

IN RE: PETITION FOR VARIANCE

(16 Greenmeadow Drive)

8th Election District

3rd Councilman District

The Meadows LLC, Mona Family LLLP

Legal Owners

Brotman Financial Group, Inc., *Lessee*

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0051-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, The Meadows LLC, Mona Family LLLP, and lessee, Brotman Financial Group, Inc. ("Petitioners"). The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §450.4, Attachment 1.5(d)(V) to allow a wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance. 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 Michelle Roberts and Paul Ratych. David H. Karceski, Esquire and Justin Williams, Esquire with Venable, LLP, appeared as counsel and represented the Petitioners. Two community members (Eric Rockel & Debbie Henninger) attended the hearing and expressed certain concerns, which will be included as conditions to the Order which follows. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

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

Testimony and evidence revealed that the subject property is approximately 1.490 +/-

ORDER RECEIVED FOR FILING

Date

11/14/13

By

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acres and zoned RO-BL. The property is improved with an office building, and the second largest tenant in the building (Brotman Financial Group, Inc.) would like to erect a wall mounted enterprise sign, but requires variance relief to do so. The largest tenant in the building (Long and Foster) was granted variance relief in Case No.: 2013-0139-A to install a sign which is similar in size and appearance to the sign proposed in this case.

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. As noted in the earlier case, there is a significant topographical change throughout the property, which along with the irregular shape of the parcel renders it unique.

If the B.C.Z.R. were strictly interpreted the Petitioners would indeed suffer a practical difficulty, since they would be unable to install the sign to announce their presence in the building, and a representative of Brotman indicated that clients frequently complain about the lack of signage. 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.

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 14th day of November, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief

ORDER RECEIVED FOR FILING

Date

11/14/13

By

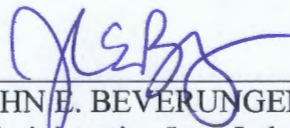
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pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4, Attachment 1.5(d) (V) to allow a wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance, be and is hereby GRANTED.

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.
- There shall be no more than two (2) wall mounted signs on the exterior of the building on the subject premises.
- Should Brotman vacate the premises, the sign approved herein shall be removed within 90 days of the tenant's departure.
- The variance relief granted herein shall be personal to Brotman, and shall not run with the land.

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 11/14/13
By sln

JB /
2-20-13

IN RE: PETITION FOR VARIANCE

(16 Greenmeadow Dr.)

8th Election District

3rd Councilman District

The Meadows LLC, Mona Family, LLLP,

Mona Management, Inc.

Legal Owners/ Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0139-A

* * * * *

OPINION AND ORDER

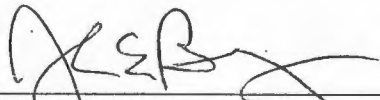
This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of The Meadows LLC, Mona Family, LLLP, and Mona Management, Inc., the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests were Mark Knott (on behalf of the owners) and Paul Ratych, a licensed surveyor who prepared the site plan.. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. There were no substantive comments from any of the County reviewing agencies.

THEREFORE, IT IS ORDERED, this 21st day of February, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance, be and is hereby GRANTED.

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



KEVIN KAMENETZ
County Executive

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

November 14, 2013

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

RE: Petitions for Variance
Property: 16 Greenmeadow Drive
Case No.: 2014-0051-A

Dear Counsel:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Michelle Roberts, 16 Greenmeadow Drive # 20, Timonium, Maryland 21093
Paul Ratych, 7427 Harford Road, Baltimore, Maryland 21234
Eric Rockel, 1610 Riderwood Drive, Lutherville, Maryland 21093
Debbie Henninger, 100 Greenmeadow Drive, Timonium, Maryland 21093



PETITION FOR ZONING HEARING(S)

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

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

Address 16 Greenmeadow Drive which is presently zoned RO, BL

Deed References: 10 Digit Tax Account # 1900011848

Property Owner(s) Printed Name(s) The Meadows LLC

(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

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:

Brotman Financial Group, Inc.

