

IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(2341 York Road)
8th Election District
3rd Councilmanic District
David A. Cuomo, *Legal Owner*
Amanda E. Tyler, *Lessee*
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2014-0144-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 2341 York Road. The Petitions were filed by Justin A. Williams, Esq., on behalf of the legal owner, David A. Cuomo and Lessee, Amanda E. Tyler ("Petitioners"). The Petition for Special Exception seeks relief per § 204.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to use the property for an animal grooming facility. The Petition for Variance seeks relief under B.C.Z.R. § 409.4 to permit the use of an existing driveway 10' in width in lieu of the required 20' for two-way movements. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing in support of the Petitions were David A. Cuomo and Amanda E. Tyler. Justin A. Williams, Esq. and Christopher Mudd, Esq., of Venable, LLP represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition.

Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) dated January 15, 2014 and the Department of Planning (DOP)

ORDER RECEIVED FOR FILING

Date 3-27-14

By DW

dated February 20, 2014. DPR requested that a landscape plan be submitted for the site, and the DOP did not believe the proposed use would be injurious or detrimental to the community.

Testimony and evidence offered at the hearing revealed that the subject property is approximately 16,017 square feet, and is zoned DR 3.5 & R.O. The property is improved with a single family dwelling that has long been used for commercial purposes. Most recently it was a kitchen design store, and Ms. Tyler proposes to use the property for an animal grooming facility, which requires a special exception per recent County Council Bill 50-13. Exhibit 2.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, no such evidence was presented. Rick Richardson, a professional engineer accepted as an expert, opined the Petitioners satisfied the standards set forth in B.C.Z.R. § 502.1, and I concur. As such, the petition for special exception will be granted.

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).

ORDER RECEIVED FOR FILING

Date 3-27-14

By PW

Petitioners have met this test. The property slopes from back to front, where it intersects with York Road. As such, it is unique.

If the B.C.Z.R. were strictly interpreted Petitioners would suffer a practical difficulty, in that they would need to undertake expensive excavation in order to widen the driveway. 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 opposition, and the adjoining neighbors also expressed support for the petitions. Exhibit 7A - 7C. Finally, Mr. Richardson noted that a widened driveway would not only create additional impervious surface, but would also in some ways intensify the activity at the location, which is antithetical to the goals of the R.O. zone.

Photos submitted at the hearing show that the property is attractive and well maintained. Exhibit 6A - 6F. Mr. Cuomo testified he has owned the property since 1996, and that he retained all existing shrubbery and vegetation on the site. Counsel requested that in these circumstances the landscape plan requirement be waived, especially since the additional cost would create a financial hardship for Ms. Tyler, who has already incurred significant expenses in attempting to launch this new venture. I believe counsel's argument has merit, and I will not require a landscape plan to be submitted.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 27th day of March, 2014, that the Petition for Special Exception per B.C.Z.R. § 204.3.B.3 of

ORDER RECEIVED FOR FILING

Date 3-27-14

By PW

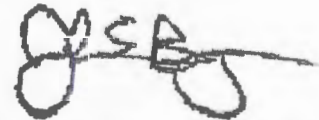
the Baltimore County Zoning Regulations (B.C.Z.R.) to use the property for an animal grooming facility, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. § 409.4 to permit the use of an existing driveway 10' in width in lieu of the required 20', for two-way movements, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 3-27-14

By [Signature]

KEVIN KAMENETZ
County Executive



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

March 27, 2014

Justin A. Williams, Esq.
Christopher Mudd, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Property: 2341 York Road
Case No.: 2014-0144-XA

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



PETITION FOR ZONING HEARING(S)

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

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

Address 2341 York Road which is presently zoned RO / DR 3.5
Deed References: 24315/492 10 Digit Tax Account # 0818047577
Property Owner(s) Printed Name(s) David A. Cuomo

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

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

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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for for an animal grooming facility, pursuant to B.C.Z.R. Section 204.3.B.3

3. X a **Variance** from Section(s)
409.4.A of the B.C.Z.R. to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements.

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:

SEE ATTACHED SHEET 1
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner:

BY Justin A. Williams, Esq.
Name- Type or Print
Signature
210 W. Pennsylvania Avenue, Ste. 500 Towson MD
Mailing Address City State
21204 / (410) 494-6229 / justin.williams@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 2 /
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:

Justin A. Williams, Esq.
Name- Type or Print
Signature
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State
21204 / (410) 494-6229 / justin.williams@venable.com
Zip Code Telephone # Email Address

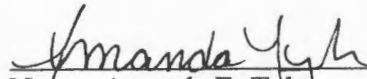
CASE NUMBER 2014-0144-XA Filing Date 1/2/14 Do Not Schedule Dates: Reviewer sh

Attached Sheet 1

**Petition for Special Exception and Variance
2341 York Road**

Lessee:

AMANDA'S PET GROOMING, INC.


Name: Amanda E. Tyler
Title: President

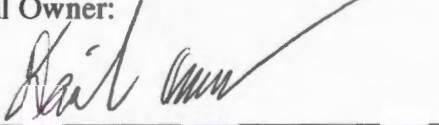
2341 York Road
Timonium, MD 21093

Ph: (410) 493-0325

Attached Sheet 2

Petition for Special Exception and Variance
2341 York Road

Legal Owner:



David A. Cuomo

2341 York Road
Timonium, MD 21093

Ph: (410) 823-3697



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 2341 York Road which is presently zoned RO / DR 3.5
Deed References: 24315/492 10 Digit Tax Account # 0818047577
Property Owner(s) Printed Name(s) David A. Cuomo

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for for an animal grooming facility, pursuant to B.C.Z.R. Section 204.3.B.3
3. X a **Variance** from Section(s)
409.4.A of the B.C.Z.R. to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements.

