

JB 205

NO 25

THURSDAY

24

JULY

2014 CASE NUMBER: 2014-0250-SPH

715 MAIDEN CHOICE LANE

Location: E/S Maiden Choice Lane, 770 ft. N of the c/line Wilkens Avenue
1st Election District, 1st Council District

Legal owner: MD Health & Higher Education, Sheila Riggs, Annette Anselmi;
Charlestown

SPECIAL HEARING (1) To approve proposed campus improvements, including the demolition of four existing buildings, the construction of two new buildings, and associated site work, as an amendment to the prior approved special exception and related plans, most recently amended in Case No. 2011-0255 SPH, and (2) To approve the 2nd Material Amendment to the Consolidated CRG Plan.

Hearing: Thursday, 7/24/2014, 10:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

CASE NUMBER: 2014-0252-XA

224 E. PADONIA RD.

Location: W/S of E Padonia Road, 382 ft. S of Treherne Road
8th Election District, 3rd Council District

Legal owners: Parvin Bahadori Toolabi & Sohbatollah Feizian

SPECIAL EXCEPTION For a Class B group child care facility in a D.R. zone (40 or fewer children and located in an RTA area).

VARIANCE (1) To permit 4 parking spaces in lieu of the required 8 spaces, (2) To permit a minimum lot size of 0.26 acres for the 35 children in lieu of the minimum required 1 acre lot size, (3) To permit side yard setback of 10 ft. and 18 ft. respectively in lieu of the required 50 ft.; to permit a rear yard setback of 37 ft. in lieu of the minimum required 50 ft.; to permit side and rear yard vegetative buffers of 0 ft. in lieu of the required 20 ft., (4) To have drop off, delivery, and parking in the front yard as opposed to the side or rear yards, (5) To permit an impervious surface coverage of 33 % in lieu of the maximum permitted 25 % lot coverage, and (6) To permit an existing 205 linear foot fence with a height of 4 ft., a setback of 0 ft., and a portion that is chain link in lieu of the required 5 ft. height, 20 ft. setback and solid wood stockade or panel fence.

Hearing: Thursday, 7/24/2014, 1:30 PM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

Hearing: Thursday, 7/17/2014, 1:30 PM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

Debra Wiley - Case No. 2014-0252-XA

From: John Beverungen
To: chris.l.smith01@gmail.com; erockel@earthlink.net; garyandcarol3@verizo...
Date: 7/21/2014 11:23 AM
Subject: Case No. 2014-0252-XA
CC: Debra Wiley; Kristen Lewis; Sherry Nuffer

The above zoning case is scheduled for hearing on July 24, 2014. The Springlake Community Association (by letter dated July 16, 2014) and Eric Rockel (by letter dated July 8, 2014) have requested a postponement of the hearing, due to a scheduling conflict that would prevent their attendance on that date.

I will grant the postponement request, and the July 24, 2014 hearing is canceled. Mr. Richardson (the Petitioners' engineer) will need to contact Kristen Lewis in the Department of PAI to reschedule this case for a date in the near future. The Petitioners do not need to re-post the property. I would ask that all recipients of this email please notify anyone that has an interest in this matter to advise of the postponement, and then to alert them also to the new date when one is selected.

John Beverungen
ALJ

file put in
11-7-14
7-21-14



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 224 E. Padonia Road which is presently zoned D.R 3.5
Deed References: 31190/ 422 10 Digit Tax Account # 0818013000
Property Owner(s) Printed Name(s) Parvin Bahadori Toolabi & Sohbatollah Feizian

(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
SEE ATTACHED FOR REQUESTED RELIEF
3. X a **Variance** from Section(s) SEE ATTACHED FOR THE NEEDED VARIANCE REQUESTS

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Parvin Bahadori Toolabi / Sohbatollah Feizian

Name #1 - Type or Print Name #2 - Type or Print

P.B. Toolabi / Feizian
Signature #1 Signature #2

224 E. Padonia Rd Timonium MD
Mailing Address City State

21093-1240 / 410-628-1626 / f feizian@yahoo.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium, MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2014-0252-XA Filing Date 5/22/2014

