

IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION
(221 S. North Point Road) *
15th Election District *
7th Council District *
Scott Shinsky *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0320-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed by Jason T. Vettori, Esquire, on behalf of Scott Shinsky, the legal owner. The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to: (1) approve request for confirmation that the 2nd floor apartment is a legal nonconforming use; and (2) to approve a modified parking plan. In addition, a Petition for Special Exception was filed to approve living quarters in a commercial building.

Appearing at the public hearing in support of the requests was Scott Shinsky, Petitioner, and Kenneth J. Wells, with kj Wells, Inc., the consultant who prepared the site plan. Jason T. Vettori, Esquire with Smith, Gildea & Schmidt, LLC, appeared and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance and the file does not contain any letters of opposition.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence offered at the hearing revealed that the subject property is 18,450 square feet and is zoned BL. The property is improved with a tavern/bar and carry-out

ORDER RECEIVED FOR FILING

Date 9-5-13

By (signature)

operation. The property was the subject of a thorough opinion issued by former Deputy Zoning Commissioner Murphy in 2006. See Exhibit 5. Mr. Murphy at that time granted approval for a modified parking plan and special exception relief for operation of an arcade as an accessory use to the tavern. Since that time, the Petitioner has added an outdoor dining area on site (which required the submission of a revised parking plan) and was also instructed by County authorities to obtain zoning relief for an apartment the Petitioner operates on the site above the tavern.

Special Hearing

The Petition for Special Hearing seeks (1) approve request for confirmation that the 2nd floor apartment is a legal nonconforming use; and (2) to approve a modified parking plan. I believe the living quarters is an issue more appropriately considered as a special exception, since the B.C.Z.R. makes express provision therefor. That leaves only the modified parking plan for consideration. As noted by Deputy Zoning Commissioner Murphy in his prior Order, this property is located in an older area of the County, where insufficient parking -- at least as concerns the modern regulations -- is frequently encountered. But the Petitioner testified he has never had a shortage of parking at this property, and he noted that many of the tavern customers live in the area and walk to the bar. As such, I believe that the modified parking plan as shown on the plan (Exhibit 1) would not have a detrimental impact upon surrounding properties, and would otherwise comply with B.C.Z.R. § 409.12.

Special Exception Standards

Special exception uses are presumptively valid and consistent with the comprehensive zoning plan, People's Counsel v. Loyola College, 406 Md. 54, 77 n. 23 (2008), and no evidence was offered here to rebut the presumption. The Petitioner testified he has had a tenant in the apartment for nearly 20 years since he has owned the property, and he believes his predecessor in

ORDER RECEIVED FOR FILING

Date 9-5-13

2

By low

title also maintained similar living quarters in the building. Mr. Wells testified that the proposal satisfies B.C.Z.R. § 502.1, and the Petition will therefore be granted.

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

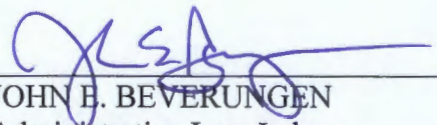
THEREFORE, IT IS ORDERED this 5th day of September, 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing relief to approve a modified parking plan as shown on Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Special Exception request pursuant to B.C.Z.R. § 230.3, to approve living quarters in a commercial building, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at 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.
2. The Petitioner shall be permitted to operate only one (1) apartment unit above the tavern, and the premises may not be subdivided, partitioned or leased at any one time to more than one (1) tenant/lessee and his/her family.

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/dlw
ORDER RECEIVED FOR FILING

Date 9-5-13

3

By [Signature]



KEVIN KAMENETZ
County Executive

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

September 5, 2013

Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

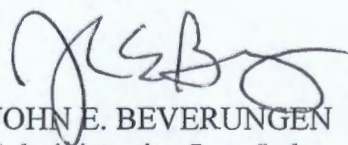
RE: Petitions for Special Hearing and Special Exception
Property: 221 S. North Point Road
Case No.: 2013-0320-SPHX

Dear Mr. Vettori:

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:dlw
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 221 S. North Point Road

which is presently zoned BL

Deed Reference 27842/00285

10 Digit Tax Account # 1 5 2 3 5 0 1 9 9 0

Property Owner(s) Printed Name(s) Scott Shinsky

CASE NUMBER 2013-0320-SPHX Filing Date 6/27/13 Estimated Posting Date 7/7/13 Reviewer JS

(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

Please see attached.

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- Please see the attached.

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

City

State

Zip Code

By

Telephone #

Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Scott Shinsky

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

221 S. North Point Road, Baltimore MD

Mailing Address

City

State

21224

(410) 591-2024

scottjshinsky@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jason T. Vettori, Smith Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

Attachment to Petition for Zoning Relief
221 S. North Point Road

Special Exception for:

1. Living quarters in a commercial building, pursuant to BCZR § 230.3; and
2. Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Special Hearing to determine whether the ALJ should approve:

1. Petitioners request for confirmation that the 2nd floor apartment is a legal nonconforming use; and
2. A modified parking plan, pursuant to BCZR § 409.12; and
3. Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800

Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

April 18, 2013

ZONING DESCRIPTION
of
221 North Point Road
Baltimore County
Maryland
15th Election District
7th Councilmanic District

Beginning at a point formed by the intersection of the northeast side of Northpoint Road (50 feet wide) and the northwest side of Gough Street (width varies) said point being approximately 82 feet from the centerlines of the above mentioned road and street. Thence the following courses and distances:

- 1) North 70 degrees 59 minutes 00 seconds West 68.20 feet
- 2) North 19 degrees 01 minutes 00 seconds East 142.00 feet
- 3) South 70 degrees 59 minutes 00 seconds East 100.00 feet
- 4) South 65 degrees 15 minutes 00 seconds West 31.80 feet
- 5) South 79 degrees 17 minutes 10 seconds West 90.71 feet

to the place of beginning as recorded in the Land Records of Baltimore County in Liber 10222 folio 710. Containing 18, 450 square feet or 0.4236 acres of land more or less.



