

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(7300 Old Pimlico Road)
3rd Election District
2nd Councilmanic District
Robert L. & Ellen M. Quinn
Petitioners**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2013-0298-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 7300 Old Pimlico Road. The Petitions were filed by Patrick Richardson, on behalf of Robert L. and Ellen M. Quinn, the legal owners of the subject property. The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) §205.3.B.1 to use the herein described property for a recreational use (Yoga Studio). The Petition for Variance seeks relief under B.C.Z.R. §409.6 to permit 59 parking spaces in lieu of the required 70 spaces. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing in support of the Petitions was Robert Quinn and Patrick Richardson from Richardson Engineering, LLC, the firm who prepared the plans. 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 B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive ZAC comment was received from Bureau of

ORDER RECEIVED FOR FILING

Date

8/23/13

By

Sen

'Development Plans Review dated June 17, 2013 stating that a landscape installation certification shall be submitted prior to approval of any permits.

Testimony and evidence offered at the hearing revealed that the subject property is 2.62+/- acres and is zoned OR-1. Mr. Richardson described the history of the property, and indicated that in 2006 Baltimore County approved a development plan for the property, with a one story (16,200 sq. ft.) office building. The building was constructed in December 2012, and the largest tenant is the Goddard preschool. The Petitioners propose to lease 3,000 square feet of space to a yoga studio. Such a use would constitute a "community building" and pursuant to B.C.Z.R. §205.3 would be permitted by Special Exception.

SPECIAL EXCEPTION

Under Maryland law, a Special Exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a Special Exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the Special Exception use. There was no such evidence presented in this case, and the yoga studio would seem to be an innocuous and complimentary use at this location.

VARIANCE

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).

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Date

8/23/13

By

Sen

Petitioners have met this test. As shown on the plan, the site is irregularly shaped and is constrained by extremely steep slopes. Thus, it is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioners would suffer a practical difficulty, given they would be unable to lease the space to the yoga studio operator. 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 lack of County and/or community opposition.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 23rd day of August, 2013, that Petitioners' request for Special Exception relief under the B.C.Z.R., to use the herein described property for a recreational use (Yoga Studio), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' request for Variance relief from B.C.Z.R. §409.6 to permit 59 parking spaces in lieu of the required 70 spaces, be and is hereby GRANTED.

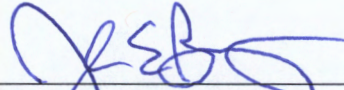
The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for appropriate permits and/or licenses 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.
2. Petitioners must comply with the ZAC comments submitted by DPR, a copy of which is attached hereto.

ORDER RECEIVED FOR FILING

Date 8/23/13
By SEN

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 8/28/13

By sln



KEVIN KAMENETZ
County Executive

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

August 22, 2013

Robert L. Quinn, Jr.
2316 Caves Road
Owings Mills, Maryland 21117

RE: Petitions for Special Exception and Variance
Case No.: 2013-0298-XA
Property: 7300 Old Pimlico Road

Dear Mr. Quinn:

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:slh
Enclosure

c: Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093



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 7300 Old Pimlico Road which is presently zoned OR-1
 Deed References: 30925/387 10 Digit Tax Account # 0311047052
 Property Owner(s) Printed Name(s) Coppermine Village, LLC

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

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for a recreational use (Yoga Studio) PER SECTION 205.3.B.1

3. X a Variance from Section(s) 409.6 TO PERMIT 59 PARKING SPACES IN LIEU OF THE REQUIRED 70 PARKING SPACES

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)

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 City State

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

Signature #1

2316 Caves Road Owings Mills MD
 Mailing Address City State

21117 / 410-247-7428 / emq0728@gmail.com
 Zip Code Telephone # Email Address

Name #2 - Type or Print

Signature #2

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2013-0298-XA Filing Date 6/6/13

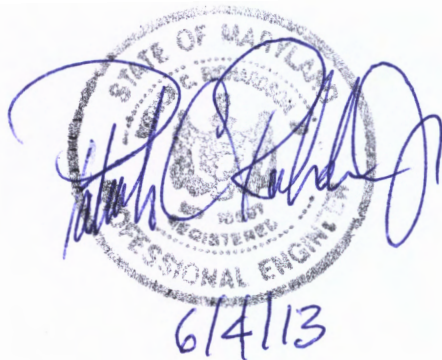
Do Not Schedule Dates:

Reviewer RJ

**ZONING DESCRIPTION FOR
7300 OLD PIMLICO 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 **Old Pimlico Road** (width varies) at a distance of **392 feet west** of the nearest improved intersecting street **Jones Falls Terrace** which is (**40 feet**) wide.

