



KEVIN KAMENETZ
County Executive

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

August 5, 2013

Yossef Shavi
7021 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Hearing
Case No. 2013-0282-SPH
Property: 7021 Reisterstown Road

Dear Mr. Shavi:

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", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Rick Richardson, 30 E. Padonia Road, Suite 500
Timonium, Maryland 21093
Mark Sapp, 4207 Old Milford Mill Road,
Baltimore, Maryland 21208
Michael Pierce, 7448 Bradshaw Road,
Kingsville, Maryland 21087

IN RE: PETITION FOR SPECIAL HEARING *
(7021 Reisterstown Road)
3rd Election District *
2nd Councilmanic District *
Yossef Shavi *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0282-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Yossef Shavi, the legal owner of the subject property. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a modification to previously approved Case No. 91-505-X, and to add another service bay to existing service garage. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Yossef Shavi and Rick Richardson, from Richardson Engineering, LLC, the firm that prepared the site plan. Two community members - - Michael Pierce and Mark Sapp - - attended the hearing to learn more about the proposal. 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.

The subject property is 17,860 sq. ft. in size and is zoned BL. The Petitioner has for many years operated an automobile service garage at the property. Indeed, records show that since December 9, 1951 the property has been used as a gasoline service station. The Petitioner now proposes to add an additional service bay to the operation, to provide better customer

ORDER RECEIVED FOR FILING

Date 8-5-13

By [Signature]

service and meet increased demand for such work. County officials required the Petitioner to request Special Hearing relief to amend a 1991 Order granting Special Exception relief for the operation of a service garage.

Mr. Richardson testified the additional service bay will be constructed at the rear of the property. The addition will be 70' x 14', and will actually be positioned in a location where the Petitioner now stores inventory and supplies in shipping/cargo containers. As such, the improvements will enhance the appearance of the site, and will in no way jeopardize the health, safety and welfare of the community. Mr. Sapp indicated that his Association wanted to ensure that no additional signage was proposed, and that the Petitioner would install parking/wheel stops and a planter with a vegetative buffer, as shown on the plan. The Petitioner indicated he would make such improvements, and that no additional signage was proposed.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be granted.

THEREFORE, IT IS ORDERED this 5th day of August 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a modification to previously approved Case No. 91-505-X - - by adding another service bay to the existing service garage- - be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 8-5-13

2

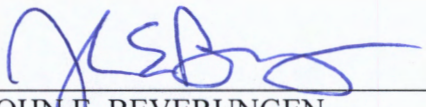
By [Signature]

The relief granted herein shall be subject to the following:

- 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 his 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.
- No additional signage may be installed and/or posted on the premises.
- The Petitioner must install the planter and wheel stops as shown on the site plan (Exhibit 1).

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-5-13

By 



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 7021 REISTERSTOWN RD which is presently zoned BL
Deed References: 24-778/494 10 Digit Tax Account # 0319043371
Property Owner(s) Printed Name(s) YOSSEF SHAVI

(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
... a modification to previously approved case #91-505-X, to add another service bay to existing service garage.
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ **a Variance** from Section(s)

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0282-SPH

Filing Date 5/29/13

Do Not Schedule Dates:

Reviewer BD

**ZONING PROPERTY DESCRIPTION FOR
7021 REISTERSTOWN ROAD
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **north** side right-of-way of **Reisterstown Road** (66 feet) wide where it intersects the **east** side right-of-way of **Seven Mile Lane** which is (60 feet) wide.

Thence the following courses and distances: (1) North 45 degrees 22 minutes East 102.38', (2) South 47 degrees 28 minutes 20 seconds East 100.00', (3) South 45 degrees 22 minutes West 102.06', (4) North 47 degrees 40 minutes West 100.00' back to the point of beginning as recorded in deed Liber 24778, Folio 494, containing a net area of **0.23** acres. Located in the 3rd Election District and 2nd Councilmanic District.



