



KEVIN KAMENETZ
County Executive

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

February 5, 2015

Adam Baker, Esquire
1 W. Pennsylvania Avenue
Suite 300
Towson, Maryland 21204

RE: Petition for Variance
Property: 8801 Mylander Lane
Case No. 2015-0132-A

Dear Mr. Baker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR VARIANCE

(8801 Mylander Lane)

9th Election District

5th Council District

8801 Mylander, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0132-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §238.2 to permit a building to side property line setback of 20 ft. in lieu of the required 30 ft. A site plan for the project was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was John Smyth, a principal of the entity owner, and Dwight Little, a professional engineer whose firm prepared the site plan. Adam Baker, Esq., represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP). That agency did not oppose the request, provided the exterior of the main building is improved and constructed of high quality materials.

The subject property is approximately 2.235 acres and is zoned BR, BM. The site is improved with an existing building which is vacant and in poor condition. This was formerly used as a Moose fraternal lodge. Petitioner purchased the property last year and will relocate from Baltimore City the Calvert Plumbing and Heating Company, and this site will be the new home

ORDER RECEIVED FOR FILING

Date 2/5/15

By Sen

for the business. The existing building will be renovated, and Petitioner proposes to construct a 40' x 100' storage building to house inventory, equipment and materials. Variance relief is required to locate the storage building as shown on the plan. Exhibit 1.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The site has irregular dimensions and is bisected by an easement for access to a cell tower located at the rear of the site. As such, the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since it would be unable to construct the storage building in the proposed location. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County or community opposition.

BASIC SERVICES MAPS

People's Counsel, Peter Zimmerman, submitted a letter dated January 29, 2015 concerning the "F" traffic shed for Joppa Road/Loch Raven Blvd. Mr. Zimmerman indicated that the Department of Public Works (DPW) confirmed the site is situated within a traffic deficient area. But, as counsel noted at the hearing, the traffic standards in the Growth Management regulations restrict only "nonindustrial" development. B.C.Z.R. §4A02.4.D.1. The regulations define as an "industrial use" any use listed in "...Section 253.1.B, 253.2.A...." B.C.Z.R. §101.1. A warehouse or storage facility use is listed in both B.C.Z.R. §§ 253.1.B.16 and 253.2.A.6., and is therefore considered "nonindustrial" development. As such, I do not

ORDER RECEIVED FOR FILING

Date

2/5/15

By

Sen

believe B.C.Z.R. §4A02 is applicable in this case.

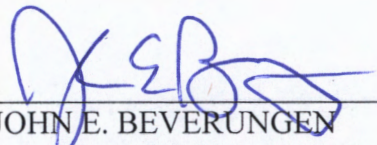
THEREFORE, IT IS ORDERED, this 5th day of February, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §238.2 to permit a building to side property line setback of 20 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioner must submit for approval by DOP elevation drawings of the office building on site.

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

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2/5/15
By slm



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 8801 MYLANDER LANE which is presently zoned BR, BM
Deed References: 35417/001 10 Digit Tax Account # 0 9 2 0 5 5 0 8 2 0
Property Owner(s) Printed Name(s) 8801 MYLANDER LANE, LLC

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

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

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

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

3. X a **Variance** from Section(s)

BCZR§ 238.2 TO PERMIT A BUILDING TO SIDE PROPERTY LINE
SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET

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

SEE ATTACHMENT #1

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

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

5806 YORK ROAD

BALTIMORE,

MD

Mailing Address

City

State

21212

410-812-0480

Zip Code

Telephone #

Email Address

Representative to be contacted:

LITTLE & ASSOCIATES, JOHN MOTSCO

Name - Type or Print

Signature

1055 TAYLOR AVE

TOWSON,

MD

SUITE 307

Mailing Address

City

State

21286

410-296-1636

JOHN.MOTSCO@LITTLEASSOCIATES.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0132-A

Filing Date 12/12/14

Do Not Schedule Dates: _____

Reviewer JR

REV. 10/4/11

ATTACHMENT #1

The practical difficulty associated with the requested relief will be presented at the zoning hearing.

December 11, 2014

ZONING DESCRIPTION FOR #8801 MYLANDER LANE

Beginning at a point on the east side of Mylander Lane which has a paving width of 18 feet, plus or minus, at the distance of 1100 feet from the centerline of Joppa Road, 95 feet wide; thence the following courses and distances: (1) North 30 degrees 13 minutes 05 seconds East 138.20 feet; thence (2) North 28 degrees 11 minutes 00 seconds West 5.07 feet; thence (3) North 61 degrees 49 minutes 00 seconds East 8.24 feet; thence (4) North 30 degrees 13 minutes 05 seconds East 13.91 feet; thence (5) North 28 degrees 39 minutes 05 seconds West 3.10 feet; thence (6) North 61 degrees 20 minutes 55 seconds East 5.12 feet; thence (7) North 30 degrees 13 minutes 05 seconds East 98.65 feet; thence (8) North 64 degrees 28 minutes 29 seconds East 477.36 feet; thence (9) South 24 degrees 25 minutes 01 seconds East 150.00 feet; thence (10) South 64 degrees 28 minutes 29 seconds West 360.59 feet; thence (11) South 49 degrees 34 minutes 19 seconds West 181.30 feet; thence (12) South 67 degrees 49 minutes 48 seconds West 88.92 feet; and thence (13) North 84 degrees 56 minutes 57 seconds West 81.43 feet to the point of beginning as recorded in Deed Liber J.L.E 35417, Folio 001. Containing 2.235 acres of land, more or less and located in the Ninth Election District and Fifth Council District.



