



KEVIN KAMENETZ
County Executive

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

July 19, 2013

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

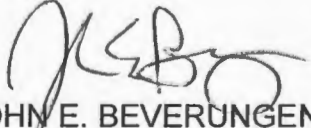
RE: Petitions for Variance
Case No.: 2013-0274-A
Property: 1312 Bellona Avenue

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Heidi Mattingly, 2700 Quarry Lake Drive, Suite 300, Baltimore, Maryland 21209
Michael Pieranunzi, 10710 Gilroy Road, Hunt Valley, Maryland 21031

IN RE: PETITION FOR VARIANCE

(1312 Bellona Avenue)

8th Election District

3rd Councilman District

PDG, LLP, *Legal Owner*

Robert Riederman, M.D.

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0274-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, PDG, LLP and lessee, Robert Riederman, M.D. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4 Attachment 1 #5(d)(v) to allow a wall-mounted enterprise sign on a building façade of a multi-tenant building without a separate exterior customer entrance in lieu of the requirement that the façade contain 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 Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Heidi Mattingly and Michael Pieranunzi from Century Engineering, the firm that prepared the site plan. David H. Karceski, Esquire appeared as counsel and represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP), which expressed support for the petition.

Testimony and evidence revealed that the subject property is approximately 1.2 acres and

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Date

7/19/13

By

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is zoned RO, BR and DR 16. The property is improved with a 3 story brick office building (8,186 sf.), and variance relief is needed to install the 48 sq. ft. sign shown on the plan. Exhibit 1.

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. Mr. Pieranunzi testified via proffer that the property was unique given the split zoning, irregular shape of the parcel and a 30' elevation grade change from the front to the rear of the site, as shown on the topographical exhibit. See Exhibit 5. I concur, and believe these factors - - as well as the "disconnected" nature of Bellona Avenue in this vicinity - - render the property unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to identify the location of this health care facility. 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 absence of County and/or community opposition.

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

THEREFORE, IT IS ORDERED, this 19th day of July, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4 Attachment 1 #5(d)(v) to allow a wall-mounted enterprise sign on a building façade of a multi-tenant building without a separate exterior customer

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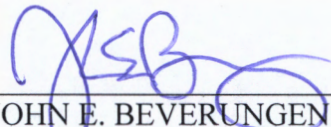
By sln

entrance in lieu of the requirement that the façade contain a separate exterior customer entrance,
be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 7/19/13
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 1312 Bellona Avenue which is presently zoned RO, BR, DR16
Deed References: 15724-00261 10 Digit Tax Account # 240000403
Property Owner(s) Printed Name(s) PDG LLLP

(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. ☒ a **Variance** from Section(s) Variance from Section 450.4 Attachment 1.5(d)(v) of the Baltimore County Zoning Regulations to allow a wall-mounted enterprise sign on a facade of a multi-tenant building without a separate, exterior customer entrance in lieu of the requirement that the facade contain a separate, exterior customer entrance.

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:

Robert Riederman, M.D., President
Orthopedic Specialty Center of Baltimore, PA d/b/a OrthoMaryland
Name- Type or Print Robert Riederman

Signature Robert Riederman

2700 Quarry Lake Drive, Suite 300, Baltimore, MD

Mailing Address City State

21209 / /

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print David H. Karceski

Signature David H. Karceski Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

PDG LLLP

Name #1 - Type or Print / Name #2 - Type or Print

Signature #1 / Signature #2

1312 Bellona Avenue, Suite 301, Lutherville, MD

Mailing Address City State

21093-5425 / /

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print David H. Karceski

Signature David H. Karceski Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2013-0274-A Filing Date 5/29/13

Do Not Schedule Dates: 7/19/13 Reviewer Den

Date 7/19/13 REV. 10/4/11

By Den



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 1312 Bellona Avenue which is presently zoned RO, BR, DR16
 Deed References: 15724-00261 10 Digit Tax Account # 2400000403
 Property Owner(s) Printed Name(s) PDG LLP

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

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should 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) Variance from Section 450.4 Attachment 1.5(d)(v) of the Baltimore County Zoning Regulations to allow a wall-mounted enterprise sign on a facade of a multi-tenant building without a separate, exterior customer entrance in lieu of the requirement that the facade contain a separate, exterior customer entrance.

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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:

Robert Riederman, M.D., President
 Orthopedic Specialty Center of Baltimore, PA d/b/a OrthoMaryland

Name- Type or Print Robert Riederman

Signature [Signature]

2700 Quarry Lake Drive, Suite 300, Baltimore, MD

Mailing Address City State

21209 / /

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print David H. Karceski

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

PDG LLP

Name #1 - Type or Print PDG LLP Name #2 - Type or Print

Signature #1 [Signature] Signature #2

1312 Bellona Avenue, Suite 301, Lutherville, MD

Mailing Address City State

21093-5425 / /

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print David H. Karceski

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2013-0274-A Filing Date 5/29/13

Do Not Schedule Hearing

ORDER RECEIVED FOR FILING

Date 7/19/13 REV. 10/4/11

By [Signature]

**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: 2013-0274-A

Petitioner: PDG LLLP

Address or Location: 1312 Bellona Avenue, Lutherville, MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP

210 W. Pennsylvania Avenue, Suite 500

Towson, MD 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

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

No. **099728**

Date: **5/20/13**

PAID RECEIPT

BUSINESS ACTION TIME 16M
 5/21/2013 5:20:00 11:13:41 2

REG 0502 WALKIN NEW JEE
 >> RECEIPT # 02728 5/20/2013 OFLH

5 528 ZONING VERIFICATION
 CR 18. 099728

Recpt tot 1385.00
 1385.00 CI 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				1385.00

Total: **1385.00**

Rec From:

For: **Zoning hearing - case # 2013-0274-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0274-A

RE: Case No.: _____

Petitioner/Developer: _____

PDG, LLLP
Orthopedic Specialty Center of Balto., Robert Riederman, M.D

July 16, 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: _____

1312 Bellona Ave

June 26, 2013

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

Sincerely,

June 26, 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)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 28, 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 June 25, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0274-A

1312 Bellona Avenue

N/s Bellona Avenue, 175 ft. w/of centerline

of Charles Street

8th Election District - 3rd Councilmanic District

Legal Owner(s): PDG, LLLP

Contract Purchaser/Lessee: Orthopedic Specialty Center of Balto., Robert Riederman, M.D.

