

IN RE: PETITION FOR VARIANCE
(4101 Wholesale Club Dr.)
14th Election District
6th Councilman District
KB of Baltimore, Inc.
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0021-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) pursuant to §450.4 Attachment 1.7(b) (v) and 7(b) (vii) to allow a freestanding joint identification sign with a sign area/face of 223 square feet and height of 33 feet in lieu of the permitted 132 square feet and height of 25 feet; (2) pursuant to §450.4 Attachment 1.7(b) (ix) to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy; and (3) pursuant to §102.5 and 450.6.A.1 to permit a pylon sign with a height of 33 feet within the 25 foot clear-sight-triangle bounded on two sides by roads. The subject property and requested relief is more fully depicted on the two-sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1A & 1B.

Appearing at the public hearing in support of the requests was Mitch Kellman and Carl Reinke. David H. Karceski, Esquire appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance.

ORDER RECEIVED FOR FILING

Date 9/26/13
By Den

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

Testimony and evidence revealed that the subject property (a shopping center) is approximately 22 +/- acres in the aggregate, and is zoned BR.

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

Petitioner has met this test.

Mr. Kellman testified (via proffer) that the property is irregularly shaped, bifurcated by power lines and bordered on 3 sides by roadways. As such, it is unique. If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, given it would be unable to install the proposed sign. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition. In addition, a joint identification sign of similar size was erected on the site over 20 years ago, and has not resulted in any complaints or concerns. The proposed sign, as noted by the Department of Planning, will be an "upgrade" to the existing signage.

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 26th 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") as follows (1) ~~be denied~~ be granted. Attachment

ORDER RECEIVED FOR FILING

Date

9/26/13

By

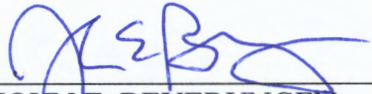
DLN

1.7(b) (v) and 7(b) (vii) to allow a freestanding joint identification sign with a sign area/face of 223 square feet and height of 33 feet in lieu of the permitted 132 square feet and height of 25 feet; (2) pursuant to §450.4 Attachment 1.7(b) (ix) to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy; and (3) pursuant to §102.5 and 450.6.A.1 to permit a pylon sign with a height of 33 feet within the 25 foot clear-sight-triangle bounded on two sides by roads, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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.

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

9/26/13

By

sln



KEVIN KAMENETZ
County Executive

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

September 26, 2013

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

RE: Petition for Variance
Property: 4101 Wholesale Club Drive
Case No.: 2014-0021-A

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

C: Mitch Kellman, 200 E. Pennsylvania Avenue, Towson, Maryland 21286
Carl Reinke, 501 Fairmont Avenue, Suite 300, Towson, Maryland 21286



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 4101 Wholesale Club Drive

which is presently zoned BR

Deed References: 9784-565

10 Digit Tax Account # 2200016282

Property Owner(s) Printed Name(s) KB of Baltimore, Inc.

(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)

SEE ATTACHED SHEET

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 DETERMINED 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

Date

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

KB of Baltimore, Inc.

PHILIP NOAG

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1937 Greenspring Drive, Timonium, MD

Mailing Address

City

State

21093

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2014-0021-A

Filing Date

7/31/13

Do Not Schedule Dates:

Reviewer

AT

REV. 10/4/11

**Attachment to
Petition for Variance**

4101 Wholesale Club Drive

The following variances are requested from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations:

From 7(b)(v) and 7(b)(vii) to allow a freestanding joint identification sign with a sign area/face of 223 square feet and height of 33 feet in lieu of the permitted 132 square feet and height of 25 feet.

From 7(b)(ix) to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy.

Variance from BCZR Sections 102.5 and 450.6.A.1 to permit a pylon sign with a height of 33 feet within the 25 foot clear-sight-triangle bounded on two sides by roads.

DMW
DAFT MCCUNE WALKER INC

4101 Wholesale Club Dr.

Description

To Accompany Variance

Belair Road (U.S. Route 1)

Baltimore County, Maryland

Commencing for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Ridge Road with the centerline of Belair Road (U.S. Route 1), Northeasterly 1,180 feet, more or less, thence Southeasterly 80 feet, more or less, to the point of beginning being situate on the Southeastern right-of-way of said Belair Road, thence leaving said point of beginning and running with and binding on a portion of Belair Road, referring all courses of this description to the Maryland Coordinate System (NAD 83/1991), the ten following courses and distances: (1) North 36 degrees 36 minutes 03 seconds East 132.33 feet; thence (2) North 65 degrees 18 minutes 14 seconds East 13.35 feet; thence (3) South 52 degrees 48 minutes 16 seconds East 36.58 feet; thence (4) Southeasterly by a line curving to the left, having a radius of 305.00 feet, for a distance of 181.30 feet (the arc of said curve being subtended by a chord bearing South 69 degrees 50 minutes 02 seconds East 178.64 feet); thence (5) Southeasterly by a line curving to the left, having a radius of 244.69 feet, for a distance of 19.48 feet (the arc of said curve being subtended by a chord bearing South 89 degrees 08 minutes 50 seconds East 19.48 feet); thence (6) South 01 degrees 25 minutes 34 second East 22.66 feet; thence (7) South 29 degrees 08 minutes 49 second West 167.43 feet; thence (8) North 60 degrees 51 minutes 11 second West 122.05 feet;

2014-0021-A

thence (9) North 57 degrees 59 minutes 41 second West 96.67 feet; and thence (10)
North 51 degrees 11 minutes 57 second West 48.48 feet to the point of beginning;
containing 39,851 square feet or 0.9148 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS
NOT INTENDED TO BE USED FOR CONVEYANCE.

July 1, 2013

Project No. 8005 I.HS (L8005 I.HS)



Michael David Martin 7/29/13

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: _____

2014-0021-A

Petitioner: KB of Baltimore, Inc.

Address or Location: 4101 Wholesale Club Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: 210 W. Pennsylvania Ave, Ste. 500
TOWSON, MD 21204

Telephone Number: (410) 494-6200

No. 101593
Date: 7/31/13

Date: _____

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/31/2013	7/31/2013	14:58:00	2

REC 0002 WILKIN JEN JEE
 >>RECEIPT # 836901 7/31/2013 IFM

Dept 5 528 ZONING VERIFICATION

101573

Receipt	Total	\$100.00
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\$500.00 FR 4.00 CA

Baltimore County, Maryland

[illegible]

Total:

Rec
From

For

4101 WHOLESALE CLUB DR

2014-0021-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2014-0021-A

RE: Case No.: _____

Petitioner/Developer: _____

KB of Baltimore, Inc., Philip Hoag

September 25, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4101 Wholesale Club Drive

September 5, 2013

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



Sincerely,

 September 5, 2013
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 5, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 5, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: # 2014-0021-A

4101 Wholesale Club Drive
SW corner of Belair Road and Wholesale Club Drive
14th Election District - 6th Councilmanic District
Legal Owner(s): KB of Baltimore, Inc., Philip Hoag

Variance: to allow a freestanding joint identification sign with a sign area/face of 223 sq. ft. and height of 33 ft. in lieu of the permitted 132 sq. ft. and height of 25 ft.; to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy; to permit a pylon sign with a height of 33 ft. within the 25 ft. clear-sight-triangle bounded on two sides by roads.