James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

No. 119649

Date: 12/12/14

DATA DECISION
1322 REV. 11-1

期星 能进 下

2/15/2014 16:42:01 1021:53

150P 151-1H 1506 LIR

REPT # 2551 12/12/2014 071

5. Good ADDITIONAL VERIFICATION

117647

Report for 1911-12

14-00000 14-00000

Baltimore County, Maryland

Total: 5051.02

Rec
From: 8801 Mylander LLC

For: Ret. for Variance
Case # 2015-0132-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 13, 2015 Issue - Jeffersonian

Please forward billing to:

John Smyth
8801 Mylander, LLC
5806 York Road
Baltimore, MD 21212

410-812-0480

CORRECTED NOTICE OF ZONING HEARING

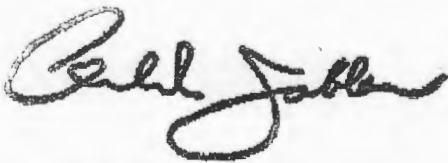
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0132-A

8801 Mylander Lane
E/s Mylander Lane at the distance of 1100 feet N from centerline of Joppa Road
9th Election District – 5th Councilmanic District
Legal Owners: 8801 Mylander, LLC (John Smyth)

Variance to permit a building to the side property line setback of 20 feet in lieu of the required 30 feet.

Hearing: Monday, February 3, 2015 at 2:30 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 13, 2015 Issue - Jeffersonian

Please forward billing to:

John Smyth
8801 Mylander, LLC
5806 York Road
Baltimore, MD 21212

410-812-0480

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8801 Mylander Lane

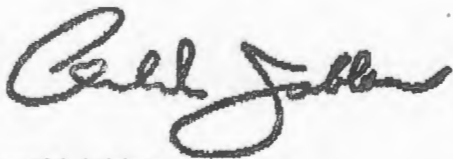
E/s Mylander Lane at the distance of 1100 feet N from centerline of Joppa Road

9th Election District – 5th Councilmanic District

Legal Owners: 8801 Mylander, LLC (John Smyth)

Variance to permit a building to the side property line setback of 20 feet in lieu of the required 30 feet.

Hearing: Monday, February 1, 2015 at 2:30 p.m. in Room 205, Jefferson Building
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

January 7, 2015

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

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Baker, One West Pennsylvania Ave., Ste. 300, Towson 21204
John Smyth, 5806 York Road, Baltimore 21212
John Motsco, Little & Assoc., 1055 Taylor Ave., Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 13, 2015.**
- (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

December 31, 2014

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

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Hearing: Monday, February 1, 2015 at 2:30 p.m. in Room 205, Jefferson Building
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Baker, One West Pennsylvania Ave., Ste. 300, Towson 21204
John Smyth, 5806 York Road, Baltimore 21212
John Motsco, Little & Assoc., 1055 Taylor Ave., Ste. 307, Towson 21286

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**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0132-A

Property Address: 8801 MYLANDER LANE, BALTIMORE MD, 21286

Property Description: 2.235± AC. LOT ZONED BM AND BR.

Legal Owners (Petitioners): 8801 MYLANDER LANE, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SMYTH, John DS

Company/Firm (if applicable): 8801 MYLANDER ~~LANE~~, LLC

Address: 5806 YORK ROAD

BALTIMORE, MD, 21212

Telephone Number: (410) 812-0480

Revised 5/20/2014

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/12/2015

Case Number: 2015-0132-A

Petitioner / Developer: ADAM BAKER, ESQ.~ JOHN SMYTH~
JOHN MOTSCO, LITTLE & ASSOC.

Date of Hearing (Closing): FEBRUARY 2, 2015

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:
8801 MYLANDER LANE

The sign(s) were posted on: **JANUARY 10, 2015**



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)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2959358

Sold To:

John Smyth - CU00405381
8801 Mylander LLC
5806 York Rd
Baltimore, MD 21212

Bill To:

John Smyth - CU00405381
8801 Mylander LLC
5806 York Rd
Baltimore, MD 21212

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 13, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

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Case: # 2015-0132-A
8801 Mylander Lane
E/s Mylander Lane at the distance of 1100 feet N from centerline of Joppa Road
9th Election District - 5th Councilmanic District
Legal Owner(s) 8801 Mylander, LLC (John Smyth)

Variance: to permit a building to the side property line setback of 20 feet in lieu of the required 30 feet.

Hearing: Monday, February 2, 2015 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/684 Jan. 13 2959358

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
 8801 Mylander Lane; E/S Mylander Lane, at a
 distance of 1100' N from c/line of Joppa Road * OF ADMINSTRATIVE
 9th Election & 5th Councilmanic Districts
 Legal Owner(s): 8801 Mylander Lane, LLC * HEARINGS FOR
 By John Smyth
 Petitioner(s) * BALTIMORE COUNTY
 * 2015-132-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JAN 20 2015



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 20th day of January, 2015, a copy of the foregoing Entry of Appearance was mailed to Little & Associates, 1055 Taylor Avenue, Suite 307, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 29, 2014
Item No. 2015-0114, 0132, 0134 and 0135

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12292014 -.doc

Case No.: 2015-0132-A

Exhibit Sheet

Petitioner/Developer

DW
3-10-15

Protestants

2/5/15
Sen

No. 1	Plan (red lined)	
No. 2	2A-ZL Photos	
No. 3	Photo-exterior fences	
No. 4	Dwight Little Resume	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

WHITEFORD, TAYLOR & PRESTON L.L.P.