Variance: to allow a wall-mounted enterprise sign on a facade of a multi-tenant building without a separate, exterior customer entrance in lieu of the requirement that the facade contain a separate, exterior customer entrance.

Hearing: Tuesday, July 16, 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.

JT 6/798 June 25

930130



KEVIN KAMENETZ
County Executive

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

June 10, 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: 2013-0274-A

1312 Bellona Avenue

N/s Bellona Avenue, 175 ft. w/of centerline of Charles Street

8th Election District – 3rd Councilmanic District

Legal Owners: PDG, LLLP

Contract Purchaser/Lessee: Orthopedic Specialty Center of Balto., Robert Riederman, M.D.

Variance to allow a wall-mounted enterprise sign on a façade of a multi-tenant building without a separate, exterior customer entrance in lieu of the requirement that the façade contain a separate, exterior customer entrance.

Hearing: Tuesday, July 16, 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".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Robert Riederman, 2700 Quarry Lake Dr., Ste. 300, Baltimore 21209
PDG, LLLP, 1312 Bellona Ave., Ste. 301, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 26, 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
Tuesday, June 25, 2013 Issue - Jeffersonian

Please forward billing to:
Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

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N/s Bellona Avenue, 175 ft. w/of centerline of Charles Street

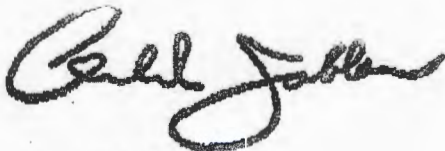
8th Election District – 3rd Councilmanic District

Legal Owners: PDG, LLLP

Contract Purchaser/Lessee: Orthopedic Specialty Center of Balto., Robert Riederman, M.D.

Variance to allow a wall-mounted enterprise sign on a façade of a multi-tenant building without a separate, exterior customer entrance in lieu of the requirement that the façade contain a separate, exterior customer entrance.

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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: August 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0274-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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
1312 Bellona Avenue; N/S Bellona Avenue,	*	
175' W of c/line Charles Street	*	OF ADMINSTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s) PDG, LLP	*	HEARINGS FOR
Contract Purchaser(s): Orthopedic Specialty	*	
Center of Baltimore	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2013-274-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

JUN 03 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 3rd day of June, 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

CASE NO. 2013-

0274-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/7/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO/C
6/25/13	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
6/17/13	PLANNING (if not received, date e-mail sent _____)	Supports w/c
6/5/13	STATE HIGHWAY ADMINISTRATION	NO Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/25/13	
SIGN POSTING	Date: 6/26/13	by Black
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 07, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item Nos. 2013- 0273, 0274, 0275,
0276,0277,0279,0281,0282,0283,0284,0285,0286,0287 and 0288.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1312 Bellona Avenue

INFORMATION:

Item Number: 13-274

Petitioner: PDG, LLP

Zoning: RO, BR, and DR 16

Requested Action: Variance

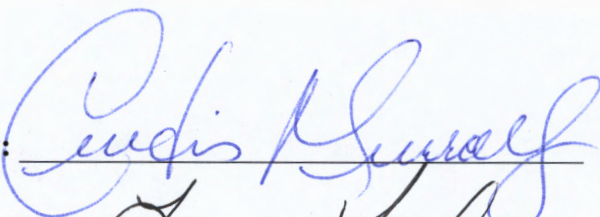
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department supports the petitioner's request for a variance, as the sign will be located on the side of the building that faces Bellona Avenue and ultimately the I-695 ramp.

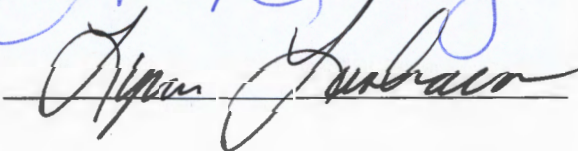
The signage will assist patients in locating the medical office in a business park that is not easily navigated. Lastly, the Department of Planning opines that the proposed signage will not be excessive.

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

Prepared By:



Division Chief:
AVA/LL:cjm



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JUN 19 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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: June 25, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0274-A
Address 1312 Bellona Avenue
(PDG, LLP Property)

Zoning Advisory Committee Meeting of June 3, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

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JUN 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

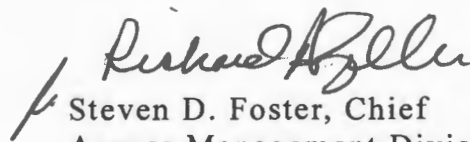
RE: Baltimore County
Item No 2013-0274-A
Variance
PDG, LLP
1312 Bellona Avenue

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. 2013-0274-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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2276 Statewide Toll Free

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



KEVIN KAMENETZ
County Executive

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

July 9, 2013

PDG LLP
1312 Belona Avenue Suite 301
Lutherville MD 21093

RE: Case Number: 2013-0274 A, Address: 1312 Bellona Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 20, 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, reading "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 21208
Robert Riedman MD President, Orthopedic Specialty Center of Baltimore, PA d/b/a Ortho Maryland
2700 Quarry Lake Drive, Suite 300, Baltimore MD 21209

CASE NAME 1312 Bellona
CASE NUMBER 13-274-A
DATE 7/16/13

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 2400000403

Owner Information

Owner Name:	PDG LLLP C/O PLATT & CO INC	Use:	COMMERCIAL
Mailing Address:	SUITE 301 1312 BELLONA AVE LUTHERVILLE TIMONIUM MD 21093-5425	Principal Residence:	NO
		Deed Reference:	1) /15724/ 00261 2)

Location & Structure Information

Premises Address	Legal Description
1312 BELLONA AVE	1.209 AC
LUTHERVILLE MD 21093-0000	LT 2 PT 18"RW & ADJ LAND
	BELLONA COURT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0023	0785		0000			2	2	Plat Ref: 0022/0011

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	25400	1.2100 AC	15

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	301,500	301,500		
Improvements:	2,466,600	2,466,600		
Total:	2,768,100	2,768,100	2,768,100	2,768,100
Preferential Land:	0			0

Transfer Information

Seller:	CHARLES PLACE LAND L P	Date:	11/05/2001	Price:	\$1,925,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/15724/ 00261	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

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

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------



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

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

District - 08 Account Number - 2400000403



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Case No.:

2013-274-A

Exhibit Sheet

Petitioner/Developer

DW
8-20-13

Protestant

Sen
7-19-13

No. 1	Site plan	
No. 2	CV - Pieranunzi	
No. 3	Aerial photo	
No. 4	4A-4C color photos	
No. 5	topographical exhibit	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

With experience in a variety of project types and jurisdictions, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings through site inspection. He has proven abilities in managing budgets and schedules on multiple project types and projects size. He has managed to meetings with clients, county officials and presented plans to community groups, planning boards and Law Judges.