Hearing: Wednesday, September 25, 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.
9/010 Sept. 5 944688



KEVIN KAMENETZ
County Executive

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

August 12, 2013

NOTICE OF ZONING HEARING

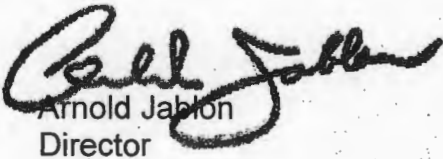
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0021-A

4101 Wholesale Club Drive
SW corner of Belair Road and Wholesale Club Drive
14th Election District – 6th Councilmanic District
Legal Owners: KB of Baltimore, Inc., Philip Hoag

Variance to allow a freestanding joint identification sign with a sign area/face of 223 sq. ft. and height of 33 ft. in lieu of the permitted 132 sq. ft. and height of 25 ft; to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy; to permit a pylon sign with a height of 33 ft. within the 25 ft. clear-sight-triangle bounded on two sides by roads.

Hearing: Wednesday, September 25, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Philip Hoag, 1937 Greenspring Drive, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPT. 5, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 5, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-620

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2014-0021-A

4101 Wholesale Club Drive

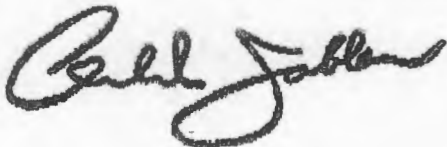
SW corner of Belair Road and Wholesale Club Drive

14th Election District – 6th Councilmanic District

Legal Owners: KB of Baltimore, Inc., Philip Hoag

Variance to allow a freestanding joint identification sign with a sign area/face of 223 sq. ft. and height of 33 ft. in lieu of the permitted 132 sq. ft. and height of 25 ft; to allow the display of 11 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy; to permit a pylon sign with a height of 33 ft. within the 25 ft. clear-sight-triangle bounded on two sides by roads.

Hearing: Wednesday, September 25, 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 31, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0021-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 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
4101 Wholesale Club Drive; SW corner of
Belair Road & Wholesale Club Drive
14th Election & 6th Councilmanic Districts
Legal Owner(s): KB of Baltimore, Inc
by Philip Hoag

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-021-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 08 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 8th day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/7/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>8/21/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	<u>NOT Opposed</u>
<u>8/15/13</u>	PLANNING (if not received, date e-mail sent _____)	_____
<u>8/6/13</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>00-309-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>9/5/13</u>	
SIGN POSTING	Date: <u>9/5/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

IN RE: PETITION FOR VARIANCE
SE/Corner Belair Road and
White Marsh Boulevard
(White Marsh Retail Center -
Lot No. 2)
14th Election District
6th Councilmanic District

Belair Road/White Marsh Joint
Venture - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-336-A

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Belair Road/White Marsh Joint Venture, by and through their attorney, John B. Gontrum, Esquire. The Petitioners request relief from Section 413.5D to permit a sign height of 35.8 feet in lieu of the maximum permitted 25 feet for an existing center identification sign, in accordance with Petitioner's Exhibit 2.

Appearing on behalf of the Petitioners were Jack Canella of Heritage Properties, Inc., property manager of the subject site, and John B. Gontrum, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as Lot 2 of the White Marsh Retail Center, consists of a gross acreage of 23.10 acres, more or less, predominantly zoned B.R. and is located on the east side of Belair Road at its intersection with White Marsh Boulevard. Said property is the site of a B.J.'s Warehouse wholesale store and other commercial business operations, including a restaurant. The Petitioners are desirous of replacing an existing sign with a center identification sign of 35.8 feet in height. Testimony indicated that due to a concrete abutment and fencing installed by the State Highway Administration (SHA) on the overpass of Belair Road where it crosses over White Marsh Boulevard, the existing

PETITIONER'S

EXHIBIT NO. _____

ORIGINAL RECEIVED FOR FILING
Date 6/14/93
By [Signature]

sign is blocked from the view of oncoming traffic. Therefore, in order for it to be visible to motorists travelling north on Belair Road, it is necessary to increase the height of the existing sign. Testimony indicated that at the time the existing sign was placed on the property, the Petitioners were under the impression that the SHA would install a much lower concrete abutment and fencing. However, as evidenced in photographs identified as Petitioners Exhibits 4A through 4F, the SHA constructed a much higher abutment and fencing. Testimony indicated that the relief requested will not adversely affect the health, safety or general welfare of the surrounding uses.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

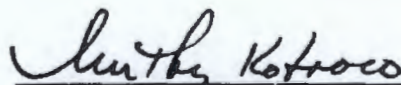
ORDER RECEIVED FOR FILING
Date 6/4/93
By [Signature]

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of June, 1993, that the Petition for Variance requesting relief from Section 413.5D to permit a sign height of 35.8 feet in lieu of the maximum permitted 25 feet for an existing center identification sign, in accordance with Petitioner's Exhibit 2, subject to the following restriction:

- 1) The 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, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



KEVIN KAMENETZ
County Executive

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

September 18, 2013

KB of Baltimore
Philip Hoag
1937 Greenspring Drive
Timonium MD 21093

RE: Case Number: 2014-0021 A, Address: 4101 Wholesale Club Drive

Dear Mr. Hoag:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204



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

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

Date: 8-6-13

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

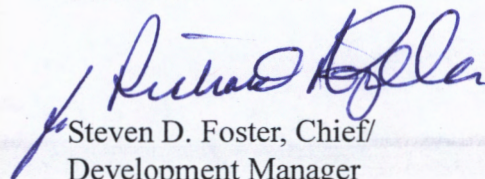
RE: Baltimore County
Item No 2014-0021-A
Variance
Philip Hoag
4101 Wholesale Club Drive

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. 2014-0021-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2013
Item Nos. 2014- 0020, 0021 and 0022.