Do Not Schedule Dates: Reviewer JNP

Zoning Relief Required

224 E. Padonia Road

Special Exception per Section 424.5.A for a ^{Class B group} child care facility ^{in a D.R. Zone (40 or fewer} ~~with less than 40 children subject~~
~~to the RTA children and located in an RTA area).~~

Variance per Section 409.6.A.4 to permit 4 parking spaces in lieu of the required 8 spaces

Variance per Section 424.7.A to permit a minimum lot size of 0.26 Acres for the 35 children in lieu of the minimum required 1 acre lot size

Variance per Section 424.7.B: to permit side yard setbacks of 10' and 18' respectively in lieu of the required 50'; to permit a rear yard setback of 37' in lieu of the minimum required 50'; to permit side and rear yard vegetative buffers of 0' in lieu of the minimum required 20'

Variance per Section 424.7.C to have a drop off, delivery, and parking in the front yard as opposed to the side or rear yards

Variance per Section 424.7.E to permit an impervious surface coverage of 33% in lieu of the maximum permitted 25% lot coverage

Variance per Section 424.1.B to permit an existing 205 linear foot fence with a height of 4', a setback of 0', and a portion that is chain link in lieu of the required 5' height, 20' setback, and solid wood stockade or panel fence

2014-0252 SPHA

**ZONING DESCRIPTION FOR
224 EAST PADONIA ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side right-of-way of East Padonia Road (80 feet) wide at a distance of 382 feet south of the centerline intersection of East Padonia Road and Treherne Road which is (50 feet) wide, thence leaving the west side right-of-way of East Padonia Road the following courses and distances; (1) North 77 degrees 04 minutes 09 seconds West 142.92 feet, (2) South 06 degrees 45 minutes 16 seconds West 64.54 feet, (3) South 62 degrees 49 minutes 00 seconds East 144.99 feet to a point on the west side right-of-way of East Padonia Road, thence binding on East Padonia Road (4) by a curve to the right having a radius of 1098.98 feet, an arc length of 100.00 feet, and a chord bearing and distance of North 10 degrees 19 minutes 22 seconds East 99.96 feet to the point of beginning.

Containing a net area of 11,445 square feet, or 0.26 acres of land, more or less.

A circular professional engineer seal for the State of Maryland, with the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. The seal is partially obscured by a large, stylized signature. Below the signature, the date "4/29/14" is handwritten.

2014-0252-XA

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2014-0252-XA
Petitioner: PARVIN TOOLABI/SOHBATOLLAH FEIZIAN
Address or Location: 224 E PADONIA RD TIMONIUM, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: PARVIN TOOLABI
Address: 224 E PADONIA RD
TIMONIUM, MD 21093
Telephone Number: 410-628-1626

CERTIFICATE OF POSTING

2014-0252-XA

RE: Case No.: _____

Petitioner/Developer: _____

Parvin Bahadori Toolabi & Sohbatolla Feizian

July 24, 2014
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

224 E. Padonia Rd

July 4, 2014

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

Sincerely,



July 4, 2014

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

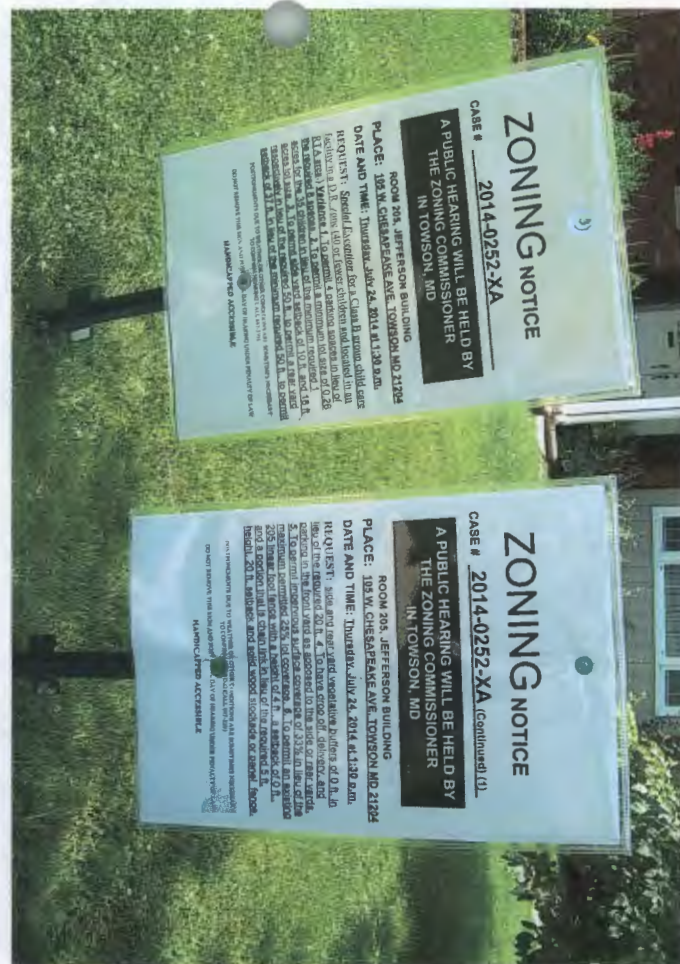
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Thursday, July 24, 2014 at 1:30 p.m.

