

Jeffrey N Perlow

From: Debra Wiley
Sent: Thursday, February 9, 2023 12:10 PM
To: Jeffrey N Perlow; Donna Mignon
Subject: RE: 2015-0192-A Order

You're welcome.

From: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Sent: Thursday, February 9, 2023 12:09 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 2015-0192-A Order

Thank you!

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Thursday, February 9, 2023 11:44 AM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 2015-0192-A Order

Jeff,

There is no Order – this matter was postponed.

From: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Sent: Thursday, February 9, 2023 11:41 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2015-0192-A Order

Donna/Debbie,

Would it be possible to forward me a copy of the order in Case # 2015-0192-A. Thanks so much!

Jeff

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

50 CORPORATE CENTER
10500 LITTLE PATUXENT PARKWAY
SUITE 750
COLUMBIA, MARYLAND 21044-3585
TELEPHONE 410 884-0700
FAX 410 884-0719

JENNIFER R. BUSSE
DIRECT NUMBER
410 832-2077
jbusse@wtplaw.com

WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
DIRECT FAX 410 339-4027
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
SUITE 400
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

115 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314
TELEPHONE 703 836-5742
FAX 703 836-3558

April 1, 2015

Sent Via Email and First Class Mail

Arnold Jablon, Esquire
Director,
Baltimore County Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

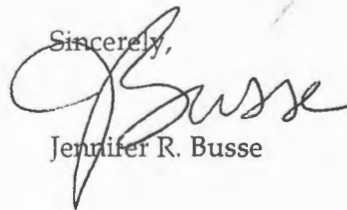
Re: 1401 Reisterstown Road
3rd Election District, 2nd Councilmanic District
Request for Postponement of Hearing
Case #2015-0192-A

Dear Mr. Jablon:

This firm represents the Petitioner in the above referenced matter. On behalf of Advance Auto Parts, Site Enhancement Services hereby requests your approval to postpone the hearing on the Petition for Variances previously filed and currently set for a hearing on April 20, 2014 at 10:00 a.m. We will coordinate with Ms. Lewis on a new hearing date.

Thank you for your assistance in this regard. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Jennifer R. Busse

cc: W. Carl Richards
Ms. Debbie Wiley
Mr. Patrick Huyge
Ms. Katie Barnes
Mr. Robert Waugh
David Sellman, Esquire

439641

4/1/15
to KUSH N
OK



KEVIN KAMENETZ
County Executive

March 16, 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: 2015-0192-A

1401 Reisterstown Road

NE corner of Reisterstown Road, NW corner of Walker Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Robert Waugh

Contract Purchaser/Lessee: Site Enhancement Services, Patrick Huyge

Variance to permit a wall mounted enterprise sign for a tenant on the Walker Avenue side façade where there is no exterior customer entrance for the subject tenant and on a space that the tenant does not occupy; to permit a side yard setback of 0 ft. in lieu of the required 10 ft. and to permit 33 on-site parking spaces and 10 off-site parking spaces for a total of 43 in lieu of the required 94 spaces.

Hearing: Monday, April 20, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a circular stamp.

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, One W. Pennsylvania Ave., Ste. 300, Towson 21204
Patrick Huyge, 6001 Nimtz Pkway, South Bend, IN 46628
Robert Waugh, 678 Reisterstown Road, Pikesville 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 31, 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.



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 3160353

Sold To:

Whiteford Taylor & Preston LLP - CU00431684
One W Pennsylvania Ave Ste 300
Towson, MD 21204-5025

Bill To:

Whiteford Taylor & Preston LLP - CU00431684
One W Pennsylvania Ave Ste 300
Towson, MD 21204-5025

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

Mar 31, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

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Case: # 2015-0192-A

1401 Reisterstown Road
NE corner of Reisterstown Road, NW corner of Walker Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s) Robert Waugh

Contract Purchaser/Lessee: Site Enhancement Services, Patrick Huyge

Variance: to permit a wall mounted enterprise sign for a tenant on the Walker Avenue side facade where there is no exterior customer entrance for the subject tenant and on a space that the tenant does not occupy; to permit a side yard setback of 0 ft. in lieu of the required 10 ft. and to permit 33 on-site parking spaces and 10 off-site parking spaces for a total of 43 in lieu of the required 94 spaces.

