

IN RE: PETITION FOR SPECIAL EXCEPTION *

(8625 Pleasant Plains Road)

9th Election District

5th Councilman District

MD Eye Care Real Estate, LLC

Legal Owner

WSA, LLC

Lessee

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0212-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 8625 Pleasant Plains Road. The Petition was filed by Deborah C. Dopkin, Esquire, on behalf of the owner of the subject property, MD Eye Care Real Estate, LLC, and the lessee, WSA, LLC ("Petitioners"). The Special Exception petition seeks relief pursuant to §230.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a community building in a BL zone. 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 Josh Price and Kenneth Colbert, Professional Engineer, from Colbert, Matz & Rosenfelt, Inc. the firm that prepared the site plan. Deborah C. Dopkin, Esquire, attended and represented the Petitioners. There were no Protestants in attendance, and the file does not contain any letters of opposition.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), dated May 7, 2014. That agency expressed support for the request, and noted the property was within a County Revitalization District.

ORDER RECEIVED FOR FILING

Date 6/9/14

By Sen

The subject property is 2.287 acres and is zoned BL. The property was long used as an auto dealership, and was recently converted into an attractive commercial building. Exhibit 3. The majority of the building is used for a physician's eye clinic, and the Petitioners propose to operate a Crossfit gym in a portion (3,600 sf.) of the one (1) story building. The County deems this use to be a "community building," which requires a special exception in the BL zone.

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. Here, no evidence was presented to show that the use would be detrimental to the community. Mr. Colbert, who was accepted as an expert, described the proposal and opined that Petitioners satisfied B.C.Z.R. §502.1, and I concur.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 9th day of June, 2014, that the Petition for Special Exception under §230.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a community building in a BL zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

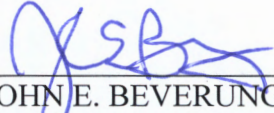
Date 6/9/14

By sln

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 6/9/14

By sln

KEVIN KAMENETZ
County Executive



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

June 9, 2014

Deborah Dopkin, Esquire
P.O. Box 323
Brooklandville, Maryland 21022

RE: Petition for Special Exception
Case No.: 2014-0212-X
Property: 8625 Pleasant Plains Road

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:sln
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 8625 Pleasant Plains Road which is presently zoned BL
Deed References: 30156/234 10 Digit Tax Account # 0919780072
Property Owner(s) Printed Name(s) MD Eye Care Real Estate, LLC

(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
Special Exception to permit a community building in a BL Zone pursuant to B.C.Z.R. Section 230.3.

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)

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:

Johnathan Haug dba ^{W.S.A.} WAS, LLC

Name- Type or Print

Signature

8625 Pleasant Plains Road Towson Maryland

Mailing Address City State

21286 / (443)844-4813

Zip Code Telephone # Email Address

Attorney for Petitioner:

Deborah C. Dopkin

Name- Type or Print

Signature

P.O. Box 323 Brooklandville Maryland

Mailing Address City State

21022 / 410-821-0200 / ddopkin@dopkinlaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MD Eye Care Real Estate, LLC, *George W. Duncan*

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8625 Pleasant Plains Road Towson Maryland

Mailing Address City State

21286

Zip Code Telephone # Email Address

Representative to be contacted:

Brian Dietz

Colbert Matz Rosenfelt, Inc.

Name - Type or Print

Signature

2835 Smith Avenue, Suite G Baltimore Maryland

Mailing Address City State

21209 / 410-653-3838 / bdietz@cmrengineers.com

Zip Code Telephone # Email Address

CASE NUMBER 2014-0212-X

Filing Date 4/11/2014

Do Not Schedule Dates: 6/9/14

Reviewer Jul

By Sen

REV. 10/4/11



Zoning Description
For
8625 Pleasant Plains Road

April 10, 2014

Beginning at a point on the East side of Pleasant Plains Road (60' R/W), at the distance of 191' +/- feet South of the South side of Joppa Road, and thence running with and binding on the East side of Pleasant Plains Road and running on the land of the herein petitioner the 3 following courses and distances viz;

1. South 24 degrees 48 minutes 39 seconds West 85.06 feet,
2. South 65 degrees 41 minutes 01 seconds East, leaving Pleasant Plains Road, 145.00 feet, and
3. South 24 degrees 16 minutes 29 Seconds West 97.63 feet, thence running through the land of the herein petitioner the 10 following courses and distances viz;
 4. South 66 degrees 30 minutes 45 seconds East 60.80 feet,
 5. North 21 degrees 50 minutes 17 seconds East 86.02 feet,
 6. North 25 degrees 14 minutes 16 seconds East 52.33 feet,
 7. North 31 degrees 37 minutes 49 seconds East 29.21 feet,
 8. North 50 degrees 32 minutes 51 seconds East 11.42 feet,
 9. North 65 degrees 44 minutes 42 seconds West 136.88 feet,
 10. North 24 degrees 35 minutes 37 seconds East 10.52
 11. North 65 degrees 44 minutes 42 seconds West 18.00 feet,
 12. North 76 degrees 29 minutes 42 seconds West 32.00 feet,
 13. North 65 degrees 44 minutes 42 seconds West 24.76 feet to the place of beginning.

Containing 0.521 Ac. of land or 22,690 sq.ft. more or less. Being known as 8625 Pleasant Plains Road and located in the 9th Election District, 5th Councilmanic District.



2014-0212-X

**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/neighbor 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: 2014-0212-X
Petitioner: MD EYE CARE REAL ESTATE, LLC
Address or Location: 8625 PLEASANT PLAINS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHNATHAN HAUG
Address: c/o W. S. A. LLC
2902 WILLOUGHBY ROAD
PARKVILLE, MD 21234
Telephone Number: 443-844-4813

Revised 2/20/98 - SCJ

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

109872

No.

Date:

4/11/14

PAID RECEIPT

BUSINESS ACTION TIME
 4/11/2014 4/11/2014 10:23:34
 MOD WELBY LMS LJR
 RECEIPT # 109872 4/11/2014
 5 505 BIDDING VERIFICATION
 NO. 109872
 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
001	806	1000		6150				500.00

Total:

500.00

Rec From:

WSA LLC

For:

8625 Pleasant Plains

2014-0712-X

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/20/2014

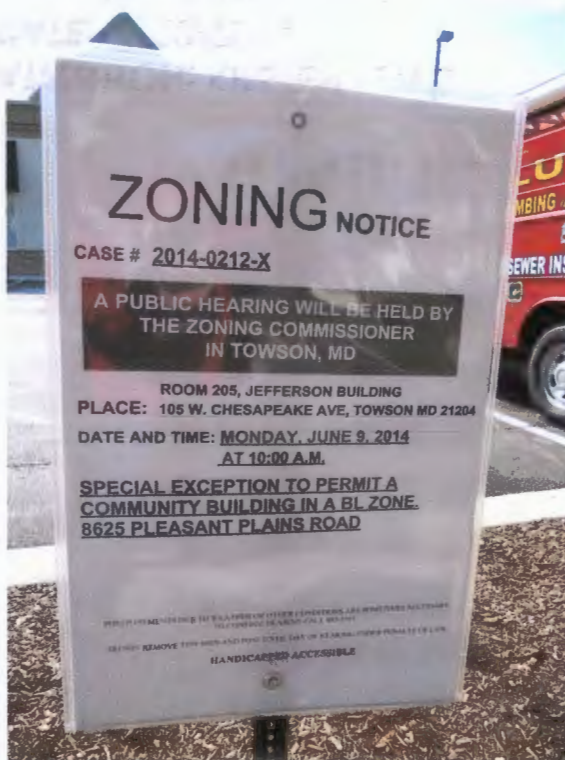
Case Number: 2014-0212-X

Petitioner / Developer: DEBORAH D. DOPKIN, ESQ.~JOHNATHAN HAUG ~ GEORGE DUNCAN ~ BRIAN DIETZ

Date of Hearing (Closing): JUNE 9, 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:
8625 PLEASANT PLAINS ROAD

The sign(s) were posted on: MAY 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

May 22, 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 May 20, 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: #2014-0212-X

8625 Pleasant Plains Road
E/s Pleasant Plains Road, 191 ft. s/o of Joppa Road
9th Election District - 5th Councilmanic District

Legal Owner(s): MD Eye Care Real Estate, LLC
Contract Purchaser/Lessee: Johnathan Haug dba WSA, LLC

Special Exception to permit a community building in a BL zone.