Eric Brotman, President

Name- Type or Print

Signature

16 Greenmeadow Drive, Suite 201, Timonium, MD

Mailing Address City State

21093 410-252-4555

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):

The Meadows LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

SEE ATTACHED SHEET

Mailing Address City State

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 2014-0051-A

Filing Date 8/28/13

Do Not Schedule Dates:

Reviewer AT

ORDER RECEIVED FOR FILING

Date 11/14/13

By Sen

**Attachment to
Petition for Variance**

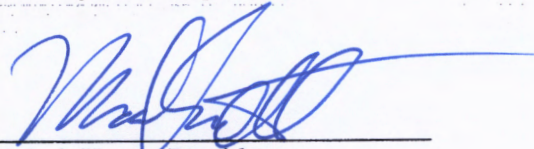
16 Greenmeadow Drive

Legal Owners (Petitioners):

The Meadows LLC

By: Mona Family LLLP,
a Maryland Limited Liability Company,
its Sole Member

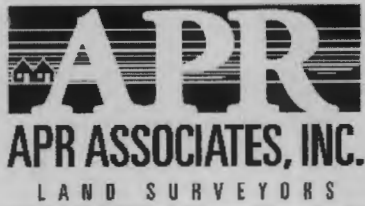
By: Mona Management, Inc.,
a Maryland Corporation

By: 
Mark Knott, President

**Attachment to
Petition for Variance**

16 Greenmeadow Drive

Variance from BCZR Section 450.4. Attachment 1.5(d)(V) to allow a wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance.



**DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
16 GREENMEADOW DRIVE
8th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the Northerly side of Greenmeadow Drive, 60 feet wide, and at the Southwesterly corner of Lot 4, as shown on plat No. 2 Resubdivision of part of parcel "A", Block "A", Plat No. one, Section one "Stratford" recorded among the Land Records of Baltimore County in plat book E.H.K. Jr., 51, Folio 21; said point of beginning being situate 161.5 feet more or less, measured in the Easterly direction along the Northerly side of Greenmeadow Drive from it intersection with the East side of York Road; thence leaving Greenmeadow Drive and binding along the Westerly outline of the beforementioned Lot 4 North 18 degrees 28 minutes 26 seconds West 209.11; thence running North 89 degrees 16 minutes 24 seconds East 339.60 feet and thence South 00 degrees 50 minutes 59 seconds East 225.13 feet to intersect the North side of Greenmeadow Drive; thence binding thereon North 85 degrees 21 minutes 21 seconds West 277.55 feet to the point of beginning.

CONTAINING 1.49 acres more or less.



Paul A. Ratych 8-26-13

7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647

2014-0051-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0051-A

Petitioner: The Meadows LLC

Address or Location: 16 Greenmeadow Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams, Esquire

Address: 210 W. Pennsylvania Avenue Suite 500

Towson MD 21204

Telephone Number: (410) 494-6229

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

No. 102580

Date:

8/26/13

PAID RECEIPT

BUSINESS ACTION TIME ORN

8/28/2013 8/28/2013 10:25:45 5

6-MSGS WATER FORD 100

RECEIPT # 690125 8/28/2013 DEPLN

Dept 5 500 ZIMING VERIFICATION

CH ID: 102580

Receipt Tot \$500.00

\$500.00 CR 1.00 CA

Baltimore County, Maryland

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$500

Total:

\$500

Rec From:

VENABLE LLP

For:

16 GREENMEADOWS DR

2014-0051-A

CASHIER'S

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/23/2013

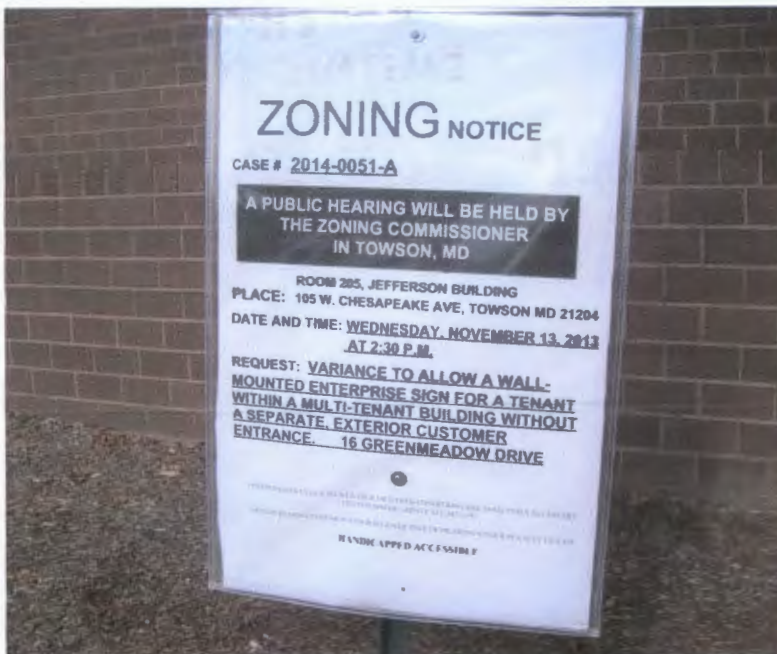
Case Number: 2014-0051-A

Petitioner / Developer: DAVID KARCESKI, ESQ.~ERIC BROTMAN

Date of Hearing (Closing): NOVEMBER 13, 2013

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

The sign(s) were posted on: OCTOBER 23, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

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: # 2014-0051-A

16 Greenmeadow Drive

N/s Greenmeadow Drive, 161.5 ft. E/of West Side of York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): The Meadows, LLC

Contract Purchaser/Lessee: Brotman Financial Group, Inc., Eric Brotman, Pres.

Variance: to allow a wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance.

Hearing: Wednesday, November 13, 2013 at 2:30 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.

10/451 Oct. 24

954282



KEVIN KAMENETZ
County Executive

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

September 25, 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: 2014-0051-A

16 Greenmeadow Drive

N/s Greenmeadow Drive, 161.5 ft. E/of West Side of York Road

8th Election District – 3rd Councilmanic District

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp that partially obscures the text "Arnold Jablon" and "Director".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Eric Brotman, 16 Greenmeadow Dr., Ste. 201, Timonium 21093

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

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

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: 2014-0051-A

16 Greenmeadow Drive

N/s Greenmeadow Drive, 161.5 ft. E/of West Side of York Road

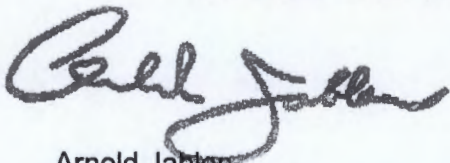
8th Election District – 3rd Councilmanic District

Legal Owners: The Meadows, LLC

Contract Purchaser/Lessee: Brotman Financial Group, Inc., Eric Brotman, Pres.

Variance to allow a wall-mounted enterprise sign for a tenant within a multi-tenant building without a separate, exterior customer entrance.

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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: December 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0051-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 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
16 Greenmeadow Drive; N/S Greenmeadow *
Drive, 220' E of c/line York Road * OF ADMINSTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): The Meadows LLC * HEARINGS FOR
Contract Purchaser(s): Brotman Financial Group *
Petitioner(s) * BALTIMORE COUNTY
* 2014-051-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
SEP 11 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 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. 2014-0051-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/13/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9/12/13</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2013-0139-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>10/24/13</u>	
SIGN POSTING	Date: <u>10/23/13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

November 6, 2013

The Meadows LLC
Mark Knott, President
16 Greenmeadow Drive
Suite 201
Timonium MD 21093

RE: Case Number: 2014-0051A, Address: 16 Greenmeadow Drive

Dear Mr. Knott:

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
Brotman Financial Group Inc., Eric Brotman, President, 16 Greenmeadow Drive, Suite 201
Timonium, MD 21093

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 Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2014-0051-A
Variance
The Meadows LLC, Mona Family
LLP, Mark Knott
16 Greenmeadow 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. 2014-0051-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,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

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

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.