Hearing: Monday, April 20, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 3/906 March 31

3160353

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 31, 2015 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
One West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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:

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1401 Reisterstown Road

NE corner of Reisterstown Road, NW corner of Walker Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Robert Waugh

Contract Purchaser/Lessee: Site Enhancement Services, Patrick Huyge

Variance to permit a wall mounted enterprise sign for a tenant on the Walker Avenue side façade where there is no exterior customer entrance for the subject tenant and on a space that the tenant does not occupy; to permit a side yard setback of 0 ft. in lieu of the required 10 ft. and to permit 33 on-site parking spaces and 10 off-site parking spaces for a total of 43 in lieu of the required 94 spaces.

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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.



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 1401 Reistertown Rd.

which is presently zoned BL-CT

Deed References: 34370/393

10 Digit Tax Account # 0 3 1 6 0 4 5 8 5 0

Property Owner(s) Printed Name(s) Fields of Pikesville, 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)

450.4: Attachment 1; 5(d)

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:

Huyge
Patrick Huyge/SFS on behalf of Advance Auto Parts

Name- Type or Print

Signature

1401 Nimitz Pkwy South Bend IN

Mailing Address

City

State

46620

855-525-6264

JH@SFSBranding.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Robert Waugh

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

21204

410-653-7630

bwaugh2@as11.co

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer Busse, Esq.

Name- Type or Print

Signature

c/o WTP - One W. Pennsylvania Ave.

Mailing Address

St. 300

City Towson

State MD

21204

410 832 2077

jbusse@wtpplaw.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer Busse, Esq.

Name- Type or Print

Signature

One W. Pennsylvania Ave. Towson MD

Mailing Address

City

State

21204

410 832 2077

jbusse@wtpplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0192-A

Filing Date 3/3/15

Do Not Schedule Dates:

Reviewer

G. H

Attachment to Petition for Variances

1401 Reisterstown Road

450.4: Attachment 1; 5d)

Petition for Variance from BCZR §450.4 to permit a wall mounted enterprise sign for a tenant on the Walker Avenue side façade where there is no exterior customer entrance for the subject tenant, and on a space that the tenant does not occupy.

Petition for Variance from BCZR §303.2 to permit a side yard setback of 0' in lieu of the required 10'.

Petition for Variance from BCZR §409.6 to permit 33 on site parking spaces and 10 off site parking spaces for a total of 43 in lieu of the required 94 spaces.

Zoning Description

Beginning at a point located at the south corner of the intersection of Walker Avenue and Reisterstown Road. The following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

From intersection northwest corner of Walker Avenue and Reisterstown Road running North 79 degrees 58 minutes 54 seconds West, 8.09' feet from the Point of Beginning, thence the following courses and distances; north 34 degrees 10 minutes 26 seconds west 95.37' to a point, north 55 degrees 56 minutes 34 seconds east 210' to a point, south 34 degrees 01 minutes 26 seconds east 106' to a point, south 55 degrees 56 minutes 34 seconds west 193' to a point, north 34 degrees 01 minutes 54 seconds west 4.99' to a point, south 55 degrees 58 minutes 44 seconds west 11.21' to a point and the place of beginning.

Containing an area of 0.508 acres of land, more or less and being located in the third Election District and second Council District of Baltimore County Maryland.



2015-0192-A

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/neighborhood 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:

2015-0192-A

Petitioner:

Site Enhancement Services, c/o Patrick Hysge

Address or Location:

1401 Reisterstown Rd
Baltimore, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Jennifer Busse

Address:

c/o WTP

One W. Pennsylvania Ave., Ste. 300
Towson, MD 21204

Telephone Number:

410 832 2077

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1401 Reisterstown Road; NE corner of *
Reisterstown Road, NW corner of Walker Rd * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Robert Waugh * HEARINGS FOR
Contract Purchaser(s): Patrick Huyge *
Petitioner(s) * BALTIMORE COUNTY
* 2015-192-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAR 11 2015

HR

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/12/15

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

RE: Baltimore County
Item No. 2015-0192-A
Variance
Robert Waugh
1401 Reisterstown Road
MD 2140

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 3/11/15. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0192-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,

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

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

SDF/raz

3/30/15
1008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1401 Reisterstown Road

INFORMATION:

Item Number: 15-192

Petitioner: Robert Waugh

Zoning: BL-CT

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Variance Petition and accompanying site plan to permit a wall mounted enterprise sign on a wall containing no exterior customer entrance, a side yard of 0 feet and 43 parking spaces in lieu of the required wall containing an exterior customer entrance, 10 foot side yard and 94 total off-street spaces respectively.