Hearing: Monday, June 9, 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.
JT 5/730 May 20 980274



KEVIN KAMENETZ
County Executive

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

May 7, 2014

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Deborah Dopkin, P.O. Box 323, Brooklandville 21022
Johnathan Haug, 8625 Pleasant Plains Road, Towson 21286
George Duncan, 8625 Pleasant Plains Road, Towson 211286
Brian Dietz, 2835 Smith Avenue, Ste. G, Towson 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 20, 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, May 20, 2014 Issue - Jeffersonian

Please forward billing to:

Johnathan Haug
c/o WSA, LLC
2902 Willoughby Road
Parkville, MD 21234

443-844-4813

NOTICE OF ZONING HEARING

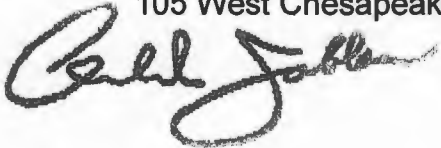
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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: July 10, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0212-X – Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 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
8625 Pleasants Plains Road; E/S Pleasant *
Plains Road, 191' S of c/line Joppa Road * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): MD Eye Care Real Estate LLC* HEARINGS FOR
Contract Purchaser(s): Jonathan Haug *
d/b/a WSA LLC * BALTIMORE COUNTY
Petitioner(s) *
2014-212-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

RECEIVED

APR 30 2014

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 Deborah Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment4/23/14

DEVELOPMENT PLANS REVIEW

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

N/C

DEPS

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

FIRE DEPARTMENT

5/7/14

PLANNING

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

Supports4/21/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/20/14

SIGN POSTING

Date:

5/19/14

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

RESUME

PROFESSIONAL BACKGROUND AND EXPERIENCE

KENNETH J. COLBERT
2835 SMITH AVENUE, SUITE G
BALTIMORE, MD 21209

PROFESSIONAL STATUS: Professional Engineer, Maryland, PE No. 9752

EDUCATION: University of Missouri-Rolla
Rolla, Missouri
B.S. in Civil Engineering - 1968

PROFESSIONAL BACKGROUND AND EXPERIENCE:

Mr. Colbert is a 1968 graduate of the University of Missouri with a Bachelor of Science in Civil Engineering. He has extensive experience in the field of Civil Engineering and Site Planning for residential, commercial, and other non-residential land development projects. He has prepared plans and has managed construction projects throughout central Maryland. Responsibilities include project coordination, project design, assisting in bid process, review of studies, reports and construction documents, and quality control.

Accepted as an expert in those areas, and testified before the following:

- Anne Arundel County Administrative Hearing Officer
- Anne Arundel County Board of Appeals
- City of Annapolis City Council
- City of Annapolis Planning Commission
- Baltimore County Board of Appeals
- Baltimore County Zoning Commissioner
- Baltimore County Liquor Board
- Baltimore City Board of Municipal Zoning Appeals
- Cecil County Board of Appeals
- City of Elkton Planning Board
- City of Elkton City Council
- City of Gaithersburg Planning Board
- City of Gaithersburg City Council
- Harford County Board of Appeals
- Howard County Hearing Examiner
- Howard County Board of Appeals
- Montgomery County Planning Board
- Montgomery County Hearing Examiner
- Montgomery County Board of Appeals
- City of Rockville Planning Commission
- City of Rockville Board of Appeals
- City of Westminster Planning Board

Testified as an expert witness in the field of Civil Engineering for Land Development in the District Courts of Baltimore County and Howard County.

PROFESSIONAL EMPLOYMENT HISTORY:

April, 1987 – Present Colbert Engineering, Inc. / Colbert Matz Rosenfelt, Inc.
Consulting Civil Engineers & Surveyors
Baltimore, Maryland

Established a private consulting firm for design and construction management of land development projects. Primary services include site design and preparation of plans for commercial and residential land development projects, as well as complete survey and construction stakeout services.

In September 1994 Colbert Engineering, Inc. merged its operations with another consulting engineering firm to form Colbert Matz Rosenfelt, Inc. This merger enabled the new firm to expand its client base and to better, and more effectively serve its existing clients.

Mr. Colbert was the managing partner of the company while maintaining project management responsibilities. In addition, he is the principal responsible for operation of the Survey Department. Relinquished ownership in 2013, and remained with the company as an employee.

Jan., 1986 – Apr., 1987 Security Management Corporation
Builders and Developers
Baltimore, Maryland

Employed by Security Management Corporation as Engineering Manager for Land Development activities with responsibility for budgeting, management and supervision of the land development phases for all projects. Projects included single family and multi-family developments ranging in size from 50 units to 1500 units in four governmental jurisdictions.

Nov., 1978 – Jan., 1986 Colbert Engineering, Inc. / CDH Engineering Corp. / Kidde Consultants
Consulting Civil Engineers and Surveyors
Glen Burnie, Maryland

Established a private consulting firm for design and construction management of land development projects. Services included site design and preparation of site development plans for residential and commercial developments.

In June 1982, Colbert Engineering, Inc. merged its operation with that of another consulting engineering firm to form CDH Engineering Corporation. This merger enabled the new firm to expand its engineering and surveying capabilities, and grow to maintain a staff of approximately 20 people. As engineering and managing partner, duties and responsibilities continued as before but on an expanded basis

CDH Engineering Corporation was purchased by Kidde Consultants, Inc., a top 500 engineering company, in June 1984. The office became one of eight branch offices spread throughout Maryland, Virginia, Delaware and Pennsylvania. As Branch Office Manager, duties and responsibilities continued to include engineering for land development projects of various types and sizes, as well as interaction with the main office on management, marketing and budget matters.

KENNETH J. COLBERT

Page -3-

Mar., 1976 – Nov., 1978 Anne Arundel County, Maryland
Department of Public Works
Annapolis, Maryland

Employed by Anne Arundel County as a Senior Engineer responsible for the Engineering Review Section of the Development Services Division, Department of Public Works. This Section, which had a complement of four engineers, reviewed the engineering plans for all Land Development activities within the County. Promoted to Chief of the Development Services Division. The Division staff consisted of 13 Engineers, Engineering Technicians, Construction Inspectors and Clerical personnel. The function of this Division was the review and processing of all private construction within the County.

May, 1973 – Mar., 1976 Purdum & Jeschke
Consulting Engineers & Surveyors
Baltimore, Maryland

Employed by Purdum & Jeschke as a Design Engineer with prime areas of responsibilities being design of Storm Drainage Systems and Site Grading for various land development projects. Advanced to Project Engineer responsible for residential and commercial development projects.

Sept., 1971 – May, 1973 Mathews-Phillips, Inc.
Builders and Developers
Silver Spring, Maryland

Employed by Mathews-Phillips, Inc. as an Assistant Construction Superintendent for Garden Apartment and Townhouse Projects. Prime area of responsibility was for installation of Underground Utilities, Storm Drainage, Site Grading and Paving.

July, 1970 – Sept., 1971 Richard P. Browne Associates
Consulting Engineers and Surveyors
Columbia, Maryland

Employed by Richard P. Brown Associates as a Design Engineer with prime responsibility being design of Storm Drain Systems and Site Grading for various land development projects including single family residential and multi-family sites

June, 1968 – July, 1970 Clayton Surveying and Engineering Company
Consulting Engineers and Surveyors
St. Louis, Missouri

Joined Clayton Surveying and Engineering Company immediately following graduation from college as a Design Engineer working primarily on the design of Road Systems, Storm Drains and Sanitary Sewer Systems for residential subdivisions and commercial sites.



KEVIN KAMENETZ
County Executive

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

June 4, 2014

MD Eyecare Real Estate
George Duncan
8625 Pleasant Plains Road
Towson MD 212386

RE: Case Number: 2014-0212 X, Address: 8625 Pleasant Plains Rd

Dear Mr. Duncan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 11, 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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Johnathan Haug dba WSA LLC, 8625 Pleasant Plains Road, Towson MD 21286
Deborah C. Dopkin, Esquire, P.O. Box 323, Brooklandville MD 21022

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



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

Date: 4/21/14

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

RE: Baltimore County
Item No 2014-0212-X
Special Exception
MD Eye Care Real Estate, LLC
George W. Duncan,
2625 Pleasant Plains 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. 2014-0212-X

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

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 23, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2014
Item No. 2014-0211, 0212, 0213, 0214 and 0215

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\ZAC04282014 -.doc

6/9
10 Am

NO
DATE
5/8/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAY 07 2014

SUBJECT: 8625 Pleasant Plains Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 14-212

Petitioner: MD Eye Care Real Estate, LLC; George W. Duncan

Zoning: BL

Requested Action: Special Exception

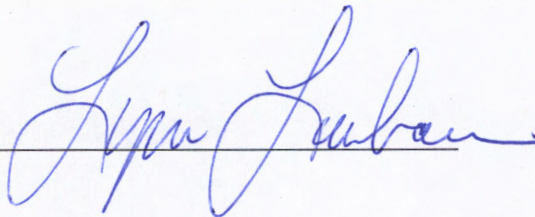
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for special exception from Section 230.3 of the BCZR to permit a community building in a BL Zone. The existing vacant space in the building will be used for a crossfit gym.