ADAM D. BAKER
DIRECT LINE (410) 832-2052
DIRECT FAX (410) 339-4028
ABaker@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

December 18, 2014

Via Hand Delivery

Mr. Arnold Jablon, Director
Baltimore County Department of Permits, Approvals & Inspections
111 W. Chesapeake Avenue, Suite 105
Towson, Maryland 21204



Re: 8801 Mylander Lane Zoning Petition
Case No. 2015-0132-A

Dear Mr. Jablon:

I am writing to inform you that I and Whiteford, Taylor & Preston L.L.P. wish to enter our appearance on behalf of the Petitioner, 8801 Mylander, LLC, in the above-referenced matter. It recently came to our attention that the Zoning Petition was filed on behalf of 8801 Mylander Lane LLC, which is not the correct entity. We wish to amend the Zoning Petition to reflect 8801 Mylander, LLC as the Petitioner and I will revise and initial the original Petition to reflect this change.

Thank you for your kind attention in this matter. Should you have any questions, please contact me.

Sincerely,

Adam D. Baker

AB:mm

Enclosures

cc: Mr. John Smyth
Mr. Matthew Taylor
Mr. Dwight Little
Mr. John Motsco
G. Scott Barhight, Esq.

438459



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:

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Deed References: 35417/001 10 Digit Tax Account # 0 9 2 0 5 5 0 8 2 0
Property Owner(s) Printed Name(s) 8801 MYLANDER LANE, LLC

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

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

3. ☒ a Variance from Section(s)

BCZR§ 238.2 TO PERMIT A BUILDING TO SIDE PROPERTY LINE
SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET

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(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)

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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 (Petitioners):

8801 MYLANDER LANE, LLC,

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

Signature #1 Signature #2

5806 YORK ROAD BALTIMORE, MD

Mailing Address City State

21212 / 410-812-0480 /

Zip Code Telephone # Email Address

Representative to be contacted:

LITTLE & ASSOCIATES, JOHN MOTSCO

Name - Type or Print

Signature

1055 TAYLOR AVE TOWSON, MD

SUITE 307 City State

Mailing Address City State

21286 / 410-296-1636 / JOHN.MOTSC@LITTLEASSOCIATES.COM

Zip Code Telephone # Email Address

CASE NUMBER 2015-0132-A Filing Date 12/12/14 Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

ATTACHMENT #1

The practical difficulty associated with the requested relief will be presented at the zoning hearing.

December 11, 2014

ZONING DESCRIPTION FOR #8801 MYLANDER LANE

Beginning at a point on the east side of Mylander Lane which has a paving width of 18 feet, plus or minus, at the distance of 1100 feet from the centerline of Joppa Road, 95 feet wide; thence the following courses and distances: (1) North 30 degrees 13 minutes 05 seconds East 138.20 feet; thence (2) North 28 degrees 11 minutes 00 seconds West 5.07 feet; thence (3) North 61 degrees 49 minutes 00 seconds East 8.24 feet; thence (4) North 30 degrees 13 minutes 05 seconds East 13.91 feet; thence (5) North 28 degrees 39 minutes 05 seconds West 3.10 feet; thence (6) North 61 degrees 20 minutes 55 seconds East 5.12 feet; thence (7) North 30 degrees 13 minutes 05 seconds East 98.65 feet; thence (8) North 64 degrees 28 minutes 29 seconds East 477.36 feet; thence (9) South 24 degrees 25 minutes 01 seconds East 150.00 feet; thence (10) South 64 degrees 28 minutes 29 seconds West 360.59 feet; thence (11) South 49 degrees 34 minutes 19 seconds West 181.30 feet; thence (12) South 67 degrees 49 minutes 48 seconds West 88.92 feet; and thence (13) North 84 degrees 56 minutes 57 seconds West 81.43 feet to the point of beginning as recorded in Deed Liber J.L.E 35417, Folio 001. Containing 2.235 acres of land, more or less and located in the Ninth Election District and Fifth Council District.



James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: _____

Property Address: 8801 MYLANDER LANE, BALTIMORE MD, 21286

Property Description: 2.235± AC. LOT ZONED BM AND BR.

Legal Owners (Petitioners): 8801 MYLANDER LANE, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): 8801 MYLANDER LANE, LLC

