



KEVIN KAMENETZ
County Executive

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

March 17, 2015

Tammi Reeder
Luke Reeder
9110 Chesapeake Avenue
Baltimore, Maryland 21219

RE: Petition for Variance
Property: 1201 Eastern Blvd.
Case No. 2015-0163-A

Dear Petitioners:

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", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Dave Billingsley, 601 Charwood Ct., Edgewood, Maryland 21040

IN RE: PETITION FOR VARIANCE

(1201 Eastern Blvd.)

15th Election District

7th Council District

Tammi Reeder

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0163-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.) §450.4 to permit two existing joint identification signs on the same frontage in lieu of one per frontage with a total of 172 sq. ft. in lieu of the permitted 100 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Owner Tammi Reeder and David Billingsley, whose firm prepared the plan, appeared in support of the petition. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments was received from the Department of Planning (DOP), and the conditions recommended by that agency will be included in the Order below.

The subject property is approximately 0.830 acres and is zoned BR-AS. The property fronts on Eastern Blvd., a heavily traveled state roadway. Ms. Reeder operates a ReMax Realty business on the property, and she also leases space to a State Farm Insurance office and Enterprise Rental Car agency. There are two existing freestanding signs at the property, which were lawful (according to the zoning office) under former B.C.Z.R. §413, which was repealed as of 1997.

ORDER RECEIVED FOR FILING

Date 3/17/15

By den

Thus, the signs were nonconforming since that time, and became illegal upon the expiration of the amortization period in November 2012.

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 property is of irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to retain the signs which have been in place for over 25 years without complaint. Finally, 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 17th day of March, 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.") §450.4 to permit two existing joint identification signs on the same frontage in lieu of one per frontage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

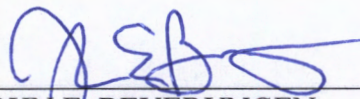
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the March 4, 2015 ZAC comment of the DOP, a copy of which is attached hereto and incorporated herein.

ORDER RECEIVED FOR FILING

Date 3/17/15

By den

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 3/17/15

By sln



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 1201 EASTERN BOULEVARD which is presently zoned BR-A5

Deed References: L. 29845 F. 458 10 Digit Tax Account # 1510250480

Property Owner(s) Printed Name(s) WTWM 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)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): WTWM LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9110 CHESAPEAKE DR. BALTO. MD.

Mailing Address City State

21219 (443) 604-4872 tammi.reeder@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD ST. EDGEWOOD MD

Mailing Address City State

21040 (410) 679-8719 dwbozore@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0163-A Filing Date 1/30/2015

Do Not Schedule Dates:

Reviewer m

ORDER RECEIVED FOR FILING
REV. 10/4/11

Date

3/17/15

By

Den

SECTION 450.4 ATTACHMENT 1 # 7(b) TO PERMIT TWO EXISTING JOINT
IDENTIFICATION SIGNS ON THE SAME FRONTAGE IN LIEU OF ONE PER FRONTAGE
WITH TOTAL OF 172 SQUARE FEET IN LIEU OF THE PERMITTED 100 FEET.

2015-0163-A

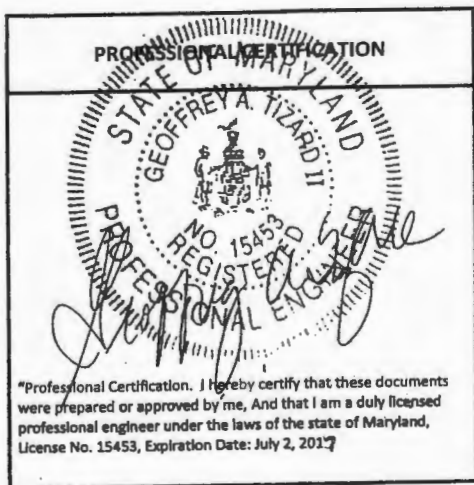
ZONING DESCRIPTION

1201 EASTERN BOULEVARD

Beginning at a point on the southeast side of Eastern Boulevard, (Md. Rte. 150) 150 feet wide at a point distant 205 feet northeasterly from its intersection with the center of Selig Avenue, thence:

- (1) S 12° 24' 40" E 181.02 feet
- (2) N 77° 35' 20" E 150 feet
- (3) N 12° 24' 40" W 301.15 feet
- (4) S 38° 47' 50" W 151.37 feet and
- (5) 40.82 feet along a curve to the right having a radius of 2455.53 feet to the place of beginning.