The subject property is located within the Pikesville Design Review Area. The proposed project is not subject to formal review by the Design Review Panel (DRP). However, prior to building permit, Planning staff will administratively review the sign proposal following DRP guidelines.

- Provide a signage package to include material, colors and dimensions to Ms. Jenifer Nugent of this Department.

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

Division Chief: Kathy Schlabach
AVA/LTM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 16, 2015
Item No. 2015-0192 and 0194

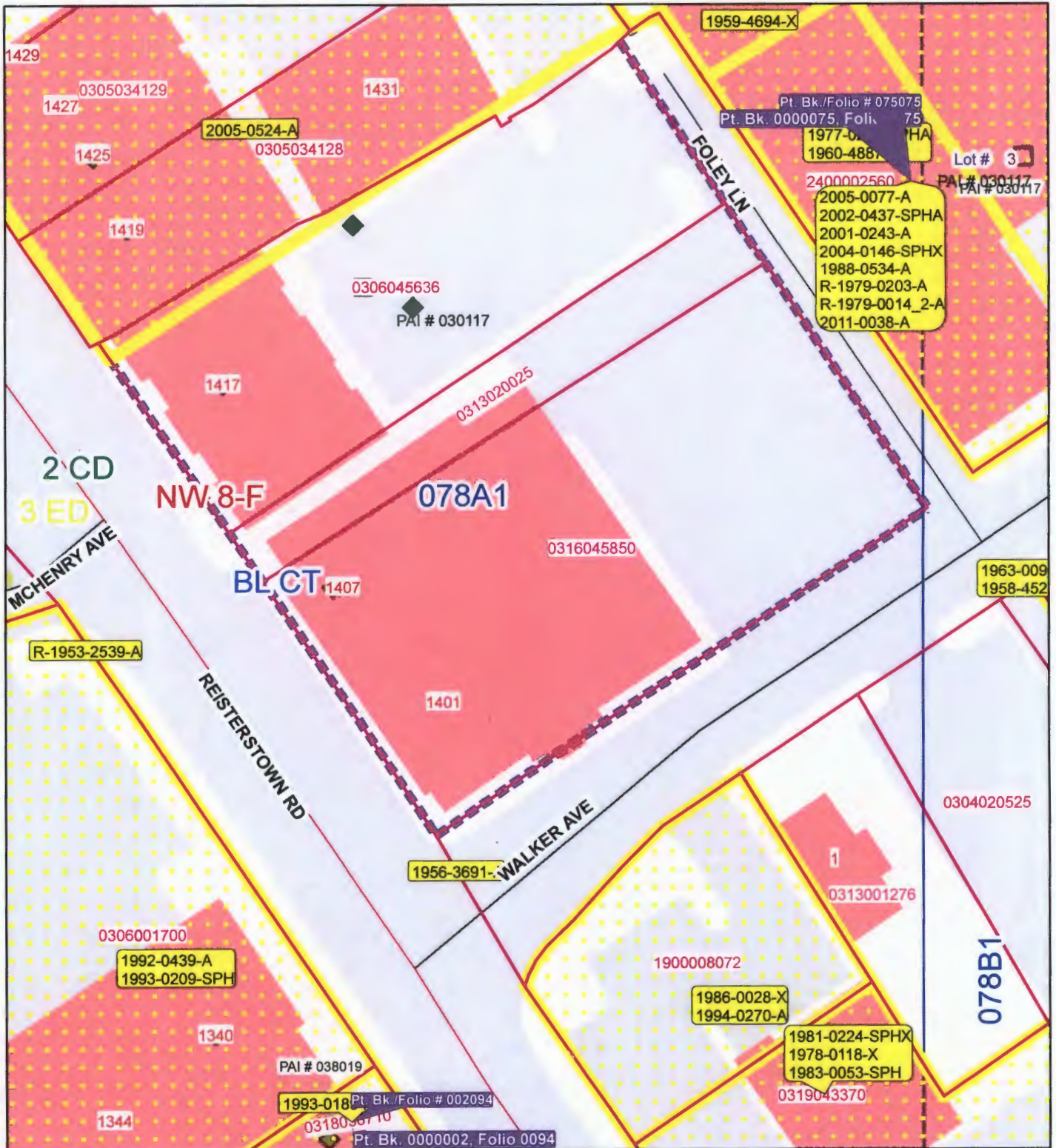
DATE: March 12, 2015