2013-0320-SPHX

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: 2013-0320-SP4X

Petitioner: SCOTT SHINSKY

Address or Location: 221 S. NORTH POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI

Address: SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVE., STE. 200

TOWSON, MD 21286

Telephone Number: (410) 821-0070

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

No. **101447**

Date: _____

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/28/2013	6/27/2013	13:48:11	2

REG MS02 WALKIN JEW JEE
 >>RECEIPT # 030569 6/27/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				835.00

Dept 5 528 ZONING VERIFICATION
 NO. 101447
 Recpt Tot \$835.00
 \$835.00 OK \$1.00 CA
 Baltimore County, Maryland

Total: 835.00

Rec From: North Point Inn

For: 2013-0320-514X

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/09/2013

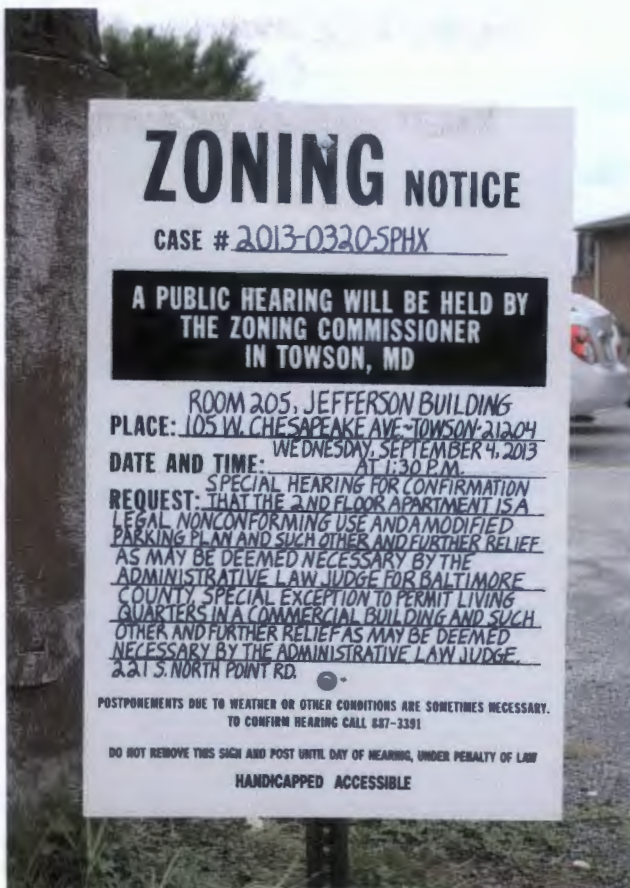
Case Number: 2013-0320-SPHX

Petitioner / Developer: JASON VETTORI, ESQ.~SCOTT SHINSKY

Date of Hearing (Closing): SEPTEMBER 4, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
221 S. NORTH POINT ROAD

The sign(s) were posted on: AUGUST 9, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Baltimore, Maryland 21278-0001

August 15, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on August 15, 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: #2013-0320-SPHX

221 S. North Point Road

N/corner of intersection of North Point Blvd.

and Gough Street

15th Election District - 7th Councilmanic District

Legal Owner(s): Scott Shinsky

Special Hearing: for confirmation that the 2nd floor apartment is a legal nonconforming use and a modified parking plan and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. **Special Exception:** to permit living quarters in a commercial building and such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, September 4, 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.
8/315 Aug 15

940381

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 15, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

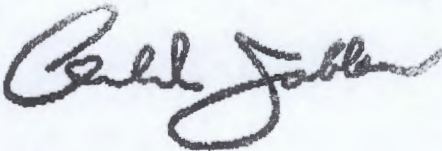
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0320-SPHX

221 S. North Point Road
N/corner of intersection of North Point Blvd. and Gough Street
15th Election District – 7th Councilmanic District
Legal Owners: Scott Shinsky

Special Hearing for confirmation that the 2nd floor apartment is a legal nonconforming use and a modified parking plan and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. **Special Exception** to permit living quarters in a commercial building and such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, September 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

July 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: 2013-0320-SPHX

221 S. North Point Road

N/corner of intersection of North Point Blvd. and Gough Street

15th Election District – 7th Councilmanic District

Legal Owners: Scott Shinsky

Special Hearing for confirmation that the 2nd floor apartment is a legal nonconforming use and a modified parking plan and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. **Special Exception** to permit living quarters in a commercial building and such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, September 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
Scott Shinsky, 221 S. North Point Rd., Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 15, 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.



KEVIN KAMENETZ
County Executive

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

August 29, 2013

Scott Shinsky
221 S North Point Road
Baltimore MD 21224

RE: Case Number: 2013-0320 SPHX, Address: 221 S North Point Road

Dear Mr. Shinsky:

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

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jason T Vettori, 600 Washington Avenue, Suite 200, Towson MD 21204

MEMORANDUM

DATE: October 8, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0320-SPHX - Appeal Period Expired

The appeal period for the above-referenced case expired on October 7, 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 * BEFORE THE OFFICE
 221 South North Point Road; N corner of
 Intersection of North Point Blvd & Gough Street* OF ADMINISTRATIVE
 15th Election & 7th Councilmanic Districts
 Legal Owner(s): Scott Shinsky * HEARINGS FOR
 Petitioner(s) * BALTIMORE COUNTY
 * 2013-320-SPHX

* * * * *

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

JUL 18 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 18th day of July, 2013, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7-16-13

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

RE: Baltimore County
Item No. 2013-0320-SPHX
Special Hearing Special Exception
Scott Shinsky
221 S. North Point 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. 2013-0320-SPHX.

