

IN RE: PETITION FOR SPECIAL HEARING *

(7115 Dogwood Road)

1st Election District *

1st Council District *

Dogwood Office, LLC *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0219-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Dogwood Office, LLC, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an office building in the O-3 zone.

Appearing at the public hearing in support of the requests was Adam Morman and James Knott, Jr. David Karceski, Esq. represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). There were no Protestants or interested citizens in attendance.

The subject property is primarily zoned O-3, with a small portion of DR 5.5. The property is approximately 5.61 acres in size. Petitioner proposes to construct an office building on the site. While the O-3 zone is designated an "Office Park" zone, Section 208 of the Regulations requires that a plan proposing such a use be approved following a public hearing.

The O-3 zone is infrequently encountered, and as counsel noted it is unclear what burden Section 208 imposes upon a petitioner proposing to construct an office building in the O-3 zone.

ORDER RECEIVED FOR FILING

Date

6/3/15

By

Den

In this case, the proposed office building is permitted by right in the zone, and no variance or special exception relief is required. The property is situated between a public school and the sprawling Social Security complex, and elevations were submitted which show the building will be attractive and constructed of high-quality materials. Exhibits 5 & 6. The O-3 zone is designed to accommodate "office parks" (but not residential uses) and the use and structure proposed would appear to be appropriate for this location.

The DOP indicated the proposal satisfies the compatibility objectives set forth at B.C.C. §32-4-402, which are applicable in the O-3 zone. Mitchell Kellman, who was accepted as an expert in zoning and development matters, reviewed each of the eight (8) compatibility objectives and described exactly how each was satisfied. Having considered this testimony, and the recommendation of the DOP, I find that the proposed development satisfies the compatibility requirements set forth in the B.C.C.

Certain "performance standards" (concerning setbacks, height restrictions, floor area ratios and similar requirements) are also applicable in the O-3 zone, per B.C.Z.R. §207.4. Mr. Kellman also reviewed and discussed in detail each of these standards. He opined the Petitioner satisfied these requirements, and I concur.

THEREFORE, IT IS ORDERED this 3rd day of June, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve the site plan (Exhibit 1) for an office building in the O-3 zone, 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.

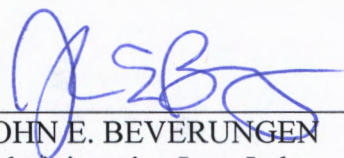
ORDER RECEIVED FOR FILING

Date 6/3/15

By sln

2. Petitioner must submit for County approval landscape and lighting plans.
3. Whether or not Petitioner is required to install a sidewalk along Rolling Run Drive, as recommended by the DOP, will be determined in the sole discretion of the Director of the Department of Public Works, or his designee.

Any appeal of this decision must be filed 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 6/3/15

By Den



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 7115 Dogwood Road which is presently zoned 03, DR5.5
Deed References: 33435/00063 10 Digit Tax Account # 23 00 00 6113
Property Owner(s) Printed Name(s) Dogwood Office 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

To approve an office building plan pursuant to section 208.1 of the BCZR.

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

3. ☐ a **Variance** from Section(s)

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):

Adam J. Morman

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1 Texas Station Court, Suite 200, Timonium MD

Mailing Address City State

21093 443-689-8000 amorman@knottrealty.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0219-SPH

Filing Date 4/7/15

ORDER RECEIVED FOR FILING
Do Not Schedule Dates: 6/3/15 Reviewer JS

Date 6/3/15 REV. 10/4/11

By Den



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 7115 Dogwood Road which is presently zoned 03, DR5.5
Deed References: 33435/00063 10 Digit Tax Account # 2300006113
Property Owner(s) Printed Name(s) Dogwood Office LLC

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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):

Adam J. Morman /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1 Texas Station Court, Suite 200, Timonium MD

Mailing Address City State

21093 / 443-689-8000 / amorman@knottrealty.com

Zip Code Telephone # Email Address

Representative to be contacted:

MITCH KELLMAN DMW, INC.

Name - Type or Print

Signature

Mailing Address City State

21286 / 410-296-3333 mKellman Edm. Co.

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2015-0219-SP4

Filing Date 1/11

Do Not Schedule Dates: 1/31/15

Date

Reviewer

REV. 10/4/11

By DER



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 7115 Dogwood Road which is presently zoned 03, DR5.5

Deed References: 23435/00063 10 Digit Tax Account # 2300006113

Property Owner(s) Printed Name(s) Dogwood Office LLC

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

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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

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Adam J. Morman

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1 Texas Station Court, Suite 200, Timonium MD

Mailing Address

City

State

21093

443-689-8000

amorman@knottrealty.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Michael Kellman

DMW, Inc.

