

IN RE: PETITION FOR SPECIAL EXCEPTION *

(6326 Security Blvd.)

1st Election District

4th Councilman District

6326 Security Boulevard Baltimore, LLC.

Legal Owner

Amalgamated Transit Union-Local 1300

Contract Purchaser

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0191-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 6326 Security Blvd. The Petition was filed by 6326 Security Boulevard Baltimore, LLC, legal owner, and contract purchaser Amalgamated Transit Union-Local 1300 ("Petitioners"). The Petition seeks relief pursuant to §253.2.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the property as a union hall. 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 petition was Robert Burley. Mona L. Carpenter, Esquire, attended and represented the contract purchaser. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance and the file does not contain any letters of protest or opposition.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (which supported the request) and the Bureau of Development Plans Review (DRP), which did not offer any substantive comments.

The subject property is 1.38+/- acres and is zoned ML. The property is comprised of two parcels, known as parcels 95 & 396. Parcel 95 is improved with a 2 story office building. The

ORDER RECEIVED FOR FILING

Date 5/19/14

By Den

contract purchaser is the union for state transit workers, and proposes to use the property for its business operations and membership meetings. Such meetings are usually held once a month beginning at 7 to 8 p.m., and usually have 100 participants/attendees. To operate as a union hall requires special exception relief.

SPECIAL EXCEPTION LAW

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 only 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 evidence was presented which would indicate that the proposed use would negatively impact the community. In fact, the DOP opined that the use would not have a detrimental impact upon the surrounding uses.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 19th day of May, 2014, that the Petition for Special Exception relief under §253.2.B.4 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to use the property as a union hall, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

5/19/14

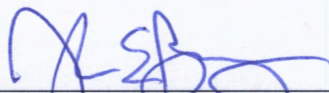
By

den

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

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/19/14

By sen

KEVIN KAMENETZ
County Executive



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

May 19, 2014

Mona L. Carpenter, Esq.
210 Lexington Street
Suite 418
Baltimore, Maryland 21201

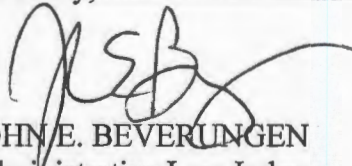
RE: Petition for Special Exception
Property: 6326 Security Blvd.
Case No.: 2014-0191-X

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

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

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

Address 6326 Security Boulevard, Woodlawn, Maryland which is presently zoned ML
 Deed References: 33784/00244 10 Digit Tax Account # 0118102700 & 1800000244
 Property Owner(s) Printed Name(s) 6326 Security Boulevard Baltimore 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 use as a union hall. *per Section 253.2.B.4*

3. ☐ a Variance from Section(s)

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)

SEE ATTACHED - TO BE PRESENTED AT HEARING

*** PETITION being filed by Contract Purchaser & Contract Purchaser TO PAY ALL EXPENSES ***

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:

Amalgamated Transit Union - Local 1300

Name- Type or Print

Robert L Bailey

Signature

126 E. 25th Street, Baltimore, Maryland

Mailing Address City State

21218 / 410-889-3566

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): 6326 Security Blvd Baltimore LLC

Shay Pandygraft

Name #1 - Type or Print

Name #2 - Type or Print

Shay Pandygraft *CHRIS DIAMONDIS*

Signature #1 *Shay Pandygraft* Signature #2 *CHRIS DIAMONDIS*

116 Severn River Road Severna Park, Maryland

Mailing Address City State

21146 / 410-975-9040 / *CHRIS DIAMONDIS*

Zip Code Telephone # Email Address

Representative to be contacted:

Mona L. Carpenter, Esquire (Counsel for Contract Purchaser)

Name - Type or Print

Signature

210 E. Lexington Street, Suite 418, Baltimore, Maryland

Mailing Address City State

21201 / 410-244-1115 / *mcc@carpenterlegalgroup.com*

Zip Code Telephone # Email Address

CASE NUMBER 2014-0191-X Filing Date 3/19/14

Do Not Schedule Dates:

Reviewer *RJD*

REV. 10/4/11

EXHIBIT A

BEGINNING FOR THE FIRST on northernmost side of Security Boulevard at a point distant 178.46 feet South 81 degrees 09 minutes 16 seconds East measured along the northernmost side of said Boulevard, as shown on Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No.27, folio 21 from the northeast corner of Security Boulevard and Gwynn Oak Avenue (the coordinates of said corner being N. 5284.26, W. 32172.74) said point being also at the end of Nineteenth or North 75 degrees 56 minutes 51 seconds West 110.46 foot line of the first parcel of land, referred to in mortgage dated November 21, 1963 and recorded among the Land Records of Baltimore County in Liber RRG No. 4233, folio 491, etc. from Garden Construction Corporation to The American National Building and Loan Association of Baltimore City and running thence from said beginning and leaving the northernmost side of Security Boulevard North 8 degrees 50 minutes 44 seconds East 352.93 feet and South 76 degrees 30 minutes 28 seconds East 123.64 feet to a point in line with the prolongation northerly of the first or North 8 degrees 50 minutes 44 seconds East 311.14 foot line of that tract of land which by Deed dated February 14, 1964 and recorded among the Land Records of Baltimore County in Liber RRG No. 4266, folio 243, etc. was conveyed by Garden Construction Corporation to Baltimore Jersey Company, Inc. thence binding on said prolongation and on said first line reversely south 8 degrees 50 minutes 44 seconds West 352.93 feet to the northernmost side of said Security Boulevard and the beginning of said first line and to intersect the eighteenth or North 81 degrees 09 minutes 16 seconds West 153.23 foot line said first parcel of land referred to in said mortgage thence building on the northernmost side of Security Boulevard, as shown on said Plat, and on a part of said eighteenth and on the nineteenth lines of said first parcel of land referred to in said Mortgage the two following courses and distance North 81 degrees 09 minutes 16 seconds West 13.23 feet and North 75 degrees 56 minutes 51 seconds West 110.46 feet to the place of beginning. Containing 1,000 acres of land more or less. *1 acre LK*

BEGINNING FOR THE SECOND at an iron pipe planted at the end of the first or North 8 degrees 50 minutes 44 seconds East 352.93 foot line of that tract of land which by deed dated October 23, 1964 and recorded among the Land Records of Baltimore County in Liber RRG No. 4380, folio 259, etc. was conveyed by Garden Construction Corporation to Retail Stores Services, Inc., and running thence binding on the second and part of the third lines of said Deed the two following courses and distance South 76 degrees 30 minutes 28 seconds East 123.64 feet to an iron pipe planted at the end of said second line and south 8 degrees 50 minutes 44 seconds West 41.79 feet to an iron pipe planted at the end of the first or North 8 degrees 50 minutes 44 seconds East 311.14 foot line of that tract of land which by Deed dated February 14, 1964 and recorded among the Land Records of Baltimore County in Liber RRG No.4266, folio 243, etc. was conveyed by Garden Construction Corporation to Baltimore Jersey Company, Inc. thence binding on the second line of said lastly described deed South 81 degrees 09 minutes 16 seconds East 140.00 feet to an iron pipe planted at the end of said line, thence for a line of division North 8 degrees 50 minutes 44 seconds East 48.61 feet to intersect the southernmost outline as shown on the Plat of _____ Section "B" THE MEADOWS as files among the Land Records of Baltimore County in Plat Book 21, folio 19 thence binding on a part of said outline North 63 degrees 34 minutes 15 seconds West 242.86 feet to the southwest corner as shown on said Plat, thence leaving said outline and running for a second line division South 33 degrees 10 minutes 19 seconds West 77.00 feet to the place of beginning. Containing 0.3842 acres of land more or less.

BEING the same lands as described within a document titled "EXHIBIT A" of record within the Land Records of Baltimore County Circuit Court, JLE 33784, page 0247.