The Department of Planning supports this request. The newly constructed building is located in the Loch Raven Commercial Revitalization District and the additional use will be an asset to the community.

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

Division Chief:
AVA/LL



Real Property Data Search (w3)

[Search Help](#)Your feedback 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 - 09 Account Number - 0919780072	
Owner Information		
Owner Name:	MD EYE CARE REAL ESTATE LLC	Use: COMMERCIAL
Mailing Address:	8625 PLEASANT PLAINS RD TOWSON MD 21286-2352	Principal Residence: NO Deed Reference: 1) /30156/ 00234 2)
Location & Structure Information		
Premises Address:	PLEASANT PLAINS RD 0-0000	Legal Description: 2.29 AC SES PLEASANT PLAINS RD 157FT S OF JOPPA RD
Map: 0070	Grid: 0017	Parcel: 0942
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
Ad Valorem:	Tax Class:	
Primary Structure Built 1968	Above Grade Enclosed Area 12991	Finished Basement Area
Property Land Area 99,752 SF	County Use 22	
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation 2011	OFFICE BUILDING	
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	687,000	687,000
Improvements	588,700	605,900
Total:	1,275,700	1,292,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
		1,275,700
		1,281,433
Transfer Information		
Seller: S & S AUTO PROPERTIES LLC	Date: 11/19/2010	Price: \$900,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30156/ 00234	Deed2:
Seller: SCHAEFER LOUIS M,ET AL	Date: 06/22/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14544/ 00175	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

New Search

[illegible]

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

—

CASE NAME WSA LLC
CASE NUMBER 2014-0212 X
DATE 6-9-2014

[illegible]

June 9, 2014

Case No.: 2014-0212-X

Exhibit Sheet

Petitioner/Developer

BW
7-10-14

Respondent

slw
6-9-14

No. 1	Site plan	
No. 2	Photo Exhibit	
No. 3	Photo of Site	
No. 4	Revit. District Map	
No. 5	Enlarged Revit. District Map	
No. 6	Aerial photo neighborhood	
No. 7	Neighborhood Zoning Map	
No. 8	Order in No. 4323	
No. 9	Deed for Property	
No. 10	Kelly + Price Resumes	
No. 11		
No. 12		

4323

MAP
9

BR

RE: PETITION FOR RECLASSIFICATION :
FROM AN "R-6" ZONE TO A "B-R"
ZONE - S.E. Side Pleasant Plain :
Road, 260' S.W. Joppa Road, 9th :
Dist., Aries Construction Company : DEPUTY ZONING COMMISSIONER
Petitioner :
: OF BALTIMORE COUNTY
: No. 4323
:

: : : : : : : : :

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the original land use map was in error in not including the portion of the property, described in said petition, adjoining Pleasant Plain Road so that the full use of the "B-R" Zoning could be had, the reclassification, IN PART, should be had.

It is this 26th day of December, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that, that part of the above described property, hereinafter described, should be and the same is hereby reclassified from and after the date of this Order, from an "R-6" Zone to a "B-R" Zone, subject, however, to approval of plan for the development of said property by the Office of Planning and the Bureau of Land Development.

The property reclassified is more particularly described as follows:

Southeast side of Pleasant Plain Road Road beginning 260 feet southwest of Joppa Road, thence southwesterly, on the southeast side of Pleasant Plain Road, 142.73 feet; thence South 65 degrees 38 minutes East 282.96 feet; thence North 12 degrees 04 minutes east 127.24 feet and thence North 61 degrees 30 minutes west 256.48 feet to beginning.

PETITIONER'S

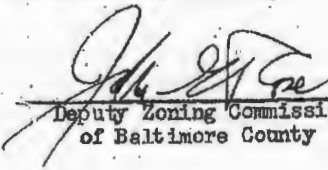
EXHIBIT NO. 8

STATED & RETURNED TO
SE of Pleasant Plain Rd., Sec. 260'
SW of Joppa Rd. #4323
9th Dist.

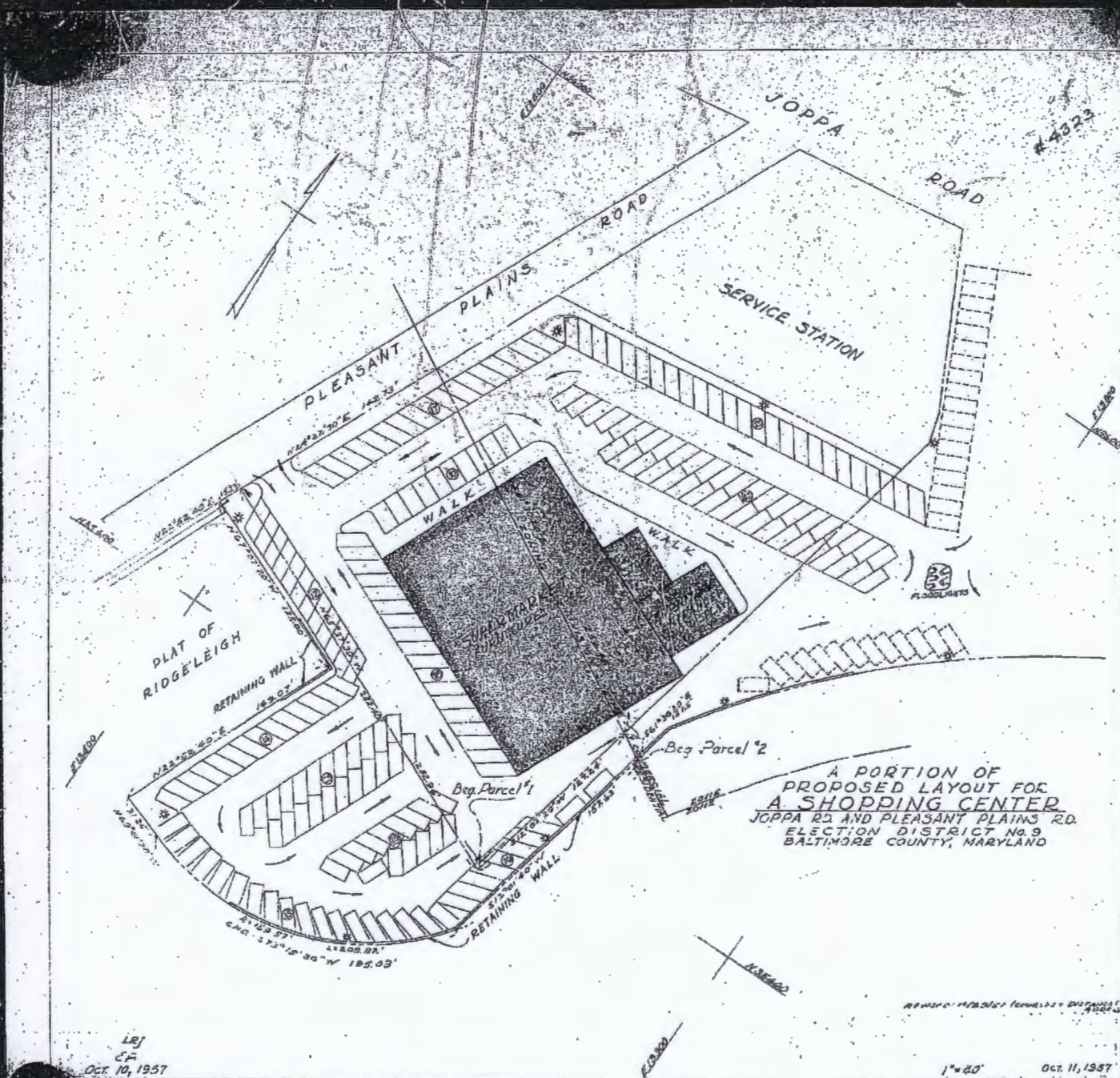
4323

✓
4323
MAP
A9
BR

It is further ORDERED that the remaining portion of the property shall be used for off-street parking, subject to approval of the plan for screening, etc. by the Office of Planning.


