

IN RE: PETITION FOR SPECIAL EXCEPTION *

(4717 Washington Blvd.)

13th Election District *

1st Council District *

RLQ, LLC *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0251-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 4717 Washington Blvd. The Petition was filed on behalf of the legal owner of the subject property, RLQ, LLC. The Special Exception petition seeks relief pursuant to §253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R) to use the herein described property as a Service Garage. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit No. 1.

Appearing on behalf of the legal owner in support of the request was Robert Quinn. Patrick Richardson, a professional engineer, prepared the plan and appeared on behalf of the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). These will be discussed below.

The subject property is approximately 3.92 acres and is zoned ML-IM. The site is improved with two commercial buildings. One building is approximately 8,800 square feet and is leased to

ORDER RECEIVED FOR FILING

Date 7/14/15

By Den

FedEx and a paving company. The other building is approximately 6,000 square feet, and it is in this building that the Petitioner proposes to operate a service garage.

Special Exception Law in Maryland

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. There was no such evidence presented in this case and the petition will therefore be granted.

ZAC Comments

The DOP requested that the dumpsters be screened or situated within an enclosure, and Petitioner is amenable to that request. The DPR noted that if a change of occupancy occurred, a landscape plan would be required. Mr. Richardson noted that Avery Harden, former Baltimore County landscape architect, approved a landscape plan for this property on August 11, 2006 in connection with the construction of the aforementioned 8,800 square foot building. It appears that some of the plantings required by that plan have died or were never installed. As such, the Order below will require Petitioner to comply with this previously approved plan.

ORDER RECEIVED FOR FILING

Date 7/14/15
By DLN

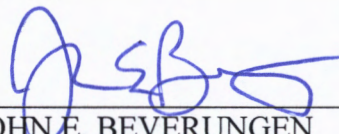
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 14th day of July, 2015, that the Petition for Special Exception to use the herein described property as a Service Garage, be and is hereby GRANTED.

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. The Special Exception area shall be the 6,000 square foot building shown on the site plan. All service garage operations must be conducted within that structure.
3. Petitioner shall within 90 days of the date hereof comply with the landscape plan approved by Baltimore County on or about August 11, 2006.
4. All dumpsters on the site must be screened or located within enclosures.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7/14/15
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 4717 Washington Boulevard which is presently zoned ML-IM
Deed References: 11664/195 10 Digit Tax Account # 1700007826
Property Owner(s) Printed Name(s) RLQ, 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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for Use as a Service Garage per Section 253.2.B.3

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 the 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):

RLQ, LLC
Name #1 - Type or Print

Signature #1 Signature #2

2316 Caves Road Owings Mills MD
Mailing Address City State

21221 / 410-247-7428 / bob@generalpavinginc.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2015-0251-X Filing Date 5/13/15

Do Not Schedule Dates: Reviewer JCM

**ZONING DESCRIPTION
RLQ PROPERTY
4717 WASHINGTON BOULEVARD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeastern side of Washington Boulevard as shown on SHA Plat 44593, said point being approximately 520 feet southwesterly of the intersection of Mayfield Avenue and Washington Boulevard; for the following courses and distances: (1) South 06 degrees 45 minutes 41 seconds West 339.74 feet, (2) North 50 degrees 25 minutes 19 seconds West 250.00 feet, (3) South 07 degrees 09 minutes 41 seconds West 141.00 feet, (4) South 52 degrees 25 minutes 56 seconds West 832.00 feet, (5) North 23 degrees 54 minutes 12 seconds East 607.98 feet, (6) North 28 degrees 31 minutes 19 seconds East 81.98 feet, (7) binding on the southeastern side of Washington Boulevard right of way as shown on SHA Plat 44593 North 50 degrees 25 minutes 19 seconds East 309.95 feet, to the place of beginning, as recorded in the land records of Baltimore County in Liber 11664 folio 195.

Containing 3.92 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2015.

