

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(1605-1607 Bellona Ave.)

8th Election District

3rd Council District

Lutherville Volunteer Fire Company, Inc.

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0070-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Lutherville Volunteer Fire Company, Inc., legal owner ("Petitioner" or "LVFC"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the plan previously approved in Case No. 2008-169-SPHXA. A Petition for Special Exception was filed pursuant to §1B01.1.C.23 to use the subject property for an extension of the existing LVFC to the property known as 1528 Norman Avenue, to provide additional parking and to further LVFC activities.

Appearing at the public hearing in support of the requests was Jamie Cahn, Vice President of the LVFC. Adam Rosenblatt, Esq. represented the Petitioner. Eric Rockel and Martin Reisinger, both of whom live in the neighborhood, attended the hearing to express concerns regarding the inadequacy of storm water management in the area. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

ORDER RECEIVED FOR FILING

Date 11-13-15

By [Signature]

Special Hearing

The petition for special hearing does not request substantive zoning relief. Rather, the Petitioner merely seeks to amend the site plan approved in a prior case (2008-0169-SPHXA), to reflect the relief granted herein; i.e., an expansion of the special exception area for the LVFC. As such, the petition will be granted.

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, David Martin (a registered landscape architect accepted as an expert) reviewed each of the standards set forth in the B.C.Z.R. § 502 and opined Petitioner satisfied same. In addition, Petitioner was previously granted a special exception for the operation of a volunteer fire company in a residential zone. In light of the above the petition for special exception will be granted.

The DOP ZAC comment suggested a 6 ft. privacy fence be constructed at the site. But counsel noted (and Mr. Rockel agreed) that none of the dwellings or businesses in the vicinity have such fencing, which would cause it to "stick out like a sore thumb." I agree, and believe that the proposed landscaping (shown on a conceptual landscape plan, Petitioner's Exhibit 4) will provide an adequate buffer.

ORDER RECEIVED FOR FILING

Date 11-13-15

By [Signature]

Community Concerns

As noted above, Messrs. Rockel and Reisinger both expressed concern with the inadequacy of storm water management in the historic Lutherville area. In fact, they noted that the situation was especially dire in the vicinity of the site, and recent photos were submitted (Community Ex. No. 1) showing flooding conditions. Mr. Rockel indicated that the County had begun to perform surveys and preliminary engineering for upgraded storm drains in this area, but that the project never came to fruition and is not (to his knowledge) in the County's capital budget.

As indicated at the hearing, the LVFC cannot be expected or required to remedy the drainage problems in connection with its zoning request. While developers of large residential and commercial projects are frequently required to dedicate land and/or construct capital improvements as a condition of approval, a local government would not be permitted to extract such commitments in a case like this. *See, e.g., Koontz v. St Johns River Water Mngmt. Dist.*, 133 S.Ct. 2586 (2013) (there must be some nexus or rough proportionality between the scope and impact of the project and the government exactions). Even so, the community's concerns are certainly valid, and it is ultimately Baltimore County's responsibility to provide storm drains that are adequate to meet the demands imposed by "ordinary and usual rainfalls." *Eisenstein v. City of Annapolis*, 177 Md. 222, 228 (1939).

THEREFORE, IT IS ORDERED this 13th day of November 2015, by this Administrative Law Judge, that the Petition for Special Hearing to approve an amendment to the plan previously approved in Case No. 2008-0169-SPHXA, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception pursuant to B.C.Z.R. § 1B01.1.C.23 to use herein described property for an extension of the existing Volunteer Fire Company to the property known as 1528 Norman Avenue to provide additional parking and to

ORDER RECEIVED FOR FILING

Date 11-13-15

3

By [Signature]

further Volunteer Fire Company activities, 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 risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner shall provide landscaping at the site as determined in the sole discretion of the County's Landscape Architect.

