

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(8613 Old Harford Road) *
9th Election District *
6th Council District *
Candice M. Holt, *Legal Owner* *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0001-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Candice M. Holt, Legal Owner ("Petitioner").¹ The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to determine whether or not the Administrative Law Judge should approve a commercial parking lot in a residential zone, and to approve 100% medical office use in lieu of the permitted 25% medical office use. The Variance petition seeks relief from the Residential Transition Area standards (RTA), B.C.Z.R. § 1B01.1.B.1.e(5), to permit a 5 ft. landscape buffer and a 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setbacks, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 4.

Appearing at the public hearing in support of the requests was Candice Holt and Brian Dietz, from Dietz Surveying Co., whose firm prepared the site plan. Bruce Covahey, Esquire, represented the Petitioner. Ruth Baisdon, President of the Greater Parkville Community Council, and Thomas Wedge, who owns the property at 8611 Old Harford Road, attended and opposed the requests.

¹ Since the petition was filed, Ms. Holt has purchased the property from Mr. Baugartner; as such, she is the sole Petitioner.

ORDER RECEIVED FOR FILING

Date

By

9/12/14
sen

The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP), indicating that agency does not support the requests. In addition, a ZAC comment was received from the Bureau of Development Plans Review (DPR) indicating that parking spaces must be 10 ft. from the road right-of-way, and that the Landscape Manual requires a 10 ft. strip of class 'A' screening adjacent to residences.

The subject property is approximately 7,050 square feet and is zoned R.O. and DR 5.5. The RO zoned portion of the property is improved with a small single family dwelling and one-story detached garage. The DR 5.5 zoned portion of the site is unimproved. Petitioner, a licensed acupuncturist and massage therapist, proposes to operate her office at the property, which as shown on the plan would require zoning relief.

The Petitioner recently purchased the property from Mr. Baumgartner, who operated an HVAC business from the site. Petitioner previously leased space for her practice at 8611 Old Harford Road (next door), and the owner of that property was granted zoning relief in Case No. 2012-0218-SPHA to have 100% medical use in an R.O. zone. Petitioner's Exhibit 8. Having reviewed this Order and the B.C.Z.R., I do not believe that variance relief can be granted to permit 100% medical use. I think this would constitute a "use" variance, since the 25% limitation is found in the "use regulations" for the R.O. zone. B.C.Z.R. § 204.3. Section 307 of the B.C.Z.R. permits variances of height, area, parking and sign standards only, and to grant the requested relief would be changing the use of the property to a medical office building, which is antithetical to the goals the R.O. zone.

But even though the special hearing will be denied, that does not mean the Petitioner cannot operate her practice from the site. The regulations permit 25% of the floor area to be used for medical use.

ORDER RECEIVED FOR FILING

Date 9/12/14
By Sen

used for medical offices. The plan shows the office building as a "1 story building" with 770 sq. ft. But the Petitioner testified there is a second floor of the building that is not currently in use, and the state tax records show that the "office building" was constructed in 1954 and contains 1,110 sq. ft. of "above grade enclosed area." As such, the Petitioner is entitled to utilize 277.5 sq. ft. of the building for treatment rooms to provide acupuncture and massage therapy services. Petitioner noted she has a bathroom for patients and a reception/waiting area, and neither of these constitutes a "medical" use, as opposed to a feature found in virtually all office buildings. As such, these areas shall not count against the 277.5 sq. ft. allotment.

The Petitioner testified she treats 1-2 patients per hour, and thus the three parking spaces shown on the plan (in the R.O. zone) should suffice. In addition, the plan shows a 1 story garage also located in the R.O. zone, and that too could be used for parking. In these circumstances, I am not inclined to grant the special hearing request for commercial parking in a D.R. zone. To do so would require additional impervious surfaces and the parking (whether now or in the future with a different user) could encroach upon the residential character of the properties on Edgewood Avenue. In light of the above, the RTA variance is not required, and that request will be dismissed.

THEREFORE, IT IS ORDERED this 12th day of September, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to determine whether or not the Administrative Law Judge should approve a commercial parking lot in a residential zone, and to approve 100% medical office use in lieu of the permitted 25% medical office use, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 9/12/14
By Den

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the Residential Transition Area standards (RTA) from B.C.Z.R. § 1B01.1.B.1.e(5), to permit a 5 ft. landscape buffer and a 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setbacks, respectively, be and is hereby DISMISSED WITHOUT PREJUDICE.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date

9/12/14

By

sln

KEVIN KAMENETZ
County Executive



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

September 12, 2014

Bruce Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

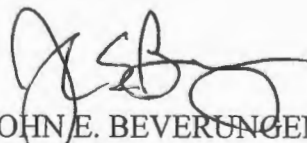
RE: Petitions for Special Hearing and Variance
Property: 8613 Old Harford Road
Case No.: 2015-0001-SPHA

Dear Mr. Covahey:

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

c: Ruth Baisden, President Greater Parkville Community Council, 7706 Oak Avenue,
Baltimore, Maryland 21234
Thomas Wedge, 8611 Old Harford Road, Baltimore, Maryland 21234



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 8613 Old Harford Rd. which is presently zoned R.O. / DR-5.5
Deed References: 11577 / 0361 10 Digit Tax Account # 0912004510
Property Owner(s) Printed Name(s) Joseph and Valerie Baumgartner

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

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

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

see attached

REVISED

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

see attached

REVISED

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:

Candice M. Holt

Name- Type or Print

Candice M. Holt

Signature

8613 Old Harford Rd Baltimore MD

Mailing Address City State

21234 / 410663-9355 / emwellcarecenter@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JOSEPH E. BAUMGARTNER, JR

Name #1 - Type or Print

Name #2 - Type or Print

JOSEPH E. BAUMGARTNER, JR

Signature #1

Signature #2

1802 Twin Lakes Dr Jarrettsville MD

Mailing Address City State

21084 / 410-557-6584 / JEB@BAUMGARTNER.NET

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0001-SPHA Filing Date 7/7/14

ORDER RECEIVED FOR FILING
Do Not Schedule Dates: Reviewer BK

Date 9/12/14 REV 10/4/11

By Den

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 a commercial parking lot in a residential zone pursuant to the conditions stated in Section 409.8.B.2, BCZR, and to approve 100% medical office use in lieu of the permitted 25% medical office use.

2. A Variance of Residential Transition Standards (RTA), Section 1B01.1.B.1.e (5) (BCZR) to permit a 5 ft. landscape buffer and a 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setbacks, respectively.

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 a commercial parking lot in a residential zone pursuant to the conditions stated in Section 409.8.B.2, BCZR.
2. A Variance of Residential Transition Standards (RTA), Section 1B01.1.B.1.e (5) (BCZR) to permit a 5 ft. landscape buffer and a 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setback, respectively.