Name - Type or Print

Signature

501 Fairmount Ave, Suite 300 Towson, MD

Mailing Address

City

State

21286

410-296-3333

mikekellman@dmw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0214-SPH

Filing Date

4/7/15

Do Not Schedule Dates:

Date

6/3/15

Reviewer

JS

REV. 10/4/11

By

Ben

Zoning Description for a Special Hearing

Rolling Run Tech Park

5.607 Acre Parcel

South of Dogwood Road

West of Rolling Run Drive

Baltimore County, Maryland

Commencing for the same at the intersection of the centerline of Rolling Run Road with the centerline of Dogwood Road; thence leaving said point of commencement and running in a Northwesterly direction along the centerline of said Dogwood Road a distance of 208 feet, more or less; thence leaving said centerline and running in a Southwesterly direction 27 feet, more or less, to the point of beginning for this description; thence leaving said point of beginning and referring all courses of this description to the Maryland Coordinate System (NAD83-1991) (1) South 28 degrees 20 minutes 35 seconds West 187.96 feet; thence (2) South 61 degrees 59 minutes 14 seconds East 100.32 feet; thence (3) South 44 degrees 13 minutes 27 seconds West 103.73 feet; thence (4) South 43 degrees 59 minutes 39 seconds West 447.04 feet; thence (5) North 71 degrees 26 minutes 06 seconds West 220.41 feet; thence (6) North 16 degrees 22 minutes 03 seconds East 354.31 feet; thence (7) South 62 degrees 12 minutes 23 seconds East 42.83 feet; thence (8) North 10 degrees 07 minutes 45 seconds East 341.21 feet; thence (9) Southeasterly by a line curving to the right, having

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

No. **123589**

Date: **4/3/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/06/2015 4/03/2015 14:50:12

REG W305 WALKIN 2006 LBB

RECEIPT # 769834 4/03/2015

3 538 ZIRING VERIFICATION
 NO. 123589

Receipt Tot: \$500.00
 \$500.00 CK \$1.10 CA
 Baltimore County, Maryland

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

Total: **\$ 500.00**

Rec From: **BALTIMORE OFFICE LLC**

For: **2015-07-9-50H**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 5-7-15

RE: Case Number: 2015-0219-SPH

Petitioner/Developer: Dogwood Office LLC

Date of Hearing/Closing: June 1, 2015 11AM

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 715 Dogwood Rd

The signs(s) were posted on 5-7-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

JEFFERSON BUILDING - RM 555
PLACE: 105 W. CHESAPEAKE AVE. LOWE

JEFFERSON BUILDING - RM305
PLACE: 105W CHESAPEAKE AVE. YORK

DATE AND TIME: MON. TIME 12:00

DATE: JUNE 1, 2015 11 AM
REQUEST: SPECIALS HEAD

OFFICE BUILDING 2

SECTION 208
EETING PLAN PURSUANT TO

LIST OF THE BCZR

POSTPONEMENTS DUE TO WEATHER OR OTHER CAUSES
TO CONSIDERATION

TO NOT REMOVE THIS SIGN AND POST UNTIL
TO CONFIRM HEARING CALL 887-3391
ON OTHER CONDITIONS ARE SOMETIMES NEEDED



KEVIN KAMENETZ
County Executive

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

April 23, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0219-SPH

7115 Dogwood Road

S/s Dogwood Road, 192 ft. W/of intersection with Rolling Run Drive

1st Election District – 1st Councilmanic District

Legal Owners: Adam Morman

Special Hearing to approve an office building plan pursuant to Section 208.1 of the BCZR.

Hearing: Monday, June 1, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Adam Morman, 1 Texas Station Court, Ste. 200, Timonium 21093
Mitch Kellman, 501 Fairmount Avenue, Ste. 300, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 12, 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
Tuesday, May 12, 2015 Issue - Jeffersonian

Please forward billing to:

Mitch Kellman

410-296-3333

DMW

501 Fairmount Avenue, Ste. 300

Towson, MD 21286

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7115 Dogwood Road

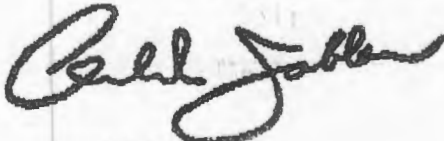
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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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: 2015-0219-SPH

Petitioner: DOGWOOD OFFICE, LLC

Address or Location: 7115 DOGWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MITCH KELLMAN c/o DMW

Address: 501 FAIRMOUNT AVE, SUITE 300
TOWSON, MD. 21286

Telephone Number: 410-296-3333



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 3269434

Sold To:

Mitch Kellman DMW - CU00441838
501 Fairmount Ave
Towson, MD 21286-5461

Bill To:

Mitch Kellman DMW - CU00441838
501 Fairmount Ave
Towson, MD 21286-5461

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

May 12, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0219-SPH

7115 Dogwood Road

S/s Dogwood Road, 192 ft. W/of intersection with Rolling Run Drive

1st Election District - 1st Councilmanic District

Legal Owner(s) Adam Morman

Special Hearing to approve an office building plan pursuant to Section 208.1 of the BCZR.

Hearing: Monday, June 1, 2015 at 11:00 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 5/677 May 12

3269434

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
7115 Dogwood Road; S/S Dogwood Road, * OF ADMINSTRATIVE
192' W of intersection with Rolling Run Drive*
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Adam Morman *
Petitioner(s) * BALTIMORE COUNTY
* 2015-219-SPH

* * * * *

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

APR 22 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 22nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Mitch Kellman, 501 Fairmount Avenue, Suite 300, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: July 6, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0219-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 3, 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 7115 Dogwood 2270
CASE NUMBER Rolling Knr 7125 Dogwood
DATE 2015-219-SPH
6/2/15

[illegible]

JB 6/1 11Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7115 Dogwood Road

RECEIVED

INFORMATION:

MAY 28 2015

Item Number: 15-219

Petitioner: Adam J. Morman

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: O3, DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Hearing Officer (Administrative Law Judge) should approve a Class B Office Building pursuant to Section 208 of the Baltimore County Zoning Regulations.

