



KEVIN KAMENETZ
County Executive

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

April 29, 2013

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

RE: Petitions for Variance
Case No. 2013-0207-A
Property: 11200 York Road

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

c: Brian Diaz, 11770 U.S. 1 #202, North Palm Beach, FL 33408
Bill Monk, 1220-C, East Joppa Road, Suite 505, Baltimore, Maryland 21286

IN RE: PETITION FOR VARIANCE
(11200 York Road)
8th Election District
3rd Councilman District
11200 York Road Holdings LLC
Petitioner

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0207-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 legal owner of the subject property. The Petitioner is requesting Variance relief from Section 450.4 Attachment 1.5(a)(V) and 1.5(a)(IX) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow two wall-mounted enterprise signs, each with a sign area/face of 250 square feet, in lieu of the permitted three wall-mounted enterprise signs, with maximum permitted sign face areas of 112 square feet, 112 square feet and 150 square feet per façade. 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 1A & 1B.

Appearing at the public hearing in support of the requests was Brian Diaz and Bill Monk. David H. Karceski, Esquire with Venable, LLP appeared and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received from any County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 4/29/13
By SEN

Testimony and evidence revealed that the subject property is approximately 1.345 acres and is zoned BR-IM and ML-IM. The site is improved with a hotel, and the new owner will operate a Holiday Inn Express franchise. To complete the "rebranding," the Petitioner proposes to install two wall mounted enterprise signs, as shown on the plans. Exhibits 1A & 1B. Though three such signs are permitted under the B.C.Z.R., the Petitioner requires variance relief with respect to the face area of the signs.

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).

Petitioner has met this test. The hotel is set back somewhat off of York Road, and the topography is such that the road reaches a "peak" near the site, and drops off when travelling north or south of the property. Thus, the property is unique. This uniqueness is reflected in the fact that the hotel will not have a sign on the front façade, since passing motorists have only a brief view of the property before the change in grade obscures the view.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, since it would be unable to install the familiar signs associated with this hotel chain. 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 demonstrated by the support of the Department of Planning (DOP), and the lack of community opposition

ORDER RECEIVED FOR FILING

Date

4/29/13

By

Sen

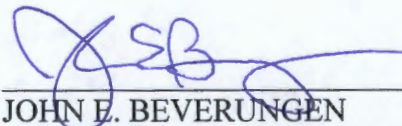
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 29th day of April, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 Attachment 1.5(a)(V) and 1.5(a)(IX) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow two wall-mounted enterprise signs, each with a sign area/face of 250 square feet, in lieu of the permitted three wall-mounted enterprise signs, with a maximum permitted sign face areas of 112 square feet, 112 square feet and 150 square feet per façade, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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 4/29/13

By sln



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 11200 York Road which is presently zoned BR-IM
Deed References: 31050-158 10 Digit Tax Account # 0819011640
Property Owner(s) Printed Name(s) 11200 York Road Holdings 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 SHEET

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: SEE ATTACHED

Legal Owners (Petitioners): SEE ATTACHED

Name- Type or Print

11200 York Road Holdings LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature

Signature #1

Signature #2

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Representative to be contacted:

David H. Karceski, Esquire

David H. Karceski Esquire

Name- Type or Print

Name - Type or Print

Signature Venable LLP

Signature Venable LLP

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

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

Mailing Address City State

Mailing Address City State

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

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

Zip Code Telephone # Email Address

Zip Code Telephone # Email Address

CASE NUMBER 2013-0207-A Filing Date 3/8/2013

Do Not Schedule Dates: _____ Reviewer

REV. 10/4/11

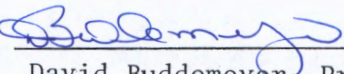
**Attachment to
Petition for Variance**

11200 York Road

Legal Owners:

11200 York Road Holdings LLC

Driftwood Hospitality Management II, LLC, Managing Agent

By: 
David Buddemeyer, President

11770 N. U.S. Highway 1, Ste. 202
North Palm Beach, FL 33408

561-207-2700
dbuddemeyer@dhmhotels.com

**Attachment to
Petition for Variance**

11200 York Road

Variance from BCZR Section 450.4. Attachment 1.5(a)(V) and 1.5(a)(IX) to allow two wall-mounted enterprise signs, each with a sign area/face of 250 square feet, in lieu of the permitted three wall-mounted enterprise signs, with maximum permitted sign face areas of 112 square feet, 112 square feet, and 150 square feet per façade.

Zoning Description

Beginning at a point 201'+/- South of the intersection of Ashland Road and York Road, located on the west side of the right-of-way of York Road. **Hence**, the following courses and distances, referred to the Baltimore County Metropolitan District (BCMD '83/91):

North 18 degrees 48 minutes 51 seconds West, 191.40 feet to a point; North 19 degrees 20 minutes 35 seconds West, 56.36 feet to a point leaving York Road; South 85 degrees 06 minutes 29 seconds West, 227.12 feet to a point; South 19 degrees 43 minutes 45 seconds East, 287.36 feet to a point; North 75 degrees 09 minutes 02 seconds East, 218.18 feet returning to point of beginning.

Containing an area of 58,588 square feet or 1.345 acres of land, more or less and being located in the Eighth Election District of Baltimore County Maryland.



2013-0207-A

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0207-A
Petitioner: 11200 York Road Holdings, LLC
Address or Location: 11200 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Likesevich
Address: 210 W. Pennsylvania Ave, Ste. 500
Towson, MD 21204
Telephone Number: (410) ~~494~~ 494-6200

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

No. **94861**

Date: **3/8/13**

PAID RECEIPT

BUSINESS ACQUA TIME IN
 3/11/2013 3/11/2013 09:45:36 5
 REC 14305 WALKIN RMC LER
 RECEIPT # 643311 3/11/2013 DFLR
 528 ZONING VERIFICATION
 CR 10. 094861
 Recpt Tot \$385.00
 \$385.00 CR \$1.00 CA
 Baltimore County, Maryland

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

Total: **385.00**

Rec From: _____
 For: **11200 York RD Holdings LLC**
2013-0207-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

JS 4-25
11AM

CERTIFICATE OF POSTING

2013-0207-A

RE: Case No.: _____

Petitioner/Developer: _____

11200 York Road Holdings, LLC

April 25, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Karen Lewis:

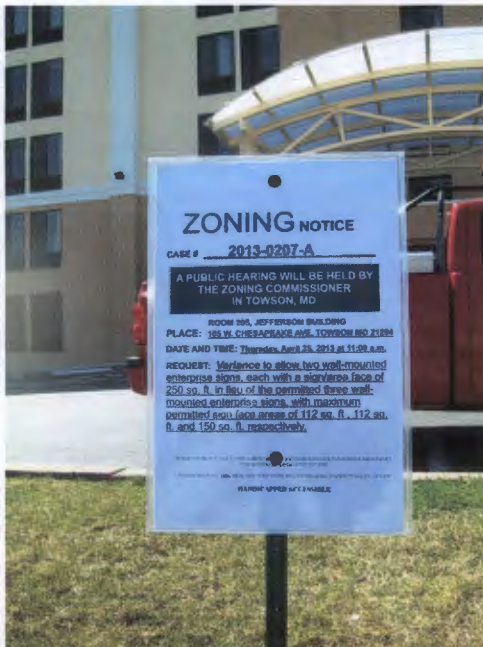
Ladies and Gentlemen:

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: _____

11200 York Rd

April 5, 2013

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



Sincerely,

April 5, 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)

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: #2013-0207-A

11200 York Road
S/w side of York Road, 201 ft. +/- s/of the centerline of
Ashland Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): 11200 York Road Holdings, LLC

Variance: to allow two wall-mounted enterprise signs, each with a sign/area face of 250 sq. ft. in lieu of the permitted three wall-mounted enterprise signs, with maximum permitted sign face areas of 112 sq. ft., 112 sq. ft. and 150 sq. ft. respectively.

