

IN RE: PETITION FOR VARIANCE

(Eastern Blvd.)

15th Election District

7th Councilman District

Michael & Athena Lakis

Legal Owners

Kingsville Holdings, LLC,

Contract Purchaser

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2014-0050-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, of Venable, LLP on behalf of the legal owners, Michael & Athena Lakis, and contract purchaser, Kingsville Holdings, LLC ("Petitioners"). Variance relief is sought pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §409.6.A.2, to allow 34 off-street 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 Lee Engle, Rick Richardson, Kirk Salvo and Richard Klemkowski. David H. Karceski, Esquire with Venable, LLP, 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), and the State Highway Administration (SHA).

Testimony and evidence revealed that the subject property is approximately 0.804 +/-

ORDER RECEIVED FOR FILING

Date

11/20/13

By

Sen

acres and is zoned BL-CCC. The site is improved with a large one story building that formerly housed a tavern. The building has been vacant for a year or more and the Petitioners propose to construct an addition onto the existing structure, along with an improved façade, and open a Dollar General store at the location. To do so requires variance relief.

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

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 property is irregularly shaped and adjoins a small parcel on which is erected a World War II memorial. These factors, along with the wide driveway opening required for truck access from Eastern Boulevard, render the site unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would indeed suffer a practical difficulty, since they would be unable to construct the proposed improvements. 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.

In its ZAC comment, the DOP proposed three conditions to be imposed in any final order granting relief. The Petitioners have agreed to construct the curb, gutter and sidewalk improvements referenced in the comment, and the Design Review Panel, which approved the project by letter dated November 18, 2013, did not impose any additional conditions. But the Petitioners believe that the condition regarding paving of the alley is inappropriate, and I agree. Counsel noted that the Petitioners do not own or claim any interest in the alley behind the site, and Mr. Karceski presented a deed to this effect. In these circumstances, I do not believe that I

ORDER RECEIVED FOR FILING

Date

11/20/13

By

SEN

would be authorized (even if I were so inclined) to order the Petitioners to make improvements to property they do not own.

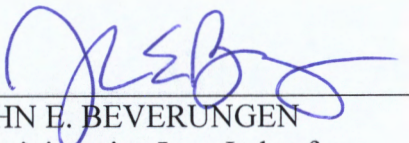
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 20th day of November, 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.A.2 to allow 34 off-street parking spaces in lieu of the minimum required 46 parking spaces, be and is hereby GRANTED.

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.
- Petitioners must complete at their own expense the curb, gutter and sidewalk improvements referenced in the DOP's ZAC comment dated October 1, 2013.

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 11/20/13
By Sln

KEVIN KAMENETZ
County Executive



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

November 20, 2013

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

RE: Petition for Variance
Property: Eastern Blvd.
Case No.: 2014-0050-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,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 519, 521, 525 Eastern Boulevard

which is presently zoned BL-CCC

Deed References: 13851-310, 13860-348

10 Digit Tax Account # 1504501411, 1504501410, &

Property Owner(s) Printed Name(s) Michael A. Lakis, Elaine G. Lakis, Athena M. Lakis

1525450210

(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 to allow 34 off-street parking spaces in lieu of the required 46 parking spaces.
409.6.A.2

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Kingsville Holdings LLC

Kirk Salvo, Authorized Representative

Name - Type or Print

Kirk Salvo

Signature

14 Back River Neck Road, Baltimore, MD

Mailing Address City State

21221 / 443-286-3101 / kirk.salvo@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

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):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

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 2014-0050-A

Filing Date 8/29/13

Do Not Schedule Dates:

Reviewer *BID*

ORDER RECEIVED FOR FILING 10/4/11

Date 11/20/13

By *Sen*

Petition for Variance

519, 521, 525 Eastern Boulevard

Legal Owners (Petitioners):

By: Michael A. Lakis
Michael A. Lakis

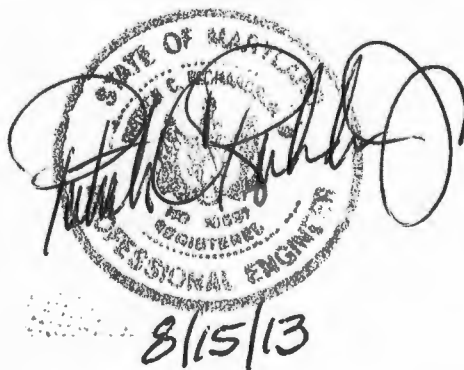
~~By: Elaine G. Lakis
Elaine G. Lakis~~

By: Athena M. Lakis
Athena M. Lakis
2901 Boston Street
Unit 402
Baltimore, MD 21224-4889

**ZONING DESCRIPTION
525 EASTERN BOULEVARD
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the south side of Eastern Boulevard, a right- of-way 80 feet in width, at a distance of 75' east from the centerline intersection of Eastern Boulevard and Margaret Drive, a right-of-way 50 feet in width, thence running and binding on the south side of the Eastern Avenue right-of-way (1) North 62 degrees 34 minutes 55 seconds East 200.00 feet, thence leaving perpendicular to Eastern Avenue (2) South 27 degrees 25 minutes 05 seconds East 145.00 feet to the north side of an alley 10 feet in width, thence binding on the north side of said alley (3) South 62 degrees 34 minutes 55 seconds West 200.00 feet, thence leaving perpendicular to the alley, (4) North 27 degrees 25 minutes 05 seconds West 145.00 feet to the point of beginning. Being Lots #20-23, Block 2C, Plat G in the subdivision of ESSEX as recorded in Baltimore County Plat Book #5, Folio #76.

Containing a net area of 0.665 acres or 29,000 square feet of land, more or less.



Item #0050

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/neighborhood 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: 2014-0050-A

Petitioner: Michael and Athena Lakis

Address or Location: 519, 521, and 525 Eastern Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams, Esquire

Address: Venable LLP

210 W. Pennsylvania Ave., Suite 500
Bowson, MD 21204

Telephone Number: (410) 494-6229

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

No. **102579**

Date: Aug 28 2013

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/28/2013 8/28/2013 10:11:58
 REG 1502 WALKIN JEAN JEE
 >>RECEIPT # 843103 8/28/2013
 Rept 5 528 ZONING VERIFICATION
 CE NO. 102579

Recpt Tot \$500.00
 \$500.00 CA \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000				6150				\$500.00

Total: \$500.00

Rec From: _____
 For: zoning hearing - case # 2014-0050-A

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0050-A

RE: Case No.: _____

Petitioner/Developer: _____

**Michael & Athena Lakis
Kingsville Holding, LLC**

November 13, 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: _____

519, 521 & 525 Eastern Blvd

October 24, 2013

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

Sincerely,

October 24, 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

October 24, 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 October 24, 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: # 2014-0050-A

519, 521 & 525 Eastern Boulevard

S/s Eastern Blvd., 75 ft. E/of centerline of Margaret Drive

15th Election District - 7th Councilmanic District

Legal Owner(s): Michael & Athena Lakis

Contract Purchaser/Lessee: Kingsville Holdings, LLC

Variance: to allow 34 off-street parking spaces in lieu of the required 46 parking spaces.