PROJECTS

OWINGS MILLS RESTAURANT PARK, Baltimore County, MD. Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS and Red Red River, and five different general contractors.

SHELTER DEVELOPMENT, Baltimore County, MD. Century Land Planning & Zoning specialists were contacted to analyze multiple sites within desired markets in the northern Baltimore County area. The sites were studied for "best use" programs provided by Shelter's needs, zoning issues and restriction, utility and traffic issues. Certain sites were encumbered by neighboring covenants that would restrict development. The plans included layout issues that resolved engineering access, screening, traffic and building height issues. Coordination with State Highway expansion and county zoning densities and setback requirements were also summarized. At the end of the project, Shelter Development selected a site based on the best land use analysis provided by Century's team. The plan proposed multiple access solutions, grading and earthwork studies, stormwater management requirements and potential setbacks and offsite improvement requirements.

MOUNT de SALES ACADEMY GRANDSTAND & FIELD ADDITIONS, Baltimore, County, MD. Century Engineering assisted the Mt. de Sales school with conversion of the existing turf field and natural hillside seating area into a synthetic field and grandstand. Century's planners designed the welcome plaza, walks and grading of the site. Coordination with the architect and field designer was required. The initial scope required a waiver request from Baltimore County for stormwater management review and installation. Once granted, design drawings were prepared for the 155'x 330' field and 200 seat bleacher area.

ALEXA ENTERPRISE, LLC PROPOSED OFFICE BUILDINGS, Baltimore County, MD. Century Engineering provided civil engineering services for Alexa Enterprise, LLC, a successful construction company located in Baltimore County which has outgrown its existing office space. Century's team of land planners and engineers were responsible for the layout of the new two story office building site, parking lot and desired equipment yard storage area. Located on a site with a 100 yr. floodplain, the first step was to fit the proposed program and revise the floodplain limits to create a more usable developable land area. Century researched the existing floodplain limits and prepared a floodplain report for review and approval. The plans were advanced to design drawings which further detailed the grades, site, distance, utilities, stormwater management facility and site details.

BLAKEHURST RETIREMENT COMMUNITY BUILDING EXPANSION, Towson, MD. Century's land planning and civil engineering team coordinated with the architect, owner and property manager to prepare conceptual studies for the 3 phase expansion to the existing retirement community. After participating in numerous team meetings and design charrettes, conceptual plans were prepared for the building expansions. Phase I consists of minor building revisions and interior improvements. Phase 2 consists of a 2 story addition, courtyard, parking expansion and green roof. Phase 3 consist of purchase of an adjacent property and new independent living facility.

Plan approval process will include processing of special exceptions, design review committee approval and zoning variances.

OWINGS MILLS MALL, Baltimore County, MD. Prepare layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free standing Tire Center were razed. The overall mall was redesigned to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD. Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a 750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

WHITE MARSH MALL - PARCEL "E", Baltimore County, MD, Project Manager. Responsible for coordinating the building, parking and entrance layout for the 2 separate structures served by a common driveway and parking lot. The utility layout and landscape plans were designed to meet the specific user guidelines and approval from the land owner.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD. Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues. *Completion 2012.*

WINDSOR STATION, Project Manager. Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to $\pm 320,000$ s.f. and the flex space of 90,000 s.f. and 1,600 parking spaces.

GLEN MEADOWS - TENANT HOUSE SUBDIVISION, Project Manager for land planning, surveying and zoning expertise to assist in subdividing the existing tenant houses from the 480 acre parcel. Century surveyed the existing house, well, septic field and driveway locations to determine the subdivision line locations which would meet county zoning requirement.

1300 Mellona Ave



PETITIONER'S

EXHIBIT NO. 4A

1306 Bellona Ave



PETITIONER'S

EXHIBIT NO.

4B

1302 Belbora Ave

JOHN SKOUGE, MD

SKIN
CANCER

PETITIONER'S

EXHIBIT NO.