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,

for Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 06 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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: August 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0320-SPHX
Address 221 S North Point Road
(Shinsky Property)

Zoning Advisory Committee Meeting of July 15, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

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: August 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0320-SPHX
Address 221 S North Point Road
(Shinsky Property)

Zoning Advisory Committee Meeting of July 15, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

AUG 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2013
Item Nos. 2013- 0306, 0320, 2014-0001,0002,
0003,0005,0006,0007,0008 and 0009.

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

DAK:CEN
Cc: file

Mr. Beverungen,

Upon review of this petition, Carl Richards, Zoning Supervisor, thought that the phrase "if necessary" should be included in the line of Special Exception #1 (i.e. Living quarters in a commercial building "if necessary"). Upon speaking with Jason Vettori, attorney for the petitioner, Mr. Vettori felt the wording used was fine the way it is.

Thank you,

Jason Seidelman
Zoning Review

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1523501990		
Owner Information		
Owner Name:	SHINSKY SCOTT	Use: COMMERCIAL
		Principal Residence: NO
Mailing Address:	221 S NORTH POINT RD BALTIMORE MD 21224-1924	Deed Reference: 1) /27842/ 00285 2)
Location & Structure Information		
Premises Address:	221 S NORTH POINT RD 0-0000	Legal Description: 221 S NORTH POINT RD ES NE COR CONLEY ST
Map: 0096	Grid: 0016	Parcel: 0369
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
	3168	
Property Land Area	County Use	
13,454 SF	23	
Stories	Basement	Type
		TAVERN
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	150,900	150,900
Improvements	137,900	145,000
Total:	288,800	295,900
Preferential Land:	0	293,533
		295,900
		0
Transfer Information		
Seller: SHINSKY SCOTT SHINSKY JOHN	Date: 03/26/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27842/ 00285	Deed2:
Seller: WILLIAMS HOWARD M,3RD	Date: 12/16/1993	Price: \$204,000
Type: ARMS LENGTH IMPROVED	Deed1: /10222/ 00710	Deed2:
Seller: WILLIAMS HOWARD M	Date: 03/29/1984	Price: \$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /06686/ 00842	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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		

IN RE: PETITIONS FOR SPECIAL EXCEPTION *	BEFORE THE
& SPECIAL HEARING	
Corner of NE side of North Point Road *	DEPUTY ZONING COMMISSIONER
And NW side of Gough Street	
15 th Election District *	OF BALTIMORE COUNTY
7 th Councilmanic District	
(221 S. North Point Road) *	CASE NO. 07-070-SPHX
Scott Shinsky, John Shinsky and	
William Poplovski, III *	
<i>Petitioners</i>	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Exception and Special Hearing filed by the legal owners of the subject property, Scott Shinsky, John Shinsky and William Poplovski, III. The Petitioner is requesting special exception and special hearing relief for property located at 221 S. North Point Road. The Special Hearing is to approve a modified parking plan in accordance with BCZR Section 409.12. In addition, the Special Exception is to permit an arcade in accordance with BCZR Section 423.B and 422.A and to allow living quarters in a commercial building pursuant to Section 230.13 of the BCZR.

The property was posted with Notice of Hearing on October 12, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 12, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;

CASE NAME NORTH POINT LANE
CASE NUMBER 13-0320-SPHX
DATE SEPT. 4, 2013

[illegible]

Case No.: 2013-0320 SPHX

Exhibit Sheet

19w 10-8-13
19w 9-5-13

Petitioner/Developer

Protestant

No. 1	Site plan (red line)	
No. 2	Site plan (from 2006 zoning case)	
No. 3	Code Enforcement Notice	
No. 4	Code Enforcement report	
No. 5	Order in # 07-070 SPHX	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Permits, Approvals, and Inspections
Code Enforcement & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-687-2351
HUD Inspection 410-687-3375
Electrical Inspection 410-687-2960
Plumbing Inspection 410-687-3620
Building Inspection 410-687-3923

CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER	FA NUMBER	PROP. TAX ID	ZONE
123659	0212187	15-23-50/990	RE
NAME(S): Scott SHINSKY			
MAILING ADDRESS: 221 North Point RD			
CITY	STATE	ZIP CODE	
Baltimore	MD	21224	
VIOLATION ADDRESS: SAME			
CITY	STATE	ZIP CODE	
	MARYLAND		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

- | | |
|---|--|
| ☐ 431: Improper parked/Illegal commercial vehicle(s) | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 450: Non-permitted sign(s) | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/Impaired or damaged/ disabled motor vehicle(s) in residential zone | ☐ 415A: One recreational vehicle per property |
| ☐ 100.1.D: Remove open dump/ junk yard | ☐ 100.6: Non permitted livestock: A. fowl / poultry |
| ☐ 102.5: Residential use line violation/recreation | ☐ 408B: Non permitted rooming/ boarding house |
| ☐ 101: 102.1: Remove contractors equip. storage yard | ☐ 101: 102.1: ZCPM: Illegal home occupation |
| ☐ 100.1: ZCPM: Cease service garage activities | ☐ 100.9 BCCR: ZCPM: BCCI 123-102 |
| ☐ 403: Illegal conversion of dwelling | ☐ Violation of commercial fair play and/or zoning order |
| ☐ 400: Illegal accessory structure | ☐ 418A: Non permitted class II Trucking Facility |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-4-201(b)(4): Store garbage in containers w/ tight lids | ☐ 13-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-309, 13-7-310: Remove animal feces daily | ☐ 13-6-105: Obtain rental housing license |
| ☐ 13-7-310(a): Remove all trash & debris from property | ☐ 13-2-302: Exceeding time limit, Temp. Storage Unit |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 13-2-206: Metal address numbers to rear of home |
| ☐ 13-7-310(c): Cages all outside feeding of animals/birds | ☐ BCC 115: BCCR 121: Removed/ Repair unsafe structure |
| ☐ 13-7-306: Cease rat harborage on premises | ☐ board and secure all openings to premises |
| ☐ 13-7-305: Eradicate all rat infestation on premises | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 13-7-112: Remove graffiti | |

RENTAL LIABILITY CODE (B.C.C.)