DATE: August 7, 2013

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4101 Wholesale Club Drive

INFORMATION:

Item Number: 14-021

Petitioner: Philip Hoag

Zoning: BR

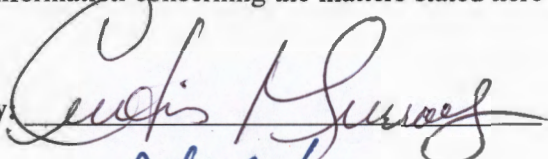
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

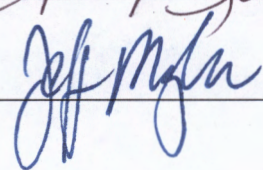
The Department of Planning has reviewed the petitioner's request and accompanying site plan. There is existing signage on the subject property; the requested sign is an upgrade. The Department of Planning does not oppose the petitioner's request.

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

Prepared By:



Deputy Director:
AVA/JM:cjm



RECEIVED

AUG 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 21, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0021-A revised
Address 4101 Wholesale Club Road
(Hoag Property)

Zoning Advisory Committee Meeting of August 5, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

SEP 17 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 14 Account Number - 2200016282	
Owner Information		
Owner Name:	KB OF BALTIMORE INC	Use: COMMERCIAL
Mailing Address:	1937 GREENSPRING DR TIMONIUM MD 21093	Principal Residence: NO Deed Reference: 1) /09784/ 00565 2)
Location & Structure Information		
Premises Address:	4101 WHOLESALE CLUB DR 0-0000	Legal Description: .9148 AC 4101 WHOLESALE CLB DR SS WHITEMARSH RETAIL CENTER
Map: 0081	Grid: 0005	Parcel: 0468
Sub District:	Subdivision: 0000	Section:
Block: 2A	Lot: 2013	Assessment Year:
Plat No: 1	Plat Ref: 0065/ 0090	Town: NONE
Special Tax Areas:		
Ad Valorem:	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
3256		0.9200 AC
County Use		06
Stories	Basement	Type
		FAST FOOD
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
Land: 457,500	457,500	
Improvements: 514,000	462,600	
Total: 971,500	920,100	920,100
Preferential Land: 0		0
Transfer Information		
Seller: BELAIR ROAD WHITE MARSH	Date: 05/27/1993	Price: \$491,733
Type: ARMS LENGTH IMPROVED	Deed1: /09784/ 00565	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

New Search (<http://sdat.resiusa.org/RealProperty>)

Order the **TAX MAP** [click here...](#)

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

 Loading... Please Loading... Please Wait.

 $\rightarrow$

CASE NAME ~~50~~ 4101 wholesale Club DR.
CASE NUMBER 2014-21-A
DATE 9/25/13

[illegible]

Case No.:

2014-0021-A

Exhibit Sheet

DW 10-31-13

Petitioner/Developer

Protestants

No. 1	1A } site plan 1B }	
No. 2	Kellman CV	
No. 3	3A-3F Color photos My Neighborhood Map	
No. 4	4A-4F Color photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 25 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

Partial List of Projects

AT&T, Baltimore County Sites
Delight Quarry, Baltimore County, MD
Hunt Valley Business Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Sprint Nextel, Baltimore County Sites
T-Mobile, Baltimore County Sites
Towson Town Center, Baltimore County, MD
Verizon Wireless, Baltimore County Sites

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management – Zoning Office, Development Control, 1988-2000
Baltimore County Design Review Panel, 2012-2013
Greater Towson Committee, Planning and Development Sub-Committee, 2012-2013
Greater Towson Committee, Government Relations Chair, 2013

PETITIONER' S

EXHIBIT NO.

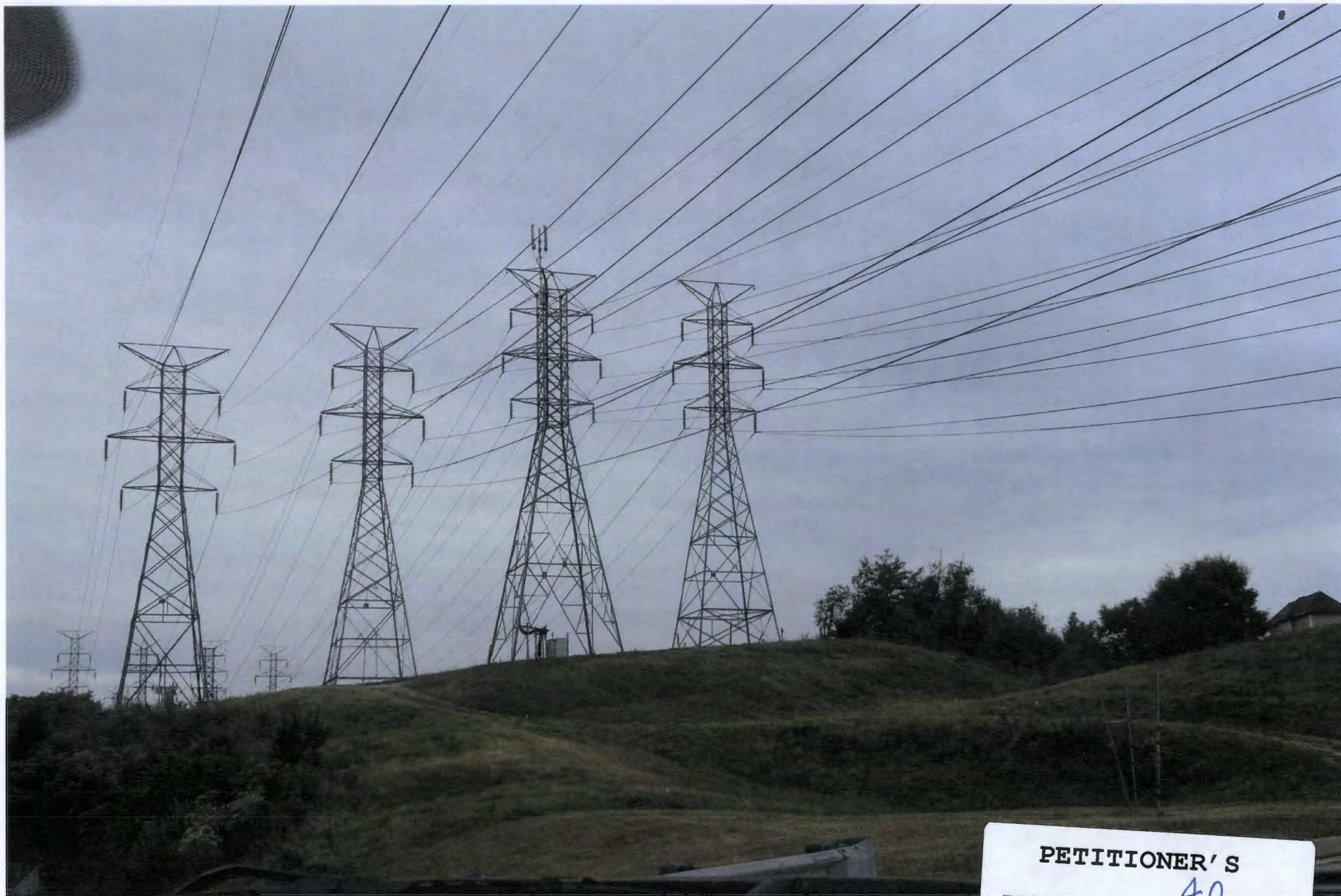
2



PETITIONER'S

EXHIBIT NO.