REQUEST: side and rear yard vegetative buffers of 0 ft. in lieu of the required 20 ft. 4. To have drop off, delivery, and parking in the front yard as apposed to the side or rear yards. 5. To permit impervious surface coverage of 33% in lieu of the maximum permitted 25% lot coverage. 6. To permit an existing 205 linear foot fence with a height of 4 ft., a setback of 0 ft. and a portion that is chain link in lieu of the required 5 ft. height, 20 ft. setback and solid wood stockade or panel fence.

RESPONSE DUE TO PLANNING BOARD MEETING: August 1, 2014

DO NOT REMOVE THIS SIGN AND PERMIT



OWNER: Mr. [Name Redacted]

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE. TOWSON MD 21204

DATE AND TIME: Thursday, July 24, 2014 at 1:30 p.m.

REQUEST: Special Exception for a Class B group child care facility in a D.R. zone (4b) or fewer children and located in an RTA area.) Variance 1. To permit 4 parking spaces in lieu of the required 8 spaces. 2. To permit a minimum lot size of 0.26 acres for the 35 children in lieu of the minimum required 1 acres for the 35 children in lieu of the minimum required 1 acres lot size. 3. To permit side yard setback of 10 ft. and 18 ft. respectively in lieu of the required 50 ft. to permit a rear yard setback of 37 ft. in lieu of the minimum required 50 ft. to permit

WHEREAS REQUESTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOULIQUIN'S MANDATORY TO CONFIRM HANDLING CALL BY 11:00

DO NOT REMOVE THIS SIGN AND POST  DAY OF REARPOST UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 4, 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 September 4, 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: #2014-0252-XA

224 E. Padonia Road

W/s E. Padonia Road, 382 ft. S/of Treherne Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Parvin Bahadori Toolabi & Sohbattollah

Feizian

Special Exception for a Class B group child care facility in a D.R. zone (40 or fewer children and located in an RTA area.)

Variance 1. To permit 4 parking spaces in lieu of the required 8 spaces. 2. To permit a minimum lot size of 0.26 acres for the 35 children in lieu of the minimum required 1 acre lot size. 3. To permit side yard setback of 10 ft. and 18 ft. respectively in lieu of the required 50 ft; to permit a rear yard setback of 37 ft. in lieu of the minimum required 50 ft.; to permit side and rear yard vegetative buffers 0 ft. in lieu of the required 20 ft. 4. To have drop off, delivery, and parking in the front yard as opposed to the side or rear yards. 5. To permit an impervious surface coverage of 33% in lieu of the maximum permitted 25% lot coverage. 6. To permit an existing 205 linear foot fence with a height of 4 ft., a setback of 0 ft., and a portion that is chain link in lieu of the required 5 ft. height, 20 ft. setback and solid wood stockade or panel fence.

Hearing: Thursday, September 25, 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.

9/011 September 4

992581



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 17, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 3, 2014.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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Case: #2014-0252-XA

224 E. Padonia Road

W/s E. Padonia Road, 382 ft. S/of Treherne Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Parvin Bahadori Toolabi & Sohbatoollah

Feizian

Special Exception: for a Class B group child care facility in a D.R. zone (40 or fewer children and located in an RTA area.)