OLD

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3162

Zoning Description
For
8613 Old Harford Road

July 3, 2014

Beginning at the Northeast corner of Old Harford Road (Variable R/W) and Edgewood Avenue (50' R/W), thence running with and binding on the North side of Edgewood Avenue the following course and distance viz.

1. South 73 degrees 35 minutes 42 seconds East 160 feet more or less, thence leaving said Edgewood Avenue
2. North 16 degrees 24 minutes 18 seconds West 50.00 feet,
3. North 73 degrees 35 minutes 42 seconds West 159 feet more or less to the East side of Old Harford Road, and thence running with and binding on said road
4. South 12 degrees 50 minutes West, 50 feet more or less to the place of beginning.

Containing 0.162 Ac. of land or 7,050 sq.ft. more or less. Being known as 8613 Old Harford Road and located in the 9th Election District, 6th Councilmanic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/17/2014

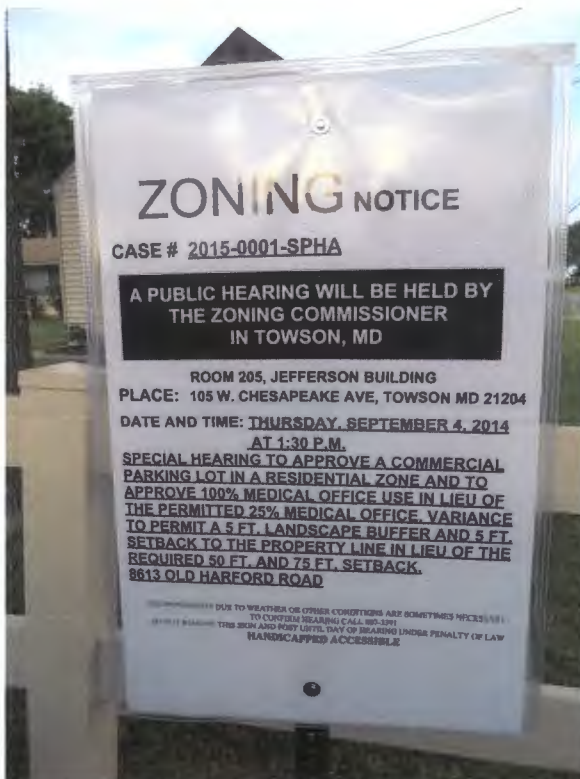
Case Number: 2015-0001-SPHA

Petitioner / Developer: CANDICE HOLT~JOSEPH BAUMGARTNER

Date of Hearing (Closing): SEPTEMBER 4, 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:
8613 OLD HARFORD ROAD

The sign(s) were posted on: AUGUST 15, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

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

No. **113831**

Date: **7/7/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/07/2014 7/07/2014 10:30:32

REC 0503 WALKIN AHA AND
 RECEIPT # 659552 7/07/2014 OFLN
 Det: 5.528 ZGNING VERIFICATION
 CR NO. 113831

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 150.00

Recpt Tot \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **\$ 150.00**

Rec From: **East meads west Wellness Center**

For: **Special Hearing & Variance**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CASE # 2015-0001-SPHA



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 14, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 14, 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: #2015-0001-SPHA

8613 Old Harford Road

NE corner of Old Harford Road & Edgewood Avenue

9th Election District - 6th Councilmanic District

Legal Owner(s): Joseph Baumgartner, III

Contract Purchaser/Lessee: Candice Holt

Special Hearing to approve a commercial parking lot in a residential zone and to approve 100% medical office use in lieu of the permitted 25% medical office. **Variance** to permit a 5 ft. landscape buffer and 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setback

Hearing: Thursday, September 4, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
8/121 August 14 990160

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0001-SPHA
Petitioner: Candice Holt - East Meets West Wellcare Center
Address or Location: 8613 Old Harford Rd Baltimore MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: East Meets West Wellcare Center
Address: 8613 Old Harford Rd
Baltimore MD 21234

Telephone Number: 410 663-9355



KEVIN KAMENETZ
County Executive

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

July 25, 2014

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0001-SPHA

8613 Old Harford Road
NE corner of Old Harford Road & Edgewood Avenue
9th Election District – 6th Councilmanic District
Legal Owners: Joseph Baumgartner, III
Contract Purchaser/Lessee: Candice Holt

Special Hearing to approve a commercial parking lot in a residential zone. Variance to permit a 5 ft. landscape buffer and 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setback.

Hearing: Thursday, September 4, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Candice Holt, 8613 Old Harford Road, Baltimore 21234
Joseph Baumgartner, III, 1802 Twin Lake Drive, Jarrettsville 21084

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 15, 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.



KEVIN KAMENETZ
County Executive

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

August 5, 2014

CORRECTED 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: 2015-0001-SPHA

8613 Old Harford Road
NE corner of Old Harford Road & Edgewood Avenue
9th Election District – 6th Councilmanic District
Legal Owners: Joseph Baumgartner, III
Contract Purchaser/Lessee: Candice Holt

Special Hearing to approve a commercial parking lot in a residential zone and to approve 100% medical office use in lieu of the permitted 25% medical office. Variance to permit a 5 ft. landscape buffer and 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setback.

Hearing: Thursday, September 4, 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", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Candice Holt, 8613 Old Harford Road, Baltimore 21234
Joseph Baumgartner, III, 1802 Twin Lake Drive, Jarrettsville 21084

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 15, 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, August 14, 2014 Issue - Jeffersonian

Please forward billing to:

East Meets West Wellcare Center
8613 Old Harford Road
Baltimore, MD 21234

410-663-9355

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0001-SPHA

8613 Old Harford Road

NE corner of Old Harford Road & Edgewood Avenue

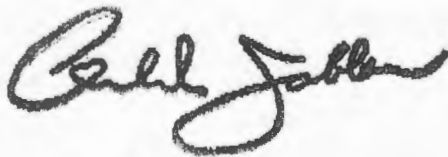
9th Election District – 6th Councilmanic District

Legal Owners: Joseph Baumgartner, III

Contract Purchaser/Lessee: Candice Holt

Special Hearing to approve a commercial parking lot in a residential zone and to approve 100% medical office use in lieu of the permitted 25% medical office. Variance to permit a 5 ft. landscape buffer and 5 ft. setback to the property line in lieu of the required 50 ft. and 75 ft. setback.

Hearing: Thursday, September 4, 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

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

August 27, 2014

Joseph E Baumgartner III
1802 Twin Lakes Drive
Jarrettsville MD 21084

RE: Case Number: 2015-0001 SPHA, Address: 8613 Old Harford Road

Dear Mr. Baumgartner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 7, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Candice M Holt, 8613 Old Harford Road, Baltimore MD 21234

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



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

Date: 8/18/14

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

RE: Baltimore County
Item No 2015-0001-SPHA
Special Hearing Variance
Joseph E. Baumgartner III
8613 Old Hartford 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. 2015-0001-SPHA.