Thence the following courses and distances: (1) North 81 degrees 24 minutes 52 seconds East 68.58', (2) North 53 degrees 07 minutes 52 seconds East 98.95', (3) North 29 degrees 21 minutes 52 seconds East 263.85', (4) North 67 degrees 32 minutes 32 seconds East 198.83', (5) North 26 degrees 51 minutes 52 seconds East 134.45', (6) South 16 degrees 36 minutes 23 seconds East 214.63', (7) South 15 degrees 23 minutes 56 seconds West 47.17', (8) South 48 degrees 22 minutes 36 seconds West 82.76', (9) South 55 degrees 38 minutes 56 seconds West 52.50', (10) South 58 degrees 49 minutes 10 seconds West 51.66', (11) South 62 degrees 05 minutes 01 seconds West 50.99', (12) South 65 degrees 55 minutes 02 seconds West 53.80', (13) South 70 degrees 36 minutes 26 seconds West 44.10', (14) South 73 degrees 59 minutes 40 seconds West 142.93', (15) South 72 degrees 12 minutes 02 seconds West 48.99', (16) South 68 degrees 27 minutes 00 seconds West 45.80', (17) by a curve to the right with a radius of 1170.00' and an arc length of 57.89' and a chord bearing of South 88 degrees 44 minutes 13 seconds West 57.88' back to the point of beginning as recorded in deed Liber 30925, Folio 387, containing a net area of **1.99** acres. Located in the 3rd Election District and 2nd Councilmanic District.



6/4/13

Item # 0298

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: 2013-0298-XA

Petitioner: COPPERMINE VILLAGE, LLC

Address or Location: 7300 OLD PIMLICO RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BOB QUINN

Address: 2316 CAVES ROAD

OWINGS MILLS, MD 21117

Telephone Number: 410-247-7428

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

No. **099609**

Date: **June 6 2013**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
6/07/2013 6/06/2013 11:40:11 5

REG 0005 WALKIN RIMS LRD

>>RECEIPT # 666090 6/06/2013 (FLH)

Dept 5 528 ZONING VERIFICATION

CR # 099609

Receipt Tot \$835.00
\$835.00 CR \$6.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				\$835.00

Total: **\$835.00**

Rec From:

For: **zoning hearing - case #2013-0298-XA**

CASHIER'S

CERTIFICATE OF POSTING

2013-0298-XA

RE: Case No.: _____

Petitioner/Developer: _____

Robert & Ellen Quinn

August 22, 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: 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: _____

7300 Old Pimlico Rd

August 2, 2013

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



Sincerely,

August 2, 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

August 1, 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 August 1, 2013

☐ The Jeffersonian

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: #2013-0298-XA

7300 Old Pimlico Road

N/s Old Pimlico Road, 392 ft. W/of centerline of Jones Falls Terrace

3rd Election District - 2nd Councilmanic District
Legal Owner(s): Robert & Ellen Quinn

Special Exception: to permit recreational use (Yoga Studio)

Variance: to permit 59 parking spaces in lieu of the required 70 parking spaces.

Hearing: Thursday, August 22, 2013 at 10:00 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.
07/009 August 1 937338



KEVIN KAMENETZ
County Executive

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

July 8, 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: 2013-0298-XA

7300 Old Pimlico Road

N/s Old Pimlico Road, 392 ft. W/of centerline of Jones Falls Terrace

3rd Election District – 2nd Councilmanic District

Legal Owners: Robert & Ellen Quinn

Special Exception to permit recreational use (Yoga Studio). Variance to permit 59 parking spaces in lieu of the required 70 parking spaces.

Hearing: Thursday, August 22, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Quinn, 2316 Caves Road, Owings Mills 21117
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 2, 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, August 1, 2013 Issue - Jeffersonian

Please forward billing to:
Bob Quinn
2316 Caves Road
Owings Mills, MD 21117

410-247-7428

NOTICE OF ZONING HEARING

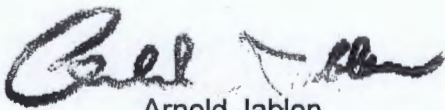
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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.