Deputy Zoning Commissioner
of Baltimore County

STANLEY L. BARNETT, et al. 9th Dist.
SE 1/4 of Pleasant Plains Rd., Sec. 2601
SW of Joppa Rd.
#4323



0030156 234

④

RECORD AND RETURN TO:

MD Eye Care Real Estate, LLC

1220 A. E. Joppa Rd, Suite 110TOWSON, MD 21286

HT File No. 10-0125-HM

Tax Account No. 09-19-780072

cmf

DEED

THIS DEED, made this 16th day of November 2010, from S&S AUTO PROPERTIES LLC, a Maryland limited liability company, a Grantor, Party of the First Part; to MD EYE CARE REAL ESTATE, LLC, a Maryland limited liability company, Grantee, Party of the Second Part.

The Grantor, for the sum of Nine Hundred Thousand and 00/100ths Dollars (\$900,000.00), which is the actual consideration paid or to be paid, the receipt of which by Grantor is hereby acknowledged, does grant, convey and assign to the Grantee, its successors and assigns, forever, in fee simple, all the real property located in Baltimore County, Maryland, described as follows:

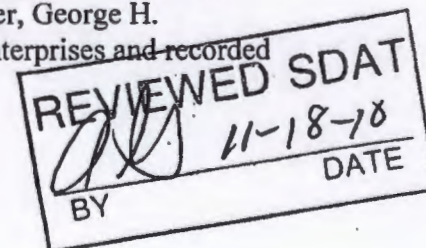
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO an easement in common with others for ingress and egress for vehicular and pedestrian traffic over a 25 foot strip of land leading to Pleasant Plains Road as described in a deed to Allan L. Berman and Jack L. Baylin dated March 23, 1967 and recorded among the Land Records of Baltimore County in Liber OTG No. 4737, folio 135.

SUBJECT TO AND TOGETHER WITH the use in common with others the easements contained in Easements and Covenant for Maintenance dated November 16th, 2010 by and between S&S Auto Properties, LLC, a Maryland limited liability company and MD Eye Care Real Estate, LLC, a Maryland limited liability company, recorded or intended to be recorded among the Land Records of Baltimore County, Maryland.

BEING the same property which by Second Confirmatory Deed dated November 16th, 2010 by and between S&S Auto Properties LLC and S&S Auto Properties LLC recorded or intended to be recorded among the Land Records of Baltimore County, Maryland immediately prior hereto. See also the following Deeds: (1); Confirmatory Deed dated April 20, 2000 by and between Louis M. Schaefer and David G. Strohming to S&S Auto Properties, LLC and recorded among the aforesaid Land Records in Liber 14544, folio 175; and (2) Deed dated June 19, 1967 by and between William Taft Feldman, Helen B. Feldman and Stanley A. Blumberg, Co-Partners trading as Aries Construction Company, and Louis M. Schaefer, George H. Strohming and Henry A. Strohming, Co-Partners trading as S and S Enterprises and recorded among the aforesaid Land Records in Liber 4771, folio 296.

PETITIONER'S

EXHIBIT NO. 9

0030156 2351

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereof.

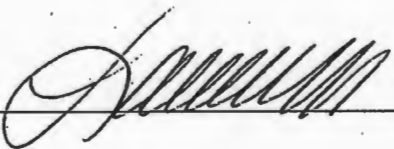
To have and to hold the property hereby conveyed unto the Grantee, its successors and assigns, in fee simple.

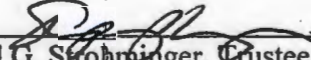
The Grantor hereby covenants that it will warrant specially the property hereby granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

WITNESS:

S&S Auto Properties LLC
By: David Strohming Family, LLC, Member
By: David G. Strohming Revocable Trust,
Member



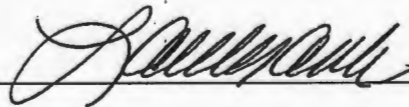
By: 
David G. Strohming, Trustee

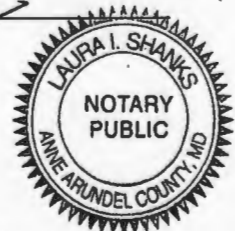
STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY that on this 16th day of November 2010 before me, a Notary Public of the State of Maryland, County of B.C., personally appeared David G. Strohming, Trustee of David G. Strohming Revocable Trust, Member of David Strohming Family, LLC, Member of S&S Auto Properties LLC, known to me or satisfactorily proven to be the person(s) whose names are subscribed to the within instrument, and acknowledged the foregoing deed to be his act in the capacity stated herein and in my presence signed and sealed the same for the purposes therein contained.

As Witness my hand and Notarial seal.

My Commission Expires: 12/15/12





My Commission Expires _____

Exhibit "A"

Dietz Surveying**Professional Land Surveyor #21080**

8119 Oakleigh Road, Parkville, MD 21234

Phone 410-661-3160 Fax 410-661-3163

www.dietzsveying.net

November 2, 2010

2.287 Ac. +/-**Pleasant Plains Road**

All that piece or parcel of land situate, lying and being in the 9th Election District in Baltimore County, State of Maryland and described as follows to wit,

Beginning for the same at a concrete monument heretofore set at the beginning of the eighthly described parcel of land containing 2.29 Ac., which by a Confirmatory Deed, dated April 17, 2000, and recorded among the Land Records of Baltimore County in Liber S.M. No. 14544, folio 175, was conveyed by Louis M. Schaefer and David G. Storhminger to S & S Auto Properties LLC, and running thence with and binding on the 1st thru the 7th lines of said parcel of land, as now surveyed and referring the courses of this description to the Baltimore County Grid Meridian, the 7 following lines viz;

1. Southwesterly by a line curving to the left having a radius of 620.00 feet, for an arc length of 295.07 feet, the chord of said arc bearing South 47 degrees 45 minutes 08 seconds West 292.29 feet, to a ½ inch diameter pipe heretofore set,
2. South 11 degrees 59 minutes 35 seconds West 183.52 feet to a 1 inch diameter iron bar heretofore set,
3. Southwesterly by a non tangential curve to the right having a radius of 159.54 feet, for an arc length of 209.78 feet, the chord of said arc bearing South 73 degrees 16 minutes 50 seconds West 194.99 feet,
4. North 69 degrees 03 minutes 01 seconds West 31.24 feet,
5. North 22 degrees 50 minutes 59 seconds East 149.16 feet,
6. North 67 degrees 09 minutes 01 seconds West 111.11 feet to intersect the Southeast side of Pleasant Plains Road, (60' R/W), as shown on Baltimore County Right-of-Way plat HRW 61-112, thence running and biding on said Southeast side of Pleasant Plains Road, and

0030156 2371

7. Northeasterly by a line curving to the right having a radius of 970.00 feet, for an arc length of 14.84 feet, the chord of said arc bearing North 23 degrees 23 minutes 28 seconds East 14.84 feet, to the beginning of the parcel of land, which by a deed dated July 12, 1961, and recorded in the Land Records of Baltimore County in Liber WJR No. 3865, folio 267, was conveyed by Stanley A. Blumberg et.al. to Kwik Check Realty Co. Inc., thence leaving said Pleasant Plains Road and running and binding reversely on the last, 4th and 3rd lines of said parcel of land and running with and binding on the 8th, 9th and 10th lines of said eighthly described parcel of land, the 3 following courses and distances viz;
8. South 65 degrees 41 minutes 01 seconds East 144.97 feet,
9. North 24 degrees 16 minutes 29 seconds East 100.00 feet, and
10. North 65 degrees 41 minutes 01 seconds West 145.00 feet, to the Southeast side of said Pleasant Plains Road, thence running and binding on said road, and running with and binding on the 11th thru the last or 15th lines of said eighthly described parcel of land, the 5 following courses and distances viz;
11. North 24 degrees 48 minutes 39 seconds East 140.16 feet,
12. North 82 degrees 42 minutes 48 seconds East 222.36 feet,
13. North 12 degrees 08 minutes 55 seconds East 23.46 feet,
14. South 16 degrees 56 minutes 12 seconds East 69.79 feet, and
15. North 81 degrees 38 minutes 58 seconds East 165.02 feet to the place of beginning.