4C



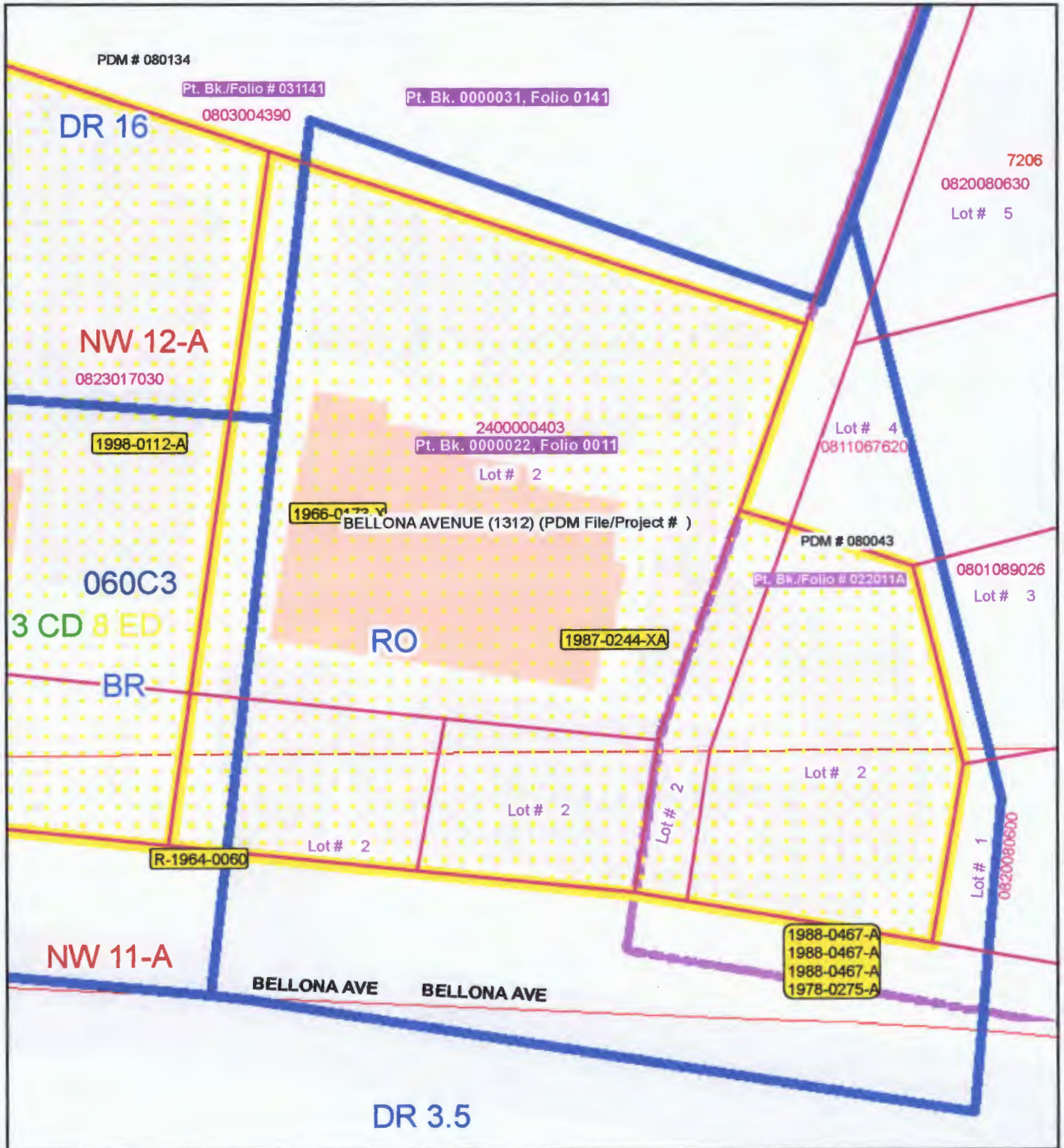
My Neighborhood Map

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.

1312 Bellona Avenue



Publication Date: 5/16/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0274

Case # 66-0173-X
Petition for Special Hearing granted 1/26/66 for a Parking Use Permit

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Special Exception granted 1/20/87 for a Class B office building in an R.O. zone

A variance to permit a reduction of the required provision of amenity open space to 16% of the gross site area, in accordance with Petitioner's Exhibit 2, also granted with the following restriction:

The Agreement between the Lutherville Community Association, Inc. and the Zink Development Corporation shall be recorded in the land records of Baltimore County prior to the issuance of any permits for the development of the site for a Class B office building.

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Zoning Variance granted 6/14/88 to allow one illuminated wall mounted sign of 66.00 s.f. in lieu of the permitted one, 8 s.f. non-illuminated wall mounted sign



1. SITE LOCATION: 1312 BELLONA AVENUE
LUTHERVILLE, MD 21093
2. SITE ZONING: R.O. BR. DR-16
3. TAX ACCOUNT NUMBER: 2400000403
4. DEED REFERENCE: S.M. 15724/261
5. ELECTION DISTRICT: 8
6. COUNCILMANIC DISTRICT: 3
7. PREVIOUS COMMERCIAL PERMIT: 87-244-XA
GRANTED 1-20-87
8. F.A.R. 0.46
9. PARKING SPACES: 82
A. STANDARD 79
B. HANDICAP 3
10. SETBACKS (R.O. ZONE)
A. FRONT = 25' OR AVERAGE OF ADJACENT
STRUCTURES
B. SIDE = 10' (20' IF ADJACENT PROPERTY IS
RESIDENTIAL ZONE)
C. REAR = 30'

DATA SOURCES:

Existing features shown on this plan are from an ALTA/ACSM Land Title Survey by Century Engineering, Inc., dated December, 2005.

DATE	BY	REVISIONS

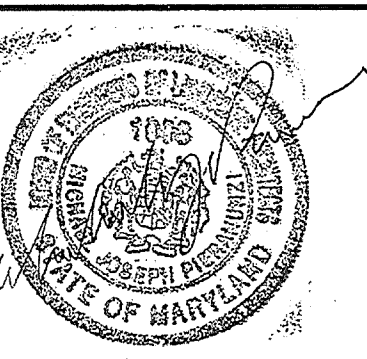
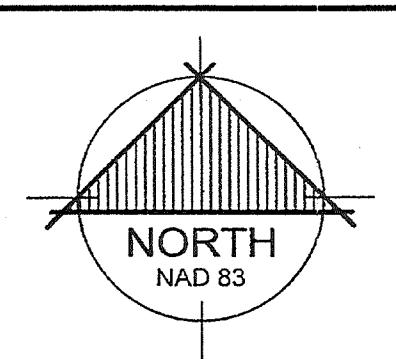
CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Plan to Accompany a Zoning Petition for Sign Variance

PDG, LLLP

1312-1316 Bellona Avenue
Lutherville, Maryland 21093

Election District 8 Councilmanic district 3 Baltimore County
Tax Map 60, Grid 23, Parcels 785 & 582, Lot 2



ISSUE DATES

REVIEW: _____

BID: _____

PERMIT: _____

CONSTRUCTION: _____

SCALE: 1"=30'

PROJECT NO: 3534201

BASE:	M.S.S.
-------	--------

DRAWN: M.S.S.

DESIGNED: M.J.P.