Pursuant to the requirements of Section 32-4-402(c)(2) of the Baltimore County Code (BCC) the Director of Planning recommends to the Hearing Officer that the proposed office development meets the compatibility objectives contained in BCC Section 32-4-402(d) as applicable and the Department of Planning has no objection to the Administrative Law Judge approving the plan for the Class B Office Building and site subject to the following conditions.

1. Provide a minimum 5' foot sidewalk on Rolling Run Drive in conformance with the Baltimore County Complete Street Guidelines.
2. The applicant shall ensure that site lighting is of a directional type and shall not adversely affect adjacent residential property owners.
3. Provide landscape screening at the northeast tract boundary adjacent to 2280 and 2278 Rolling Road to provide adequate buffering between the dissimilar uses.

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

Division Chief:
AVA/KS

Kathy Z. Nalbach

cc: Troy Leftwich

CASE NO. 2015-0219-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4/27/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>5/15/15</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>5-28</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>4/27/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>5/12/15</u>	by <u>Pulson</u>
SIGN POSTING	Date: <u>5/17/15</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 2300006113			
Owner Information					
Owner Name:	DOGWOOD OFFICE LLC		Use:	COMMERCIAL	
Mailing Address:	SUITE 200 ONE TEXAS STATION CT TIMONIUM MD 21093-		Principal Residence:	NO	
			Deed Reference:	/33435/ 00063	
Location & Structure Information					
Premises Address:		7115 DOGWOOD RD 0-0000		Legal Description:	5.607 AC LOT 2 AND ADJ LAND 7115 DOGWOOD RD SS LEONA R MANSFIELD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Ref: 0071/ 0109
0087	0023	0616		0000	2 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
				5.6070 AC	06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		511,700	1,129,200		
Improvements		0	0		
Total:		511,700	1,129,200	511,700	717,533
Preferential Land:		0			0
Transfer Information					
Seller: MANSFIELD LEONA		Date: 04/08/2013		Price: \$1,000,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /33435/ 00063		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	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 01 Account Number: 2300006113



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

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

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

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



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

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



KEVIN KAMENETZ
County Executive

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

May 21, 2015

Adam J Morman
1 Texas Station Court
Suite 200
Timonium MD 21093

RE: Case Number: 2015-0219 SPH, Address: 7115 Dogwood Road

Dear Mr. Morman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 7, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204
Mitch Kellman, DMW Inc., 501 Fairmount Avenue, Suite 300, Towson MD 21286

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/27/15

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

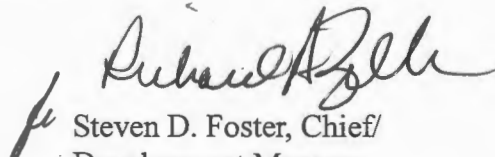
RE: Baltimore County
Item No 2015-0219-SPH
Special Hearing
Adam J. Morman
7115 Dogwood Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0219-SPA.

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,


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

SDF/raz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



MAY 15 2015

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0219-SPH
Address 7115 Dogwood Road
(Morman Property)

Zoning Advisory Committee Meeting of April 20, 2015.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0219

DATE: April 27, 2015

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

Comments will be made during the development review process.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 15-0219-04272015.doc

Case No.:

2015-0219-SPH

Exhibit Sheet

Petitioner/Developer

EW
1-6-15

Protestants

slw
6-3-15

No. 1	Plan	
No. 2	Conceptual Landscape plan	
No. 3	Kellman resume	
No. 4	Jared Barnhart resume	
No. 5	elevation drawing	
No. 6	6A-6D Architectural renderings	
No. 7	Illustrative exhibit re-materials for building	
No. 8	"Neighborhood" exhibit.	
No. 9		
No. 10		
No. 11		
No. 12		



MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 24 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

Partial List of Projects

Delight Quarry, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

Memberships and Associations

Baltimore County Design Review Panel, 2012, 2013, 2014
Greater Towson Committee, Planning and Development Sub-Committee, 2012, 2013, 2014
Greater Towson Committee, Government Relations Sub-Committee Chair, 2013, 2014
Greater Towson Committee Board of Directors - Secretary, 2014
Leadership Baltimore County, 2013

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present

PETITIONER'S EXHIBIT

3



JARED L. BARNHART, PE LEED AP BD+C
PROJECT MANAGER

Licensure and Accreditation

Professional Engineer, Maryland, No. 36725
LEED Accredited Professional, Building Design + Construction

Education

Kansas State University, BS, 2003, Civil Engineering

Professional Summary

Mr. Barnhart oversees the design and processing of grading, sediment and erosion control, stormwater management, road, storm drain, water and sewer for land development projects. He oversees the design, production and processing of projects through the Development and Zoning process. Mr. Barnhart has become an expert in the area of satisfying technical requirements associated with these many disciplines. Mr. Barnhart's projects consist primarily of urban infill and redevelopment including; institutional, commercial, and multifamily residential, as well as extensive commercial shopping centers, corporate office parks and retirement communities.