Address: 5806 YORK ROAD

BALTIMORE, MD, 21212

Telephone Number: (410) 812-0480

Revised 5/20/2014

PAI # 090155

1996-0281-X
1998-0331-SPH
1965-0077-X
2007-0336-SPH

Pt. Bk./Folio # 027031A

1962-5649-A 0907581286

1101

PAI # 090835

Pt. Bk./Folio # 079305

Pt. Bk. 0000031, Folio 0305

R-1962-5739-X

0902005995

0902005985

R-1961-5391-X

PAI # 090460

Pt. Bk./Folio # MP98029

1996-0061-A
1998-0225-SPHA
2001-0405-SPHA
1985-0360-A
1983-0022-X

R-1962-5839

PAI # 090460

MLIM

BR

Pt. Bk. 0000038, Folio 0083

2006-0185-SPH

00003320

2000-0403-A

PAI # 090277 Bk./Folio # 038083

5'CD

070C2

NE 10-C

R-1964-0132-A 920550820

8801

BM

1975-0185-X

8828

8830-A

1600010111

1988-0488-A

PAI # 090483

Pt. Bk./Folio # 077141

Pt. Bk. 0000007, Folio 0141

2400009847

Lot # 1

MLR

2000-0334-SPHX
1977-0041-X
1981-0012-SPH
1975-0249-A

2300008658

R-1975-0078

BR

PAI # 098117

2300008659

Pt. Bk. 0000072, Folio 0085

Pt. Bk./Folio # 098117

Pt. Bk. 0000055, Folio 0108

1995-0172-SPHA 0004897

0913200210

2008-0190-SPH

152

8800

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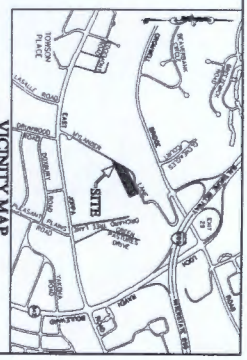
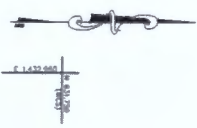
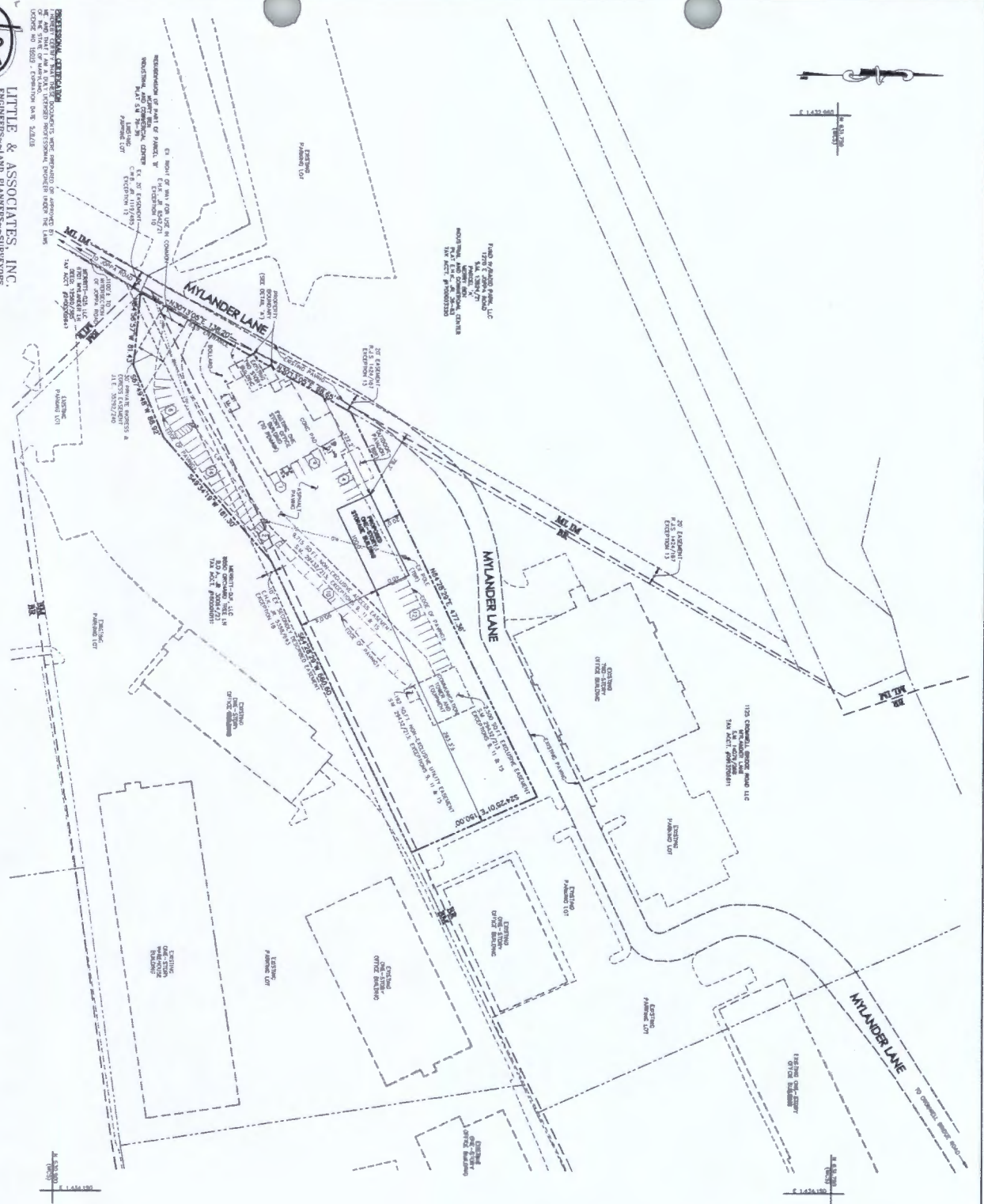
8814

8822

8808

LITTLE & ASSOCIATES, INC.
ENGINEERS-LAND PLANNERS-SURVEYORS
 10750 GREENWAY, HARTFORD, CT 06111
 PHONE (410)296-1638 FAX (410)296-1639

DISCLAIMER
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LITTLE & ASSOCIATES, INC.



EXISTING INFORMATION

1. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.
2. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.
3. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.
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10. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.