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

Sincerely,

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

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

SDF/raz

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

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

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



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

Date: 7/21/14

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

RE: Baltimore County
Item No 205-0001-SPHA
Special Hearing Variance
Joseph E. Baumgartner III
8613 Old Hanford 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. 2015-0001-SPHA

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

Sincerely,

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

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

SDF/raz

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

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

9/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8613 Old Harford Road

INFORMATION:

RECEIVED

Item Number: 15-001

AUG 27 2014

Petitioner: Joseph Baumgartner, III

Zoning: RO / DR 5.5

OFFICE OF ADMINISTRATIVE HEARINGS

Requested Action: Variance/Special Hearing

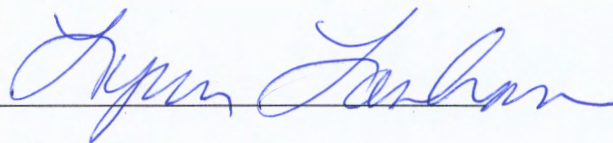
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not support the petitioner's request for special hearing regarding a commercial parking lot in a residential zone, or the 100% medical office use. Further, the Department of Planning does not support the request for variance of residential transition standards.

The existing property and surrounding residential neighborhood are in good condition. The applicant is requesting a substantial variance from requirements of the residential transition area for landscape buffer and setback to the property line. The RTA is in place to prevent further commercial encroachment into the neighborhood. The Carney-Cub Hill-Parkville Area Community Plan, adopted on May 3, 2010, includes this property in its boundary, and states "any expansion or redevelopment of office uses and commercial uses within these areas will need to maintain a proper relationship with the surrounding residential area." Approving this request would conflict with the goals of the subject plan, take away from the character of the adjacent properties, and generally negatively impact the community.

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

Division Chief:
AVA/LL



9-4-14
1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8613 Old Harford Road

INFORMATION:

Item Number: 15-001

Petitioner: Joseph Baumgartner, III

Zoning: RO / DR 5.5

Requested Action: Variance

RECEIVED

AUG 06 2014

OFFICE OF ADMINISTRATIVE HEARINGS

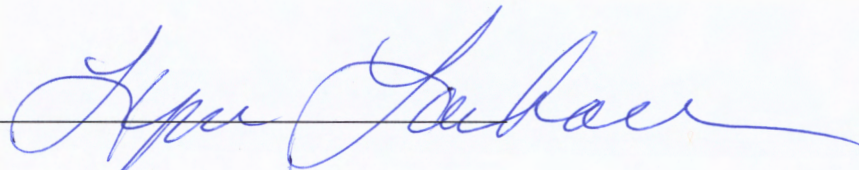
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not support the petitioner's request for special hearing regarding a commercial parking lot in a residential zone or the request for variance of residential transition standards.

The existing property and surrounding residential neighborhood are in good condition. The applicant is requesting a substantial variance from requirements of the residential transition area for landscape buffer and setback to the property line. The RTA is in place to prevent further commercial encroachment into the neighborhood. The Carney-Cub Hill-Parkville Area Community Plan, adopted on May 3, 2010, includes this property in its boundary, and states "any expansion or redevelopment of office uses and commercial uses within these areas will need to maintain a proper relationship with the surrounding residential area." Approving this request would conflict with the goals of the subject plan, take away from the character of the adjacent properties, and generally negatively impact the community.

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

Division Chief:
AVA/LL



8/28/14
70



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8613 Old Harford Road

INFORMATION:

Item Number: 15-001

Petitioner: Joseph Baumgartner, III

Zoning: RO / DR 5.5

Requested Action: Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not support the petitioner's request for special hearing regarding a commercial parking lot in a residential zone, or the 100% medical office use. Further, the Department of Planning does not support the request for variance of residential transition standards.

The existing property and surrounding residential neighborhood are in good condition. The applicant is requesting a substantial variance from requirements of the residential transition area for landscape buffer and setback to the property line. The RTA is in place to prevent further commercial encroachment into the neighborhood. The Carney-Cub Hill-Parkville Area Community Plan, adopted on May 3, 2010, includes this property in its boundary, and states "any expansion or redevelopment of office uses and commercial uses within these areas will need to maintain a proper relationship with the surrounding residential area." Approving this request would conflict with the goals of the subject plan, take away from the character of the adjacent properties, and generally negatively impact the community.

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

Division Chief:
AVA/LL

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 28, 2014
Item No. 2015-0001

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

Parking spaces must be 10' from the road right-of-way. The proposed 5' setback on the north and west sides, even with a fence, is insufficient for suitable plantings. The Landscape Manual requires a 10' strip of class 'A' screening adjacent to residences.

* * * * *

DAK:CEN
cc:file

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
8613 Old Harford Road; NE Corner of Old	*	OF ADMINSTRATIVE
Harford & Edgewood Avenue		
9 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Joseph Baumgartner III		
Contract Purchaser(s): Candice Holt	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2014-001-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUL 24 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to Joseph Baumgartner, III, 1802 Twin Lake Drive, Jarrettsville, MD 21084 and Candice M Holt, 8613 Old Harford Road, Parkville, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: October 15, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0001-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 14, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8/27</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>8/18</u>	STATE HIGHWAY ADMINISTRATION	<u>NO</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/14/14

SIGN POSTING

Date:

8/15/14

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0912004510			
Owner Information					
Owner Name:	BAUMGARTNER JOSEPH E 3RD BAUMGARTNER VALERIE K		Use:	COMMERCIAL NO	
Mailing Address:	1802 TWIN LAKES DR JARRETTVILLE MD 21084-		Deed Reference:	/11577/ 00361	
Location & Structure Information					
Premises Address:	8613 OLD HARFORD RD 0-0000		Legal Description:	PT LT 10-11 8613 OLD HARFORD RD HARFORD GARDENS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0014	1250		0000	E 10 2014 0007/0157
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1954	1110		7,050 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014 As of 07/01/2015		
Land:	176,200	176,200			
Improvements	87,400	90,700			
Total:	263,600	266,900	264,700	265,800	
Preferential Land:	0			0	
Transfer Information					
Seller: WEISMAN GARY T		Date: 05/10/1996		Price: \$44,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /11577/ 00361		Deed2:	
Seller: LACHNIT GUSTAV, JR		Date: 05/22/1984		Price: \$65,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06716/ 00254		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

[New Search \(http://sdad.resiusa.org/RealProperty\)](http://sdad.resiusa.org/RealProperty)

District: 09 Account Number: 0912004510



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 Wait. Loading... Please Wait.