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:

SEE ATTACHED SHEET 1

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Justin A. Williams, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500 Towson MD

Mailing Address

City

State

21204 / (410) 494-6229 / justin.williams@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 2

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:

Justin A. Williams, Esq.

Name - Type or Print

Signature

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

Mailing Address

City

State

21204 / (410) 494-6229 / justin.williams@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2014-0144-X4 Filing Date 1/02/14

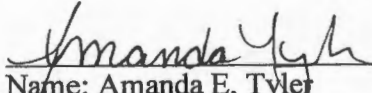
Do Not Schedule Dates: _____ Reviewer bk

Attached Sheet 1

**Petition for Special Exception and Variance
2341 York Road**

Lessee:

AMANDA'S PET GROOMING, INC.


Name: Amanda E. Tyler
Title: President

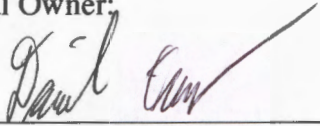
2341 York Road
Timonium, MD 21093

Ph: (410) 493-0325

Attached Sheet 2

**Petition for Special Exception and Variance
2341 York Road**

Legal Owner:

A handwritten signature in dark ink, appearing to read "David A. Cuomo", written over a horizontal line.

David A. Cuomo

2341 York Road
Timonium, MD 21093

Ph: (410) 823 - 3697

**ZONING PROPERTY DESCRIPTION FOR
2341 YORK ROAD
(MARYLAND ROUTE #45)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **east** side right-of-way of **York Road (Maryland Route #45)** (80 feet wide) at a distance of **110 feet north** of the centerline of the nearest improved intersecting street **Talbott Road** (40 feet wide):

Thence the following courses and distances: (1) North 71 degrees 38 minutes 42 seconds East 122.24 feet, (2) South 18 degrees 21 minutes 11 seconds East 95.34 feet, (3) South 79 degrees 13 minutes 42 seconds West 101.42 feet, (4) by a curve to the right with a radius of 25.00 feet, an arc length of 35.96 feet, and a chord bearing and distance of North 59 degrees 33 minutes 48 seconds West 32.94 feet, (5) North 18 degrees 21 minutes 18 seconds West 57.18 feet; to the point of beginning.

Containing a net area of **10,562** square feet or **0.24** acres.

Being all of the land as recorded in deed Liber **24315**, Folio **492**,
Located in the **8th** Election District and **3rd** Councilmanic District.



12/30/13

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 - 0144 XA
Petitioner: Amanda's Pet Grooming, Inc.
Address or Location: 2341 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams
Address: 210 W. Pennsylvania Ave
Ste. 500
Towson, MD 21224
Telephone Number: (410) 494-6229

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

No. **107016**

Date: **1/2/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/02/2014 1/03/2014 15:19:00

REC: W505 WALKIN RBOS LRO
 RECEIPT # 717939 1/03/2014 OFFL

5 528 ZONING VERIFICATION
 NO. 107016

Recpt Tot \$1,000.00

\$1,000.00 CR \$1.00 CA

Baltimore County, Maryland

Total: **1,000.00**

Rec From: **Venable**

For: **2nd yr Venable's Special Exemption**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/26/2014

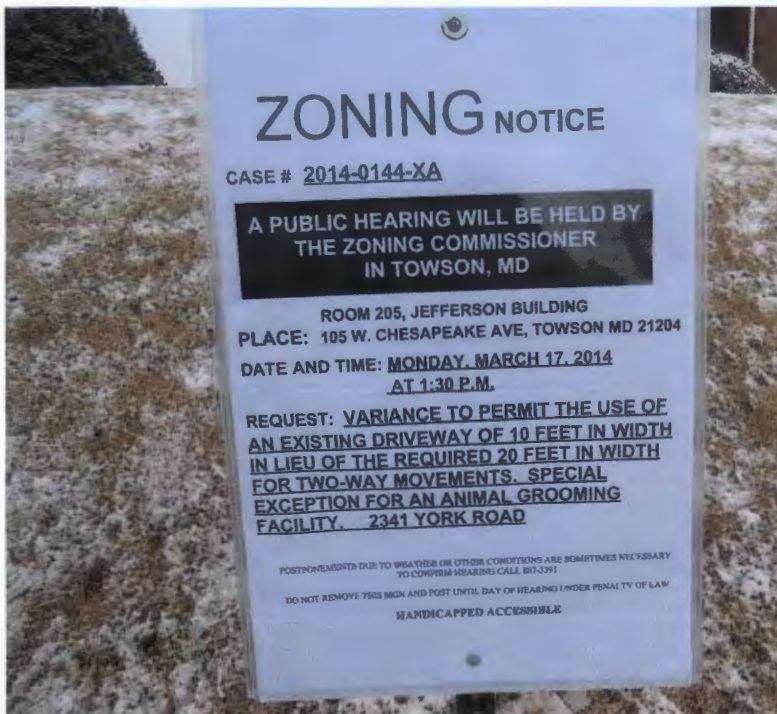
Case Number: 2014-0144-XA

Petitioner / Developer: JUSTIN WILLIAMS, ESQ.~AMANDA TYLER~
DAVID CUOMO

Date of Hearing (Closing): MARCH 17, 2014

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:
2341 YORK ROAD

The sign(s) were posted on: FEBRUARY 25, 2014



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

February 27, 2014

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 February 25, 2014

☐ 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: # 2014-0144-XA

2341 York Road

E/s York Road, 110 ft. N/of centerline of Talbott Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): David Cuomo

Contract Purchaser/Lessee: Amanda's Pet Grooming, Inc.

Variance: to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements. **Special Exception:** for an animal grooming facility.

Hearing: Monday, March 17, 2014 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.