Containing 36,163 square feet or 0.830 acre of land, more or less.°



2015-0163-A

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

No. **119788**

Date: **1/30/15**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total: **500.00**

Rec From: **WTWM LLC**

For: **1201 Eastern Boulevard**

2015-0163-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: February 21, 2015

RE: Project Name: 1201 EASTERN BOULEVARD
Case Number /PAI Number: 2015-0163-A
Petitioner/Developer: WTWM, LLC
Date of Hearing/Closing: MARCH 13, 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 _____
1201 EASTERN BOULEVARD

The sign(s) were posted on FEBRUARY 21, 2015
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ZONING NOTICE
CASE NO. 2015-0163-A

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: FRIDAY, MARCH 13, 2015 @ 1:30 PM

REQUEST: VARIANCE TO PERMIT TWO EXISTING JOINT
IDENTIFICATION SIGNS ON THE SAME FRONTAGE IN LIEU
OF ONE PER FRONTAGE WITH A TOTAL OF 172 SQ. FT. IN
LIEU OF THE PERMITTED 100 SQ. FT.

Postponements due to weather or other conditions are sometimes
necessary. To confirm hearing or obtain additional information, contact
Department of Permits, Approvals and Inspections, 111 West Chesapeake
Avenue, Towson, Md. 21204 (410) 887-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE
... HEARING ARE HANDICAPPED ACCESSIBLE



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: 2015-0163A

Petitioner: WTWM LLC

Address or Location: 1201 EASTERN BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: WTWM LLC

Address: 9110 CHESAPEAKE RD

BALTO, MD, 21219

Telephone Number: (443) 604-4872



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 3057558

Sold To:

WTWM LLC - CU00423385
9110 Chesapeake Ave
Sparrows Point, MD 21219

Bill To:

WTWM LLC - CU00423385
9110 Chesapeake Ave
Sparrows Point, MD 21219

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

Feb 19, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising





KEVIN KAMENETZ
County Executive
February 12, 2015

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

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: 2015-0163-A

1201 Eastern Boulevard
Se/s Eastern Blvd. n/e of centerline of Selig Avenue
15th Election District – 7th Councilmanic District
Legal Owners: WTWM, LLC

Variance to permit two existing joint identification signs on the same frontage in lieu of one per frontage with a total of 172 sq. ft. in lieu of the permitted 100 ft.

Hearing: Friday, March 13, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Tammi Reeder, 9110 Chesapeake Drive, Baltimore 21219
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 21, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 19, 2015 Issue - Jeffersonian

Please forward billing to:

WTWM, LLC
9110 Chesapeake Road
Baltimore, MD 21219

443-604-4872

NOTICE OF ZONING HEARING

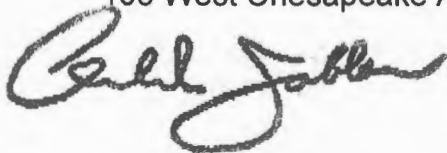
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE

1201 Eastern Boulevard; SE/S Eastern
Boulevard, 145' NE of c/line Selig Avenue
15th Election & 7th Councilmanic Districts

Legal Owner(s): Tammi Reeder
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-163-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

01/2015

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 9th day of February, 2015, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: April 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0163-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 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 1201 EASTERN BLVD.
CASE NUMBER 2015-0163-A
DATE 3/13/15

CASE NAME 1201 EASTERN BLVD.
CASE NUMBER 2015-0163-A
DATE 3/13/15

[illegible]

CASE NO. 2015-

0163-A

CHECKLIST**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/19/15

SIGN POSTING

Date:

2/21/15

by

Beelingsley

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 - 15 Account Number - 1510250480							
Owner Information											
Owner Name:		WTWM LLC				Use:		COMMERCIAL			
Mailing Address:		9110 CHESAPEAKE DR BALTIMORE MD 21219-1604				Principal Residence:		NO			
						Deed Reference:		/29845/ 00458			
Location & Structure Information											
Premises Address:		1201 EASTERN BLVD 0-0000				Legal Description:		.830 AC 1201 EASTERN BLVD SES 160FT N OF SELIG AVE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:		
0097	0003	0024		0000				2015			
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use		
		7320					36,154 SF		18		
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation			
		DISCOUNT STORE									
Value Information											
		Base Value		Value		Phase-In Assessments					
				As of		As of		As of			
				01/01/2015		07/01/2014		07/01/2015			
Land:		461,100		461,100							
Improvements		307,100		317,200							
Total:		768,200		778,300		768,200		771,567			
Preferential Land:		0						0			
Transfer Information											
Seller: SMITH ARTHUR LEE				Date: 09/07/2010				Price: \$775,000			
Type: ARMS LENGTH IMPROVED				Deed1: /29845/ 00458				Deed2:			
Seller: COLOR TILE SUPERMART INC				Date: 07/15/1997				Price: \$427,000			
Type: ARMS LENGTH IMPROVED				Deed1: /12279/ 00121				Deed2:			
Seller: TANDYCRAFTS INC				Date: 08/16/1979				Price: \$168,740			
Type: ARMS LENGTH IMPROVED				Deed1: /06063/ 00117				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											

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.

 $\Rightarrow$



KEVIN KAMENETZ
County Executive

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

March 6, 2015

Tammi Reeder
9110 Chesapeake Drive
Baltimore MD 21219

RE: Case Number: 2015-0163 A, Address: 1201 Eastern Boulevard

Dear Ms. Reeder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 30, 2015. 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: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040



KEVIN KAMENETZ
County Executive

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

March 13, 2014

Lise E. Criswell
Jason J. Glanville
704 Riverside Drive
Baltimore MD 21221

RE: Case Number: 2014-0076 A, Address: 704 Riverside Drive

Dear Ms. Criswell & Mr. Glanville:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 2013. 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: jaf

Enclosures

c: People's Counsel
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood MD 21040

JB 3-13-15
1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1201 Eastern Boulevard

RECEIVED

INFORMATION:

MAR 09 2015

Item Number: 15-163

Petitioner: Tammi Reeder

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BR-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

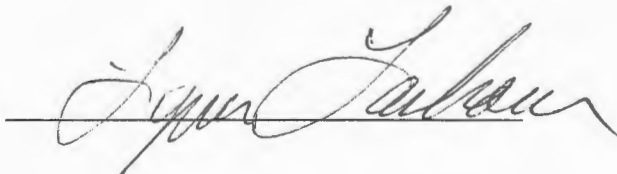
The Department of Planning has reviewed the petitioner's request to permit two existing joint identification signs on the same frontage in lieu of one per frontage, and accompanying site plan. The petitioner's lot is located in a general commercial area along Eastern Boulevard where the properties have a highway character. In this area, the commercial buildings are set back from the road with off-street parking lots between the road and the businesses.

The petitioner's lot has approximately 195 feet of frontage on Eastern Boulevard. The lot is improved with a one-story, 3-tenant, 7,316 square foot commercial building.

If the two existing freestanding signs are permitted to remain, the concrete footings for sign no. 1 should be repaired or replaced and the poles for sign no. 2 should be scraped and repainted.

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

Division Chief:
AVA/LL



ORDER RECEIVED FOR FILING

Date 3/17/15

By Sen

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/9/15

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

RE: Baltimore County
Item No. 2015-0163-A
Variance
Tammi Reeder
1201 Eastern Boulevard
MD150

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 2/9/15. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0163-A.

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

Sincerely,

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

SDF/raz



Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor

State Highway
Administration

Maryland Department of Transportation

Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/9/15

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

RE: Baltimore County
Item No. 2015-0163-A
Variance
Tammi Reeder
1201 Eastern Boulevard
MD150

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 2/9/15. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0163-A.