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PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

2015-0001-SPHA

9/4/2014

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Ruth Baisden, Pres. Greater Parkville Community Council

7706 Oak Ave

Baltimore MD 21234

* Please send copy of order

ruthbaisden@yahoo.com

THOMAS WEDGE

8611 OLD HANFORD ROAD BALTO., MD. 21234

n/a

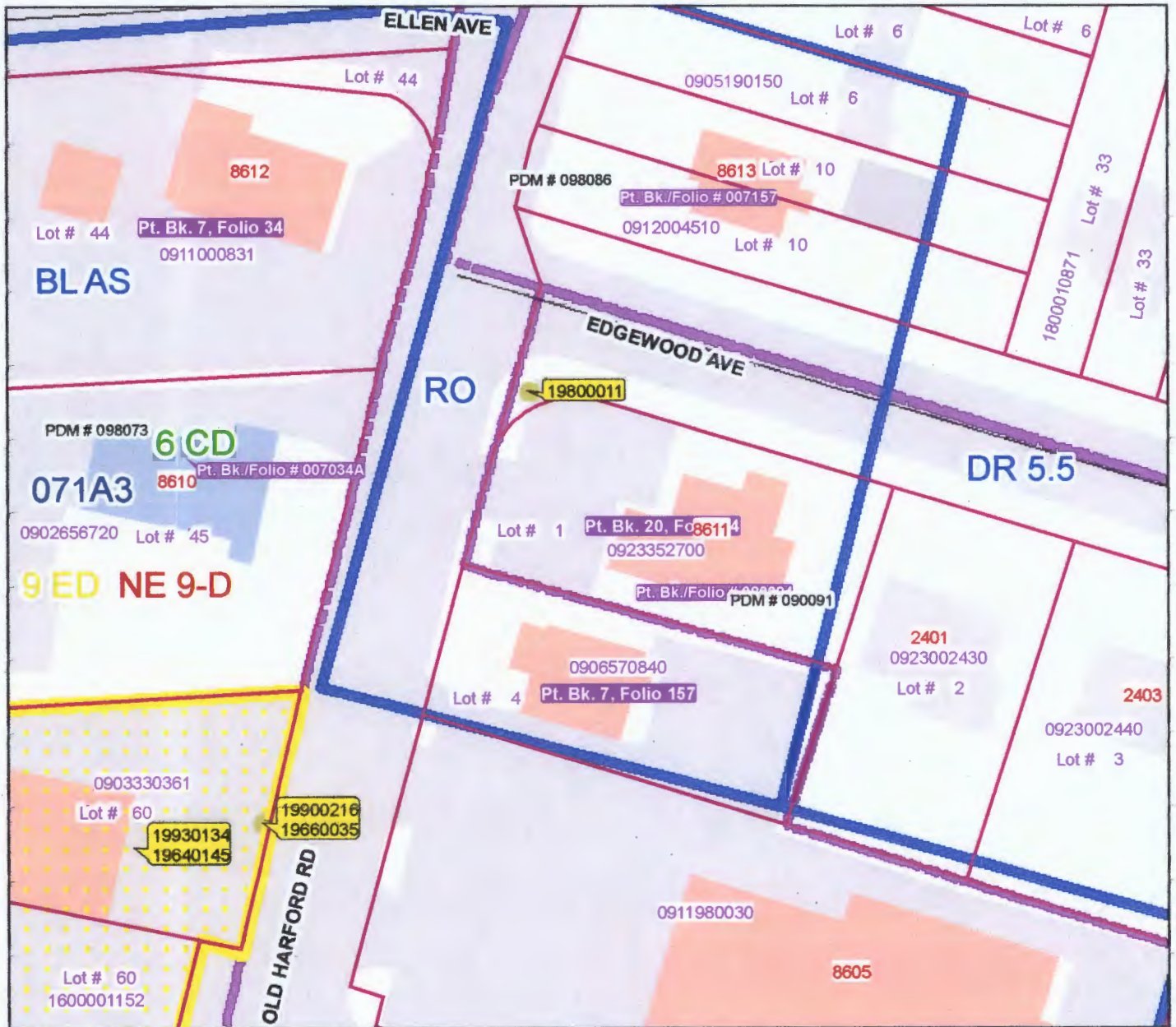
PLEASE PRINT CLEARLY

CASE NAME Joseph Bauergartner
CASE NUMBER 2015-0081-SMA
DATE 9/4/14

PETITIONER'S SIGN-IN SHEET

[illegible]

8611 Old Harford Road



Publication Date: November 29, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



0 50 100
 Feet

1 inch = 50 feet

Case No.:

2015-0001-SPA

Exhibit Sheet

Petitioner/Developer

PW
10-15-14

Protestants

slw
9-12-14

No. 1	State Licenses	
No. 2	B+W photo	
No. 3	B+W photo	
No. 4	Site Plan	
No. 5	B+W photo	
No. 6	B+W photo	
No. 7	B+W photo	
No. 8	Order # 2012-218	
No. 9	Let Woodcroft Civic Letter dated 9-3-14	
No. 10	Zea letter 4-3-14	
No. 11	Rimkevicius letter 8-29-14	
No. 12	Slomkowski letter 8-8-14	



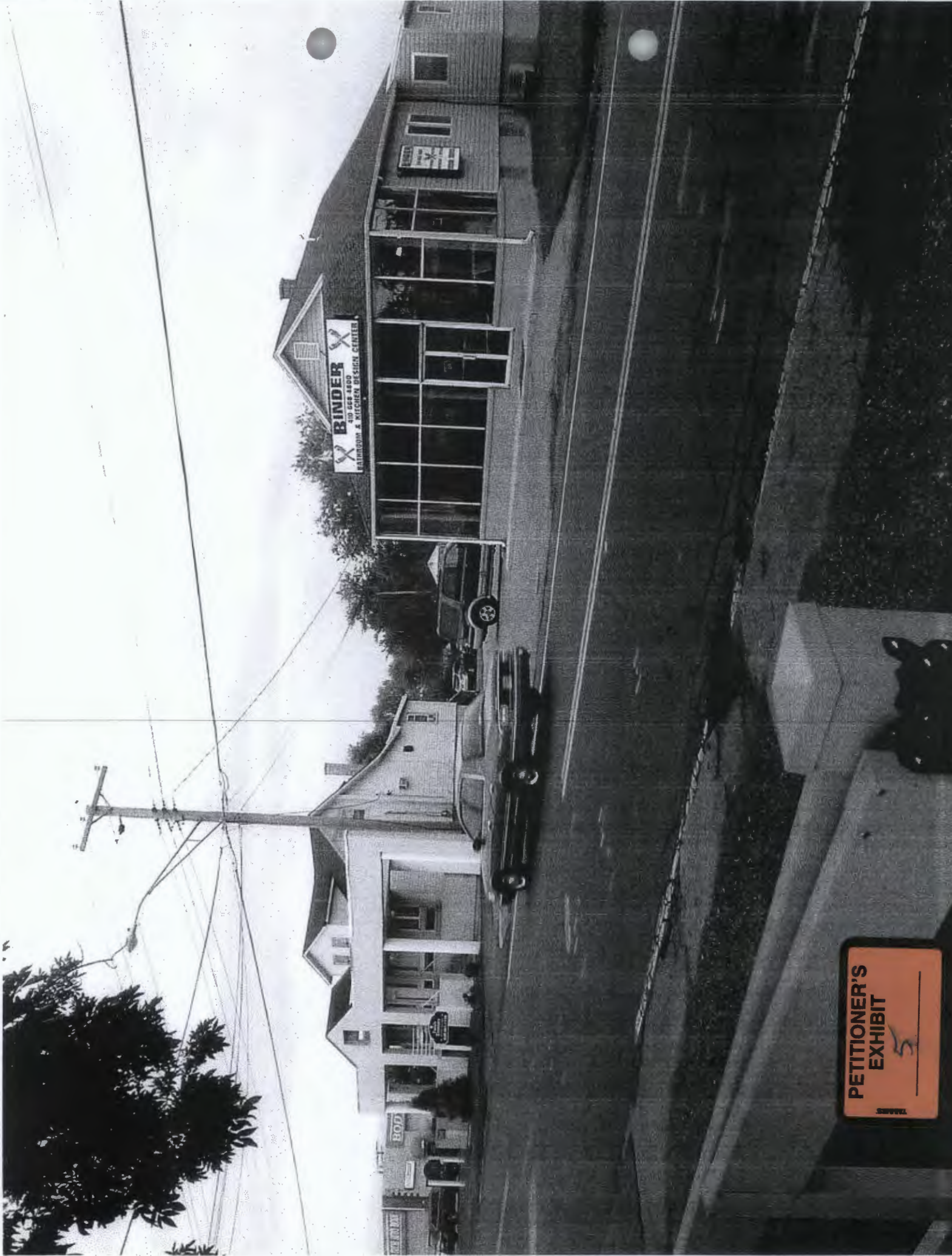
Front View of Subject - Facing Old Harford Road



