Address: P FREDK OBRECHT MGT CO **Principal Residence:** NO
9475 DEERCO RD **Deed Reference:** 1) /00000/ 00000
LUTHERVILLE TIMONIUM MD 21093-2118 2)

Location & Structure Information

Premises Address **Legal Description**
16 GREENMEADOW DR 1.490 AC 64904 SQ FT
0-0000 STRATFORD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0006	0644		0000			4	2	Plat Ref: 0051/0121

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	36330	1.4900 AC	06

Stories **Basement** **Type** **Exterior**
OFFICE BUILDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	745,000	744,000		
Improvements:	2,184,700	1,655,000		
Total:	2,929,700	2,399,000	2,399,000	2,399,000
Preferential Land:	0			0

Transfer Information

Seller: MEADOWS PARTNERSHIP	Date: 07/28/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Seller: GILBERT C GORDON	Date: 03/22/1984	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /06684/ 00087	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	0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 11/26/2012

2013-0139-A

Case No.:

2013-0139-A

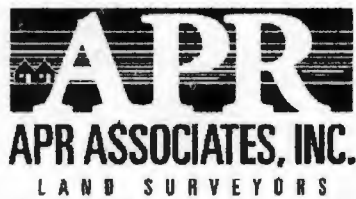
Exhibit Sheet

Petitioner/Developer

Protestant

EW
3-27-13

No. 1	Site plan	
No. 2	Ratysch CV	
No. 3	My Neighborhood Map	
No. 4	Color Photo - building	
No. 5	SA - docket entry 87-63A SB - petition	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Paul A. Ratych

CEO APR Associates Inc

Registration

Property Line Surveyor / Maryland 1987 – to present

Education

Calvert Hall College / 1978

Towson State University / 1978 – 1980

Catonsville Community College 1981 – 1988

Various surveying and engineering courses
including storm drain design, sediment control,
and subdivision planning

Responsibilities

Supervising and scheduling of survey crews,
property and construction surveys, computations
for establishment of boundaries

Professional History

1976 – 1980

APR Associates Inc.

Worked as member of survey crews during summer
and winter vacations

1980 – 1995

APR Associates Inc.

Since 1980 full time in various positions in field
and office

1995 – 2008

APR Associates Inc.

Chief of surveys – responsible for running field crews,
client contact, cost estimates, and overall responsibility
for land surveying

2009 – Present

APR Associates Inc

Chief operating officer of the company.

PETITIONER' S

EXHIBIT NO. 2

7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647

N/S of Greenmeadow Dr., 161.35' E of the E/S of York Rd.
(16 Greenmeadow Dr.)

8th Elec. Dist.

Variance - filing fee \$100.00 - \$100.00 - The Meadows Partnership

Hearing set for 8/25/86, at 10:30 a.m.

Advertising and Posting - \$78.00

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a sign attached to the building totaling 76 sq. ft. in lieu of the required 8 sq. ft. is GRANTED with conditions.

SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)

12th Elec. Dist.

Variance - filing fee \$100.00 - Robert C. Waldhauser

Hearing set for 8/25/86, at 11:30 a.m.

Advertising and Posting - \$83.95

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit 34 parking spaces in lieu of the required 44 spaces is GRANTED with conditions.

PETITIONER'S

EXHIBIT NO. 5A

457 87-63-A 457 87-63-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3C (to permit a 76-Sq. foot sign on building in lieu of the required 8 St. Ft.)

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

The 8 St. Ft. sign would not be visible or in proportion to building

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

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

I/We do 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 Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

The Meadows Partnership

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

c/o P. Frederick Obrecht & Son
4475 Deereco Rd. Timonium

(Type or Print Name)

6310 Frankford Ave. Phone No.

Signature

Baltimore, Md. 21206
City and State 561-5858

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Mayes L. Belsinger
Name c/o Belsinger Sign Works Inc.
3300 Bayard St. 837 2700

Attorney's Telephone No.:

Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day

of July 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 25th day of August, 1986, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

PETITIONER'S

EXHIBIT NO.

ORDER RECEIVED FOR 457

DATE August 28, 1986
BY [Signature]

THE MENDERS PARTNERSHIP 87-63-A
N/S of Greenmount, P.O. 161.34 E
at the E/S of York
116 Greenmount Dr.
8th Elec. Dist.