JT 2/798 Feb. 25

969766



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

February 14, 2014

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 February 11, 2014

☐ 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: # 2014-0144-XA

2341 York Road

E/s York Road, 110 ft. N/of centerline of Talbott Road
8th Election District - 3rd Councilmanic District

Legal Owner(s): David Cuomo

Contract Purchaser/Lessee: Amanda's Pet Grooming, Inc.

Variance: to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements. **Special Exception:** for an animal grooming facility.

Hearing: Monday, March 3, 2014 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.

JT 2/690 Feb. 11

968340



KEVIN KAMENETZ
County Executive

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

February 11, 2014

NEW 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: 2014-0144-XA

2341 York Road

E/s York Road, 110 ft. N/of centerline of Talbott Road

8th Election District – 3rd Councilmanic District

Legal Owners: David Cuomo

Contract Purchaser/Lessee: Amanda's Pet Grooming, Inc.

Variance to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements. Special Exception for an animal grooming facility.

Hearing: Monday, March 17, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Justin Williams, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Amanda Tyler, 2341 York Road, Timonium 21093
David Cuomo, 2341 York Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 25, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 25, 2014 Issue - Jeffersonian

Please forward billing to:

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

410-494-6229

CORRECTED 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: 2014-0144-XA

2341 York Road

E/s York Road, 110 ft. N/of centerline of Talbott Road

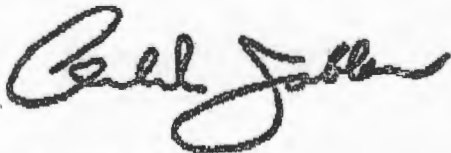
8th Election District – 3rd Councilmanic District

Legal Owners: David Cuomo

Contract Purchaser/Lessee: Amanda's Pet Grooming, Inc.

Variance to permit the use of an existing driveway of 10 feet in width in lieu of the required 20 feet in width for two-way movements. Special Exception for an animal grooming facility.

Hearing: Monday, March 17, 2014 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.

M E M O R A N D U M

DATE: April 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0144-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 28, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
2341 York Road; E/S York Road, 110' N	*	OF ADMINISTRATIVE
Centerline Talbott Road		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): David Cuomo		
Contract Purchaser(s): Amanda's Pet Grooming*		BALTIMORE COUNTY
Petitioner(s)	*	2014-144-XA

* * * * *

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

JAN 16 2014

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 16th day of January, 2014, a copy of the foregoing Entry of Appearance was mailed to Justin Williams, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

1/15/14

DEVELOPMENT PLANS REVIEW

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

C

DEPS

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

FIRE DEPARTMENT

2/20/14

PLANNING

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

C

1/15/14

STATE HIGHWAY ADMINISTRATION

Nooby

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/25/14

SIGN POSTING

Date:

2/25/14

by

O'Keefe
O'Keefe

3-21-14

for 3-26

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

March 13, 2014

David A. Cuomo
2341 York Road
Timonium MD 21093

RE: Case Number: 2014-0144 XA, Address: 2341 York Road

Dear Mr. Cuomo:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Justin A. Williams, 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: 2/1/15/14

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

RE: Baltimore County
Item No 2014-0144-XA
Variance Special Exception
David A. Cuomo
2341 York Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0144-XA

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

2/10/14
JO KL
OK
8

February 7, 2014

T 410.494.6229
F 410.821.0147
Justin.williams@venable.com

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits, Approvals and
Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

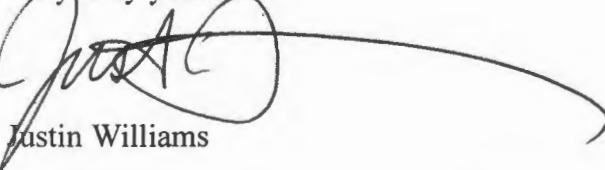
Re: **Case No. 2014-0144-XA**
Location: 2341 York Road

Dear Mr. Jablon:

By way of this letter, my client, Amanda's Pet Grooming, Inc., is requesting that the public hearing in Case No. 2014-0144-XA, scheduled for March 3, 2014, be postponed. The reason for the request is Petitioner has determined that a plan must first be submitted to the Development Review Committee ("DRC") for review and approval. We intend to submit an application requesting a limited exemption to the DRC by Tuesday, February 11th in order to be placed on the agenda for March 4th; therefore, I am respectfully requesting that the Department of Permits, Approvals and Inspections postpone and reschedule the hearing to a date after March 4th.

I appreciate your consideration of this request.

Very truly yours,


Justin Williams

cc: Kristen Lewis, Zoning Review Office



Debra Wiley - Rescheduling of Case 2014-0144-XA - 2341 York Road

From: Debra Wiley
To: justin.williams@venable.com
Date: 3/18/2014 12:36 PM
Subject: Rescheduling of Case 2014-0144-XA - 2341 York Road

Good Afternoon,

This is to confirm that the above case has been rescheduled for Wednesday, March 26, 2014 @ 1:30 PM, in the Jefferson Building, 105 W. Chesapeake Ave., 1st Floor, Room **104**, Towson, Md. Please have your sign poster place this new hearing information on the sign over the old one and provide proof of same to this office before the hearing. A voice mail was left today on phone # 410-494-6229 with the above information @ 12:19 PM.

Please contact me if you have any questions or concerns. Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Message Id: 5328760E.191 : 38 : 53259
Subject: Rescheduling of Case 2014-0144-XA - 2341 York Road
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 3/18/2014 12:36 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 venable.com	Transferred	3/18/2014 12:36 PM	
To: justin.williams@venable.com (justin.williams@venable.com)			

Post Offices

Post Office	Delivered	Route
venable.com		venable.com

Files

File	Size	Date & Time
MESSAGE	1340	3/18/2014 12:36 PM
TEXT.htm	1195	3/18/2014 12:36 PM

Options

Auto Delete:	No
Concealed Subject:	No
Expiration Date:	None
Notify Recipients:	Yes
Priority:	Standard
Reply requested by	None
Security:	Standard
To Be Delivered:	Immediate

Record Id

Record Id:	53283DCE.NCH_DOM.NCH_PO.100.1687076.1.1B58B.1
Common Record Id:	53283DCE.NCH_DOM.NCH_PO.200.2000026.1.485F7.1

Debra Wiley - RE: Rescheduling of Case 2014-0144-XA - 2341 York Road

From: "Williams, Justin A." <Justin.Williams@venable.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 3/18/2014 12:39 PM
Subject: RE: Rescheduling of Case 2014-0144-XA - 2341 York Road

Confirmed. I'm just waiting to hear back from my client and witnesses that the dates work for them.