PROPOSED ZONING

1. THE PROPOSED ZONING IS A 10,000 S.F. BUILDING.
2. THE PROPOSED ZONING IS A 10,000 S.F. BUILDING.
3. THE PROPOSED ZONING IS A 10,000 S.F. BUILDING.
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10. THE PROPOSED ZONING IS A 10,000 S.F. BUILDING.

LEGEND

- 1. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.
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- 9. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.
- 10. THE EXISTING BUILDING IS A 10,000 S.F. BUILDING.

PLAN TO ACCOMPANY NON-RESIDENTIAL
VARIANCE HEARING
#8801 MYLANDER LANE
 DISTRICT 9-5
 SCALE 1"=50'
 BALTIMORE COUNTY, MD
 DECEMBER 11, 2014

EXHIBIT NO. 2.A.



SOUTH FACADE (BEFORE RENOVATIONS)



SOUTH FACADE (BEFORE RENOVATIONS)



NORTH FAÇADE (BEFORE RENOVATIONS)













South Façade



South Facade



North Texas



South Facade



ELDORADO STONE VENDOR - NANTUCKET

PETITIONER'S

EXHIBIT NO. 3

PETITIONER'S

EXHIBIT NO. 4

G. Dwight Little, Jr., P.E.

Little & Associates, Inc.
1055 Taylor Ave., Suite 307
Towson, MD 21286
(410) 296-1636

Employment

Little & Associates, Inc.
Towson, MD 21286

2001 to Present

Position: President

Duties: Company administration, staffing, proposals, client liaison, land planning, project management, scheduling, oversee design, site inspection, expert testimony for zoning and subdivision matters.

W. Duvall & Associates, Inc.
Towson, Maryland

1987 to 2001

Position: Executive Vice President

Duties: Company administration, staffing, proposals, client liaison, land planning, project management, scheduling, oversee and assist design, site inspection., expert testimony for zoning and subdivision matters.

Baltimore County Government
Towson, Maryland

1984 to 1987

Position: Engineer III
Engineer II
Engineer I

1986 - 1987
1985 - 1986
1984 - 1985

Duties: Review and approval of subdivision plans and civil engineering designs.

Whitman, Requardt and Associates
Baltimore, Maryland

1980 to 1984

Position: Engineering Designer

Duties: Environmental and Civil Design

Years of experience in the Engineering field:

34 years

Education

The Pennsylvania State University
Bachelor of Science
Water Resources Engineering Technology

1980

Harrisburg Area Community College
Associate in Arts
Civil Engineering Technology

1978

Registrations

Professional Engineer #16019/Civil /Maryland/1988.

Professional Engineer #34766 /Civil, Sanitary, Structural/Pennsylvania/1985

MEMORANDUM

DATE: March 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0132-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2015. 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

CASE NAME 0001 MYLANDER LARIS
CASE NUMBER 2015-132-A
DATE 2.2.2015

[illegible]

CASE NO. 2015-0132-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
12/30/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
1/9/15	PLANNING (if not received, date e-mail sent _____)	C
12/22/14	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 1/13/15	
SIGN POSTING	Date: 1/10/15	by O'Keefe
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☒ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0920660820			
Owner Information					
Owner Name:		8801 MYLANDER LLC		Use:	COMMERCIAL
Mailing Address:		5806 YORK RD BALTIMORE MD 21212-		Principal Residence:	NO
				Deed Reference:	/35417/ 00001
Location & Structure Information					
Premises Address:		8801 MYLANDER LN BALTIMORE MD 21286-2103		Legal Description:	2 AC ES MYLANDER LA 1100FT NE JOPPA RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0011	0315		0000	2014 Plat Ref:
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1947		8552			2.0000 AC
County Use					
06					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		CLUB HOUSE			
Last Major Renovation					
2002					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		700,000	700,000		
Improvements		492,800	506,000		
Total:		1,192,800	1,206,000	1,197,200	1,201,600
Preferential Land:		0			0
Transfer Information					
Seller: TOWSON LODGE NO 562		Date: 09/30/2014		Price: \$695,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35417/ 00001		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		000	1,077,200.00		
State:		000	1,077,200.00		
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					

New Search (<http://sdat.resiusa.org/RealProperty>)

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

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

 Loading... Please Wait. Loading... Please Wait.



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 29, 2015

RECEIVED

JAN 29 2015

OFFICE OF ADMINISTRATIVE HEARINGS

HAND DELIVERED

John Beverungen, Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 8801 Mylander Lane, LLC
Case No.: 2015-132-A
Hearing scheduled February 2, 2015

Dear Judge Beverungen,

This petition involves the adaptive reuse and redevelopment of the 2.25 acre site, at 8801 Mylander Lane, near Joppa Road. It is zoned mainly B.R.(Business-Roadside). We enclose a "My Neighborhood Map" combined aerial and zoning map.

We have received the enclosed January 9, 2015 Department of Planning (DOP) comment. This includes several recommendations. We do not, however, have the full zoning advisory committee comments.

According to the DOP comment, the existing vacant one-story office building housed a VFW rental hall. The proposed reuse is apparently for an HVAC company, with a new storage building requiring a side yard setback. Meanwhile, the site plan reports a zoning history of a 1964 approval of a front yard and street centerline setbacks of zero feet and ten feet, respectively, instead of the required fifteen and forty feet. There is also reference to a lot line adjustment approved in 2014.