Partial List of Projects

Charlestown Retirement Community, Baltimore County, MD
Hunt Valley Town Center, Baltimore County, MD
Towson Square, Baltimore County, MD
Y of Central Maryland, Baltimore County, MD
Global View, Baltimore County, MD
Sheppard Pratt Gatehouse Drive, Baltimore County, MD
Devonport Community, Baltimore County, MD
Palisades of Towson, Baltimore County, MD
Johns Hopkins Cordish Lacrosse Center, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Rock Spring Road, Baltimore County, MD
Mondawmin Mall, Baltimore City, MD
MC Dean Mid-Atlantic Headquarters, Baltimore City, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2004-Present

PETITIONER'S EXHIBIT

4



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 as Station Court, Suite 200

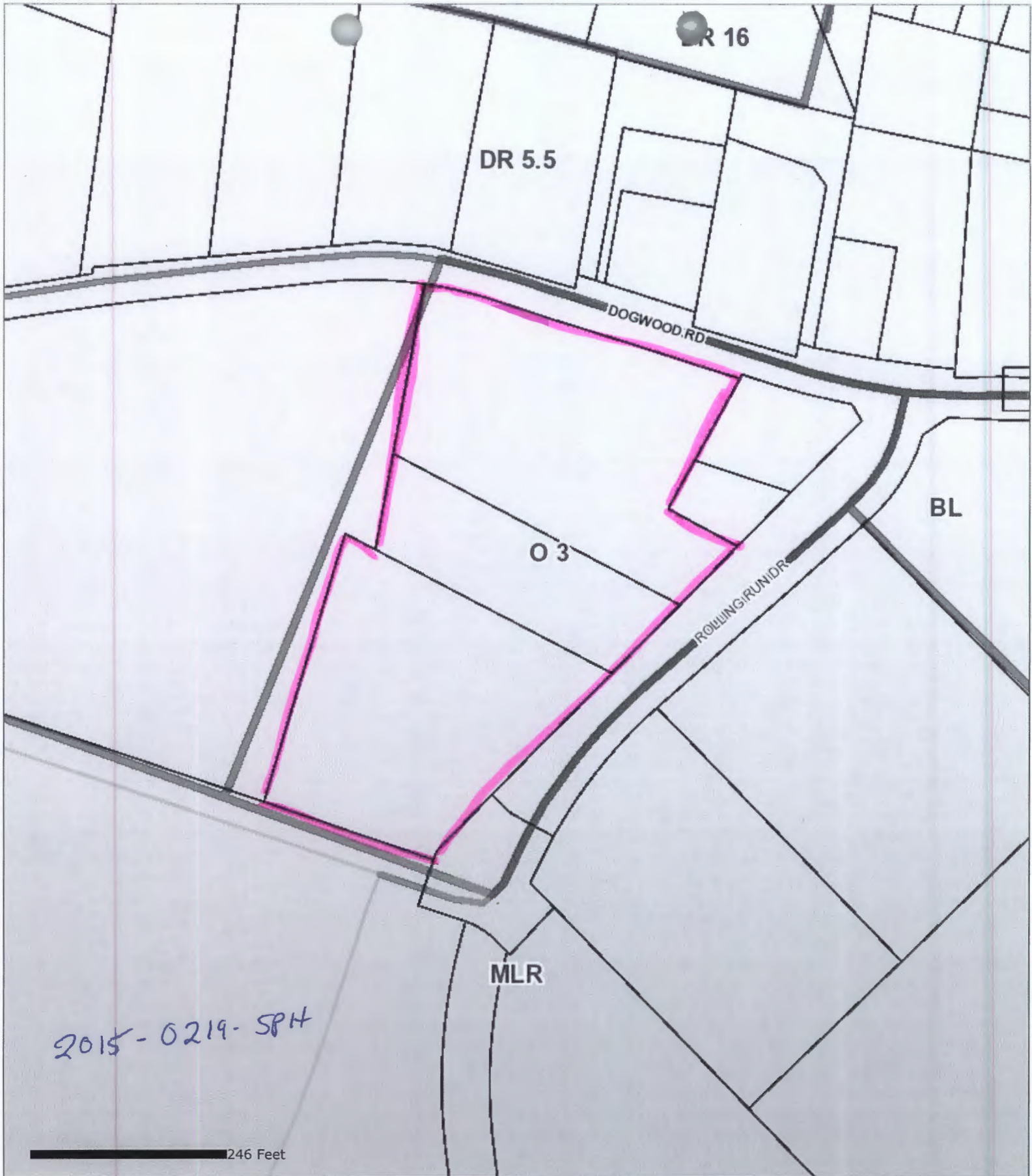
2270 ROLLING RUN DRIVE
 PROPOSED BUILDING RENDERING