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

No. **125423**

Date: **5/13/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/14/2015 5/13/2015 11:07:40
 REC NS01 WALKIN LRG LJR
 RECEIPT # 381624 5/13/2015
 5 529 JONING VERIFICATION
 125423
 Recpt Tot \$500.00
 \$500.00 CX \$1.00
 Baltimore County, Maryland

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

Total: **500.00**

Rec From: **RLQ, LLC**

For: **2015-0251-X**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2015-0251-X
Petitioner: RLQ, LLC
Address or Location: 4717 WASHINGTON BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT QUINN
Address: 2316 CAVES ROAD
OWINGS MILLS, MD 21117
Telephone Number: 410-247-7428

Revised 2/20/98 - SCJ

CERTIFICATE OF POSTING

2015-0251-X

RE: Case No.: _____

Petitioner/Developer: _____

RLQ, LLC

July 10, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4717 Washington Blvd

June 20, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

June 20, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 3362704

Sold To:

Robert Quinn - CU00451121
2316 Caves Rd
Owings Mills, MD 21117-2330

Bill To:

Robert Quinn - CU00451121
2316 Caves Rd
Owings Mills, MD 21117-2330

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

Jun 18, 2015

The Baltimore Sun Media Group

By

S. Wilkins

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: # 2015-0251-X

4717 Washington Boulevard
SE/s of Washington Blvd., 520 ft. +/- SW of intersection of
Mayfield Ave. & Washington Blvd.
13th Election District - 1st Councilmanic District
Legal Owner(s) RLQ, LLC

Special Exception: to use property as a Service Garage.

Hearing: Friday, July 10, 2015 at 1:30 p.m. in Room
205, Jefferson Building, 105 West Chesapeake Avenue,
Towson 21204.

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

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

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

6/216 June 18

3362704



KEVIN KAMENETZ
County Executive

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

May 29, 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: 2015-0251-X

4717 Washington Boulevard

SE/s of Washington Blvd., 520 ft. +/- SW of intersection of Mayfield Ave. & Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: RLQ, LLC

Special Exception to use property as a Service Garage.

Hearing: Friday, July 10, 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: RLQ, LLC, 2316 Caves Road, Owings Mills 21221

Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 20, 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, June 18, 2105 Issue - Jeffersonian

Please forward billing to:

Robert Quinn
2316 Caves Road
Owings Mills, MD 21117

410-247-7428

NOTICE OF ZONING HEARING

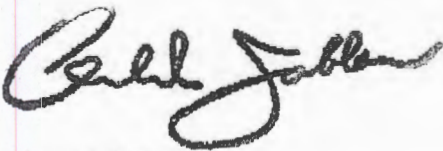
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
4717 Washington Blvd; SE/S of Washington
Blvd, 520' SW Mayfield Ave & Washington Blvd* OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts
Legal Owner(s): RLQ, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2015-251-X

* * * * *

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
MAY 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 May, 2015, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0251-X