- | | |
|---|---|
| ☐ 35-5-203: Condemnation of structure/equipment | ☐ 35-5-212: Repair heating/ cooling equipment |
| ☐ 35-5-208(a): Repair exterior structure | ☐ 35-5-215: Provide fire and safety protection |
| ☐ 35-5-209(a): Repair interior structure | ☐ 35-5-231.1: Provide Carbon Monoxide detectors |
| ☐ 35-5-210(a)(4): Provide proper lighting in structure | ☐ 35-5-214: Remove all accumulations & storage blocking egress |
| ☐ 35-5-211(a): Repair plumbing defects in structure | ☐ stairwells, pass-ways, doors, windows, etc |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|---|--|
| ☐ 35-2-404(a)(1)(i): Remove hazardous/unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls/ vertical members |
| ☐ 35-2-404(a)(1)(ii): Repair roof/ horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(iii): Repair ext. masonry | ☐ 35-2-404(a)(1)(v): Waterproof walls/ roof foundations |
| ☐ 35-2-404(a)(1)(iv): Repair ext. construction (see below) | ☐ 35-2-404(a)(1)(vi): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(v): Repair/ remove defective ext. signs | ☐ 35-2-404(a)(1)(vii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS:

Living Quarters Above A Commercial property must have A Special Exception

Failure to comply with this correction notice, may result in a fine/penalty per day pursuant to BCC: 1-2-217; 32-3-502 and/or the County sending a contractor to correct the violation(s) at your expense. Call the assigned inspector below for more info. (See reverse side for important information)

COMPLIANCE DATE:

3.6.13

INSPECTOR NAME:

M. Hunt

ISSUED DATE:

2.6.13

PETITIONER'S

EXHIBIT NO.

3



Code Enforcement Complaints Report

PROTESTANT'S

Petitioner
EXHIBIT NO.

4

Address	Record ID	Insp	Created On	Case Type	Pending Activity Date	Pending Activity
N						
NORTH BRANCH						
3017 NORTH BRANCH LN	CO0124570	AW	02/27/2013	Complaint		Status Pending
3021 NORTH BRANCH LN	CO0124571	AW	02/27/2013	Complaint		Status Pending
3042 NORTH BRANCH LN	CO0133996	CF	07/24/2013	Complaint		Status Pending
3044 NORTH BRANCH LN	CO0133997	CF	07/24/2013	Complaint	08/06/2013	Closed
NORTH POINT						
101 NORTH POINT BLVD	CO0128632	DO	05/10/2013	Complaint		Status Pending
1112 NORTH POINT RD	CO0070738	RH	11/05/2009	Complaint		Lien Pending
1200 NORTH POINT RD	CO0130990	WG	06/06/2013	Complaint	06/12/2013	Closed
217 NORTH POINT BLVD	CO0133647	WG	07/17/2013	Complaint		Status Pending
2617 NORTH POINT BLVD	CO0127961	DO	04/30/2013	Complaint	05/23/2013	Closed
2706 NORTH POINT RD	CO0133859	WG	07/22/2013	Complaint		Status Pending
2816 NORTH POINT RD	CO0121695	SK	12/10/2012	Complaint		Lien Pending
3220 NORTH POINT RD	CO0130891	WG	06/05/2013	Complaint	06/07/2013	Closed
3227 NORTH POINT RD	CO0132275	SK	06/24/2013	Complaint	08/07/2013	Closed
3229 NORTH POINT RD	CO0132276	DO	06/24/2013	Complaint	07/11/2013	Closed
3423 NORTH POINT RD	CO0134897	SK	08/06/2013	Complaint		Status Pending
3701 NORTH POINT RD	CO0135045	LS	08/08/2013	Complaint	08/22/2013	Reinspection
3939 NORTH POINT RD	CO0123057	WG	04/01/2013	Complaint		Status Pending
4001 NORTH POINT BLVD	CO0129781	WG	05/22/2013	Complaint		Status Pending
405 NORTH POINT RD	CO0128287	DO	05/06/2013	Complaint	05/28/2013	Closed
4070 NORTH POINT RD	CO0123066	WG	01/16/2013	Complaint		Status Pending
4212 NORTH POINT BLVD	CO0124516	WG	02/26/2013	Complaint	06/28/2013	Closed
4216 NORTH POINT RD	CO0130844	SK	06/04/2013	Complaint	06/13/2013	Closed
4401 NORTH POINT BLVD	CO0128627	WG	05/10/2013	Complaint	05/16/2013	Closed
4401 NORTH POINT BLVD	CO0135065	PM	08/08/2013	Complaint		Status Pending
513 NORTH POINT RD	CO0127944	DO	04/30/2013	Complaint		Status Pending
606 NORTH POINT RD	CO0130819	DO	06/04/2013	Complaint	06/06/2013	Closed
6512 NORTH POINT RD	CO0131909	SK	06/19/2013	Complaint	07/25/2013	Closed
6702 NORTH POINT RD	CO0135017	WG	08/07/2013	Complaint		Status Pending
6703 NORTH POINT RD	CO0122454	SK	01/04/2013	Complaint	08/07/2013	Closed
6808 NORTH POINT RD	CO0129672	WG	04/30/2013	Complaint	06/07/2013	Closed
7000 NORTH POINT RD	CO0130838	WG	06/04/2013	Complaint	06/06/2013	Closed
800 NORTH POINT RD	CO0134703	WG	08/02/2013	Complaint		Status Pending
809 NORTH POINT BLVD	CO0128347	DO	05/07/2013	Complaint	06/04/2013	Closed
809 NORTH POINT BLVD	CO0133549	SK	07/16/2013	Complaint		Status Pending
NORTH POINT CREEK						
7749 NORTH POINT CREEK RD	CO0126510	SK	04/08/2013	Complaint		Status Pending
7751 NORTH POINT CREEK RD	CO0134852	SK	08/06/2013	Complaint		Status Pending
NORTH RIVER						
6704 NORTH RIVER DR	CO0130432	DG	05/31/2013	Complaint	06/27/2013	Closed
NORTH STEAD						
1 NORTH STEAD CT	CO0124860	CR	03/04/2013	Complaint		Status Pending
NORTHAMPTON						
5 NORTHAMPTON RD	CO0128118	PC	05/01/2013	Complaint	06/03/2013	Closed
NORTHDAL						
6151 NORTHDAL RD	CO0127720	GT	04/24/2013	Complaint	05/15/2013	Closed
6155 NORTHDAL RD	CO0128584	CR	05/08/2013	Complaint	05/23/2013	Closed
NORTHLAND						
2122 NORTHLAND RD	CO0130657	JH	06/03/2013	Complaint		Status Pending
NORTHSHIP						
2 NORTHSHIP RD	CO0131459	GT	06/11/2013	Ticket		Lien Pending
35 NORTHSHIP RD	CO0123918	WG	02/11/2013	Complaint		Lien Pending
37 NORTHSHIP RD	CO0130697	DO	06/03/2013	Complaint	06/05/2013	Closed
5 NORTHSHIP RD	CO0128104	SK	05/01/2013	Complaint	05/21/2013	Closed
5 NORTHSHIP RD	CO0134105	SK	07/25/2013	Complaint		Status Pending