Hearing: Thursday, April 25, 2013 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special 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.
04/007 April 4 913484



501 N. Calvert Street, Baltimore, MD 21278

April 4, 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 April 4, 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



KEVIN KAMENETZ
County Executive

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

March 20, 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: 2013-0207-A

11200 York Road

S/w side of York Road, 201 ft. +/- s/of the centerline of Ashland Road

8th Election District – 3rd Councilmanic District

Legal Owners: 11200 York road Holdings, LLC

Variance to allow two wall-mounted enterprise signs, each with a sign/area face of 250 sq. ft. in lieu of the permitted three wall-mounted enterprise signs, with maximum permitted sign face areas of 112 sq. ft., 112 sq. ft. and 150 sq. ft. respectively.

Hearing: Thursday, April 25, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 west Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204

David Buddemeyer, 11770 N. U.S. Highway 1, Ste. 202, North Palm Beach FL 33408

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 5, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0207-A

11200 York Road

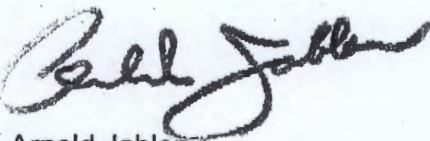
S/w side of York Road, 201 ft. +/- s/of the centerline of Ashland Road

8th Election District – 3rd Councilmanic District

Legal Owners: 11200 York road Holdings, LLC

Variance to allow two wall-mounted enterprise signs, each with a sign/area face of 250 sq. ft. in lieu of the permitted three wall-mounted enterprise signs, with maximum permitted sign face areas of 112 sq. ft., 112 sq. ft. and 150 sq. ft. respectively.

Hearing: Thursday, April 25, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 west Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

MEMORANDUM

DATE: May 30, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0207-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11200 York Road; SW/S York Road, *
201' S of c/line Ashland Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): 11200 York Road Holdings LLC* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2013-207-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

APR 02 2013

.....]

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 2nd day of April, 2013, 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

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3-22

DEVELOPMENT PLANS REVIEW

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

NC

3/26/13

DEPS

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

N/C

FIRE DEPARTMENT

4-5

PLANNING

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

Supports

3-20

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4-4-13 Jeffersonian

SIGN POSTING

Date:

4-5-13

by Black

Missing 4/19
Spoke to Karasi 4/19 9:09 AM

Rec'd 9:18 AM

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 26, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0207-A
Address 11200 York Road
(11200 York Road Holdings, LLC Property)

Zoning Advisory Committee Meeting of MARCH 18, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAR 26 13

OFFICE OF ADMINISTRATIVE HEARINGS

RECEIVED

MAR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 5, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11200 York Road

RECEIVED

INFORMATION:

APR 09 2013

Item Number: 13-207

Petitioner: 11200 York Road Holdings, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

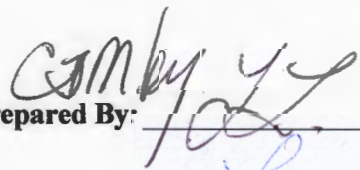
Zoning: BR-IM

Requested Action: Variance

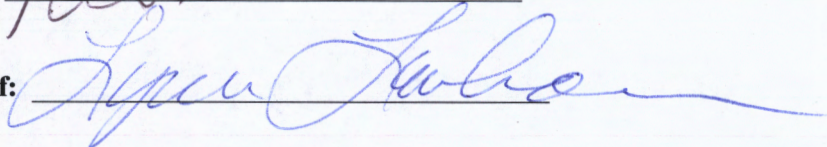
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's requested variance. There is an existing hotel on the subject property with dated signage. The hotel is changing its name and therefore requires new signage. Approval of the requested variance will be a visual improvement to the York Road/ Cockeysville commercial corridor.

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

Prepared By: 

Division Chief:
AVA/LL:cjm



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 22, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For March 25, 2013
Item Nos. 2013- 0207, 0208, and 0209.

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

DAK:CEN
Cc: file



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3-20-13

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

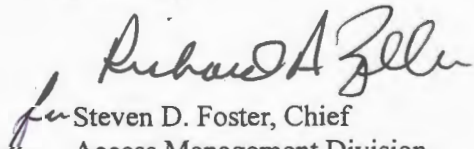
RE: Baltimore County
Item No. 2013-0207-A
Variance
11200 York Road Holdings LLC
11200 York Road
MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3-18-13. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2013-0207.

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

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

April 18, 2013

11200 York Road Holdings LLC
David Buddemeyer, President
11770 N. U. S. Highway 1, Suite 202
North Palm Beach FL 33408

RE: Case Number: 2013-0207-A, Address: 11200 York Road

Dear Mr. Buddemeyer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 8, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

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

Debra Wiley - Certificate of Posting for 11200 York Road

From: "Karciski, David H." <DKarciski@Venable.com>
To: "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>
Date: 4/19/2013 9:18 AM
Subject: Certificate of Posting for 11200 York Road
CC: "Karciski, David H." <DKarciski@Venable.com>, "Williams, Justin A." <Jus...
Attachments: CERTIFICATE OF POSTING.pdf

Debbie, attached is the Certificate of Posting for 11200 York Road. Please let me know if you need any additional information. Thank you.

RECEIVED

APR 19 2013

*****OFFICE OF ADMINISTRATIVE HEARINGS*****

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue

Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

CASE NAME 11200 YORK RD
CASE NUMBER 2013-0207-A
DATE 4/25/13

[illegible]

11am

4-25-13

2013-0207A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 08 Account Number - 0819011640 ✓

Owner Information

<u>Owner Name:</u>	11200 YORK ROAD HOLDINGS LLC	<u>Use:</u>	COMMERCIAL
<u>Mailing Address:</u>	CWCAPITAL ASSET MNGEMNT LLC 7501 WISCONSIN AVE STE 500 BETHESDA MD 20814-	<u>Principal Residence:</u>	NO
		<u>Deed Reference:</u>	1) /31050/ 00158 2)

Location & Structure Information

<u>Premises Address</u>	<u>Legal Description</u>
11200 YORK RD	1.350 AC
HUNT VALLEY MD 21030-1908	WS YORK RD
	700 S SCHILLING ROAD

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0042	0015	0294		0000				2	<u>Plat Ref:</u>

<u>Special Tax Areas</u>	<u>Town</u>	NONE
	<u>Ad Valorem</u>	
	<u>Tax Class</u>	

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
		1.3400 AC	06

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<u>Land</u>	1,008,000	1,008,000		
<u>Improvements:</u>	7,442,000	2,992,000		
<u>Total:</u>	8,450,000	4,000,000	4,000,000	4,000,000
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	HUNT VALLEY HOSPITALITY INC	<u>Date:</u>	08/01/2011	<u>Price:</u>	\$3,800,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/31050/ 00158	<u>Deed2:</u>	
<u>Seller:</u>	H V MOTOR INN INC	<u>Date:</u>	05/17/2000	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/14473/ 00075	<u>Deed2:</u>	
<u>Seller:</u>	B T MOTOR INN INC	<u>Date:</u>	03/08/1993	<u>Price:</u>	\$1
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/09439/ 00010	<u>Deed2:</u>	