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 11-13-15

By BW



KEVIN KAMENETZ
County Executive

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

November 13, 2015

Adam Rosenblatt, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Case No. 2016-0070-SPHX
Property: 1605-1607 Bellona Avenue

Dear Mr. Rosenblatt:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Lutherville, MD 21093
Martin Reisinger, 207 Malanethon Avenue, Lutherville, MD 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 1605-1607 Bellona Ave., 1528 Norman Ave. which is presently zoned DR 5.5, DR 2
 Deed References: 9953/444, 05947/455, 35887/268 10 Digit Tax Account # 0819007901; 1800003621; 0813015000
 Property Owner(s) Printed Name(s) Lutherville Volunteer Fire Company Inc.

(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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the plan previously approved in Case No. 08-169-SPHX.

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for extension of the existing Volunteer Fire Company to the property known as 1528 Norman Avenue to provide additional parking and to further Volunteer Fire Company activities. per Section 1801.1.C.23

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)

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:

Adam Rosenblatt

Name- Type or Print

Signature

210 W. Penn. Ave, Ste 500

Towson

MD

Mailing Address

City

State

21204 / (410) 494-6271

amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam Rosenblatt

Name - Type or Print

Signature

210 W. Penn. Ave, Ste 500

Towson

MD

Mailing Address

City

State

21204 / (410) 494-6271

amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0070-SPHX

Filing Date 9/16/15

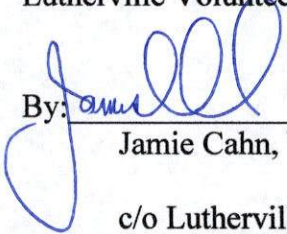
Do Not Schedule Dates: _____

Reviewer RJD

**SIGNATURE ATTACHMENT TO PETITION
FOR SPECIAL HEARING AND SPECIAL EXCEPTION**

Legal Owners (Petitioners):

Lutherville Volunteer Fire Company Inc.

By: 

Jamie Cahn, Vice President

c/o Lutherville Volunteer Fire Company Inc.
1607 Bellona Avenue
Lutherville-Timonium, MD 21093

Item #0070

MARTIN

MARTIN
&
PHILLIPS

PHILLIPS

&

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

September 14, 2015

ZONING DESCRIPTION
for

1528 Norman Avenue
Lutherville, MD 21093

Beginning for the description of a .254 acre tract identified as Parcel 593 on Tax Map 60, (Lots 90 - 95 of the Lutherville Heights plat recorded at W.P.C. No. 7 Part I-68) at a point at the centerline intersections of Bellona Avenue and Norman Avenue thence S10° 05' 53" W, 29.00 feet more or less to a point of beginning at the northern most corner of the subject property thence the following courses:

- 1) S23° 46' 60"E, 69.30' thence
- 2) S66° 13' 00"W, 158.04' thence
- 3) by a curve having a radius of 995.00', length of 71.23' and a chord bearing of N16° 11' 00"E, length 71.22' thence
- 4) N63° 14' 33"E, 37.61' thence
- 5) by a curve having a radius of 470.00', length of 48.48' and a chord bearing of N66° 11' 51"E, length 48.97' thence
- 6) N69° 09' 08"E, 63.55' back to the point of beginning

Containing 11,065.51 Square Feet or .254 acres of land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175

Item #0070

MARTIN

MARTIN
&
PHILLIPS

&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

September 14, 2015

Description to Accompany Zoning Petition
for

1605-1607 Bellona Avenue
Lutherville, MD 21093
Baltimore County, Maryland
Election District No. 8

Beginning for the same at a point located in the center of Bellona Avenue, said point distant **North 55° 22' East 174 feet +/-** from the intersection of the centerlines of Bellona Avenue and Morris Avenue thence binding on the center of Bellona Avenue the two following courses viz:

- 1) **North 63° 09' 13" East 128.88 feet**, to a point, thence
- 2) **North 63° 19' 07" East 150.64 feet**, to a point, thence leaving the center of Bellona Avenue and running thence
- 3) by a curve to the right having a **radius of 995.40 feet** for an **arc length of 317.09 feet**, to a point, thence
- 4) **North 88° 26' 27" East 15.00 feet**, to a point, thence
- 5) by a curve to the right having a **radius of 1010.40 feet** for an **arc length of 332.75 feet**, to a point, thence
- 6) **South 17° 24' 52" West 82.51 feet**, to a point, thence
- 7) **South 85° 41' 45" West 50.00 feet**, to a point
- 8) **North 72° 35' 08" West 45.56 feet**, to a point, thence leaving said Silver Spring Road and running thence
- 9) **South 17° 24' 52" West 168.33 feet**, to a point on the north side of Seminary Avenue, State Route 131 thence binding along the north side of Seminary Avenue

- 10) **South 85° 41' 45" West 19.36 feet**, to a point, thence leaving the north side of Seminary Avenue and running the following courses viz;
- 11) **North 17° 24' 52" West 276.50 feet**, to a point, thence
- 12) by a curve to the left having a **radius of 900.40 feet** for an **arc length of 296.34 feet**, to a point, thence
- 13) **North 30° 10' 21" West 6.29 feet**, to a point, thence
- 14) **North 72° 46' 47" West 145.79 feet**, to a point, thence
- 15) **North 26° 50' 47" West 155.33 feet**, to the place of beginning

Containing 110,424.6 Square Feet or 2.535 acres of land, more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



Item #0070

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/neighbor 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: 2016-0070-SPHX

Petitioner: Lutheville Vol Fire Co.

Address or Location: 1605 Bellona Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenberg

Address: 210 W. Penn Ave Ste 500

Towson, MD 21209

Telephone Number: (410) 499-6271



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 3669361

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

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

Oct 20, 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: # 2016-0070-SPHX
1605-1607 Bellona Avenue
W/S Norman Avenue 29' ft. s/of centerline of Bellona Avenue
8th Election District - 3rd Councilmanic District
Legal Owner(s) Lutherville Volunteer Fire Company, Inc.

Special Hearing: to determine whether or not the Administrative Law Judge should approve an amendment to the plan previously approved in Case No. 08-169-SPHX.

Special Exception: to use the property described for extension of the existing Volunteer Fire Company to the property known as 1528 Norman Avenue to provide additional parking to further Volunteer Fire Company activities.

Hearing: Monday, November 9, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

IT-10/699 Oct 20 3669361

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2016-0070-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Lutherville Volunteer Fire Company, Inc.

November 9, 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: _____

1605-1607 Bellona Ave and 1528 Norman Ave

October 20, 2015

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



October 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)





KEVIN KAMENETZ
County Executive

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

September 30, 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: 2016-0070-SPHX

1605-1607 Bellona Avenue

W/s Norman Avenue, 29 ft. s/of centerline of Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Lutherville Volunteer Fire Company, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the plan previously approved in Case No. 08-169-SPHXA. **Special Exception** to use the property described for extension of the existing Volunteer Fire Company to the property known as 1528 Norman Avenue to provide additional parking to further Volunteer Fire Company activities.

Hearing: Monday, November 9, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Jamie Cahn, 1607 Bellona Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 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
Tuesday, October 20, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6271

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2016-0070-SPHX

1605-1607 Bellona Avenue

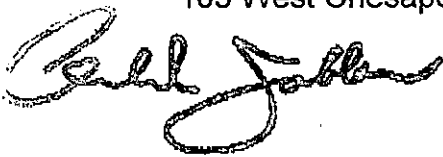
W/s Norman Avenue, 29 ft. s/of centerline of Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Lutherville Volunteer Fire Company, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the plan previously approved in Case No. 08-169-SPHXA. **Special Exception** to use the property described for extension of the existing Volunteer Fire Company to the property known as 1528 Norman Avenue to provide additional parking to further Volunteer Fire Company activities.

Hearing: Monday, November 9, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
9/24	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
10/17	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
10/22	PLANNING (if not received, date e-mail sent _____)	C
9/21	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/20/15	
SIGN POSTING	Date: 10/20/15 by SSG Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION & VARIANCE *
1605-1607 Bellona Avenue; SE/S Bellona * OF ADMINISTRATIVE
Avenue, 174' N of Morris Avenue *
8th Election & 3rd Election Districts * HEARINGS FOR
Legal Owner(s): Lutherville Volunteer Fire Co, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2016-070-SPHX

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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 documentation filed in the case.