Hearing: Wednesday, November 13, 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.

10/450 Oct. 24

954272

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 24, 2013 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable, LLP
210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

410-494-6229

NOTICE OF ZONING HEARING

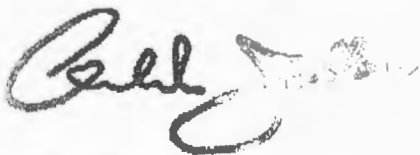
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CASE NUMBER: 2014-0050-A

519, 521 & 525 Eastern Boulevard
S/s Eastern Blvd., 75 ft. E/of centerline of Margaret Drive
15th Election District – 7th Councilmanic District
Legal Owners: Michael & Athena Lakis
Contract Purchaser/Lessee: Kingsville Holdings, LLC

Variance to allow 34 off-street parking spaces in lieu of the required 46 parking spaces.

Hearing: Wednesday, November 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
205 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

September 23, 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: 2014-0050-A

519, 521 & 525 Eastern Boulevard
S/s Eastern Blvd., 75 ft. E/of centerline of Margaret Drive
15th Election District – 7th Councilmanic District
Legal Owners: Michael & Athena Lakis
Contract Purchaser/Lessee: Kingsville Holdings, LLC

Variance to allow 34 off-street parking spaces in lieu of the required 46 parking spaces.

Hearing: Wednesday, November 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
205 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Kirk Salvo, 14 Back River Neck Road, Baltimore 21221
David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Mr. & Mrs. Lakis, 2901 Boston St., Unit 402, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., OCTOBER 24, 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.

MEMORANDUM

DATE: December 23, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0050-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 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
519, 521 & 525 Eastern Blvd; S/S Eastern *
Boulevard, 75' E of c/line Margaret Drive * OF ADMINSTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Micharl & Athena Lakis * HEARINGS FOR
Contract Purchaser(s): Kingsville Holdings LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2014-050-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

SEP 11 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of September, 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

CASE NO. 2014- 0050-A

CHECKLIST

Co
Re

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DRP Meeting
Nov 13, 2013
@ 6:00pm
per
Lynn Lanthan

9/13/13

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

N/C

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

FIRE DEPARTMENT

10/1/13

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

C

9/12/13

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/24/13

SIGN POSTING

Date:

10/24/13

by

Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

73-173-A

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~XXXX~~ we, Young Men's Democratic Organization Club, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b(1) of the Zoning Regulations of Baltimore County, to permit 23 parking spaces instead of the required 48

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Because of the present structure being very old and in need of extensive repair, it is necessary to replace the present building with a one-story masonry building.

See attached description.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition; and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

**YOUNG MEN'S DEMOCRATIC ORGANIZATION
CLUB, INC.**

By: Roy E. Gnagey
Roy E. Gnagey Real Owner
Chairman of the Board
Address: 523-525 Eastern Boulevard
Baltimore, Maryland 21221

Contract purchaser

Address

Robert J. Romadka
Petitioner's Attorney
Address 809 Eastern Boulevard
Baltimore, Maryland 21221

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of December, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of February, 1973, at 100 o'clock

P. M.

Alvin C. Henson
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE February 16, 1973

BY Devin J. Garry

3-173-A
183

YOUNG MEN'S DEM. ORG. CLUB
INC. - 523-525 Eastern Ave.
Baltimore, Md. 21221

Item # 0050

ORDER RECEIVED FOR FILING

DATE January 16, 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

Variance to permit twenty-three (23) parking spaces to be granted instead of the required forty-eight (48) spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of February, 1973, that the herein Petition for a Variance should be and the same is granted. From and after the date of this Order, to permit twenty-three (23) parking spaces instead of the required forty-eight (48) spaces, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

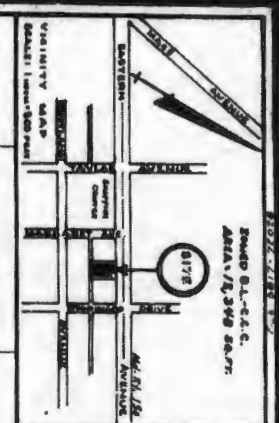
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

2000 D.L.C.C.
AREA 1/2, 300 00 FT.



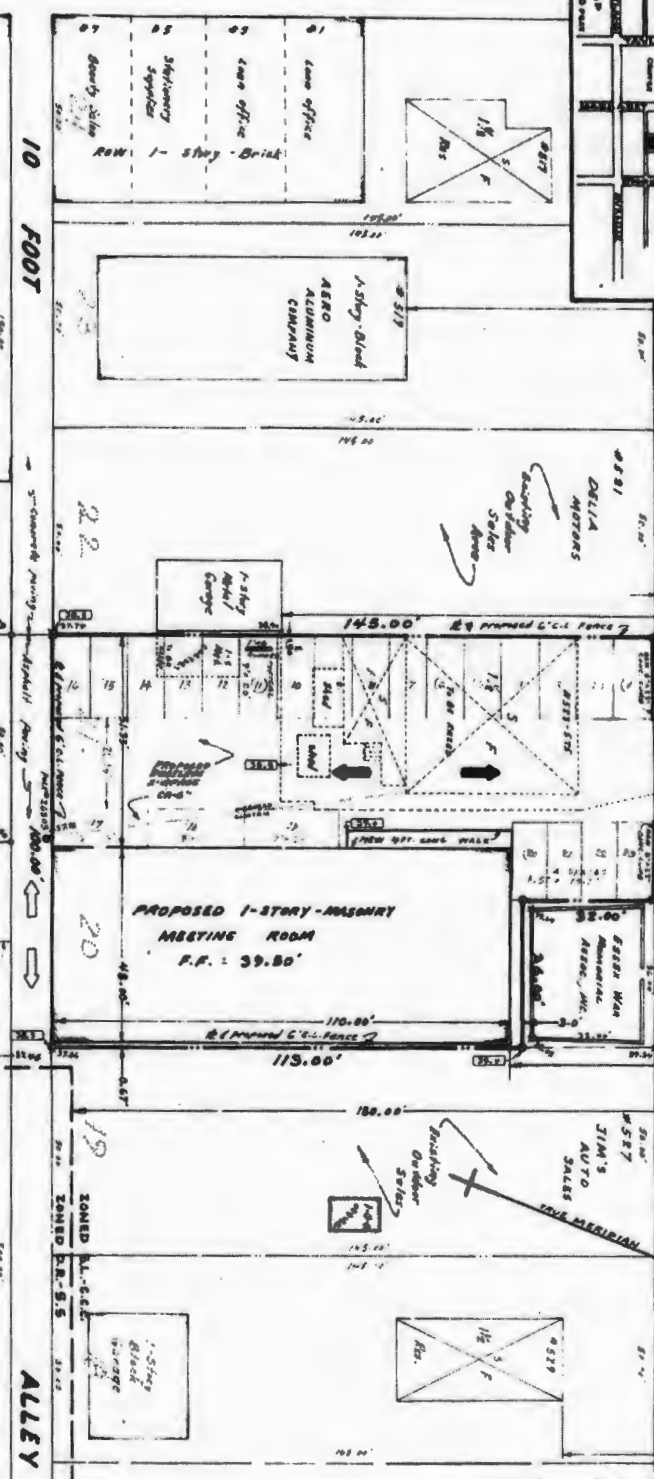
MARGARET (50 FT. R/W) AVENUE ONE WAY →

**EASTERN
(50 FT. R/W)
EASTBOUND
LANES**

**AVENUE
(MD. R.D. 150)**

PARKING DATA

TOTAL PARKING AREA 10,337 sq. ft.
TOTAL PARKING AREA 10,337 sq. ft.
TOTAL PARKING AREA 10,337 sq. ft.