Thanks!

Justin A. Williams, Esq. | Venable LLP
 t 410.494.6229 | f 410.821.0147
 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

Justin.Williams@venable.com | www.Venable.com

From: Debra Wiley [dwiley@baltimorecountymd.gov]
Sent: Tuesday, March 18, 2014 12:37 PM
To: Williams, Justin A.
Subject: Rescheduling of Case 2014-0144-XA - 2341 York Road

Good Afternoon,

This is to confirm that the above case has been rescheduled for Wednesday, March 26, 2014 @ 1:30 PM, in the Jefferson Building, 105 W. Chesapeake Ave., 1st Floor, Room **104**, Towson, Md. Please have your sign poster place this new hearing information on the sign over the old one and provide proof of same to this office before the hearing. A voice mail was left today on phone # 410-494-6229 with the above information @ 12:19 PM.

Please contact me if you have any questions or concerns. Thanks in advance.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

 U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication

(including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue

Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

JB 3/26
1:30 PM

From: "Williams, Justin A." <Justin.Williams@venable.com>
To: "Debra Wiley (dwiley@baltimorecountymd.gov)" <dwiley@baltimorecountymd.gov>
Date: 3/25/2014 8:46 PM
Subject: Posting Cert - 2014-0144-XA
Attachments: York Rd. Cert. .jpeg

For Wednesday afternoon's hearing, attached is a copy of the posting certificate. The original is en route, but I imagine because of the quick turnaround, it has not made its way to the file yet.

Thanks,

Justin

Justin A. Williams, Esq. | Venable LLP
t 410.494.6229 | f 410.821.0147
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

Justin.Williams@venable.com<mailto:Justin.Williams@venable.com> |
www.Venable.com<http://www.venable.com/>

From: 1opie@comcast.net [mailto:1opie@comcast.net]
Sent: Tuesday, March 25, 2014 3:15 PM
To: Williams, Justin A.
Subject: Fwd: YORK RD. CERT.

OK, this is the one you wanted.

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue

Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/21/2014

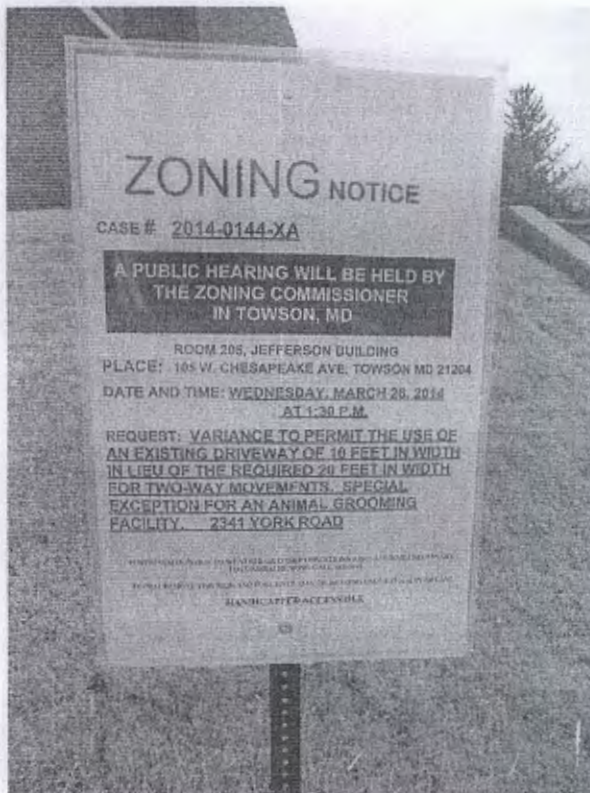
Case Number: 2014-0144-XA

Petitioner / Developer: JUSTIN WILLIAMS, ESQ.~AMANDA TYLER~
DAVID CUOMO

Date of Hearing (Closing): MARCH 26, 2014

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:
2341 YORK ROAD

The sign(s) were posted on: MARCH 21, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2341 York Road

INFORMATION:

Item Number: 14-144

Petitioner: Amanda E. Tyler

Zoning: RO and DR 3.5

Requested Action: Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for special exception and variance.

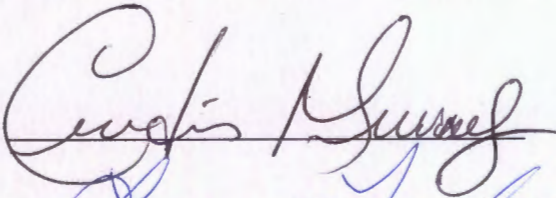
The subject property is located along the York Road commercial corridor. The majority of properties that front on this portion of York Road are used for commercial purposes. The residential zoning on the rear of the property serves as a quasi residential transition area buffer. Business Local (BL) zoning designation lies to the north, south, and east.

The petitioner will be operating an animal grooming facility; a low intensity use, with all activity occurring within the building. There is also an expectation that the proposed use will not generate heavy traffic and therefore a 10 foot driveway will be sufficient for vehicular circulation.