MAP NW-14A
3D
E. D. 8
DATE 4-6-87
200
1000
N 53,880
3,390

87-63-A
457

87-63-A

5B

MR IM

RO

ROUNDIDGE RD

BL

2205

YORK RD

BR ME

RO

16

DR2

GREENMEADOW DR

BM

2165

2165

PETITIONER'S

EXHIBIT NO.

3

128 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

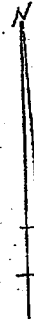
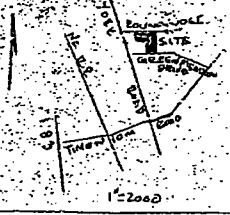
Printed 2/19/2013

LONG & FOSTER REALTORS

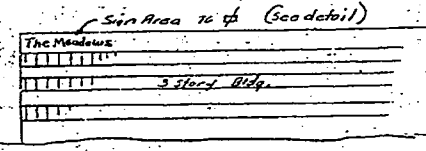
PETITIONER'S

EXHIBIT NO.

4



Previous hearing No. 84-145



- ZONING DATA**
EXISTING ZONING: R0
1. The primary entrance shall be on the north side of the building.
 2. A landscaping plan shall be submitted to and approved by the current planning and development division.
 3. No building permit shall be issued until the expiration of any and all appeal periods.

GROSS AREA IN R0 ZONE INCLUDING 20' OF GREEN MEADOW DRIVE: 72800 S.F.
AMENITY OPEN SPACE IN R0 ZONE: 1730172800 = 26%
FLOOR AREA RATIO IN R0 ZONE: 36330172800 = 13%
AMENITY OPEN SPACE MATCHED THUS:
OFFICES TO BE LEASED:
HOURS OF OPERATION: 8AM TO 9PM
NO. OF EMPLOYEES: UNKNOWN

AREA ZONED R0: 1.44 ACRES

PROPOSED BUILDING HEIGHT: 35'
FLOOR AREA RATIO: 36330172800 = 13%
MASS TRANSIT BUS IN YORK ROAD

THERE ARE NO WETLANDS SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHAEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIAL SITES
A.D.T. 12.5 X 35330 = 447
PUBLIC TRANSPORTATION IN YORK ROAD
NO LEADING FROM THIS PROJECT

AMENITY OPEN SPACE REQUIRED: 72800' X .25 = 18200'
AMENITY OPEN SPACE PROVIDED: 19000'
PARKING
ENTRANCE LEVEL: 12110 S.F. + 300 = 41 SPACES
LOWER LEVEL: 12110 S.F. + 500 = 24
UPPER LEVEL: 12110 S.F. + 500 = 24
TOTAL SPACES: 89
TOTAL SPACES PROVIDED: 89

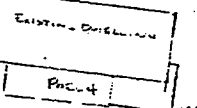
SOIL TYPE: WHOLE TRACT C.W.C.Z. CONESTOGA LOAM
SITE IN LAWN AND SHRUBS
NO EXISTING BUILDINGS ON SITE

ROUNDEIDGE ROAD

N 83° 16' 24" E
153.60

FUTURE LOT NOS
NOT FOR APPROVAL WITH
THIS PLAN
C. GORDON GILBERT

LOT NO. 1
PART OF PARCEL A BLOCK A
STRATFORD
BUILDING NO. 46-124
C. GORDON GILBERT
GLB NO. 2193-146



NO HISTORICAL TRUST
BA 1581 I.E.C. TANDOTMUSE

S 81° 16' 24" W 339.00

ALONG BEAR C.C. BOUNDARY AREA

33 SPACES 19' X 85'

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

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15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

AMENITY OPEN SPACE

15' PAVED DRIVE

The Meadows

- 17C serif Gothic type
- Fabricated aluminum letters with 3 returns
- Non-illuminated
- Painted Ivory