Side View of Subject from Edgewood Avenue



View East on Edgewood Avenue



PETITIONER'S
EXHIBIT



PETITIONER'S
EXHIBIT

6



PETITIONER'S
EXHIBIT

7

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
N side of Old Harford Road; NE corner	*	OFFICE OF
of Old Harford and Edgewood		
9 th Election District	*	ADMINISTRATIVE HEARINGS
6 th Council District		
	*	BALTIMORE COUNTY
(8611 Old Harford Road)		
Ravenette Realty LLC, Legal Owner	*	
Candice Holt, Contract Purchaser		
<i>Petitioners</i>	*	Case No. 2012-0218-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Variance filed by Ravenette Realty LLC, the owner of the subject property, and Candice Holt, the contract purchaser. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 100% medical office use in lieu of the required 25%. In addition, variance relief is requested from Section 409.8.4 of the B.C.Z.R. to permit a 0 foot setback in lieu of the required 10 feet from a street right-of-way line for parking spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thomas Wedge for Ravenette Realty LLC and Candice Holt, the contract purchaser. Representing the Petitioners was Andrew G. Bailey, Esquire. Also appearing was Scott Dallas, property line surveyor, who prepared the site plan. Appearing as interested citizens were Mr. and Mrs. John Disney who reside at 2903 Manns Avenue. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.



The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments were received from the Department of Planning dated April 13, 2012 which state:

"The Department of Planning has reviewed the petitioner's request for a Special Hearing to permit 100% Medical Office use in the subject building in lieu of the permitted 25%, a Variance to permit parking spaces zero feet from the right-of-way in lieu of the required 10 feet and accompanying site plan.

This department does not oppose the petitioner's special hearing.

As to the variance request, the following conditions are necessary to meet the intent of the RO zone:

1. Remove 2 parking spaces adjacent to Old Harford Road and provide landscaping in the subject area.
2. Remove 2 parking spaces adjacent to 2401 Edgewood Avenue and provide landscaping in the subject area.

Overall, prepare and submit a landscape plan for review and approval that provides visual screening of the parking area from the adjacent residential dwelling, Edgewood Avenue and Old Harford Road. The landscaping should also serve as site beautification to improve visual aesthetics."

Testimony and evidence offered revealed that the subject property consists of 0.293 acres, more or less, and is zoned RO. The property is improved with a one story brick and vinyl sided commercial building which contains offices for the owner of the property, Ravenette Realty, LLC and the contract purchaser, Candice Holt. The property is also improved with a macadam parking lot containing a total of 10 parking spaces with two additional parking spaces being located on a small parking pad located along Edgewood Avenue.

Candice Holt appeared and testified regarding the special hearing and variance request. She stated that she grew up in the Parkville area and currently operates her wellness center from within the subject building. She is a licensed massage therapist and a licensed acupuncturist. Submitted into evidence as Petitioners' Exhibit 2 were copies of her licenses. For the past two years, Ms. Holt has been operating her business from within the subject building. Also located toward the rear of the building are the offices of Ravenette Realty and the owner of the subject property, Tom Wedge.

Mr. Wedge is interested in selling the building to Ms. Holt assuming that she would be able to operate her business within the entire building. Massage therapy and acupuncture are considered medical uses and therefore the special hearing is requested to allow those uses to occur within the entire building. At the present time, only 25% of the building should be used for medical offices. Ms. Holt would not be interested in purchasing the building if she were not able to operate and expand her business within the entire office building. Accordingly, the special hearing request has been filed to approve the building for 100% medical office use. In addition to the special hearing relief, a variance is also requested to allow the parking spaces located on the existing parking lot to remain as they have been which is 0 feet from a street right-of-way line.

It should be noted and the testimony presented at the hearing demonstrated that there will be no physical changes to the property whatsoever. The parking configuration will remain the same and there are no additions or changes proposed to the existing structure. Ms. Holt is simply requesting to be able to purchase the building and expand her business into the entire building.

Appearing as interested citizens in the matter were Mr. and Mrs. John Disney. The Disneys have been long time residents of Parkville and reside a short distance from this property on Manns Avenue. Mr. Disney attended the hearing in order to gain more information regarding this property. He passes by this property as he travels to and from his residence. He was satisfied after hearing that there are no physical changes proposed to the building and that Ms. Holt is simply requesting approval to expand her business and hopefully purchase the property. He had no opposition to that request. However, he was concerned that there are too many signs on the property. Ms. Holt indicated that she would verify with the Zoning Office what signage is permitted and will conform to the regulations. I shall impose upon the Petitioners that the property be brought into compliance with the sign regulations as a condition of approval of the special hearing and variance.