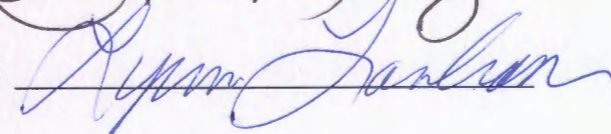
The Department of Planning opines that the subject proposal is an appropriate use of the subject property and does not appear to be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared By:



Division Chief:
AVA/LL:cjm



RECEIVED

FEB 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 13, 2013
Item No. 2014-0144

DATE: January 15, 2013 ⁴

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Approval of the special exception request should be conditioned on submission and approval of a landscape plan for the site.

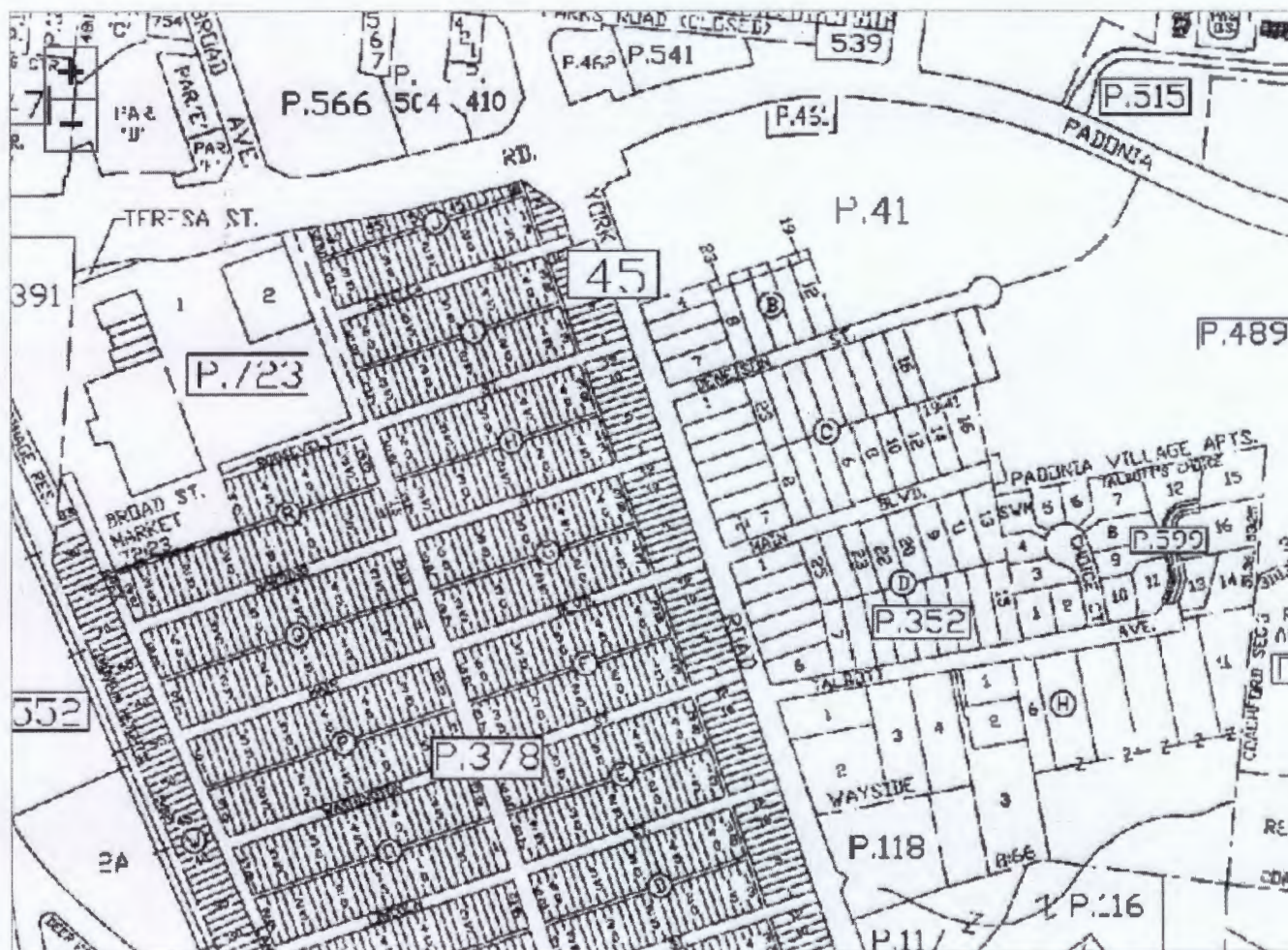
DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0144-01132014.doc

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrars
Account Identifier:	District - 08 Account Number - 0818047577	
Owner Information		
Owner Name:	CUOMO DAVID A	Use: COMMERCIAL/NO
Mailing Address:	2341 YORK RD LUTHERVILLE TIMONIUM MD 21093-2217	Principal Residence:
		Deed Reference: 1) /24315/ 00492 2)
Location & Structure Information		
Premises Address:	2341 YORK RD LUTHERVILLE 21093-2217	Legal Description: PT LTS 5,6 2341 YORK RD WAYSIDE
Map: 0051	Grid: 0023	Parcel: 0352
Sub District:	Subdivision: 0000	Section: D
Block:	Lot: 5	Assessment Year: 2014
Plat No:	Plat Ref: NONE	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	
Primary Structure Built 1950	Above Grade Enclosed Area 1000	Finished Basement Area
		Property Land Area 9,982 SF
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	307,700	324,600
Improvements	91,200	89,800
Total:	398,900	414,400
Phase-in Assessments		As of 07/01/2013
		As of 07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: CUOMO DAVID A	Date: 08/16/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24315/ 00492	Deed2:
Seller: AIREY E DONALD	Date: 04/11/1996	Price: \$140,000
Type: ARMS LENGTH IMPROVED	Deed1: /11528/ 00378	Deed2:
Seller: ROBERTS MARY V	Date: 08/22/1985	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /06982/ 00009	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:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

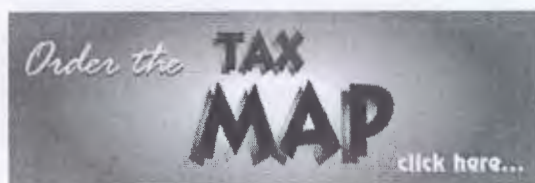
New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0818047577**

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

Loading... Please Wait.