* Pin Mounted 1/2" Projection

Detail

LOT NO. 2
ENH. JR. NO. 12-124
C. GORDON GILBERT

PETITIONER'S
EXHIBIT 1

LOT 4
BLOCK A
HAVERFORD
GLB NO. 13-146

JEFFERY GORNEY
5716-779

THE MEADOWS BUILDING
PART OF THE
REMAINDER OF
PARCEL A BLOCK A
SECTION ONE
STRATFORD

8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
CENSUS TRACT 4085.05
WATERSHED 24
SUBSENSE 57
DEED REF. GLB NO. 2193-146
PROP. NO. 1800014867

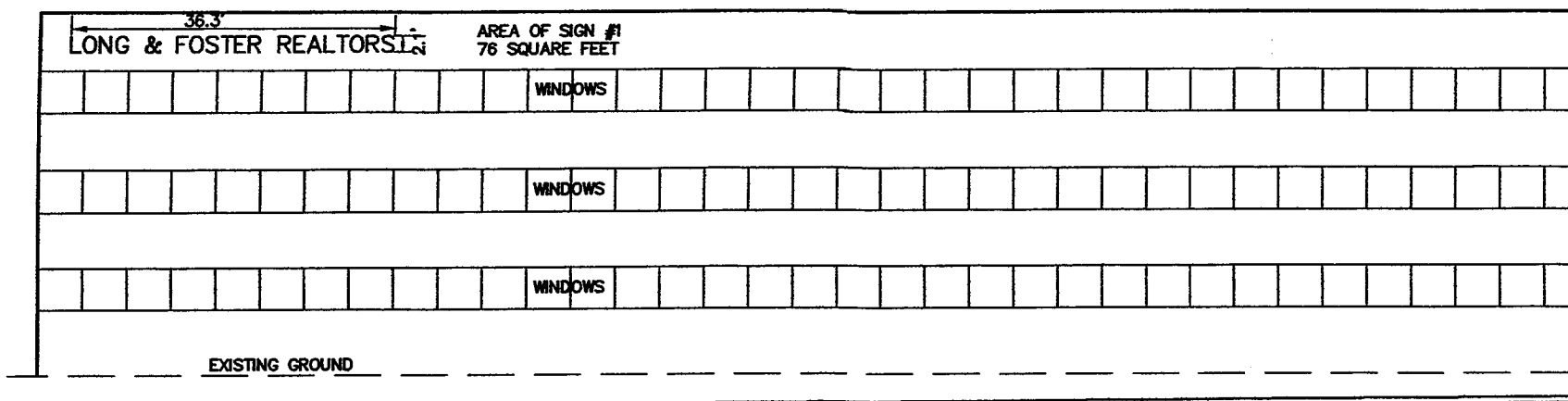
OWNER: C. GORDON GILBERT
No 1 ROUNDEIDGE ROAD
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO. MD.
483-1010