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

Sincerely,

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

JB 3-13-15
1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1201 Eastern Boulevard

RECEIVED

INFORMATION:

Item Number: 15-163

MAR 09 2015

Petitioner: Tammi Reeder

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BR-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request to permit two existing joint identification signs on the same frontage in lieu of one per frontage, and accompanying site plan. The petitioner's lot is located in a general commercial area along Eastern Boulevard where the properties have a highway character. In this area, the commercial buildings are set back from the road with off-street parking lots between the road and the businesses.

The petitioner's lot has approximately 195 feet of frontage on Eastern Boulevard. The lot is improved with a one-story, 3-tenant, 7,316 square foot commercial building.

If the two existing freestanding signs are permitted to remain, the concrete footings for sign no. 1 should be repaired or replaced and the poles for sign no. 2 should be scraped and repainted.

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

Division Chief:
AVA/LL



PETITIONER'S EXHIBITS

**1201 EASTERN BOULEVARD
CASE NO. 2015-0163-A**

3/17/15
Sen

1. PLAT TO ACCOMPNY PETITION DATED JANUARY 28, 2015 (NO CHANGES)
2. SDAT REAL PROPERTY SEARCH
3. PORTION OF TAX MAP 0097 PARCEL 24
4. DEED OF RECORD L. 29845 F. 458
5. AERIAL PHOTO SHOWING LOCATION OF SIGNS
6. STREET VIEW SHOWING LOCATION OF SIGNS
- 7a & 7b. PHOTOS OF SIGNS
8. 1995 AERIAL PHOTO SHOWING LOCATION OF SIGNS
9. 1988 AERIAL PHOTO SHOWING LOCATION OF SIGNS

10. Rendering Changeable Copy

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1510250480		
Owner Information		
Owner Name:	WTWM LLC	Use: COMMERCIAL
Mailing Address:	9110 CHESAPEAKE DR BALTIMORE MD 21219-1604	Principal Residence: NO Deed Reference: 1) /29845/ 00458 2)
Location & Structure Information		
Premises Address:	1201 EASTERN BLVD 0-0000	Legal Description: .830 AC 1201 EASTERN BLVD SES 160FT N OF SELIG AVE
Map: 0097	Grid: 0003	Parcel: 0024
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
	7320	36,154 SF
County Use		18
Stories	Basement	Type
		DISCOUNT STORE
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	376,100	461,100
Improvements	214,700	307,100
Total:	590,800	768,200
Preferential Land:	0	709,067
		768,200
		0
Transfer Information		
Seller: SMITH ARTHUR LEE	Date: 09/07/2010	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /29845/ 00458	Deed2:
Seller: COLOR TILE SUPERMART INC	Date: 07/15/1997	Price: \$427,000
Type: ARMS LENGTH IMPROVED	Deed1: /12279/ 00121	Deed2:
Seller: TANDYCRAFTS INC	Date: 08/16/1979	Price: \$168,740
Type: ARMS LENGTH IMPROVED	Deed1: /06063/ 00117	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PETITIONER'S
EXHIBIT NO. 2

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. →

PETITIONER'S
EXHIBIT NO. 3

FILE NAME: REEDER HL, LLC
FILE NO.: 09-T-1547

Tax I.D. No.: 15-10-250480

THIS DEED, Made this 31st day of August, 2010, by and between **ARTHUR LEE SMITH** and **ARLENE SMITH**, husband and wife, of Baltimore County, in the State of Maryland, parties of the first part, and **WTWM, LLC**, a Maryland limited liability company, party of the second part.