Item #0191

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0191-X

Petitioner: Amalgamated Transit Union - Local 1300

Address or Location: 6326 Security Boulevard, Woodlawn, Maryland 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT L. BURLEY

Address: AMALGAMATED TRANSIT UNION - LOCAL 1300

126 W. 25TH STREET

BALTIMORE, MARYLAND 21218

Telephone Number: 410-889-3566

Revised 2/20/98 - SCJ

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

No. **108139**

Date: **3/8/4**

PAID RECEIPT

TIME: 10:58:53
 DATE: 3/12/2014
 BY: WALKIN SHI SHI
 RECEIPT 1 621307 3/12/2014
 \$ 528 ZONING VERIFICATION
 108139
 Receipt Tot \$500.00
 \$500.00 CR \$5.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
00	800	0000		6150				5500

Total: **5500**

Rec From:

For: **zoning hearing - case # 2014-0191-X**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/22/2014

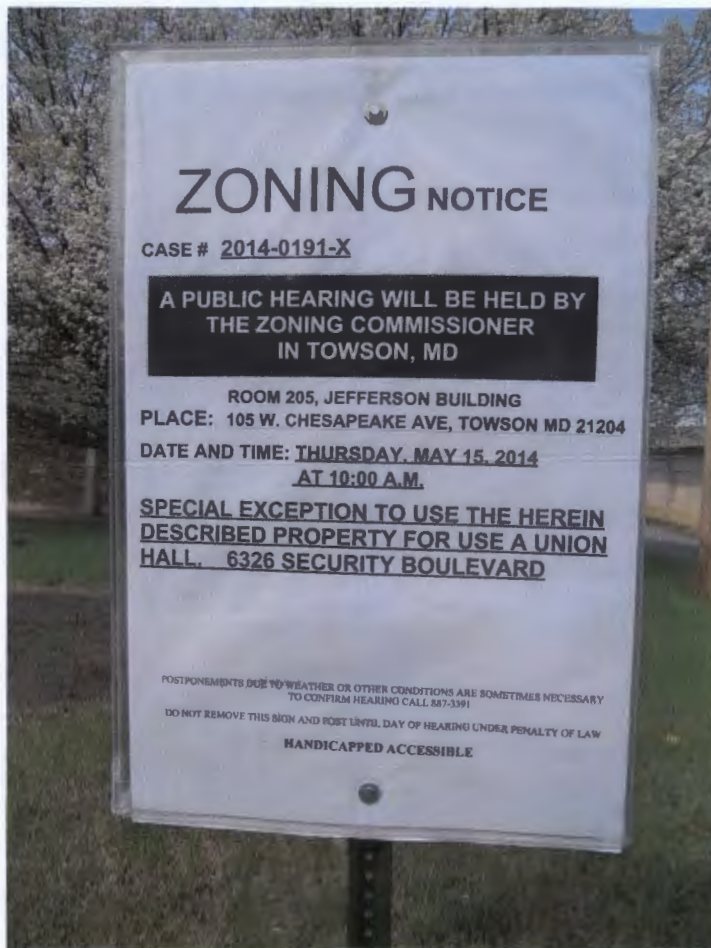
Case Number: 2014-0191-X

Petitioner / Developer: AMALGAMATED TRANSIT UNION~
SHAY PENDYGRAFT~MONA L. CARPENTER, ESQ.

Date of Hearing (Closing): MAY 15, 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:
6326 SECURITY BOULEVARD

The sign(s) were posted on: APRIL 19, 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

April 24, 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 April 24, 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: # 2014-0191-X

6326 Security Boulevard

N/s Security Blvd., 280 ft. E/of centerline of

Gwynn Oak Avenue

1st Election District - 4th Councilmanic District

Legal Owner(s): 6326 Security Blvd Baltimore, LLC,

Shay Pendygraft

Contract Purchaser/Lessee: Amalgamated Transit

Union - Local 1300

Special Exception: to use the herein described property for use as a union hall.

Hearing: Thursday, May 15, 2014 at 10:00 a.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.

4/411 Apr. 24

976780



KEVIN KAMENETZ
County Executive

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

April 2, 2014

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: 2014-0191-X

6326 Security Boulevard

N/s Security Blvd., 280 ft. E/of centerline of Gwynn Oak Avenue

1st Election District – 4th Councilmanic District

Legal Owners: 6326 Security Blvd Baltimore, LLC, Shay Pendygraft

Contract Purchaser/Lessee: Amalgamated Transit Union – Local 1300

Special Exception to use the herein described property for use as a union hall.