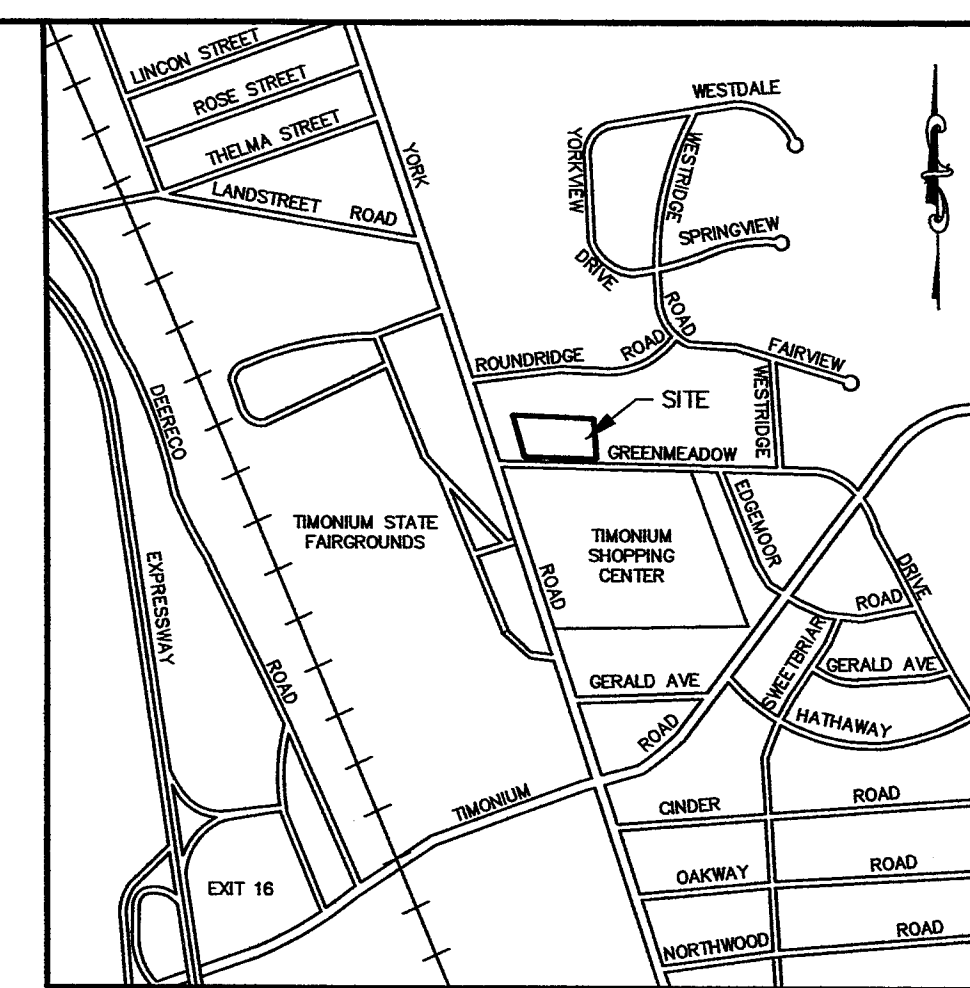
Revised April 19, 1986
REVISED NOV. 8, 1985
REVISED AUGUST 16, 1985
REVISED JUNE 8, 1983
SCALE: 1" = 30' APRIL 26, 1984
GERHOLD, CROSS & ETEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470

PLAT FOR ZONING SIGN VARIANCE

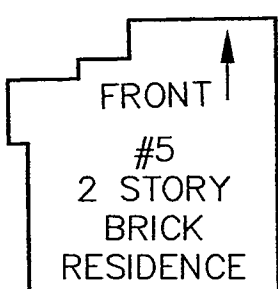
457
89-6371



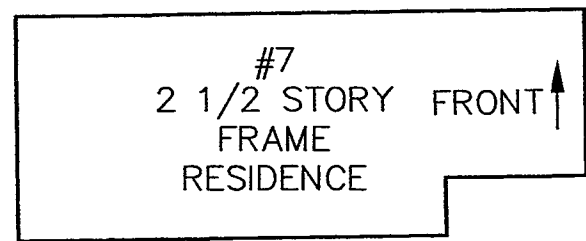
SOUTH BUILDING ELEVATION
SIGN #1 DETAIL SCALE 1"=20'
GREENMEADOW DRIVE



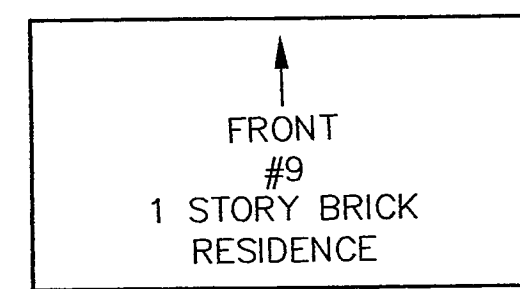
VICINITY MAP
SCALE 1"=1000'



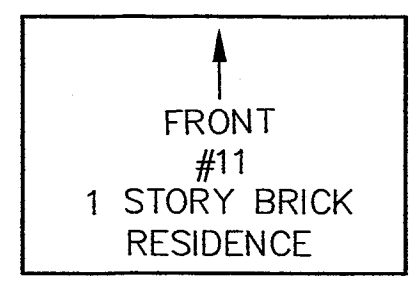
#5 ROUND RIDGE ROAD
RICHARD D. & FLORENCE D. THATE
12847/79
TAX MAP 60 GRID 06 PARCEL 644
TAX ID #1800014887
PARCEL A BLOCK A
PART OF SECTION 1
STRATFORD
GLB 19/29