LEGEND & SITE NOTES

- EXISTING SHOT ELEVATIONS
- PROPOSED SHOT ELEVATIONS
- EXISTING TRAFFIC PLAN
- PROPOSED TRAFFIC PLAN
- ALL DIMENSIONS REFER TO D.C.M.D. 80°-X-67°44'
- ALL DIMENSIONS FOR 4' EASEMENT AROUND
- ALL DIMENSIONS CORRESPOND TO 10% SLOPE

BLIND 4' ON A W.P.C. 5/76

PLATE 4' ESSEX

United Methodist Church
(96 at 600 Maryland Ave)

OFFICE COPY

ZONED D.L.C.C.C.
ZONED D.R.-S.S.



**PLAT TO ACCOMPANY
PETITION FOR VARIANCE**

523 - 525 EASTERN AVENUE
LOCATED IN 15TH ELECTION DISTRICT OF
DISTRICT OF COLUMBIA, ESSEX, MARYLAND

APPROVED BY
Samuel P. Francis
3200 Swarthmore Road
Baltimore, Md. 21207

→ 8 WAY → **MARYLAND (50 FT. R/W) AVENUE**

Scale: 1 inch = 20 feet

October 27, 1972

WOODWARD DRIVE
(50 FT. R/W)
2 WAY →
ZONED D.L.C.C.C.



KEVIN KAMENETZ
County Executive

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

November 6, 2013

Michael A. & Athena M. Lakis
2901 Boston Street
Unit 402
Baltimore MD 21224-4889

RE: Case Number: 2014-0050 A, Address: 519, 521 & 525 Eastern Boulevard

Dear Mr. & Ms. Lakis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 28, 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 H. Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204
Kingsville Holdings LLC, Kirk Salvo, 14 Back River Neck Road, Baltimore MD 21221

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



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

Date: 9-12-13

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

RE: Baltimore County
Item No. 2014-0050-A
Variance
Michael A. Lakis & Athena M.
Lakis
519, 521, 525 Eastern Boulevard
MD 150
Dollar General.

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 9-9-13. A field inspection and internal review reveals that an entrance onto MD 150 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2014-0050-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

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

November 19, 2013

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

John E. Beverungen
Administrative Law Judge
for Baltimore County
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

NOV 19 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: 525 Eastern Boulevard
Case No. 2014-50-A

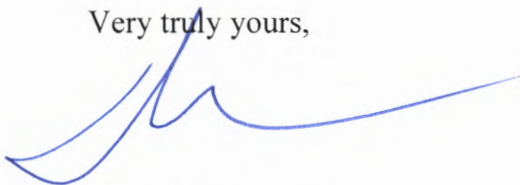
Dear Judge Beverungen:

As you are aware, I represent Kingsville Holdings LLC, Petitioner in Case No. 2014-50-A, and I am writing to you regarding the parking variance requested in this matter. On the afternoon of the public hearing, I requested that your Opinion and Order not be issued until the Design Review Panel ("DRP") provided a written decision for the project. The DRP meeting was held the evening of Wednesday, November 13, 2013, and a copy of the DRP's letter of approval, dated November 18, 2013, is enclosed for your review and inclusion in the County's permanent case file.

Prior to the DRP meeting, Petitioner was concerned with the possibility of the DRP requiring changes to the proposed site layout that would require Petitioner to reappear before you for modification of the Petition and site plan, accepted into evidence as Petitioner's Exhibit No. 1. The DRP did not require any revisions to Petitioner's Exhibit No. 1.

At this time, Petitioner respectfully requests that you issue the Order and Opinion in the case.

Very truly yours,



David H. Karceski

DHK:cak
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10/1/13
wcl

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

DATE: October 1, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 519, 521, 525 Eastern Boulevard

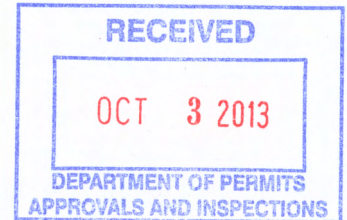
INFORMATION:

Item Number: 14-050

Petitioner: Kingsville Holdings, LLC

Zoning: BL-CCC

Requested Action: Variance



SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan to allow 34 spaces in lieu of 46 for a 3,538 square foot addition to an existing building.

The property is located within the Essex Design Review Area. The building plans, elevations, and materials shall be reviewed by the Design Review Panel (DRP) to determine if they are appropriate for the Essex Commercial Revitalization Area. The Panel's recommendation is binding on the Administrative Law Judge, and on agencies, unless the ALJ or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented per Section 32-4-203 of the Baltimore County Code. As such the ALJ should not render a decision without the input of the DRP.

The following comments are conditions of approval from the Department of Planning.

- The existing vehicular entrance shall be removed and curb, gutter and sidewalk installed. The new curb, gutter and sidewalk shall match the existing curb, gutter and sidewalk along the street frontage of the adjacent properties.
- The rear alley bordering this property is in poor condition and has poor drainage. There is a deep depression/pothole in the alley where a large puddle of water forms after a rainstorm. The puddle of water typically remains several days after a rainstorm. If the variance request is granted, the petitioner should be required to repave the entire width of the abutting alley segment and correct the existing drainage problem.
- Building elevations, signage, exterior lighting and all other site improvements shall be in accordance with the recommendations of the DRP.