CASE NAME 2014-144-XA
CASE NUMBER Amanda's Pet Grooming
DATE 3/26/14

[illegible]

Case No.:

2014-144-XA

Exhibit Sheet

Petitioner/Developer

DW
A-30-14

Protestant

Sent
3-27-14

No. 1	Plan	
No. 2	Council Bill 50-13	
No. 3	DRC Letter 3/11/14	
No. 4	Aerial photo	
No. 5	My Neighborhood zoning map	
No. 6	Photos (A-F)	
No. 7	7A-7C Petition & consent	
No. 9		
No. 10		
No. 11		
No. 12		

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 15

Bill No. 50-13

Mr. Todd Huff, Councilman

By the County Council, September 16, 2013

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - R. O. Zone

FOR the purpose of permitting an animal grooming facility in the R.O. Zone under certain
circumstances; and generally relating to animal grooming facilities.

BY adding

Section 204.3B.3
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

PETITIONER'S EXHIBIT 42

Section 204

R-O (Residential - Office) Zone

B. Uses permitted by special exception. The following uses, only, may be permitted by special exception in an R-O Zones, if such use has an approved County Review Group (CRG) plan prior to the granting of a special exception:

3. ANIMAL GROOMING FACILITY.

SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-five (45) days after its enactment.

Baltimore County Government
Department of Permits Approvals and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

March 11, 2014

Richardson Engineering, LLC
Patrick C. Richardson, Jr., P.E.
30 East Padonia Road Suite 500
Timonium, MD 21093

RE: Amanda's Pet Grooming, Inc.
2341 York Road
Tracking Number: DRC-2014-00030
DRC Number: 030414A; Dist. 8C3

Dear Mr. Richardson:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on March 4, 2014, and made the following recommendations:

The DRC has determined that your project meets the requirements of a **limited exemption under Section 32-4-106(a)(1)(iv)**.













Nick and Tina Wasielewski

9 Choice Court • Timonium, MD 21093 • Phone: 410-561-0012



February 26, 2014

To Whom It May Concern:

We reside at 9 Choice Court, Timonium, MD 21093, located in the neighborhood of 2341 York Road, Timonium, MD. We are comfortable and approve of pet grooming services being done on the property 2341 York Road, Timonium, MD.

Sincerely,

Nick and Tina Wasielewski

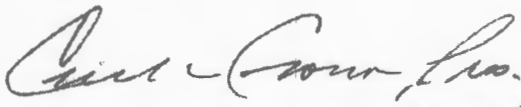
Towsontowne Realty, Inc
511 E Seminary Avenue
Towson, Maryland 21286

RE: Zoning use 2341 York Road

We own the property at 2343 York Road and are in support of a zoning variance or change to
Allow 2341 York Road usage as a Dog Grooming.

Please do not hesitate to contact us if you have any questions at 410-790-9711.

Thank you,


410-790-9711
Towsontowne Realty, Inc.

letter

To Whom It May Concern,

I am a resident/property owner at 4 Talbott Ave, Lutherville-Timonium. The address 2341 York Road backs right up to my property and I just wanted to inform whomever it concerns that I have no problem with Amanda Tyler opening Amanda's Pet Grooming, which is a small grooming shop at this location.

Thanks,

Christina Aguayo
José Aguirre

2-18-14

2-18-14

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

1979-0263-A
1979-0019-XA
1983-0176-SPHA
1980-0210-A

2401
Lot # 7 0819058100
0803047525
1994-0272-XA
2000-0506-SPHA
2000-0507-XA
1998-0146-SPHX

Lot # 25 20000108852345
HARVEST OFFICE BUILDING (PDM File/Project #)

