

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(2710 Hammonds Ferry Road)
13th Election District
1st Council District
2710 Hammonds Ferry Road, LLC
*Legal Owner***

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
*
FOR BALTIMORE COUNTY

* Case No. 2016-0053-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 2710 Hammonds Ferry Road. The Petitions were filed on behalf of 2701 Hammonds Ferry Road, LLC, legal owner of the subject property ("Petitioner"). The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) §236.2 to allow a used motor vehicle outdoor sales area. The Petition for Variance seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) for a front yard setback of 9 ft. in lieu of the required 25 ft. per § 238.1; (2) for a rear yard setback of 0 ft. in lieu of the required 30 ft. per §238.2; and (3) for parking setback of as little as 3 ft. in lieu of the required 10 ft. to the right-of-way line of a public street per §409.8.A.4. 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 at the hearing in support of the petitions was Mr. and Mrs. Panchigar, who are members of the entity which owns the property. The Petition was advertised and posted as required by the B.C.Z.R. No protestants or interested citizens attended the hearing. Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case.

ORDER RECEIVED FOR FILING

Date 11/3/15
By Den

Substantive ZAC comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). The comments from these agencies will be included as conditions in the Order below.

The subject property is approximately 43,185 square feet and is zoned BR (Business Roadside). Petitioner purchased the property at auction in 2015, at which time it was in very poor condition. Mr. Panchigar has been a member of the Lansdowne community for over 25 years, and operates a service garage in the neighborhood. Petitioner proposes to continue operating the existing restaurant/bar at the site, and would also like to have a small used car sales facility. Both variance and special exception relief is required before the property can be used in the manner proposed.

SPECIAL EXCEPTION

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.

In this case, no such evidence was presented, and I do not believe the used car facility would adversely impact the community. Petitioner indicated there is a need for such a business in the area, and 16 or fewer cars would be displayed at any one time. As such, I believe the used car sales operation would have at most a minimal impact upon the neighborhood, but there is no reason to believe that any adverse impact would be above and beyond that inherent in such a use. In addition, Petitioner submitted a letter of support from the Lansdowne Improvement Association

ORDER RECEIVED FOR FILING

Date 11/3/15

By Sen

(Ex. 3) as well as a petition signed by numerous members of the community (Ex. 4).

VARIANCE

To obtain variance relief requires a showing that:

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

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

Petitioners have met this test. The property has an irregular shape, and the existing structure (in which the restaurant is operated) was constructed in 1930, long before the B.C.Z.R. As such the property is unique. If the B.C.Z.R. were strictly interpreted Petitioner would suffer a practical difficulty, in that it would be unable to construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 3rd day of November, 2015, that the Petition for Special Exception under B.C.Z.R. §236.2 to allow a used motor vehicle outdoor sales area, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance per Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) for a front yard setback of 9 ft. in lieu of the required 25 ft. per § 238.1; (2) for a rear yard setback of 0 ft. in lieu of the required 30 ft. per §238.2; and (3) for parking setback of as little as 3 ft. in lieu of the required 10 ft. to the right-of-way line of a public street per §409.8.A.4, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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

ORDER RECEIVED FOR FILING

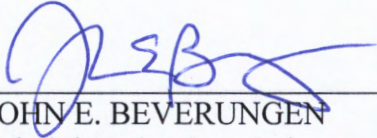
Date 11/3/15

By Sen

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 used motor vehicle sales business may have on site no more than 16 cars on display and/or offered for sale.
3. Petitioner must comply with the ZAC comment of the DOP (dated October 26, 2015), which is attached hereto and incorporated herein.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 11/3/15
By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2710 Hammonds Ferry Road

RECEIVED

INFORMATION:

Item Number: 16-053

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: 2710 Hammonds Ferry Road, LLC

Zoning: BR

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for a used motor vehicle outdoor sales area and a Petition for Variances to permit a front yard setback of 9', an [existing] rear yard setback of 0' and a parking setback of 0' (revised to 3') to the right of way line of a public street in lieu of the required 25', 30' and 10' respectively.

Pursuant to a revised plan received from the Petitioner on October 16, 2015 (see attached), the Department offers these refined recommendations.

The Department has no objection to the granting of the variance relief addressing the existing as-built condition of the 0' rear yard setback of the building corner and also supports zoning relief of any setback deficiencies inherent to a wall extended by straight projection therefrom as part of the addition. The Department supports the variance for a 9' front setback resulting from the extension of the existing front façade.

As shown on the aforementioned plan received on October 16, 2015, the proposed parking formerly set at 0' is now situated at 3' from the r-o-w line of Hammonds Ferry Road still requiring variance relief. The Department has no objection to granting this relief.

Baltimore County has invested substantial resources in Lansdowne through Commercial Revitalization District programs to include the recent streetscape project along Hammonds Ferry Road immediately in front of the subject site. More particularly, potential improvements to the existing business on the subject site were developed with the Petitioner's participation through the Baltimore County sponsored "Architect on Call" program. In support of the present zoning request, the Petitioner submitted architecture that closely resembles what was developed by Sanders/Designs through the aforementioned program. The Department has the full expectation that any addition constructed will reflect the architectural characteristics of the Sanders/Designs

ORDER RECEIVED FOR FILING

Date 11/3/15

By Den



KEVIN KAMENETZ
County Executive

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

November 3, 2015

Shreyas Panchigar
2926 W. Almondbury Dr.
Pasadena, Maryland 21122

RE: Petition for Special Exception and Variance
Property: 2710 Hammonds Ferry Road
Case No. 2016-0053-XA

Dear Mr. Panchigar:

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Patrick Richardson, Richardson Engineering, 30 E. Padonia Road, Suite 500
Timonium, Maryland 21093



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 2710 Hammonds Ferry Road which is presently zoned BR

Deed References: 35509/453 10 Digit Tax Account # 1319580120

Property Owner(s) Printed Name(s) 2710 HAMMONDS FERRY ROAD, 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 (See Attached information)