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

Prepared By:

Division Chief:

AVA/LL:cjm

c: Jenifer Nugent, Department of Planning
Krystle Patchak, Department of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 519, 521, 525 Eastern Boulevard

INFORMATION:

Item Number: 14-050

Petitioner: Kingsville Holdings, LLC

Zoning: BL-CCC

Requested Action: Variance

RECEIVED

OCT 04 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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Prepared By:

Division Chief:

AVA/LL:cjm

c: Jenifer Nugent, Department of Planning
Krystle Patchak, Department of Planning

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: September 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For September 16, 2013
Item No. 2014-0047, 0048, 0049, 0050, 0051, 0052, 0054, 0055, 0056,
0057, 0058 and 0059

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

DAK:CEN
Cc: file

JB 11-13-13
2014-0050-A

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: November 18, 2013

FROM: Andrea Van Arsdale, Director
Department of Planning

RECEIVED

NOV 19 2013

SUBJECT: Design Review Panel – Approval

PROJECT NAME: Dollar General, 525 Eastern Boulevard

OFFICE OF ADMINISTRATIVE HEARINGS

PROJECT: DRP # 548, ZAC # 2014-050

PROJECT TYPE: Commercial, Essex

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

John DiMenna, Ed Hord, Richard Jones, Shannon Comer Dodge, Mitch Kellman

PROJECT DESCRIPTION:

Dollar General is proposing to add on to an existing vacant building located on the south side of Eastern Boulevard. Kingsville Holdings LLC is the contract purchaser of the property. The property is improved with a one-story metal and concrete building of approximately 5,472 SF on the east side of the property. A parking lot, consisting of gravel and paving with no striping as well as a 10 ft alley is located to the rear of the property. There is a war memorial that is to remain in front of the existing building enclosed by a stone wall.

The applicant proposes to construct an addition of 3,538 SF to the west side of the existing building, which will result in a total of 9,010 SF. The building will have a new façade with an entrance at the northwest corner of the building, a loading area at the southwest corner of the building, and 34 parking spaces on the west side of the building. Repaving of the lot is proposed along with landscaping along the west side of the site.

David Karceski, of Venable LLP, addressed the Panel to discuss the variance request. This proposal is the subject of a variance request, ZAC 14-050, to allow 34 off street parking spaces in lieu of the 46. The hearing for the request was earlier in the day and the parking variance was approved, subject to any conditions made by the Design Review Panel.

Rick Richardson, engineer for the project, discussed the site layout. He described the need for the variance as well as the relocation of the entrance to the site and the landscaping proposed. John Chalk of

11/20/13
WU

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: November 18, 2013

FROM: Andrea Van Arsedale, Director
Department of Planning

SUBJECT: Design Review Panel – Approval

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Subject: Approval (Design Review Panel)

Project name: Dollar General, 525 Eastern Boulevard

Project #: DRP 548

JPC Architects addressed the building elevations. The existing building is constructed of metal siding which will be resurfaced with EIFS and banding as well as a brick base to match the addition.

Two signs are proposed on the building as well as a freestanding sign along Eastern Boulevard. Cutoff lighting is also proposed along the property lines. A dumpster will be provided and enclosed at the rear of the site.

DISPOSITION:

Mr. Hord made a motion to approve the project as submitted. The motion was seconded by Mr. Kellman and approved by acclamation at 6:51 p.m.

This project is also subject to a zoning case, ZAC # 2014-050, whereby final approval is subject to an Administrative Law Judge decision.

LL:kp: File

c: DRP members in attendance

Rick Richardson, Richardson Engineering, LLC

John Chalk, JPC Architects

David Karceski, Venable LLP

Lawrence Stahl, Managing Administrative Law Judge

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 1504501411	
Owner Information		
Owner Name:	LAKIS MICHAEL A/ELAINE G LAKIS ATHENA M	Use: COMMERC Principal Residence: NO
Mailing Address:	2901 BOSTON ST UNIT 402 BALTIMORE MD 21224-4889	Deed Reference: 1) /13851/ 00: 2)
Location & Structure Information		
Premises Address:	519 EASTERN BLVD 0-0000	Legal Description: 50 E MARG. ESSEX
Map: 0097	Grid: 0008	Parcel: 0370
Sub District:	Subdivision: 0000	Section: A
Block: 2C	Lot: 23	Assessment Year: 2012
		Plat No:
		Plat Ref:
		Town: NONE
Special Tax Areas:		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		7,500 SF
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	77,500	67,500
Improvements	0	0
Total:	77,500	67,500
Preferential Land:	0	0
Transfer Information		
Seller: DWC TRUST HOLDING COMPANY	Date: 06/24/1999	Price: \$135,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13851/ 00310	Deed2:
Seller: DAVID W CHERTKOF -TRUST	Date: 12/21/1982	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06467/ 00699	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **1504501411**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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

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



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

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Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

<u>View Map</u>	<u>View GroundRent Redemption</u>	<u>View GroundRent Register</u>
Account Identifier:	District - 15 Account Number - 1504501410	
Owner Information		
Owner Name:	LAKIS MICHAEL A LAKIS ELAINE G LAKIS ATHENA M	Use: COMMERCIAL
Mailing Address:	2901 BOSTON ST UNIT 402 BALTIMORE MD 21224-4889	Principal Residence: NO Deed Reference: 1) /13851/ 002) 2)
Location & Structure Information		
Premises Address:	521 EASTERN BLVD 0-0000	Legal Description: 100 E MAR ESSEX
Map: 0097	Grid: 0002	Parcel: 0371
Sub District:	Subdivision: 0000	Section: A
Block: 2C	Lot: 22	Assessment Year: 2012
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 7,250 SF
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	77,200	67,500
Improvements	0	0
Total:	77,200	67,500
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
Transfer Information		
Seller: DWC TRUST HOLDING COMPANY	Date: 06/24/1999	Price: \$135,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13851/ 00310	Deed2:
Seller: DAVID W CHERTKOF -TRUST	Date: 12/21/1982	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06467/ 00699	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status:	No Application	

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **15** Account Number: **1504501410**

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

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Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrations
Account Identifier:	District - 15 Account Number - 1525450210	
Owner Information		
Owner Name:	LAKIS MICHAEL A LAKIS ELAINE G LAKIS ATHENA M	Use: COMME
Mailing Address:	2901 BOSTON ST UNIT 402 BALTIMORE MD 21224-4889	Principal Residence: NO Deed Reference: 1) /13860 2)
Location & Structure Information		
Premises Address:	525 EASTERN BLVD 0-0000	Legal Description: LT 20-21 525 EAS ESSEX
Map: 0097	Grid: 0008	Parcel: 0370
Sub District:	Subdivision: 0000	Section: A
Block: 2C	Lot: 20	Assessment Year: 2012
Special Tax Areas:		Plat No: Plat Ref:
		NONE
Town:		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1973	5500	14,500 SF
Stories	Basement	Type
		CLUB HOUSE
Exterior	Full/Half Bath	Garage
Last Major Renov:		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	194,500	194,500
Improvements	123,000	109,600
Total:	317,500	304,100
Preferential Land:	0	0
Phase-in Assessments		
		As of
		07/01/2013
		07/01/
Transfer Information		
Seller: YOUNG MENS DEM ORG CLUB	Date: 06/28/1999	Price: \$150,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13860/ 00348	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **15** Account Number: **1525450210**

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

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CASE NAME 525 Eastern Blvd
CASE NUMBER 2014-50-A
DATE 11/13/13

[illegible]

Case No.: 2014-0050-A

Exhibit Sheet

Petitioner/Developer

Protestants

DJ
12-23-13

SLW
11-20-13

No. 1	Site plan	
No. 2	Richardson CV	
No. 3	My Neighborhood Map	
No. 4	Map showing Essex Revital. District	
No. 5	Photos of existing building	
No. 6	photos of vicinity	
No. 7	Elevation - Dollar General store	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

Patrick C. Richardson, Jr., PE
30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

EDUCATION

BSCE University of Delaware, 1982

Professional Engineer in Maryland 1988, Virginia 1993, Washington DC 1997, Delaware 1997

WORK EXPERIENCE

October 1999 to Present, Richardson Engineering, LLC

Owner of engineering firm specializing in Commercial and Residential Land Development. Work includes preparation of zoning plats, site development plans and project management for site development projects. Projects including: Giant Food Stores in Baltimore City and County, Krispy Kreme Stores in Maryland, Verizon switch station expansions in Maryland, Parkway 100 and Techwood Center in Anne Arundel County, and Columbia Technology Campus in Howard County.