4A



PETITIONER'S
EXHIBIT NO. 4B



PETITIONER'S

EXHIBIT NO.

40,



PETITIONER'S

EXHIBIT NO.

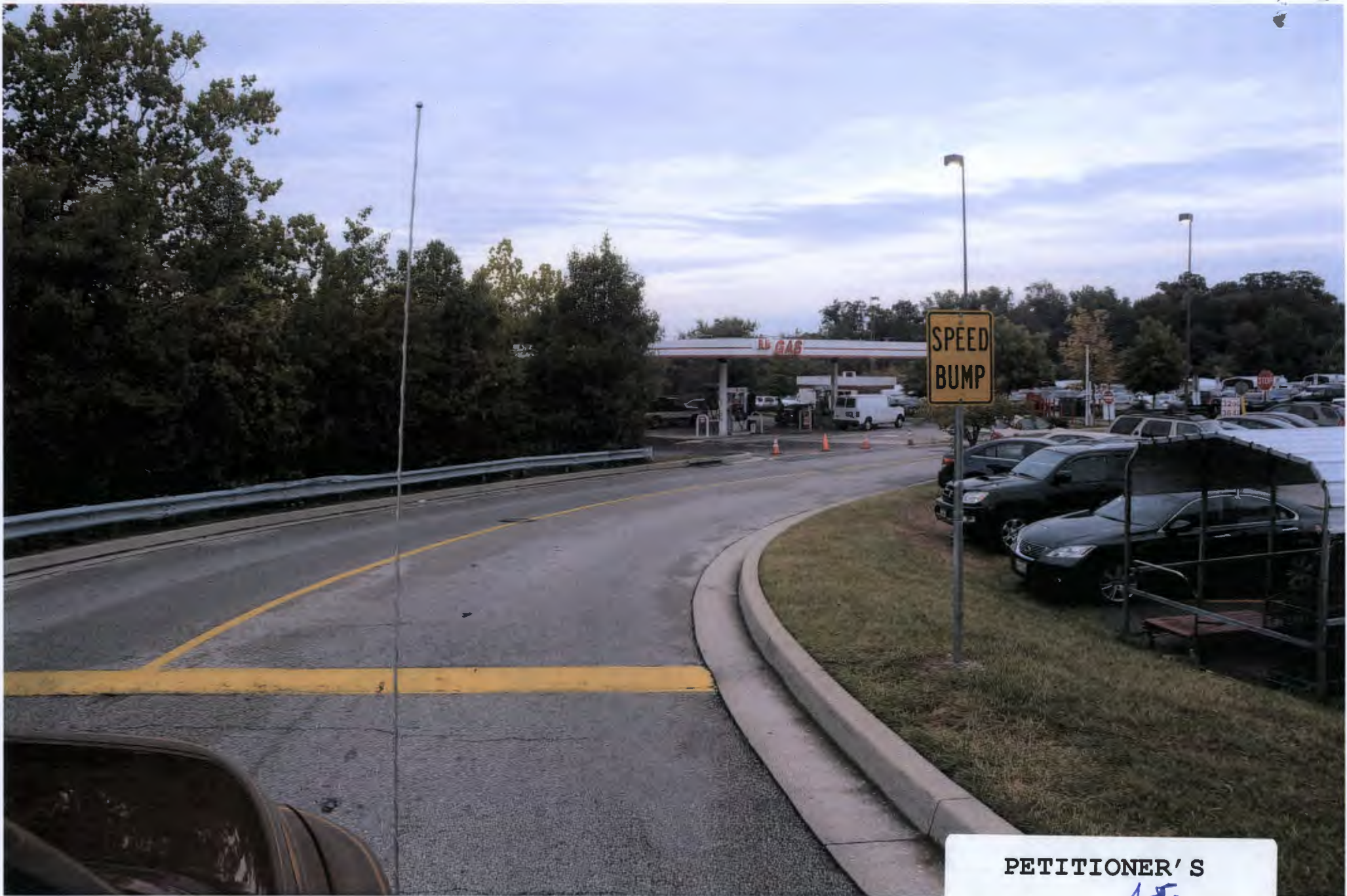
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PETITIONER'S

EXHIBIT NO.

