

IN RE: PETITION FOR VARIANCE

(12518 Eastern Avenue)

15th Election District

6th Councilman District

Alexander & Jessica Wodaeczyk

Legal Owners

ACDH Maryland, LLC, *Lessee*

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0011-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jason T. Vettori, Esquire, on behalf of the legal owners, Alexander & Jessica Wodaeczyk, and contract purchaser/ lessee, ACDH Maryland, LLC ("Petitioners"). The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §409.6 to permit 33¹ parking spaces in lieu of the minimum required 46 parking spaces. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Ty Davenport and Matt Brewer. Jason T. Vettori, Esquire with Smith, Gildea & Schmidt, LLC, appeared as counsel and represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), Bureau of Development Plans Review (DPR) and State Highway

¹ At the hearing counsel noted that in fact the Petitioners will provide 35 parking spaces, as shown on the site plan.

ORDER RECEIVED FOR FILING

Date 9/16/13

By Den

Administration (SHA). None of the reviewing agencies opposed the relief.

Testimony and evidence revealed that the subject property is approximately 1.76 +/- acres and zoned BL, BM and BR. The site is improved with an existing single family dwelling, which the Petitioners will raze. In its place, the Petitioners propose to construct a Dollar General Store.

Based upon the testimony and evidence presented, I will grant the petition for 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).

Petitioners have met this test. The subject property is irregularly shaped and split zoned. As such, it is unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to construct the proposed store. 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 absence of County and/or community opposition.

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

THEREFORE, IT IS ORDERED, this 6th day of September, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 409.6 to permit 35 parking spaces in lieu of the minimum required 46 parking spaces, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

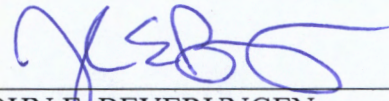
Date 9/6/13

By Den

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 9/16/13

By D&N



KEVIN KAMENETZ
County Executive

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

September 6, 2013

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

RE: Petition for Variance
Property: 12518 Eastern Avenue
Case No.: 2014-0011-A

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 12518 Eastern Avenue, Middle River, MD 21220

which is presently zoned BL/BM/BR

Deed References: 07593/00486 & 28858/00305 10 Digit Tax Account # 1523750212, 1523750211

Property Owner(s) Printed Name(s) ALEXANDER T. WODARCZYK & JESSICA DONALL WODARCZYK

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

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

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

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

409.6

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)

Please see attached.

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:

ACDH Maryland LLC (Charles T. Davarport)

Name - Type or Print

Signature

1907 Thurmond Walk Columbia SC

Mailing Address

City

State

29201

Zip Code

803 799 0033

Telephone #

telavenport@dev

Email Address

reality.com

Attorney for Petitioner:

JASON T. VETTORI

Name - Type or Print

Signature

600 Washington Ave., Ste. 200, Towson, MD

Mailing Address

City

State

21204

Zip Code

(410) 821-0070

Telephone #

jvettori@sigs-law.com

Email Address

Legal Owners (Petitioners):

ALEXANDER T. WODARCZYK

Name #1 - Type or Print

Signature #1

12518 EASTERN AVE BALTO MD

Mailing Address

Jessica D. Wodarczyk

Name #2 - Type or Print

Signature #2

21220

Zip Code

(410) 802-1229

Telephone #

AWOD423@GMAIL.COM

Email Address

Representative to be contacted:

Matt Culler

Name - Type or Print

Signature

307 W. Main St Lexington SC

Mailing Address

City

State

29072

Zip Code

(803) 996-2900

Telephone #

matt.culler@meadhunt.com

Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2014-0011-A Filing Date 7/15/10

Date Schedule Dates: 9/6/13

Reviewer [Signature]

By [Signature]

REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING

12518 Eastern Avenue

15th Election District

6th Councilmanic District

Variance from Section(s):

1. BCZR §409.6 to permit 33 parking spaces in lieu of the minimum required 46 parking spaces.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Item # 0011

July 5, 2013

Zoning Property Description for 12518 Eastern Avenue

Election District No. 15, Councilmanic District No. 6

ALL that piece or parcel of land situated on the northwesterly side of Eastern Avenue (MD Route 150), Election District No. 15, Baltimore County, Maryland, and being more particularly described as follows, (Maryland Grid Meridian – NAD83), and horizontal measurements being used thru out) to wit:

BEGINNING for the same at a point in the center of Eastern Avenue (a 40-foot right of way as scaled from Plat "SP", dated July 1922) a distance of 669 feet, more or less, measured southwesterly along Eastern Avenue from the centerline of Ebenezer Road at the point of beginning of a deed recorded November 10, 2009 from Alexander T. Wodarczyk, life tenant with powers, to Alexander T. Wodarczyk and Jessica DuVall Wodarczyk in Deed Liber 28858, Folio 305 among the Land Records of Baltimore County, Maryland, thence running with the center of Eastern Avenue and with the 1st thru the 4th lines, of said deed, as corrected;

1. South 41 degrees 29 minutes 54 seconds West a distance of 250.97 feet to a point, thence leaving the center of said road
2. North 49 degrees 35 minutes 06 seconds West a distance of 340.29 feet to a ½" iron pin with cap found on the southeasterly side of Philadelphia, Baltimore, and Washington Railroad's right of way, thence with said right of way;
3. By a curve to the left with an arc length of 195.15 feet, a radius of 22,978.00 feet, and being subtended by a chord bearing North 37 degrees 58 minutes 14 seconds East, a chord length of 195.15 feet to a ½" iron pin found, thence leaving said railroad's right of way;
4. South 58 degrees 34 minutes 59 seconds East a distance of 357.76 feet to the place of beginning containing 1.78 acres, more or less.

ALL OF THE ABOVE described lot being all of the property conveyed by deed recorded November 10, 2009 from Alexander T. Wodarczyk, life tenant with powers, to Alexander T. Wodarczyk and Jessica DuVall Wodarczyk in Deed Liber 28858, Folio 305 among the Land Records of Baltimore County, Maryland.

EXCEPTING, all that parcel of land comprising the 40-foot right of way for Eastern Avenue as shown on Maryland State Roads Commission plat "SP", dated July 1922.

TOGETHER WITH AND SUBJECT TO any restrictions, reservations, covenants, right of ways, et cetera as of record.