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Hearing: Thursday, July 24, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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7/006 July 3

985224



KEVIN KAMENETZ
County Executive
June 5, 2014

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

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: 2014-0252-XA

224 E. Padonia Road
W/s E. Padonia Road, 382 ft. S/of Treherne Road
8th Election District – 3rd Councilmanic District
Legal Owners: Parvin Bahadori Toolabi & Sohbatollah Feizian

Special Exception for a Class B group child care facility in a D.R. zone (40 or fewer children and located in an RTA area.) **Variance** 1. To permit 4 parking spaces in lieu of the required 8 spaces. 2. To permit a minimum lot size of 0.26 acres for the 35 children in lieu of the minimum required 1 acre lot size. 3. To permit side yard setback of 10 ft. and 18 ft. respectively in lieu of the required 50 ft; to permit a rear yard setback of 37 ft. in lieu of the minimum required 50 ft.; to permit side and rear yard vegetative buffers of 0 ft. in lieu of the required 20 ft. 4. To have drop off, delivery, and parking in the front yard as opposed to the side or rear yards. 5. To permit an impervious surface coverage of 33 % in lieu of the maximum permitted 25 % lot coverage. 6. To permit an existing 205 linear foot fence with a height of 4 ft., a setback of 0 ft., and a portion that is chain link in lieu of the required 5 ft. height, 20 ft. setback and solid wood stockade or panel fence.

Hearing: Thursday, July 24, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Parvin Toolabi & Sohbatollah Feizian, 224 E. Padonia Road, Timonium 21093
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 4, 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, July 3, 2014 Issue - Jeffersonian

Please forward billing to:
Parvin Toolabi
224 E. Padonia Road
Timonium, MD 21093

410-628-1626

NOTICE OF ZONING HEARING

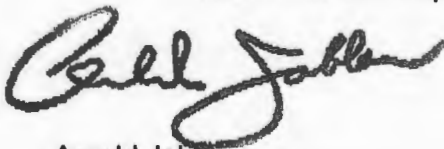
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CASE NUMBER: 2014-0252-XA

224 E. Padonia Road
W/s E. Padonia Road, 382 ft. S/of Treherne Road
8th Election District – 3rd Councilmanic District
Legal Owners: Parvin Bahadori Toolabi & Sohbatollah Feizian

Special Exception for a Class B group child care facility in a D.R. zone (40 or fewer children and located in an RTA area.) **Variance** 1. To permit 4 parking spaces in lieu of the required 8 spaces. 2. To permit a minimum lot size of 0.26 acres for the 35 children in lieu of the minimum required 1 acre lot size. 3. To permit side yard setback of 10 ft. and 18 ft. respectively in lieu of the required 50 ft; to permit a rear yard setback of 37 ft. in lieu of the minimum required 50 ft.; to permit side and rear yard vegetative buffers of 0 ft. in lieu of the required 20 ft. 4. To have drop off, delivery, and parking in the front yard as opposed to the side or rear yards. 5. To permit an impervious surface coverage of 33 % in lieu of the maximum permitted 25 % lot coverage. 6. To permit an existing 205 linear foot fence with a height of 4 ft., a setback of 0 ft., and a portion that is chain link in lieu of the required 5 ft. height, 20 ft. setback and solid wood stockade or panel fence.

Hearing: Thursday, July 24, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive
August 5, 2014

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

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0252-XA

224 E. Padonia Road

W/s E. Padonia Road, 382 ft. S/of Treherne Road

8th Election District – 3rd Councilmanic District

Legal Owners: Parvin Bahadori Toolabi & Sohbatollah Feizian

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Hearing: Thursday, September 25, 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: Parvin Toolabi & Sohbatollah Feizian, 224 E. Padonia Road, Timonium 21093
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 5, 2014.**
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TO: PATUXENT PUBLISHING COMPANY
Thursday, September 4, 2014 Issue - Jeffersonian

Please forward billing to:
Parvin Toolabi
224 E. Padonia Road
Timonium, MD 21093

410-628-1626

NOTICE OF ZONING HEARING

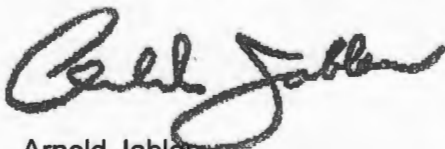
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Legal Owners: Parvin Bahadori Toolabi & Sohbatollah Feizian