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\ZAC03162015.doc

1401 Reisterstown Road



Publication Date: 12/16/2014



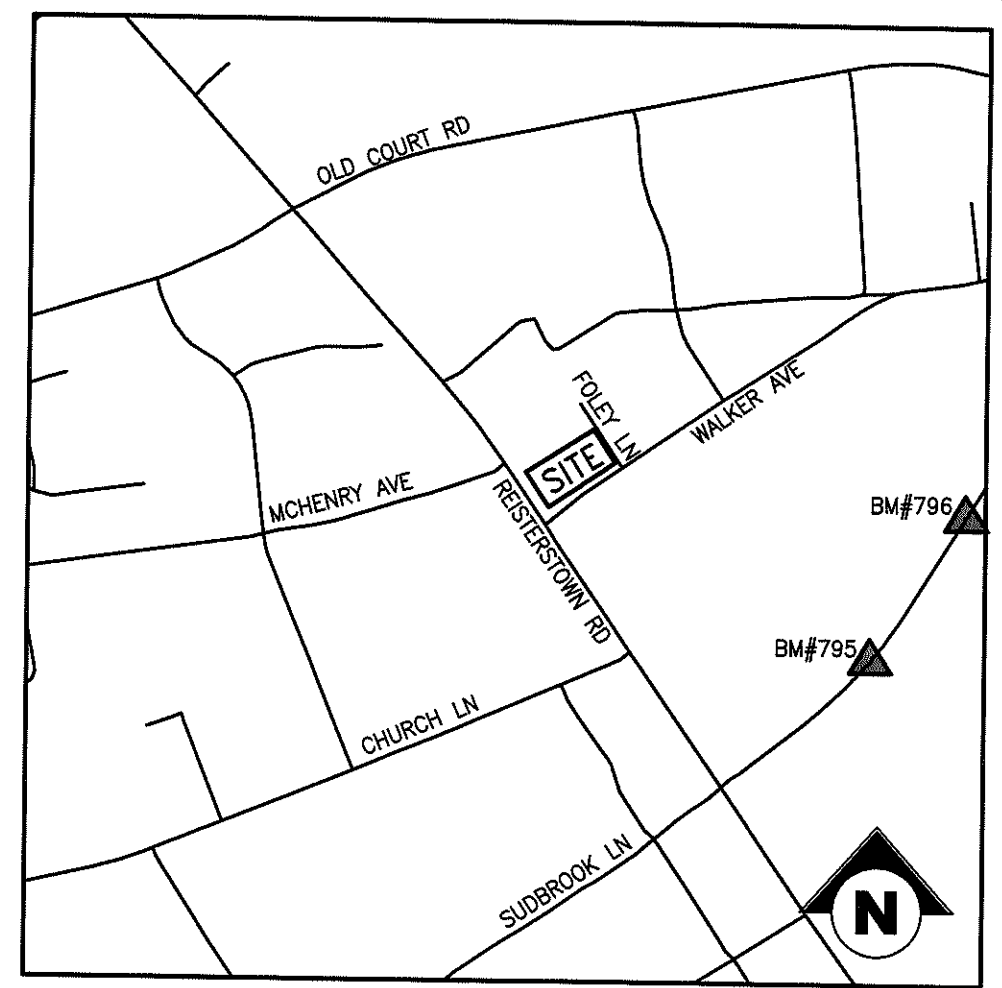
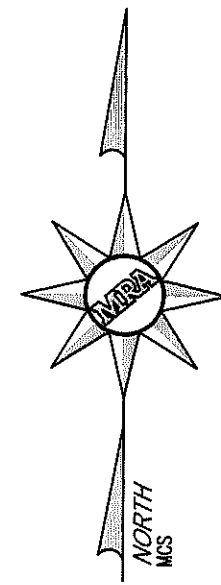
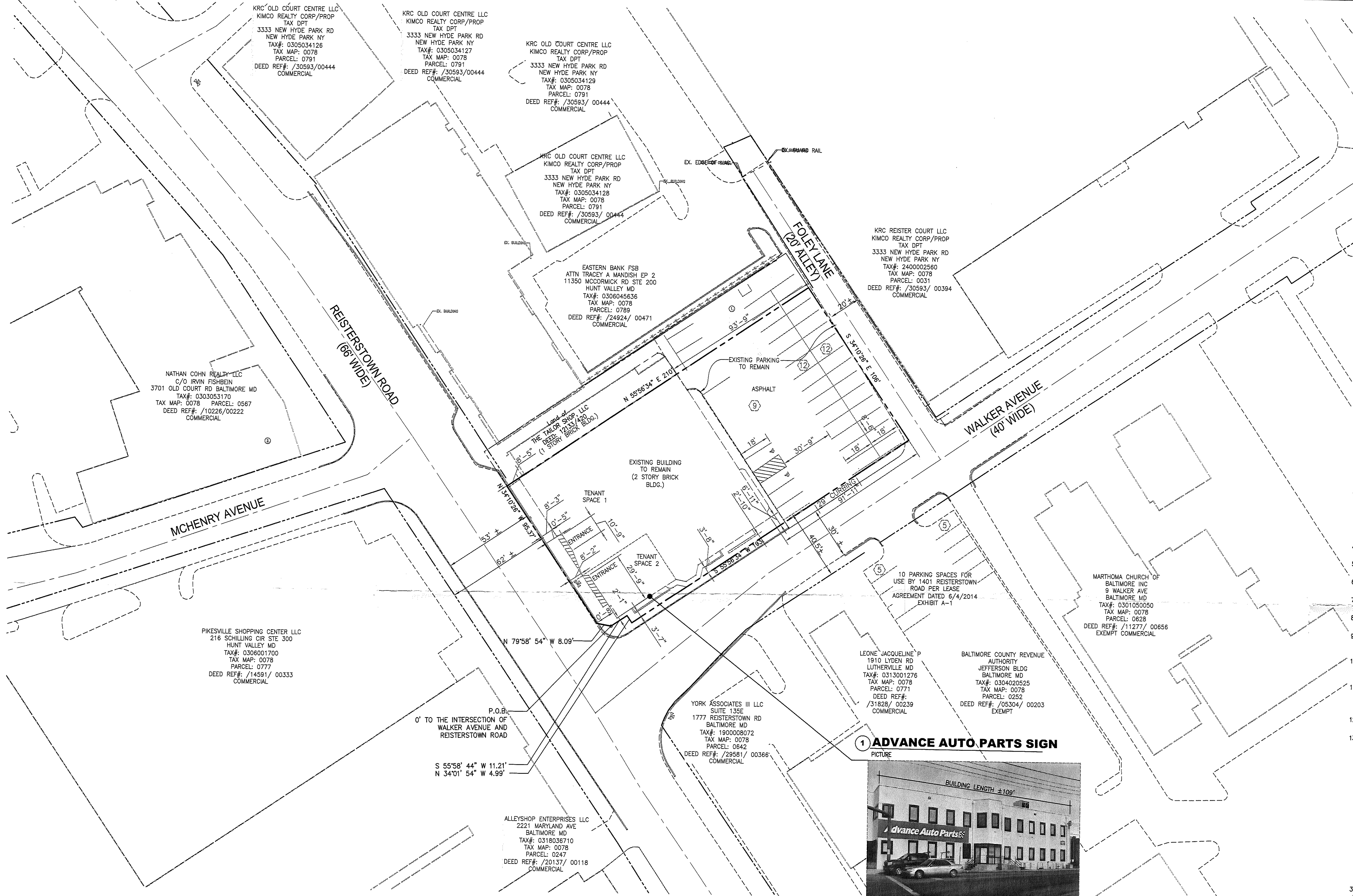
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0192-A



VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

- OWNER: FIELDS OF PIKESVILLE LLC, 678 REISTERSTOWN RD, BALTIMORE, MD 21208
- SITE DATA: ADDRESS: 1401 REISTERSTOWN ROAD, PIKESVILLE, MARYLAND 21208
- GROSS AREA: 0.705 AC±
- NET AREA: 0.508 AC±
- EXISTING ZONING: BL-CT
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- CENSUS TRACT: 403400
- WATERSHED: JONES FALLS, GWYNNS FALLS
- TAX MAP: MAP 0078, GRID 0002
- OLD ADC MAP: 25F10 / 25F11
- PARCEL: 0108
- TAX ACCOUNT NUMBERS: 0316045850
- EX. LAND USE: COMMERCIAL
- PROP. LAND USE: COMMERCIAL
- ZONING: BL-CT (ALL AREA SHOWN ON SITE PLAN IS WITHIN ZONE BL-CT)
- ZONING MAP REFERENCE: 07814 / 07819
- DEED REFERENCES: 34370 / 00393
- BUILDING AREA: 10765 SF
- BASEMENT: 10742 SF
- 1ST FLOOR: 9146 SF
- 2ND FLOOR: 9146 SF
- TOTAL BUILDING AREA: 30,653 SF
- GROSS FLOOR AREA: 20,359 SF
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER AND INSIDE URDL.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN FLOODPLAINS ON THIS SITE (F.E.M.A. PANEL NO. 240010 0240 F).
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- THE MAXIMUM BUILDING HEIGHT FOR BL-CT ZONE IS PER THE 'HEIGHT TENT' OUTLINED IN THE ZONING REGULATIONS. BUILDING HEIGHT REQUIREMENTS: ALL BUILDINGS ARE BELOW 40' HEIGHT.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- ZONING CASES: N/A
- THE EXISTING BUILDING TO REMAIN WITHOUT CHANGES TO ANY SITE FEATURES.

VARIANCE REQUESTS:

- PETITION FOR VARIANCE FROM BCZR §450.4 TO PERMIT A WALL MOUNTED ENTERPRISE SIGN FOR A TENANT ON THE WALKER AVENUE SIDE FAÇADE WHERE THERE IS NO EXTERIOR CUSTOMER ENTRANCE FOR THE SUBJECT TENANT, AND ON A SPACE THAT THE TENANT DOES NOT OCCUPY. *450.4: Attachment 1; 569*
- PETITION FOR VARIANCE FROM BCZR §303.2 TO PERMIT A SIDE YARD SETBACK OF 0' IN LIEU OF THE REQUIRED 10'.
- PETITION FOR VARIANCE FROM BCZR §409.6 TO PERMIT 33 ON SITE PARKING SPACES AND 10 OFF SITE PARKING SPACES FOR A TOTAL OF 43 IN LIEU OF THE REQUIRED 94 SPACES.

ADJACENT PROPERTY OWNERS

TAILOR SHOP LLC C/O WILLIAM B FINE
19674 WATERS END DR #1004 BOCA RATON FL
TAX#: 0313020025 TAX MAP: 0078 PARCEL: 0790
DEED REF#: /12133/ 00420 COMMERCIAL

1414 REISTERSTOWN HOLDINGS LLC
678 REISTERSTOWN RD BALTIMORE MD
TAX#: 1800001350
TAX MAP: 0078 PARCEL: 0785
DEED REF#: /28976/ 00001 COMMERCIAL

PARKING SPACE CALCULATIONS:

REQUIRED PARKING SPACES:
BASEMENT (GENERAL OFFICE): 2,932 SF @ 3.3/1000 SF = 9.67 SPACES REQUIRED
FIRST FLOOR (RETAIL): 10,742 SF @ 5/1000 = 54 SPACES REQUIRED
SECOND FLOOR (GENERAL OFFICE): 9,146 SF @ 3.3/1000 SF = 30.18 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED= 94 SPACES

PARKING SPACES PROVIDED ON-SITE= 33 SPACES
PARKING SPACES PROVIDED OFF SITE VIA AGREEMENT = 10 SPACES
TOTAL PARKING SPACES PROVIDED= 43 PARKING SPACES

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

FAR REQUIREMENTS & SETBACK FOR BL-CT ZONES:

FAR REQUIREMENTS & SETBACKS FOR BL-CT ZONES:

F.A.R. PERMITTED: 5.5
F.A.R. PROPOSED: 0.66

FRONT YARD: 10' FROM PROPERTY LINE & 40' FROM STREET CENTERLINE. THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREAFTER ERRECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE.