Containing 2.287 acres of land more or less.

Being all of the eighthly described parcel of land, which by a Confirmatory Deed, dated April 17, 2000, and recorded among the Land Records of Baltimore County in Liber S.M. No. 14544, folio 175, was conveyed by Louis M. Schaefer and David G. Storhminger to S & S Auto Properties LLC



Brian Dietz

2010MARYLAND
FORM

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

S&S Auto Properties LLC

2. Reasons for ExemptionResident
Status

I, Transferor, am a resident of the State of Maryland.
Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal
Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

S&S Auto Properties LLC

By: David Strohming Family, LLC, Member

By: David G. Strohming Revocable Trust, Member

Name of Entity

By

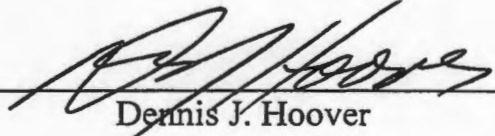
David G. Strohming

Name

Trustee

Title

I hereby certify that this instrument was prepared under my direction and I am an attorney admitted to practice before the Court of Appeals for The State of Maryland.


Dennis J. Hoover

0030156 240

State of Maryland Land Instrument Intake Sheet									
☐ Baltimore City ☒ County: BALTIMORE Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1 Type(s) of Instruments		☒ (Check Box if addendum Intake Form is Attached.) ☒ Deed ☐ Mortgage ☒ Other ASSN RNT ☒ Other 2ND DOT ☒ Deed of Trust ☐ Lease ☐ ASSN RNT							
2 Conveyance Type Check Box		☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]							
3 Tax Exemptions (if applicable)		Recordation <i>PM</i> State Transfer County Transfer							
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 900,000.00 Any New Mortgage \$ 173,401.00 Balance of Existing Mortgage \$ Other: <i>2nd DOT</i> \$ 500,000.00 Other: \$ Full Cash Value: \$				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ <i>13500.00</i> Recordation Tax Consideration \$ X () per \$500 = \$ <i>1800.00</i> TOTAL DUE \$			
5 Fees		Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ 20.00 \$ 75.00 Surcharge \$ 20.00 \$ 20.00 State Recordation Tax \$ 4,500.00 \$ State Transfer Tax \$ 4,500.00 \$ County Transfer Tax \$ 13,500.00 \$ Other \$ <i>4500</i> \$ Other \$ \$				Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
6 Description of Property		SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District: 09 Property Tax ID No. (1): 09-19-780072 Grantor Liber/Folio: 14544/175 Map: 70 Parcel No.: 942 Var. LOG: (5) Subdivision Name: Lot (3a): Block (3b): Sect/AR (3c): Plat Ref.: SqFt/Acreage (4): Location/Address of Property Being Conveyed (2): PLEASANT PLAINS ROAD, TOWSON, MARYLAND 21286 Other Property Identifiers (if applicable): Water Meter Account No.: Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:							
7 Transferred From		Doc. 1 - Grantor(s) Name(s): <i>S&S AUTO PROPERTIES LLC</i> Doc. 2 - Grantor(s) Name(s): MD EYE CARE REAL ESTATE, LLC Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Doc. 2 - Owner(s) of Record, if Different from Grantor(s):				Doc. 1 - Grantor(s) Name(s): Doc. 2 - Grantor(s) Name(s): New Owner's (Grantee) Mailing Address: 1220A EAST JOPPA ROAD, SUITE 110, TOWSON, MARYLAND 21286			
8 Transferred To		Doc. 1 - Grantee(s) Name(s): MD EYE CARE REAL ESTATE, LLC Doc. 2 - Grantee(s) Name(s): MICHAEL WALLACE, TRUSTEE BRADLEY E. RODIER, TRUSTEE				Doc. 1 - Additional Names to be Indexed (Optional): Doc. 2 - Additional Names to be Indexed (Optional): MANUFACTURERS AND TRADERS TRUST COMPANY			
9 Other Names to Be Indexed		Instrument Submitted By or Contact Person Name: CHRISTINA FRANKENBERG 10-0125-HM ☐ Return to Contact Person Firm: HOME TITLE COMPANY, INC. ☐ Hold for Pickup Address: 100 NORTH CHARLES STREET, SUITE 1020 BALTIMORE, MARYLAND 21201 Phone: (410) 727-2878 ☒ Return Address Provided							
10 Contact/Mail Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information: Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence? Yes ☒ No ☐ Does transfer include personal property? If yes, identify: Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
11		Assessment Use Only - Do Not Write Below This Line Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Deed Reference: Assigned Property No.: Geo. Map Sub Block Zoning Grid Plat Lot Use Parcel Section Occ. Cd. Town Cd. Ex. St. Ex. Cd.							

BALTIMORE COUNTY CIRCUIT COURT (Land Records) RDA Jr. 30156, p. 0240, MSA_CE62_30011. Date available 11/23/2010. Printed 04/07/2014.

DUPLICATE PAID RECEIPT

White - Clerk's Office
Pink - Office of FinanceCanary - SDAT
Goldenrod - Preparer

AOC-CG-300 (5/2007)

0030156 241

Addendum

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE

The addendum form should be used when one transaction involves more than two instruments.

Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$ 20.00	\$ 75.00	\$ 20.00	\$
	Surcharge	\$ 20.00	\$ 20.00	\$ 20.00	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	MD EYE CARE REAL ESTATE, LLC		MD EYE CARE REAL ESTATE, LLC		
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
	MD EYE CARE REAL ESTATE, LLC				
	Doc. 3 - Owners(s) of Record, if Different from Grantor(s)		Doc. 4 - Owners(s) of Record, if Different from Grantor(s)		
	Doc. 5 - Owners(s) of Record, if Different from Grantor(s)		Doc. 6 - Owners(s) of Record, if Different from Grantor(s)		
8 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	MANUFACTURERS AND TRADERS TRUST COMPANY		MICHAEL WALLACE, TRUSTEE		
			BRADLEY E. RODIER, TRUSTEE		
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
	MANUFACTURERS AND TRADERS TRUST COMPANY				
9 (Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
			MANUFACTURERS AND TRADERS TRUST COMPANY		
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

BALTIMORE COUNTY CIRCUIT COURT (Land Records) RDA Jr. 30156, p. 0241, MSA_CE62_30011. Date available 11/23/2010. Printed 04/07/2014.

(09) 0919780072

 TAX NOT REQUIRED
 Director of Budget and Finance
 BALTIMORE COUNTY, MARYLAND
 T.P. ART 12-108

 DOC # 2 3 4 5 6
 Initial: AM AM AM
 Date: 11-19-10

Michael Kelly

Education:

- MS., Georgia Southern University, BS, Southern Connecticut State University,

Certifications and Awards:

- Diploma – State Order of Physical Culture, Lenin Institute, Moscow, Russia
- Certified Neuromuscular Therapist (C-NMT / St. John's)
- Certified Strength and Conditioning Specialist (NSCA)
- Certified Conditioning Specialist (NSPA)
- Certified USW Sports Performance Coach – Level 1 (USWA)
- Certified Post Rehabilitation Specialist (AHFA)
- Certified Acceleration Specialist (Acceleration, LLC)
- Certified F.A.S.T. Sports Performance Coach
- NSPA-Permalean-Freemotion Personal Trainer of the Year (2000)

Experience:

- Co-Owner/Coach – No Limit Fitness/Sports Performance (Present)
- Co-Owner/Coach – CrossFit WSA (Present)
- Director Sports Performance / Post Rehabilitation The Gordon Institute for Human / Sports Performance
- Director of Sports Medicine / Fitness Director – LifeBridge Health and Fitness (1997-2012)
- Strength and Conditioning Coach – Crystal Palace USA FC (2008-2010)
- Consultant - Baltimore Ravens Strength and Conditioning Program (1998-2007)
- Consultant – Washington Wizards Strength and Conditioning Program (1998-1999)

- Studied Strength and Conditioning / Sports Medicine – Beijing University Sports Medicine, Beijing, China, Xian Olympic Training Center, Xian, China, Bulgarian Olympic Training Center, Varna, Bulgaria, Czechoslovakian Olympic Weightlifting Committee, Prague, Czechoslovakia (1988 / 2000)
- Assistant Director – Charter Health and Fitness / Charter Medical Corp. – St. Simons Island, Georgia (1988-1993)
- Director of Cardiac Rehabilitation – Cardiology Consultants, Brunswick, Georgia (1993- 1996)
- U.S. Olympic Bobsled Team – Strength and Conditioning Coach / Trainer (1989-1994)
- 1994 Winter Olympic Games – strength and conditioning coach / trainer – Lillhammer, Norway
- Strength and Conditioning Coach – Pace University (1986-1988)