WITNESSETH, that in consideration of the sum of Seven Hundred Seventy-Five Thousand Dollars and No Cents (\$775,000.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said **ARTHUR LEE SMITH** and **ARLENE SMITH**, husband and wife, parties of the first part, do hereby grant and convey unto the said **WTWM, LLC**, a Maryland limited liability company, party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the southeast right of way line of Eastern Boulevard, as shown on Right of Way Plats Nos. 4775, and 5208, as prepared by the State Roads Commission of Maryland, said point of beginning being distant 160 feet measured northeasterly along said right of way line from the point formed by the intersection of said line with the easternmost side of Selig Avenue, as shown on the Plat of Resubdivision of Blocks "H", "E" and Portions of Block "O" of Section "C" Essex Subdivision, as filed among the Land Records of Baltimore County in Plat Book L.McL.M. No. 9, folio 14, thence leaving the southeast right of way line of said Boulevard and running parallel to said Selig Avenue, south 12 degrees 24 minutes 40 seconds east 181.02 feet to the division line between Lots Nos. 12 and 13, as shown on said Plat, thence running with and binding on a part of said division line and on a part of the division line between Lots

PETITIONER'S
EXHIBIT NO. 4

Nos. 14 and 15, as shown on said Plat, north 77 degrees 35 minutes 20 seconds east 150.00 feet, thence leaving said division line and running parallel to said Selig Avenue north 12 degrees 24 minutes 40 seconds west 301.15 feet to the southeast right of way line of Eastern Boulevard, as shown on said Right of Way Plats Nos. 4775, and 5208, thence running with and binding on the southeast right of way line, as shown on said Plats, the two following courses and distances, south 38 degrees 47 minutes 50 seconds west 151.37 feet and southwesterly by a line curving to the right with a radius of 2455.53 feet for a distance of 40.82 feet (the chord of said arc being south 39 degrees 16 minutes 24 seconds west 40.81 feet) to the place of beginning. Containing .830 of an acre of land, more or less.

BEING parts of Lots Nos. 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 and 21 as shown on the Plat of Resubdivision of Blocks "H", "E" and Portions of Block "O" of Section "C" Essex Subdivision, filed as aforesaid.

The improvements thereon being known as **No. 1201 Eastern Boulevard**, formerly known as No. 333 Eastern Boulevard.

SUBJECT TO:

1. Current taxes and assessments.
2. Restrictions and conditions contained in Deed from The Taylor Land Company to Erhard Eyring, dated March 2, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 447, folio 521.
3. Restrictions in Deed from Eastern Holding Corporation to Fascine Corporation, dated February 10, 1955 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2465, folio 279.
4. Easements for slopes, drainage, support, etc., contained in Deed dated March 23, 1945 and recorded among the aforesaid Land Records in Liber R.J.S. No. 1384, folio 39, from the Eyring Realty Corporation to State Roads Commission of Maryland and shown on State Roads Commission of Maryland Plats Nos. 4775 and 5208.
5. Applicable planning and zoning ordinances.
6. Such other restrictions, rights of way, covenants and easements, if any, as are of record.

BEING ALSO the same lot of ground which by Deed dated July 10, 1997 and recorded among the Land Records of Baltimore County in Liber S.M. No. 12279, folio 121, was granted and conveyed by Color Title, Inc., successor by merger to Color Tile Supermart, Inc. to Arthur Lee Smith and Arlene Smith, his wife.