SIDE YARD (INTERIOR): NONE
SIDE YARD (CORNER): 10'
REAR YARD: NONE

AMENITY OPEN SPACE:

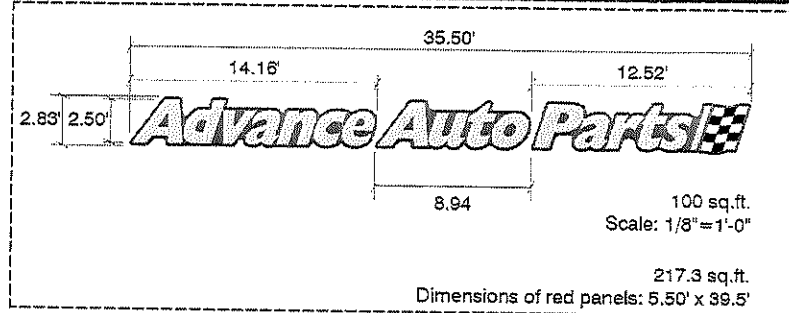
AMENITY OPEN SPACE (AOS) IS REQUIRED FOR THIS PROJECT, LOCATED IN A BL-CT ZONE, AT THE RATIO OF 0.1. THE TOTAL AMENITY OPEN SPACE RATIO IS CALCULATED AS THE TOTAL (AOS) ON A LOT DIVIDED BY THE ADJUSTED GROSS FLOOR AREA OF BUILDINGS ON THE LOT.

PROVIDED AMENITY OPEN SPACE AREA TOTAL: 2,200 SF
ADJUSTED GROSS FLOOR AREA: 20,359 SF
AMENITY OPEN SPACE RATIO: (2,200 / 20,359) = 0.10 ACRES

PLAN

SCALE: 1" = 30'

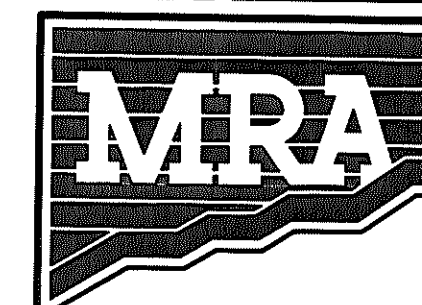
1 ADVANCE AUTO PARTS SIGN



PERMITTED SIGN AREA
2X THE BUILDING LENGTH
BUILDING LENGTH: ±109' X2 = 218 SQUARE FEET
PROPOSED SIGN AREA: 217.3 SQUARE FEET

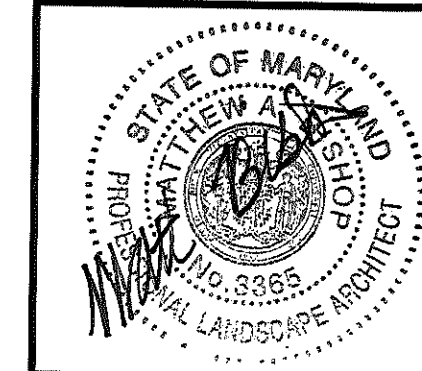
LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. BUILDING
- EX. PAVING
- EX. FIRE HYDRANT



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM



1401 REISTERSTOWN RD
PLAN TO ACCOMPANY ZONING PETITIONS

3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		18213
		SCALE: 1"=30'
		DATE: 12/16/2014
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 1 OF 1

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91 VERTICAL
NAD 88

OWNER

FIELDS OF PIKESVILLE LLC
678 REISTERSTOWN RD
BALTIMORE, MD 21208

2015-0192-A