Athletics:

- Bobsled Athlete – 1991 US Olympic Bobsled Push Championships – Austrian World Cup 1991, 1990 U.S. National Push Championships – Athlete competitor
- Semi-Pro Football – Bridgeport Buccaneers – Bridgeport, CT
- Varsity Football – Defensive End - Southern Connecticut State University
- Varsity Football – Cheshire Academy / Hackley School – (All League)

Josh Price

Education:

- BS, Towson University

Certifications and Awards:

- Certified Strength and Conditioning Specialist (NSCA)
- Certified Sports Nutritionist (International Society of Sports Nutrition)

Experience:

- Co-Owner/Coach – No Limit Fitness/Sports Performance (Present)
- Co-Owner/Coach – CrossFit WSA (Present)
- Lead Sports Performance Coach/Personal Trainer – The Gordon Institute for Human/Sports Performance (2010-2013)
- Fitness Specialist/Personal Trainer – Lifebridge Health and Fitness (2008-2010)
- Strength and Conditioning Coach – Boys Latin School (2009)
- Combine Coach – Towson University – High School Football Combine Day (2011)
- Strength and Conditioning Internship – Loyola University
- Combine Coach – Nike Sparq High School Football Combine (2010)
- Football Coach – Boys Latin JV Football (2009)

Athletics:

- Varsity Football – Punter - Towson University
- Varsity Football – Safety/Punter/Kicker – Parkville High School – (Captain, All-State, All-County, All-Metro)
- Varsity Baseball – Shortstop/ 2nd Base/ Pitcher – Parkville High School (Captain)



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 4



PHOTO 3



PHOTO 2



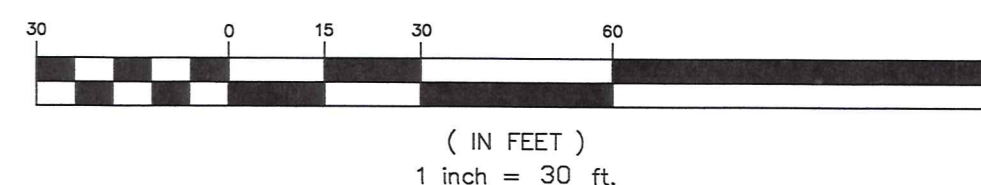
PHOTO 1

PHOTO EXHIBIT

PLAN TO ACCOMPANY A ZONING PETITION
FOR A SPECIAL EXCEPTION
MD Eye Care Real Estate LLC
Property

9TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

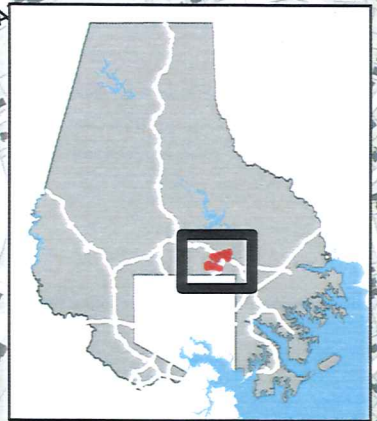


PETITIONER'S		SCALE: 1" = 30'	
EXHIBIT NO. 2		DATE: June 5, 2014	
		JOB NO.: 2014-069	
		DESIGNED: KJC	
		DRAWN: MS / KJC	
		CHECKED: KJC	
		FILE: 2014069 Zoning Exhibit w/Photos	
		DRAWING NUMBER: PHOTO-1	
NO.	DATE	REVISIONS	BY
			SHEET 1 OF 1



PETITIONER'S
EXHIBIT NO. 3

LOCH RAVEN COMMERCIAL REVITALIZATION DISTRICT BALTIMORE COUNTY, MARYLAND



SPECIAL
EXCEPTION
SITE

PETITIONER'S
EXHIBIT NO. 4

Legend

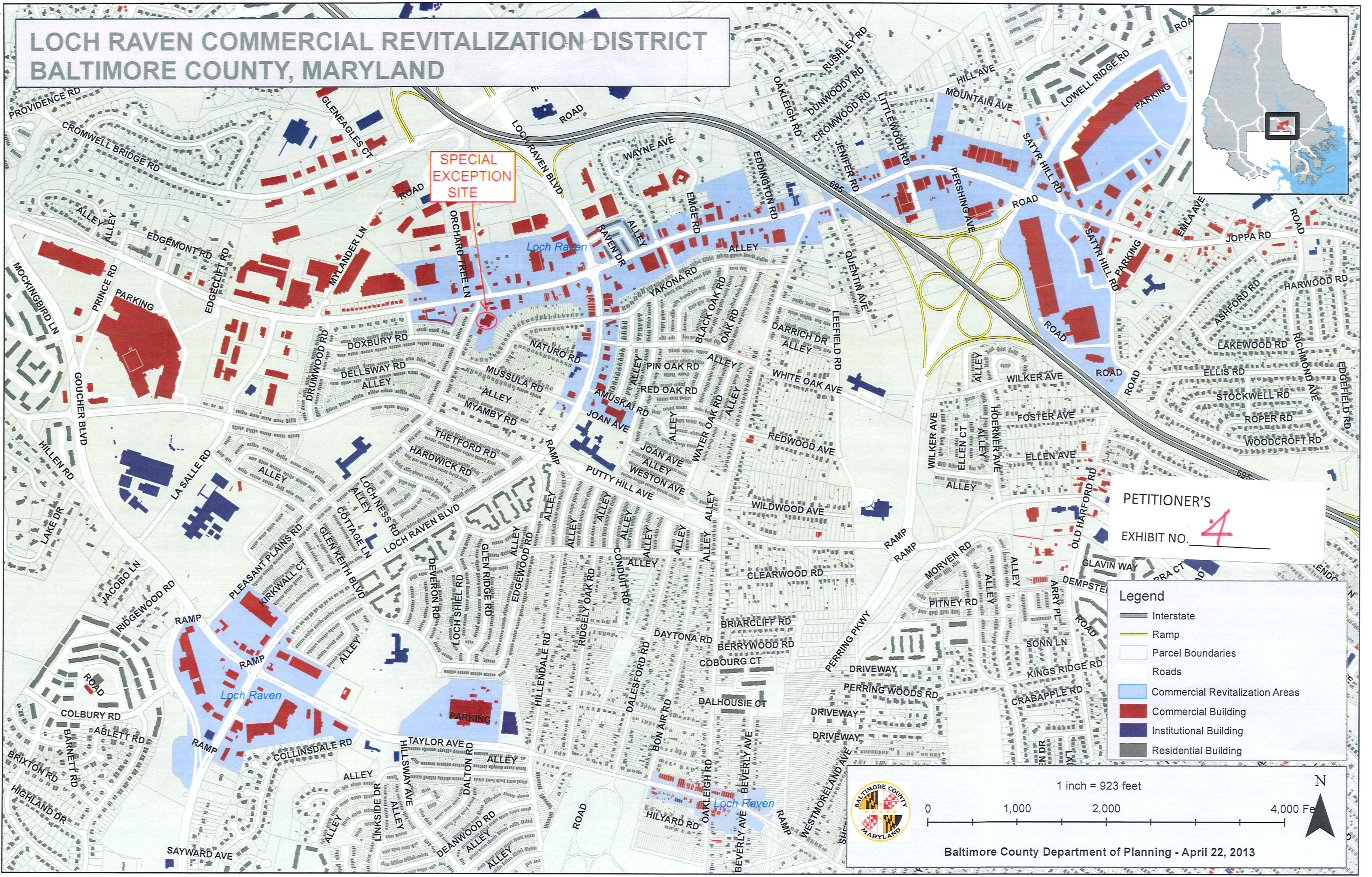
- Interstate
- Ramp
- Parcel Boundaries
- Roads
- Commercial Revitalization Areas
- Commercial Building
- Institutional Building
- Residential Building