David A. Bennett
Property Line Surveyor
Maryland Reg. No. 219

Bennett, Brewer
& Associates, LLC

23 East Main Street
Suite 200
Frostburg, MD 21532

Phone (301) 687-0494
Fax (301) 687-0495



Item #0011

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: 2014-0011-A

Petitioner: ALEX WODARCZYK

Address or Location: 12518 EASTERN AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETORI

Address: SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVE., STE. 200

TOWSON, MD 21204

Telephone Number: (410) 821-0070

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

No. **101415**

Date: **July 5 2013**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/15/2013 7/15/2013 10:52:12 6

REG NO06 WALKIN TTAY TST
 >>RECEIPT # 685986 7/15/2013 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 101415

Receipt Tot \$385.00
 \$385.00 CK \$.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5385

Total: **5385**

Rec From: **A + J Wodarczyk**
 For: **Zoning hearing - Case # 2014-0011-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/16/2013

Case Number: 2014-0011-A

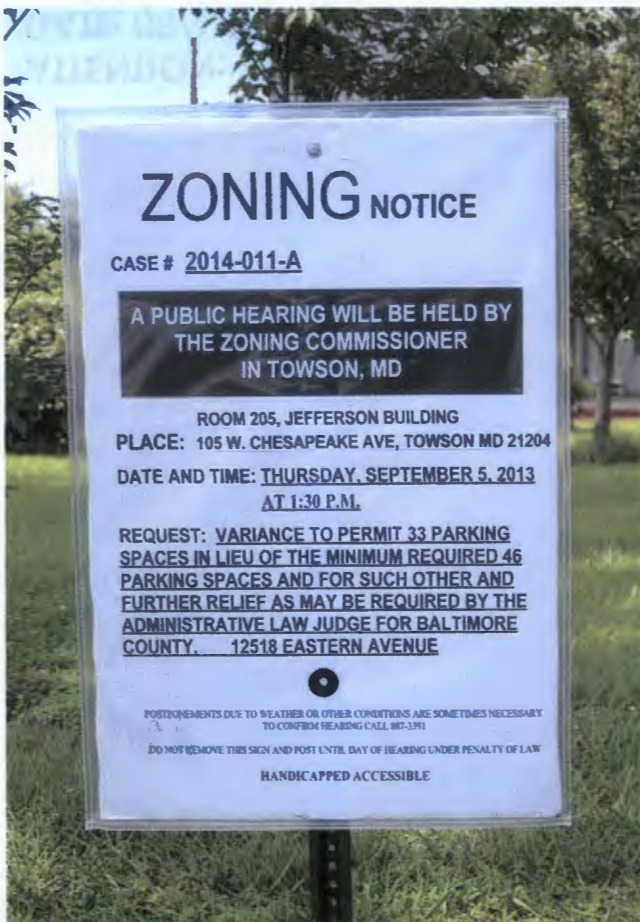
Petitioner / Developer: JASON T. VETTORI, ESQ.~

CHARLES DAVENPORT~MR. & MRS. WODARCZYK~MATT CULLER

Date of Hearing (Closing): SEPTEMBER 5, 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:
12518 EASTERN AVENUE

The sign(s) were posted on: AUGUST 16, 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)



THE BALTIMORE SUN MEDIA GROUP

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: #2014-0011-A

12518 Eastern Avenue

NW/s Eastern Avenue, 669 ft. SW of centerline of Ebenezer Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Alexander & Jessica Wodarczyk

Contract Purchaser: ACDH Maryland LLC

Variance: to 33 parking spaces in lieu of the minimum required 46 parking spaces and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, September 5, 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.

8/316 Aug. 15

940387



KEVIN KAMENETZ
County Executive

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

August 2, 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: 2014-0011-A

12518 Eastern Avenue

NW/s Eastern Avenue, 669 ft. SW of centerline of Ebenezer Road

15th Election District – 6th Councilmanic District

Legal Owners: Alexander & Jessica Wodarczyk

Contract Purchaser: ACDH Maryland LLC

Variance to 33 parking spaces in lieu of the minimum required 46 parking spaces and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, September 5, 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
Charles Davenport, 1907 Thurmond Mall, Columbia SC 29201
Mr. & Mrs. Wodarczyk, 12518 Eastern Avenue, Baltimore 21220
Matt Culler, 307 W. Main St., Lexington SC 29072

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 16, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

Please forward billing to:

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

410-821-0070

NOTICE OF ZONING HEARING

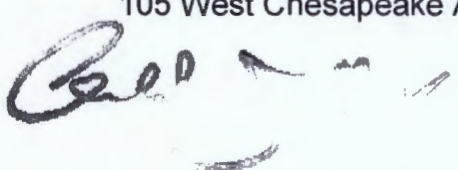
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0011-A

12518 Eastern Avenue
NW/s Eastern Avenue, 669 ft. SW of centerline of Ebenezer Road
15th Election District – 6th Councilmanic District
Legal Owners: Alexander & Jessica Wodarczyk
Contract Purchaser: ACDH Maryland LLC

Variance to 33 parking spaces in lieu of the minimum required 46 parking spaces and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, September 5, 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.

MEMORANDUM

DATE: October 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0011-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 8, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
12518 Eastern Avenue; NW/S Eastern Avenue;
669' SW of c/line Ebenezer Road * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts
Legal Owner(s): Alexander & Jessica Wodaeczyk* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2014-011-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 01 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/1/13

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

N/C

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

FIRE DEPARTMENT

8/15/13

PLANNING
(if not received, date e-mail sent _____)not w/ C
opposed

7/30/13

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/15/13

SIGN POSTING

Date:

8/16/13

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Eastern Avenue, 686.63' SW
of the c/l of Ebenezer Road
(12518 Eastern Avenue)
15th Election District
5th Councilmanic District

Alexander T. Wodarczyk, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-47-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Alexander T. and Barbara A. Wodarczyk. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 23 feet in lieu of the maximum permitted 15 feet for a proposed residential garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

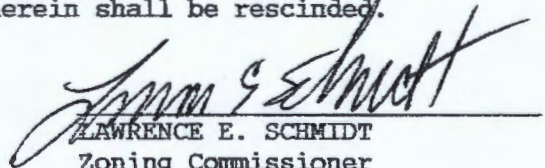
By

Item #0011

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of September, 1997 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 23 feet in lieu of the maximum permitted 15 feet for a proposed residential garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/12/97
By [Signature]



KEVIN KAMENETZ
County Executive

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

August 29, 2013

Alexander & Jessica Wodarczyk
12518 Eastern Avenue
Baltimore MD 21220

RE: Case Number: 2014-0011 A, Address: 12518 Eastern Avenue

Dear Mr. & Ms. Wodarczyk:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 15, 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 written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
ACDH Maryland LLC, Charles T Davenport, 1907 Thurmond Mall, Columbia SC 29201
Jason T Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204
Matt Culler, 307 W Main Street, Lexington SC 29072

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



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

Date: 7-30-13

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

RE: Baltimore County
Item No. 2014-0011-A
Variance
Alexander & Jessica Wlodarczyk
12518 Eastern Avenue
MD 150

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 7-29-13. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2014-0011-A the applicant must contact the State Highway Administration to obtain an entrance permit.

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 E-mail him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/
Development Manager

Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

} See previous letter from
SHA dated 4-30-13

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
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: August 1, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2013
Item Nos. 2014-0010, 0011, 0012, 0013, 0015, 0016, 0017, 0018 and
0019.