M E M O R A N D U M

DATE: September 24, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0298-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on September 23, 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 EXCEPTION
AND VARIANCE
7300 Old Pimlico Road; N/S Old Pimlico
Road, 392' W of c/line Jones Falls Terrace
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Robert & Ellen Quinn
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-298-X

* * * * *

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 13 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 13th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 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

8/22 10am

CASE NO. 2013-

0298-XA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/17/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6/17/13	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 8/1/13	
SIGN POSTING	Date: 8/2/13	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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2013
Item No. 2013-0298

DATE: June 17, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A landscape installation certification shall be submitted prior to approval of this permit.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0298-06172013.doc

ORDER RECEIVED FOR FILING

Date 8/23/13
By sln



KEVIN KAMENETZ
County Executive

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

August 14, 2013

Robert L & Ellen M Quinn
2316 Caves Road
Owings Mills MD 21117

RE: Case Number: 2013-0298 XA, Address: 7300 Old Pimlico Road

Dear Mr. & Ms. Quinn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 6, 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
Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Towson MD 21093

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-17-13

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

RE: Baltimore County
Item No 2013-0298-XA
Special Exception Variance
Robert L. & Ellen M. Quinn
7300 Old Pimlico Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0298-XA.

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,

A handwritten signature in black ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

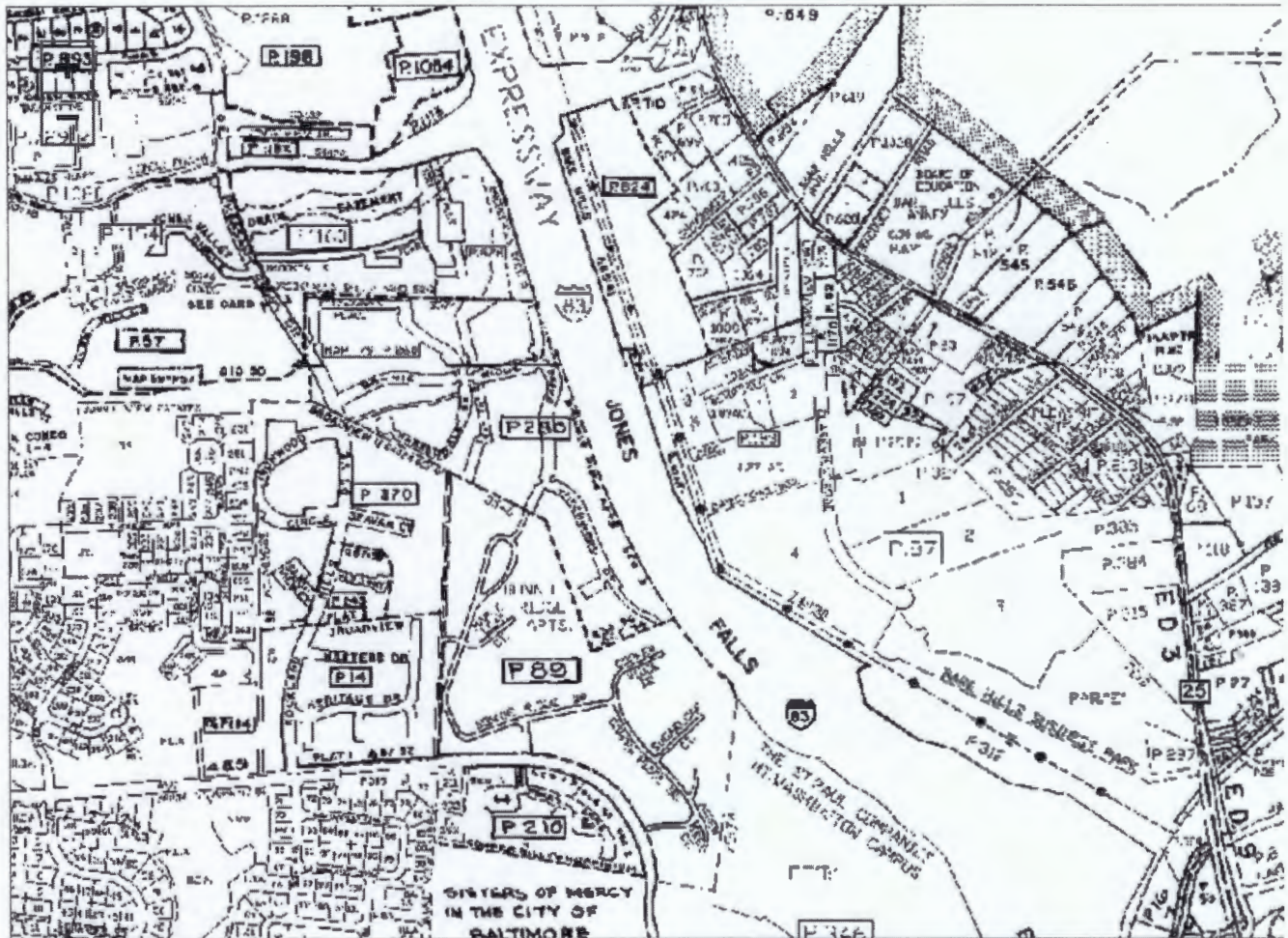
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0311047052		
Owner Information		
Owner Name:	COPPERMINE VILLAGE LLC	Use: COMMERCIAL
Mailing Address:	2316 CAVES RD OWINGS MILLS MD 21117-	Principal Residence: NO
		Deed Reference: 1) /30925/ 00387 2)
Location & Structure Information		
Premises Address:	OLD PIMLICO RD BALTIMORE MD 21209-0000	Legal Description: 2 AC NS OLD PIMLICO NW COR JONES FALLS
Map: 0069	Grid: 0020	Parcel: 1113
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 2013	Above Grade Enclosed Area 16,136 SF	Finished Basement Area
		Property Land Area 2.0000 AC
County Use 15		
Stories 1.000000	Basement	Type OFFICE BUILDING
		Exterior BRICK
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of 01/01/2013
Land:	500,000	500,000
Improvements	1,903,400	2,122,500
Total:	2,403,400	2,622,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2012
		As of 07/01/2013
		2,403,400
		2,476,433
Transfer Information		
Seller: OLD PIMLICO ROAD LLC	Date: 06/17/2011	Price: \$453,728
Type: ARMS LENGTH IMPROVED	Deed1: /30925/ 00387	Deed2:
Seller: EDGEWATER PARTNERSHIP	Date: 02/23/2006	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /23434/ 00400	Deed2:
Seller: THOMAS NANCY K	Date: 12/31/1987	Price: \$109,000
Type: ARMS LENGTH IMPROVED	Deed1: /07760/ 00089	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		0.00 0.00
Exempt Class:		
	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **03** Account Number: **0311047052**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