RECEIVED

SEP 29 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2015, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

November 5, 2015

Lutherville Volunteer Fire Company Inc
Jamie Cahn, VP
1607 Bellona Avenue
Luth-Timonium MD 21093

RE: Case Number: 2016-0070 SPHX, Address: 1605-1607 Bellona Avenue, 1528 Norman Avenue

Dear Mr. Cahn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 16, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Adam Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 9/24/15

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

RE: Baltimore County
Item No. 2016-0070-SPHX
Special Hearing Special Exception
Lutherville Volunteer Fire Company, Jamie Cahn, V.P.
1605-1607 Bellona Avenue-

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. 2016-0070-SPHX

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,

A handwritten signature in black ink, appearing to read "David W. Peake".

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 22, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1605 – 1607 Bellona Avenue, 1528 Norman Avenue

INFORMATION:

Item Number: 16-070

Petitioner: Lutherville Volunteer Fire Company, Inc.

Zoning: DR 5.5, DR 2

Requested Action: Special Hearing, Special Exception

RECEIVED
OCT 27 2015
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to determine whether the Administrative Law Judge should approve an amendment to the previously approved site plan in zoning case No. 08-169-SPHXA and the Petition for a Special Exception to use the property for the extension of the existing VFD to provide additional parking and to further VFD activities.

The subject site is subject to The Community Conservation Plan for Lutherville adopted by Baltimore County in February, 1996. The residential properties to the north are within the Lutherville Historic District.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following recommendations:

The Department recommends that the instant proposal is within the spirit and intent of the Residential Transition Area findings made on the part of the Baltimore County Zoning Commissioner and contained in his Order in zoning case No. 94-226-XA. The Department offers specific planning measures to be included as conditions in the Order, if granted, to enhance the effectiveness of the RTA as provided and to respond successfully to the goals of the aforementioned community plan.

- Construct a 6 foot privacy fence adjacent to the property line for 1526 Norman Avenue.
- Install a fast growing hedge along Bellona to provide a vegetative screen in a minimal amount of time. Increase the size of the planting area and plant large evergreen shrub in the northwest corner along Bellona and Norman so as to screen the parking lot from view when heading south on Bellona into the Lutherville Historic District. Locations and

species shall be subject to the approval of the Baltimore County Landscape Architect.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:

AVA/KS

Fathy G. Lippincott

C: Jeanette Tansey, RLA, PAI
Wallace S. Lippincott

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 07 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: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0070-SPHX
Address 1605-1607 Bellona Avenue
(Lutherville Volunteer Fire Company Property)

Zoning Advisory Committee Meeting of September 21, 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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 28, 2015
Item No. 2016-0070

DATE: September 24, 2015

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

Lutherville is a designated historic community. Parking should comply with required setbacks from roads and residences. However, if less than required setbacks are approved, planting and screening shall be provided as approved by County Landscape Architect.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0070-09282015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: October 22, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1605 – 1607 Bellona Avenue, 1528 Norman Avenue

INFORMATION:

Item Number: 16-070

Petitioner: Lutherville Volunteer Fire Company, Inc.

Zoning: DR 5.5, DR 2

Requested Action: Special Hearing, Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to determine whether the Administrative Law Judge should approve an amendment to the previously approved site plan in zoning case No. 08-169-SPHXA and the Petition for a Special Exception to use the property for the extension of the existing VFD to provide additional parking and to further VFD activities.

The subject site is subject to The Community Conservation Plan for Lutherville adopted by Baltimore County in February, 1996. The residential properties to the north are within the Lutherville Historic District.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following recommendations:

The Department recommends that the instant proposal is within the spirit and intent of the Residential Transition Area findings made on the part of the Baltimore County Zoning Commissioner and contained in his Order in zoning case No. 94-226-XA. The Department offers specific planning measures to be included as conditions in the Order, if granted, to enhance the effectiveness of the RTA as provided and to respond successfully to the goals of the aforementioned community plan.