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

DAK
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 12518 Eastern Boulevard and 9515 Philadelphia Road

INFORMATION:

Item Number: 14-011 and 14-012

Petitioner: Matt Culler

Zoning: BL, BM, BR, and ML

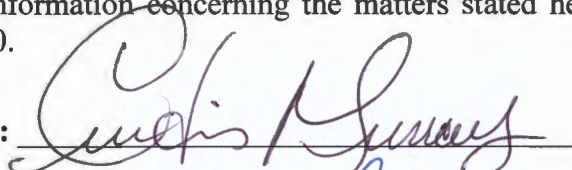
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for variances of the parking requirements of Baltimore County. However, the amount of paving for both sites mentioned above appears to be excessive. The petitioner shall consider revising the site plans to show less paving, or in the alternative provide justification for the paving shown on the accompanying site plan.

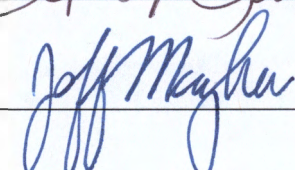
For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared By:



Deputy Director:

AVA/JM:cjm



RECEIVED

AUG 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

Account Identifier: District - 15 Account Number - 1523750211

Owner Information

Owner Name: WODARCZYK ALEXANDER T
WODARCZYK JESSICA DUVALL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 12518 EASTERN AVE
BALTIMORE MD 21220-1202
Deed Reference: 1) /28858/ 00305
2)

Location & Structure Information

Premises Address
12518 EASTERN AVE
0-0000
Legal Description
1.77 AC
12518 EASTERN AVE
W OF EBENEZER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0083	0018	0332		0000				3		

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1890	3,590 SF	1.7700 AC	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	76,400	76,400		
Improvements:	175,000	94,800		
Total:	251,400	171,200	171,200	171,200
Preferential Land:	0			0

Transfer Information

Seller: WODARCZYK ALEXANDER T	Date: 11/10/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28858/ 00305	Deed2:
Seller: WODARCZYK BARBARA A	Date: 05/03/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13716/ 00618	Deed2:
Seller: WODARCZYK BARBARA A	Date: 02/01/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11412/ 00215	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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 02/17/2009

Item #0011

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 - 1523750211		
Owner Information		
Owner Name:	WODARCZYK ALEXANDER T WODARCZYK JESSICA DUVALL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	12518 EASTERN AVE BALTIMORE MD 21220-1202	Deed Reference: 1) /28858/ 00305 2)
Location & Structure Information		
Premises Address:	12518 EASTERN AVE 0-0000	Legal Description: 1.77 AC 12518 EASTERN AVE W OF EBENEZER RD
Map: 0083	Grid: 0018	Parcel: 0332
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 1890	Above Grade Enclosed Area 3,590 SF	Finished Basement Area
		Property Land Area 1.7700 AC
County Use 04		
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 3 full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Land:	76,400	76,400
Improvements	175,000	94,800
Total:	251,400	171,200
Preferential Land:	0	171,200
		0
Transfer Information		
Seller: WODARCZYK ALEXANDER T	Date: 11/10/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28858/ 00305	Deed2:
Seller: WODARCZYK BARBARA A	Date: 05/03/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13716/ 00618	Deed2:
Seller: WODARCZYK BARBARA A	Date: 02/01/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11412/ 00215	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: Approved 02/17/2009		

Baltimore County

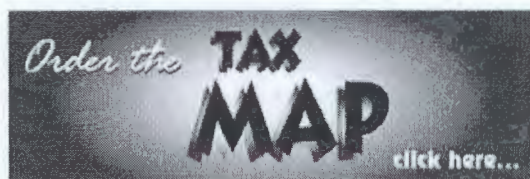
[New Search](#)District: **15** Account Number: **1523750211**

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.

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.



☒ Loading... Please Wait. Loading... Please Wait.
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CASE NAME _____
CASE NUMBER 2014-0011-A
DATE 9-5-2013

and 2014-0012
-A

[illegible]

Case No.: 2014-0011-A

Exhibit Sheet

DW-9-13

SLN
9-10-13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	Email from J. Vettori	
No. 3	Email from D. Kennedy	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Jason Vettori

From: Jason Vettori
Sent: Thursday, August 22, 2013 11:58 AM
To: dkennedy@baltimorecountymd.gov
Subject: Dollar General (Case Nos. 14-011 & 14-012)
Attachments: Phil Road - Truck Path.pdf; Eastern Ave Truck Path.pdf

Dennis,

Dennis,

I was told that you would be available to talk around 1:30 p.m. possibly. However, I may be predisposed. I am writing about your ZAC comment for the above referenced matters.

We represent Dollar General who is proposing stores on Philadelphia Rd and Eastern Ave. We're asking for parking variances as Dollar General has stores across the country and is certain it needs less parking than the County's parking regulations require. Planning issued a ZAC comment to the effect that the amount of paving seemed excessive. I have triple checked with my client and they insist that the paving is needed to accommodate their delivery trucks. While I appreciate Planning's concern, Dollar General tells me they would have to move materials from their trucks to vans if they did not have the proposed layout to accommodate their trucks. I just want to make sure you're okay with the drive aisles. I only see a minimum requirement in the regulations. I'm not familiar with a maximum width limitation.

Jason T. Vettori
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
Phone: (410) 821-0070
Facsimile: (410) 821-0071
<http://sgs-law.com>

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From: Jeff Miller [<mailto:jeff.miller@meadhunt.com>]
Sent: Wednesday, August 21, 2013 4:47 PM
To: Ty Davenport (tdavenport@devrealty.com); Jason Vettori
Cc: Matt Culler
Subject: Dollar General

Please see the attached plans with the truck paths.

The Philadelphia plan path may need to be updated since technically the truck isn't backing to the door on this plan but I'll have to re-run the simulation if you feel we need to do that.

Thanks,
Jeff

Jeffrey M. Miller, P.E., LEED AP | Senior Project Engineer

Mead & Hunt, Inc | 1012 38th Ave. North, Suite 301 | Myrtle Beach, SC 29577

Main: 843-839-1490 | Fax: 843-839-1491 | Mobile: 843-458-0270

Jeff.Miller@MeadHunt.com | www.MeadHunt.com

Connect with me on LinkedIn

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Jason Vettori

From: Dennis Kennedy <DKennedy@baltimorecountymd.gov>
Sent: Thursday, August 22, 2013 3:32 PM
To: Jason Vettori
Subject: Re: Dollar General (Case Nos. 14-011 & 14-012)

Jason:

Earlier, I reviewed the plans sent in your attachments. They clearly show that the wide drive aisles are needed for truck maneuvering. This is primarily due to the each site's size and buildable area rather than a preference of the designer. However, on the Philadelphia Road site, there does seem to be some extra pavement that doesn't serve any purpose. This is along the 167.92' line. The truck template should be re-run to move off of the parking spaces to the left and this would show what pavement could be removed from the plan along the 167.92' line.