Exemption Information

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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

<u>Homestead Application Status:</u>	No Application
--------------------------------------	----------------

Case No.:

2013-207-A

Exhibit Sheet - Continued

Petitioner/Developer

Respondent

103
5-30-13SLN
4-29-30

No. 1 1A+B	1A + 1B Redlined Site plan	
No. 1 2	Monk CV	
No. 1 3	My Neighborhood Aerial	
No. 1 4	4A-C Color photos	
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

WILLIAM P. MONK

Principal

Project Assignment:

Principal, Project Manager, Urban
Design and Site Planning, Expert
Witness

Years of Experience:

MRA: 10
Other Firms: 25

Education:

Master of Urban Planning,
University of Illinois, 1975
Bachelor of Urban Planning,
University of Illinois, 1973

Professional and Industry Affiliations:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of
Baltimore 1999-2000
Greater Towson Committee
(formerly Towson Development
Corporation)
President 1998-2000
Bd. of Directors 1994-2010
Chairman of the Baltimore County
Design Review Panel, 2008-
present
Tomorrow's Towson Urban Design
Committee (member)
National Association of Industrial
and Office Properties (member)
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)

Past Member:

American Planning Association
National Golf Association
Citizens Planning & Housing Association
(CPHA) (past board member)



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Mr. Monk is a Principal of MRA and provides site planning/design, project management, and government and community liaison services to institutional, commercial/retail, industrial, and residential clients throughout the mid-Atlantic region. Mr. Monk has worked in Baltimore City for over 35 years, representing commercial/retail and residential clients, as well as serving on nonprofit boards, ad hoc committees, and providing pro bono professional services.

Mr. Monk has extensive experience providing expert witness testimony. He is an approved expert witness in several jurisdictions throughout the mid-Atlantic region, including Prince George's County, Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, and St. Charles Community in Maryland. Furthermore, he has testified in more than 300 zoning hearings over the past 35 years.

Sample projects managed and designed by Mr. Monk include the following:

COMMERCIAL/ RETAIL CENTERS

Bay River - Planned Business Community, Havre de Grace, Maryland
Project Manager/Chief Designer for a 76-acre mixed-use master planned business community containing over 900,000 SF of retail, office, and institutional space. Located at the interchange of I-95 and MD 155, the "Gateway" to the historic city of Havre de Grace.

Hampstead Business Park, Hampstead, Maryland - Project management and site planning for a 26-acre mixed-use (industrial, office, and retail) planned community at the crossroads of the new Hampstead By-Pass and MD Route 482.

Solo Cup Site, Owings Mills, Maryland - Project Manager and Designer in the preparation of a mixed-use (office, retail, and residential) planned community containing over 900,000 SF for this 51-acre site in Baltimore County.

Reisterstown Plaza, Baltimore, Maryland - Principal-In-Charge responsible for design/site planning studies for the reconfiguration expansion of the retail center consisting of over 100,000 SF.

Towson Commons Redevelopment Studies and Design, Towson, Maryland
Project Manager for ongoing redevelopment design studies intended to reposition the street-level retail component of a 15-year old mixed-use project that includes a proposed 20-story residential tower and an existing 10-story office tower. The Redevelopment Study process began with a survey of existing commercial real estate market opportunities in the area, and has focused on adding a strong residential component, while reinforcing the project's strength as an office location of choice and creating new retail and restaurant opportunities with direct street level pedestrian access. Upfront project feasibility studies included surveying, site engineering, and securing government entitlement approvals.

Continued on the next page...

Fidelity Investments Office, Towson, Maryland - Principal-In-Charge of land planning for the 6,500-SF office to serve as the prototype for the national deployment of Fidelity Investments new offices. Services provided by MRA included land development engineering, surveying, landscape architecture, architecture, and structural, mechanical, and electrical engineering, and government entitlement processing.

Canton Crossing, Baltimore City, Maryland - Master planning for six square block of mixed-use development incorporating hotel, office, retail, food market, structured parking, restaurant, and marina.

Glen Burnie Super Block, Anne Arundel County, Maryland - Prepared site plan for redevelopment of key five+ acre parcel in heart of Glen Burnie Urban Renewal District. Project includes food store anchor, retail, office, residential, structured parking, and town center plaza with skating rink.

BP Amoco Oil Company, Baltimore-Washington - Site/zoning feasibility studies and civil engineering for more than 80 sites.

Hagerstown Commons, Hagerstown, Maryland - A 42-acre, 350,000-SF, phased, mixed-use center containing office, retail and a cinema-plex.

Commerce Place, Prince George's County, Maryland - A 43-acre, 480,000-SF mixed-use retail, office and cinema-plex development.

Arundel Crossing East, Anne Arundel County, Maryland - Prepared a 40-acre site development plan containing both a Super K-Mart Store (190,000+ SF) and a Hechingers Home Care Center (130,000 SF.)

Allied Signal Company, Harbor Point, Baltimore, Maryland - Prepared mixed-use master plan for a 20+ acre site strategically located at entry to Baltimore's Inner Harbor. Includes retail, office, housing, entertainment, marina, and cruise ship docking facilities.

Old Town Mall, Baltimore, Maryland - Prepared site plans for re-design of historic urban renewal project, anchored by supermarket.

Boston Street Quay, Baltimore, Maryland - Prepared site plans for three-acre mixed-use development project on Baltimore's Inner Harbor waterfront, in Canton, incorporating retail, housing, and pier restaurant, with waterfront pedestrian promenade.

Tyson's Corner, Virginia - Preparation of site plan alternatives for a two-acre, multi-story retail/office and parking project containing more than 160,000 SF with structured parking.

Light House Point, Boston Street, Canton, Maryland - Prepared master plan for large scale mixed use waterfront development in historic Canton on Baltimore's "Gold Coast." Project includes housing, marina, specialty/maritime retail, restaurants, and pedestrian waterfront promenade.

Office Condominium Site Assessments, Mid-Atlantic Region - Prepared over 75 site development plans for the development of suburban office parks. Projects range in size from 5,000 SF to over 100,000 SF.

Landover Center Rezoning, Prince George's County, Maryland - Prepared the master plan for a 15-acre mixed-use retail, motel, and office building project. He also served as expert witness in the successful rezoning.

Lee Property Master Plan, Frederick County, Maryland - Preparation of a 102-acre mixed-use commercial complex containing over 400,000 SF of office, research and development space, a 190,000-SF Wal-Mart Super Store, a hotel/conference center complex and open space system. A historic Guilford farmstead comprising approximately 15 acres is the centerpiece of the complex. This area is on the National Register of Historic Places. The master plan calls

for the conversion of historic farmhouse into an inn/restaurant while retaining the farmstead outbuildings and incorporating them into an educational/learning center.