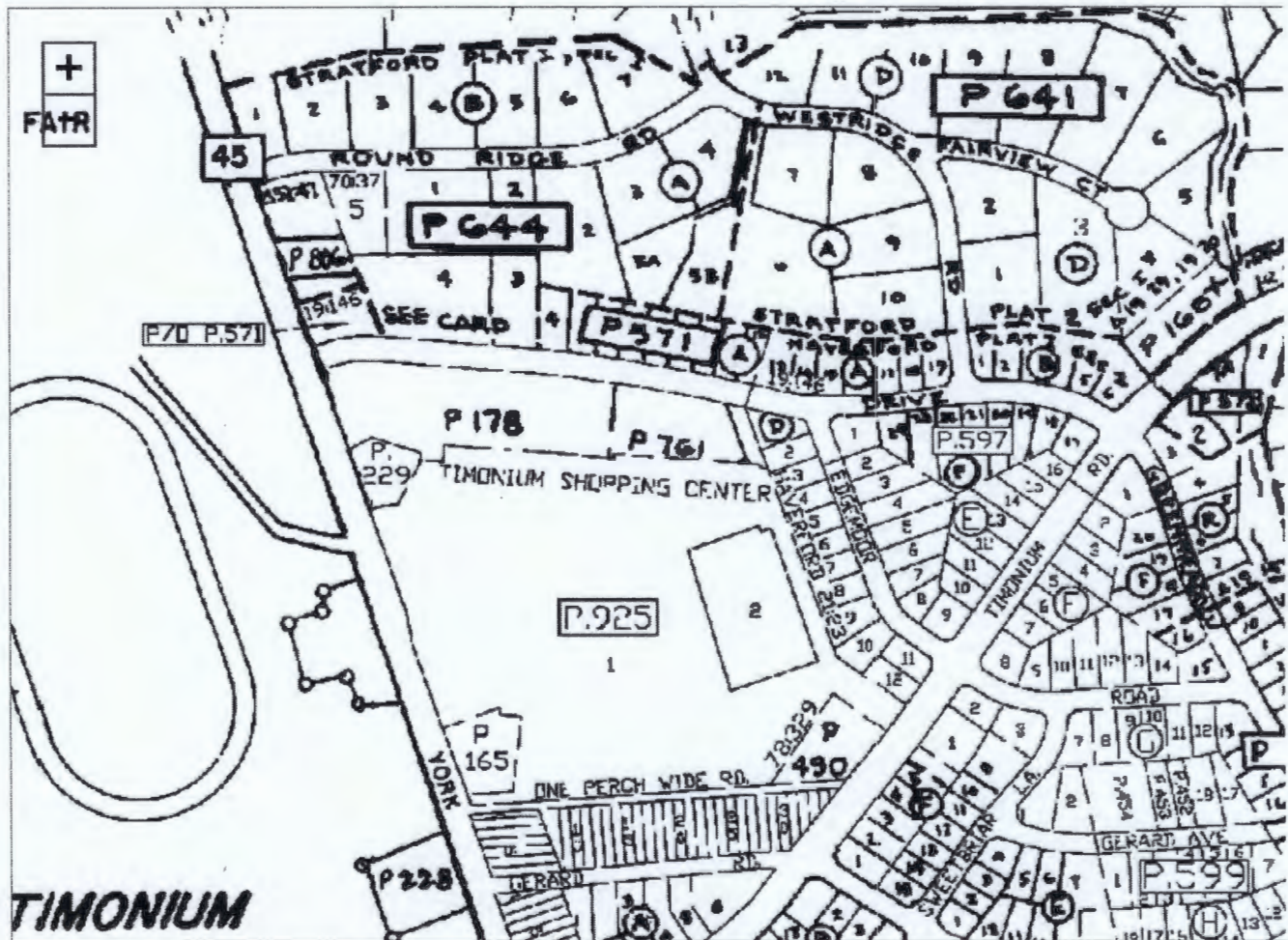
DAK:CEN
Cc: file

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 08 Account Number - 1900011848	
Owner Information		
Owner Name:	THE MEADOWS LLC	Use: COMM
	P FREDK OBRECHT MGT CO	Principal Residence: NO
Mailing Address:	9475 DEERECO RD	Deed Reference: 1) /00000
	LUTHERVILLE TIMONIUM MD 21093-2118	2)
Location & Structure Information		
Premises Address:	16 GREENMEADOW DR 0-0000	Legal Description: 1.490 AC
		STRATI
Map:	Grid:	Parcel:
0060	0006	0644
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	4	2014
Plat No:	Plat Ref:	
	NONE	
Special Tax Areas:	Town:	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	36330	1.4900 AC
Property Land Area		
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
Last Major Ren		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	744,000	744,000
Improvements	1,655,000	1,655,000
Total:	2,399,000	2,399,000
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/
Transfer Information		
Seller: MEADOWS PARTNERSHIP	Date: 07/28/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Seller: GILBERT C GORDON	Date: 03/22/1984	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /06684/ 00087	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2013
State:	000	0.00
Municipal:	000	0.00
		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **1900011848**

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

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

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

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



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

☒ Loading... Please

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CASE NAME 16 Greenmeadow Dr.
CASE NUMBER 2014-51-A
DATE Nov. 13, 2013

[illegible]

CASE NAME ~~XXXXXXXXXXXX~~
CASE NUMBER 2014-0031-A
DATE 11/13/13

[illegible]