* FOR ILLUSTRATIVE PURPOSES ONLY

PETITIONER'S EXHIBIT

5

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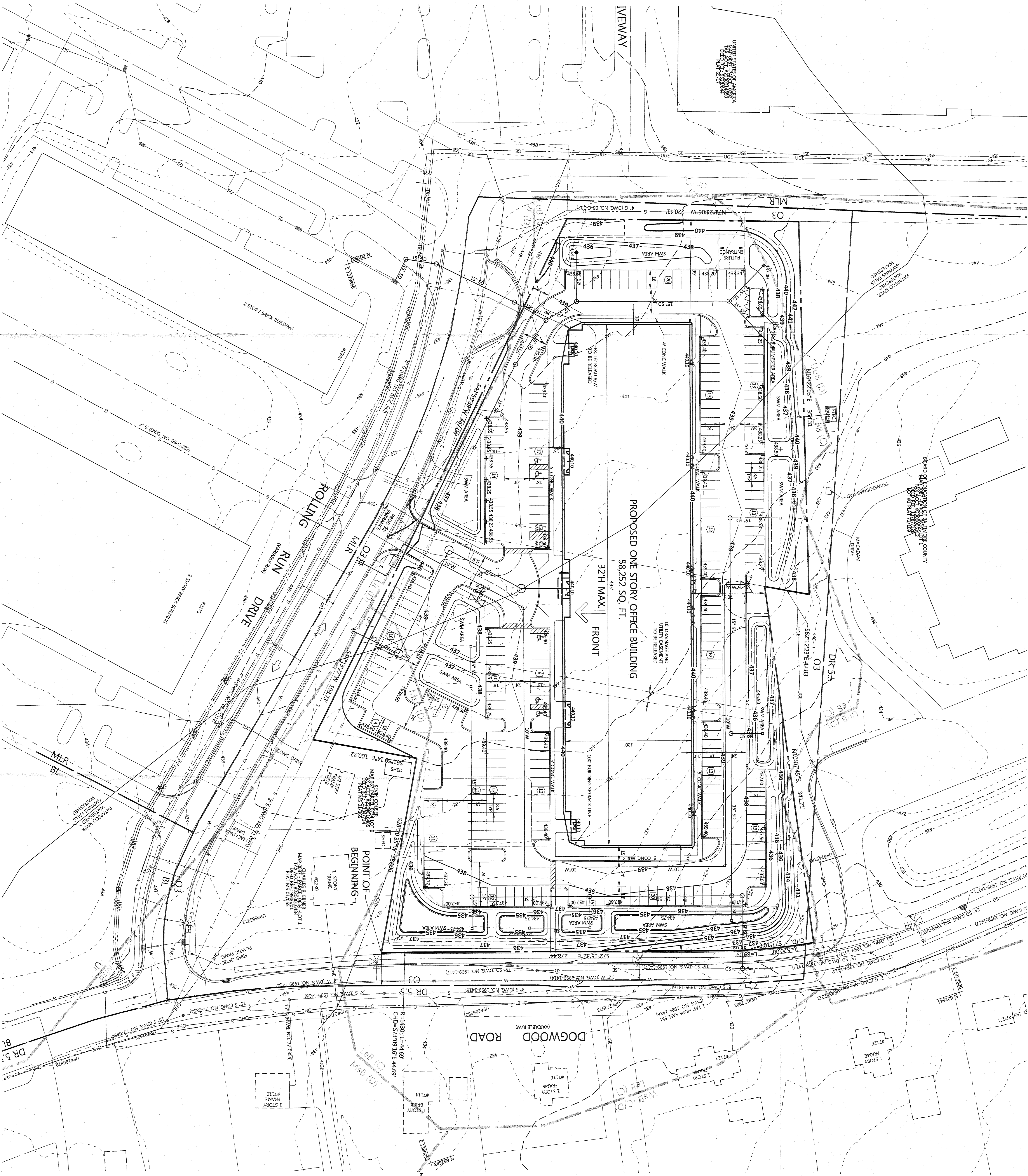


My Neighborhood Map

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.



ENVIRONMENTAL INFORMATION			
EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED
X			
	X		
X			
	X		
X			
	X		
X			
	X		
	X		
	X		
	X		
X			

TOPOGRAPHY AND STREET GRADES (MINI 5 FOOT CONTOUR APPROPRIATELY LABELS)
SLOPES GREATER THAN 25%
100 YEAR FLOODPLAIN
SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
STREAMS, CREEKS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FEET OF SITE BOUNDARIES
WETLANDS
FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
LAND COVER ON AND WITHIN 200 FEET OF SITE
SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
WELLS ON SITE AND WITHIN 100 FEET OF SITE
SEPTIC ON SITE AND WITHIN 100 FEET OF SITE
UNDERGROUND TANKS ON SITE AND WITHIN 100 FEET OF SITE
UNDERGROUND TANKS ON SITE AND WITHIN 100 FEET OF SITE
SOIL EVALUATION TESTS (PERC, TENS, REMOVED, YES ☐ NO ☐ IF YES, **MORE ASSESSMENT REQUIRED**
DATE WITHIN 500 FEET OF MAJOR HIGHWAY YES ☐ NO ☐ IF YES, **MORE ASSESSMENT REQUIRED**
DATE

LEGEND

[illegible]

NOTES:

- THERE ARE NO HAZARDOUS MATERIALS AS DENIED BY SECT. 7-101 KNOWN TO BE ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PADE, THREATENED, OR ENDANGERED SPECIES, PLANTS OR ANIMALS, OR CHEMICAL STORAGE TANKS ON OR WITHIN 100 FEET OF THE DEVELOPMENT SITE.
- PURSUANT TO SECTION 4602 (B)(2), THE BASIC SERVICES MAPS FOR BALTIMORE COUNTY INDICATE THE FOLLOWING IS NOT LOCATED IN ANY WATER SUPPLY PROTECTABLE MAP; THE SITE IS NOT LOCATED IN A SERVICE DELIVERY MAP.
- ANY GRASSLAND AND COUNTRY ASSESSMENTS SHALL BE DEDICATED AND GRANTED AT NO COST TO BALTIMORE COUNTY (MARYLAND).
- SOMEONE, AND SOME, WILL COMPLY WITH SECTION 450 OF THE BGCN AND ALL SIGNAGE SITES POSERS.