3. X a **Variance** from Section(s) (See Attached information)

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):

2710 Hammonds Ferry Road, LLC/

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2926 W ALMONDBURY DR

Pasadena

MD

Mailing Address

City

State

21122

/ 443-506-2600

/ shreyaspanchigar@hotmail.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

2016-0053-XA

Filing Date

8/28/15

Do Not Schedule Dates:

Reviewer

JRE

Variance Request for
2710 Hammonds Ferry Road

Variance per Section 238.1 for a front yard setback of 9' in lieu of the required 25'

Variance per Section 238.2 for a rear yard setback of 0' in lieu of the required 30'

Variance per Section 409.8.A.4 for parking setback of as little as ~~0~~^{3'} in lieu of the required 10' ⁷²⁶ ~~TO THE RIGHT~~
~~OF WAY LINE OF A PUBLIC STREET~~

Special Exception Request

To allow a Used Motor Vehicle outdoor sales area per Section 236.2

**ZONING DESCRIPTION
LANDSDOWNE INN
2710 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Hammonds Ferry Road (40 right-of-way) at a distance of 10 feet North from the centerline intersection of Hammonds Ferry Road and Second Avenue, thence the following courses and (1) North 77 degrees 05 minutes 15 seconds West 43.36 feet to a point on the East side right-of-way of the B & O Railroad, thence binding on said right-of-way (2) South 19 degrees 01 minutes 36 seconds West 426.04 feet, thence along a line of division (3) South 88 degrees 17 minutes 52 seconds East 146.25 feet to a point on the West side right-of-way of Hammonds Ferry Road, thence binding on said right-of-way (4) North 01 degrees 42 minutes 08 seconds East 267.00 feet, (5) North 11 degrees 42 minutes 08 seconds East 133.31 feet to the point of beginning;

Containing a net area of 35,218 square feet, or 0.81 acres of land, more or less.



2016-0053-XA

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

No. **128724**

Date: **8/28/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/28/2015 8/28/2015 10:41:38 5

REG NSDS WALKIN RBOS LRB
X RECEIPT # 816704 8/28/2015 OFLN

Dept .5 528 ZONING VERIFICATION

LN NO. 128724

Recpt Tot \$1,000.00

\$1,000.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150						1,000

Total: **1,000.00**

Rec From: **CHARM CITY AUTO**

For: **2710 Hammer & Ferry Rd!**
Case # 2011-0083-YA

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2016-0053-XA

RE: Case No.: _____

Petitioner/Developer: _____

2710 Hammonds Ferry Road, LLC

October 30, 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: _____

2710 Hammonds Ferry Road

October 10, 2015

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



Sincerely,

 October 10, 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 C

Sold To:

Shreyus Panchigar - CU00493786
2926 W Almondbury Dr
Pasadena, MD 21122-6346

Bill To:

Shreyus Panchigar - CU00493786
2926 W Almondbury Dr
Pasadena, MD 21122-6346

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

Oct 08, 2015

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: # 2016-0053-XA	
2710 Hammonds Ferry Road W/s Hammonds Ferry Road, 10 ft. north from centerline intersection of Hammonds Ferry Road 13th Election District - 1st Councilmanic District Legal Owner(s) 2710 Hammonds Ferry Road, LLC	
Special Exception to allow a Used Motor Vehicle outdoor sales area.	
Variance for a front yard setback of 9 ft. in lieu of the required 25 ft.; for a rear yard setback of 0 ft. in lieu of the required 30 ft.; and for a parking setback of as little as 0 ft. in lieu of the required 10 ft. to the right-of-way line of a public street.	
Hearing: Friday, October 30, 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.	
10/117 October 8	3632511

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0053 XA
Petitioner: SHREYUS PANCHIGAR
Address or Location: ~~2926 ALMONDBURY RD~~ 2710 HAMMONDS FERRY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHREYUS PANCHIGAR
Address: 2926 ALMONDBURY RD
PASADENA MD 21122
Telephone Number: 443-506-2600

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 8, 2015 Issue - Jeffersonian

Please forward billing to:
Shreyus Panchigar
2926 Almondbury Drive
Pasadena, MD 21122

443-506-2600

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: 2016-0053-XA

2710 Hammonds Ferry Road

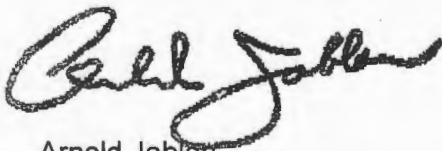
W/s Hammonds Ferry Road, 10 ft. north from centerline intersection of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: 2710 Hammonds Ferry Road, LLC

Special Exception to allow a Used Motor Vehicle outdoor sales area. **Variance** for a front yard setback of 9 ft. in lieu of the required 25 ft.; for a rear yard setback of 0 ft. in lieu of the required 30 ft.; and for a parking setback of as little as 0 ft. in lieu of the required 10 ft. to the right-of-way line of a public street.

Hearing: Friday, October 30, 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 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.



KEVIN KAMENETZ
County Executive

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

September 15, 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: 2016-0053-XA

2710 Hammonds Ferry Road

W/s Hammonds Ferry Road, 10 ft. north from centerline intersection of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: 2710 Hammonds Ferry Road, LLC

Special Exception to allow a Used Motor Vehicle outdoor sales area. **Variance** for a front yard setback of 9 ft. in lieu of the required 25 ft.; for a rear yard setback of 0 ft. in lieu of the required 30 ft.; and for a parking setback of as little as 0 ft. in lieu of the required 10 ft. to the right-of-way line of a public street.