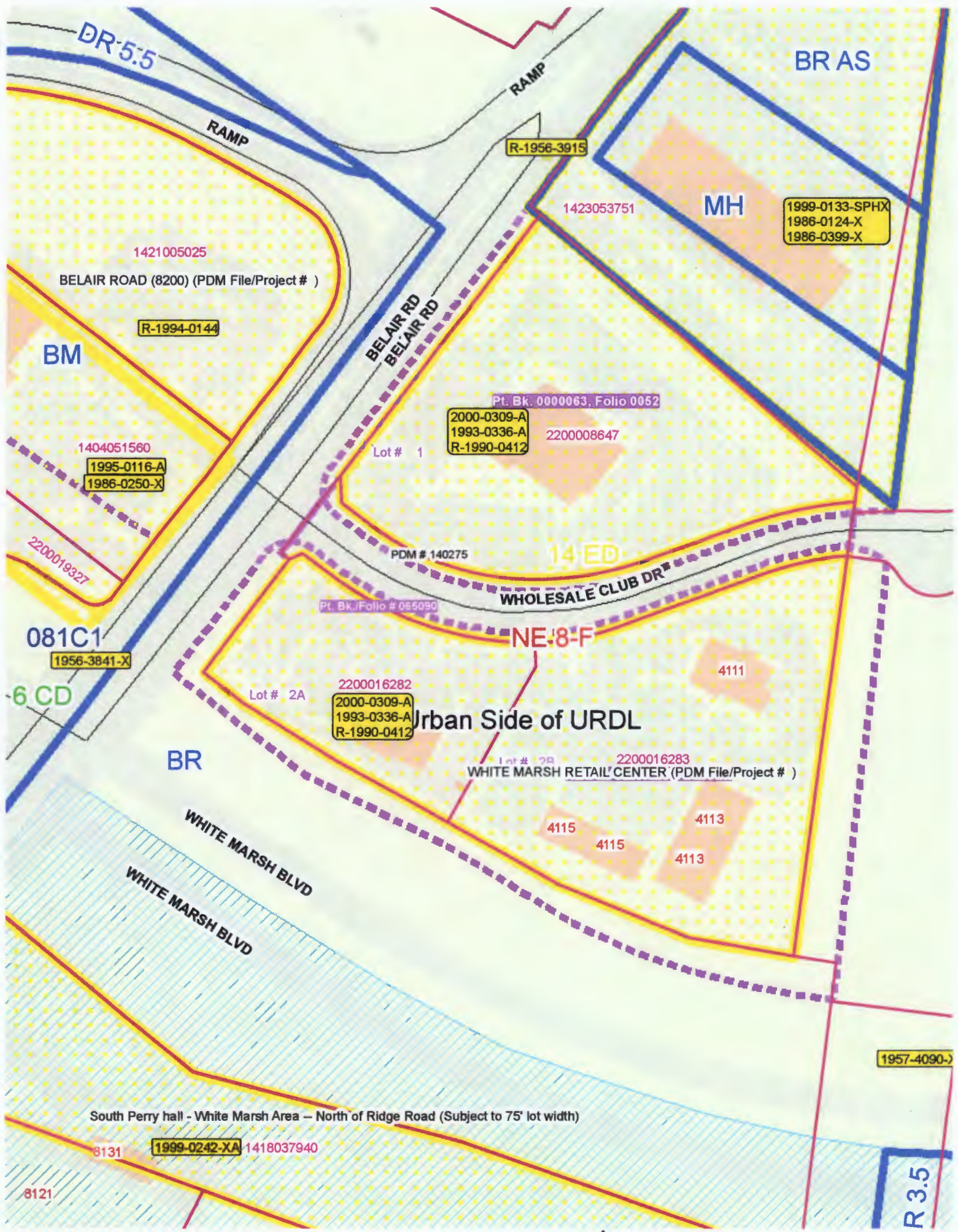
4E



PETITIONER'S

EXHIBIT NO.

4F



DR-5.5

BR AS

R-1956-391S

1999-0133-SPHX
1986-0124-X
1986-0399-X

MH

1423053751

1421005025

BELAIR ROAD (8200) (PDM File/Project #)

R-1994-0144

BM

BELAIR RD
BELAIR RD

Pt. Bk. 0000063, Folio 0052

2000-0309-A
1993-0336-A
R-1990-0412

2200008647

Lot # 1

1404051560

1995-0116-A
1986-0250-X

PDM # 140275

14 ED

Pt. Bk./Folio # 055090

WHOLESALE CLUB DR

081C1

1956-3841-X

6 CD

NE 8-F

Lot # 2A

2200016282
2000-0309-A
1993-0336-A
R-1990-0412

Urban Side of URDL

4111

WHITE MARSH RETAIL CENTER (PDM File/Project #)

2200016283

4115

4115

4113

4113

BR

WHITE MARSH BLVD
WHITE MARSH BLVD

1957-4090-X

South Perry hall - White Marsh Area - North of Ridge Road (Subject to 75' lot width)

8131

1999-0242-XA

1418037940

8121

R 3.5

2014-0021-A

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	34°03'29"	305.00'	181.30'	S 69°50'02" E	178.64'	93.42'
C2	4°33'43"	244.69'	19.48'	S 89°08'50" E	19.48'	9.75'

LINE	BEARING	DISTANCE
L1	N 65°18'14" E	13.35'
L2	S 52°48'16" E	18.85'
L3	S 37°11'44" W	25.00'
L4	N 53°23'57" W	25.00'
L5	N 36°36'03" E	13.49'

CASE NO. R90-412

REQUESTED THAT THE 3.3 ACRE, D.R. 3.5 AND D.R. 16 PORTIONS OF THIS PROPERTY BE RECLASSIFIED B.R., BUSINESS ROADSIDE. PRIOR TO THE 1988 COMPREHENSIVE ZONING MAP, THE D.R. 3.5 PORTION HAD BEEN ZONED D.R. 5.5. THE DIRECTOR OF PLANNING IN A REPORT DATED MAY 31, 1990, RECOMMENDED THAT THE B.R. RECLASSIFICATION REQUEST BE APPROVED. ON JULY 19, 1990, THE PLANNING BOARD APPROVED THE RECOMMENDATION FOR B.R. ZONING.

ON NOVEMBER 13, 1990, THE BOARD OF APPEALS HELD A PUBLIC HEARING ON THE RECLASSIFICATION PETITION AND GRANTED THE CHANGE FROM DR-16 AND DR-3.5 TO BR.

CASE NO. 93-336-A (SIGN LOCATED AT BELAIR ROAD AND WHOLESALE CLUB DRIVE)

THEREFORE IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 4TH DAY OF JUNE, 1993, THAT THE PETITION FOR VARIANCE REQUESTING RELIEF FROM SECTION 413.5D TO PERMIT A SIGN HEIGHT OF 35.8 FEET IN LIEU OF THE MAXIMUM 25 FEET FOR AN EXISTING CENTER IDENTIFICATION SIGN, BE AND IS HEREBY GRANTED IN ACCORDANCE WITH PETITIONER'S EXHIBIT 2, SUBJECT TO THE FOLLOWING RESTRICTION:

1. THE 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, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

CASE NO. 00-309-A (PETITION FOR VARIANCE)

THEREFORE IT IS ORDERED THIS 14TH DAY OF APRIL, 2000, BY THIS DEPUTY ZONING COMMISSIONER, THAT THE PETITIONER'S REQUEST FOR VARIANCE FROM SECTION 409.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS, TO ALLOW 492 PARKING SPACES TO BE PROVIDED IN 11111 OF THE REQUIRED 582 PARKING SPACES, BE AND IS HEREBY GRANTED.

IT IS FURTHER ORDERED THAT THE VARIANCE REQUEST FROM SECTION 405.4.B. OF THE B.C.Z.R. TO WAIVE THE REQUIREMENTS OF PROVIDING RESTROOMS BE AND IS HEREBY GRANTED.

IT IS FURTHER ORDERED THAT THE VARIANCE REQUEST FROM SECTION 405.2.A., TO ALLOW A FUEL SERVICE STATION TO BE LOCATED ON A LOT THAT IS WITHIN 0 FT. OF A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FOOT, BE AND IS HEREBY DISMISSED AS MOOT.