Arundel Delight Quarry, Baltimore County, Maryland - This 125-acre parcel in northwest Baltimore County utilizes an abandoned quarry as its centerpiece by transforming it into a 25-acre lake. The master plan calls for a mix of commercial (village center), employment (office), elderly care/retirement community and a mix of housing types (estate and carriage homes). Additionally an extensive open space system along with active recreational facilities and a Baltimore County fire station are incorporated into this unique master plan. This master plan was prepared over a period of 18 months in concert with a community and business task force that resulted in the approval of the overall master plan and securing the appropriate zoning to accommodate the mix of uses.

Patapsco Planned Community, Baltimore County, Maryland - Preparation of master plan for an 800-acre planned residential and commercial project. Plan includes country club, open space system, community shopping facilities/office, research and development park and a mix of residential housing types.

Run About Cove, Anne Arundel County, Maryland - 110-acre residential community containing over 700 housing units with a commercial village center and extensive recreational/open space amenities.

Edmondson Square Shopping Center, Baltimore, Maryland - Prepared site development plans for redevelopment of the six-acre site for new Giant Food, Hollywood Video, and Advance Auto Parts stores.

Towson Overlook, Baltimore County, Maryland - Re-development of 13-acre site to add 75,000 SF to the existing 50,000-SF shopping center.

EDUCATIONAL FACILITIES

Elementary - High School

St. Marks School, Baltimore County, Maryland - Prepared plans and assisted client in obtaining rezoning for the historic renovation and redevelopment of the former St. Marks School on Winters Lane in Catonsville.

College / University

Technology Center at University of Maryland Baltimore County, South Campus, Catonsville, Maryland Principal-In-Charge responsible for master planning for expansion of the South Campus to include two to three new research & technology buildings and conference center ranging in size from 60,000-100,000 SF each.

University of Maryland Baltimore County, Main Campus Master Planning for the Technology Development Center (TDC) and the Technology Research Center (TRC), Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the TDC and TRC facilities to include research, teaching, and conferencing facilities totaling 150,000-200,000 SF.

University of Maryland Baltimore County, Technology Development Center Parking Facilities, Catonsville, Maryland - Principal-In-Charge of site planning, civil engineering, and surveying for a 330-car satellite parking facility with shuttle bus pickup. Design/Bid/Construction.

GOLF COURSE COMMUNITY MASTER PLANNING AND GOLF COURSE PLANNING AND DESIGN:

Lake Diamond Golf and Country Club, Pinehurst, North Carolina - Preparation of a master plan incorporating an 18-hole golf course with club facilities and a "public golf center" including driving range, chipping and pitching greens and miniature golf course. Golf course routing is through dense pine forests and sand hills indigenous to the Pinehurst area. Lake Diamond (44 acres) provides a unique natural amenity. Estate home sites, community beach and recreation

area, and the golf course are situated along the lake frontage. The Lake Diamond subdivision has been modified and incorporated into the overall master plan. The plan encompasses approximately 350 acres and includes estate homesites (20,000 SF+/-) and fairway cottage sites (7,000-8,000 SF).

Baltimore County, Maryland - Preparation of a golf course routing plan on approximately 210 acres of state-owned property adjacent to the Patapsco River. This unique golf course routing plan is laid out around a number of environmentally sensitive wetland areas and is integrated with a proposed equestrian riding center and riding trails, which tie into a public open space network along the Patapsco River.

Hunters Green Planned Business Park, Washington County, Maryland - This golf course routing plan is integrated through an 850-acre planned unit development including residential, retail, office, and industrial uses. A series of environmentally sensitive areas and stream are utilized to enhance the natural features and playability of the course. The project also contains an inn and conference center adjacent to the golf course, both of which provide a central focus for the overall development plan.

Liberty Valley Country Club, Baltimore County, Maryland - A nine-hole executive par three golf course has been laid out on a portion of the former Hidden Valley Golf Course. The course is situated in a stream valley and incorporates large teeing areas to maximize the flexibility and allow play from multiple tees. A clubhouse with banquet and dining facilities, along with an olympic-size swimming pool and tennis courts are included.

Potomac Point Golf Links, St. Mary's County, Maryland - Prepared three alternative golf course routing plans within the context of an 800 (+)-acre planned community along the Potomac River in southern Maryland. Each routing plan encompassed different areas of the overall tract. The property, which offered a unique design challenge, included heavily wooded areas, tidal and non-tidal wetlands, fresh water lakes, a reclaimed sand quarry, and Potomac River and an inland bay frontages.

Each routing plan was developed within the context of the overall planned community, which included a wide range of residential product. This included single family estate lots, attached housing, condominium, and golf village home sites along with community commercial village and marina.

The golf course routing plan considered is described below.

The Potomac Point Links will be a unique 18-hole linksland style golf course built within the reclaimed sand hills of the former quarry site. The individual holes blend with the sand hills and ponds of this environmental award winning reclamation project providing a truly unique golf experience unmatched in this region. The course, which will be open to the public, is designed to be challenging and playable for all skill levels. Emphasis is placed on strategic shot making skills rather than strength while the usage of multiple tees allows the course to play from over 6,700 yards to slightly less than 4,900 yards. The unique character of the course incorporates both grass bunkers and swales, waste bunkers, mounding, a system of ponds and streams and natural vegetation and grasses all of which reinforce the links style of golf course architecture. The natural setting for the course is further enhanced by broad vistas of Breton Bay from many locations on the course. A public driving range with lesson tee, practice putting and chipping greens, pro shop, and clubhouse will provide the necessary support facilities.

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

Hackerman Patz House, St. Joseph's Medical Center Campus, Towson, Maryland - Principal-In-Charge responsible for procuring a zoning variance, feasibility study for utilities, production of construction documents, obtaining grading and building permits and construction observation for this two-level, 13,600-SF, 20-room facility located on .85 acres. MRA worked with the project Architect and campus facilities staff to layout this overnight facility for families of hospital care patients. This facility was modeled after the McDonald House facilities and a similar facility on the Sinai Hospital Site in the City of Baltimore. The project design and construction was funded by a donor contribution.

HOSPITALITY

Burkeshire Marriott Feasibility Study, Towson, Maryland - Planner hired by the Baltimore County Economic Development to provide a feasibility study for the expansion of the Marriott Hotel to include conferencing facilities, structured parking, and campus retailing along the York Road street frontage. Project also included developing alternative site plans for the entire block known as the "triangle" which includes the Towson VFW hall.

HOUSING

Decatur Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for 72 housing units in Locust Point.

Luzerne Street, Canton Mills, Chester Street, and Fleet Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for urban in-fill residential projects in Baltimore City.

WILLIAM P. MONK
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND

Aberdeen
 Annapolis*
 Anne Arundel County
 Baltimore*
 Baltimore County*
 Bel Air
 Bowie
 Charles County
 Calvert County
 Cambridge
 Caroline County
 Carroll County*
 Cecil County
 Centreville
 Chesapeake Beach
 College Park
 Columbia
 Easton
 Ellicott City
 Frederick
 Frederick County*
 Gaithersburg
 Hagerstown
 Hampstead
 Harford County*
 Havre de Grace
 Howard County*
 Kent County
 Laurel
 Montgomery County
 Ocean City
 Perryville
 Prince George's County*
 Queen Anne's Co.
 Rockville
 St. Charles Community*
 St. Mary's County
 St. Michael's
 Salisbury
 Talbot County
 Washington County
 Westminster

DELAWARE

Dover
 Kent County
 Milford
 Newark
 Rehobeth Beach
 Sussex County

**DISTRICT OF
 COLUMBIA**

NEW JERSEY
 Cherry Hill
 Dover Township
 Mountainside
 Pequannock Township
 Perth Amboy
 Piscataway*
 Wall Township*
 Pompton Plains
 Toms River

NORTH CAROLINA
 Pinehurst

PENNSYLVANIA

Bucks County
 Chester County
 Montgomery County
 Paoli
 Shrewsbury

VIRGINIA

Alexandria
 Arlington
 Arlington County
 Chesterfield County
 (Richmond area)
 Fairfax City
 Fairfax County
 Falls Church
 Fauquier County
 Henrico County
 (Richmond area)

VIRGINIA (Cont'd.)