Hearing: Friday, October 30, 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: Shreyus Panchigar, 2929 W. Almondbury Drive, Pasadena 21122
Richardson Engineering, 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, OCTOBER 10, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

October 22, 2015

2710 Hammonds Ferry Road LLC
Shreyus Panchigar
2926 W Almondbury Drive
Pasadena MD 21122

RE: Case Number: 2016-0053 XA, Address: 2710 Hammonds Ferry Road

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 August 28, 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 style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 9/10/15

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

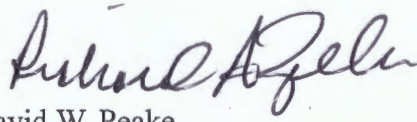
RE: Baltimore County
Item No. 2016-0053-XA
Special Exception Variance
2710 Hammonds Ferry Road LLC., Shreyus Panchigara
2710 Hammonds Ferry Road.

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. 2016-0053-XA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 19 2015

Inter-Office Correspondence

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: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0053-XA
Address 2710 Hammonds Ferry Road
(Shreyus Panchigar Property)

Zoning Advisory Committee Meeting of September 7, 2015.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2015
Item No. 2016-0053

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

The proposed auto office and the one-story addition to the existing building constitute development, but the site has not been submitted for development review. When development review is done, the right-of-way line along the frontage will be moved in certain locations such that the sidewalk will be in the right-of-way. This should be accounted for at this stage so a new right-of-way line enclosing the sidewalk should be drawn and the parking should be set back 10' from the new right-of-way line. Not addressing this issue now will result in further variances being required before building permits can be issued.

A Landscape and Lighting Plan will be required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0053-09142015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2710 Hammonds Ferry Road

RECEIVED

INFORMATION:

OCT 27 2015

Item Number: 16-053

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: 2710 Hammonds Ferry Road, LLC

Zoning: BR

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for a used motor vehicle outdoor sales area and a Petition for Variances to permit a front yard setback of 9', an [existing] rear yard setback of 0' and a parking setback of 0' (revised to 3') to the right of way line of a public street in lieu of the required 25', 30' and 10' respectively.

Pursuant to a revised plan received from the Petitioner on October 16, 2015 (see attached), the Department offers these refined recommendations.

The Department has no objection to the granting of the variance relief addressing the existing as-built condition of the 0' rear yard setback of the building corner and also supports zoning relief of any setback deficiencies inherent to a wall extended by straight projection therefrom as part of the addition. The Department supports the variance for a 9' front setback resulting from the extension of the existing front façade.

As shown on the aforementioned plan received on October 16, 2015 the proposed parking formerly set at 0' is now situated at 3' from the r-o-w line of Hammonds Ferry Road still requiring variance relief. The Department has no objection to granting this relief.

Baltimore County has invested substantial resources in Lansdowne through Commercial Revitalization District programs to include the recent streetscape project along Hammonds Ferry Road immediately in front of the subject site. More particularly, potential improvements to the existing business on the subject site were developed with the Petitioner's participation through the Baltimore County sponsored "Architect on Call" program. In support of the present zoning request, the Petitioner submitted architecture that closely resembles what was developed by Sanders/Designs through the aforementioned program. The Department has the full expectation that any addition constructed will reflect the architectural characteristics of the Sanders/Designs

concept (see attached) and recommends, if approved, the following condition be included in the Order:

- Architectural elevations shall be provided to the Department of Planning for review and approval prior to the issuance of building permits.

The October 16, 2015 plan delineates the area in support of the requested Special Exception. The Department now recommends the Special Exception be approved conditioned upon the following:

- A landscape plan shall be submitted to the Baltimore County Landscape Architect for approval prior to the issuance of building permits. Said plan shall reflect the requirements of "Condition C: Automotive Display Areas" of the Landscape Manual and incorporate a low hedge to be planted along the edge of the parking lot adjacent to Hammonds Ferry Road. Landscaping shall be installed around the structure designated for the used car sales office. If the parking lot is to be lit, said lighting shall be directional site lighting that does not affect adjacent residential areas and shall be shown on the plan.
- Any structure utilized for the used car sales office shall be compatible in materials and colors to the existing Lansdowne Inn, once improved. Elevation drawings of the used car sales office shall be submitted to the Department of Planning for approval prior to the issuance of building permits.
- All parking surfaces shall be brought up to the standards of BCZR Section 409 or modifications/variances sought.
- All signage shall conform to the requirements of BZCR Section 450 and no banner or temporary freestanding enterprise signs advertising products or promotions in conjunction with any commercial activity on site is allowed.
- The existing white fence along the rear of the property shall be replaced with a commercial grade fence such as a black vinyl clad chain link with black slats for screening, or in the alternative, a landscape screen.

To ensure performance, the Department further recommends that the Administrative Law Judge further impose conditions that would require the addition be completed within a reasonable time frame to be established through the hearing and that any bona-fide zoning violation shall result in the suspension of the used car sales until such time as the site is brought into conformity.

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

Division Chief: Kathy G. Robinson
AVA/KS

C: Bill Skibinski
Jeanette Tansey, RLA, Permits, Approvals & Inspections

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2710 Hammonds Ferry Road

INFORMATION:

Item Number: 16-053

Petitioner: 2710 Hammonds Ferry Road, LLC

Zoning: BR

Requested Action: Special Exception, Variance

RECEIVED

OCT 07 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for a used motor vehicle outdoor sales area and Petition for Variance to permit a front yard setback of 9', a rear yard setback of 0' and a parking setback of 0' to the right of way line of a public street in lieu of the required 25', 30' and 10' respectively.

The Department recommends DENIAL of the petitioned Special Exception use. The proposed auto intensive special exception use at this location, when used in combination with the intensive commercial uses now established on-site would cause adverse impacts above and beyond those that would result were the special exception to be located elsewhere in the zone. The plan does not satisfy the conditions of BCZR Section 502.1. It is deficient in establishing the limits of the special exception area, location of the used car inventory, parking for the other on-site principal uses, loading areas, landscaping, lighting, signage and paving. The uses in combination are likely to cause congestion within the site and on adjacent roads and create a potential hazard affecting the health, safety and general welfare of the locality. The need for the petitioned variance relief to the parking requirements becomes moot if the special exception with its attendant parking/storage requirements is denied.