Also, there is no maximum drive aisle width in the regs; however, there is a point where the marked parking spaces are lost or are construed by customers to be too far away from the store so they create their own parking. I don't see that problem with either of these sites.

Dennis

>>> Jason Vettori <jvettori@sgs-law.com> 8/22/2013 11:58 AM >>>

Dennis,

Dennis,

I was told that you would be available to talk around 1:30 p.m. possibly. However, I may be predisposed. I am writing about your ZAC comment for the above referenced matters.

We represent Dollar General who is proposing stores on Philadelphia Rd and Eastern Ave. We're asking for parking variances as Dollar General has stores across the country and is certain it needs less parking than the County's parking regulations require. Planning issued a ZAC comment to the effect that the amount of paving seemed excessive. I have triple checked with my client and they insist that the paving is needed to accommodate their delivery trucks. While I appreciate Planning's concern, Dollar General tells me they would have to move materials from their trucks to vans if they did not have the proposed layout to accommodate their trucks. I just want to make sure you're okay with the drive aisles. I only see a minimum requirement in the regulations. I'm not familiar with a maximum width limitation.

Jason T. Vettori
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
Phone: (410) 821-0070
Facsimile: (410) 821-0071
<http://sgs-law.com>

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Thanks,
Jeff

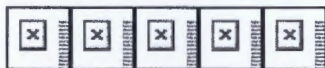
Jeffrey M. Miller, P.E., LEED AP | Senior Project Engineer
Mead & Hunt, Inc | 1012 38th Ave. North, Suite 301 | Myrtle Beach, SC 29577
Main: 843-839-1490 | Fax: 843-839-1491 | Mobile: 843-458-0270
Jeff.Miller@MeadHunt.com | www.MeadHunt.com
Connect with me on LinkedIn

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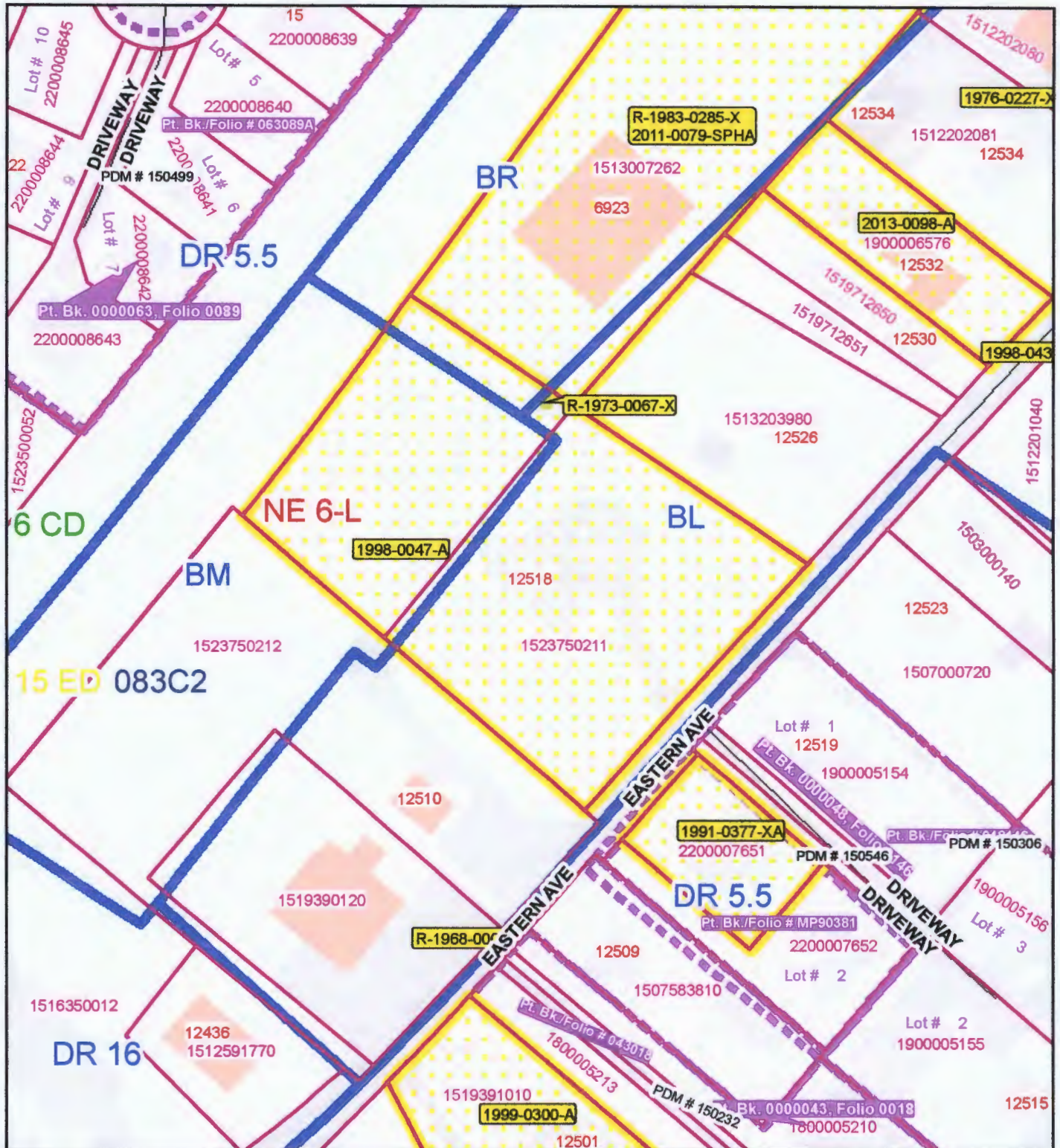
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Thank You.