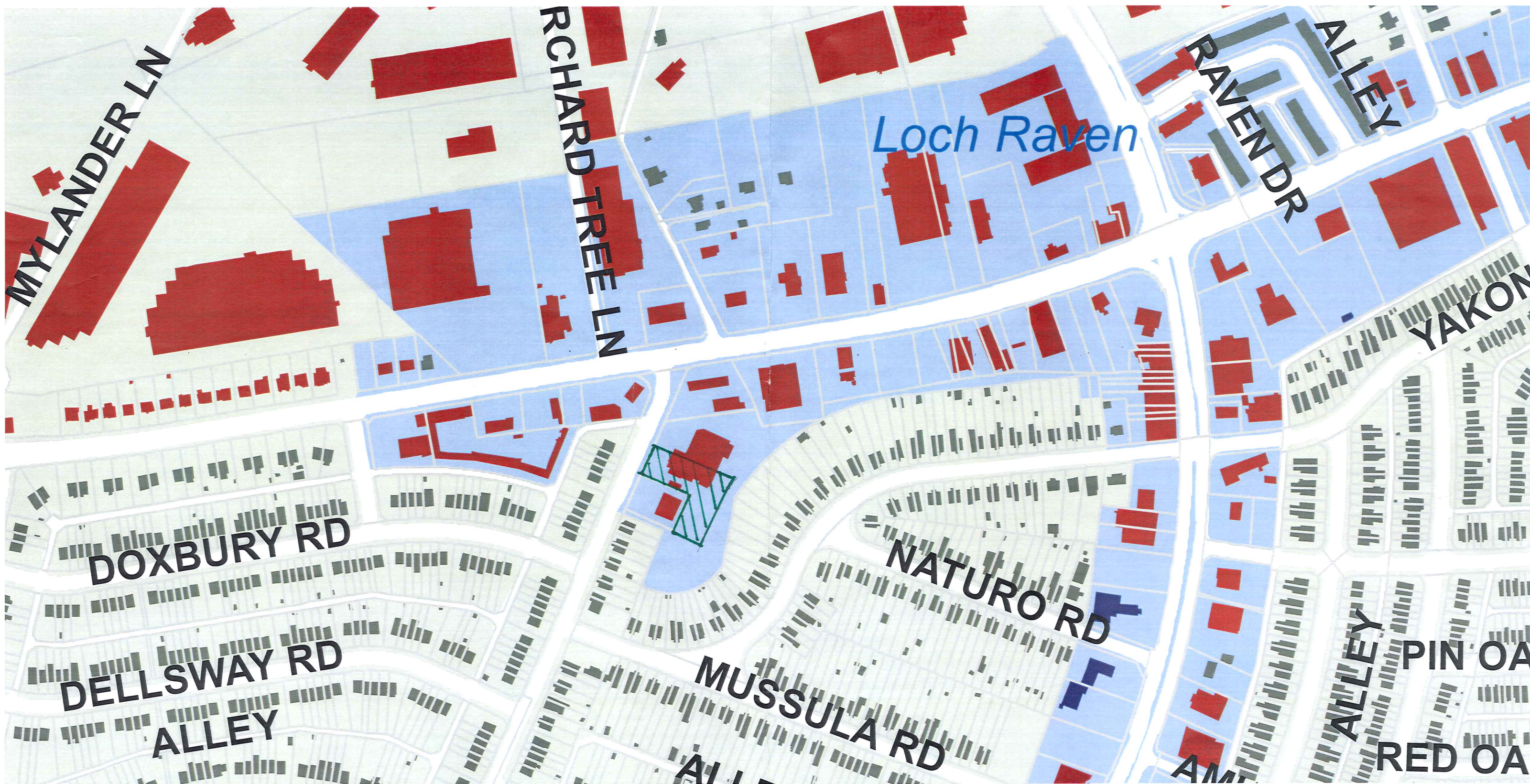
Baltimore County Department of Planning - April 22, 2013