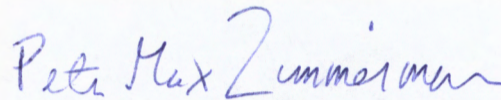
Among other things, the DOP comment concludes with a request to "Confirm the status of the Loch Raven Boulevard and Joppa Road intersection and that the proposal is not subject to Section 4A02, Basic Services Maps." We made inquiry to the Bureau of Traffic Engineering and just received the enclosed response from Greg Carski, Bureau Chief, that,

"8801 Mylander Lane is within the "F" traffic shed for Joppa Rd/Loch Raven Blvd for 2014. No change is expected for this particular traffic shed for the 2015 Map."

Mr. Carski adds that a "waiver could likely be granted if they can show the proposed use will generate the same or less traffic than the prior use Its certainly not a big traffic generator." Perhaps, the generic use of the term "waiver" translates to "special variance" under the BCZR.

The growth management/basic services legislation is, as you know, in Article 4A of the Baltimore County Zoning Regulations. We thought it might be helpful to bring this matter expeditiously to your attention and to the attention of the petitioner for review at the hearing.

Sincerely,



Peter Max Zimmerman
People's Counsel for Baltimore County

cc: John Motsco, Little & Associates, Petitioner's representative (sent via email)
Lynn Lanham, Department of Planning (sent via email)
Greg Carski, Bureau of Traffic Engineering (sent via email)



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.

Printed 1/29/2015



Printed 1/29/2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 9, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8801 Mylander Lane

INFORMATION:

Item Number: 15-132

Petitioner: 8801 Mylander Lane, LLC

Zoning: BR, BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for a variance from Section 238.2 of the BCZR to permit a building to side property line setback of 20 feet in lieu of the required 30 feet.

The existing one-story office building, which formally housed a VFW rental hall, will be occupied by an HVAC company. This request is for the purpose of constructing a storage building in the rear of the site for storing inventory.

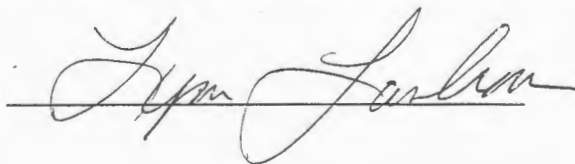
This Department has no objection to the requested relief provided that the exterior of the main structure (labeled existing one story office building to remain) be improved. The building is currently in a state of disrepair, most likely from being unoccupied. With the redevelopment of the Loch Raven Commons PUD mixed-use project on the opposite side of Mylander Lane, it is important that this development be of high quality and contribute in a positive way to the commercial corridor per the Commercial Corridor guidelines of the CMDP.

Plans should be submitted for review and approval by this office prior to permit that indicate improvements to be made to the site, including all exterior renovations to the existing building.

Confirm the status of Loch Raven Boulevard and Joppa Road intersection and that the proposal is not subject to Section 4A02, Basic Services Maps.

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

Division Chief:
AVA/LL



Rebecca Wheatley

From: Greg Carski
Sent: Tuesday, January 27, 2015 9:49 AM
To: Rebecca Wheatley
Cc: Arnold Jablon; Dennis A Kennedy; Edward C. Adams; Laurie Hay; Lynn Lanham; Andrea Van Arsdale
Subject: Re: 8801 Mylander Lane, LLC Case No.: 2015-132-A
Attachments: 20150122145704802.pdf

Rebecca - 8801 Mylander Lane is within the "F" Traffic Shed for Joppa Rd/Loch Raven Blvd for 2014. No change is expected for this particular traffic shed for the 2015 Map.

While in the "F" traffic shed, a waiver could likely be granted if they can show the proposed use will generate the same or less traffic than the prior use.....its certainly not a big traffic generator.

Greg Carski

Gregory W. Carski, Bureau Chief
Traffic Engineering and Transportation Planning
Baltimore County
410-887-3554

>>> Rebecca Wheatley <rwheatley@baltimorecountymd.gov> 1/22/2015 2:53 PM >>>
Mr. Carski

Attached you will find the Petition for Variance and the Planning Department's recommendation which includes a request for the status of this location under the Basic Services Map. Can you tell us if this zoning petition is subject to review as within the shed of an F intersection?

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax



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 8801 MYLANDER LANE which is presently zoned BR, BM

Deed References: 35417/001 10 Digit Tax Account # 0 9 2 0 5 5 0 8 2 0

Property Owner(s) Printed Name(s) 8801 MYLANDER LANE, LLC

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

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

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

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

3. ☒ a Variance from Section(s)

BCZR§ 238.2 TO PERMIT A BUILDING TO SIDE PROPERTY LINE
SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET

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

SEE ATTACHMENT #1

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 (Petitioners):

8801 MYLANDER LANE, LLC, John SMYTH

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5806 YORK ROAD

BALTIMORE,

MD

Mailing Address

City

State

21212

410-812-0480

Zip Code

Telephone #

Email Address

Representative to be contacted:

LITTLE & ASSOCIATES, JOHN MOTSCO

Name - Type or Print

Signature

1055 TAYLOR AVE

TOWSON,

MD

SUITE 307

Mailing Address

City

State

21286

410-296-1636

JOHN@LITTLEASSOCIATES.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0132-A

Filing Date 12/12/14

Do Not Schedule Dates:

Reviewer JR

REV. 10/4/11

ATTACHMENT #1

The practical difficulty associated with the requested relief will be presented at the zoning hearing.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 9, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8801 Mylander Lane

INFORMATION:

Item Number: 15-132

Petitioner: 8801 Mylander Lane, LLC

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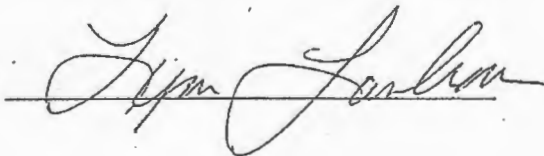
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Plans should be submitted for review and approval by this office prior to permit that indicate improvements to be made to the site, including all exterior renovations to the existing building.