Item # 0282

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-282-SPH

Petitioner: YOSSEF SHAVI

Address or Location: 7021 REISTERSTOWN RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: YOSSEF SHAVI

Address: 7021 REISTERSTOWN RD
BALT. MD 21215

Telephone Number: 410-764-0688

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

No. **099737**

Date: **5/21/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT
 5/24/2013 5/24/2013 10:13:53 5

REG-MS03 WALKIN RADS LRB
 >>RECEIPT # 655271 5/24/2013 OFLN
 5 526 ZONING VERIFICATION
 CR NO. 099737

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

Recpt Tot \$385.00
 \$385.00 CR \$1.00 CA
 Baltimore County, Maryland

Total: **\$385.00**

Rec
 From:

For: **Zoning hearing - case # 2013 - 282 - SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0282-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Yossef Shavi

August 1, 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: _____

7021 Reisterstown Rd

July 12, 2013

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

Sincerely,

July 12, 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

July 11, 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 July 11, 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: #2013-0282-SPH

7021 Reisterstown Road

Northeast side of Reisterstown Road, 30 ft. southeast of centerline of Seven Mile Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Yossef Shavi

Special Hearing: to approve a modification to previously approved case 91-505-X, to add another service bay to existing service garage.

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

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

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

(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3391.

July 11

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, 2013 Issue - Jeffersonian

Please forward billing to:

Yossef Shavi
7021 Reisterstown Road
Baltimore, MD 21215

410-764-0688

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: 2013-0282-SPH

7021 Reisterstown Road

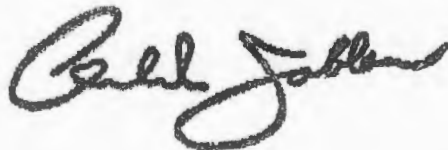
Northeast side of Reisterstown Road, 30 ft. southeast of centerline of Seven Mile Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Yossef Shavi

Special Hearing to approve a modification to previously approved case 91-505-X, to add another service bay to existing service garage.

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105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

June 18, 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: 2013-0282-SPH

7021 Reisterstown Road

Northeast side of Reisterstown Road, 30 ft. southeast of centerline of Seven Mile Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Yossef Shavi

Special Hearing to approve a modification to previously approved case 91-505-X, to add another service bay to existing service garage.

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

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

Arnold Jablon
Director

AJ:kl

C: Yossef Shavi, 7021 Reisterstown Road, Baltimore 21215
Rick Richardson, 30 E. Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 12, 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.

M E M O R A N D U M

DATE: September 6, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0282-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 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 SPECIAL HEARING
7021 Reisterstown Road; NE/S Reisterstown
Road, 30' SE c/line Seven Mile Lane
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Yossef Shavi
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-282-SPH

* * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED
JUN 03 2013

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 Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 _____)	N/C
6/25/13	DEPS (if not received, date e-mail sent _____)	NO COMMENT
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
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: July 11, 2013	
SIGN POSTING	Date: July 12, 2013 by Block	
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: 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 # 2013-0282-SPH
Address 7021 Reisterstown Road
(Shavi 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*

RECEIVED

JUN 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

July 26, 2013

Yossef Shavi
7021 Reisterstown Road
Baltimore MD 21215

RE: Case Number: 2013-0282 A, Address: 72 Oakway Road

Dear Mr. Shavi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 24, 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." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Rick Richardson, 30 E Padonia Road, Suite 500, Towson MD 21093

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

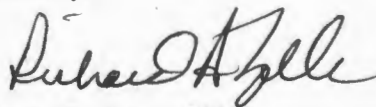
RE: Baltimore County
Item No. 2013-0282-SPH
Special Hearing
Yosset Shari
7021 Reisterstown Road
MD 140

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 6-3-13. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2013-0282-SPH.

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,


Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 03 Account Number - 0319043371

Owner Information

Owner Name: 7021 REISTERSTOWN ROAD LLC **Use:** COMMERCIAL
Mailing Address: 7021 REISTERSTOWN RD **Principal Residence:** NO
BALTIMORE MD 21215-1422 **Deed Reference:** 1) /24778/ 00494
2)

Location & Structure Information

Premises Address 7021 REISTERSTOWN RD
0-0000
Legal Description LT NES REISTERSTOWN
7021 REISTERSTOWN RD
SE COR SEVEN MILE LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0078	0016	0291		0000				1	

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	2070	10,679 SF	20

Stories	Basement	Type	Exterior
		SERVICE GARAGE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	213,500	213,500		
Improvements:	89,200	89,400		
Total:	302,700	302,900	302,700	302,767
Preferential Land:	0			0