Exhibit Sheet

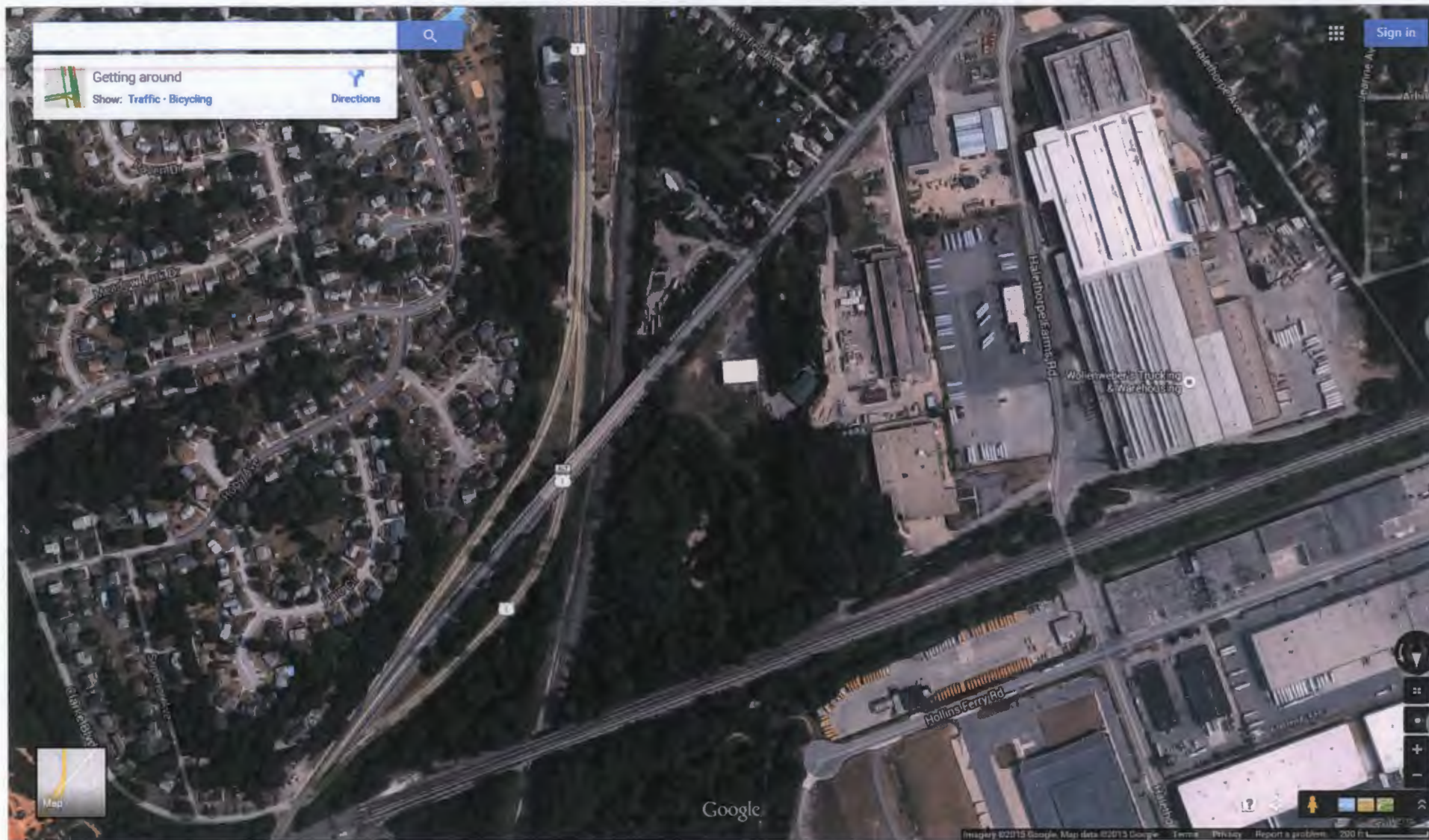
Petitioner/Developer

DW
8-17-15

Protestants

serv
7-14-15

No. 1	Site plan	
No. 2	photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONERS
EXHIBIT # 2A



PETITIONERS
EXHIBIT # 2B



PETITIONERS
EXHIBIT # 2C



PETITIONERS
EXHIBIT # 2D

MEMORANDUM

DATE: August 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0251-X – Appeal Period Expired

The appeal period for the above-referenced case expired on August 13, 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

CASE NUMBER 2015-0251

DATE 7-10-15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015-0251-X

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

5/29/15

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

C

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

FIRE DEPARTMENT

6/2/15

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

no obj w/ C

5/29/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/18/15

SIGN POSTING Date: 6/20/15

by SSG Black

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 - 13 Account Number - 1700007826							
Owner Information									
Owner Name:		R L Q LLC			Use:		INDUSTRIAL		
Mailing Address:		2316 CAVES RD OWINGS MILLS MD 21117			Principal Residence:		NO		
					Deed Reference:		/11664/ 00195		
Location & Structure Information									
Premises Address:		WASHINGTON BLVD 0-0000			Legal Description:		3.92 AC SS WASHINGTON BLVD 1300 SW HALETHORPE FARMS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0108	0018	0545		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 2012		Above Grade Enclosed Area 6000			Finished Basement Area		Property Land Area 3.9200 AC		County Use 07
Stories	Basement	Type INDUSTRIAL FLEX SPACE			Exterior BLOCK	Full/Half Bath	Garage	Last Major Renovation 2012	
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014			
						As of 07/01/2015			
Land:		463,500		463,500					
Improvements		751,300		841,900					
Total:		1,214,800		1,305,400		1,245,000		1,275,200	
Preferential Land:		0						0	
Transfer Information									
Seller: BIRTIC EDWARD L Type: ARMS LENGTH VACANT				Date: 06/25/1996 Deed1: /11664/ 00195			Price: \$200,000 Deed2:		
Seller: HOWARD INTERNATI ONAL INC Type: ARMS LENGTH IMPROVED				Date: 10/09/1980 Deed1: /06215/ 00776			Price: \$29,500 Deed2:		
Seller: Type:				Date: Deed1:			Price: 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>)