The Department recommends approval of the petitioned 9' front setback resulting from the extension of the existing front façade to facilitate an expansion of the commercial uses already established and also variance relief to address existing conditions. Conversely, the Department cannot support the setback variance if the relief is intended for the new addition or to enlarge/extend a non-conforming wall now set at 0'. Any plan so approved should provide landscaping subject to the review and approval of the Baltimore County Landscape Architect prior to permit issuance. The Department recommends the Administrative Law Judge include as a condition in the Order that all signage will be subject to the requirements of BCZR 450, but

that no banner or temporary freestanding enterprise signs advertising products or promotions be allowed.

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

Division Chief: Kathy Schabach
AVA/KS

C: Bill Skibinski
Jeanette Tansey, RLA, Permits, Approvals & Inspections

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 19, 2016 12:41 PM
To: Rick@RichardsonEngineering.net; Dennis A Kennedy
Cc: Sherry Nuffer; Debra Wiley
Subject: 2016-0053-XA

Mr. Richardson,

I am in receipt of your correspondence dated January 14, 2016 concerning the above case. I will forward a copy of that letter to Mr. Kennedy in a separate email.

Your letter raised concerns about the right-of-way line and the parking setback variance granted in the November 3, 2015 Order. As you know, I overlooked the Bureau of DPR's ZAC comment at the time I issued the initial order; the comment was dated September 11, 2015 and was in the file at the time of the hearing. As such, I sent out the December 16, 2015 letter amending the order to include the ZAC comment as a condition.

At this point I am at a disadvantage since I do not have a copy of the site plan and the file has been returned to the zoning office. I recall some of the details from the hearing, but without the plan and the file I cannot familiarize myself with all of the details and issues raised in your letter. It appears based on Mr. Kennedy's ZAC comment that this project will need to undergo some sort of development review, and at that time the County will insist upon a widened or relocated right-of-way. Mr. Kennedy apparently wanted you to show that on the zoning plan, so that you did not need additional variances at a later stage of the project.

So, my thoughts are:

1. Even if I did not include DPR's ZAC comment as a condition to the zoning relief, Baltimore County could still insist upon the widening and/or relocation of the right-of-way (with dedication of needed land at no cost) as a predicate or condition to the grant of development approval and/or building permits.
2. In other words, the November 3, 2015 Order was not appealed and the relief granted therein is not being revisited. Petitioner was granted variance relief for a 3 ft. parking setback in lieu of the required 10 ft., as measured from the "right-of-way line of a public street." If the ROW changes, the 3 ft. setback would of course be measured from the new line.

John Beverungen
ALJ

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax: 443-901-1208

January 14, 2016

Mr. John E. Beverungen, Administrative Law Judge
Permits, Approvals and Inspections
105 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

JAN 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Subject: 2710 Hammonds Ferry Road – 2016-0053-XA

Dear Mr. Beverungen:

I am hereby requesting a Motion for Reconsideration on your decision on this case. We are looking for a clarification of the order as we feel there is interpretation between the requirements and the comments that were added to the order *nunc pro tunc* December 16, 2015.

The lot being very shallow and wide creates a lot that has a very large frontage along Hammonds Ferry Road. A large portion of the frontage has curbs and established parking. The site does not currently meet, and this area in particular, as mentioned in the comments does not meet the 10' setback required for landscaping. As such you did indeed grant the requested relief of the parking to a 3' setback in lieu of the required 10'.

Along the area where the parking was not so established we were showing a 10' setback from the current right of way. However, comments that were made by the Development Plans Review office indicated that they would be asking to alter the right of way line in this area. This change in the right of way line to the rear of the existing sidewalk is not an objection, and we would comply with this request. We would however need some relief of this change in the plan as requested by DPR. While we had set it up to meet the requirements on the plan, as they state this change in the right of way would create a problem in the future if not addressed in this order.

The distance between the back of sidewalk in the road and our curb is approximately 5' as shown on the plan. So the onsite parking would need to be pulled back 5' from the location shown on the plan, and to pull the curb back an additional 5' would render the building that is in the center of the lot used for the Used Car Sales to a size that is clearly not functional (of about 7' deep from the current 12'). This is because the drives and parking spaces in front and rear of the building create a small triangle in the center of the lot. The reduction in this triangle resulting in pulling the parking back in the front from the existing sidewalk leaves too small of an area to construct a usable building. If the building is not put in this location, it would require setback variances of its own in order to comply with the building setbacks.

Therefore, the resulting change requested by DPR renders the Special Exception Use that was granted useless since there cannot be an office for that business.

So the clarification that we are requesting is regarding the parking setback variance granted. Evidence presented at the hearing and herein shows that there is a need for a variance for the property and it was granted "to as little as 3 feet". Based on the request as set forth in the DPR

2710 Hammonds Ferry Road Road

January 14, 2016

Page 2 of 2

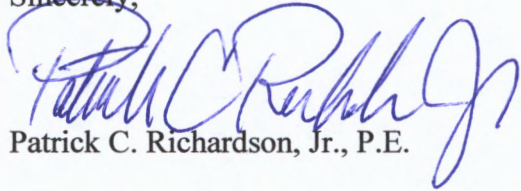
Richardson Engineering, LLC

comments the site would have a small landscape area for part of the site and a larger area in the other. As stated above, with this larger area the site does not function, as there is not sufficient room for the sales building for the Special Exception Use.

Therefore we want to confirm that the variance granted is for the entire frontage as stated in the order and is not limited to certain areas along the frontage.

We thank you for your consideration of the above request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick C. Richardson, Jr.", is written over the typed name.

Patrick C. Richardson, Jr., P.E.