Hearing: Thursday, May 15, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Amalgamated Transit Union, Local 1300, 126 E. 25th Street, Baltimore 21218
Shay Pendygraft, 116 Severn River Road, Severna Park 21146
Mona L. Carpenter, 210 E. Lexington Street, Ste. 418, Baltimore 21201

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 26, 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
Thursday, April 24, 2014 Issue - Jeffersonian

Please forward billing to:

Robert Burley
Amalgamated Transit Union – Local 1300
126 W. 25th Street
Baltimore, MD 21218

410-889-3566

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: 2014-0191-X

6326 Security Boulevard

N/s Security Blvd., 280 ft. E/of centerline of Gwynn Oak Avenue

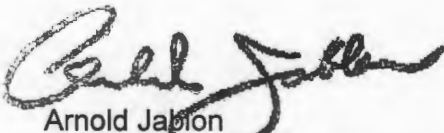
1st Election District – 4th Councilmanic District

Legal Owners: 6326 Security Blvd Baltimore, LLC, Shay Pendygraft

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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: June 20, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0191-X - Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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
6326 Security Boulevard; N/S Security Blvd,		
280' E of c/line Gwynn Oak Avenue	*	OF ADMINISTRATIVE
1 st Election & 4 th Councilmanic Districts		
Legal Owner(s): 6326 Security Boulevard	*	HEARINGS FOR
Baltimore LLC		
Contract Purchaser(s): Amalgamated Transit	*	BALTIMORE COUNTY
Union - Local 1300		
Petitioner(s)	*	2014-191-X

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Mona Carpenter, Esquire, 210 E. Lexington Street, Suite 418, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-

0191-X

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

3/31/14

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

N/C

DEPS

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

FIRE DEPARTMENT

4/7/14

PLANNING

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

C

3/26/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/24/14

SIGN POSTING

Date:

4/19/14

by

O'Keefe

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

May 8, 2014

6326 Security Boulevard Baltimore LLC
Shay Pendygraft
116 Severn River Road
Severna Park, MD 21146
Attn: Chris Diamondidis

RE: Case Number: 2014-0191 X, Address: 6326 Security Boulevard

Dear Ms. Pendygraft:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 19, 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 to us 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Amalgamated Transit Union, Local 1300, Robert Burley, 126 E 25th Street, Baltimore MD 21218
Mona Carpenter, Esquire, 210 E Lexington Street, Suite 418, Baltimore MD 21201

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



Maryland Department of Transportation

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

Date: 3/26/14

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

RE: Baltimore County
Item No. 2014-0191-X
Special Exception
6326 Security Boulevard Baltimore
Shay Pandygraft LLC
6326 Security Boulevard
MD122

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3/24/14. A field inspection and internal review reveals that an entrance onto MD122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception. Case Number 2014-0191-X.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in dark 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

Debra Wiley - Re: 2014-0191-X - 6326 Security Blvd.

From: Debra Wiley
To: Carpenter, Mona L.
Date: 5/29/2014 1:08 PM
Subject: Re: 2014-0191-X - 6326 Security Blvd.

Ms. Carpenter,

Unfortunately, your original letter and Order was returned to our office today. Apparently, there was a typo with the zip code (21201 instead of 21202). I apologize for that but will place in the mail today with the correct zip code.

Thanks.

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

>>> Debra Wiley 5/28/2014 2:19 PM >>>
You're more than welcome.

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

>>> "Mona L. Carpenter" <monalaw1@gmail.com> 5/28/2014 2:19 PM >>>
Thanks so much Ms. Wiley! I really appreciate your help!

Mona Carpenter, Esq.

On May 28, 2014, at 12:58 PM, "Debra Wiley" <dwiley@baltimorecountymd.gov> wrote:

Per our telephone conversation, please find attached Judge Beverungen's decision in the above-referenced case.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings

515114

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6326 Security Boulevard

INFORMATION:

Item Number: 14-191

Petitioner: 6326 Security Boulevard Baltimore LLC

Zoning: ML

Requested Action: Variance

RECEIVED

APR 09 2014

OFFICE OF ADMINISTRATIVE HEARINGS

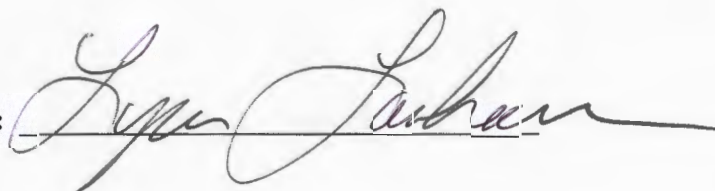
SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a special exception to use an existing building as a union hall in an ML zone per Section 253.2.B.4 of the BCZR.