BALTIMORE COUNTY
M A R Y L A N D

PROTESTANT'S
Petitioner
EXHIBIT NO. 5

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 30, 2006

JASON VETTORI, ESQUIRE
GILDEA & SCHMIDT, LLC
300 E. LOMBARD STREET, STE. 1440
BALTIMORE, MD 21202-3228

Re: ~~Petition for Special Hearing~~ and Special Exception
Case No. 07-070-SPHX
Property: 221 S. North Point Road

Dear Mr. Vettori:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and Special Exception has been granted with conditions in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Handwritten signature of John V. Murphy in black ink.

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz
Enclosure

c: Scott Shinsky, 111 221 S. North Point Road, Baltimore MD 21224
Kenneth Wells, KJ Wells, Inc., 7403 New Cut Road, Kingsville MD 21087
Tina Vinzinski, 4501 Eli Drive, Apt. M, Owings Mills MD 21117

PREVIOUS HEARINGS OF THE SUBJECT PROPERTY:

- 1) CASE NO.: 2732
BOARD OF APPEAL APPROVED RECLASSIFICATION FROM 'A' RESIDENTIAL ZONING TO 'D' COMMERCIAL ON 1/14/54.
- 2) CASE NO.: 07-070-SPHX
SPECIAL HEARING TO APPROVE MODIFIED PARKING PLAN AND SPECIAL EXCEPTION TO PERMIT AN ARCADE AS AN ACCESSORY USE TO A TAVERN WAS GRANTED ON 10/30/2006.



2.5'x7.5 WALL MOUNTED SIGN N.T.S.



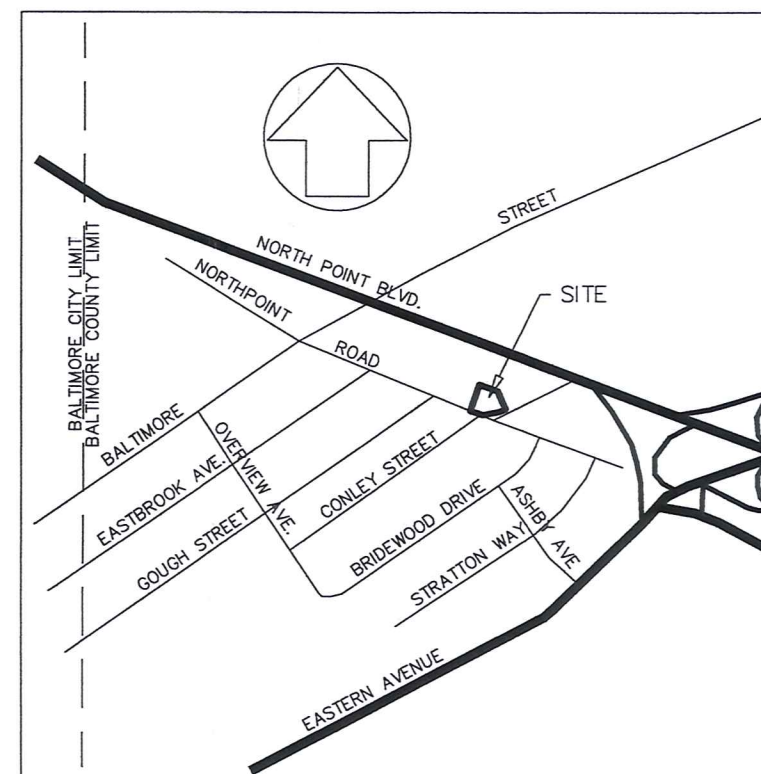
6'x8' ILLUMINATED DOUBLE FACED SIGN N.T.S.