SITE DATA

OWNER / DEVELOPER:	DODGWOOD OFFICE LLC	244,297.76 SQ. FT. ON 5.61+ AC.
SITE AREA:	DODGWOOD ELEMENTARY SCHOOL	
SUBDIVISION NAME:		
TAX MAP:	0007	
OWNER:	616, 283, 286	
TAX ACCOUNT:	2300006113, 01170200, 01264001	
ZONING:	OS, DR 5.5	
COUNCILMANIC DISTRICT:	1	
ELECTION DISTRICT:	1	GRD: 0897.3
CENSUS TRACT:	401501	
WATERSHED:	GWYNNS FALLS & PATRASCIO RIVER	
SCHOOLS / AGENCY:	DODGWOOD ES	
ADJACENT:	WINDSOR MILL MS	
HIGH:	WOOLAWAY HS	

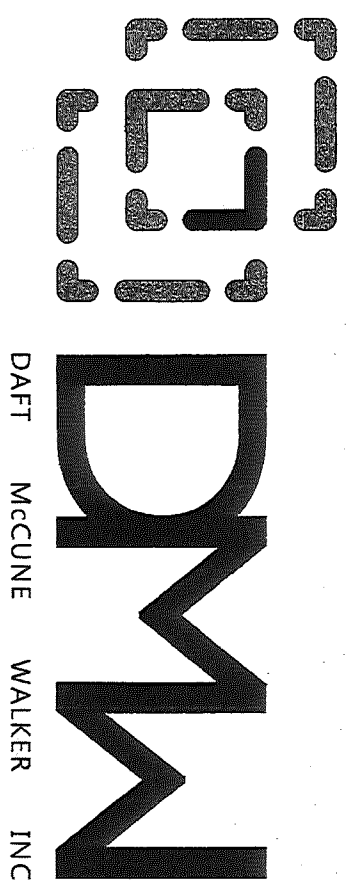
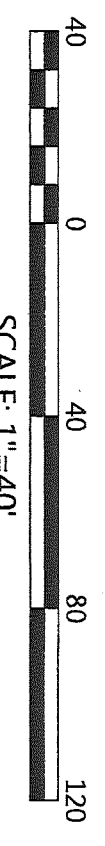
PARKING TABULATION

REQUIRED: 3.3 SPACES PER 1000 SQ. FT. G.F.A.
58.25/2, 1000 x 3.3 = 193 SPACES

PROPOSED: 264 SPACES INCLUDING 7 HANDICAPP SPACES

ALL PARKING SPACES WILL BE DURABLE AND DUSTLESS.

~~STEEP SLOPE NOTE~~

[illegible]

301 FAIRMOUNT AVE. SUITE 500 FARMERSVILLE, MD 21228
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

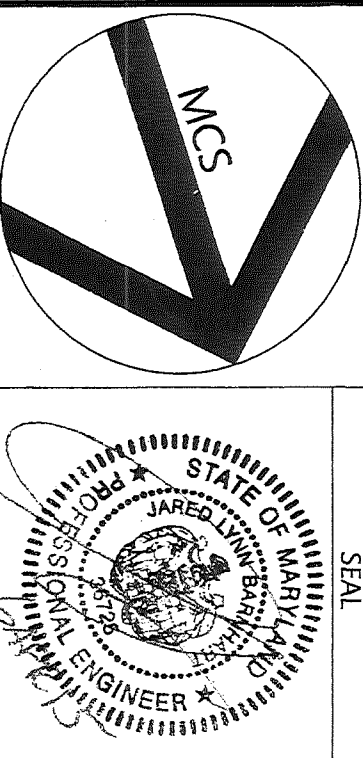
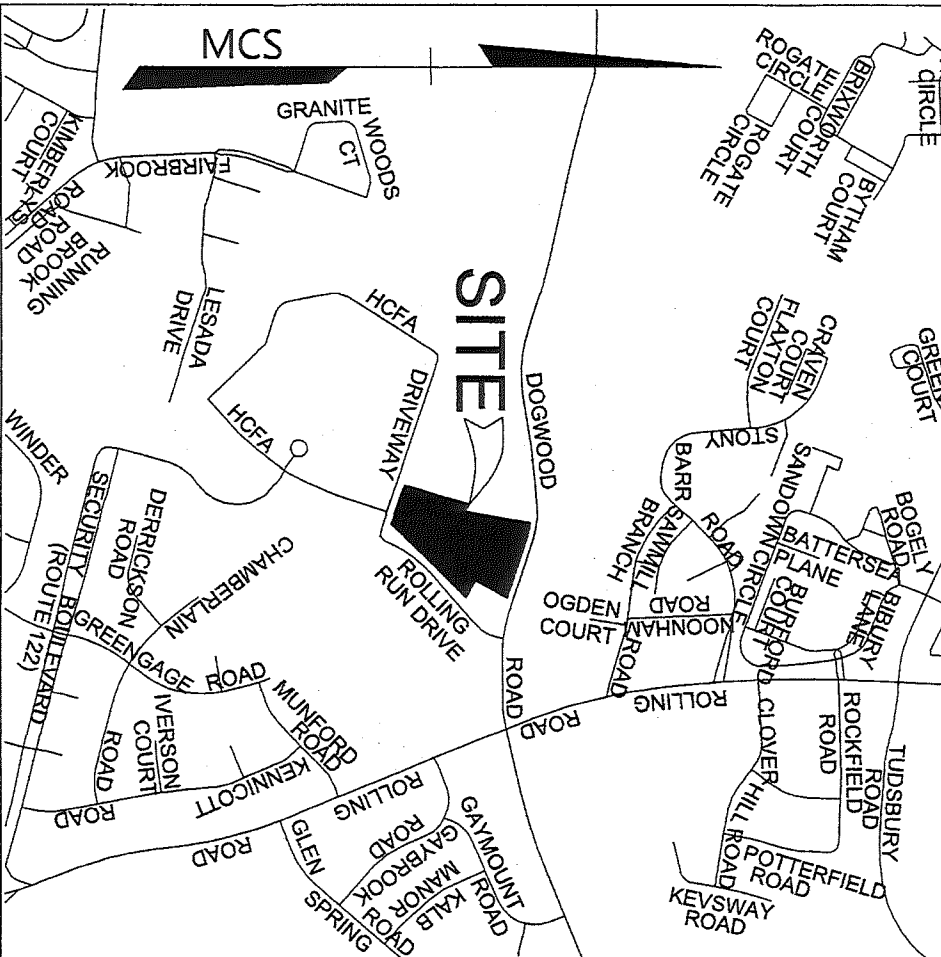
PLAN TO ACCOMPANY PELLION
FOR SPECIAL HEARING
ROLLING RUN TECH PARK