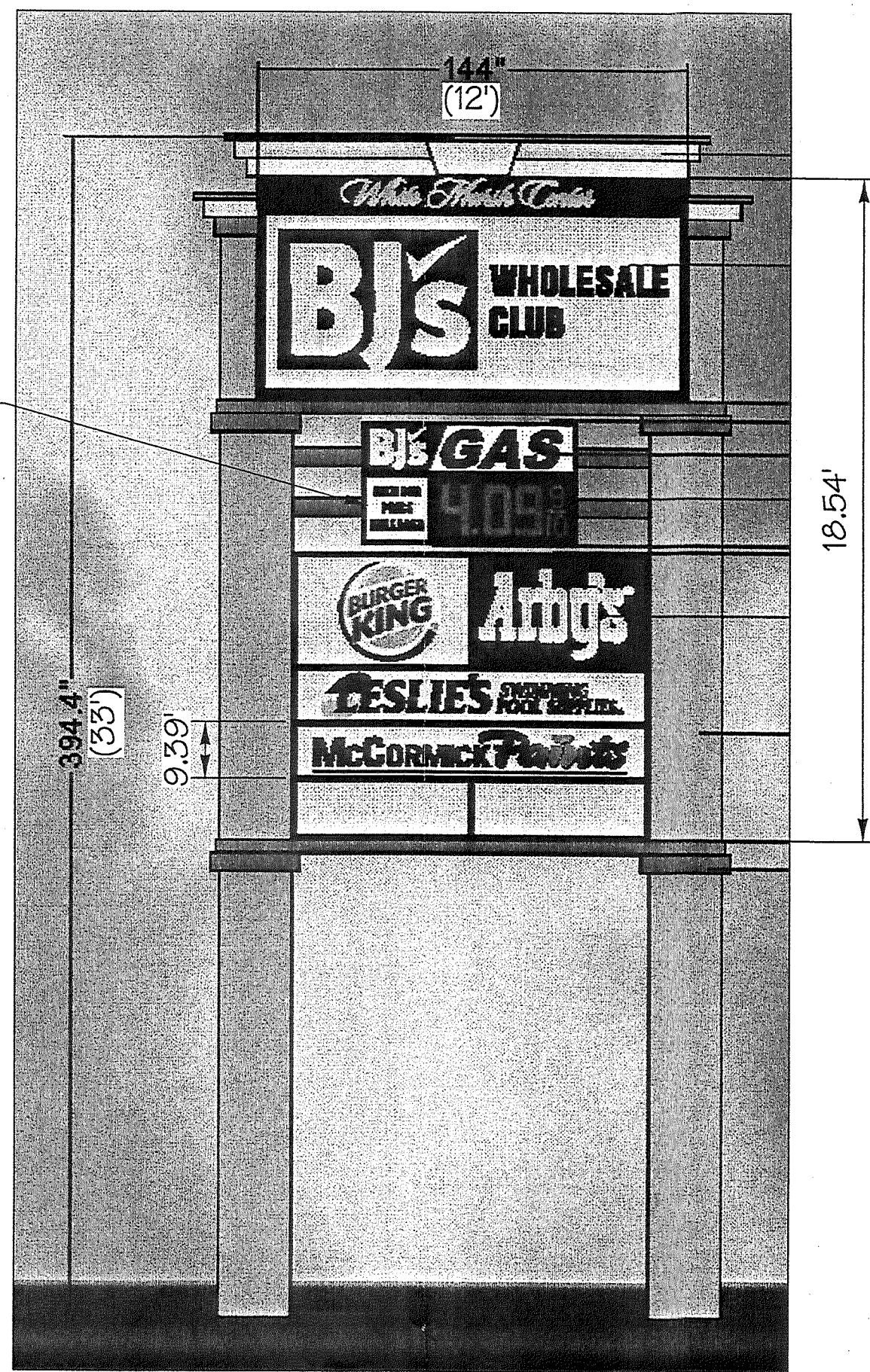
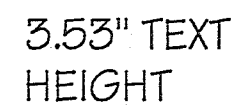
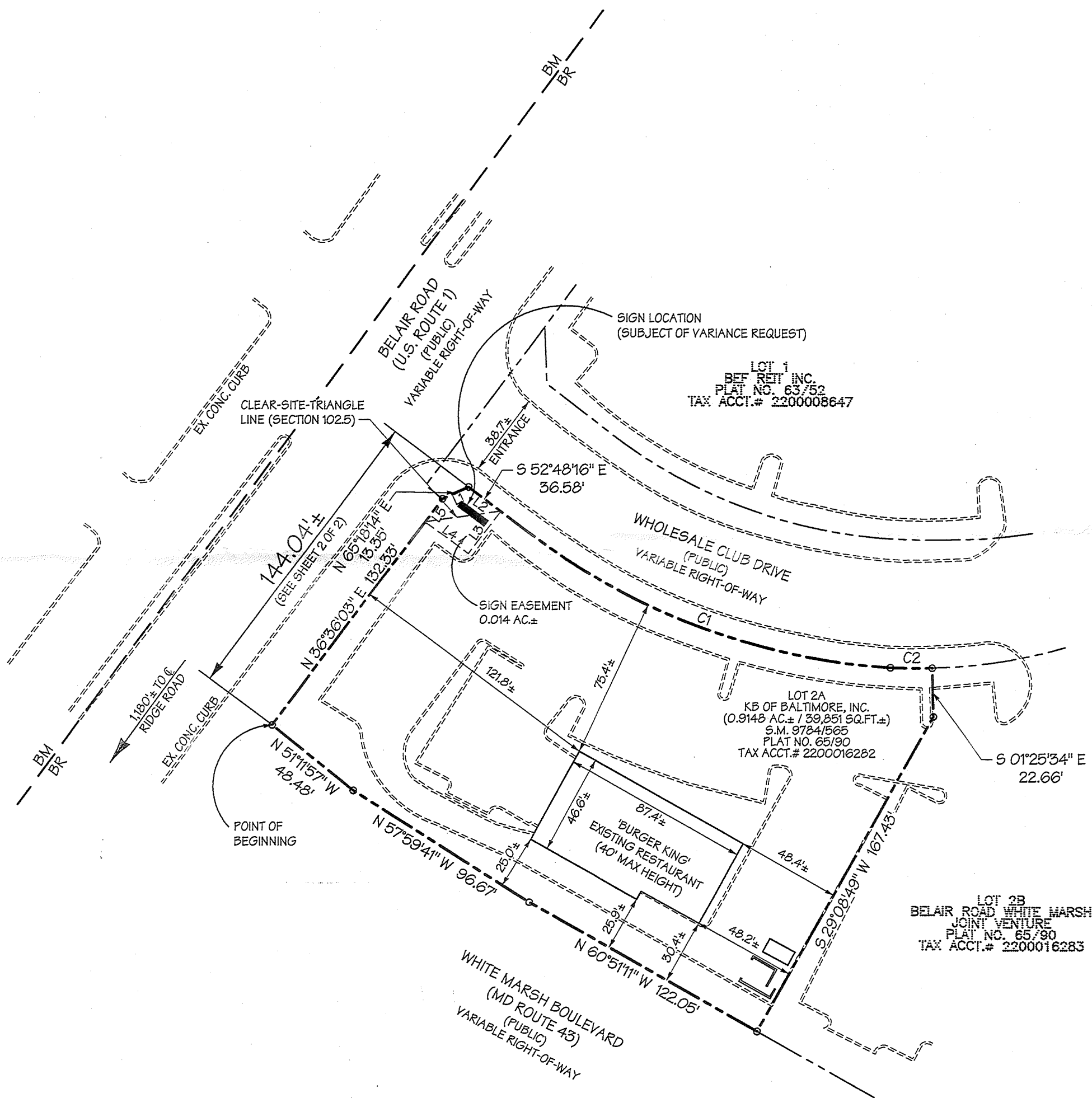
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