Transfer Information

Seller: STEWART RICHARD H	Date: 11/16/2006	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: /24778/ 00494	Deed2:
Seller: B P OIL CORPORAT ION	Date: 04/26/1978	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: /05878/ 00109	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

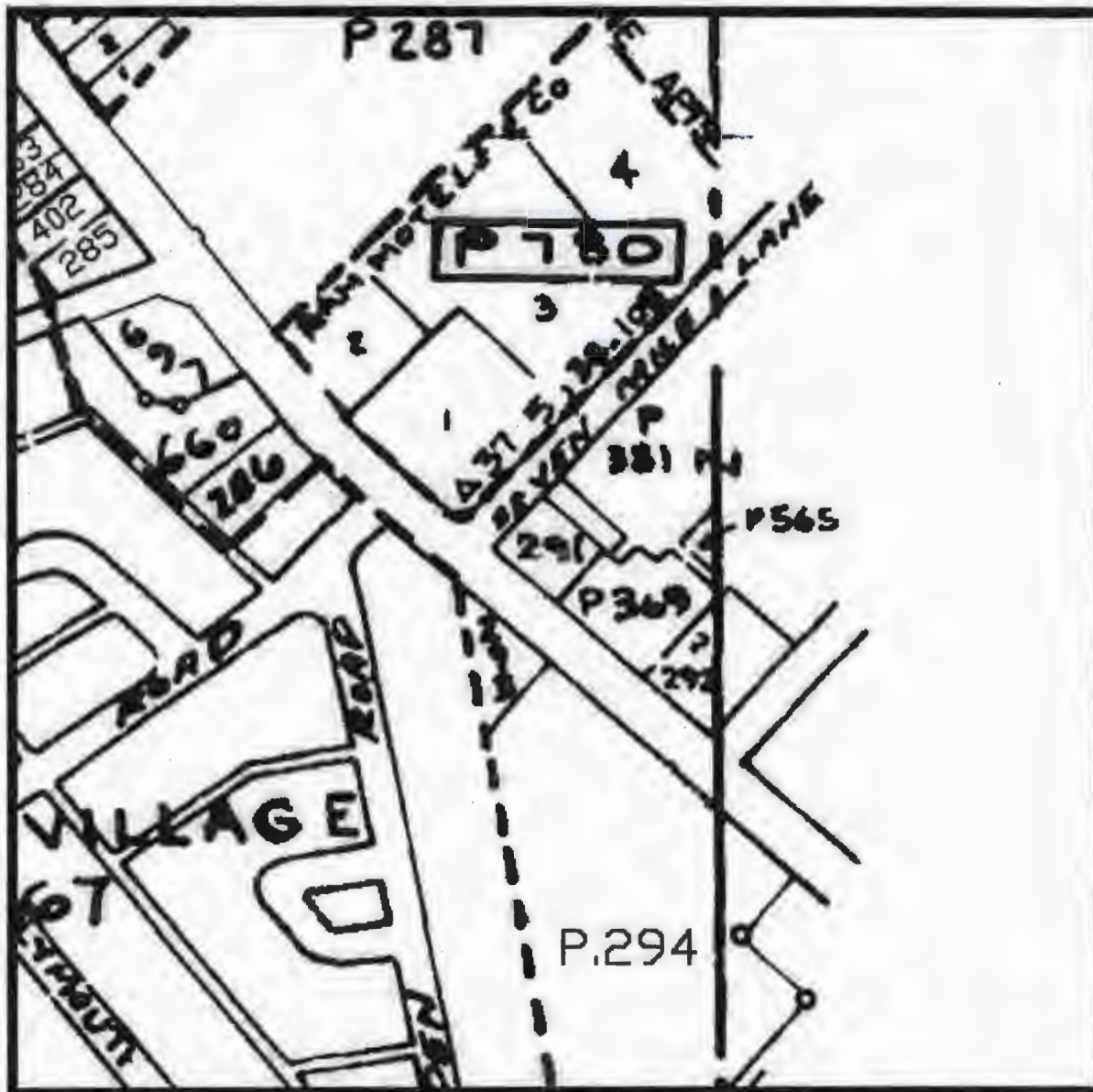
Homestead Application Status: No Application



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

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

District - 03 Account Number - 0319043371



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.