#7 ROUND RIDGE ROAD
CONSTANTINE J. & EVANGELINE S. SAKLES
6623/31
TAX MAP 60 GRID 06 PARCEL 644
TAX ID #1800014885

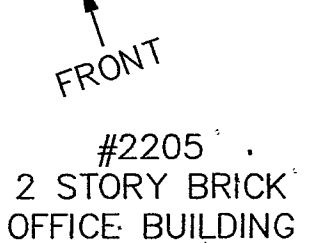


#9 ROUND RIDGE ROAD
DOMENICO & JOSEPHINE GERMANO
6531/40
TAX MAP 60 GRID 06 PARCEL 644
TAX ID #1800014886

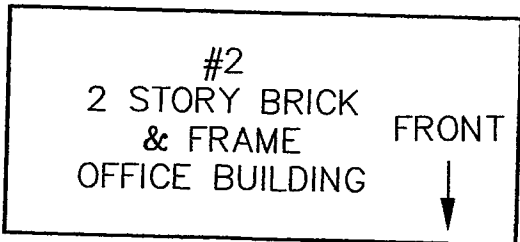


#11 ROUND RIDGE ROAD
CLAYTON H. JR. & JEAN E. REOTT
7943/420
TAX MAP 60 GRID 06 PARCEL 645
TAX ID #0819052980

LOT 1 BLOCK A
STRATFORD
GLB 19/29
#2205 YORK ROAD
2205 YORK ROAD LLC
N/F 22345/491
PLAT 52/47
TAX MAP 60 GRID 05 PARCEL 806
TAX ID #1900014923



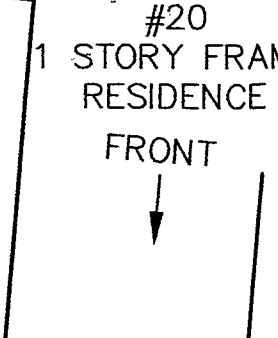
#2 GREENMEADOW DRIVE
BRIAN W. MUHLER
17537/98
TAX MAP 60 GRID 06 PARCEL 571
TAX ID #0804035475



#18 GREENMEADOW DRIVE
MEADOWS PARTNERSHIP
6775/470
TAX MAP 60 GRID 06 PARCEL 644
TAX ID #1900013689

PLAT NO. 3
RESUBDIVISION OF PART OF
PARCEL A BLOCK A PLAT
NO. ONE SECTION ONE
STRATFORD
EHK JR. 51/98

#20 GREENMEADOW DRIVE
NICK & MILENA KOSAR
21898/701
TAX MAP 60 GRID 06 PARCEL 571
TAX ID #0802087250



LOT NO. 4
HAVERFORD
19/146

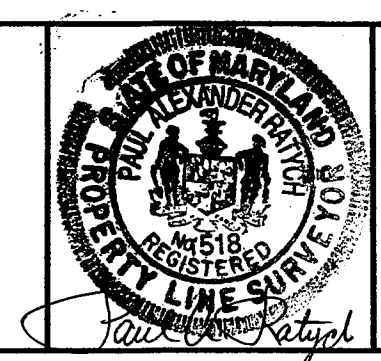
GENERAL NOTES:

- OWNER: THE MEADOWS LLC
MAILING ADDRESS: P.F. OBRECHT MANAGEMENT CO.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093-2118
- DEED REFERENCE: LOT 4 PLAT EHK JR. 51/21
- TAX ACCOUNT #: 1900011848
- MAP 60, GRID 06, PARCEL 644
- AREA OF PROPERTY: 64,915 SQ. FT. ± OR 1.490 ACRES ±
- 8TH ELECTION DISTRICT
- 3RD COUNCILMANIC DISTRICT
- SITE IS SERVED BY PUBLIC SEWER AND WATER
- PRIOR ZONING HISTORY: CASE NO. 1979-0009-X (1979-0198-X) PETITION FOR RECLASSIFICATION FOR D.R.2 TO D.R.16 DENIED; SPECIAL EXCEPTION TO CONSTRUCT A 3 STORY OFFICE BUILDING - DISMISSED
CASE NO. 1984-0145-X SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING GRANTED
CASE NO. 1987-0063-A VARIANCE TO PERMIT A 76 SQUARE FOOT SIGN ON BUILDING IN LIEU OF THE REQUIRED 8 SQUARE FEET - GRANTED
- EXISTING ZONING: RO
- EXISTING ZONING REQUIREMENTS:
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 25'
MINIMUM REAR YARD: 25'
- BUILDING AREA = 12,110 SQ. FT. X 3 = 36,330 GROSS FLOOR AREA
- PARKING CALCULATIONS - BASED ON 1986 ZONING REGULATIONS:
1 ST FLOOR 12,110 SF / 300 = 41 (MEDICAL OFFICE)
2 ND FLOOR 10,370 SF / 500 = 21 (GENERAL OFFICE)
1,740 SF / 300 = 6 (MEDICAL OFFICE)
3 RD FLOOR 12,110 SF / 500 = 25 (GENERAL OFFICE)
TOTAL REQUIRED = 93 SPACES
PARKING SPACES PROVIDED = 82 REGULAR
= 4 HANDICAP
= 16 ON ADJOINING PARCEL
TOTAL PROVIDED = 102 SPACES
- PREVIOUS PERMITS ON FILE: B505987 - 12/02/02 INSTALL GLASS
- PREVIOUS DRC NO. 12297G
- PREVIOUS PDM NO. 08-289 ENTRY DOORS & INTERIOR RENOVATIONS
- SUBJECT PROPERTY LINES WITHIN ZONE "X" OF FLOOD RATE MAP NO. 2400100235F DATED SEPTEMBER 26, 2008
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT A HISTORIC PROPERTY NOR ARE THERE HISTORIC BUILDINGS ON SITE
- 1"=200' SCALE MAP# NW 14A
- UTILITIES SHOWN HEREON ARE NOT GUARANTEED TO BE CORRECT OR ACCURATE
- SUBJECT SITE BEING LOT #4 AS SHOWN ON PLAT NO. 2 RESUBDIVISION OF PART OF PARCEL A BLOCK A PLAT NO. ONE SECTION ONE "STRATFORD" RECORDED IN PLAT BOOK EHK JR. 51, PAGE 21.
- SUBJECT SITE LOCATED ON ZONING MAP NO. 060C1

LEGEND

- | | | | |
|---|------------------------------|---|-----------------------------|
| ⊙ | FIRE HYDRANT | ○ | PROPERTY CORNER |
| ⊙ | LIGHT POLE | ⊙ | DRAIN INLET |
| ⊙ | GAS VALVE | ⊙ | CONC. CURB |
| ⊙ | GAS CAP | ⊙ | SIGN |
| ⊙ | WATER VALVE | ⊙ | UTILITY POLE |
| ⊙ | WATER METER | ⊙ | OVERHEAD TRAFFIC WRES |
| ⊙ | WATER CAP | ⊙ | UNDERGROUND GAS MAINS |
| ⊙ | SEWER CLEANOUT | ⊙ | UNDERGROUND WATER MAINS |
| ⊙ | ELECTRIC HANDBOX | ⊙ | UNDERGROUND SEWER LINES |
| ⊙ | MECHANICAL HANDBOX | ⊙ | UNDERGROUND STORM DRAINS |
| ⊙ | GAS HANDBOX | ⊙ | UNDERGROUND TELEPHONE |
| ⊙ | STORM DRAIN MANHOLE | ⊙ | UNDERGROUND ELECTRIC |
| ⊙ | SEWER MANHOLE | ⊙ | FENCE |
| ⊙ | ELECTRIC MANHOLE | ⊙ | TREE |
| ⊙ | WATER MANHOLE | ⊙ | PINE TREE |
| ⊙ | TELEPHONE MANHOLE | ⊙ | CONCRETE |
| ⊙ | DEPARTMENT OF PUBLIC WORKS | ⊙ | H/C |
| ⊙ | DEPARTMENT OF TRANSPORTATION | ⊙ | T/P |
| ⊙ | UTILITY STRUCTURE NUMBER | ⊙ | CONC ENTR CONCRETE ENTRANCE |

APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail: apr444@verizon.net



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE/HEARING
#16 GREENMEADOW DRIVE
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: AUGUST 16, 2012 SCALE: 1"=30'

Pat # 2013-0139-A