Herndon
 Leesburg
 Loudon County
 Manassas
 Manassas Park
 McLean
 Prince William County
 Quantico
 Richmond
 Sterling
 Vienna

WEST VIRGINIA

Martinsburg

***EXPERT WITNESS**

**WILLIAM P. MONK
NATIONAL AND REGIONAL CLIENTS**

CONVENIENCE STORES

7-Eleven Food Stores
High's Food Stores
Wawa Food Stores
Paceway Convenience Stores
Dash-In Food Stores
6-12 Convenience Food Marts
X-Tra Mart
Royal Farm Stores

AUTOMOTIVE SERVICE

Precision Tune
Mr. Transmission
Pit Stop, Inc.
Windshields of America
Grease Monkey
Econo Lube 'N' Tune
Midas Muffler
3 Rivers Glass
Jiffy Lube
Mr. Tire
Kimmel Tire
Midas Muffler
Grease Monkey
Salvo Auto Parts
National Tire Warehouse
Western Auto
Parts America
NTW Automotive

**AUTOMOTIVE-
GASOLINE**

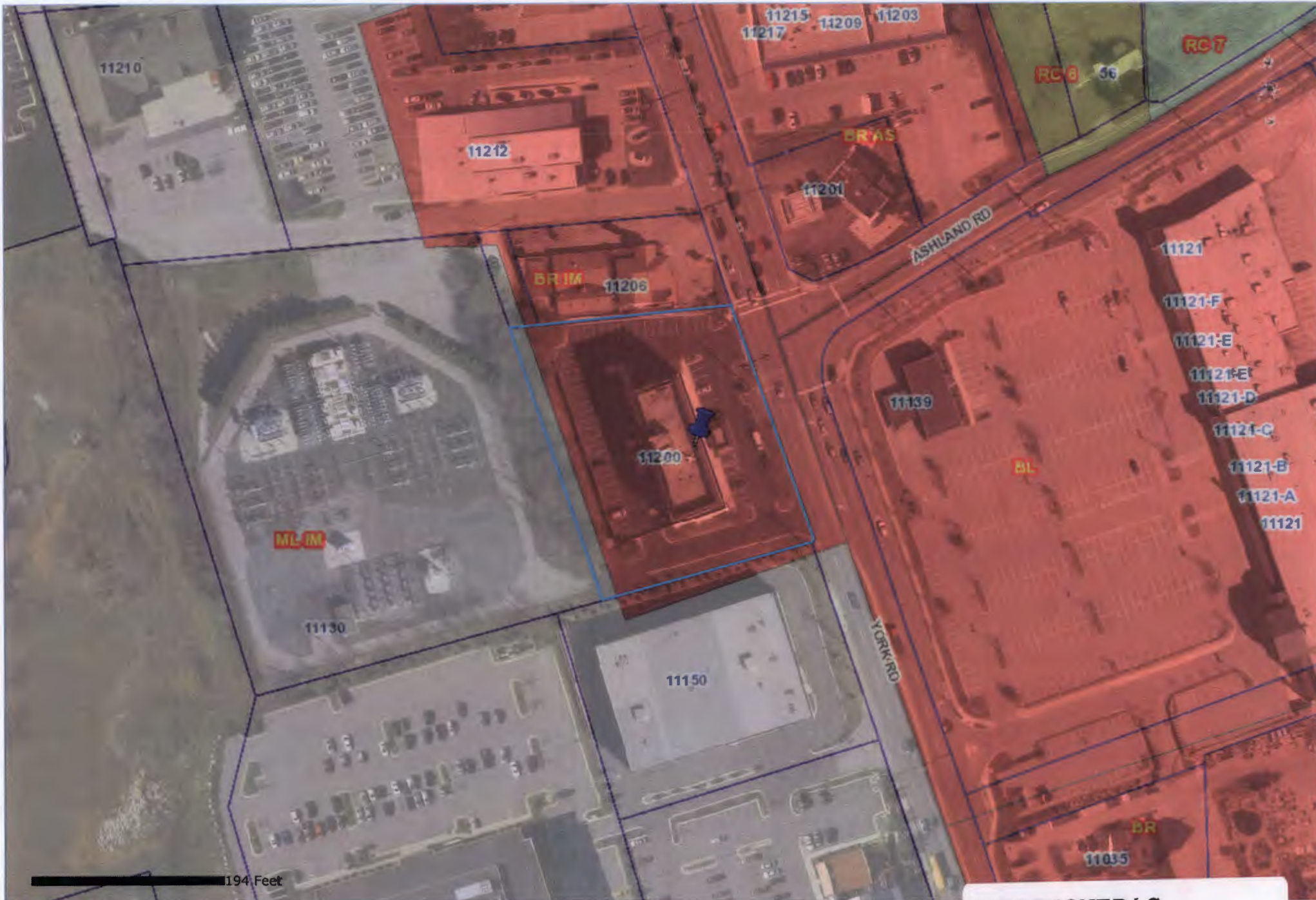
BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Steuart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Ocean Petroleum Co.

RESTAURANTS

Dunkin Donuts
Pizza Hut
Taco Bell
Hot-N-Now
Big Boys
Roy Rogers Restaurants
Checkers
Church's Fried Chicken
Hardee's
Burger King
Golden Corral
Kentucky Fried Chicken
Mr. Donut
Friendly's Restaurants
Chili's Restaurants
Subway Sub Shops
Red Hot n' Blue
McDonald's Corporation
All-In-One (Taco Bell, Pizza Hut, KFC)
East Side Marios
Chevys Mexican Restaurants
California Pizza Kitchen
Fuddruckers
Sweet Pea Café
Old Country Buffet
Cracker Barrel
Rita's Water Ice
Krispy Kreme
Wendy's

MISCELLANEOUS-COMMERCIAL

Rite Aid
K-Mart
Duron Paints
Nichol's Department Store
Safeway Food Stores
Blockbusters Video
Pier One Imports
Price Warehouse
F&M Drug Stores
Roses Department Store
Town & Country Pontiac-Nissan
Klein's Supermarkets
C.J. Bonner Co.
Carteret Savings Bank
Penn Advertising
Universal Advertising
Giant Foods
Nextel Corporation
PNE Media
Enterprise Rent-A-Car
Koons Ford
ATC Communications, Inc.
Wal-Mart
Sam's Club
Hechingers
Bluecrest North Caterers
Musselman Chevrolet
Bell Atlantic
Luby Chevrolet
Sports Authority
Revco Drugs
CVS Drugs
Weis Markets
Lamar Advertising
Hollywood Video
Food Lion
Graul's Food Markets
Jeepers, Inc.
Walgreens
Bank of America
Dollar General



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data in Maryland does not warrant the accuracy or reliability of the data and is limited to, all warranties, express or implied, of merchantability and disclaims all obligation and liability for damages, including but not limited to attorneys' and experts' fees, and court costs incurred as a result of, data.