CASE NO. 00-309-A

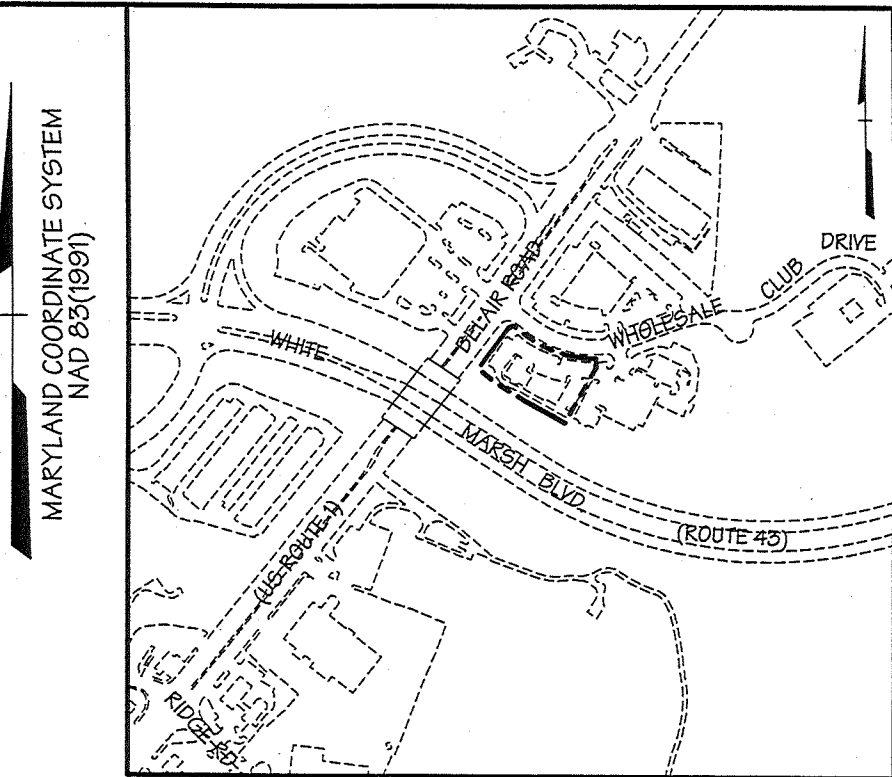
APPROVED BY THE BALTIMORE COUNTY BOARD OF APPEALS BOARD ON JUNE 5, 2001;
HOWEVER, PER THE BOARDS ORDER, A RESTROOM FACILITY MUST BE PROVIDED.

1. OWNER: KB OF BALTIMORE, INC. (LOT 2A)
BELAIR ROAD WHITE MARSH JOINT VENTURE (LOT 2B)
BELAIR ROAD WHITE MARSH JOINT VENTURE (LOT 5)
BR
2. ZONING CLASSIFICATION:
200 SCALE GRID: 09C1
3. THE SITE IS NOT WITHIN A BALTIMORE COUNTY/NATIONAL REGISTER HISTORIC DISTRICT, AND THERE ARE NO ON-SITE BUILDINGS ON THE BALTIMORE COUNTY LANDMARKS LIST (BASED ON CURRENT COUNTY GIS).
4. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS NOT WITHIN A FLOOD HAZARD AREA.
5. FLOOR AREA RATION (FAR) AND AMENITY OPEN SPACE (AOS) DOES NOT APPLY TO THE SIGN REQUEST.
6. RESIDENTIAL TRANSITION AREA (RTA) DOES NOT APPLY TO THE SITE/USE.
7. MAXIMUM BUILDING HEIGHT IS 40 FEET.
8. WATER/SEWER ARE PUBLIC.
9. THERE ARE NO KNOWN BASIC SERVICE MAP ISSUES ON/FOR THE PROPERTY.
10. ALL EXISTING AND/OR PROPOSED SIGNS WILL COMPLY WITH SECTION 45.05 OF THE BALTIMORE COUNTY ZONING REGULATIONS, UNLESS APPROVED BY A ZONING VARIANCE.
11. PARKING CALCULATIONS ARE AS SHOWN AS ON THE 2016 REFINED APPROVED GSS PLAN.
12. PREVIOUSLY APPROVED PERMITS (AS NOTED ON PRIOR PLANS ON FILES WITH BALTIMORE COUNTY): B090568, B095100, B098963, B012942, B13640, B14974, B15540, B17474, B152378, B328188, B356071.

	TOTAL REQUIRED RESTAURANT 201,000		TOTAL
	TOTAL REQUIRED RETAIL 51,000		PROVIDED
LOT 1	6,600 S.F.	= 132 SP. (5 H/C)	134 (5 H/C)
LOT 2A	3,278 S.F.	= 66 SP. (3 H/C)	66 (3 H/C)
LOT 2B	19,200 S.F.	= 96 SP. (4 H/C)	97 (4 H/C)
LOT 3	117,000 S.F.	= 585 SP. (12 H/C)	492 (12 H/C)
TOTAL	146,078 S.F.	= 879 SP. (24 H/C)	882 (24 H/C)



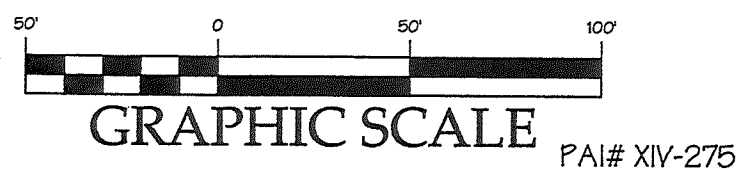
SIGN DETAIL
SCALE: N.T.S.