1 inch = 923 feet

0 1,000 2,000 4,000 Feet

N





PETITIONER'S
EXHIBIT NO. 5



NEIGHBORHOOD MAP

PETITIONER'S

EXHIBIT NO. 6

SPECIAL EXCEPTION
CASE 2014-0212-X
MD EYE CARE REAL ESTATE LLC



Land Development Map

Created By
Baltimore County
My Neighborhood



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PETITIONER'S
EXHIBIT NO. 7

NEIGHBORHOOD ZONING MAP
SPECIAL EXCEPTION
CASE NO 2014-0212-X
MD EYE CARE REAL ESTATE LLC

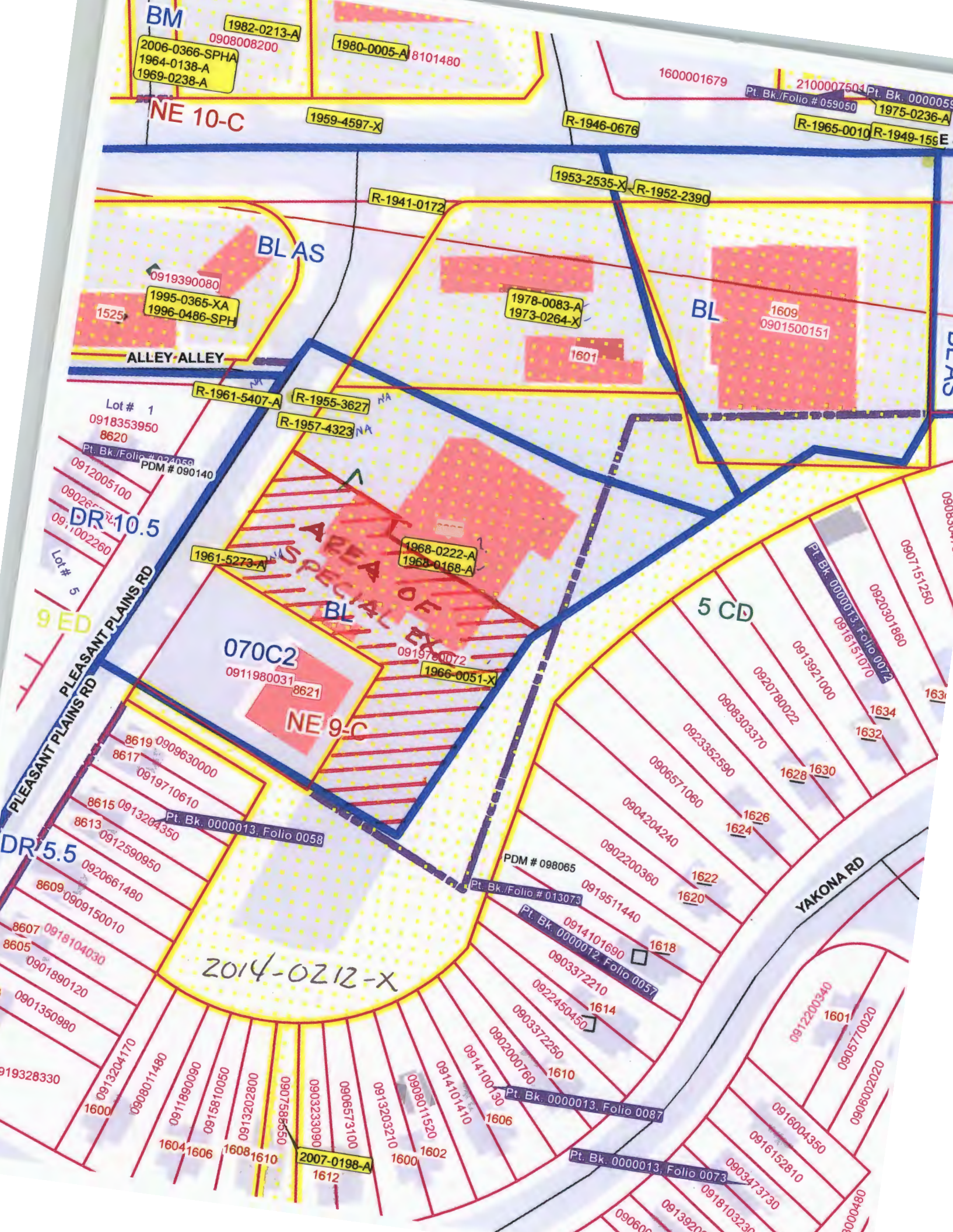


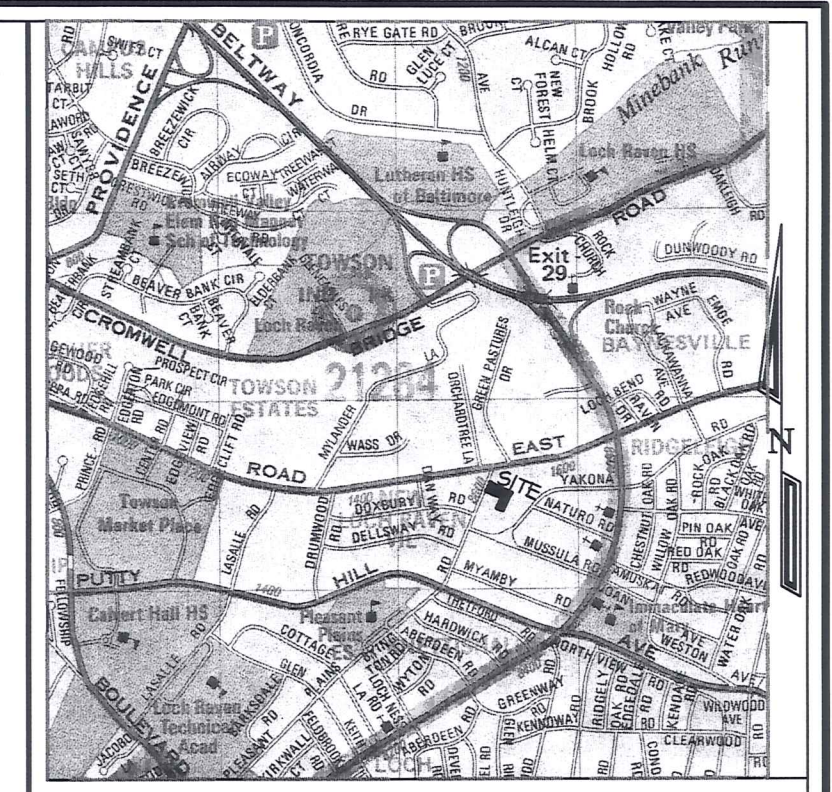
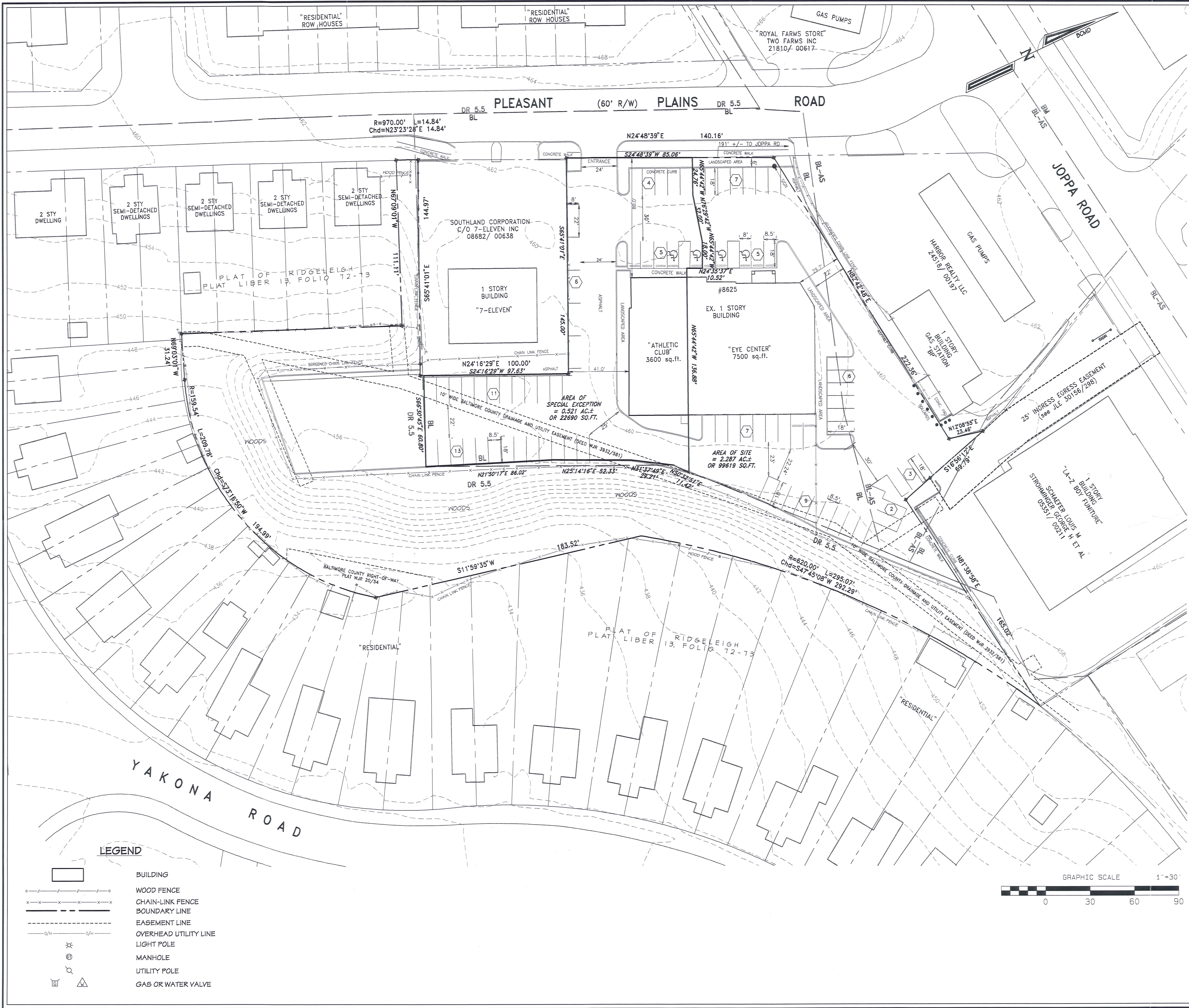
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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PARKING CALCULATIONS

EYE CLINIC 4.5 SPACES PER 1,000 SQ.FT.= 34 PARKING SPACES
GYM 10 SPACES PER 1,000 SQ.FT.= 36 PARKING SPACES

75 REGULAR SPACES PROVIDED
4 HANDICAP SPACES PROVIDED
TOTAL PARKING REQUIRED = 70

Notes

- Owner: MD Eye Care Real Estate LLC
8625 Pleasant Plains Road
Towson, MD 21286
- Deed: 30156/234
- Tax # 0919780072
- Site Zoned: BL, DR-5.5, BL-AS
Area of Special Exception Zoned: BL
- Area of Site = 2.287 Ac. or 99,819 sq.ft.
Area of Special Exception = 0.521 Ac. or 22,690 sq.ft.
- This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
- There are no known underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- All signage shall comply with section 450 of the B.C.Z.R.
- Prior Zoning Cuses:
4323
Reclassification of part of the proeprty from R-6 to BR,
Granted Dec. 26, 1957.
66-51-X
Special Exception for a car wash; Denied, Sept.1, 1966
68-168-A
Variance to permit a sign of 225 sq.ft. in lieu of
the required 150 sq.ft. Granted, Dec.15, 1967

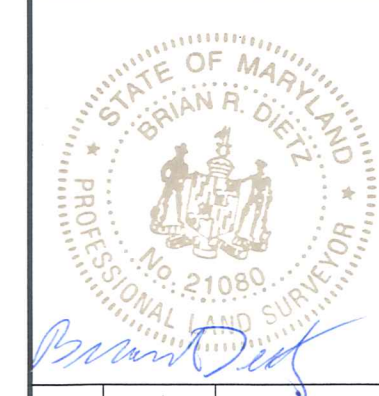
CASE 2014-0212-X

Plat to Accompany a Zoning Petition
for a Special Exception

**MD Eye Care Real Estate LLC
Property**

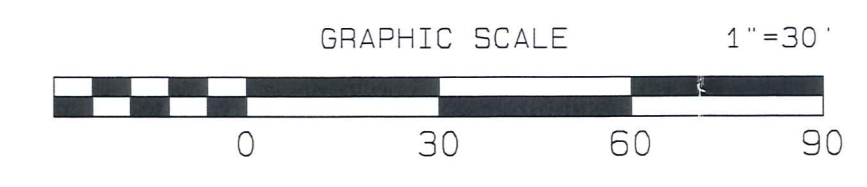
8625 Pleasant Plains Road
Baltimore County, Maryland

9th Election District 5th Councilmanic District
Scale: 1"=30' Date: April 04, 2014



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LEGEND

- BUILDING
- WOOD FENCE
- CHAIN-LINK FENCE
- BOUNDARY LINE
- EASEMENT LINE
- OVERHEAD UTILITY LINE
- LIGHT POLE
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE

PETITIONER'S

EXHIBIT NO. 1

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
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