July 1999 to September 1999, Purdum and Jeschke, LLC

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland. Projects including: Loyola College play fields, Baltimore City, Md.; St Paul's Lutheran Church, Baltimore Co.; Red Star Yeast, Baltimore City; Giant Food Stores in Baltimore City.

February 1997 to June 1999, William Monk, Inc.

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland and Washington DC.

Major projects including: Edmondson Square Shopping Center, Baltimore City, Md. Amoco Oil Company, sites in Baltimore, Anne Arundel, Prince George's, Howard and Baltimore City. Chick-fil-A Restaurant, Baltimore, Anne Arundel and Frederick Co., Md. International Trade Center Office Warehouse, Anne Arundel Co. Md. KFC Restaurants in Maryland and Washington DC.

April 1986 to Jan. 1997, STV Incorporated

Project Manager in the Site Development Department. Responsible for supervision of the preparation of design documents for the department, including review and sealing all documents submitted to reviewing agencies.

Major projects including: The New International Terminal at BWI Airport: Responsible for management of the civil aspects of the site construction including airfield taxiway and hardstand construction, reconstruction of the existing roadways and extension of the upper level roadway bridge to service the building addition. FILA Warehouse - 650,000 SF warehouse in Brandon Woods Industrial Park, Anne Arundel County, Md. Work included coordination with ongoing infrastructure grading, utilities, construction and sediment control for the adjacent activities. FILA Warehouse - 500,000 SF warehouse in Holabird Industrial Park, Baltimore City, Md. Work included getting permission to construct across Municipal Utilities, and Chesapeake Bay Critical Area mitigation. Amoco Oil Company Convenience

PETITIONER'S

EXHIBIT NO.

2

Mart on Route 140 and Sandymount Road, Carroll County, Md. Blockbuster Video - New store in Jacksonville, Baltimore County, Md. EXXON Company USA - Demolish and Rebuild' Belvedere and York Roads, Baltimore City, Md. Parkway Crossing Shopping Center - Work included reconstruction for several stores, and a new culvert and access from Perring Parkway including a State Highway Access Permit and WRA approval. Old Dominion Freight Lines - 25,000 SF Addition to existing warehouse, Howard County, Md. Ashton Meadows 300 unit apartment complex in Howard County, Md. Sunrise House of Towson 56 unit three story assisted living facility, Baltimore County, Md. SCM Chemicals Hawkins Point Plant Numerous projects including (2) million gallon tanks and secondary containment, chlorinator replacement, railroad track improvements, technical center building addition and secondary containment for existing tanks. Work included a stormwater management master plan for the facility, Chesapeake Bay Critical Area mitigation and railroad track design. National Gypsum - Canton Plant expansion including dock improvements, storm water management for the Chesapeake Bay Critical Area, grading, utilities, and sediment control. Bayview Medical Campus - Design of infrastructure for the first phase of development of the campus including 0.6 mile road and utilities, and a 19 acre park with a pond.

February 1985 to March 1996, Spellman, Larson and Associates
Engineer/Designer/Draftsman for land development projects in Baltimore County

May 1982 to January 1985, CBI Industries
Engineer for construction of steel plate structures. Field engineer responsible for layout of materials, and coordination with field personnel. Worked on the Peach Bottom No. 2 Recirculation and Reheat Piping Replacement preparing procedures and policies for the construction and field supervision of the work.