EX. COMMERCIAL BUILDING

FRIEND MARTIN W FRIEND JOHN B INC.
TR FOR FRIEND BROTHERS GNRL PRSHIP
8857/801
TAX ID: 1507151240

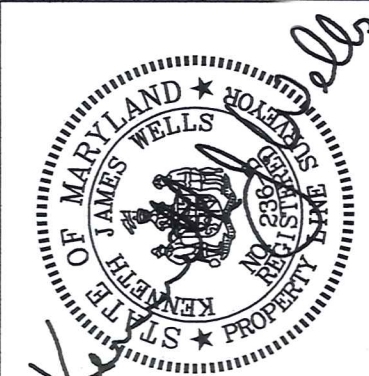
SITE DATA:

- 1) OWNER/S: SCOTT SHINSKY
- 2) OWNER/S ADDRESS: 221 NORTH POINT ROAD BALTIMORE, MARYLAND 21224
- 3) DEED REFERENCE: 27842/285
- 4) TAX ACCOUNT NO.: 1523501990
- 5) TAX MAP: 96 GRID: 16 PARCEL: 369
- 6) ZONING MAP: 096B2
- 7) ZONING: BL (AREA = 18,450 SF/0.42 ACRES)
- 8) PARKING REQUIRED:
TAVERN = 3,550/1000 X 20 = 71 SPACES
APARTMENT = 900 SF = 1 SPACE
CARRY OUT = 300/1000 X 5 = 2 SPACES
TOTAL REQUIRED: 74 SPACES
- 9) PARKING PROVIDED: 24 SPACES
- 10) FLOOR AREA RATIO:
ALLOWED: 3.0
PROPOSED: 4,250 SF/18,450 SF = 0.23
- 11) AMENITY OPEN SPACE: N/A
- 12) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEFICIENT BASIC SERVICE MAP AREA.
- 13) THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOODPLAIN AREA.
- 14) THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- 15) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

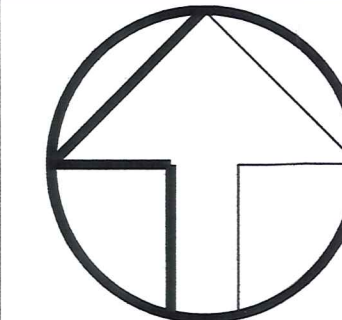


Vicinity Map
SCALE: 1" = 1000'

FRIEND MARTIN W FRIEND JOHN B INC.
TR FOR FRIEND BROTHERS GNRL PRSHIP
8857/801
TAX ID: 1507151240



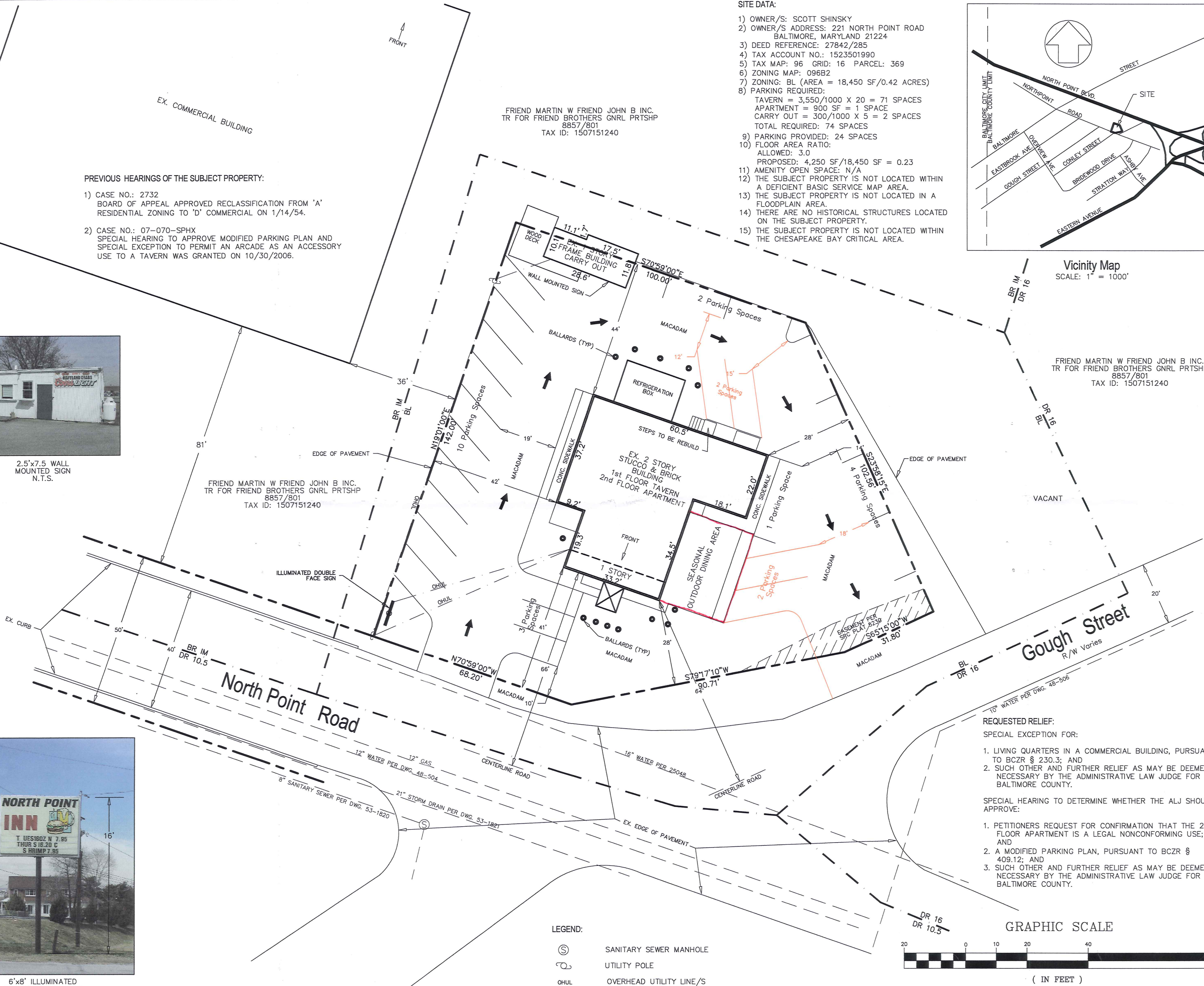
Plan to Accompany a
Special Hearing & Special Exception
221 North Point Road
Baltimore County
Maryland
15th Election District
7th Councilmanic District