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Hearing: Thursday, September 25, 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 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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
224 East Padonia Road; W/S East Padonia	*	OF ADMINISTRATIVE
Road, 382' S of Treherne Road		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Parvin Bahadori Toolabi &		
Sohbatollah Feizian	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2014-252-XA

* * * * *

ENTRY OF APPEARANCE

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

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

JUN 04 2014

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, MD 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

July 16, 2014

Parvin Bahadori Toolabi
Sohbatollah Feizian
224 E Padonia Road
Timonium MD 21093

RE: Case Number: 2014-0252 XA, Address: 224 E. Padonia Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering LLC, Rick Richardson, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 6/9/14

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

RE: Baltimore County
Item No 2014-0252-XA
Variance Special Exception
Parvin Bahadori Toolabi
Schbatollah Feizian
224 E. Padonia 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. 2014-0252-XA

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

Sincerely,

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

SDF/raz

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

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



springlake

JB 8-24-14 1:30 PM
SPRINGLAKE COMMUNITY ASSOCIATION, INC.
P.O. BOX 603
TIMONIUM, MD 21094-0603

reschedule
w/ Kristen

July 16, 2014

RECEIVED

JUL 18 2014

OFFICE OF ADMINISTRATIVE HEARINGS

The Honorable Lawrence M. Stahl
Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Special Exception and Variance for Child Care Facility, Case #2014-252
224 East Padonia Road
Timonium, MD 21093

Dear Judge Stahl:

The intent of this letter is to ask for a postponement of the special exception and variance hearing for a child care facility at 224 East Padonia Road (case #2014-252) scheduled for July 24, 2014. This home is located in the neighborhood of Springlake Community in Timonium, MD. Representatives of our association interested in this matter are unable to attend on July 24, 2014. Please consider rescheduling this case on or after July 28, 2014. A quick response would be appreciated.

Sincerely,

Christopher Smith, President
Springlake Community Association
chris.l.smith01@gmail.com

Carol Martin, Secretary
garyandcarol3@verizon.net
410-252-3382

Kristen Lewis - 2014-252

From: "Richardson, Patrick" <prichardson@richardsonengineering.net>
To: "klewis@baltimorecountymd.gov" <klewis@baltimorecountymd.gov>
Date: 8/1/2014 10:18 AM
Subject: 2014-252

Christin,

I was informed that Judge Beverungen postponed this case 2014-252- 224 E. Padonia Road

I have spoken with the community and they would like it scheduled in September, not the 12th or 16th, so that they will be able to attend.

Rick Richardson

Richardson Engineering, LLC

30 E. Padonia Road Suite 500

Timonium, MD 21093

410-560-1502-x112

fax: 443-901-1208

Debra Wiley - Case No. 2014-0252-XA

From: John Beverungen
To: chris.l.smith01@gmail.com; erockel@earthlink.net; garyandcarol3@verizo...
Date: 7/21/2014 11:23 AM
Subject: Case No. 2014-0252-XA
CC: Debra Wiley; Kristen Lewis; Sherry Nuffer

The above zoning case is scheduled for hearing on July 24, 2014. The Springlake Community Association (by letter dated July 16, 2014) and Eric Rockel (by letter dated July 8, 2014) have requested a postponement of the hearing, due to a scheduling conflict that would prevent their attendance on that date.

I will grant the postponement request, and the July 24, 2014 hearing is canceled. Mr. Richardson (the Petitioners' engineer) will need to contact Kristen Lewis in the Department of PAI to reschedule this case for a date in the near future. The Petitioners do not need to re-post the property. I would ask that all recipients of this email please notify anyone that has an interest in this matter to advise of the postponement, and then to alert them also to the new date when one is selected.