7115 DOGWOOD ROAD, 2270 ROLLING RUN DRIVE AND 7125 DOGWOOD ROAD

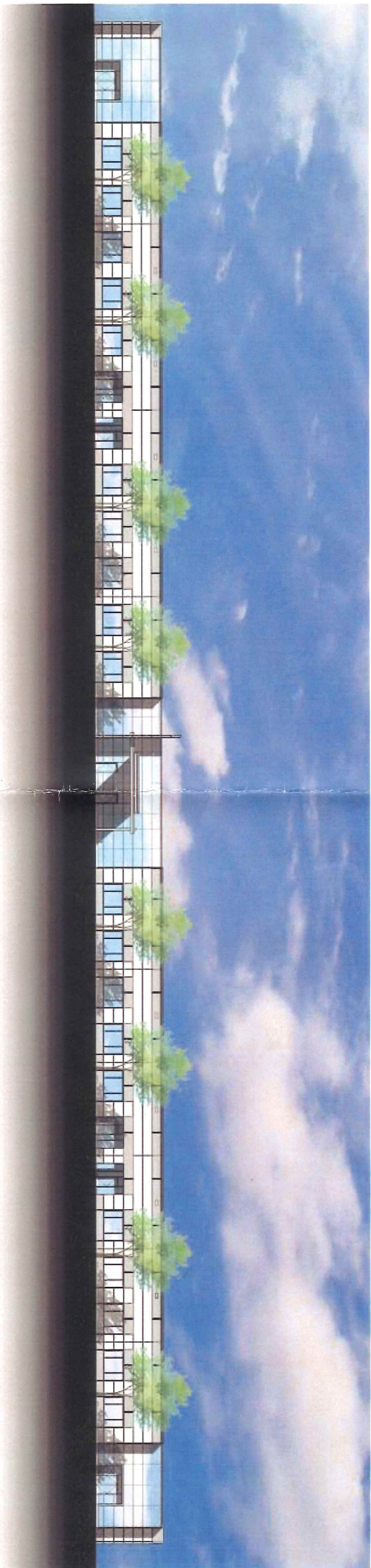
PETITIONER'S EXHIBIT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 36725, EXPIRATION DATE: 2-26-2017



ISSUE DATES		DATE	
04/06/2015		BY	
REVIEW		REVISIONS	
BID: _____		DATE	
PERMIT: _____		BY	
CONSTRUCTION: _____		REVISIONS	
BASE: _____		DATE	
DRAINAGE: _____		BY	
DESIGNED: _____		REVISIONS	
CHECKED BY: _____		DATE	
DATE CHECKED: _____		BY	
SCALE: _____		REVISIONS	
1" = 40'		DATE	
PROJECT NO.: 15012		BY	
DRAWING: _____		REVISIONS	
1 of 1		DATE	