The Department of Planning has reviewed the petitioner's request and accompanying site plan and supports the requested relief. The proposed use is located within the Meadows Industrial Park, a planned industrial park of over 25 acres. The site is well landscaped and no changes are proposed to the building. The use should not have a detrimental impact on the health, safety or welfare of the surrounding uses.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 31, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2014
Item No. 2014-0190, 0191, 0193 and 0195

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC03312014 -.doc

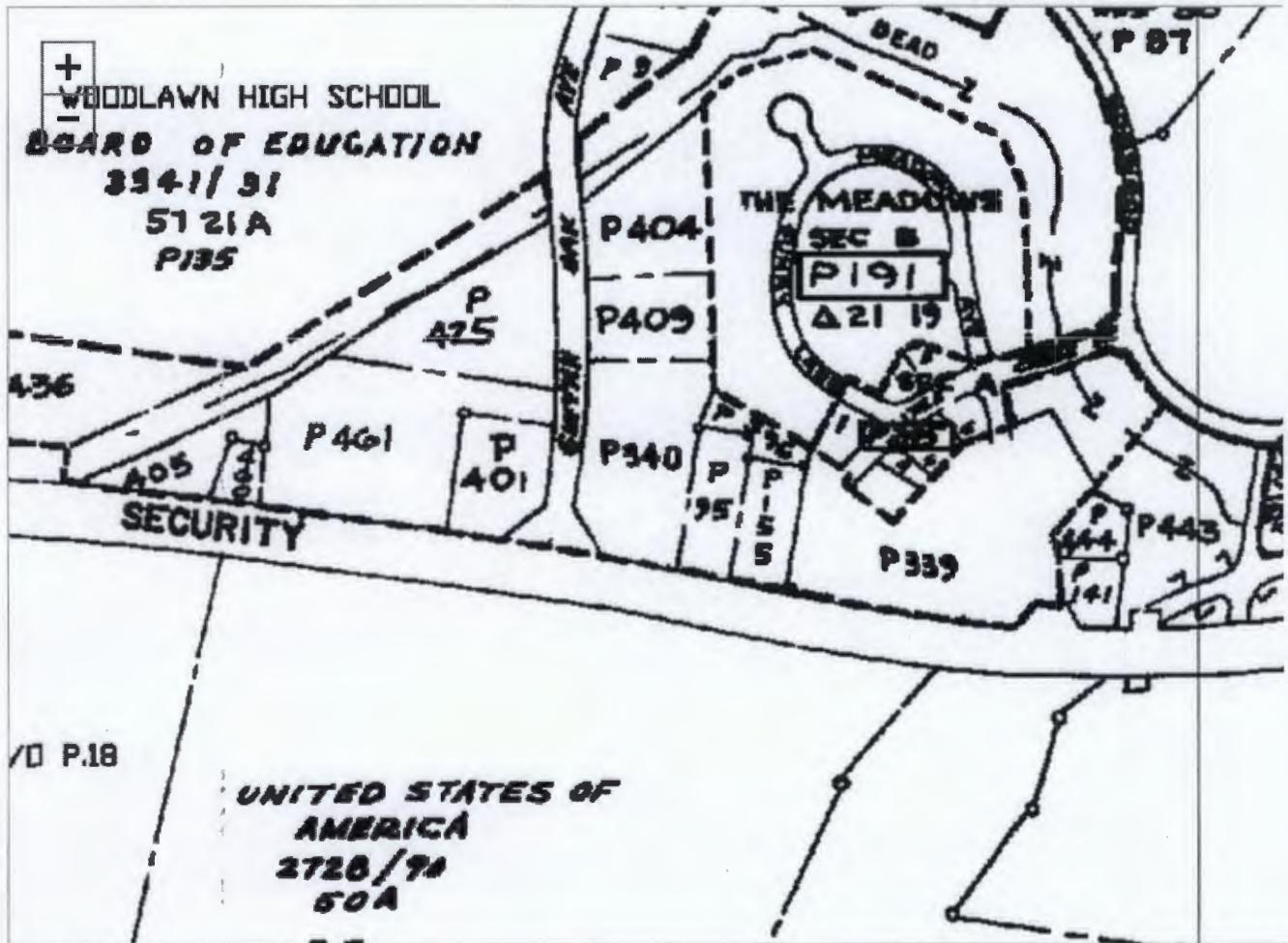
Real Property Data Search (w4)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 01 Account Number - 0118102700	
Owner Information		
Owner Name:	6326 SECURITY BLVD BALTIMORE LLC	Use: COMMERCIAL
Mailing Address:	6326 SECURTIY BLVD BALTIMORE MD 21207-	Principal Residence: NO Deed Reference: 1) /33784/ 00244 2)
Location & Structure Information		
Premises Address:	6326 SECURITY BLVD 0-0000	Legal Description: 1 AC 6326 SECURITY BLVD MEADOWS IND PARK
Map: 0095	Grid: 0002	Parcel: 0095
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref: 0027/ 0021	
Special Tax Areas:	Town: NONE	Ad Valorem:
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1965	18144	1.0000 AC
County Use	15	
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	300,000	300,000
Improvements	1,834,100	1,838,800
Total:	2,134,100	2,138,800
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		07/01/2014
Transfer Information		
Seller: SECURITY BOULEVARD ENTERPRISES LLC	Date: 06/14/2013	Price: \$500,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33784/ 00244	Deed2:
Seller: 6326 SECURITY LLC	Date: 02/01/2007	Price: \$1,942,500
Type: ARMS LENGTH MULTIPLE	Deed1: /25160/ 00234	Deed2:
Seller: SECURITY JOINT VENTURE	Date: 12/27/2002	Price: \$700,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17290/ 00595	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 \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **01** Account Number: **0118102700**