John Beverungen
ALJ

Message Id: 53CD307B.27A : 136 : 9259
Subject: Case No. 2014-0252-XA
Created By: jbeverungen@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/21/2014 11:23 AM
From: John Beverungen

Recipients:

Recipient	Action	Date & Time	Comment
COB_PO.COB_DOM			
CC: Kristen Lewis (klewis@baltimorecountymd.gov)			
earthlink.net			
To: erockel@earthlink.net (erockel@earthlink.net)			
gmail.com			
To: chris.l.smith01@gmail.com (chris.l.smith01@gmail.com)			
NCH_PO.NCH_DOM			
CC: Debra Wiley (dwiley@baltimorecountymd.gov)			
CC: Sherry Nuffer (snuffer@baltimorecountymd.gov)			
richardsonengineering.net			
To: rick@richardsonengineering.net (rick@richardsonengineering.net)			
verizon.net			
To: garyandcarol3@verizon.net (garyandcarol3@verizon.net)			

Post Offices

Post Office	Delivered	Route
COB_PO.COB_DOM		baltimorecountymd.gov
earthlink.net		earthlink.net
gmail.com		gmail.com
NCH_PO.NCH_DOM		baltimorecountymd.gov
richardsonengineering.net		richardsonengineering.net
verizon.net		verizon.net

Files

File	Size	Date & Time
MESSAGE	1199	7/21/2014 11:23 AM
TEXT.htm	1234	7/21/2014 11:23 AM

Options

Concealed Subject: No
Expiration Date: None
Priority: Standard
Reply requested by: None
Security: Standard
To Be Delivered: Immediate

Junk Mail Handling Evaluation Results

Message is not eligible for Junk Mail handling
 Message is from an internal sender

Junk Mail settings when this message was delivered

Junk List is enabled
 Junk Mail using personal address books is not enabled
 Junk iCal Mail using personal address books is not enabled
 Block List is not enabled

Record Id

Record Id: 53CCF83E.NCH_DOM.NCH_PO.100.1687078.1.1CABA.1
Common Record Id: 53CCF83B.OCH_DOM.OCH_PO.200.2000088.1.45511.1

Debra Wiley - Fwd: Postponement Request for Arnold - Case No. 2014-0252-XA set for 7/24

From: Debra Wiley
To: Lewis, Kristen; Nuffer, Sherry; Wisnom, June
Date: 7/18/2014 3:07 PM
Subject: Fwd: Postponement Request for Arnold - Case No. 2014-0252-XA set for 7/24
CC: Beverungen, John
Attachments: 20140710113028636.pdf

Hi there,

Please see below from July 10th. It appears that Eric Rockel has not heard back from anyone and is now contacting our office for the status. As you know since this was received beyond the 5-day rule, it was forwarded (via hard copy and email) for Arnold's decision. Do we know anything at this point?

Thanks in advance.

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

John,
Eric Rockel called on
7/18/14 in reference to
his postponement
request.

above. Thanks.

410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 7/10/2014 11:30 AM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 07.10.2014 11:30:28 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

E. Rockel

1610 Roderwood Drive, Timonium, MD 21093

RECEIVED

JUL 10 2014

July 8, 2014

OFFICE OF ADMINISTRATIVE HEARINGS

The Honorable Lawrence M. Stahl
Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

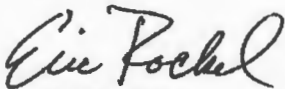
Re: 224 East Padonia Road
Hearing 2014-252

Dear Judge Stahl:

Today I learned that a hearing notice had been posted over the weekend at 224 East Padonia Road in connection with a request for a hearing related to a special exception and variances for a child care facility. Ms. Nuffer of your office informed me that the case is 2014-252.

The intent of this letter is to ask for a postponement of the hearing date as noticed on the sign. This matter is something that I have interest in attending, but I have been scheduled to have a medical procedure this same day and I would be unable to attend the hearing. Please consider scheduling this case on or after July 28, 2014. I will await your response to this request.