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://imaweb05.mdp.state.md.us/webcite/mc3p/>)

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



KEVIN KAMENETZ
County Executive

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

July 2, 2015

RLQ LLC
2316 Caves Road
Owings Mills MD 21221

RE: Case Number: 2015-0251 X, Address: 4717 Washington Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 13, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/20/15

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

RE: Baltimore County
Item No. 2015-0251-X
Special Exception
RLQ, LLC -
4717 Washington Boulevard
USIArt.

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 5/20/15. A field inspection and internal review reveals that an entrance onto USIArt consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception.
Case Number 2015-0251-X

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 "Brian Romanowski".
for Brian Romanowski, Chief
Access Management Division

BR/raz

7-10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4717 Washington Boulevard

RECEIVED

INFORMATION:

Item Number: 15-251

Petitioner: RLQ, LLC

Zoning: ML & ML IM

Requested Action: Special Exception

RECEIVED
JUN 08 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for use as a Service Garage.

The Department has no opposition the petitioned request provided the following condition is met:

- Any dumpsters shall be sited or screened such that they cannot be seen from Washington Boulevard.

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

Division Chief: Kathy G. Nalbach
AVA/KS
cc: Joe Wiley

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 May 25, 2015
Item No. 2015-0251

DATE: May 29, 2015

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

Confirm the limits of all parcels owned. Note the use of the 6000 sf existing building and note which building will be used as a "service garage." If this is determined to be a change of occupancy, approved Landscape and Lighting Plans and posting of security for the entire site will be required prior to permit issuance.

* * * * *

DAK: CEN
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED

JUN 11 2015

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: June 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4717 Washington Boulevard

INFORMATION:

Item Number: 15-251

Petitioner: RLQ, LLC

Zoning: ML & ML IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

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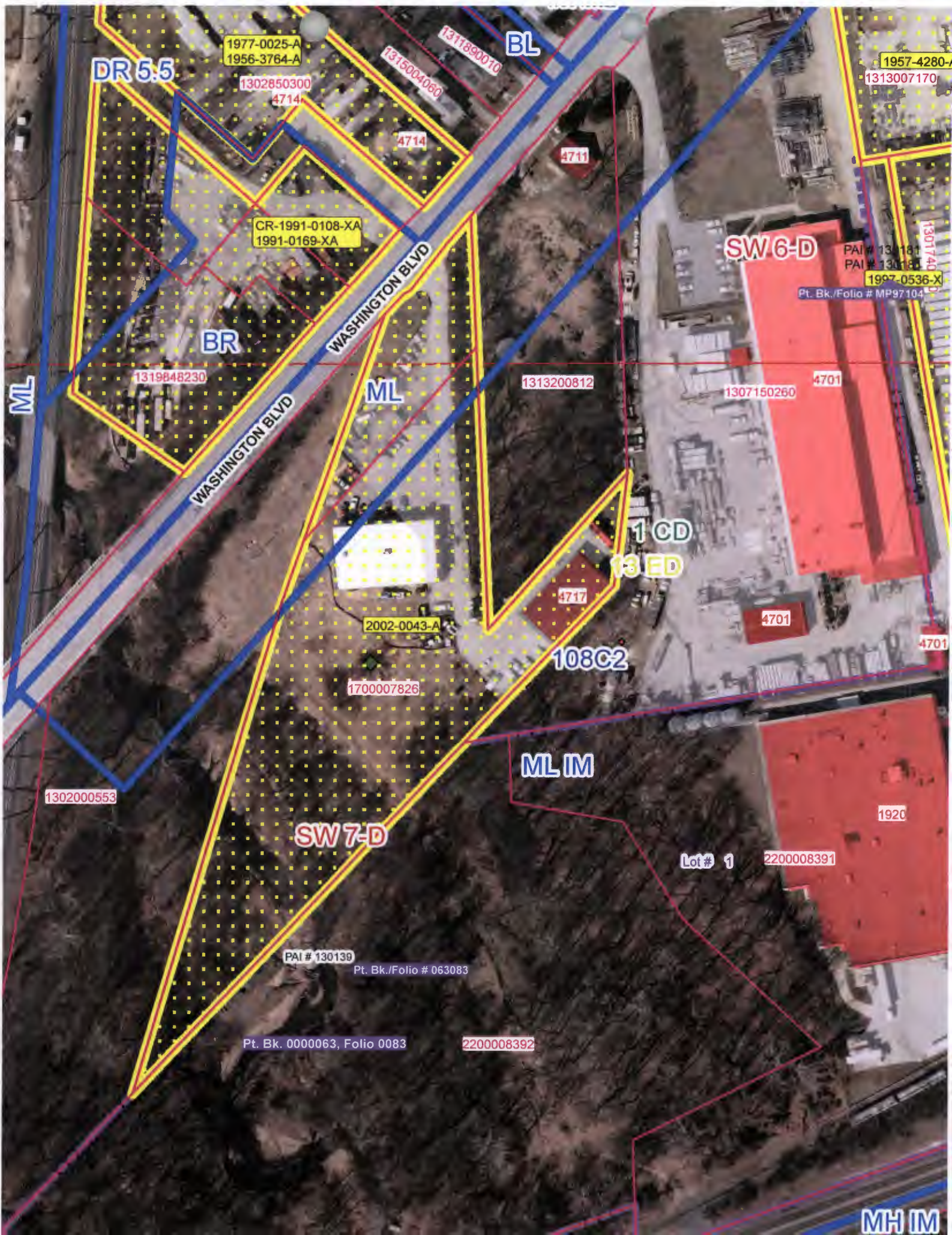
For further information concerning the matters stated here in, please contact Joe Wiley at 410-887-3480.

Division Chief:

AVA/KS

cc: Joe Wiley

Katmy G. Dabach



DR 5.5

1977-0025-A
1956-3764-A

1302850300
4714

1311890010