1994-0436-SPHXA
1983-0109-XA
1986-0416-XA

2003-0485-SPHXA

0823050550

Lot # 7

Lot # 7

0803047650

Lot # 4

Lot # 4

Lot # 4 0811018621

Lot # 1

Lot # 1

0811018620

1948-1131-SPH

R-1967-0017-X

PDM # 080033

Lot # 4

Lot # 5

Lot # 5 0818047577

051C3

DR 3.5

Pt. Bk./Folio # 008066B

NW 15-A

WASHINGTON ST

Pt. Bk./Folio # 005082

0804023310

Lot # 11

1987-0410-A

PDM # 080511

Lot # 11

Lot # 9 0817010025

2342

Lot # 9

Lot # 5 0825045331

2340

2010-0078-SPHXA

1978-0190-XA

1999-0052-XA

Lot # 5

Lot # 3 0823052002

2338

Lot # 3

Pt. Bk. 0 Lot # 3 Folio 0082

2336

0819007675

TALBOTT AVE

1986-0034-X
1988-0250-SPHA

Lot # 1

0811000300

1985-0028-X

R-1966-0176-A
1986-0375-SPHX
1988-0514-A
1990-0083-A

R-1972-0056

0811018500

Pt. Bk. 0000008, Folio 0066

Lot # 2

2331

Pt. Bk./Folio # 019041

0808005140

Lot # 22

0818013120

Lot # 9

0820000302

Lot # 8

0820000300

Lot # 7

Lot # 7

0820066627

Lot # 8

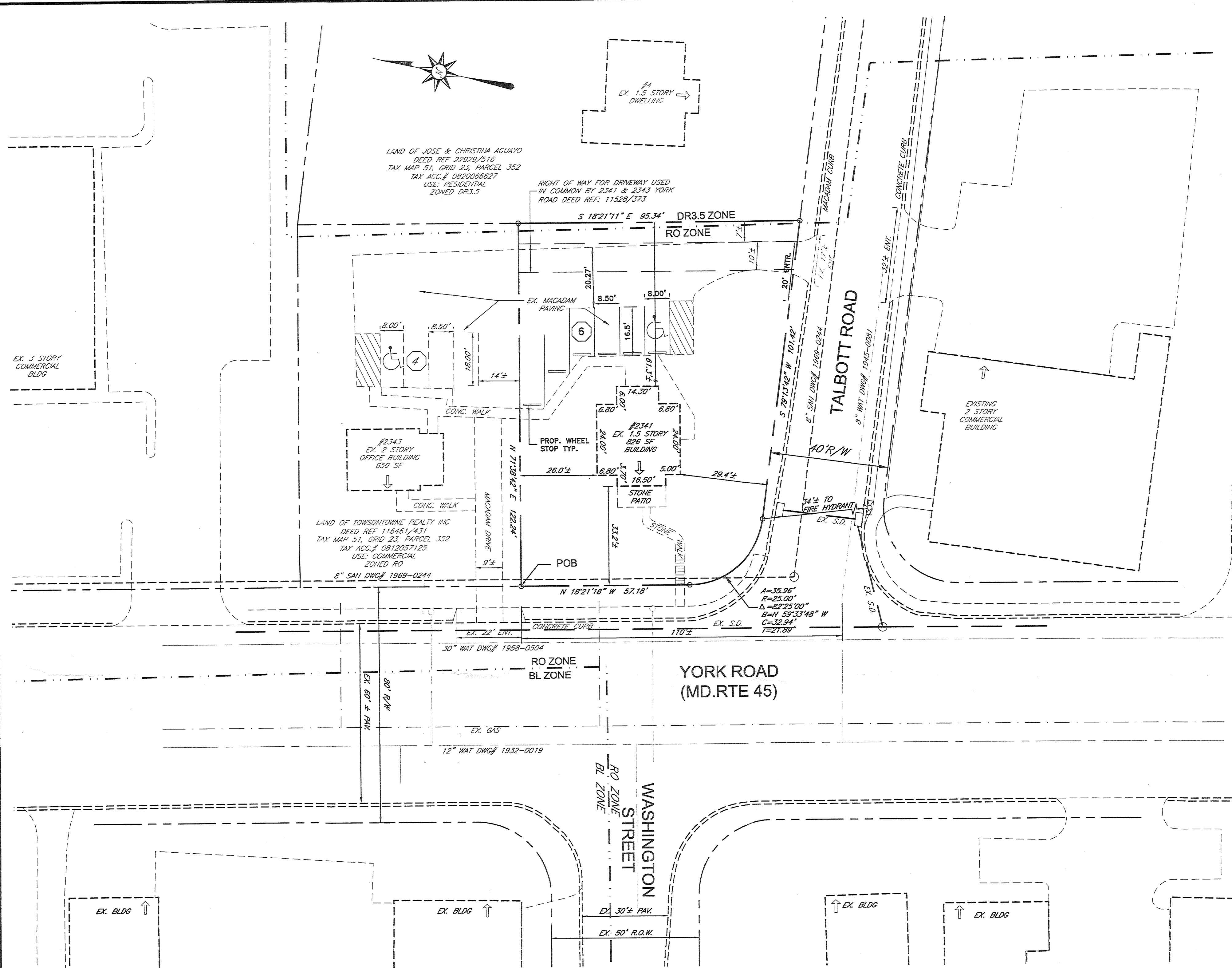
0820000300

Lot # 8

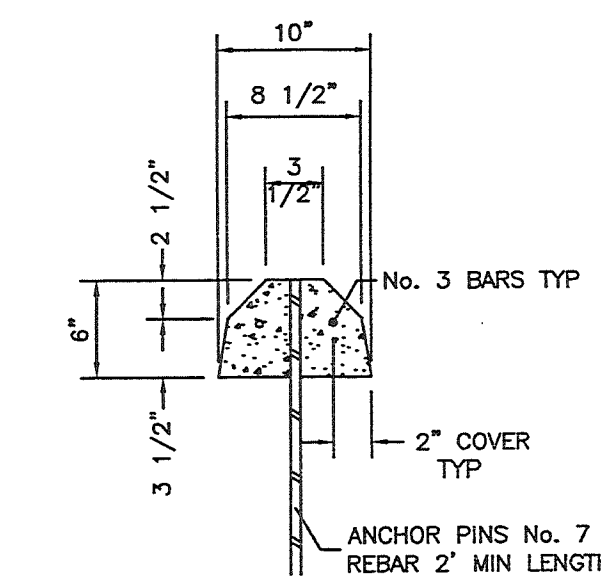
Lot # 1
0801050075

Lot # 2

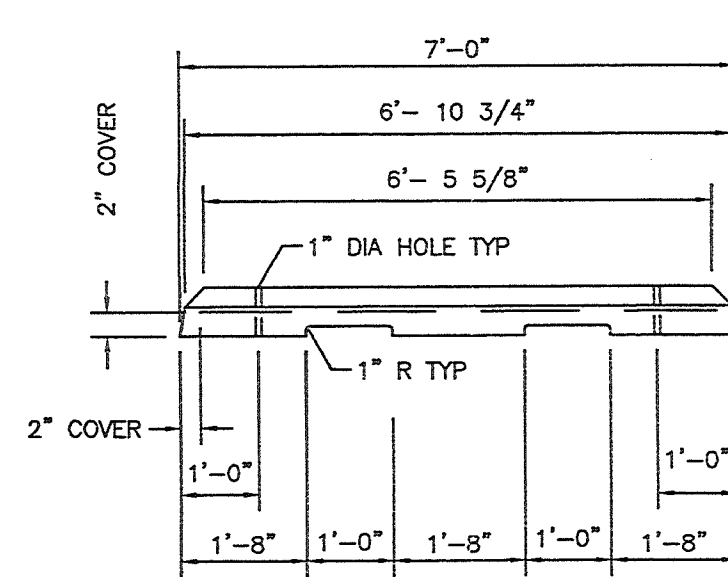
G:\Jobs\Jobs2013\13120-2341 York Road\Drawings\13120.dwg, Layout1, 12/27/2013 12:17:21 PM