As to the special hearing relief, I find that the use of the subject property for 100% medical offices, massage therapy and acupuncture is appropriate, and will not adversely affect the surrounding and neighboring properties. Accordingly, the special hearing shall be granted.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995). The parking lot has existed in this configuration for many years and functions perfectly. There is no need to alter or interfere with its design and layout at this time. Therefore, it shall not be necessary to eliminate any of the existing parking spaces as suggested in the Planning Department's comment. Furthermore, the Petitioner will need all available parking as there is no parking available on Old Harford or Edgewood Avenue.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by this Administrative Law Judge for Baltimore County this 27 day of April, 2012 that the Petition for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 100% medical office use in lieu of the required 25%, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Variance seeking relief from Section 409.8.4 of the B.C.Z.R. to permit a 0 foot setback in lieu of the required 10 feet from a street right-of-way line for parking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. The Petitioner shall be required to bring all signage on the property into compliance with the zoning regulations within 45 days from the date of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

TIMOTHY M. KOTROCO
Zoning Commissioner
for Baltimore County

TMK:pz

1 variance and 2 special hearing 100% medical use
Set back commercial parking in
Commercial Parking in a residential zone - Request at same time
as other

Section 409 10ft street from right away ~~time~~ ask for
that also

Appointment when every thing is ready to file. 6 weeks from
appointment date \$500 variance
\$500 special

071A2

0902854050
Lot # 25
0923504530

Lot # 24

Lot # 24
0919848544

Lot # 7
8627
0906820090
Lot # 9
0918471523

PL Bk 24000021, Folio 00020918474620

2402

Lot # 1A

Lot # 9

BURRIDGE RD

Lot # 24 0913209500

FOSTER AVE

0919848500
Lot # 42

8621 Lot # 1

0911001900

Lot # 1

8619 Lot # 4

Lot # 4

PDM # 098088

0906451510

PL Bk/Folio # 007157

Lot # 6

DR 5.5

Lot # 6

Lot # 6

Lot # 6 0905190150

Lot # 10

Lot # 10

0912004510

PDM # 098073

PL Bk/Folio # 007034A

ELLEN AVE

NE 9-D

8612

Lot # 44 0911000831

6 CD

0920001860

3610

PL Bk. 0000007, Folio 0034
0902656720

Lot # 45

Lot # 1 0923352700

8609

Lot # 4 0906570840

0923002430
Lot # 2

PDM # 090091

0923002440

Lot # 3

Lot # 4
0911351170

2407

0918353650

Lot # 5

0911980030 8605

BLAS

8602

0919850852

0905770128

8601

Lot # 6 0920301050
PL Bk. 0000020, Folio 0094

8606

0916003050

0913206780

AVE

September 3, 2014

To Whom It May Concern,

On behalf of the Woodcroft Civic Association we are not opposed to the continuation of East Meets West Wellcare Center conducting business at 8613 Old Harford Rd.

Candice Holt has been an active member of the community and her business has helped others within the community to receive treatment locally.

Sincerely,

Thomas C. Villaluz
Woodcroft Civic Association Member



September

arn,
ara Zea are owners of the property on 2400 Edgewood Ave,
favor of the small business next door, whose owner is
To who

445)
IM (2)
urniture info
info (1)
bus (8)
Dele (8)
insurams (251)
Legal
massage
misc
Multiplan C
office ally (8)
SBor Case
Sent Items
square (87)
Synced Mess...
zoning (4)

Rep.

> Recent

Sponsored



Dermology
The Mistake That's Ruining
Your Complexion

August 29, 2014

Ms. Candice Holt
East Meets West Wellcare Center
8613 Old Harford Road
Parkville, MD 21234

Re: 8613 Old Harford Road

To Whom It May Concern:

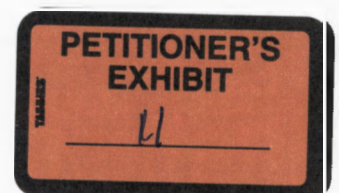
As the home owner of 8615 Old Harford Road, the property directly next door to 8613, I have no objections to this building being used for medical purposes.

Respectfully submitted,

Carol Rimkevicius

(Mrs.) Carol Rimkevicius

cr





August 8, 2014

Candice Holt
East Meets West Wellcare Center
8611 Old Harford Rd
Suite 300
Parkville, MD 21234

Dear Candice,

On behalf of our Board of Directors, Event Committee, volunteers, spectators and participants, I am pleased to invite you to celebrate the **ASA 5K** with us for another year!

The ASA 5K is back and better than ever so save the date for October 25, 2014. Thanks to all of our supporters this race has turned into a full blown family event and this year we have moved to Hunt Valley where we will add live music and a Family Fall Festival to the day.

The ASA5K is ASA's most successful fundraiser. Your contribution helped us raise over \$30,000 in 2013. More importantly the ASA5K is a great way to touch base with all of our athletes, families, volunteers and fans all at one time! Proceeds from the event will not only underwrite this year's race, but will ensure that we can provide this opportunity to the community again next year. The additional revenues will cover costs associated with our *WingMan Program*. The program costs include but are not limited to: race registration fees, custom racing equipment, and travel costs. The WingMan Program empowered 172 mainstream finishes last season and this year we are on track to exceed our goal of 215 finishes!

The ASA 5K could not happen without the tremendous support of our local community partners like East Meets West Wellcare Center. We sincerely hope you can join our team again and help provide the opportunity for athletes living with disabilities to live life to the fullest. As a supporter of the ASA 5K, you will connect with local families, an active running market, and other community leaders looking to support the cause.

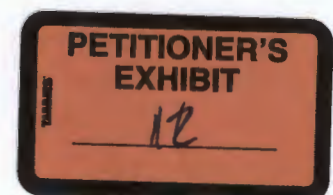
I appreciate you taking the time to consider supporting the ASA5K once again and look forward to following up with you next week to discuss your involvement.

With Gratitude,

A handwritten signature in black ink, appearing to read "Sarah Oglesby Slomkowski".

Sarah Oglesby Slomkowski
Director of Operations
Athletes Serving Athletes

Athletes Serving Athletes, Inc.,
P.O. Box 4222, Lutherville, MD 21094
www.AthletesServingAthletes.org





PATTERSON HIGH SCHOOL 50th YEAR REUNION

c/o Tom Tana
4317 Camellia Road
Nottingham, MD 21236

February 1, 2014

Dear Merchant,

Patterson High School Classes of 1963 and 1964 are holding their 50th reunion at the Sparrows Point Country Club on Saturday, May 17, 2014.

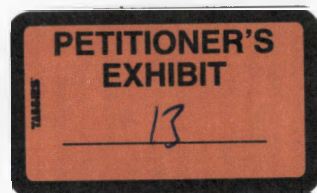
Benefits from this reunion will be given to our beloved school for various projects and for needed equipment.

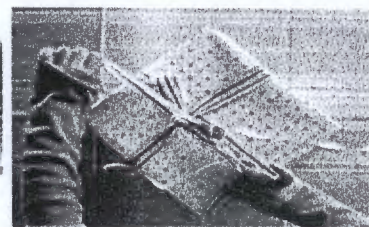
~~If it is the policy of your organization, we would greatly appreciate a donation of a~~
prize or gift certificate for this function. It is through the generosity of businesses such as yours that our 50th reunion will be most successful.