PLEASE PRINT CLEARLY

CASE NAME 7021 Reintegration
CASE NUMBER 2013-282
DATE 8/1/13

PETITIONER'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CASE NAME 7021 Reisterstown Rd.
CASE NUMBER 2013-282
DATE 8-1-2013

CITIZEN'S SIGN-IN SHEET

[illegible]

Case No.:

2013-282-SPH

Exhibit Sheet

DW 9-6-13
DW 8-5-13

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	Aerial photo	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

#2

Created By
Baltimore County
My Neighborhood



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

Printed 8/1/2013

IN RE: PETITIONS FOR SPECIAL EXCEPTION
SEC Reisterstown Road and
and Seven Mile Lane
7021 Reisterstown Road
3rd Election District
2nd Councilmanic District
Richard H. Stewart, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE # 91-505-X
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Special Exception, permission to use the herein described property for a service garage in a B.L.-C.S.1 zone, pursuant to Sections 230.13 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, by Richard H. Stewart, appeared, testified and were represented by Julius W. Lichter, Esquire. Appearing on behalf of the Petition was Douglas L. Kennedy, P.E. Appearing as Protestants, and represented by Newton A. Williams, Esquire, were Evelyn Burns, in her capacity as Executive Director of the Pikesville Community Growth Corporation, and Kathy Logue.

Testimony indicated that the subject property known as 7021 Reisterstown Road consists of .41 acres +/-, zoned B.L.-C.S.1, and is currently improved with the existing one story block building.

Testimony indicated that the property, by Order of the Zoning Commissioner of Baltimore County dated December 5, 1951, was granted a special permit for a gasoline service station to be operated thereon. Testimony also indicated that the instant Petitioners have owned the property for many years and have recently removed the gas pumps from the site. In doing so, the Petitioners created the need for the aforementioned special exception relief as a result of the B.L.-C.S.1 zone.

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D.B.

By

Item # 282

MICROFILMED

The Petitioner testified that he has discussed his proposal with his adjoining neighbors and they are in support of the granting of the requested relief.

Mr. Julius Lichter proffered the testimony of Douglas Kennedy which indicated that the proposed use meets the requirements of Section 502.1 of the B.C.Z.R.

Proffered testimony further indicated that the Petitioner would voluntarily comply with the Bureau of Traffic Engineering's August 27, 1991 comments which entails the closing of the existing 21 ft. and 25 ft. access driveways and the removing of the two existing 37 ft. and 39 ft. access driveways to 30 ft. Vegetative planters have been proposed to "close off" the aforementioned 21 ft. and 25 ft. driveways and indicated on Zoning Commissioner's Exhibits Nos. 1 and 2.

Mr. Newton Williams, on behalf of the Protestants, proffered that the Protestants were concerned with the beautification of the Reisterstown Road corridor and made several suggestions concerning the possible erection of a fence, screening, a concrete safety barrier, and painting of certain exterior walls.

Ms. Kathy Logue testified that she favored the use of the proposed planters and requested a board-on-board fence to provide a buffer between the site for the adjacent bread store.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.1. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be Granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of Sept., 1991 that the Petition for Special Exception for permission to use the herein described property for a service garage in a B.L.-C.S.1 zone, pursuant to Baltimore County Zoning Regulations (B.C.Z.R.) Sections 230.13 and 502.1, in accordance with the Zoning Commissioner's Exhibits Nos. 1 and 2 is hereby GRANTED, subject, however,

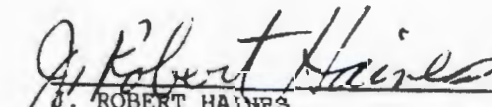
ORDER RECEIVED FOR FILING

Date

By

to the following restrictions which are conditions precedent to the foregoing relief:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall install the proposed planters and concrete parking bumpers indicated on Zoning Commissioner's Exhibit No. 1.