CONNECT WITH BALTIMORE COUNTY



12518 Eastern Boulevard



Publication Date: 7/10/2013



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

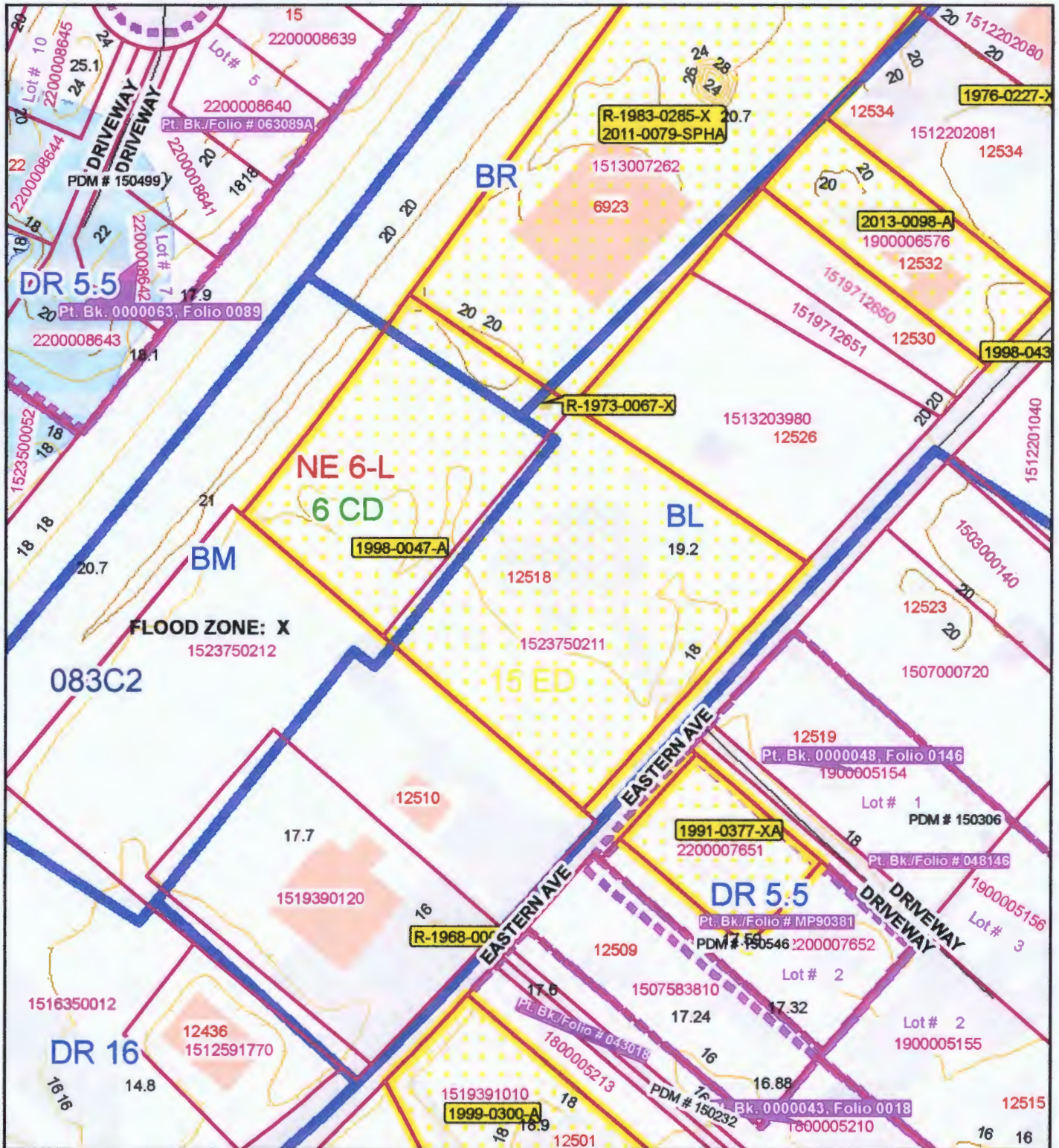


0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0011

Elevations and Flood Hazards



Publication Date: 7/15/2013



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0011



EXISTING FEATURES LEGEND

- PROPERTY BOUNDARY
- DEED PARCEL BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- CORNER FOUND (AS NOTED)
- CALCULATED CORNER
- CORNER SET (AS NOTED)
- EXISTING INDEX CONTOUR
- EXISTING INTERIMINARY CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING DITCH LINE
- EXISTING EDGE OF STREAM
- EXISTING CENTERLINE OF STREAM
- EXISTING FLOODPLAIN BOUNDARY
- ZONE A - AREA OF 100-YEAR FLOODING
- ZONE B - AREA BETWEEN LIMITS OF 100-YEAR FLOOD & 500-YEAR FLOOD
- EXISTING CONCRETE CURB
- EXISTING BEDROCK
- EXISTING CLIMB RAIL
- EXISTING FENCE
- EXISTING GATE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING MOUND LINE
- EXISTING HIGH
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL DRIVE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEAVAGE
- EXISTING WATER LINE
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING GAS MANHOLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- DELINEATED STREAM
- DELINEATED WETLAND
- 20' WETLAND BUFFER
- EXISTING CONTROL POINT

- PROPERTY INFORMATION
1. TAX ACCOUNT NUMBER: 1516151120, 1516000310, 1516000310
 2. PROPERTY ZONING: BL / ML
 3. REQUIRED PARKING: 9100 of a 5 spaces per 1000 of a 45.5 spaces (see 45)
 4. PROPOSED PARKING: 36 SPACES
 5. PROPOSED NOISE MITIGATION: NONE
 6. REQUESTED VARIANCES: PARKING REQUIREMENTS
 7. PHASING: 1 PHASE
 8. PROPOSED STORMWATER MGMT: POND / LAKE
 9. COUNCIL DISTRICT: 5
 10. VOTING PRECINCT: 15-004
 11. CONGRESSIONAL DISTRICT: 2
 12. LEGISLATIVE DISTRICT: 7
 13. PROJECT PROPERTY AREA: 271,153 SF - 6.23 ACRES (NOT ALL BUILT UPON)
 14. PROPERTY OWNER: PHILLMILL, LLC, JOSEPH D. DEKOSTER, BYPASS TRUST, MEMBER, BRIAN M. LUTTERS, CO-TRUSTEE, 508 ROCK SPRINGS RD 21014
 15. OPEN GLOM
 16. THERE ARE NO FAILED SERVICES AT THIS LOCATION.
 17. CURBING OR WHEEL STOPS WILL BE UTILIZED IN THE FINAL DESIGN.
 18. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

Mead & Hunt
 Mead & Hunt, Inc.
 1012 38th Avenue North,
 Suite 301
 Myrtle Beach, SC 29577
 phone: 843-838-1490
 mead@mead-hunt.com