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax: 443-901-1208



Existing Building



Properties to the east of the site south side of Eastern Boulevard

PETITIONER' S

EXHIBIT NO. 6



Northeast of site on north side of Eastern Boulevard



Northwest of site

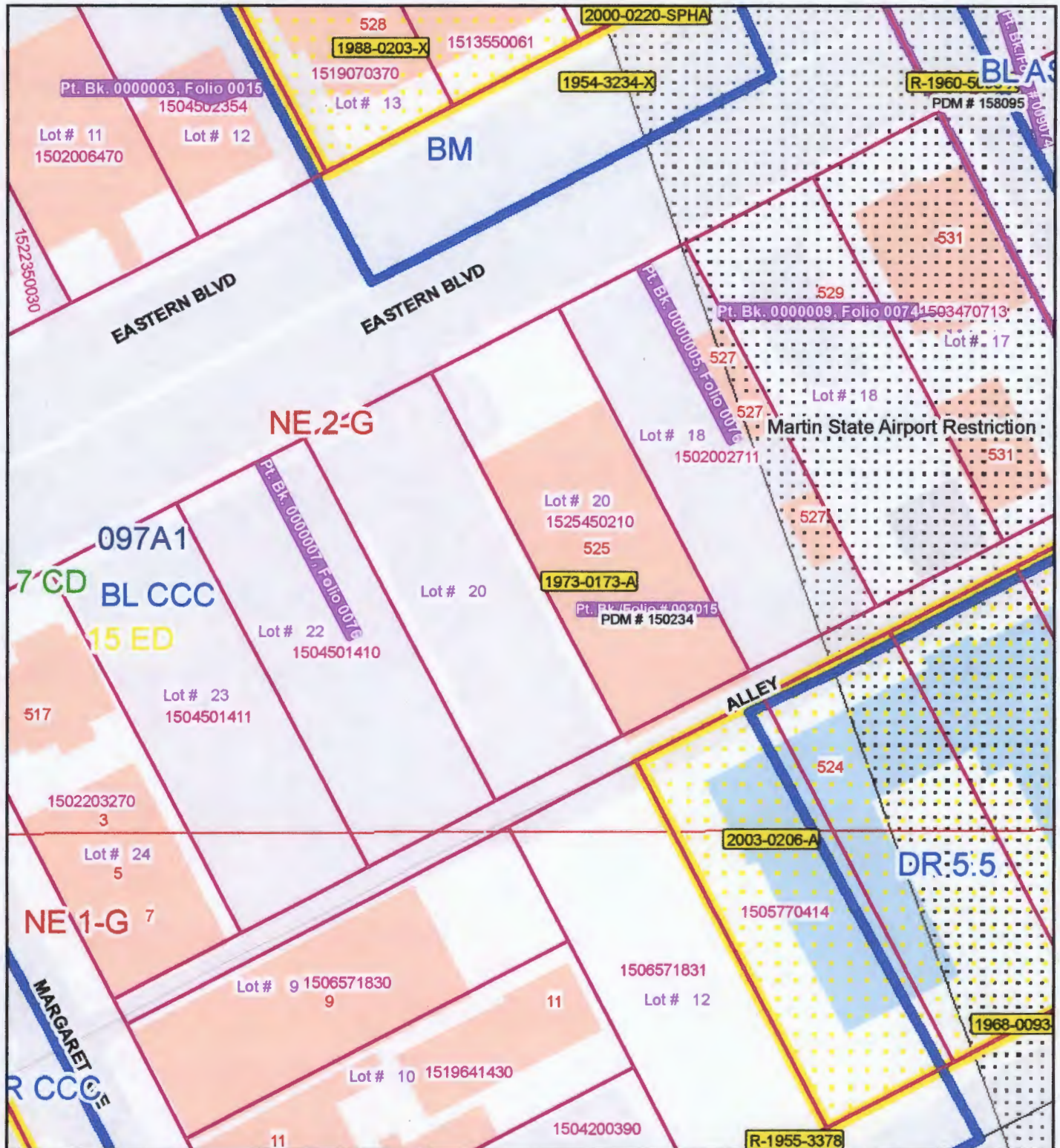


North of Site



Northeast of Site

525 Eastern Avenue



Publication Date: 8/27/2013



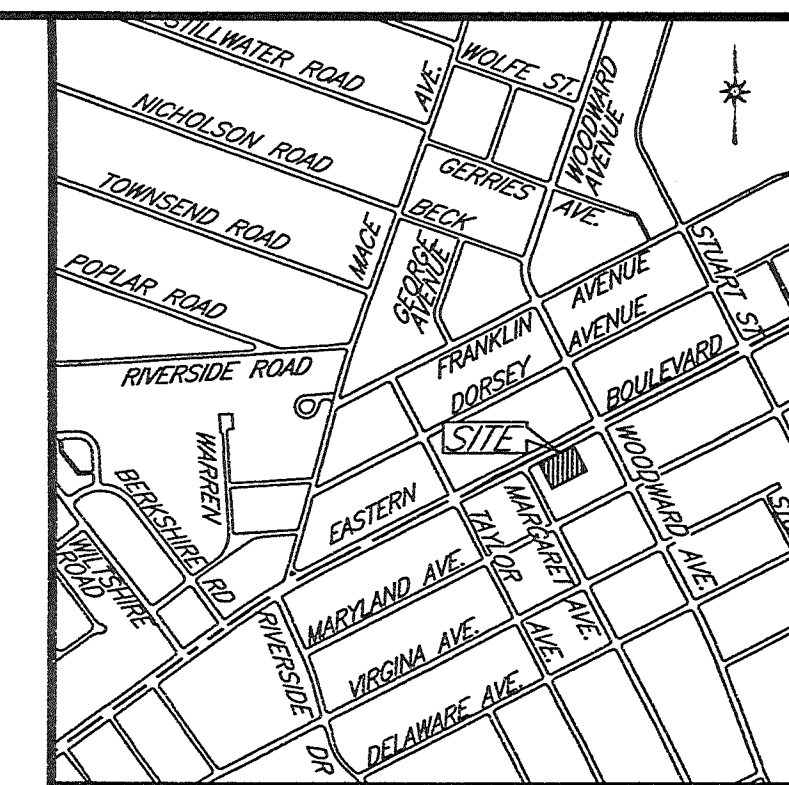
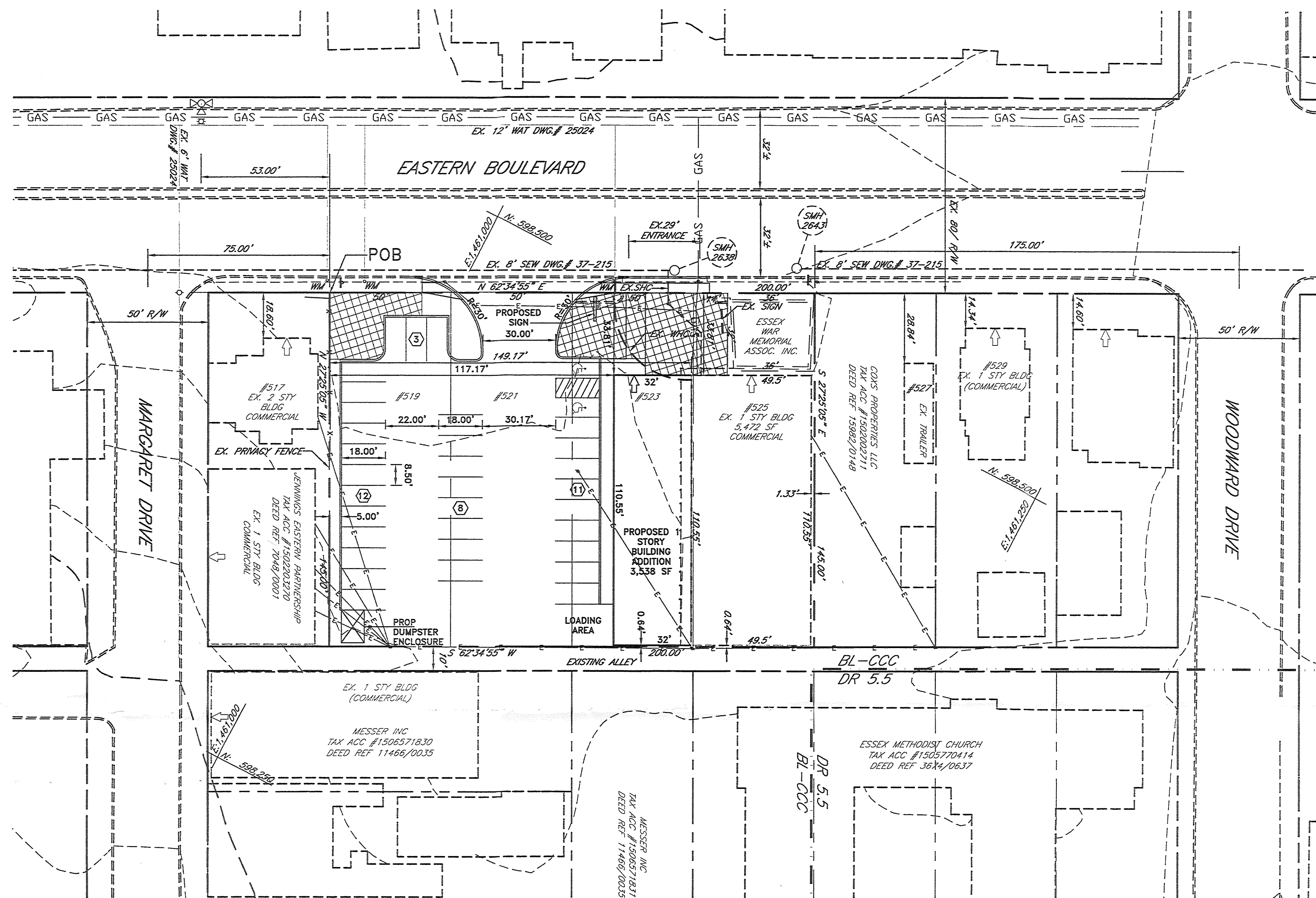
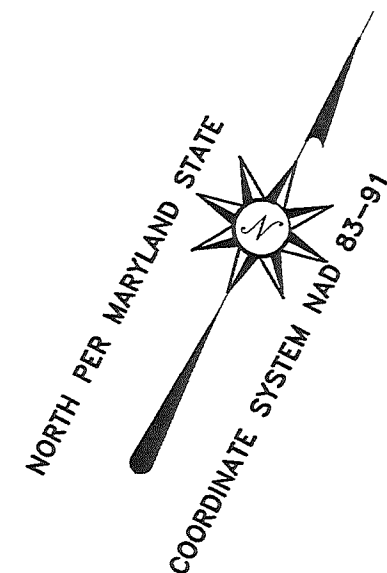
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0050