CHECKED BY: _____

DATE CHECKED: _____

DRAWING:

1 of 1

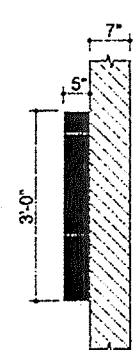


SCALE 1" = 10'-0"



INTERNALLY ILLUMINATED, FACE LIT CHANNEL
LETTERS & LOGO WITH BLACK DAY/NIGHT FACES

48 SQ. FT.



(SINGLE FACE; ILLUMINATED)

	FIRE HYDRANT
	WATER VALVE
	ELECTRIC POLE
	GUY WIRE
	LIGHT POLE
	INLET
	WATER METER
	STORM DRAIN MANHOLE
	SANITARY MANHOLE
	VENT FOR UNDERGROUND STORMWATER MANHOLE FACILITY
	SIGN
	CLEAN OUT
	TREE
	CONC. CURB & GUTTER
	ZONING LINE
	PROPERTY LINE



SCALE: 1"=30'

2013-0274-A

Handwritten signature: *[Signature]*

Pettibone's No. 1

2. SUBJECT TO A DEED AND AGREEMENT TO THE COUNTY COMMISSIONERS OF BALTIMORE COUNTY FROM MILWOOD CONSTRUCTION CO., INCORPORATED, DATED MARCH 7, 1956 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. No. 2893, FOLIO 157. (APPLICABLE, PLOTTABLE)
3. SUBJECT TO RIGHTS OF BALTIMORE GAS AND ELECTRIC COMPANY BY VIRTUE OF THE FOLLOWING AGREEMENTS:
 - (a) FROM MULWOOD CONSTRUCTION CO., INC., DATED APRIL 6, 1956 AND RECORDED ON MAY 2, 1956 AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. No. 2920, FOLIO 396. (APPLICABLE, NOT PLOTTABLE)
 - (b) FROM MULWOOD CONSTRUCTION CO., INC., DATED JANUARY 3, 1956 AND RECORDED ON MAY 22, 1956 AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. No. 2933, FOLIO 123. (APPLICABLE, NOT PLOTTABLE)
4. SUBJECT TO AN AGREEMENT MADE BY ZINK DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO LUTHERVILLE COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, DATED DECEMBER 4, 1986 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. No. 7503, FOLIO 412. (APPLICABLE, NOT PLOTTABLE)
5. SUBJECT TO A DEED AND AGREEMENT MADE BY AND BETWEEN CHARLES PLACE LAND LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, KENNETH GIFT AND RAYMOND A. BROOKHART, TRUSTEES, AND BALTIMORE COUNTY, MARYLAND, DATED APRIL 22, 1988 AND RECORDED ON MAY 27, 1988 AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 7872, FOLIO 412. (APPLICABLE, PLOTTABLE)
6. SUBJECT TO A DEED OF DECLARATION AND EASEMENT MADE BY AND BETWEEN CHARLES PLACE LAND LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, KENNETH GIFT AND RAYMOND A. BROOKHART, TRUSTEES, AND BALTIMORE COUNTY, MARYLAND, DATED APRIL 22, 1988 AND RECORDED ON MAY 27, 1988 AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 7872, FOLIO 417. (APPLICABLE, PLOTTABLE)