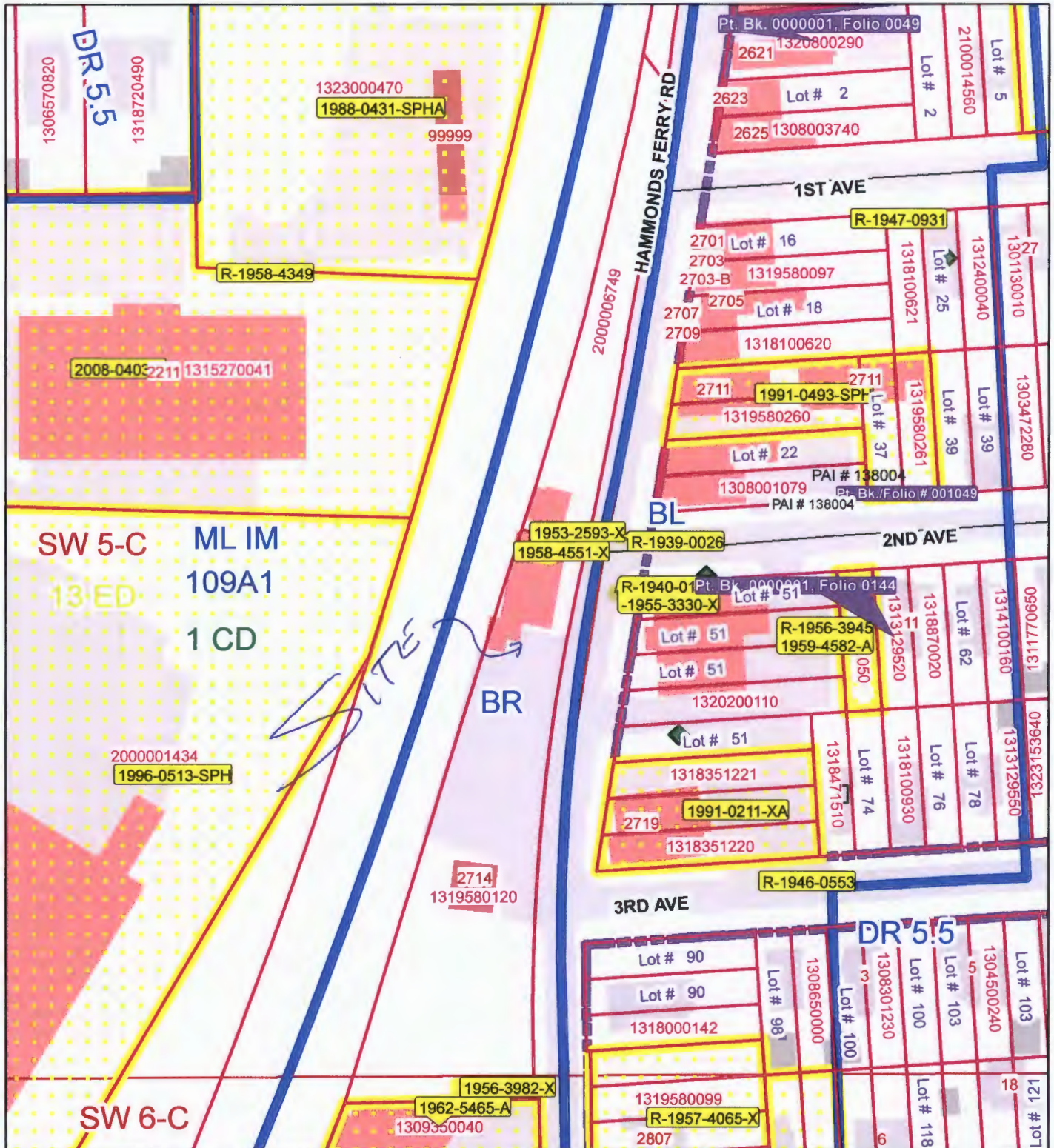
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 13 Account Number - 1319580120							
Owner Information									
Owner Name:		2710 HAMMONDS FERRY ROAD LLC				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		2926 W ALMONDBURY DR PASADENA MD 21122-				Deed Reference:		/35509/ 00453	
Location & Structure Information									
Premises Address:		2710 HAMMONDS FERRY RD 0-0000				Legal Description:		WS HAMMONDS FERRY RD 2710 HAMMONDS FERRY RD SECOND AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0109	0002	0160		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1930		Above Grade Enclosed Area 2980		Finished Basement Area		Property Land Area 0.8500 AC		County Use 23	
Stories	Basement	Type TAVERN	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016				
Land:			212,500	212,500					
Improvements			135,500	172,600					
Total:			348,000	385,100	372,733		385,100		
Preferential Land:			0		0				
Transfer Information									
Seller: KIMOS CONSTANTINE G Type: ARMS LENGTH IMPROVED				Date: 10/28/2014 Deed1: /35509/ 00453			Price: \$210,300 Deed2:		
Seller: SNYDER GEORGE V Type: ARMS LENGTH MULTIPLE				Date: 06/20/2001 Deed1: /15317/ 00231			Price: \$225,000 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2015		07/01/2016	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE					
Homestead Application Information									
Homestead Application Status: No Application									

2710 Hammonds Ferry Road



Publication Date: 8/28/2015



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

ML IM

2000006749

Lot # 20

1991-0493-SPH

Lot # 20

1319580260

Lot # 22

Lot # 22

2715

1308001079

1953-2593-X

R-1939-0026

2ND AVE

1958-4551-X
2710

R-1940-0106
-1955-3330-X

Lot # 51

PAI # 138004

Pt. Bk./Folio # 001049

BL

PAI # 138004

2717 Lot # 51

Lot # 51

Lot # 51

Lot # 51

1320200110

Pt. Bk. 0000001, Folio 0049

Lot # 56

1318351221

1991-0211-XA

Lot # 57

1318351220

109A1
13 ED

BR
SW 5-C
1 CD

1319580120

HAMMONDS FERRY RD

DATE 10-30-15

[illegible]

Case No.: 2016-0053-XA

Exhibit Sheet

Petitioner/Developer

DW
12-4-15

Protestant

11/3/15
Dln

No. 1	Site plan (as filed)	
No. 2	site plan (revised)	
No. 3	Letter from Landsdowne Improvement Ass'n.	
No. 4	Petition signed by neighbors	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

LANSDOWNE IMPROVEMENT ASSOCIATION INC.