Printed 3/11/2013

PETITIONER'S

EXHIBIT NO.

3

county,
not
d
this

ORAGE
ORAGE

ELL BOXES

10-778-1211



SELF-
STORAGE

ENTER HERE

PETITIONER'S

EXHIBIT NO.

4A

16

ON SELF STORAGE
PACKING
SUPPLIES

We
Sell
Packing
Supplies

OXES
410-771-1211
DEVON
SELF-STORAGE
ENTER HERE
11150
York Rd

PETITIONER'S
EXHIBIT NO. 4B

15

PETITIONER'S
EXHIBIT NO. 4c

23. 4. 2013 12:10



028064
.3606

Pt. Bk. 0000028, Folio 0064
1600010377
PDM # 080091

11223-B

11223-C

11223-D

1800013693

1980-0057-SPH

0819076722

1987-0360-A

1982-0147-XA

0811015800

COCKEYSVILLE
COUNTY 30 & RESCUE

042B2

2200001595

Pt. Bk./Folio # 061125

PDM # 080549

11212

Pt. Bk. 0000061, Folio 0125

11221 11217

BR AS

1995-0042-A

100001037

1989-0395-SPHA

11201

0804002850

ASHLAND RD

BR IM

1998-0188-A

0808006410

11206

1965-0255-X

1959-4744-X

11139

NW 18-B

1600010249

3 CD

8 ED

SITE →

11200

1996-0292-XA

0819011640

R-1970-0238

1967-0161-X

BL

ASHLAND MARKET PLACE (PDM File/Project #)

ML IM

11130

Lot # 2

11150

2300011775

042B3

NOXELL PROPERTY (PDM File/Project # LIM 00094)

PDM # 080748

Pt. Bk./Folio # 073141

Pt. Bk. 0000073, Folio 0141 2300011777

Lot # 4

20

Lot # 3

2002-0269-A

R-1962-5498

2002-0270-A

2300011776

11100

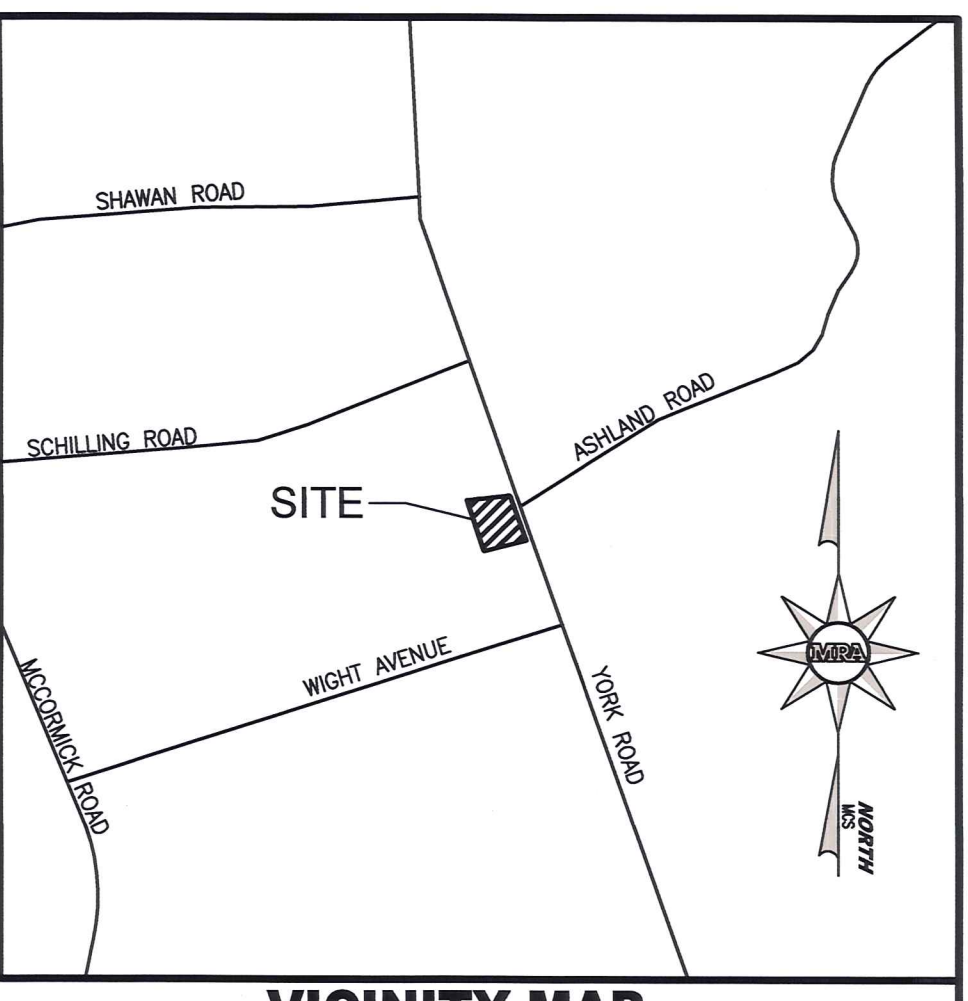
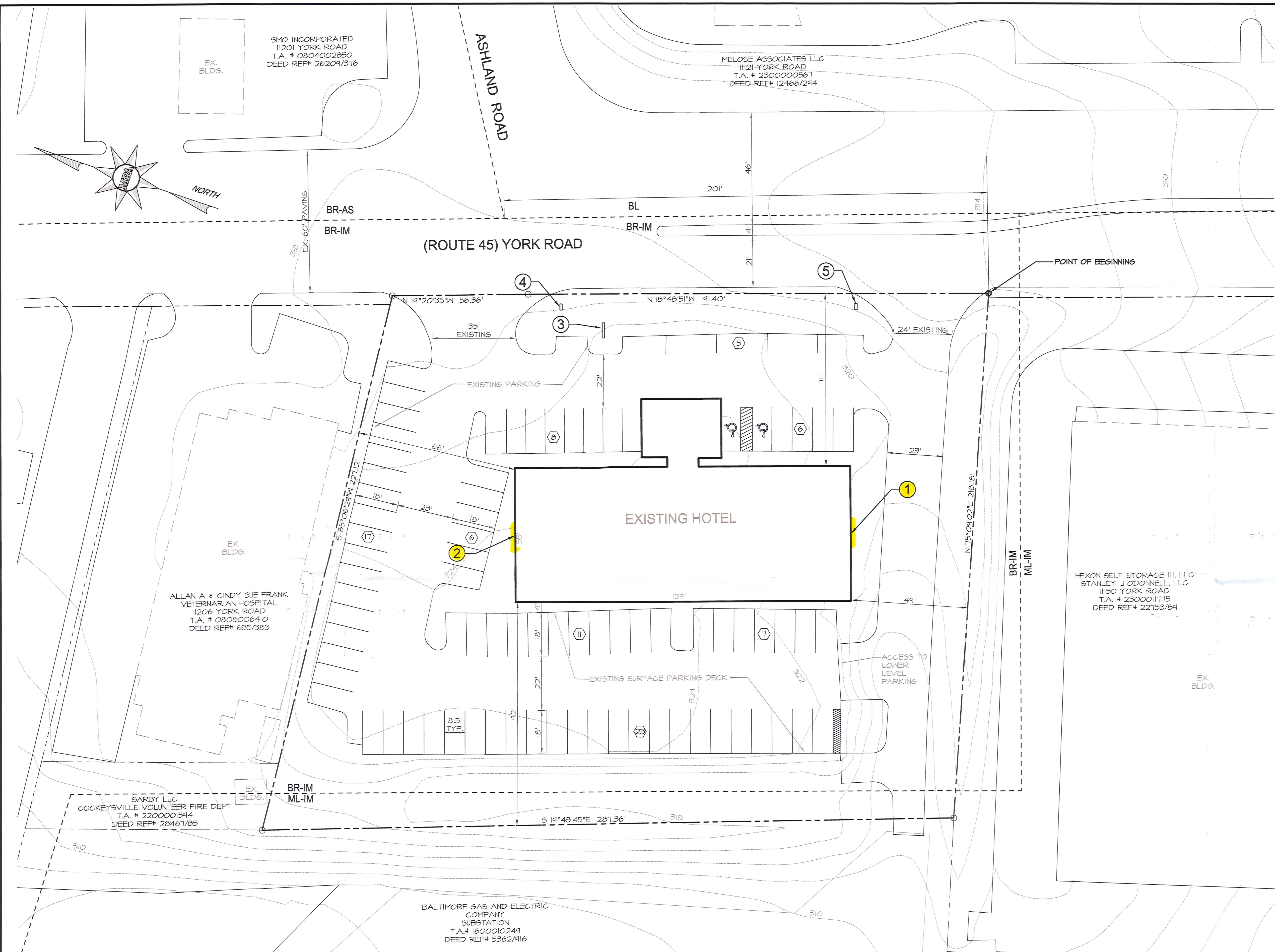
BR