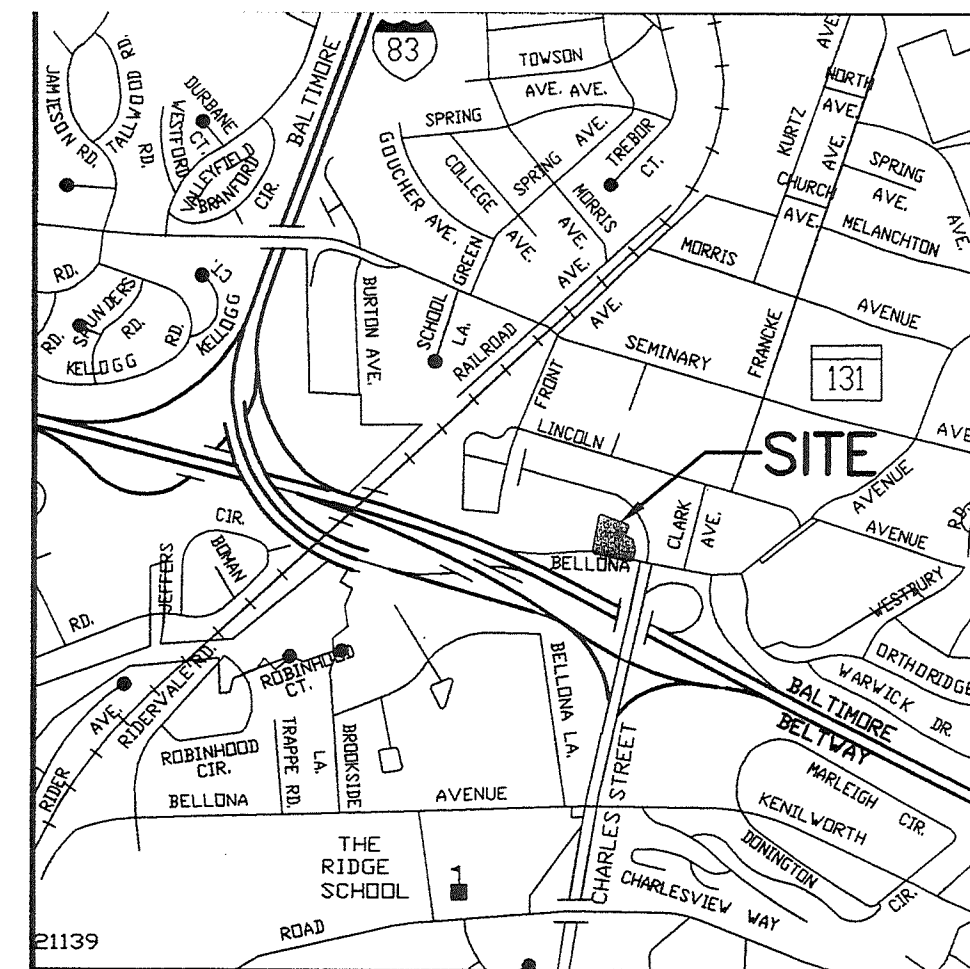
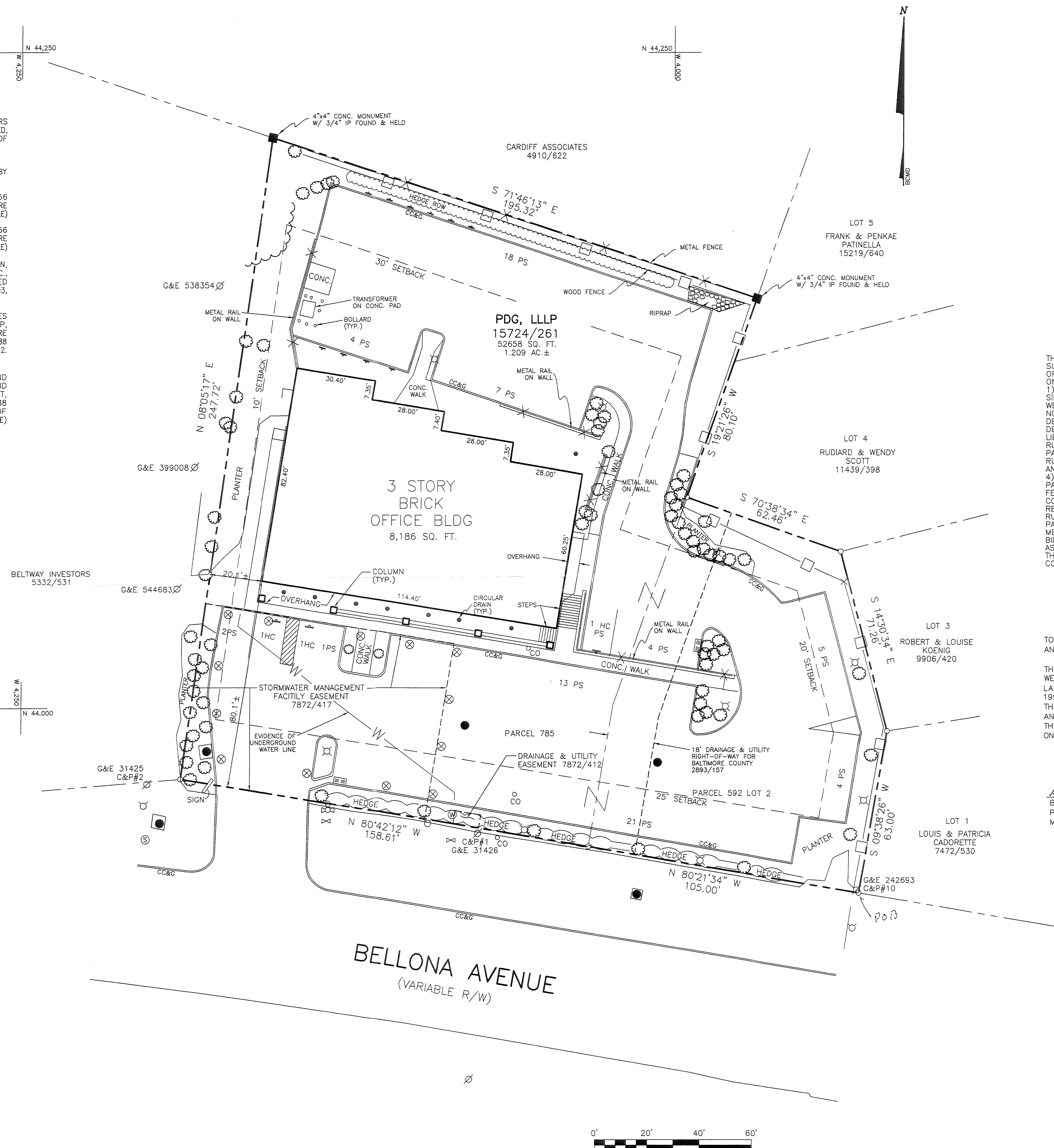
1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND TIED TO BALTIMORE COUNTY TRAVERSE CONTROL POINTS:

X-3852	N 43777.89	W 3388.11
X-3854	N 43906.82	W 4227.79
2. THIS SURVEY IS BASED ON COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE No. 22653-105 DATED AUGUST 10, 2005.
3. PARKING SPACES:

REGULAR	— 79
HANDICAP	— 3
<u>TOTAL</u>	<u>— 82</u>
4. ZONING: RO-RESIDENTIAL-OFFICE

SETBACKS: FRONT — 25'	OR AVERAGE OF SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS LESS.
SIDE — 10'	OR 20' IF ADJACENT PROPERTY IS RESIDENTIALLY ZONED OR A RESIDENTIAL STREET
REAR — 30'	

	FIRE HYDRANT
	WATER VALVE
	ELECTRIC POLE
	GUY WIRE
	LIGHT POLE
	INLET
	WATER METER
	STORM DRAIN MANHOLE
	SANITARY MANHOLE
	VENT FOR UNDERGROUND STORMWATER MANAGEMENT FACILITY
	SIGN
	CLEAN OUT
	TREE
	CONC. CURB & GUTTER