VICINITY MAP

SCALE: 1" = 500'

INITIAL CRG PLAN APPROVED 3/19/1991
1ST REFINEMENT APPROVED 5/11/1993, DRC 3153A
2ND REFINEMENT APPROVED 7/3/2001, DRC 040201M



DMW

DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TAX MAP 81, GRID 5, PARCEL 468, LOT 2A
#4101 WHOLESALE CLUB DRIVE
NOTTINGHAM, MARYLAND 21236

6TH COUNCILMANIC DISTRICT
14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

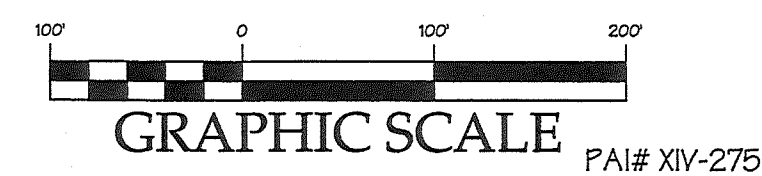
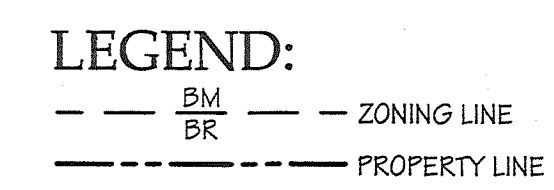


THIS PLAN IS SEALED FOR ZONING PURPOSES ONLY AND ILLUSTRATES INFORMATION CONTAINED BY DEED AND BALTIMORE COUNTY GIS.

[illegible]

Scale: 1"=50'	Field Crew:	
Date: 07/28/2013	Processed by: R.C.	
Project No: 80051.HS	Drawn by: R.C.	
	Project Manager: M.D.M.	
	Checked by:	Date:

--- BM --- ZONING LINE
 --- BR ---
 - - - - - PROPERTY LINE



D M W

DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

PLAN TO ACCOMPANY VARIANCE
FOR
**WHITE MARSH RETAIL
CENTER**
TAX MAP 81, GRID 5, PARCEL 468, LOT 2A
#4101 WHOLESALE CLUB DRIVE
NOTTINGHAM, MARYLAND 21236

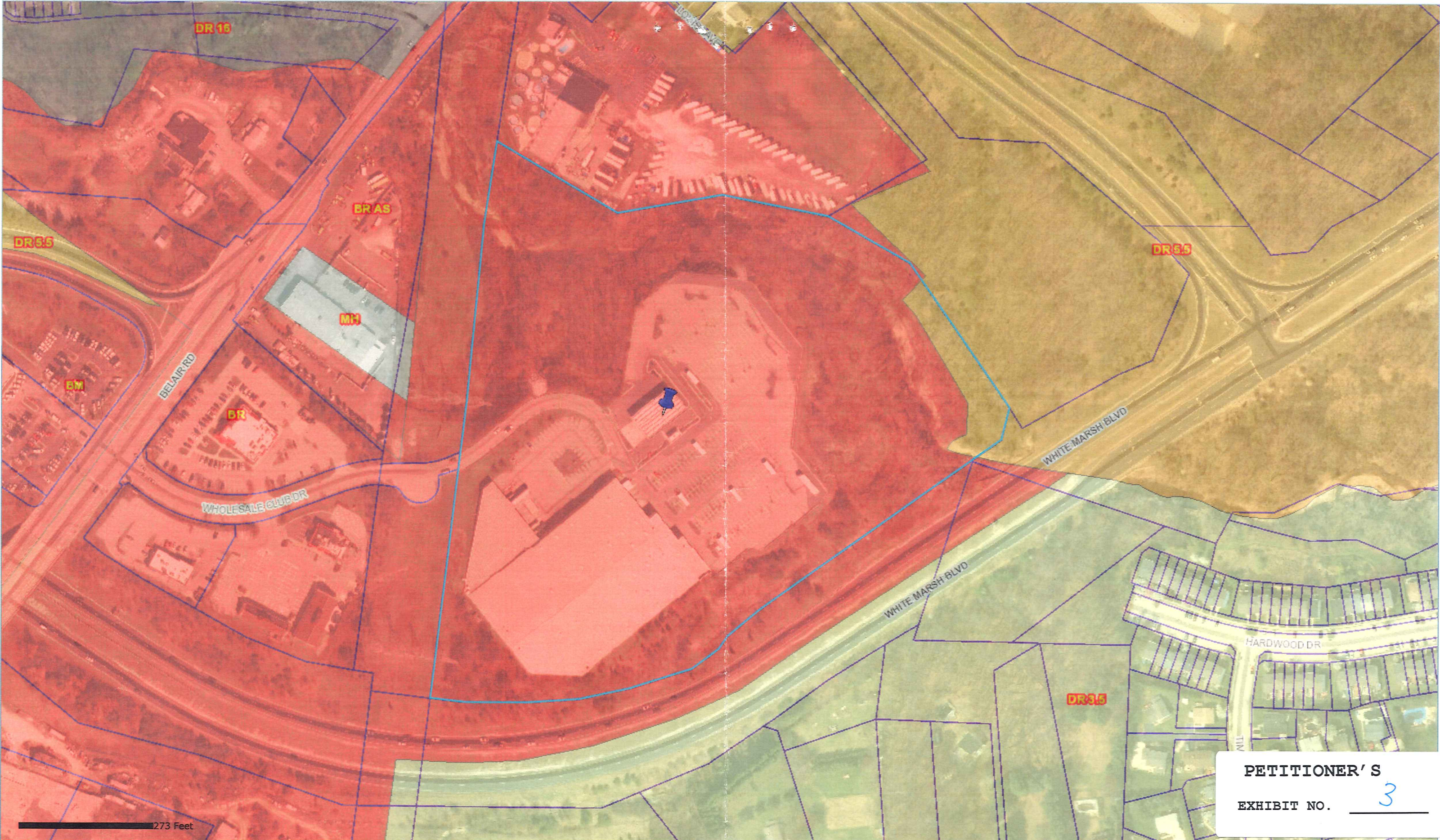
6TH COUNCILMANIC DISTRICT	
14TH ELECTION DISTRICT	BALTIMORE COUNTY, MARYLAND



THIS PLAN IS SEALED FOR ZONING PURPOSES
ONLY AND ILLUSTRATES INFORMATION OBTAINED
BY DEED AND BALTIMORE COUNTY GIS

[illegible]

Scale: 1"=100'	Field Crew:	
Date: 07/28/2013	Processed by: R.C.	
2 Project No: 80051.HS	Drawn by: R.C.	
	Project Manager: M.D.M.	
	Checked by:	Date:



273 Feet

PETITIONER' S
EXHIBIT NO. 3



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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