PLAN TO ACCOMPANY PARKING VARIANCE REQUEST
 PREPARED FOR:
ACDH LLC PO BOX 1058, LEXINGTON, SC

REVISION
 1. REVISED SITE PLAN
 7-24-2013

NOT FOR CONSTRUCTION

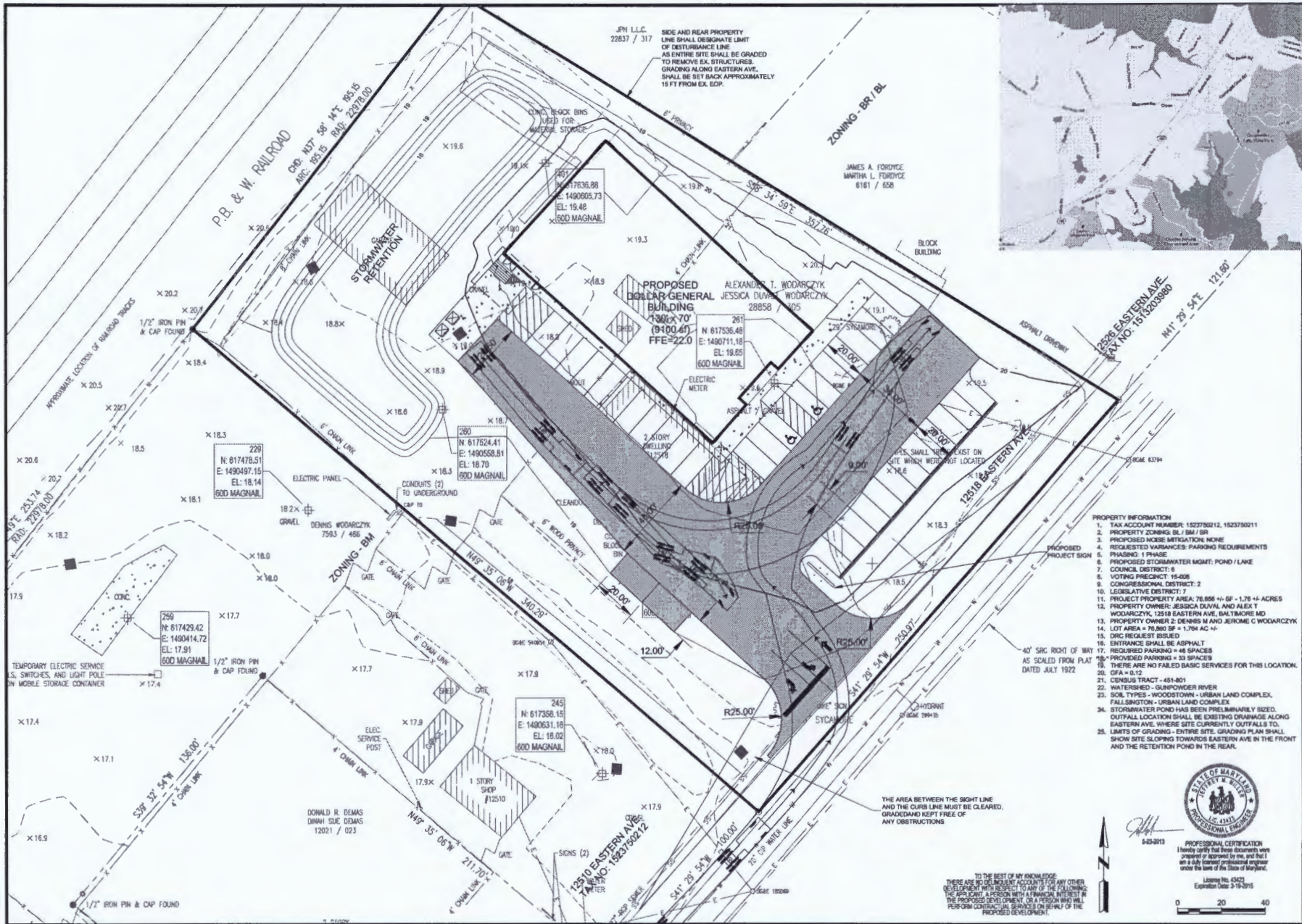
REVISION
 12145621
 DATE
 3-1-2013
 DRAWN BY
 JMM
 CHECKED BY
 JMM
 ON SITE SCALE (inches)

SEAL CONTENTS
 CONCEPT PLAN

E-101

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 No. 12145621
 Expiration Date: 3-1-2013
 0 30 60



Mead & Hunt
Mead & Hunt, Inc.
1012 38th Avenue North,
Suite 301
Myrtle Beach, SC 29577
phone: 843-839-1490
mead&hunt.com

**PLAN TO ACCOMPANY PARKING
VARIANCE REQUEST**
PREPARED FOR:
ACDH LLC PO BOX 1058, LEXINGTON, SC

- PROPERTY INFORMATION
1. TAX ACCOUNT NUMBER: 1523750212, 1523750211
 2. PROPERTY ZONING: BL / BM / BR
 3. PROPOSED MOBILE MITIGATION: NONE
 4. REQUESTED VARIANCES: PARKING REQUIREMENTS
 5. PHASING: 1 PHASE
 6. PROPOSED STORMWATER MGMT: POND / LAKE
 7. COUNCIL DISTRICT: 8
 8. VOTING PRECINCT: 15-008
 9. CONGRESSIONAL DISTRICT: 2
 10. LEGISLATIVE DISTRICT: 7
 11. PROJECT PROPERTY AREA: 76,868 +/- SF - 1.76 +/- ACRES
 12. PROPERTY OWNER: JESSICA DUVAL AND ALEX T. WODARCZYK, 12518 EASTERN AVE, BALTIMORE MD
 13. PROPERTY OWNER 2: DENNIS M AND JEROME C WODARCZYK
 14. LOT AREA = 76,868 SF +/- 1.76 AC +/-
 15. DRG REQUEST ISSUED
 16. ENTRANCE SHALL BE ASPHALT
 17. REQUIRED PARKING = 48 SPACES
 18. PROVIDED PARKING = 33 SPACES
 19. THERE ARE NO PAID BASIC SERVICES FOR THIS LOCATION.
 20. OFA = 0.12
 21. CENSUS TRACT - 451-401
 22. WATERBODIES - GUNPOWDER RIVER
 23. SOIL TYPES - WOODSTOWN - URBAN LAND COMPLEX, FALLSINGTON - URBAN LAND COMPLEX
 24. STORMWATER POND HAS BEEN PRELIMINARILY SIZED. OUTFALL LOCATION SHALL BE EXISTING DRAINAGE ALONG EASTERN AVE. WHERE SITE CURRENTLY OUTFALLS TO.
 25. LIMITS OF GRADING - ENTIRE SITE. GRADING PLAN SHALL SHOW SITE SLOPING TOWARDS EASTERN AVE IN THE FRONT AND THE RETENTION POND IN THE REAR.



TO THE BEST OF MY KNOWLEDGE
THERE ARE NO DEPENDENT ACCOUNTS FOR ANY OTHER
DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING:
THE PERSONAL, PERSONAL OR FINANCIAL INTEREST IN
THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL
PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE
PROPOSED DEVELOPMENT.