GENERAL NOTES:

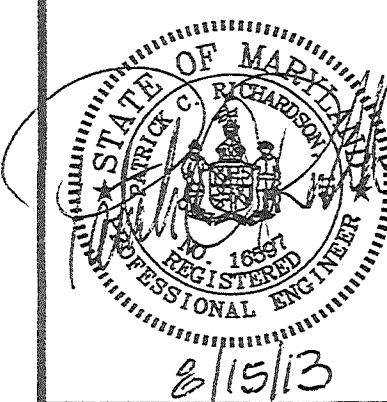
- OWNER: MICHAEL A. LAKIS, ELAINE C. LAKIS & ATHENA M. LAKIS
2901 BOSTON STREET, UNIT 402
BALTIMORE, MARYLAND 21224-4889
PHONE: (443) 388-3101
- CONTRACT PURCHASER: KINGSVILLE HOLDINGS, LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MD 21221
- SITE AREA: 29,000 SF OR 0.665 AC.±
GROSS AREA: 35,000 SF OR 0.804 AC.±
- DEED REF: 13860/348 & 13851/310
- TAX ACCOUNT: 1525450210, 1504501410 & 150450411
- COUNCILMANIC DISTRICT: 7TH
- TAX MAP #97, PARCEL #370 & 371
- ZONING: BL-CCC
(PER 1"-20" ZONING MAP 097A1)
- PRIOR ZONING HISTORY: CASE 1973-0173A. TO PERMIT 23 SPACES IN LIEU OF THE REQUIRED 48 SPACES. GRANTED FEBRUARY 1973. CASE PERTAINED TO #523 & #525 EASTERN AVENUE ONLY.
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES:
EXISTING: TAVERN
PROPOSED: RETAIL
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- THE SITE IS NOT SITUATED WITHIN A FLOOD ZONE. (FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100440F PANEL 440 OF 580 DATED SEPTEMBER, 2008.)
- PARKING:
REQUIRED: 9,010 SF @ 5 SPACES PER 1,000SF = 46 SPACES
PROVIDED: 34 SPACES.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- EX. BLDG (1 STOREY) 5,472 SF
PROP. BLDG (1 STOREY) 3,538 SF
TOTAL 9,010 SF
- FLOOR AREA RATIO (FAR)
PROPOSED FLOOR AREA = 9,010 SF
SITE AREA = 29,000 SF
FAR = 9,010 SF/29,000 SF = 0.31
PERMITTED FAR = 4
- AMENITY OPEN SPACE
REQUIRED: 0.2
PROVIDED: 0.31
(2,773 SF A.O.S. / 9,010 SF BLDG. AREA = 0.31)
- BASIC SERVICE MAP AREAS:
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS
REQ. PROP.
FRONT 10' 33'
SIDE 0' 1'
REAR 0' 0'