Case No.: 2014-0051-A

Exhibit Sheet

Petitioner/Developer

DW
12-18-13

Protestants

slr
11-14-13

No. 1	Site plan	
No. 2	Ratych cv	
No. 3	Color photo of Building	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Paul A. Ratych	CEO APR Associates Inc
Registration	Property Line Surveyor / Maryland 1987 – to present
Education	Calvert Hall College / 1978 Towson State University / 1978 – 1980 Catonsville Community College 1981 – 1988 Various surveying and engineering courses including storm drain design, sediment control, and subdivision planning
Responsibilities	Supervising and scheduling of survey crews, property and construction surveys, computations for establishment of boundaries
Professional History	<u>1976 – 1980</u> APR Associates Inc. Worked as member of survey crews during summer and winter vacations <u>1980 – 1995</u> APR Associates Inc. Since 1980 full time in various positions in field and office <u>1995 – 2008</u> APR Associates Inc. Chief of surveys – responsible for running field crews, client contact, cost estimates, and overall responsibility for land surveying <u>2009 – Present</u> APR Associates Inc Chief operating officer of the company.

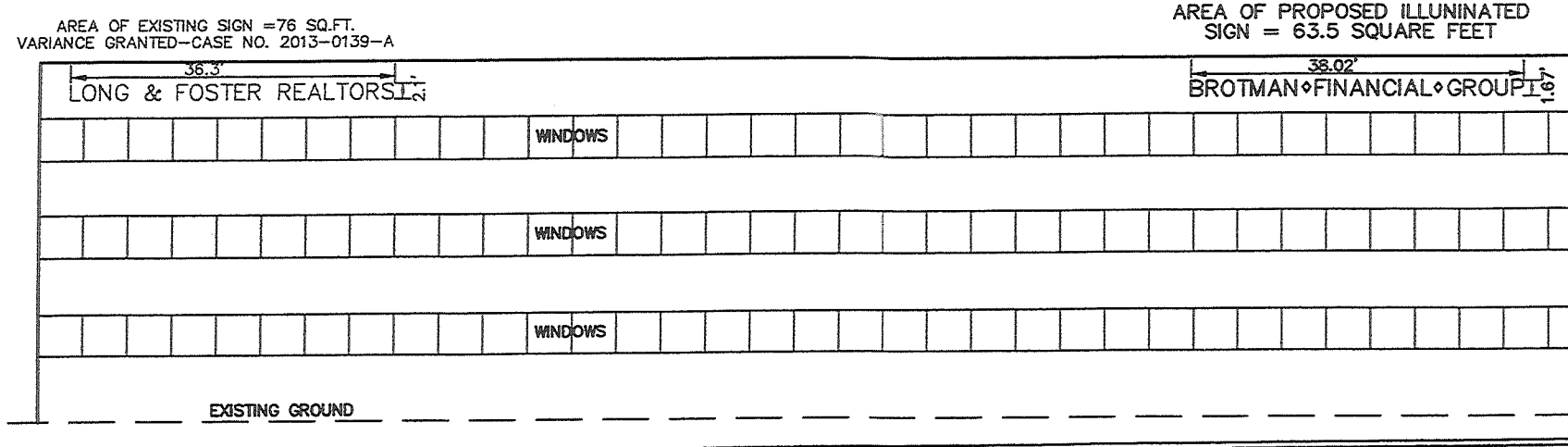
PETITIONER' S

EXHIBIT NO. 2

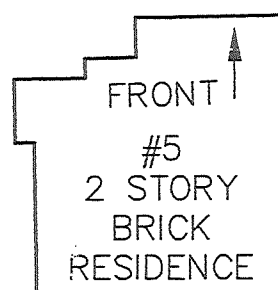
7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647