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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6326 Security Blvd.
CASE NAME 2014-0191-X
CASE NUMBER Amalgamated Transit
DATE 5/15/2014 Union

[illegible]

Case No.:

2014-0191-X

Exhibit Sheet

bw 6-20-14

sen
5-19-14

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

6326 Security Boulevard



Publication Date: 3/14/2014



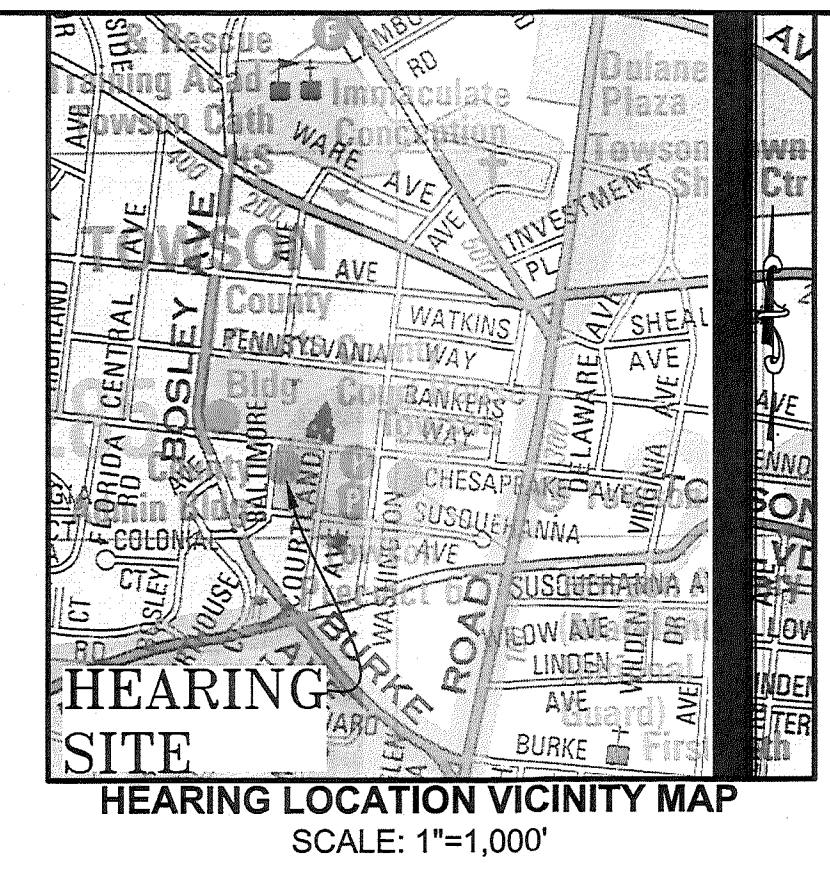
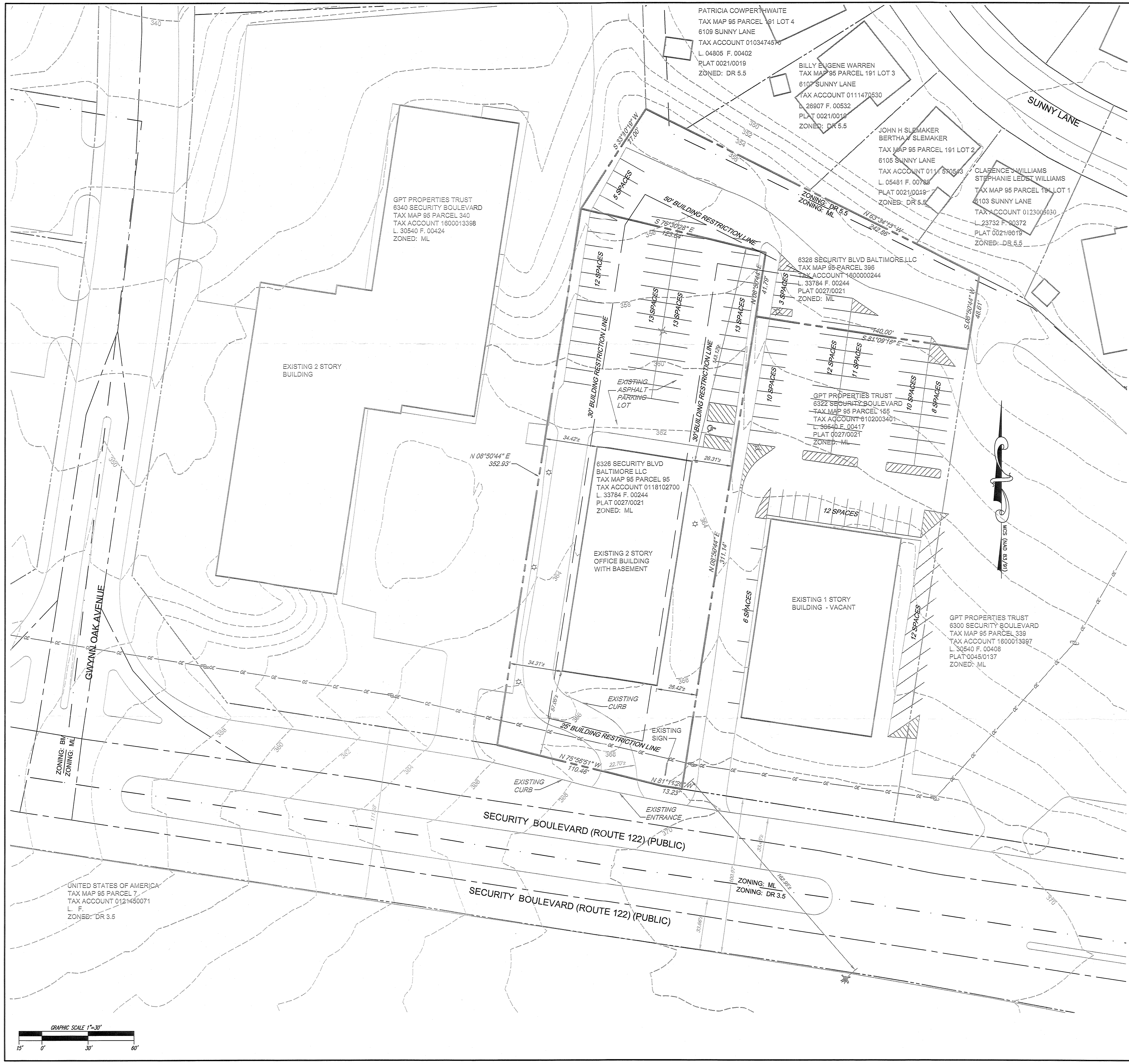
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0191