#2014-0050-A

R22

Richardson Engineering, LLC

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



PLAN TO ACCOMPANY ZONING PETITION FOR DOLLAR GENERAL 525 EASTERN BOULEVARD

BALTIMORE COUNTY MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2015

REVISIONS	DRAWN BY: DNM	DESIGNED BY: DNM	SCALE: 1"=30'
	DATE: 08-13-13	JOB NO.: 13066	SHEET NO.: 1 OF 1

Ref: Plan No. 1

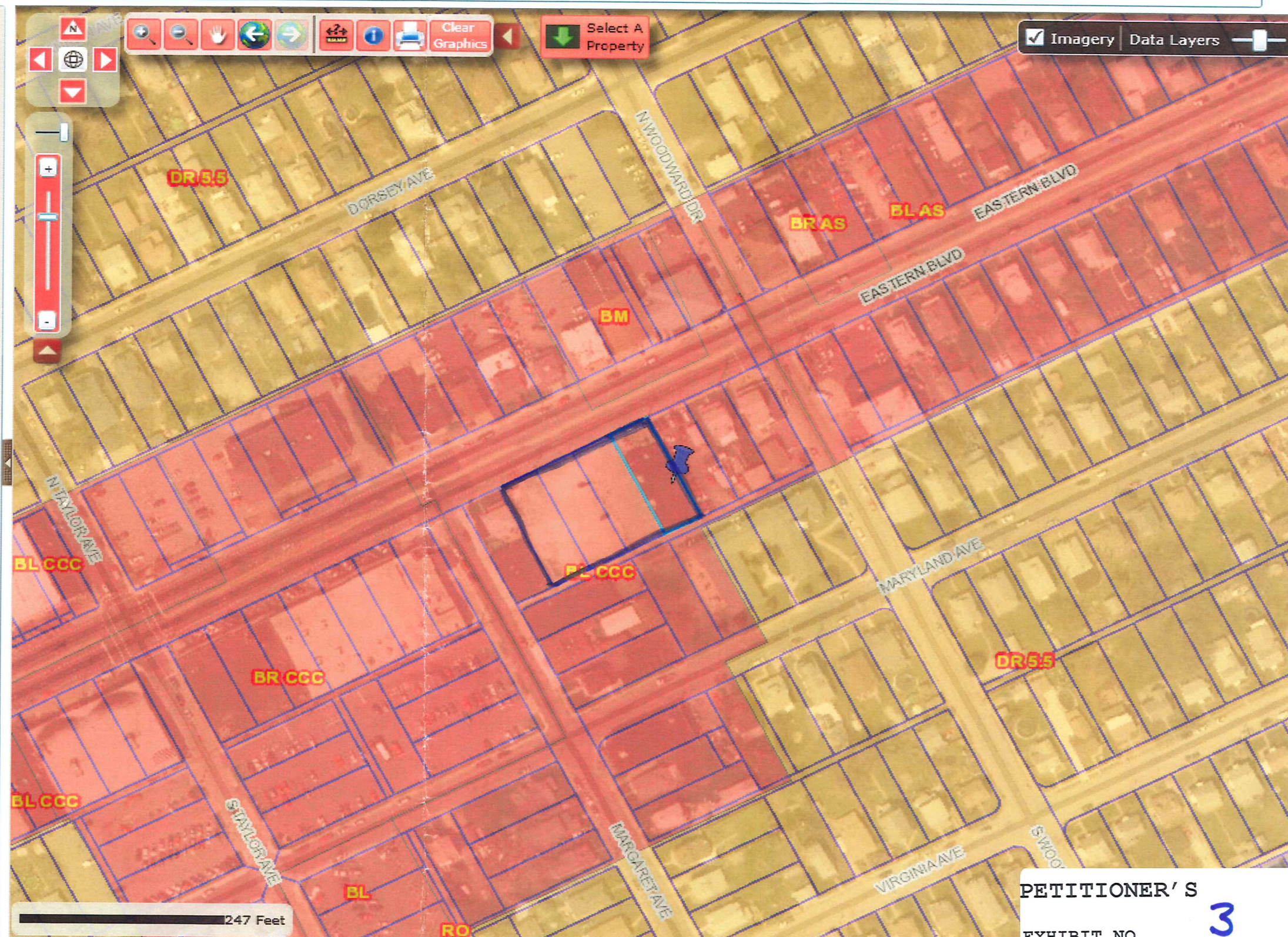
Get Data

BALTIMORE COUNTY, MARYLAND

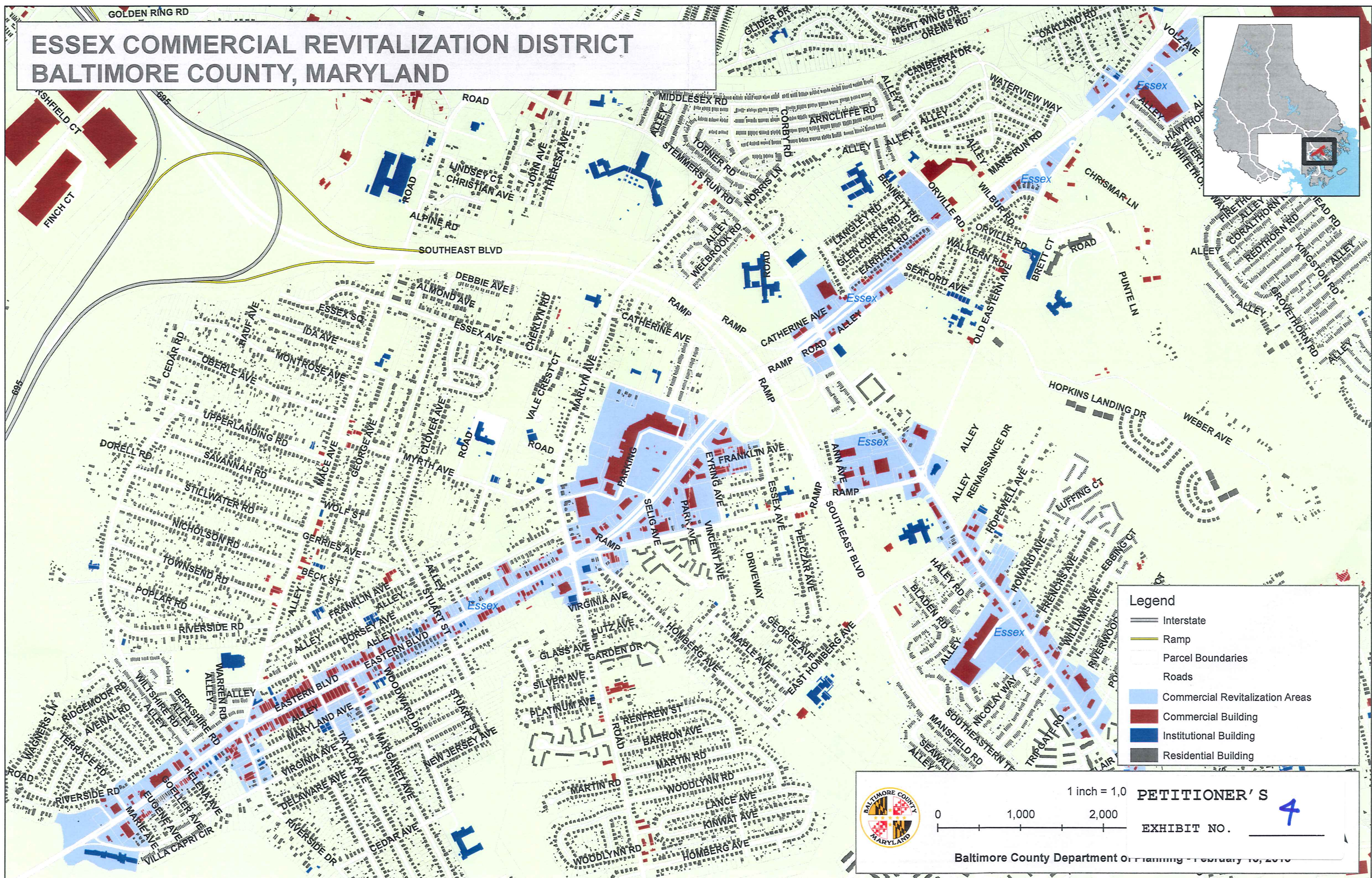
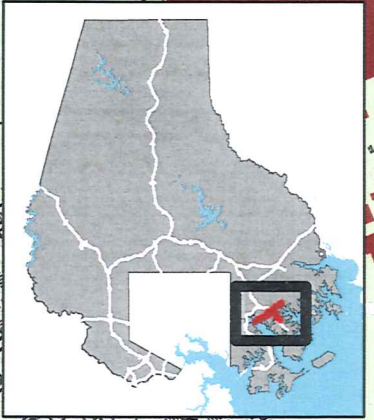
Bicycle Facilit

Middle School [More >](#)

Zoning Review Office FAQ
Department of Planning - Zoning Information
Board of Elections - Who Is My Representative
Maryland State Board of Elections
U.S. Census Bureau - American Fact Finder
Department of Planning - Demographic Research



ESSEX COMMERCIAL REVITALIZATION DISTRICT BALTIMORE COUNTY, MARYLAND



- Legend**
- Interstate
 - Ramp
 - Parcel Boundaries
 - Roads
 - Commercial Revitalization Areas
 - Commercial Building
 - Institutional Building
 - Residential Building



1 inch = 1,0
0 1,000 2,000

PETITIONER'S
EXHIBIT NO. 4



Baltimore County . Design Review Panel Presentation

525 Eastern Boulevard . Baltimore, Maryland 21221



Looking North at Existing Building



Looking East at Existing War Memorial



PETITIONER' S

EXHIBIT NO.

5



PETITIONER'S
EXHIBIT NO. 7