CASE NAME 2013-298XA
CASE NUMBER COPPERMINE VILLAGE
DATE 8/22/13

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2013-298-XA

Exhibit Sheet

Petitioner/Developer

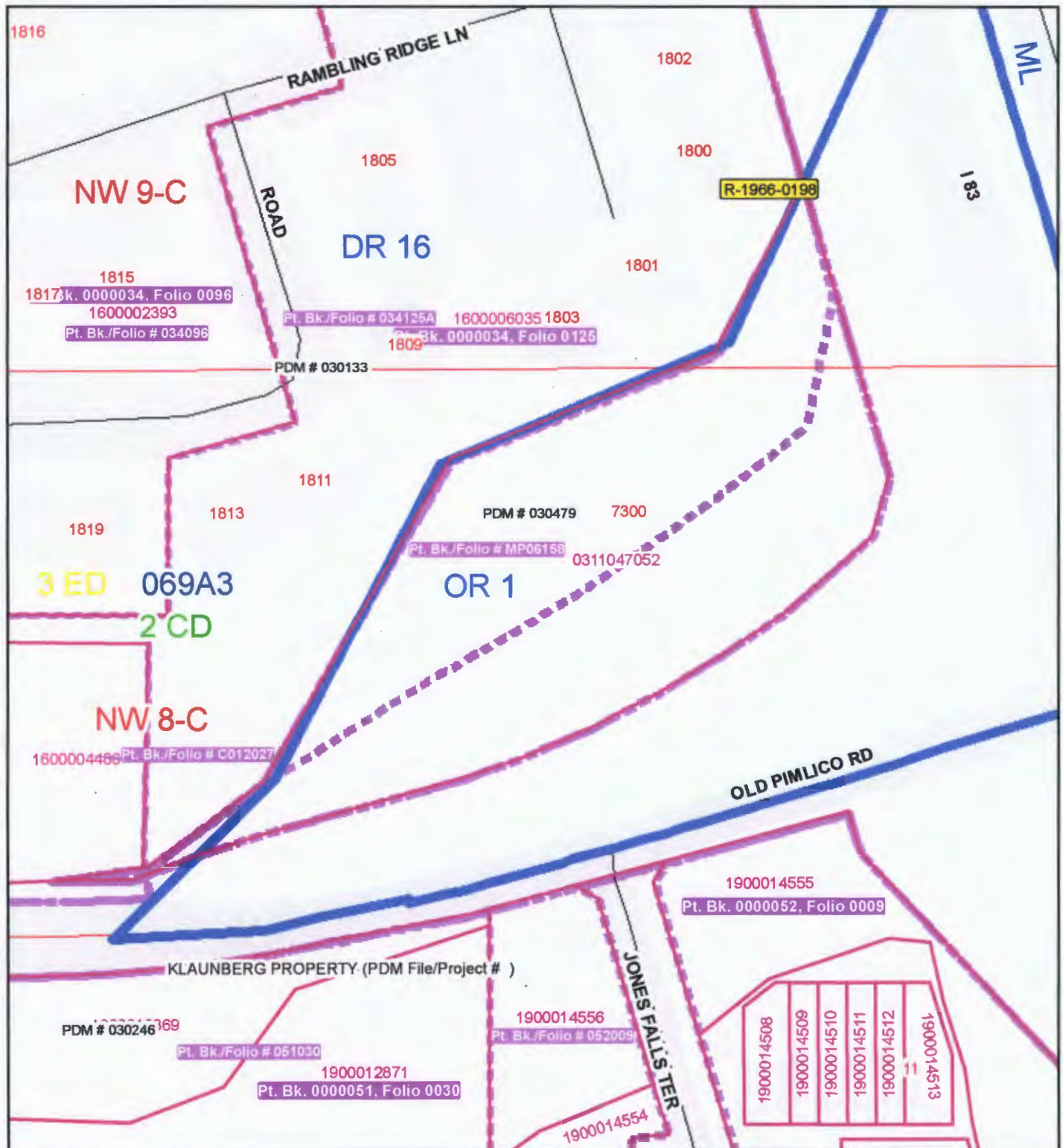
Protestant

EW
9-24-13

slu
8-23-13

No. 1	Sitz plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