GENERAL NOTES

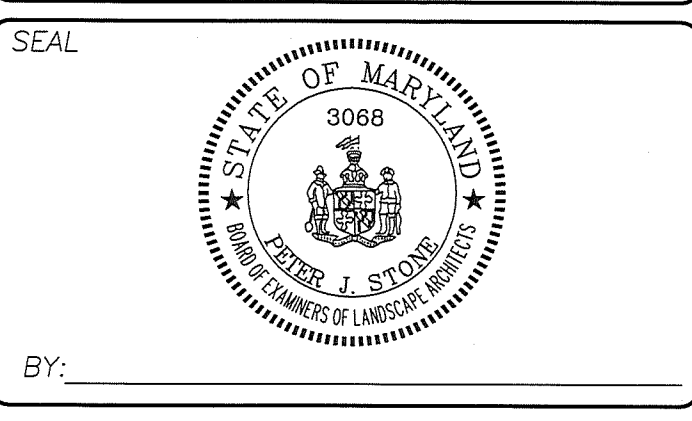
- OWNER:
6326 SECURITY BOULEVARD BALTIMORE LLC
6326 SECURITY BOULEVARD
BALTIMORE, MD 21207
- EXISTING USE:
PARCEL 95: OFFICE BUILDING AND PARKING
PARCEL 396: PARKING
- PROPOSED USE:
PARCEL 95: UNION HALL AND PARKING
PARCEL 396: PARKING
- DISTANCE TO GWYNN OAK AVENUE: 270'
- SITE AREA:
PARCEL 95: 1.00 ACRE (47,270 SF±)
PARCEL 396: 0.38 ACRE (16,733 SF±)
- BUILDING AREA PARCEL 95: 18,000 SF±
- FLOOR AREA RATIO (FAR): 18,000/64,003 = 0.28 FAR
- UTILITIES: PUBLIC WATER AND PUBLIC SEWER
- PARKING CALCULATIONS:
REQUIRED PARKING: 60 SPACES
(3.3 sp/1,000 SF = 18 x 3.3 = 59.4 -> 60 SPACES)
EXISTING PARKING PARCEL 95: 48 SPACES
EXISTING PARKING PARCEL 396: 14 SPACES
EXISTING PARKING PARCEL 155: 78 SPACES
- SETBACKS

	REQUIRED	PROVIDED
FRONT	25'	57.05±
SIDE	30'	26.31±
REAR	50'	143.12±
- HEIGHT OF STRUCTURE:
PARCEL 95: EXISTING 2 STORY OFFICE BUILDING WITH BASEMENT
PARCEL 396: NO EXISTING STRUCTURES
- DEED REF: 33784/00244
- TAX ACCOUNT:
PARCEL 95: 0118102700
PARCEL 396: 1600000244
- COUNCILMANIC DISTRICT: 4TH
- REGIONAL PLANNING DISTRICT: SECURITY 323
- ZONING: ML
- ZONING MAP NUMBER: 095A1
- TAX MAP: 95 PARCEL: 95
TAX MAP: 95 PARCEL: 396
- NO KNOWN PREVIOUS COMMERCIAL PERMITS.
- NO KNOWN ZONING HEARINGS, CRG, DRC OR WAIVERS.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING

SPECIAL EXCEPTION
PLAN

6326 SECURITY BOULEVARD
TAX MAP 95 GRID 2
PARCELS 95 AND 396
BALTIMORE, MD 21207
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



Pennoni Associates Inc.
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive, Suite 200 Columbia, MD 21045
T 410-997-9800 F 410-997-9282

DESIGNED: PAI
DRAWN: ALC
DATE: 2/7/14
SCALE: 1"=30'

FILE NO: HDEG1401
SHEET: OF

PETITIONER'S
EXHIBIT NO. 1