VICINITY MAP

BEGINNING FOR THE SAME AT A POINT ON THE NORTHERNMOST SIDE OF BELLONA AVENUE AT
 THE DIVISION LINE BETWEEN LOT 1 AND LOT 2 BLOCK "A" AS SHOWN ON A PLAT ENTITLED "A
 SUBDIVISION OF BELLONA COUNTY", DATED JUNE 24, 1955, AND RECORDED AMONG THE LAND RECORDS
 OF BALTIMORE COUNTY, MARYLAND, IN PLAT BOOK G.L.B. No. 22 FOLIO 11, RUNNING THENCE BINDING
 ON THE NORTHERNMOST SIDE OF SAID BELLONA AVENUE TO THE 1ST OR NORTH 72°45'
 1) NORTH 80°21'34" WEST 105.00 FEET, RUNNING THENCE CONTINUING TO BIND ON THE NORTHERNMOST
 SIDE OF SAID BELLONA AVENUE AND BINDING FOR PART OF THE DISTANCE ON THE 1ST OR NORTH 72°45'
 WEST 95.00 FEET OF THAT FIRST PARCEL OF LAND AND FOR PART OF THE DISTANCE ON THE 1ST OR
 NORTH 72°45' WEST 105.00 FEET OF THAT SECOND PARCEL OF LAND, SAID PARCELS OF LAND
 DESCRIBED IN A DEED DATED DECEMBER 31, 1986 BETWEEN HUGH D. BROWN AND THE
 DEVELOPMENT CORPORATION, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN
 LIBER S.M. No. 7535 FOLIO 835 IN ALL, AS NOW SURVEYED, 2) NORTH 80°42'12" WEST 158.61 FEET,
 RUNNING THENCE BINDING ON THE 2ND OR NORTH 72°45' WEST 105.00 FEET OF SAID SECOND
 PARCEL, AS NOW SURVEYED, 3) NORTH 80°05'17" EAST 147.71 FEET TO A PIPE FOUND IN CONCRETE,
 RUNNING THENCE BINDING FOR A PART OF THE DISTANCE ON THE 3RD LINE OF SAID SECOND PARCEL
 AND FOR PART OF THE DISTANCE ON THE 5TH LINE OF SAID FIRST PARCEL, IN ALL, AS NOW SURVEYED, 4)
 SOUTH 71°46'13" EAST 195.32 FEET TO A PIPE FOUND IN CONCRETE, RUNNING THENCE BINDING ON
 PART OF THE 5TH LINE OF SAID FIRST PARCEL AND PART OF THE 3RD LINE OF SAID SECOND PARCEL
 TO THE END OF THE 2ND OR NORTH 70°38'34" WEST 18.00 FOOT LINE OF SEGMENT NO. 1 OF BELLONA
 COURT RIGHT OF WAY AS DESCRIBED IN A RELEASE AND QUITCLAIM DEED DATED DECEMBER 16, 1986,
 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER S.M. No. 7375 FOLIO 827
 AND THEREAFTER THENCE CONTINUING TO BIND ON THE 3RD LINE OF SAID SECOND PARCEL AND BINDING FOR
 PART OF THE DISTANCE ON THE DIVISION LINE BETWEEN LOT 1 AND LOT 4 SHOWN ON THE ABOVE
 MENTIONED PLAT, IN ALL, AS NOW SURVEYED, 6) SOUTH 70°38'34" EAST 62.46 FEET, RUNNING THENCE
 BINDING ON THE EASTERMOST SIDE OF THE HEREINAFOREMENTIONED LOT 2, THE FOLLOWING TWO COURSES,
 1) SOUTH 80°05'17" SOUTH 14°30'34" EAST 71.26 FEET AND 8) SOUTH 09°38'26" WEST 63.00 FEET TO
 THE PLACE OF BEGINNING.
 CONTAINING 52,658 SQUARE FEET OR 1.209 ACRES OF LAND, MORE OR LESS.

TO PDG, LLLP, PRINCIPAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(c) AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

Bryan J. Haynie
BRYAN J. HAYNIE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21139

12/12/05
DATE

Date	No	Revision Description	
TITLE			
ALTA/ACSM LAND TITLE SURVEY			
<i>CENTURY ENGINEERING, INC.</i> CONSULTING ENGINEERS, PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21204 (410) 823-8070 FAX (410) 823-2184			
AREA	1312-1316 BELLONA AVENUE LUTHERVILLE, MARYLAND 21093 TAX MAP 60 GRID 23 PARCELS 785 & 592 LOT 2		
OWNER			
PDG, LLLP			
Des By	B.J.H.	Scale	1"=20'
Dwn By	B.J.H./Y.H.C.	Date	DECEMBER, 2005
Chk By	R.A.M.	Approved	
		DRAWING NO	
		1 OF 1	

Item # 0274

ZONING HISTORY

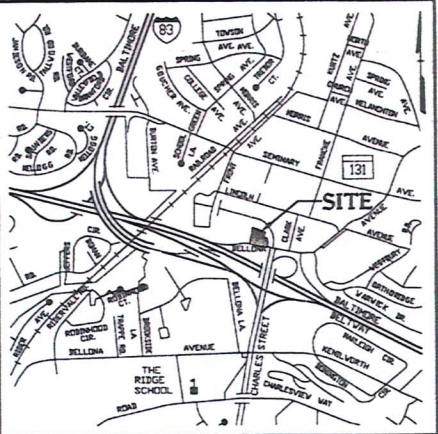
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Special Exception granted 1/20/87 for a Class B office building in an R.O. zone

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Zoning Variance granted 6/14/88 to allow one illuminated wall mounted sign of 66.00 s.f. in lieu of the permitted one, 8 s.f. non-illuminated wall mounted sign



VICINITY MAP

GENERAL NOTES

- SITE LOCATION: 1312 BELLONA AVENUE LUTHERVILLE, MD 21093
- SITE ZONING: R.O. BR. DR-16
- TAX ACCOUNT NUMBER: 2400000403
- DEED REFERENCE: S.M. 15124/261
- ELECTION DISTRICT: 8
- COUNCILMANIC DISTRICT: 3
- PREVIOUS COMMERCIAL PERMIT: 87-244-XA GRANTED 1-20-87
- F.A.R. 0.46
- PARKING SPACES: 82 A. STANDARD 74 B. HANDICAP 8
- SETBACKS (R.O. ZONE)
A. FRONT - 25' OR AVERAGE OF ADJACENT STRUCTURES
B. SIDE - 10' (20' IF ADJACENT PROPERTY IS RESIDENTIAL ZONE)
C. REAR - 30'

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DATE	BY	REVISIONS

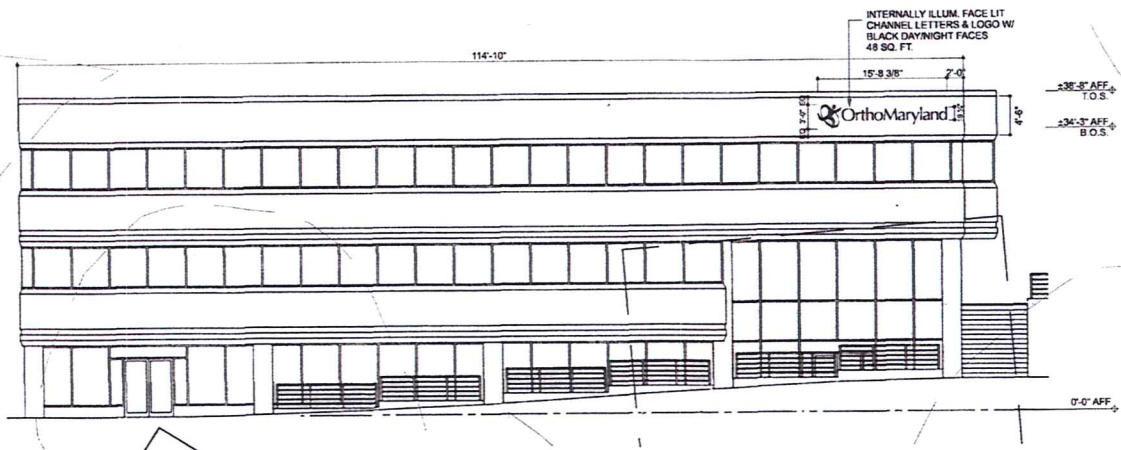
CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Existing Grading Exhibit