Sincerely,



Eric Rockel
President, Greater
Timonium Community Council

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 9, 2014
Item No. 2014-0252

DATE: June 3, 2014

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

We feel that all of the requests should be denied because the amount of relief requested demonstrates that the site is too small for the proposed use.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 14-0252-06092014.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 224 E. Padonia Road

RECEIVED

JUN 19 2014

INFORMATION:

Item Number: 14-252

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Parvin Toolabi

Zoning: DR 3.5

Requested Action: Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

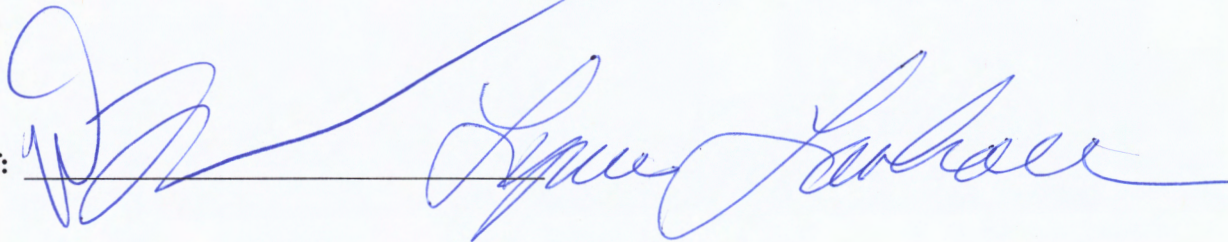
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a special exception and variance. The petitioner already has approval for a Class "A" Group Child Care Center and it seeking relief for a Class "B" Group Child Care Center, which would increase the maximum number of children allowed from 12 to 40 or fewer.

The parking will not significantly increase since the patrons of the child care center will be picking up and dropping off children at the same times Monday through Friday and there is adequate parking along that section of Padonia Road. The childcare center has only one adjacent residential neighbor with the other being a cemetery use. The home and back yard are still large enough to accommodate 40 or fewer children.

Therefore it is this Department's opinion that the requested relief is appropriate for the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Division Chief:
AVA/LL



7-17
1.30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 24 2014



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 24, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0252-XA
Address 224 East Padonia Road
(Toolabi & Feizian Property)

Zoning Advisory Committee Meeting of June 2, 2014.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

Real Property Data Search (w3)

Guide to search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent R			
Account Identifier:			District - 08 Account Number - 0818013000							
Owner Information										
Owner Name:			TOOLABI PARVIN BAHADORI FEIZIAN SOHBATOLLAH				Use:		RE	
Mailing Address:			224 E PADONIA RD LUTHERVILLE TIMONIUM MD 21093-1240				Principal Residence:		YE	
							Deed Reference:		/31	
Location & Structure Information										
Premises Address:			224 PADONIA RD 0-0000				Legal Description:		224 SP	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:		
0052	0013	0061		0000	3	U	1	2014		
Special Tax Areas:					Town:		N			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area			
1964			2,669 SF		920 SF		11,726 SF			
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	La Re		
2.000000	YES	STANDARD UNIT	1/2 BRICK SIDING		2 full/ 2 half		1 Attached			
Value Information										
			Base Value		Value As of 01/01/2014		Phase-in Assessment As of 07/01/2013			
Land:			111,700		111,700					
Improvements			247,100		275,500					
Total:			358,800		387,200		358,800			
Preferential Land:			0							
Transfer Information										
Seller: TOOLABI PARVIN B					Date: 09/16/2011			Price: \$0		
Type: NON-ARMS LENGTH OTHER					Deed1: /31190/ 00422			Deed2:		
Seller: MEAD PATRICK F					Date: 11/26/2008			Price: \$3		
Type: ARMS LENGTH IMPROVED					Deed1: /27476/ 00343			Deed2:		
Seller: REED ALBERT C					Date: 08/16/2001			Price: \$3		
Type: NON-ARMS LENGTH OTHER					Deed1: /15475/ 00401			Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class				07/01/2013		07/	
County:			000				0.00			
State:			000				0.00			

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **0818013000**

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

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

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

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



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

☒ Loading... Please

Loading... Please Wait.