We thank you for your interest and consideration and look forward to hearing from you.

Sincerely,
Tom Tana
Chairman
Reunion Committee
Patterson 1964

Phones: C: 443-414-8103
H: 410-256-3996





Certificate of Appreciation
presented to

East Meets West Well Care Center

for being a proud supporter of the
2010 Relay For Life of Perry Hall.

Sherryce Robinson
Sherryce Robinson, American Cancer Society

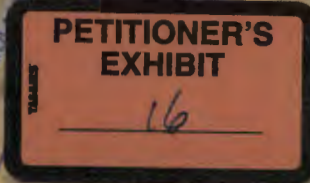
10-18-10
Date





PETITIONER'S
EXHIBIT
15

07/01/2014

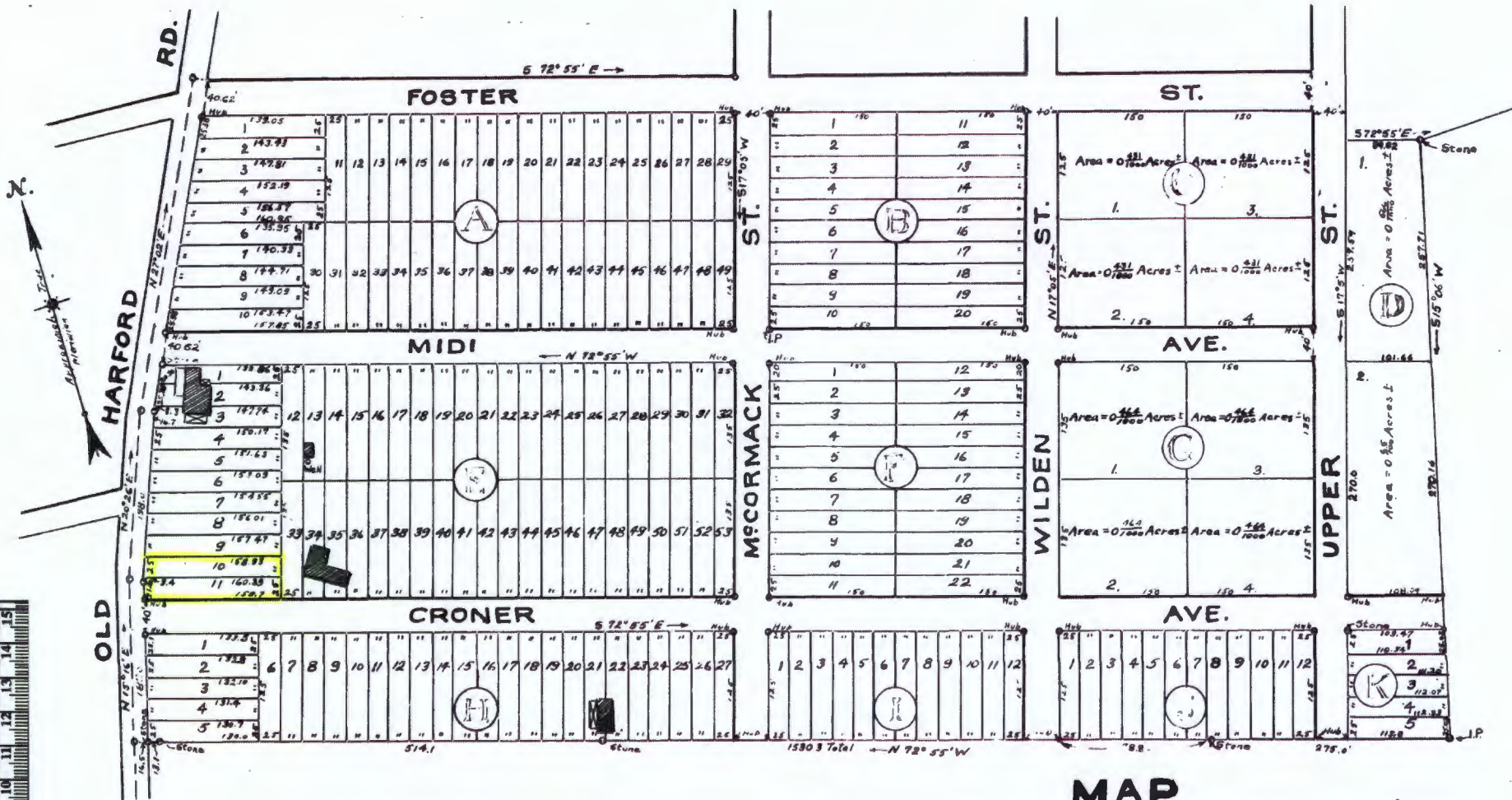


My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



FREEMAN & NICHOLLS
REAL ESTATE AUCTIONEERS
452 EQUITABLE BLDG.,
BALTIMORE, MARYLAND.
SELLING AGENTS.

MAP
OF
"HARFORD GARDENS"
BELONGING TO
CRONER INCORPORATED
BALTIMORE COUNTY
MARYLAND

SCALE:-100'=1"

JUNE 1924
KASTENHUBER & ANDERSON
CIVIL ENGINEERS & SURVEYORS
EASTON, MARYLAND.