J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING

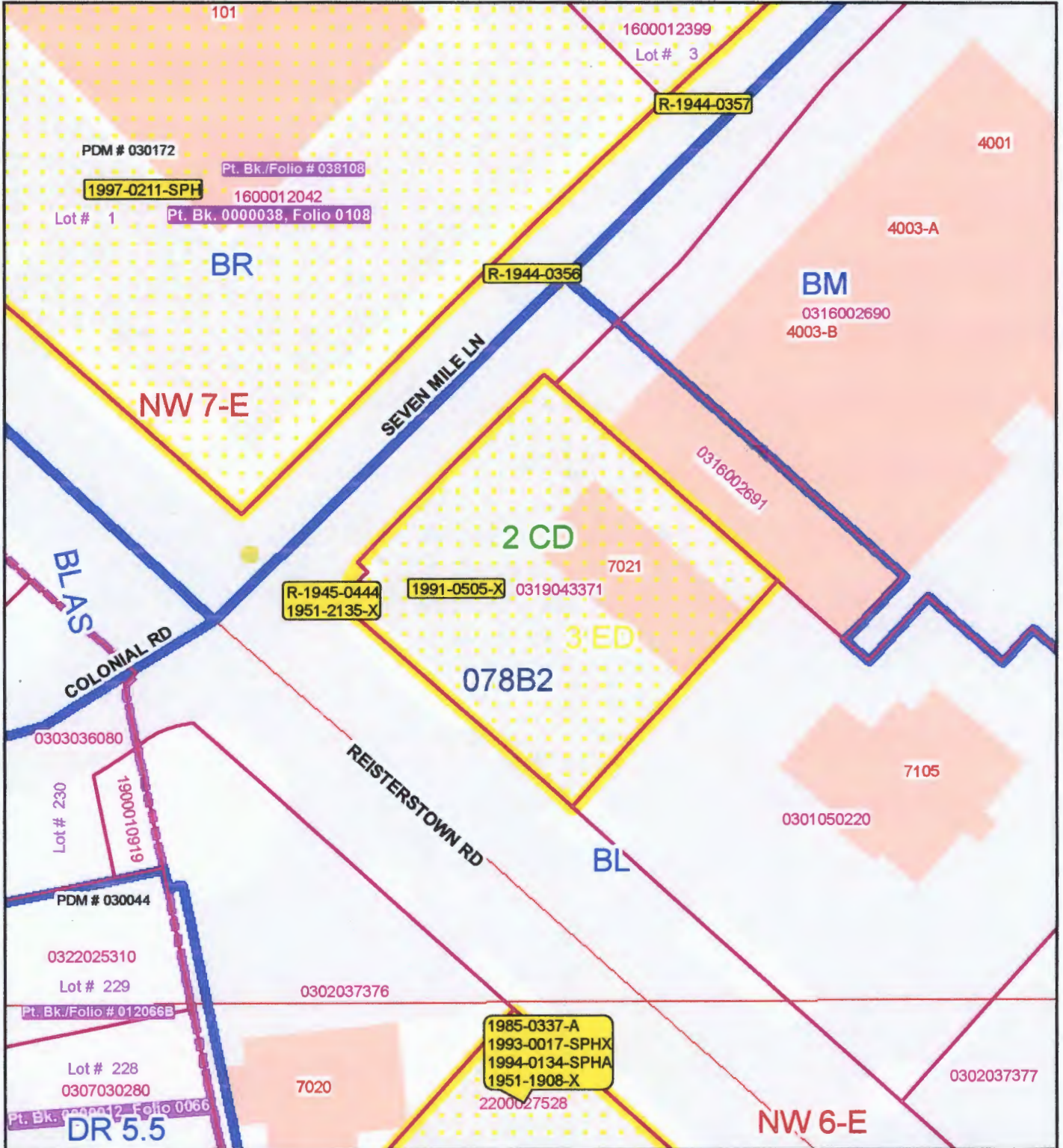
Date

9/13/91

By

M. Davis

7021 Reisterstown Road