P.O. BOX 24175

LANSDOWNE, MARYLAND 21227

OCTOBER 22, 2015

BALTIMORE COUNTY

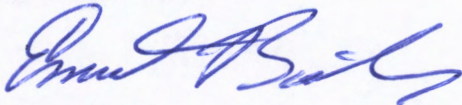
ZONING AND PERMITS COMMISSION

TOWSON MARYLAND

DEAR BOARD MEMBERS,

MR. GEORGE PANCHIGAR CAME TO THE LANSDOWNE IMPROVEMET ASSOCIATION MEETING ON MONDAY OCTOBER 12, 2015 AND PRESENTED HIS PLAN OF OPENING AN USED CAR BUSINESS ON 2710 HAMMONDS FERRY ROAD IN LANSDOWNE. HE ASKED THE ASSOCIATION FOR THEIR SUPPORT. THERE BEING NO OPPOSITION TO MR. PANCHIGAR REQUEST. SO LET IT BE KNOWN THAT THE LANSDOWNE IMPROVEMENT ASSOCIATION DOES SUPPORT MR. PANCHIGAR OPENING AN USED CAR BUSINESS IN LANSDOWNE ON 2710 HAMMOND FERRY ROAD.

RESPECTFULLY



ERNIE BAILEY

PRESIDENT LANSDOWNE IMPROVEMENT ASSOCIATION

Petitioner's Ex. 3

PETITION:

THE LANSDOWNE INN IS A WELL KNOWN LANDMARK IN OUR COMMUNITY, BEING A PART OF THIS COMMUNITY FOR MANY YEARS. RECENTLY IT HAS COME UNDER NEW OWNERSHIP WITH GEORGE PANCHIGAR, A MAN THAT HAS SERVED OUR COMMUNITY FOR OVER 27 YEARS. GEORGE IS WANTING TO GIVE BACK TO OUR COMMUNITY, TRYING TO BRING MORE JOBS TO OUR RESIDENTS, AND KEEP OUR COMMUNITY TOGETHER AND BEAUTIFUL.

HE IS CONSIDERING A PACKAGED GOOD SIDE ADDITION TO THE LANSDOWNE, AS WELL AS A USED CAR DEALERSHIP ON THE NEXT LOT. HE IS ASKING FOR SUPPORT FROM OUR COMMUNITY TO HELP MAKE THIS POSSIBLE.

PLEASE TAKE A MOMENT TO SIGN WITH YOUR NAME ADDRESS AND PHONE NUMBER.

I, GEORGE PANCHIGAR THANK YOU FOR TAKING THE TIME TO DO THIS AND HOPE TO CONTINUE TO SERVE THIS COMMUNITY FOR MANY YEARS TO COME.

THANK YOU!!

NAME:

ADDRESS:

PHONE:

Kevin Smith

4111 Old Wash. Blvd

Beth MD 21227

443-858-1331

PETITION:

THE LANSDOWNE INN IS A WELL KNOWN LANDMARK IN OUR COMMUNITY, BEING A PART OF THIS COMMUNITY FOR MANY YEARS. RECENTLY IT HAS COME UNDER NEW OWNERSHIP WITH GEORGE PANCHIGAR, A MAN THAT HAS SERVED OUR COMMUNITY FOR OVER 27 YEARS. GEORGE IS WANTING TO GIVE BACK TO OUR COMMUNITY, TRYING TO BRING MORE JOBS TO OUR RESIDENTS, AND KEEP OUR COMMUNITY TOGETHER AND BEAUTIFUL.

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I, GEORGE PANCHIGAR THANK YOU FOR TAKING THE TIME TO DO THIS AND HOPE TO CONTINUE TO SERVE THIS COMMUNITY FOR MANY YEARS TO COME.

THANK YOU!!

NAME: Daniel Lazowski

ADDRESS: 3111 Hammonds Ferry Rd
Halethorpe Md 21227

PHONE: 443 996-1322

PETITION:

THE LANSDOWNE INN IS A WELL KNOWN LANDMARK IN OUR COMMUNITY, BEING A PART OF THIS COMMUNITY FOR MANY YEARS. RECENTLY IT HAS COME UNDER NEW OWNERSHIP WITH GEORGE PANCHIGAR, A MAN THAT HAS SERVED OUR COMMUNITY FOR OVER 27 YEARS. GEORGE IS WANTING TO GIVE BACK TO OUR COMMUNITY, TRYING TO BRING MORE JOBS TO OUR RESIDENTS, AND KEEP OUR COMMUNITY TOGETHER AND BEAUTIFUL.

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PLEASE TAKE A MOMENT TO SIGN WITH YOUR NAME ADDRESS AND PHONE NUMBER.

I, GEORGE PANCHIGAR THANK YOU FOR TAKING THE TIME TO DO THIS AND HOPE TO CONTINUE TO SERVE THIS COMMUNITY FOR MANY YEARS TO COME.

THANK YOU!!

NAME: Don Kay
ADDRESS: 1231 Poplar Ave
Baltimore MD, 21227
PHONE: 443-896-7815

PETITION:

THE LANSDOWNE INN IS A WELL KNOWN LANDMARK IN OUR COMMUNITY, BEING A PART OF THIS COMMUNITY FOR MANY YEARS. RECENTLY IT HAS COME UNDER NEW OWNERSHIP WITH GEORGE PANCHIGAR, A MAN THAT HAS SERVED OUR COMMUNITY FOR OVER 27 YEARS. GEORGE IS WANTING TO GIVE BACK TO OUR COMMUNITY, TRYING TO BRING MORE JOBS TO OUR RESIDENTS, AND KEEP OUR COMMUNITY TOGETHER AND BEAUTIFUL.