0816045200

Pt. Bk. 0000078, Folio 0267

Pt. Bk./Folio # 078267

2013-0207-A



- GENERAL NOTES**
- PROPERTY INFORMATION:
OWNER INFO: 11200 YORK ROAD HOLDINGS LLC
CWCAPITAL ASSET MANAGEMENT
7501 WISCONSIN AVE SUITE 500
BETHESDA MD 20814
 - PROPERTY ADDRESS: 11200 YORK ROAD
HUNT VALLEY, MARYLAND 21030
 - NET SITE AREA: PARCEL 0294 1.34 AC± (58,370 SF)
 - GROSS SITE AREA: PARCEL 0294 1.53 AC± (66,588 SF)
 - ELECTION DISTRICT: 8
 - COUNCILMANIC DISTRICT: 3
 - ADC MAP: 4460G2
 - CENSUS TRACT: 408400
 - TAX MAP: 0042
 - PARCEL: 294
 - TAX ACCOUNT NO.: 0819011640
 - ZONING: BR-IM & ML-IM
 - ZONING MAP REFERENCE: 0042B2 & 0042B3
 - FLOOR AREA RATIO: NOT APPLICABLE FOR SIGN VARIANCE REQUEST
 - AMENITY OPEN SPACE: NOT APPLICABLE FOR SIGN VARIANCE REQUEST
 - EXISTING LAND USE: COMMERCIAL / HOTEL
 - SETBACKS (BUILDING):

	REQUIRED	PROVIDED
FRONT	25'	70'±
SIDE	30'	49'±
REAR	30'	71'±
 - HEIGHT REQUIREMENTS: SEE SIGN DETAILS SHEET 2 OF 2
 - THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
 - THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
 - THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT PUBLIC STREETS.
 - SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, UNLESS OTHERWISE NOTED IN THE VARIANCE REQUEST.
 - TOTAL PARKING PROVIDED IS 124 ±.

ZONING HISTORY
CASE NO. 1996-0292-XA; A SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING FACILITY (BUILDING / ROOFTOP), VARIANCE GRANTED TO PERMIT A MINIMUM SETBACK OF 118 FEET FROM RO ZONE IN LIEU OF 200 FEET

① SIGN LOCATION DESIGNATION :
SEE SHEET 2 OF 2 FOR DETAILS

PETITIONER'S
EXHIBIT NO. 4A

- LEGEND**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. BUILDING
 - EX. CONCRETE
 - EX. CURB
 - EX. WOODS LINE
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER
 - EX. UNDERGROUND LINE
 - EX. OVERHEAD LINE
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. GAS

PLAN
SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/2014
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

**PLAN TO ACCOMPANY
SIGN VARIANCE PETITION
11200 YORK ROAD
HOLIDAY INN EXPRESS**

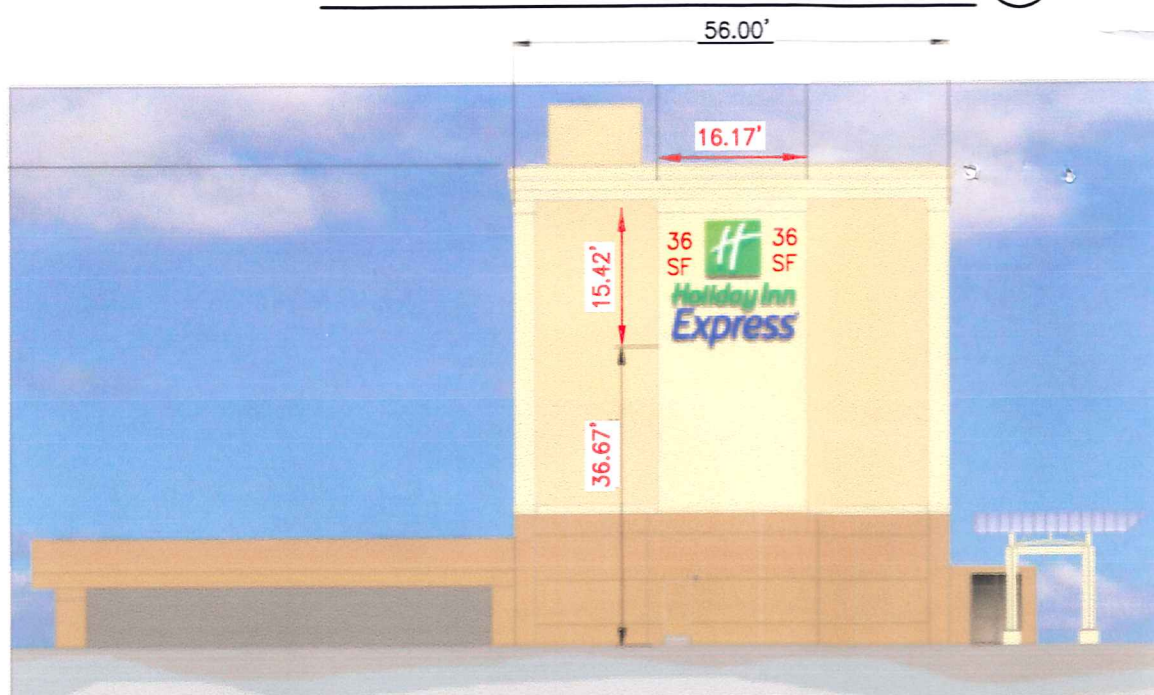
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	17724
		SCALE:	1" = 20'
		DATE:	02/28/2013
		DRAWN BY:	MLE
		DESIGN BY:	WPM
		REVIEW BY:	MAB
		SHEET:	01 OF 02