7300 Old Pimlico Road



Publication Date: 6/4/2013



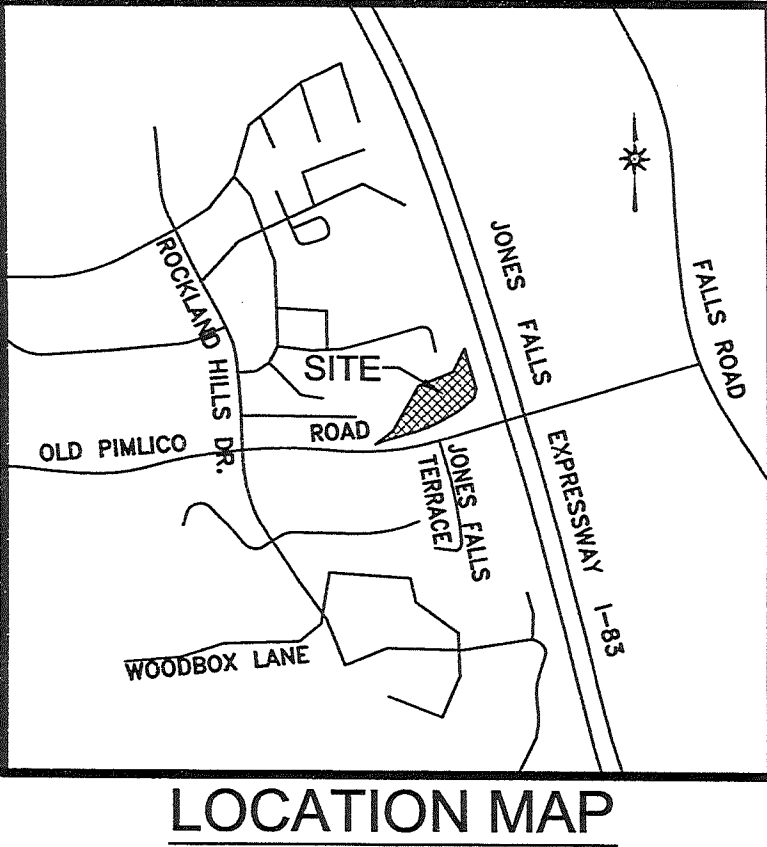
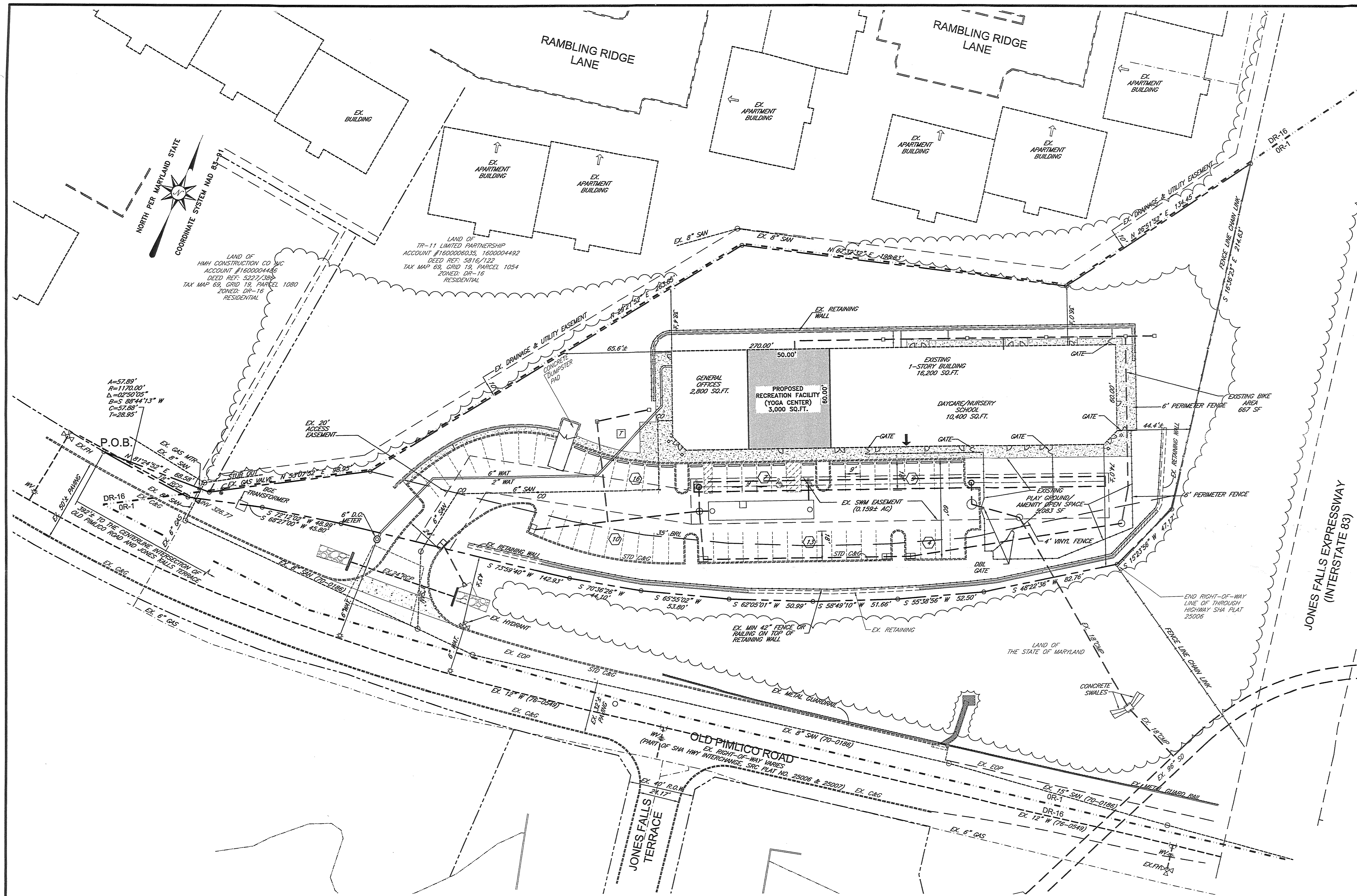
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A scale bar with markings at 0, 25, 50, 100, 150, and 200 feet.