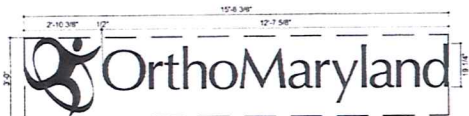
PDG, LLLP
1312-1316 Bellona Avenue
Lutherville, Maryland 21093
Election District 8 Councilmanic district 3 Baltimore County
Tax Map 60, Grid 23, Parcels 785 & 582, Lot 2

NORTH
NAD 83

ISSUE DATES		BASE:	
REVIEW:		DRAWN:	M.S.S.
BID:		DESIGNED BY:	M.J.P.
PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=30'	DRAWING:	1 of 1
PROJECT NO.:	2534201		



SOUTH ELEVATION
SCALE 1" = 10'-0"



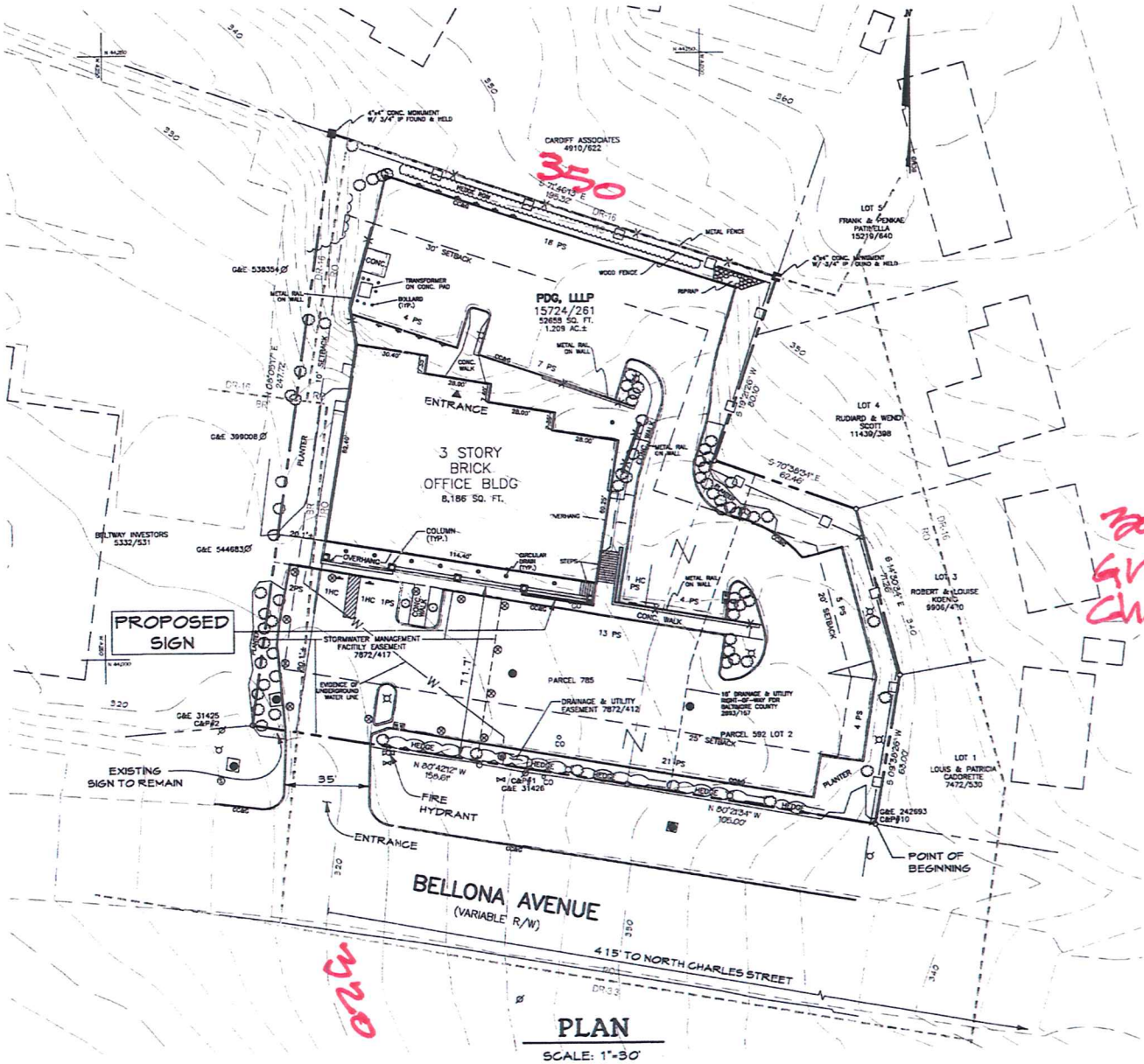
PROPOSED SIGN FRONT VIEW
INTERNALLY ILLUMINATED, FACE LIT CHANNEL LETTERS & LOGO WITH BLACK DAY/NIGHT FACES
48 SQ. FT.



PROPOSED SIGN SIDE VIEW
(SINGLE FACE, ILLUMINATED)

LEGEND

- FIRE HYDRANT
- WATER VALVE
- ELECTRIC POLE
- GUY WIRE
- LIGHT POLE
- INLET
- WATER METER
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- VENT FOR UNDERGROUND STORMWATER MANAGEMENT FACILITY
- SIGN
- CLEAN OUT
- TREE
- CONC. CURB & GUTTER
- DRIVE
- RO
- ZONING LINE
- PROPERTY LINE



PLAN
SCALE: 1"=30'

PETITIONER'S

EXHIBIT NO. 5



PETITIONER'S
EXHIBIT NO. 3



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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