Confirm the status of Loch Raven Boulevard and Joppa Road intersection and that the proposal is not subject to Section 4A02, Basic Services Maps.

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

Division Chief:
AVA/LL





KEVIN KAMENETZ
County Executive

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

January 27, 2015

8801 Mylander LLC
John Smyth
5806 York Road
Baltimore MD 21212

RE: Case Number: 2015-0132 A, Address: 8801 Mylander Lane

Dear Mr. Smyth:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 12, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Motsco, Little & Associates, 1055 Taylor Avenue, Suite 307, Towson MD 21286

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 12/22/14

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

RE: Baltimore County
Item No 2015-0132-A

Variance
John Smyth, 8801 Mylander Lane
8801 Mylander Lane. LLC

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. 2015-0132-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 9, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8801 Mylander Lane

RECEIVED

INFORMATION:

Item Number: 15-132

JAN 13 2015

Petitioner: 8801 Mylander Lane, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BR, BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for a variance from Section 238.2 of the BCZR to permit a building to side property line setback of 20 feet in lieu of the required 30 feet.

The existing one-story office building, which formally housed a VFW rental hall, will be occupied by an HVAC company. This request is for the purpose of constructing a storage building in the rear of the site for storing inventory.

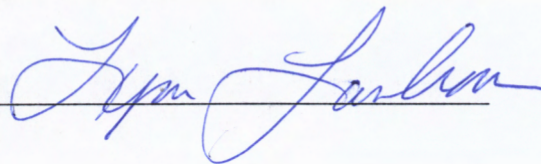
This Department has no objection to the requested relief provided that the exterior of the main structure (labeled existing one story office building to remain) be improved. The building is currently in a state of disrepair, most likely from being unoccupied. With the redevelopment of the Loch Raven Commons PUD mixed-use project on the opposite side of Mylander Lane, it is important that this development be of high quality and contribute in a positive way to the commercial corridor per the Commercial Corridor guidelines of the CMDP.

Plans should be submitted for review and approval by this office prior to permit that indicate improvements to be made to the site, including all exterior renovations to the existing building.

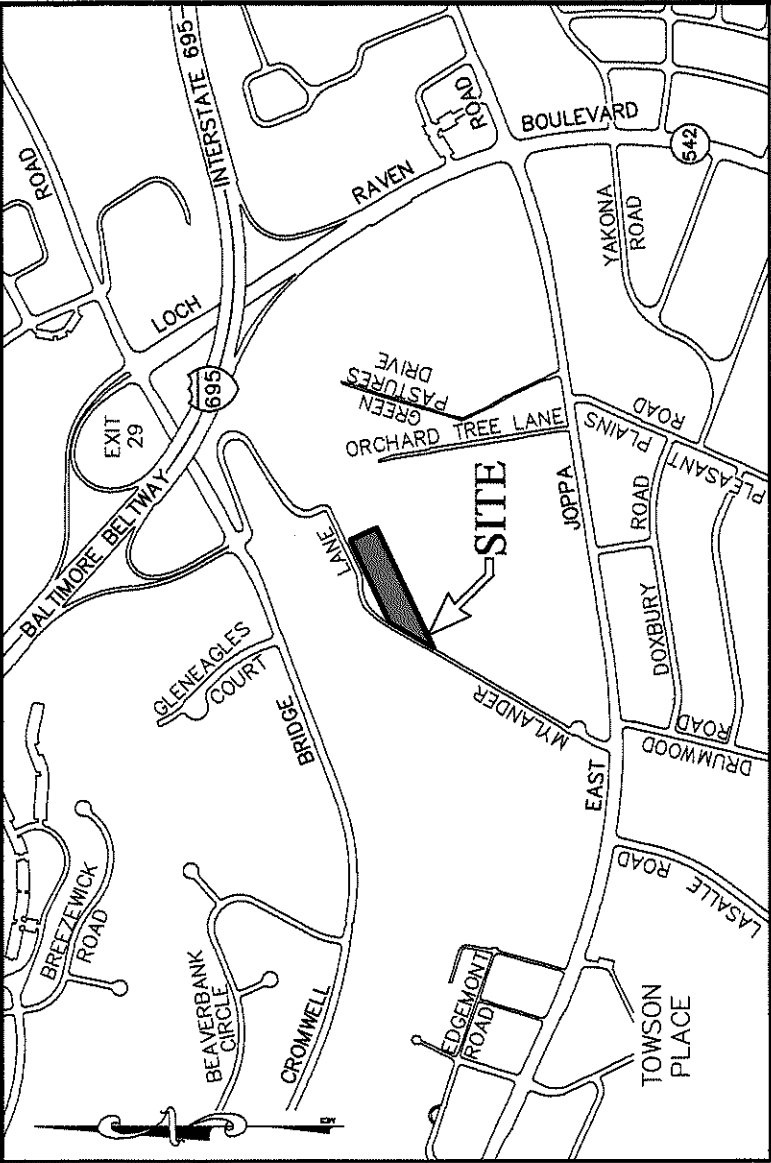
Confirm the status of Loch Raven Boulevard and Joppa Road intersection and that the proposal is not subject to Section 4A02, Basic Services Maps.