1 inch = 100 feet

Item #0298



GENERAL NOTES:

- OWNER: COPPERMINE VILLAGE LLC
2316 CAVES ROAD
OWINGS MILLS, MARYLAND 21117
PHONE: 410-247-7428
- SITE AREA
GROSS: 114,127 Sq.Ft. or 2.62 Ac.±
NET: 86,684 Sq.Ft. or 1.99 Ac.±
- DEED REF: 30925/387
- TAX ACCOUNT: #0311047052
- COUNCILMANIC DISTRICT: 2ND
- TAX MAP #59, PARCEL #1113
- ZONING: OR-1
(PER 1"=200' ZONING MAP 069A3)
- PRIOR ZONING HISTORY:
DRC 0515060: LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8), GRANTED MAY 15, 2006
PAI FILE #03-479
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: OFFICE & GROUP DAYCARE/NURSERY SCHOOL
PROPOSED: OFFICE, GROUP DAYCARE/NURSERY SCHOOL & RECREATION FACILITY
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100245 F PANEL 245 OF 580 DATED AUGUST 2, 2011.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOR AREA RATIO (F.A.R.)
EX: 16,200/114,127 = 0.14
PROP.: NO CHANGE
- PARKING:
SEE SHARED PARKING TABULATION CHART.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- BASIC SERVICE MAP AREAS:
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
AMENITY OPEN SPACE
REQUIRED: 0.1
PROVIDED: 0.32
(5,083 SF A.O.S. / 16,200 SF BLDG. AREA = 0.32)

#2013-0298-XA
R.D.

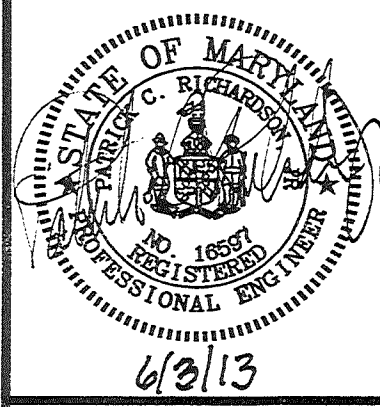
PARKING TABULATION CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)												
AREA	TENANT	GROSS SF	PARKING RATE PER 1000 SF	1 PER EMPLOYEE	PARKING SPACES REQUIRED PER SECTION 409.6A	WEEKDAY			WEEKEND			USE
DESIGNATION						6AM-6PM	PEAK TIME 6PM-12AM		6AM-6PM	6PM-12AM	12AM-6AM	
A	GENERAL OFFICES	2,800	3.3		10	100% 10	10% 1		5% 0.5	5% 0.5		
B	ATHLETIC / RECREATION FACILITY	3,000	10		30	40% 12	100% 30	80% 24	100% 30	10% 3		
C	GROUP DAYCARE/NURSERY SCHOOL	10,400		30	30	100% 30	10% 3		5% 1.5	5% 1.5		
GRAND TOTAL - BUILDING AREA												
GRAND TOTAL - BALTIMORE COUNTY PARKING REQUIRED					70	52	34	28	32	5		
GRAND TOTAL - PARKING PROVIDED						59	59	59	59	59		
*NOTE: ALL PARKING SPACES ARE 8.5' x 18', WITH EXCEPTION OF HANDICAPPED SPACES.												

*NOTE: ALL PARKING SPACES ARE 8.5' x 18', WITH EXCEPTION OF HANDICAPPED SPACES.

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

Richardson Engineering, LLC

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



PLAN TO ACCOMPANY
ZONING PETITION
FOR
COPPER MINE VILLAGE
7300 OLD PIMLICO ROAD

BALTIMORE COUNTY
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: CND	DESIGNED BY: DNM	SCALE: 1"=30'
Petitioners' No. 1	DATE: 05-07-13	JOB NO: 11031	SHEET NO: 1 OF 1