1315004060

BL

1957-4280-A
1313007170

CR-1991-0108-XA
1991-0169-XA

BR

1319848230

WASHINGTON BLVD

ML

1313200812

SW 6-D

PAI # 131181
PAI # 131181

1997-0536-X

Pt. Bk./Folio # MP97104

1307150260

4701

1 CD

13 ED

2002-0043-A

108C2

1700007826

ML IM

1302000553

SW 7-D

PAI # 130139

Pt. Bk./Folio # 063083

Pt. Bk. 0000063, Folio 0083

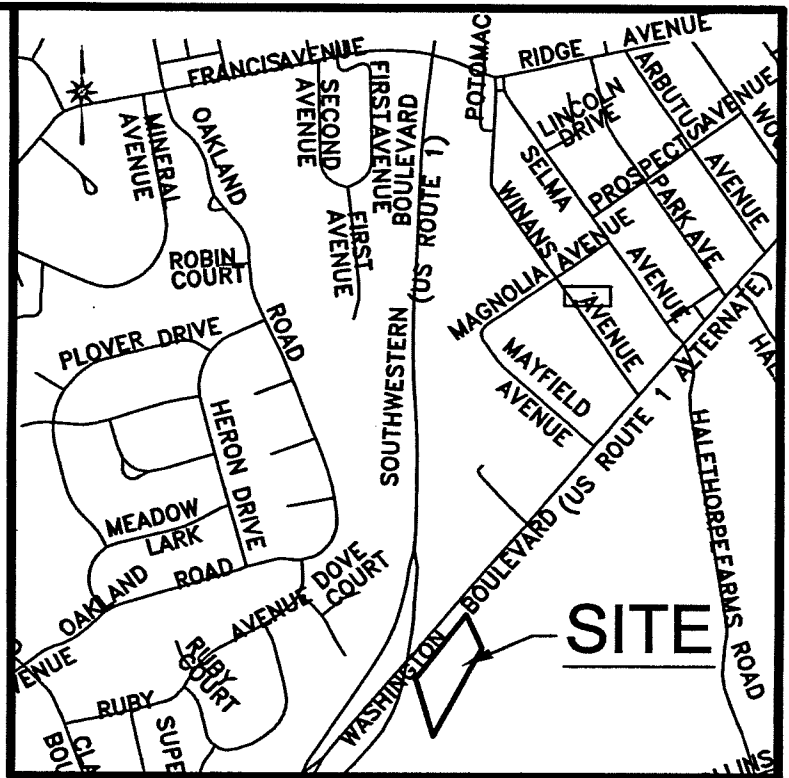
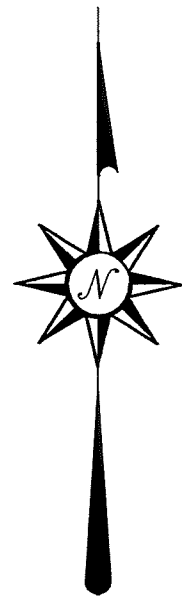
2200008392