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PETITIONER'S
EXHIBIT NO. 5

Imagery Date: 10/23/2014 39°18'51.91" N 76°27'41.38" W



SIGN 1

SIGN 2

PETITIONER'S
EXHIBIT NO. 6

© 2015 Google
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G

39°18'52.50" N 76°27'41.43" W

MD-1



7a SIGN 1



7b SIGN 2

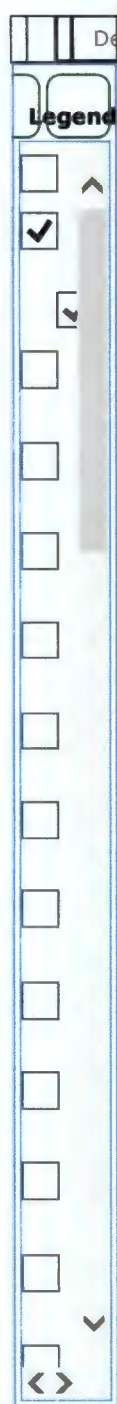
PETITIONER'S
EXHIBIT 7a-7b



PETITIONER'S
EXHIBIT NO. 8



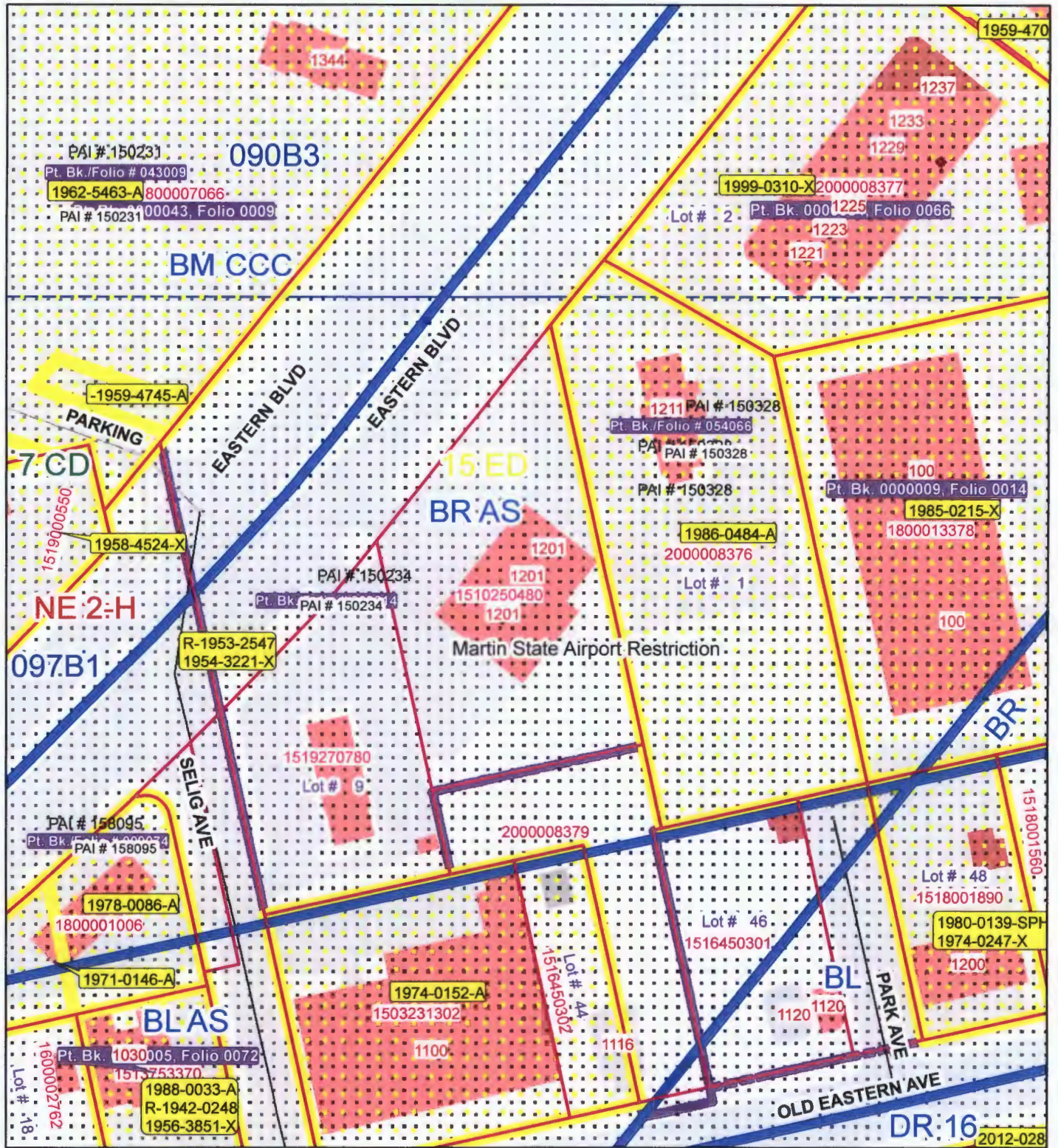
MERLIN-Marylands Environmental



Template 10/29/2014

PETITIONER'S
EXHIBIT NO. 9

1201 Eastern Boulevard 2015-0163-A



Publication Date: 1/30/2015



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



0 25 50 100 150 200 Feet

1 inch = 100 feet