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

Division Chief:
AVA/LL







VICINITY MAP
SCALE: 1"=1000'

PROPERTY INFORMATION

1. OWNER: 8801 MYLANDER LANE, LLC
5505 YORK ROAD
BALTIMORE, MD 21212
TAX ACCOUNT # 70000050620
2. TAX ACCOUNT # 70000050620
3. DEED: R.S. 1124/167
4. SITE AREA: 2.225 AC ± (97,358 S.F. ±)
5. EXISTING ZONING: BM, BR
6. PARKING: 31 P.S. ±
7. OFFICE = 3.3 P.S. PER 1,000 S.F. GROSS FLOOR AREA
OFFICE GROSS FLOOR AREA = 9,274 S.F.
OFFICE PARKING REQUIRED: 31 P.S. ± (3.3 P.S. PER 1,000 S.F.) = 31 P.S. ±
STORAGE = 0 P.S. PER 1,000 S.F. GROSS FLOOR AREA
STORAGE GROSS FLOOR AREA = 4,000 S.F.
STORAGE PARKING REQUIRED: 0 P.S. ± (0 P.S. PER 1,000 S.F.) = 0 P.S. ±
TOTAL PARKING REQUIRED: 31 P.S. ±
8. BASIC SERVICES MAP: THE SITE IS NOT ON ANY FAILED BASIC SERVICES MAP
9. SETBACK SUMMARY: 35' (FROM MYLANDER LANE CENTERLINE)
10. FRONT YARD: 30'
11. REAR YARD: 30'
12. SIDE YARD: 30'

ZONING HISTORY

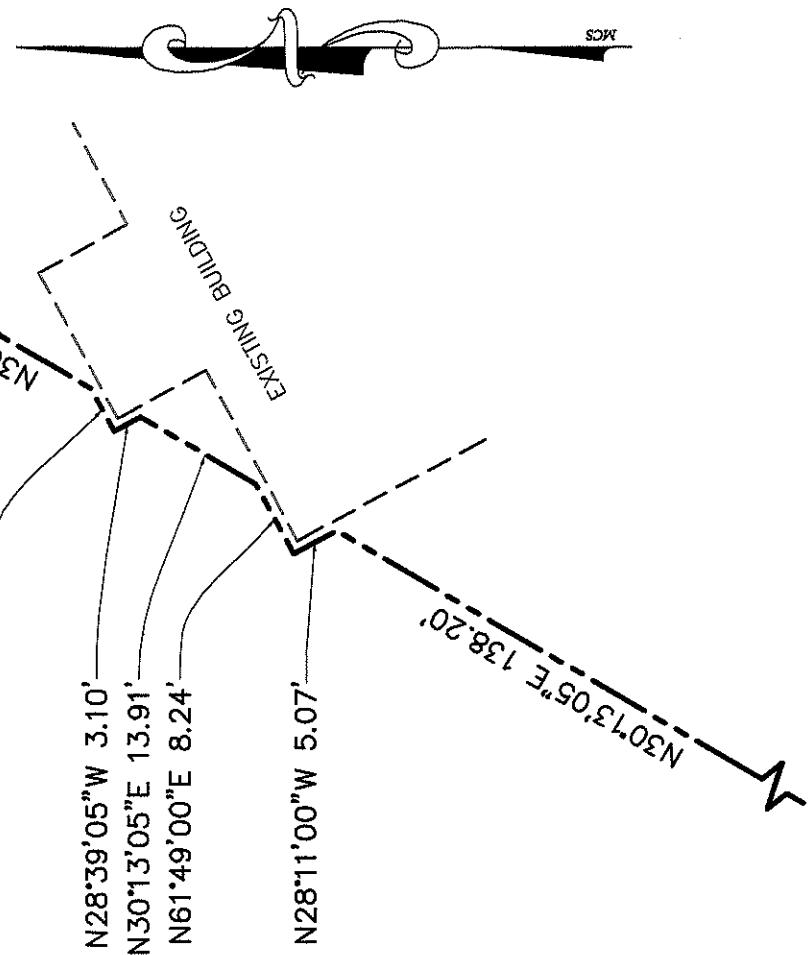
THE SITE WAS ZONED FROM R-2 TO R-1. A VARIANCE (CASE NO. R-1984-0132-A) WAS APPROVED ON MAY 11, 1984 TO PERMIT A FRONT YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 15' AND 10' FROM THE CENTERLINE OF THE FRONT STREET INSTEAD OF THE REQUIRED 40'.
A LOT LINE ADJUSTMENT (DRC NO. 051314-LLA) WAS APPROVED ON MAY 12, 2014.

REQUESTED RELIEF

1. VARIANCES FROM RCZS 238.2 TO PERMIT A BUILDING TO BE LOCATED WITHIN THE FRONT YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET

LEGEND

- TRACT BOUNDARY
- LIMITS OF DISTURBANCE
- D.R. 5
- ZONING
- CLEANOUT
- UTILITY POLE
- TO BE REMOVED
- (BR)



DETAIL 'A'
PROPERTY BOUNDARY
SCALE: 1"=20'

PLAN TO ACCOMPANY NON-RESIDENTIAL
VARIANCE HEARING

#8801 MYLANDER LANE

DISTRICT 9c5
BALTIMORE COUNTY, MD
DECEMBER 11, 2014
SCALE: 1"=50'