DEED NORTH

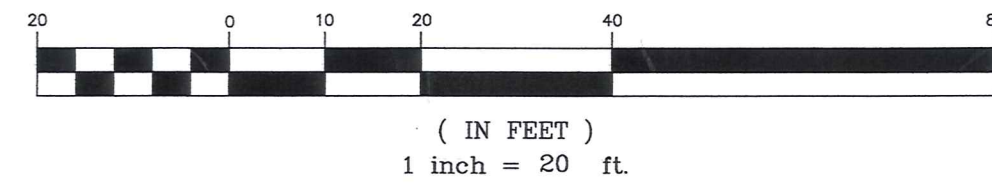
DRAWN BY: KJW
CHECKED BY: KJW
DATE: 7/6/2013
PROJECT NO.: 2006-009
SHEET 1 OF 1

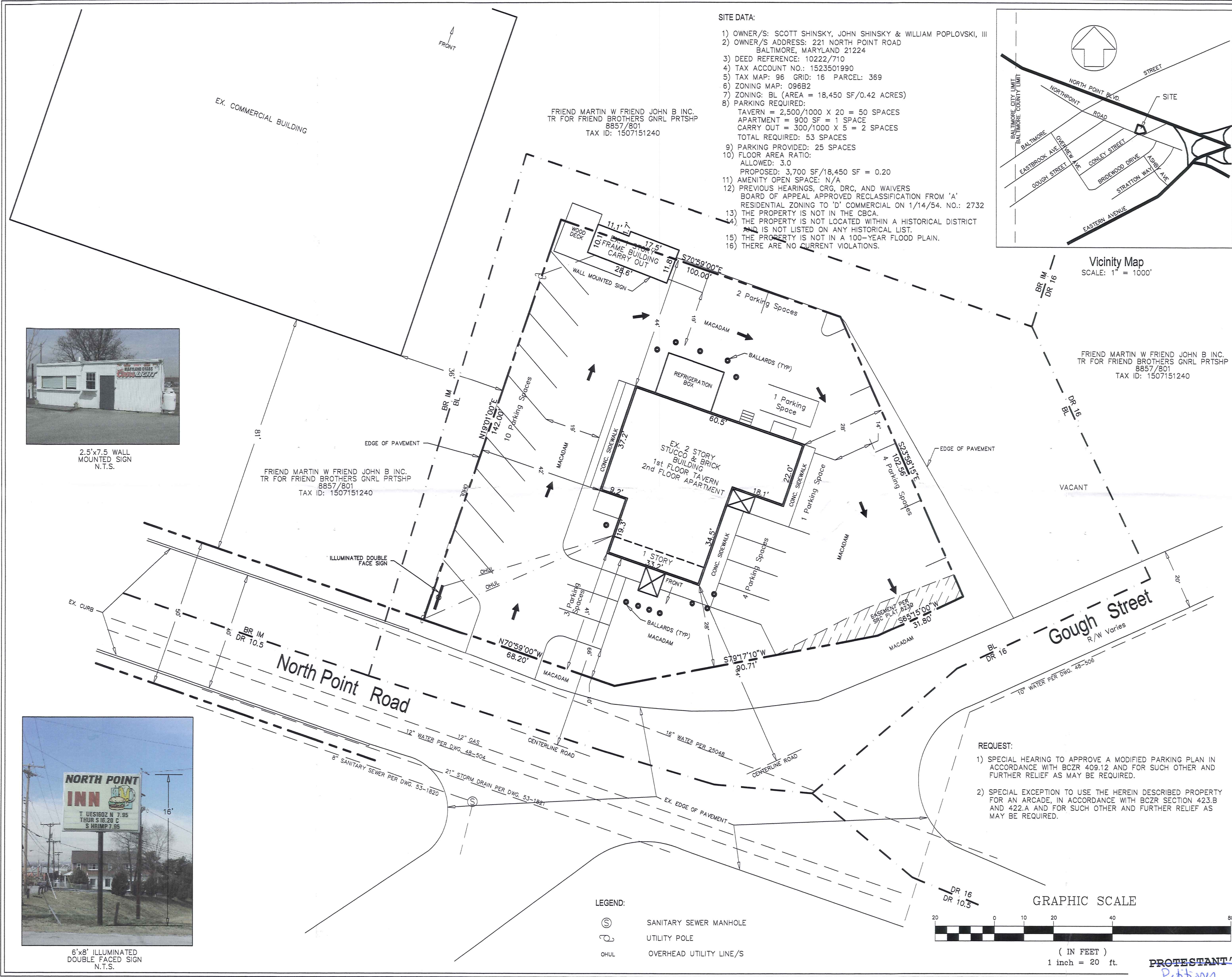
PROTESTANT'S
Petitioner
EXHIBIT NO. 1



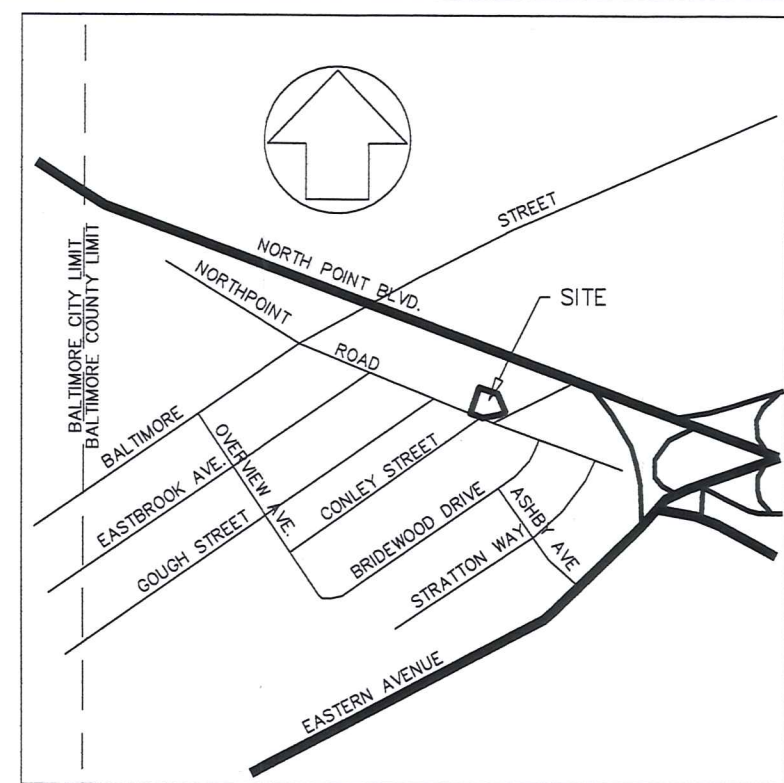
- LEGEND:
- SANITARY SEWER MANHOLE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE/S

GRAPHIC SCALE





- SITE DATA:
- 1) OWNER/S: SCOTT SHINSKY, JOHN SHINSKY & WILLIAM POPLOVSKI, III
 - 2) OWNER/S ADDRESS: 221 NORTH POINT ROAD
BALTIMORE, MARYLAND 21224
 - 3) DEED REFERENCE: 10222/710
 - 4) TAX ACCOUNT NO.: 1523501990
 - 5) TAX MAP: 96 GRID: 16 PARCEL: 369
 - 6) ZONING MAP: 096B2
 - 7) ZONING: BL (AREA = 18,450 SF/0.42 ACRES)
 - 8) PARKING REQUIRED:
Tavern = 2,500/1000 X 20 = 50 SPACES
Apartment = 900 SF = 1 SPACE
Carry Out = 300/1000 X 5 = 2 SPACES
TOTAL REQUIRED: 53 SPACES
 - 9) PARKING PROVIDED: 25 SPACES
 - 10) FLOOR AREA RATIO:
ALLOWED: 3.0
PROPOSED: 3,700 SF/18,450 SF = 0.20
 - 11) AMENITY OPEN SPACE: N/A
 - 12) PREVIOUS HEARINGS, CRG, DRC, AND WAIVERS
BOARD OF APPEAL APPROVED RECLASSIFICATION FROM 'A'
RESIDENTIAL ZONING TO 'D' COMMERCIAL ON 1/14/54. NO.: 2732
 - 13) THE PROPERTY IS NOT IN THE CBCA.
 - 14) THE PROPERTY IS NOT LOCATED WITHIN A HISTORICAL DISTRICT