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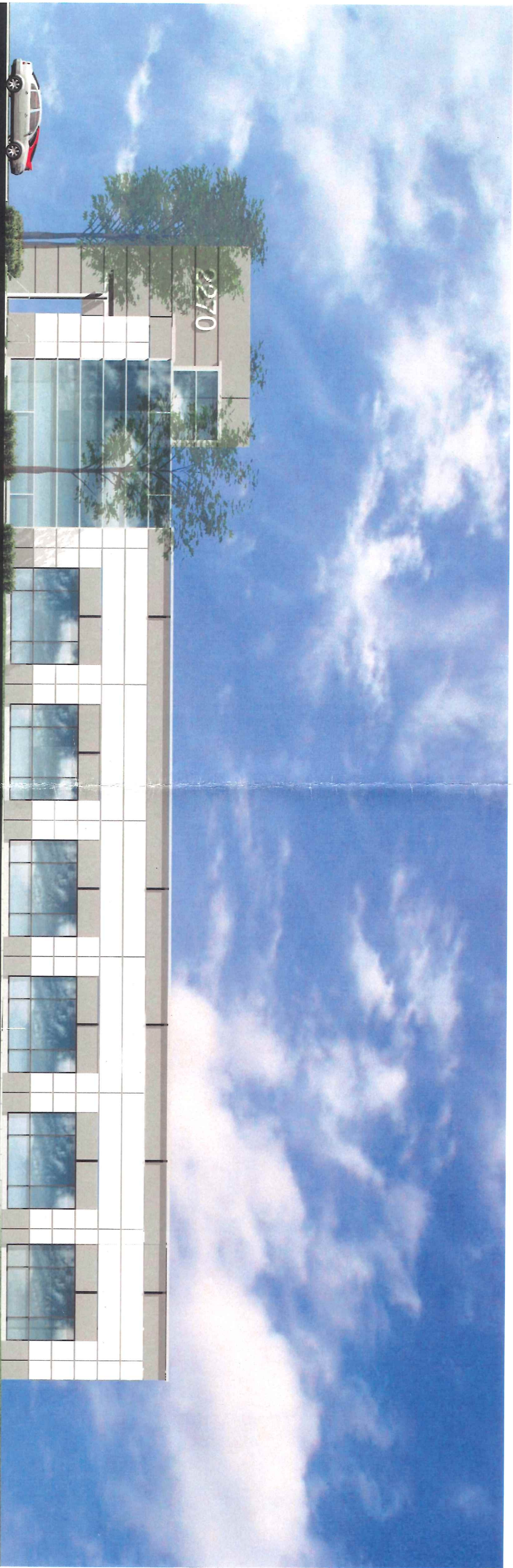
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PETITIONER'S EXHIBIT

6c



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PURPOSES ONLY*

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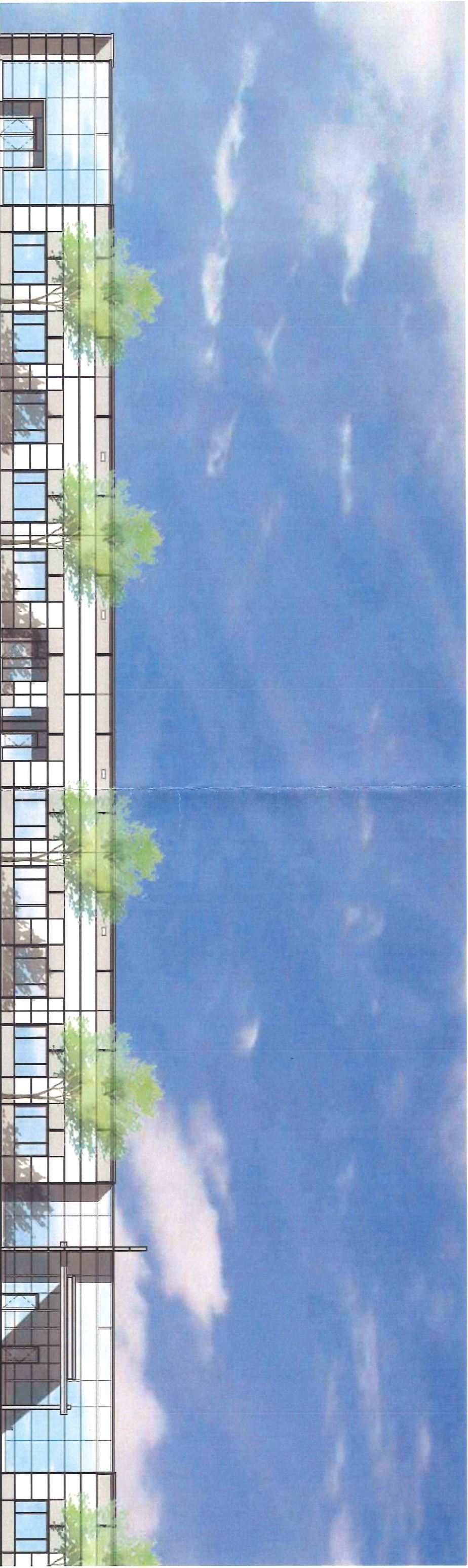
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Dogwood Elementary School
Baltimore County
Board of Education
Tax Acct. #: 2300006.112
Use: Exempt Commercial

Government Office
United States of America
GSA Finance
Tax Acct. #: 2200014850
Use: Exempt Commercial

NEIGHBORHOOD

SITE

Ebner, Charles
Tax Acct. #: 220001 6484
Use: Residential

Shangri-La Enterprises, Inc.
Tax Acct. #: 2300012308
Use: Commercial

Cosser, Kevin
Tax Acct. #: 2200016485
Use: Residential

Rolling Heights One Land LLC
Tax Acct. #: 2100014220
Use: Industrial Office/Flex

Rolling Heights Lot E Limited Partnership LLP
Tax Acct. #: 2100014222
Use: Industrial Office/Flex

Maryland Economic Development Corporation
Tax Acct. #: 2100014221
Use: Exempt Government Storage

Q/O Wadgreen Tax Dept
Tax Acct. #: 2600012309
Use: Commercial Retail

J K Chau, Inc.
Tax Acct. #: 2500012310
Use: Commercial Automotive Service Station

Papadopoulos, Ioannis and Kallio
Tax Acct. #: 2300012311
Use: Commercial Retail

Scale: 1" = 100'