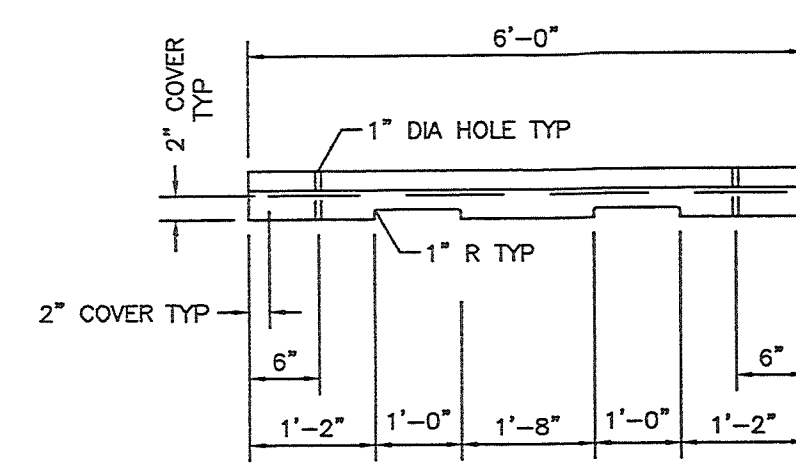
PLAN
SCALE: 1" = 20'



TYP. SECTION - TYPES I & II

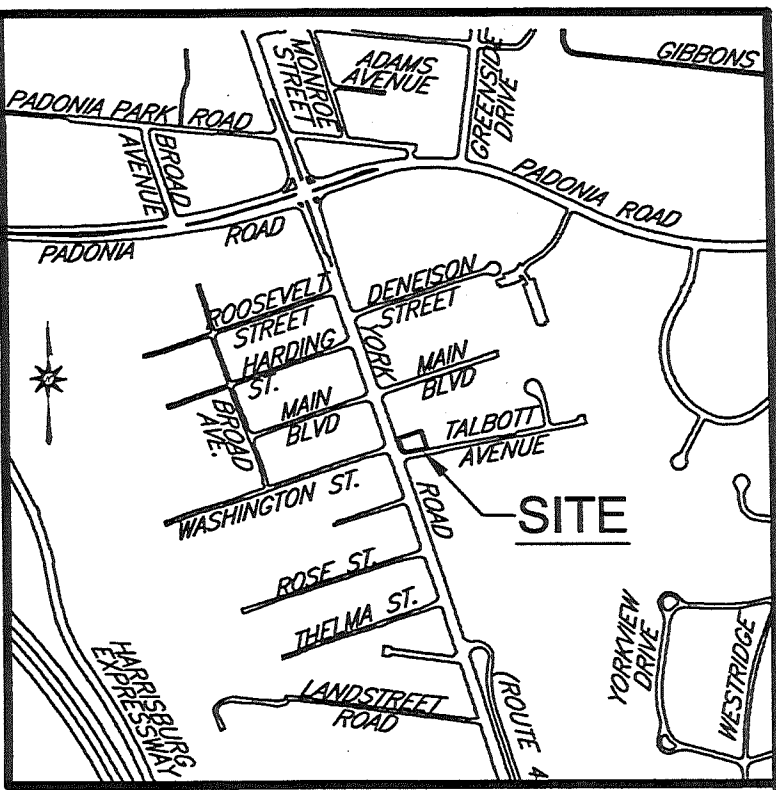


ELEVATION - TYPE I



ELEVATION - TYPE II

CONCRETE WHEELSTOP
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: DAVID A. CUOMO
2341 YORK ROAD
TIMONIUM, MD 21093
- SITE AREA:
GROSS: 16,017 SF or 0.37 Ac.±
NET: 10,562 SF or 0.24 Ac.±
- DEED REF: 24315/492
- TAX ACCOUNT: #0818047577
- COUNCILMANIC DISTRICT: 3RD
- TAX MAP #51, GRID #23, PARCEL #352
- ZONING: DR3.5 & RO
(PER 1"=200' ZONING MAP 051C3)
- NO KNOWN PRIOR ZONING HISTORY ON FILE.
- NO KNOWN PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES:
EXISTING: 1 1/2 STORY RESIDENTIAL DWELLING.
PROPOSED: PERSONAL SERVICE (DOG GROOMING FACILITY).
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.
- EXISTING BUILDING AREAS (NO PROPOSED EXTERIOR CONSTRUCTION)
1ST FLOOR 2ND FLOOR TOTAL
826 SF 413 SF 1,239 SF
- PARKING CALCULATIONS
REQUIRED: 1239 SF @ 3.3/1,000 SF = 5 SPACES
PROVIDED: 6 SPACES
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SITE IS NOT SUBJECT TO BULK REGULATIONS PER SECTION 204.4 (B) OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- THIS FACILITY WILL COMPLY WITH BCZR SECTIONS 421.6 AND 421.7.

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



Richardson Engineering, LLC

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

PLAN TO ACCOMPANY ZONING PETITION
FOR THE
2341 YORK ROAD
(MARYLAND ROUTE 45)
TIMONIUM, MD 21227

8TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND		
REVISIONS	DRAWN BY: DNM	DESIGNED BY: DNM	SCALE: 1" = 20'	
PETITIONER'S EXHIBIT 1	DATE: 12-19-13	JOB NO.: 13120	SHEET NO.: 1 OF 1	

2341 York Road – Aerial