AND IS NOT LISTED ON ANY HISTORICAL LIST.
 - 15) THE PROPERTY IS NOT IN A 100-YEAR FLOOD PLAIN.
 - 16) THERE ARE NO CURRENT VIOLATIONS.



Vicinity Map
SCALE: 1" = 1000'

FRIEND MARTIN W FRIEND JOHN B INC.
TR FOR FRIEND BROTHERS GNRL PRTHP
8857/801
TAX ID: 1507151240

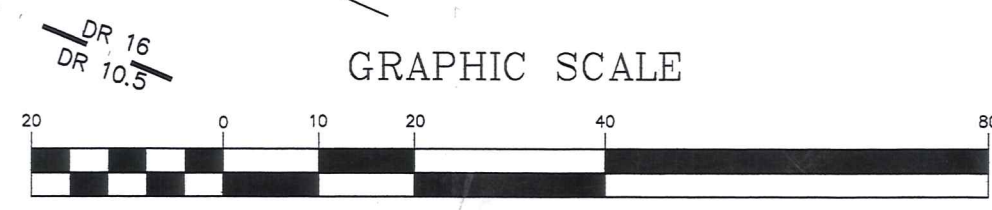


2.5'x7.5 WALL
MOUNTED SIGN
N.T.S.



6'x8' ILLUMINATED
DOUBLE FACED SIGN
N.T.S.

- REQUEST:
- 1) SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN IN ACCORDANCE WITH BCZR 409.12 AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED.
 - 2) SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR AN ARCADE, IN ACCORDANCE WITH BCZR SECTION 423.B AND 422.A AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

- LEGEND:
- ⊙ SANITARY SEWER MANHOLE
 - UTILITY POLE
 - OHUL OVERHEAD UTILITY LINE/S

kjwellsIncSM

7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Plan to Accompany a
Special Hearing & Special Exception
221 North Point Road
Baltimore County
Maryland
15th Election District
7th Councilmanic District

DEED NORTH

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 3/08/2006

PROTESTANT'S
EXHIBIT NO. 2

NO.: 2006-009
OF 1

Land Surveying & Site Planning