Publication Date: 5/24/2013



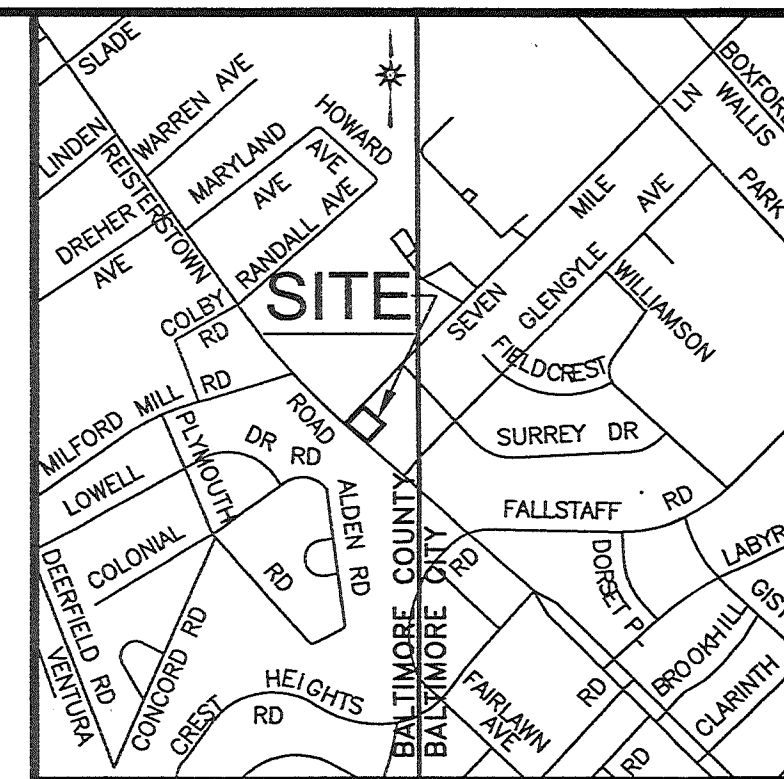
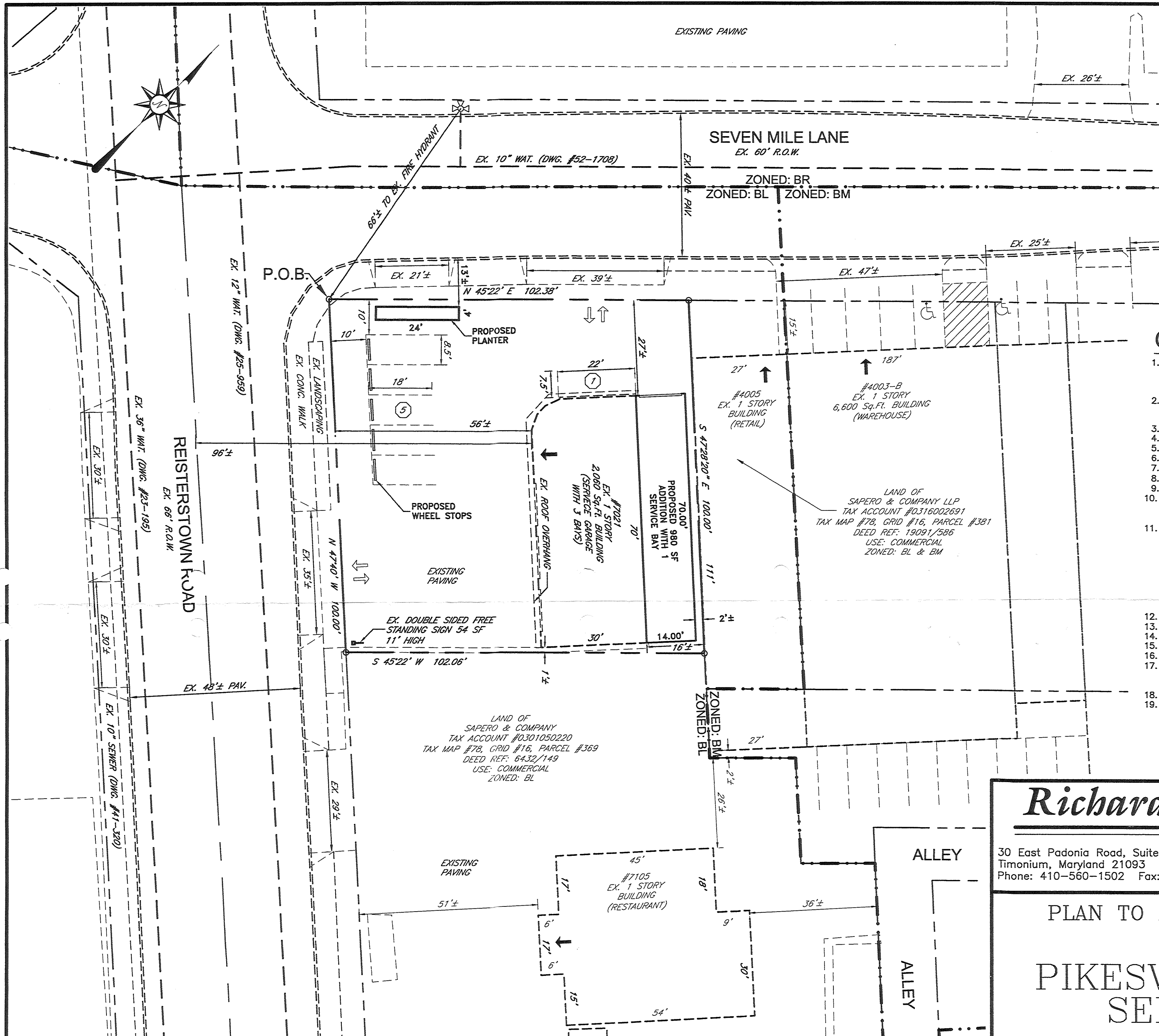
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0282