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.
Licensing No. 43423
Expiration Date: 3-19-2015

NOT FOR CONSTRUCTION

DATE: 12/14/2011
DATE: 3-1-2013
DESIGNED BY: JMB
CHECKED BY: JMB
CONVERTED BY: JMB
DO NOT SCALE & DIMENSIONS

SHEET CONTENTS
CONCEPT PLAN

E-101

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ACDH LLC PO BOX 1058, LEXINGTON, SC

REVISION

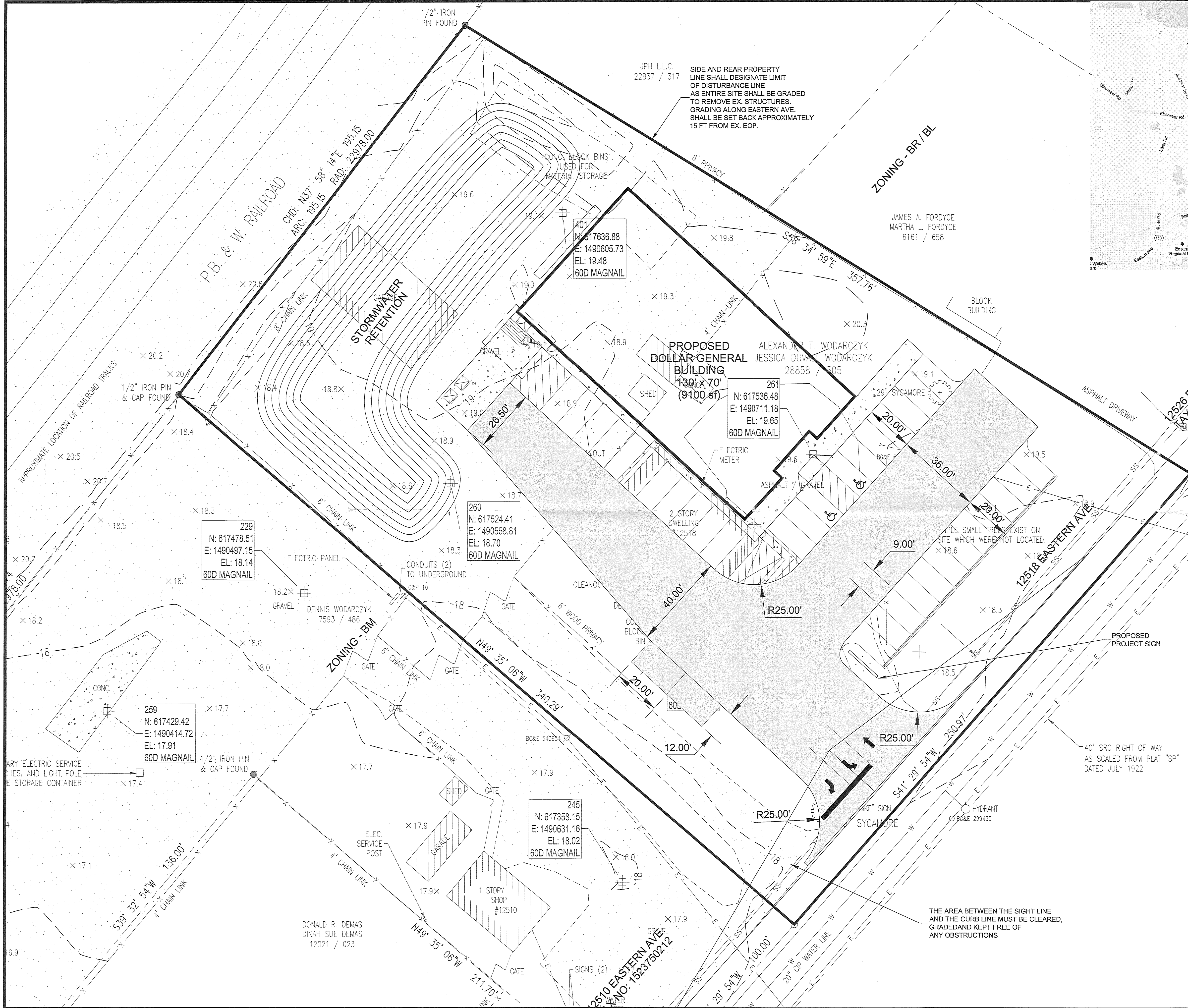
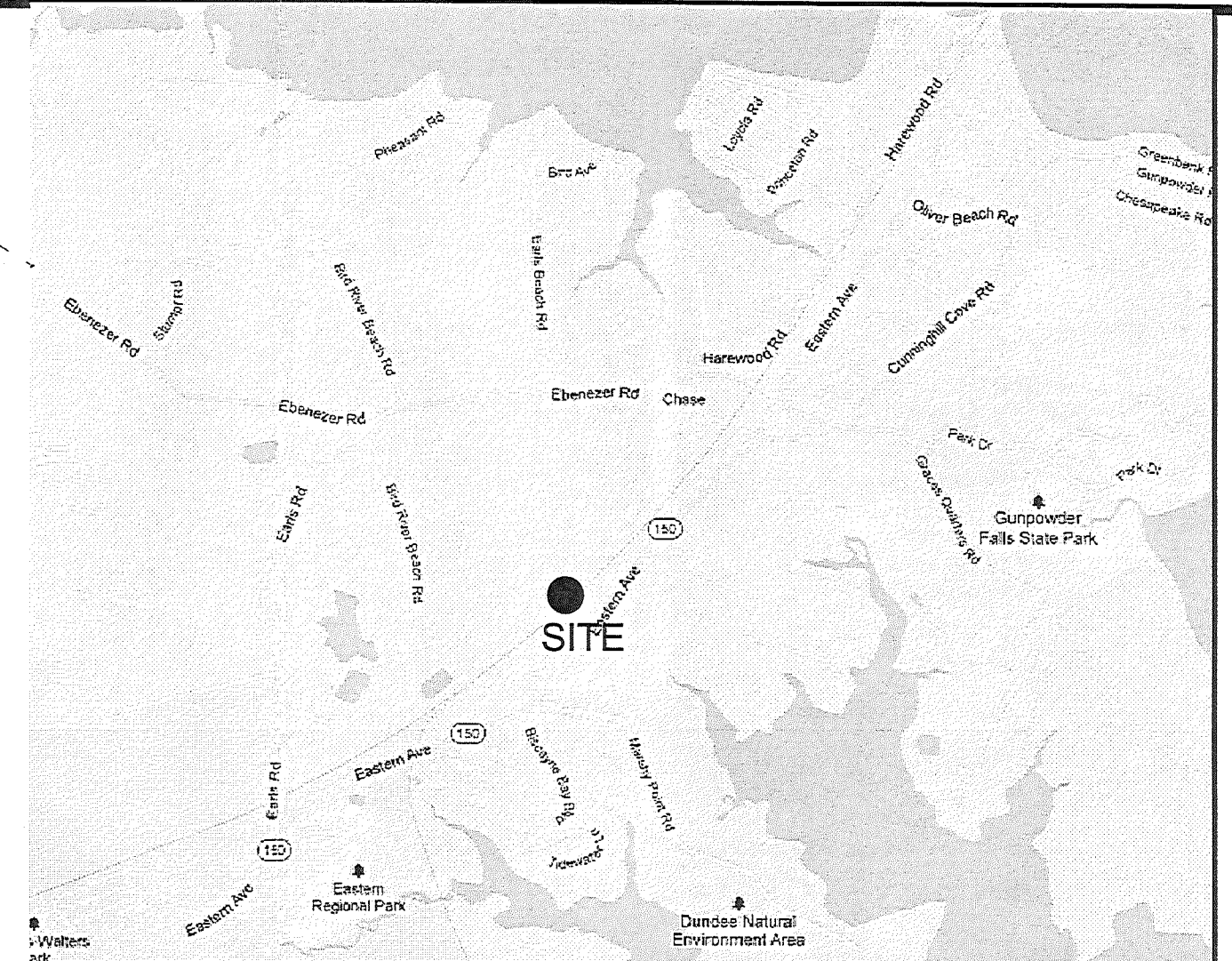
NOT FOR CONSTRUCTION

US&H NO.: 121454.01
 DATE: 3-1-2013
 DESIGNED BY: JMM
 DRAWN BY: JMM
 CHECKED BY: JB
 DO NOT SCALE DRAWINGS

CONCEPT PLAN

SHEET NO.