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THANK YOU!!

NAME:

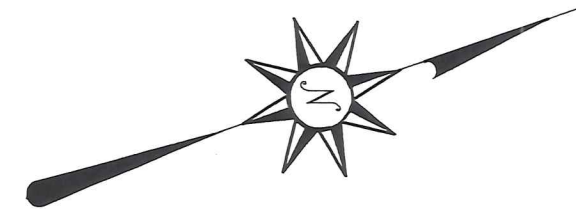
BRIEN POWERS

ADDRESS:

2819 Flowering Tree Lane
Gambrells 21054

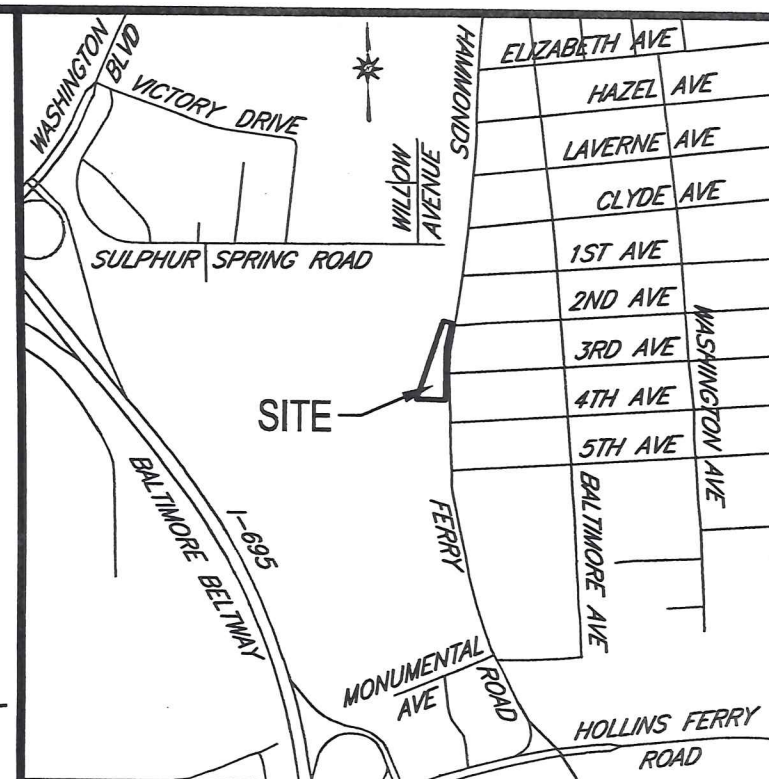
PHONE:

443 597 3788



LAND OF
GOLF OF WASHINGTON, LLC
TAX MAP #108, PARCEL #295
TAX ACCOUNT #1315270041
DEED REF: 14346/499
USE: INDUSTRIAL
ZONED ML-M & DR 5.5

LAND OF
GOLF OF WASHINGTON, LLC
TAX MAP #108, PARCEL #4
TAX ACCOUNT #1315270041
DEED REF: 14346/499
USE: INDUSTRIAL
ZONED ML-M & DR 5.5



LOCATION MAP

1" = 1000'

GENERAL NOTES:

- OWNER
2710 HAMMONDS FERRY ROAD, LLC
2926 WEST ALMONDBURY DRIVE
PASADENA, MARYLAND 21122
- SITE AREA
NET: 35,218 SF or 0.81 Ac.±
GROSS: 43,185 SF or 0.99 Ac.±
- USES:
EXISTING: RESTAURANT,
PROPOSED: RESTAURANT, LIQUOR STORE & USED CAR SALES
- UTILITIES:
PUBLIC WATER & SEWER
DEED REFERENCE: 35509/453
TAX ACCOUNT #1319580120
COUNCILMANIC DISTRICT: 1ST
ZONING: BR
(PER 200 SCALE GIS TILE #109A1)
- TAX MAP #109, GRID #2, PARCEL #160
- WATERSHED: PATAPSCO RIVER
- NO KNOWN PRIOR ZONING HISTORY ON FILE.
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC, (PRIMARY STRUCTURE BUILT IN 1930)
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.
- EXISTING SIGNS ARE TO REMAIN, ANY NEW SIGNS MUST CONFORM TO THE BCZR.
- BASIC SERVICE MAPS
- TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
SETBACKS FOR BR TYPE REQUIRED PROVIDED
FRONT FROM P.L. 25' 9.0'±
FROM C.L. 50' 29.1'±
SIDE 30' 8.1'±
REAR 30' -1.5'±
- FLOOR AREA RATIO
MAXIMUM PERMITTED: 2.0
PROVIDED: 0.11 (4,664 SF/43,185 SF)
- PARKING CALCULATIONS
REQUIRED:
RESTAURANT: 2,556 SF @ 16 PER 1,000 = 41 SPACES
2ND FL OFFICE: 390 SF @ 3.3 PER 1,000 = 1 SPACE
LIQUOR STORE: 1,318 SF @ 5 PER 1,000 = 7 SPACES
AUTO SALES: 400 SF @ 5 PER 1,000 = 2 SPACES
TOTAL REQUIRED: 51 SPACES
PROVIDED: 69 SPACES
SPACES (3 HANDICAPPED, 66 REGULAR)

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

LANDSDOWNE INN

2710 HAMMONDS FERRY ROAD
BALTIMORE, MARYLAND 21227

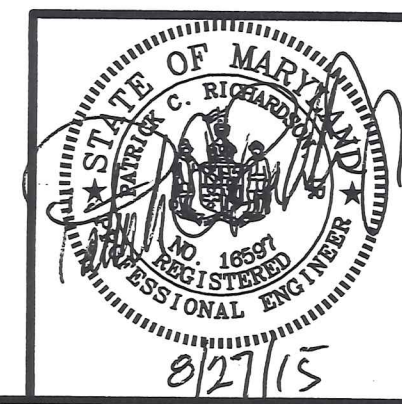
13 TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