2014-0051-A

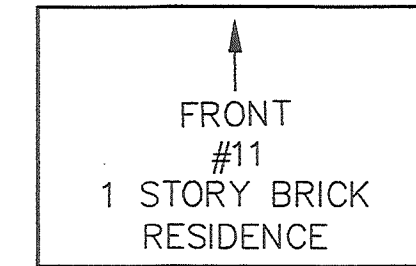
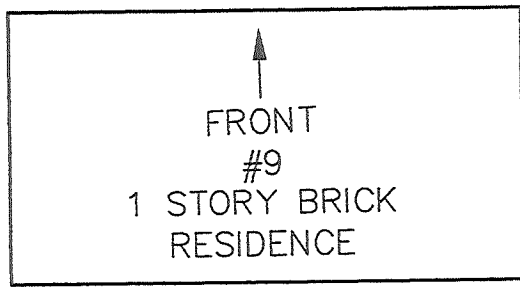
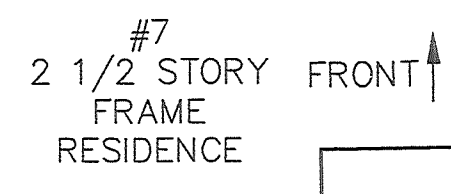
BCMD



SOUTH BUILDING ELEVATION
SIGN DETAIL SCALE 1"=20'
GREENMEADOW DRIVE



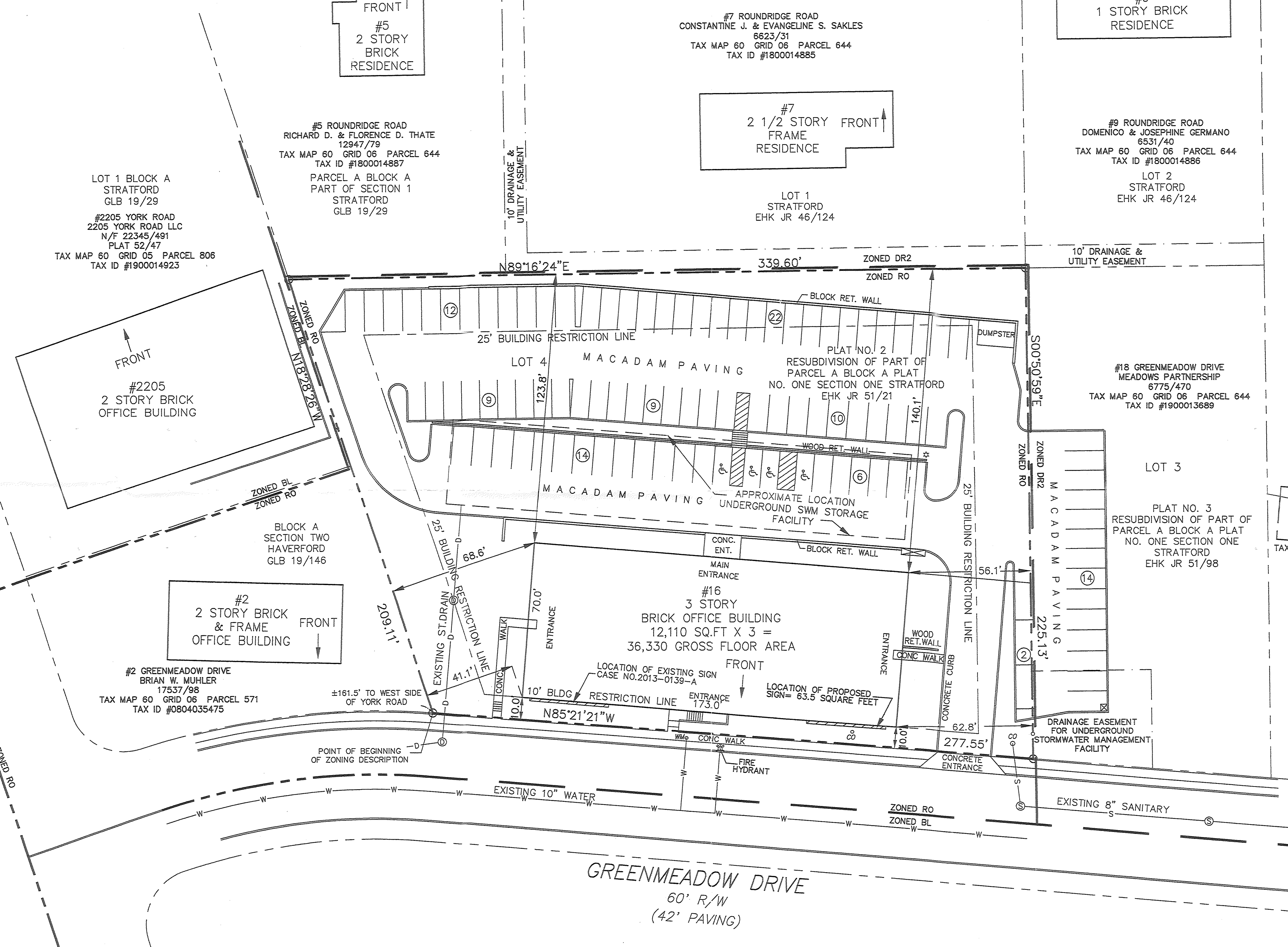