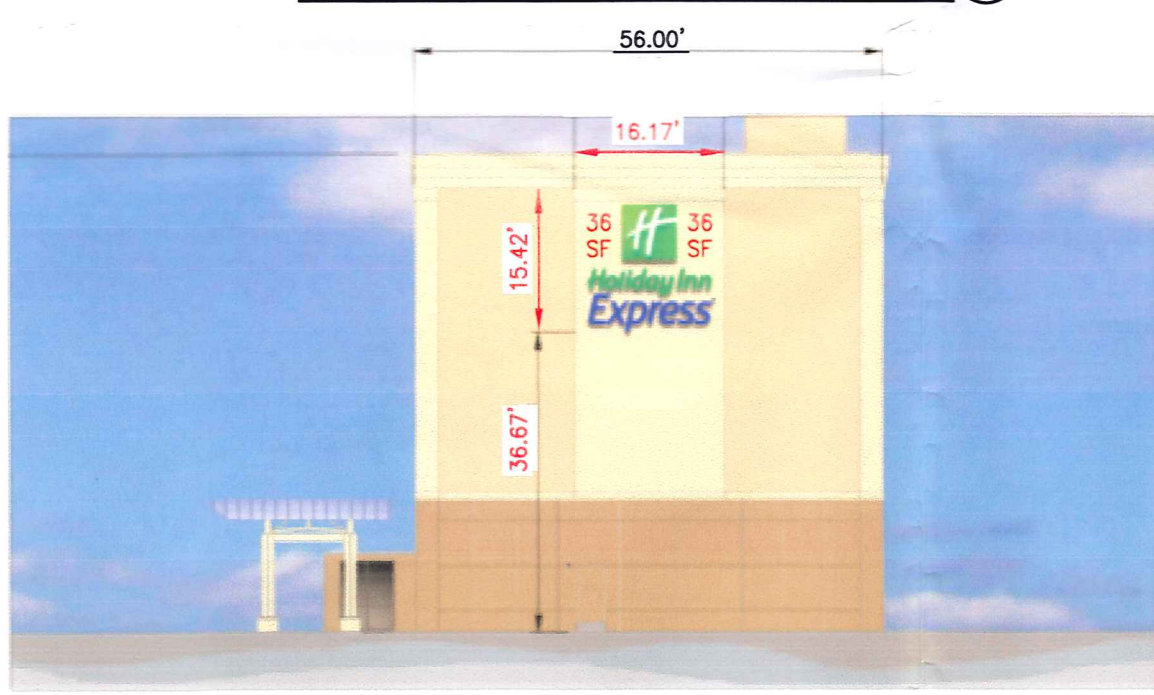
 Aerial Site View
NTS

SOUTH SIGN LOCATION ①



Left Side Elevation

NORTH SIGN LOCATION ②



Left Side Elevation

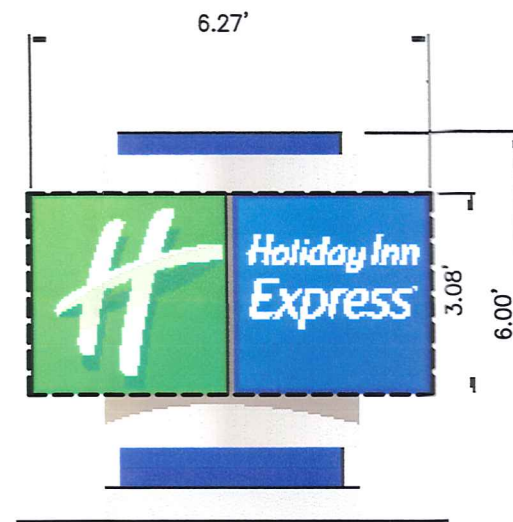


SIGN AREA 15.42' X 16.17' = ±250 SQUARE FEET

S/F Internally Illum'd Monogram/
Channel Letters - **XL-SM-7D**



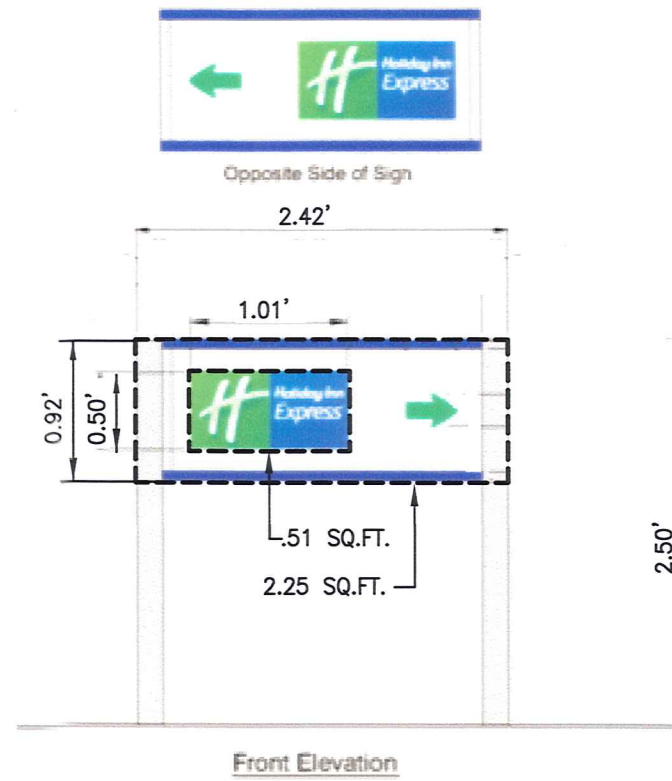
SIGN LOCATION ③



**D/F Freestanding Enterprise Sign
XP-20-6**

SIGN AREA 3.08' X 6.27' = ±20 SQUARE FEET

SIGN LOCATION ④ ⑤



D/F Internally Illum'd Directional Sign - XDGIS-1

**SIGN AREA
0.92' X 2.42' = ±2.25 SQUARE FEET**

0.5' X 1.01' = ±.51 SQUARE FEET

**LOGO = 23% OF TOTAL SIGN AREA
(.51/2.25 = ±23%)**

PETITIONER'S
EXHIBIT NO. 18

PROFESSIONAL CERTIFICATION

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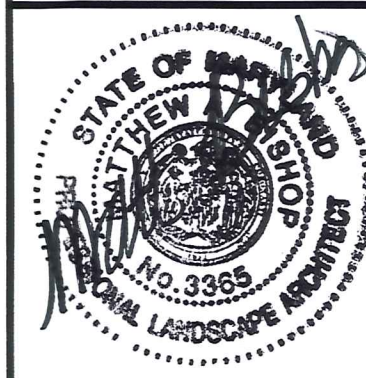
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/(1991)
VERTICAL NAVD 88

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BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	17724
4/24/13	BUILDING MOUNTED SIGNAGE DIMENSION ADDITIONS	SCALE:	AS SHOWN
		DATE:	02/28/2013
		DRAWN BY:	MLE
		DESIGN BY:	WPM
		REVIEW BY:	MAB
		SHEET:	02 OF 02