→

052A2

Lot # 4

230
0820068040

Lot # 3

0820032270 228

Lot # 2

Pt. Bk. 0000027, Folio 0052 0813057160

226

Pt. Bk./Folio # 030014

2014-0188-A 0800550
PDM # 080068

8' ED. DR 3.5

3 CD

NE 15-A

2013-0065-SPHA

0818013000

Pt. Bk./Folio # 027052

Lot # 1

PDM # 080050

0802000053

052A3

0802000385

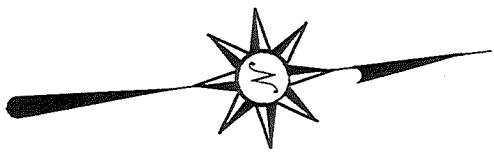
Pt. Bk. 0000028, Folio 0090

Pt. Bk./Folio # 028090

1966-0040-X 1600007698

2014-0252-XA

E PADONIA RD



LAND OF
DULANEY VALLEY MEMORIAL GARDENS INC.
TAX MAP #51, GRID #18, PARCEL #114
TAX ACCOUNT #1600008599
DEED REF: 25938/115
USE: COMMERCIAL
ZONED: DR 3.5

LAND OF
BALTIMORE COUNTY
TAX MAP #52, GRID #13, PARCEL #33
TAX ACCOUNT #0802000385
DEED REF: 4621/87
PLAT: SPRINGLAKE 28-90
RW-66-091
USE: EXEMPT
ZONED: DR 3.5

LAND OF
CHARLES E. & LYNNETTE ROLLER
TAX MAP #52, GRID #13, PARCEL #61
TAX ACCOUNT #0813057160
DEED REF: 13112/710
PLAT: SPRINGLAKE 27-52
USE: RESIDENTIAL
ZONED: DR 3.5

#224
EXISTING 3,222 SF
2 STORY CHILD
CARE CENTER
(2,068 SF FIRST FLOOR
1,154 SF SECOND FLOOR)

#226
EXISTING
2 STORY DWELLING

GENERAL NOTES:

- OWNER:
PARVIN BAHADORI TOOLABI
& SOHBATOLLAH FEIZIAN
224 EAST PADONIA ROAD
LUTHERVILLE/TIMONIUM, MARYLAND 21093-1240
- SITE AREA
NET: 11,445 SF or 0.26 Ac.±
GROSS: 14,563 SF or 0.33 Ac.±
- USES:
EXISTING: RESIDENCE AND CHILD CARE CENTER FOR 12 CHILDREN.
PROPOSED: CHILD CARE CENTER FOR 35 CHILDREN.
- UTILITIES:
PUBLIC WATER & SEWER
DEED REF: 31190/422
TAX ACCOUNT: #0818013000
COUNCILMANIC DISTRICT: 3RD
ZONING: DR 3.5
(PER 200 SCALE TILE #052A3)
- TAX MAP #52, GRID #13, PARCEL #61,
LOT #1, BLOCK U, SECTION #3.
- WATERSHED: LOCH RAVEN RESERVOIR
- PARKING CALCULATIONS:
REQUIRED FOR CHILD CARE CENTER; 1/EMPLOYEE
8 EMPLOYEES = 8 SPACES
PROPOSED = 4 SPACES
- PRIOR ZONING HISTORY:
CASE 2013-0065-SPHA; GRANTED NOVEMBER 15TH 2012, TO
APPROVE A USE PERMIT FOR A CLASS "A" GROUP CHILD CARE CENTER
FOR A MAXIMUM OF 12 CHILDREN, IN ADDITION A VARIANCE TO PERMIT
AN EXISTING 205' LINEAR FENCE WITH A HEIGHT OF 4' AND A
SETBACK OF 0' IN LIEU OF THE REQUIRED 5' HEIGHT AND 20'
SETBACK.
- NO KNOWN PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.
- BUILDING AREAS
1ST FLOOR 2,068 SF
2ND FLOOR 1,154 SF
TOTAL 3,222 SF
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY
ZONING REGULATIONS (BCZR).
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS FOR DR 3.5
TYPE REQUIRED PROVIDED
FRONT 30' 34.1'±
SIDE 50' 10.0'±
REAR 50' 37.5'±
- F.A.R. (FLOOR AREA RATIO)
3,222/14,563 = 0.22
- IMPERVIOUS COVERAGE: 33% > 25% PERMITTED

LOCATION MAP

SCALE: 1" = 1000'



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

Richardson Engineering, LLC

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

PLAN TO ACCOMPANY ZONING PETITION
FOR

224 EAST PADONIA ROAD
224 EAST PADONIA ROAD
LUTHERVILLE/TIMONIUM, MD. 21093

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
DATE: 04-24-14	JOB NO.: 14043	SHEET NO.: 1 OF 1

2014-0257-XA