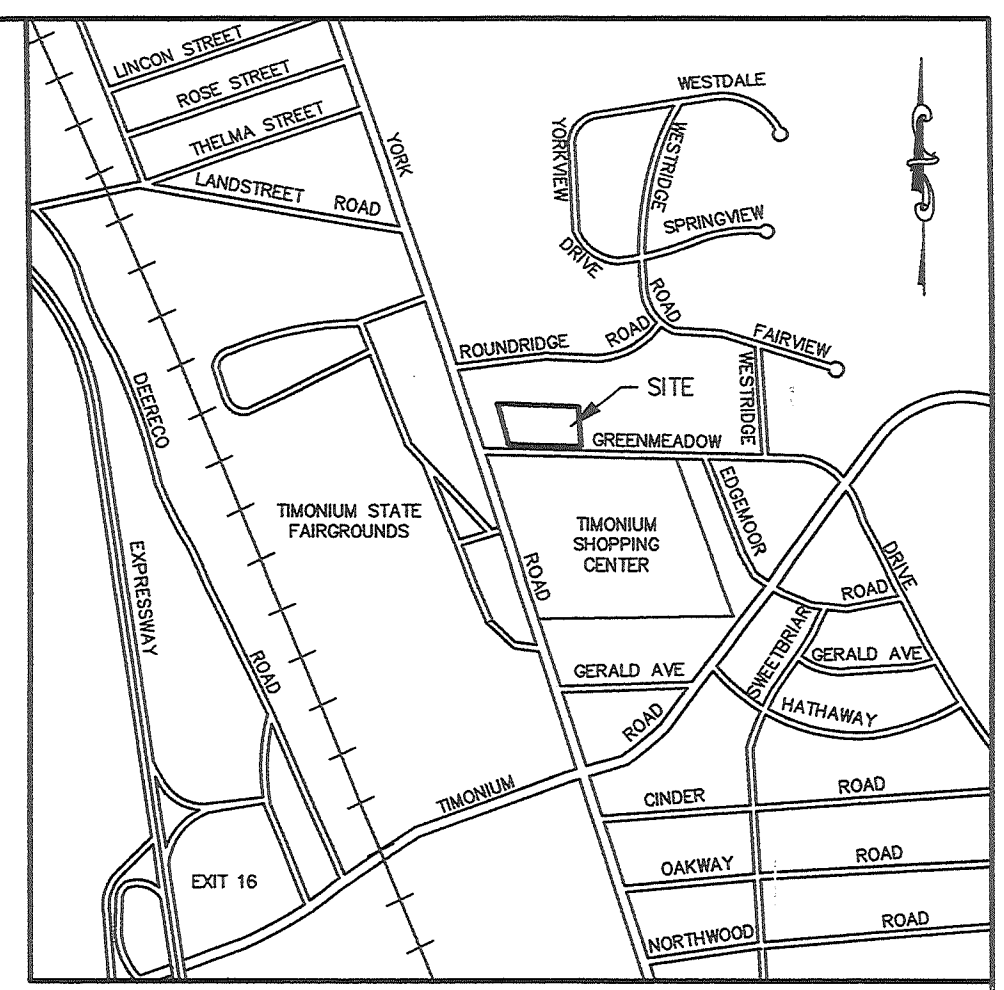
#7 ROUNDRISE ROAD
CONSTANTINE J. & EVANGELINE S. SAKLES
6623/31
TAX MAP 60 GRID 06 PARCEL 644
TAX ID #1800014885



#11 ROUNDRISE ROAD
CLAYTON H. JR. & JEAN E. REOTT
7943/420
TAX MAP 60 GRID 06 PARCEL 645
TAX ID #0819052980

GENERAL NOTES:

- OWNER: THE MEADOWS LLC
MAILING ADDRESS: P.F. OBRECHT MANAGEMENT CO.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093-2118
- DEED REFERENCE: LOT 4 PLAT EHK JR. 51/21
TAX ACCOUNT #: 1900011848
- MAP 60, GRID 06, PARCEL 644
- AREA OF PROPERTY: 64,915 SQ. FT. ± OR 1.490 ACRES ±
- 8TH ELECTION DISTRICT
- 3RD COUNCILMANIC DISTRICT
- SITE IS SERVED BY PUBLIC SEWER AND WATER
- PRIOR ZONING HISTORY: CASE NO. 1979-0009-X (1979-0198-X) PETITION FOR RECLASSIFICATION FOR D.R.2 TO D.R.16 DENIED; SPECIAL EXCEPTION TO CONSTRUCT A 3 STORY OFFICE BUILDING - DISMISSED
CASE NO. 1984-0145-X SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING - GRANTED
CASE NO. 1987-0063-A VARIANCE TO PERMIT A 76 SQUARE FOOT SIGN ON BUILDING IN LIEU OF THE REQUIRED 8 SQUARE FEET - GRANTED
CASE NO. 2013-0139-A VARIANCE TO PERMIT AN EXISTING 76 SQUARE FOOT WALL MOUNTED ENTERPRISE SIGN FOR A TENANT - GRANTED
- EXISTING ZONING: RO
- EXISTING ZONING REQUIREMENTS:
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 25'
MINIMUM REAR YARD: 25'
- BUILDING AREA = 12,110 SQ. FT. X 3 = 36,330 GROSS FLOOR AREA
- PARKING CALCULATIONS - BASED ON 1986 ZONING REGULATIONS:
1 ST FLOOR 12,110 SF / 300 = 41 (MEDICAL OFFICE)
2 ND FLOOR 10,370 SF / 500 = 21 (GENERAL OFFICE)
1,740 SF / 300 = 6 (MEDICAL OFFICE)
3 RD FLOOR 12,110 SF / 500 = 25 (GENERAL OFFICE)
TOTAL REQUIRED = 93 SPACES
PARKING SPACES PROVIDED = 82 REGULAR
= 4 HANDICAP
= 16 ON ADJOINING PARCEL
TOTAL PROVIDED = 102 SPACES
- PREVIOUS PERMITS ON FILE: B505987 - 12/02/02 INSTALL GLASS
- PREVIOUS DRC NO. 122976
- PREVIOUS PDM NO. 08-289 ENTRY DOORS & INTERIOR RENOVATIONS
- SUBJECT PROPERTY LINES WITHIN ZONE "X" OF FLOOD RATE
- MAP NO. 2400100235F DATED SEPTEMBER 26, 2008
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT A HISTORIC PROPERTY NOR ARE THERE HISTORIC BUILDINGS ON SITE
- 1"=200' SCALE MAP# NW 14A
- UTILITIES SHOWN HEREON ARE NOT GUARANTEED TO BE CORRECT OR ACCURATE
- SUBJECT SITE BEING LOT #4 AS SHOWN ON PLAT NO. 2 RESUBDIVISION OF PART OF PARCEL A BLOCK A PLAT NO. ONE SECTION ONE STRATFORD EHK JR. 51, PAGE 21.
- SUBJECT SITE LOCATED ON ZONING MAP NO. 060C1



- LEGEND**
- FIRE HYDRANT
 - LIGHT POLE
 - GAS VALVE
 - GAS CAP
 - WATER VALVE
 - WATER METER
 - WATER CAP
 - SEWER CLEANOUT
 - ELECTRIC HANDBOX
 - MECHANICAL HANDBOX
 - GAS HANDBOX
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - DEPARTMENT OF PUBLIC WORKS
 - DEPARTMENT OF TRANSPORTATION
 - UTILITY STRUCTURE NUMBER
 - PROPERTY CORNER
 - DRAIN INLET
 - CONC. CURB
 - SIGN
 - UTILITY POLE
 - OVERHEAD TRAFFIC WIRES
 - UNDERGROUND GAS MAINS
 - UNDERGROUND WATER MAINS
 - UNDERGROUND SEWER LINES
 - UNDERGROUND STORM DRAINS
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - FENCE
 - TREE
 - PINE TREE
 - CONC. CONCRETE
 - H/C HANDICAP
 - T/P TREE PIT
 - CONC ENTR CONCRETE ENTRANCE

APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@verizon.net



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE/HEARING
#16 GREENMEADOW DRIVE
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: AUGUST 26, 2013 SCALE: 1"=30'

Penton's
Ex. 1



PETITIONER'S
EXHIBIT NO. 3