PETITIONER'S
EXHIBIT
10



PETITIONER'S

EXHIBIT NO. 18

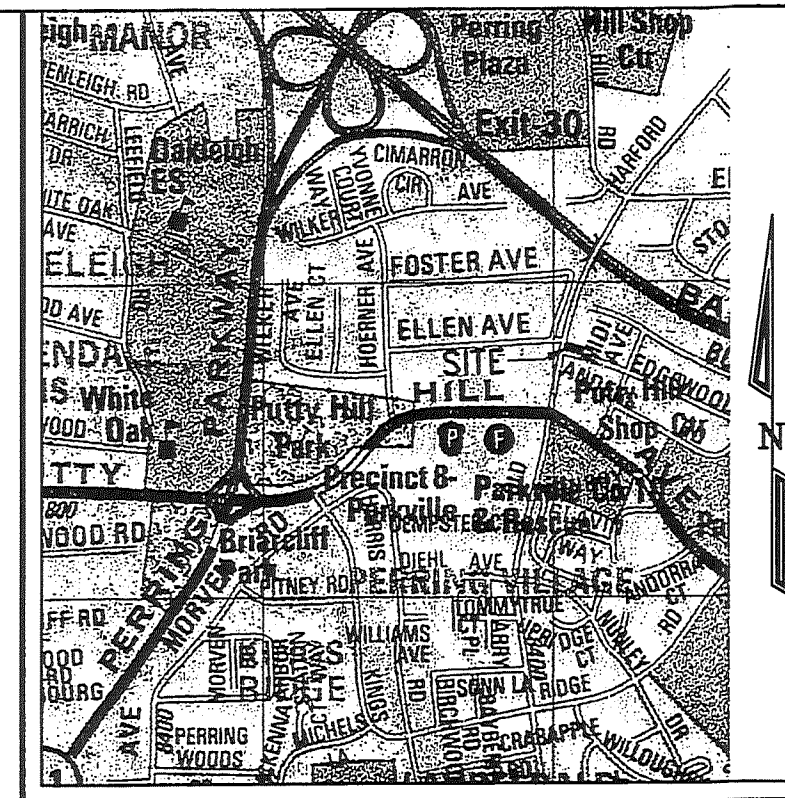
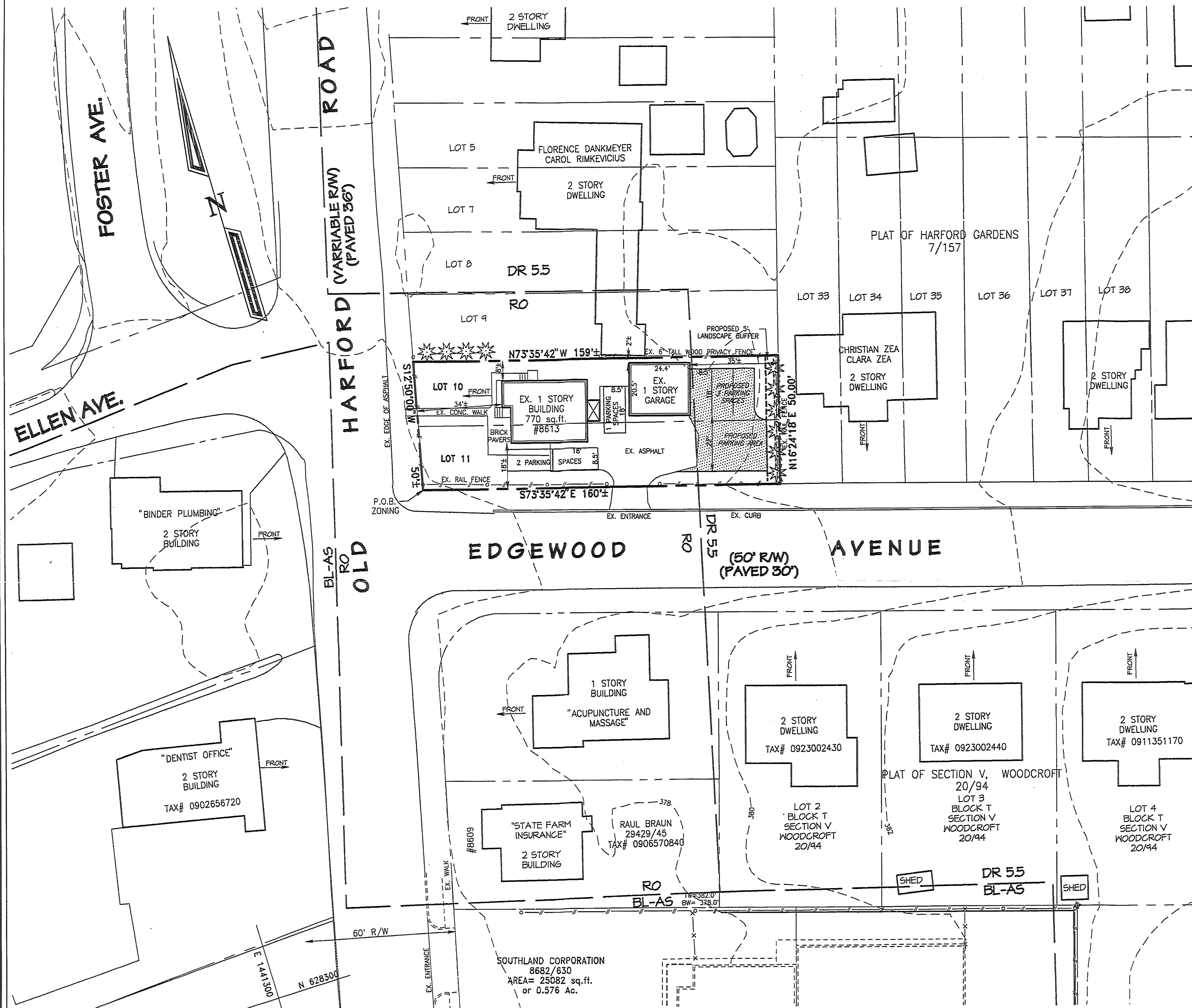
07/01/2014



PETITIONER'S

EXHIBIT NO. 19

07/01/2014



Vicinity Map

Scale: 1" = 2000'

Notes

- Owner: Joseph Baumgartner 3rd
1802 Twin Lakes Dr
Jarrittsville, MD 21084
- Being Part of Lots 10-11
Plat of Harford Gardens
Plat Liber 7, Folio 157
- Area= 7,050 sq.ft. or 0.162 Ac. ±
- Tax # 0912004510
- Zoned: RO and DR 3.5
- This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
- There are no underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- No prior Zoning Hearings.

PARKING CALCULATIONS

4.5 per 1000 sq.ft. of office space = $0.77 \times 4.5 = 3.4$ spaces required
6 PARKING SPACES PROVIDED

Plat to Accompany a Petition for a Special Hearing and Variance

of the
**BAUMGARTNER
Property**

8613 Old Harford Road
Baltimore County, Maryland

9th Election District, 6th Councilmanic District
Scale: 1"=30' Date: JULY 8, 2014

PETITIONER'S

EXHIBIT NO.

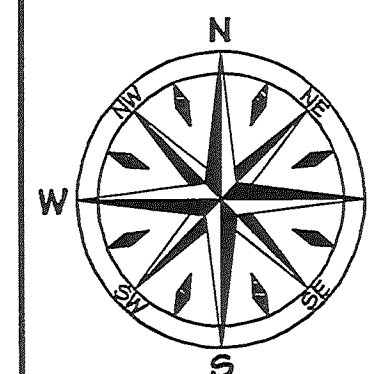
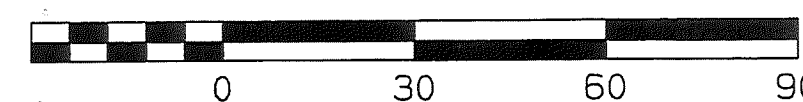
4

PARKING DESIGN STANDARDS

- A durable and dustless surface shall be provided and shall be properly drained so as not to create any undesirable conditions.
- Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.
- All parking spaces will be stripped and shall be maintained as to remain visible.
- Only passenger vehicles, excluding buses, may use the parking facility.
- No loading, service or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, direction, hours of illumination, glare and intensity, as required.

GRAPHIC SCALE

1"=30'



Dietz Surveying Co.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 7/15/2014

Job No. 2014-155
Party Chief: BRD