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: 7021 REISTERSTOWN ROAD, LLC
7021 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215-1422
- SITE AREA:
GROSS: 17,860 Sq.Ft. or 0.41 Ac.±
NET: 10,210 Sq.Ft. or 0.23 Ac.±
- EXISTING AND PROPOSED USE: SERVICE GARAGE.
- UTILITIES: PUBLIC WATER & SEWER.
- DEED REF: 24778/494.
- TAX ACCOUNT: 0319043371.
- ZONING: BL (PER 1"=200' ZONING MAP 078B2)
- TAX MAP #78, PARCEL #291.
- COUNCILMANIC DISTRICT: 2nd
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100380 F PANEL 380 OF 560 DATED SEPT. 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PREVIOUS ZONING CASES:
CASE #444; RECLASSIFIED FROM "A" RESIDENTIAL ZONE TO "E" COMMERCIAL ZONE, GRANTED APRIL 24TH 1946.
CASE #2135-S; SPECIAL PERMIT TO UTILIZE THE SITE AS A GASOLINE SERVICE STATION, GRANTED DECEMBER 5TH 1951.
CASE #91-305-X; TO PERMIT THE SITE FOR USE AS A SERVICE GARAGE, GRANTED SEPTEMBER 13TH 1991 SUBJECT TO THE INSTALLATION OF THE PROPOSED PLANTERS AND CONCRETE PARKING BUMPERS INDICATED ON THE EXHIBIT.
- NO KNOWN PREVIOUS CRG'S, DRC'S OR WAIVERS ON THE AREA.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CR. AL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- BUILDING AREA: 3,040.Ft.
- FLOOR AREA RATIO (F.A.R.): 3,040 / 10,210 = 0.30
- PARKING CALCULATIONS:
REQUIRED: 3,040 Sq.Ft. @ 3.3/1000 = 10 SPACES
PROVIDED: 6 OUTSIDE SPACES + 4 BAYS = 10 SPACES
- WATERSHED: JONES FALLS
- BL SETBACKS

TYPE	REQUIRED	PROVIDED
FRONT	10' FROM PL OR 40' FROM CL	56'± 96'±
SIDE	NONE	1'±
STREET SIDE	10'	27'±
REAR	NONE	2'±

Richardson Engineering, LLC

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

PETITIONER'S

EXHIBIT NO.

PLAN TO ACCOMPANY ZONING PETITION
FOR

PIKESVILLE AUTOMOTIVE SERVICE CENTER

#7021 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215

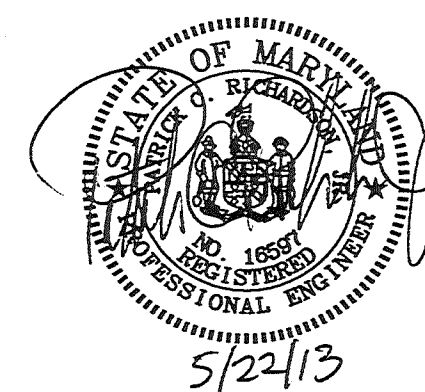
3RD ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY:	DESIGNED BY:	SCALE:
CND	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
05-21-13	13055	1 OF 1

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



#2013-0282-SPH

RJD