E-101



2014-0011-A

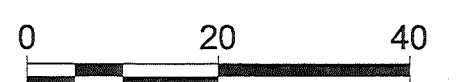
RD

PROPERTY INFORMATION

1. TAX ACCOUNT NUMBER: 1523750212, 1523750211
2. PROPERTY ZONING: BL / BM / BR
3. PROPOSED NOISE MITIGATION: NONE
4. REQUESTED VARIANCES: PARKING REQUIREMENTS
5. PHASING: 1 PHASE
6. PROPOSED STORMWATER MGMT: POND / LAKE
7. COUNCIL DISTRICT: 6
8. VOTING PRECINCT: 15-006
9. CONGRESSIONAL DISTRICT: 2
10. LEGISLATIVE DISTRICT: 7
11. PROJECT PROPERTY AREA: 76,858 +/- SF - 1.76 +/- ACRES
12. PROPERTY OWNER: JESSICA DUVAL AND ALEX T WODARCZYK, 12518 EASTERN AVE, BALTIMORE MD
13. PROPERTY OWNER 2: DENNIS M AND JEROME C WODARCZYK
14. LOT AREA = 76,860 SF = 1.764 AC +/-
15. DRC REQUEST ISSUED
16. ENTRANCE SHALL BE ASPHALT
17. REQUIRED PARKING = $9100 \text{ sf} \times 5 \text{ spaces per } 1000 \text{ sf} = 45.5 \text{ spaces}$ (Say 46)
18. PROVIDED PARKING = 33 SPACES
19. THERE ARE NO FAILED BASIC SERVICES FOR THIS LOCATION.
20. GFA = 0.12

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 No. 43423
Expiration Date: 3-19-2015



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PREPARED FOR:

REVISION
7-29-13 CORRECTED
NOTE 18.

NOT FOR CONSTRUCTION

M&H NO.: 121454.0
DATE: 3-1-2013
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: JB

SHEET CONTENTS

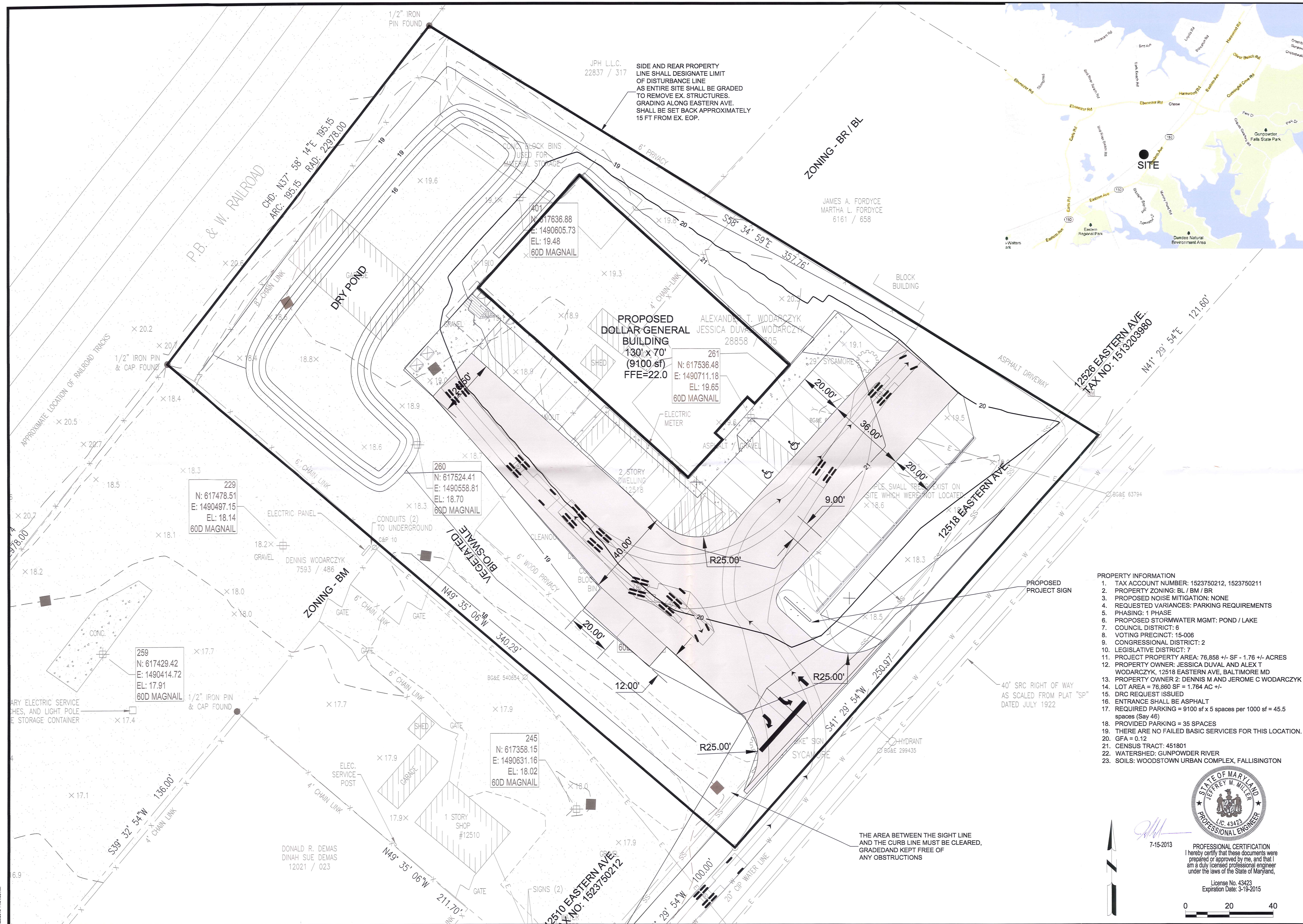
CONCEPT PLAN

SHEET NO.

E-101

PETITIONER'S

EXHIBIT NO



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