Lot # 1

2200008391

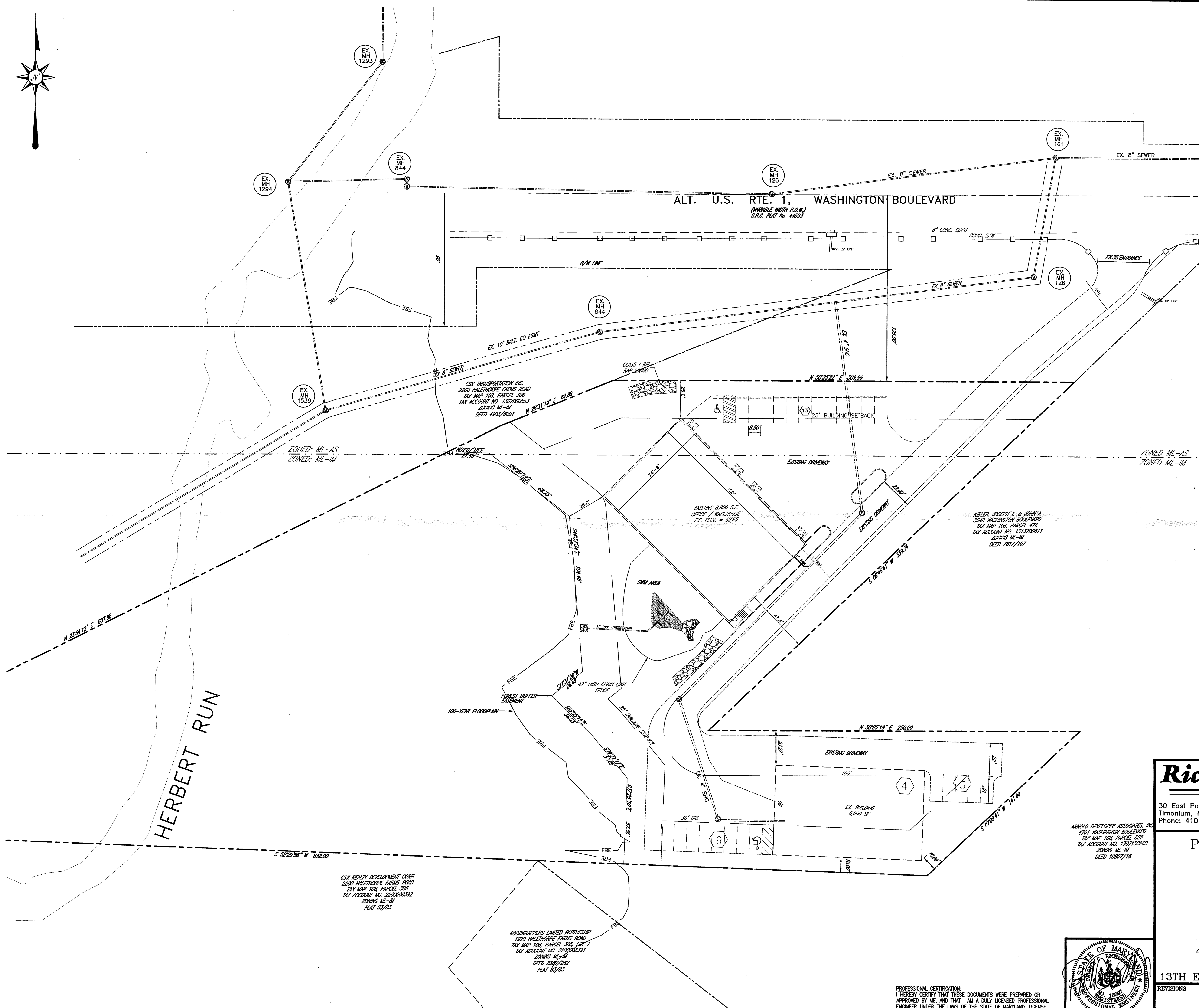
1920

MH IM



LOCATION MAP

1" = ###'



GENERAL NOTES:

- OWNER : RLQ, LLC
2316 CAVES ROAD
OWINGS MILLS, MD 21117
- SITE AREA : GROSS - 74,052 SF OR 3.92 AC. +/-
- EXISTING ZONING : ML-IM
- PROPOSED ZONING : NO CHANGE
- ADDRESS OF SITE : 4717 WASHINGTON BOULEVARD
- TAX MAP 108, GRID 18, PARCEL 545
- DEED REFERENCE : 11864/195
- ELECTION DISTRICT : 13TH
- COUNCILMANIC DISTRICT : 1ST
- CENSUS TRACT : 3029
- PROPERTY ACCOUNT NO. : 1700007826
- EXISTING USE : WAREHOUSE / OFFICE
- PROPOSED USE : WAREHOUSE/OFFICE, SERVICE GARAGE
- WAREHOUSE/OFFICE BUILDING AREA: 8,800 SF
- SERVICE GARAGE BUILDING AREA: 6,000 SF
- HEIGHT OF BUILDINGS: 25'±
- FLOOR AREA RATIO : 0.20
- PARKING COMPUTATION :
REQUIRED: 8,800 S.F. OFFICE/WAREHOUSE @ 1/1000 = 9 SPACES
6,000 S.F. SERVICE GARAGE @ 3.3/1000 = 20 SPACES
29 SPACES REQUIRED
PROVIDED - 51 SPACES, 2 HANDICAP
- SITE OR STRUCTURES ARE NOT HISTORIC
- FLOODPLAIN AS SHOWN ON PLAN FROM FEMA MAP 2400100502F
- WATERSHED: PATAPSCO RIVER
- ZONING VARIANCE GRANTED IN CASE 02-043-A FOR A 10' SETBACK IN LIEU OF THE REQUIRED 30' SIDE AND REAR SETBACKS, GRANTED 10-2-01
- DRC GRANTED A LIMITED EXEMPTION UNDER THE REQUIREMENTS OF SECTION 32-4-106(a)(1)(h) ON OCT. 2, 2000. THE ASSIGNED DRC NUMBER IS 1002008
- DRC GRANTED A LIMITED EXEMPTION UNDER THE REQUIREMENTS OF SECTION 32-4-106(a)(1)(h) ON SEPT. 2, 2005. THE ASSIGNED DRC NUMBER IS 020204A.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

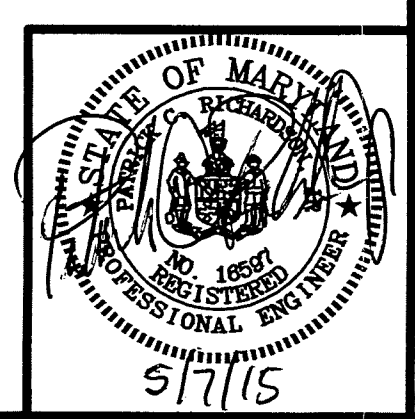
PLAN TO ACCOMPANY ZONING PETITION FOR

RLQ, LLC PROPERTY

4717 WASHINGTON BOULEVARD

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	###	###	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	04-20-15	15040	1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16587, EXPIRATION DATE: 08-15-2015

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