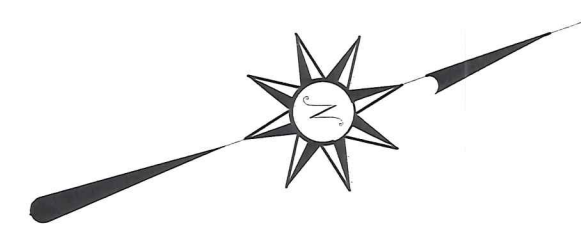
REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
PCR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
08-08-15	15033	1 OF 1

Petitioner's Ex. 1

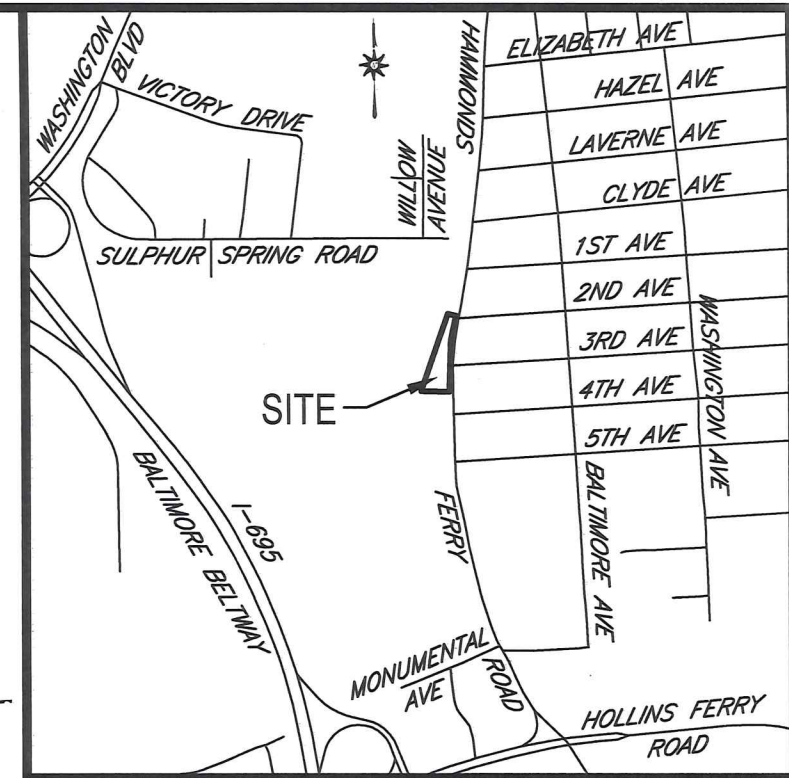


PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2017



LAND OF
2209 SULPHUR SPRING ROAD, LLC
TAX MAP #108, PARCEL #285
TAX ACCOUNT #2000001434
DEED REF: 3519/396
USE: INDUSTRIAL
ZONED ML-M & DR 5.5

LAND OF
GOLF OF WARMISTERS, LLC
TAX MAP #108, PARCEL #4
TAX ACCOUNT #1315230041
DEED REF: 14346/488
USE: INDUSTRIAL
ZONED ML-M & DR 5.5



LOCATION MAP

1" = 1000'

GENERAL NOTES:

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PASADENA, MARYLAND 21122
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NET: 35,218 SF or 0.81 Ac.±
GROSS: 43,185 SF or 0.99 Ac.±
- USES:
EXISTING: RESTAURANT.
PROPOSED: RESTAURANT, LIQUOR STORE & USED CAR SALES
- UTILITIES:
PUBLIC WATER & SEWER
DEED REFERENCE: 35509/453
- TAX ACCOUNT #1319580120
- COUNCILMANIC DISTRICT: 1ST
- ZONING: BR
(PER 200 SCALE GIS TILE #109A1)
- TAX MAP #109, GRID #2, PARCEL #160
- WATERSHED: PATAPSCO RIVER
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- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
(PRIMARY STRUCTURE BUILT IN 1930)
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- EXISTING SIGNS ARE TO REMAIN, ANY NEW SIGNS MUST CONFORM TO THE BCZR.
- BASIC SERVICE MAPS
- TYPE DEFICIENT (Y/N) NOTE
- SEWER N
WATER N
TRANSPORTATION N
SETBACKS FOR BR REQUIRED PROVIDED
- TYPE FRONT 25' 9.0'±
FROM P.L. 28.1'±
FROM C.L. 30' 8.1'±
SIDE 30' 1.5'±
REAR 30'
- FLOOR AREA RATIO
MAXIMUM PERMITTED: 2.0
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SPACES (3 HANDICAPPED, 65 REGULAR)

Richardson Engineering, LLC

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

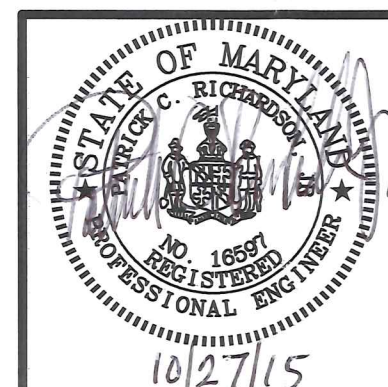
PLAN TO ACCOMPANY ZONING PETITION
FOR

LANDSDOWNE INN

2710 HAMMONDS FERRY ROAD
BALTIMORE, MARYLAND 21227

13 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS 10/15/15 SPECIAL EXCEPTION AREA, LANDSCAPE MOD.	DRAWN BY: PCR	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 08-06-15	JOB NO.: 15033	SHEET NO.: 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 16597, EXPIRATION DATE: 08-15-2017