- Construct a 6 foot privacy fence adjacent to the property line for 1526 Norman Avenue.
- Install a fast growing hedge along Bellona to provide a vegetative screen in a minimal amount of time. Increase the size of the planting area and plant large evergreen shrub in the northwest corner along Bellona and Norman so as to screen the parking lot from view when heading south on Bellona into the Lutherville Historic District. Locations and

species shall be subject to the approval of the Baltimore County Landscape Architect.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schabert

C: Jeanette Tansey, RLA, PAI
Wallace S. Lippincott

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0070-SPHX
Address 1605-1607 Bellona Avenue
(Lutherville Volunteer Fire Company Property)

Zoning Advisory Committee Meeting of September 21, 2015.

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

CASE NAME LUTHERANUS Va. File Co
CASE NUMBER _____
DATE 11/9/15

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Bellows Avenue
CASE NUMBER 2016-0070 SPHX
DATE Nov. 9, 2016

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



Environmental 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.

Printed 10/15/2015

Deats. No 7

MARTIN

MARTIN
&
PHILLIPS

&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

CURRICULUM VITAE
DAVID L. MARTIN, L.A.

**Martin & Phillips Design Associates, Inc., Principal
Director of Land Planning / Landscape Architecture**

Professional Registration: Landscape Architect
Maryland - No. 776
Pennsylvania - No. 573-E

Education:

The Pennsylvania State University
Bachelor of Science Landscape Architecture - 1971

Professional Affiliations:

American Society of Landscape Architects, Member
Urban Land Institute, Member

Boards:

Baltimore County, Design Review Panel

Professional practice includes 44 years of land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and expert witness testimony regarding land use and zoning issues. Mr. Martin has been practicing in the Greater Baltimore Metropolitan region since 1987 and has been qualified as an expert in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County, Howard County, Harford County, Cecil County, Bel Air, Aberdeen, Havre de Grace, Perryville, Port Deposit and Federal District Court of Baltimore.

Prior to his relocation to Maryland, Mr. Martin practiced landscape architecture and land planning in Pennsylvania, Florida, Massachusetts, Alabama, The Commonwealth of the Bahamas and Jamaica.

As President of Martin & Phillips Design Associates, Inc. Mr. Martin supervises community planning, site development, subdivision development plans, and master planning efforts. He also offers zoning testimony and interpretation on land planning issues before zoning commissioners, boards of appeals, planning commissions, and elected bodies. Mr. Martin facilitates community input meetings, and presents Development Plans in Baltimore County and oversees the preparation of special exception and variance plan requests. He also directs the design of parks, amenity features, lighting plans and landscape plans associated with residential, commercial and institutional projects.

Significant projects include Developments of Regional Impact (DRI) in the State of Florida including; Palm Coast, Florida - 10,000 acre master plan, Beverly Hills, Florida - 6,500 acre master plan, and Doral Park, Florida - 2000 acre master plan. Representative local projects include: Hollywoods, Monmouth Meadows, Greenbriar, Bainbridge Development, Forge Landing, Owings Mills Commerce Center, The Avenue at Whitmarsh, Cedar Lane Farms P.U.D., Westwicke, Beaverbrook, Biddison Property, Bridle Ridge, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Powell Property, and Baker Property, Highlands Corporate Park, Preston Gateway North Industrial Park, Catholic Charities Senior Housing at the Village Crossroads, Brandywine PUD and the Chapel Springs Senior Housing PUD.

Mr. Martin has prepared numerous comprehensive-zoning petitions in Baltimore County in every CZMP cycle since 1992 and has a thorough understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He also served on an ad-hoc committee that authored the Service Employment (SE) Zone of Baltimore County and the Public Affairs Committee for NAIOP. He has extensive experience dealing with all of the Baltimore Regional Area County's development regulations.

TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175

Real Property Data Search (w3)

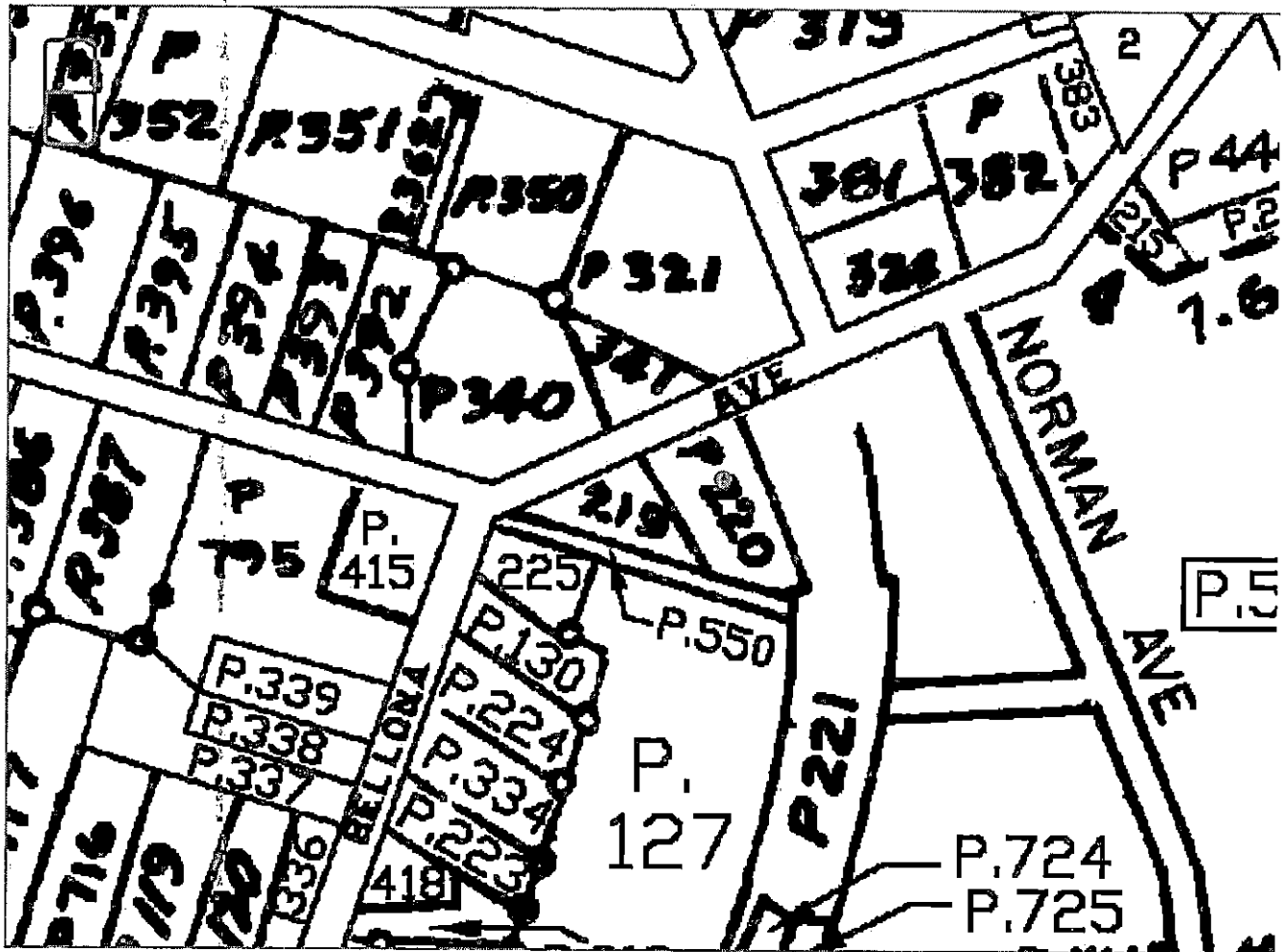
Guide to searching the database

Search Result for BALTIMORE COUNTY

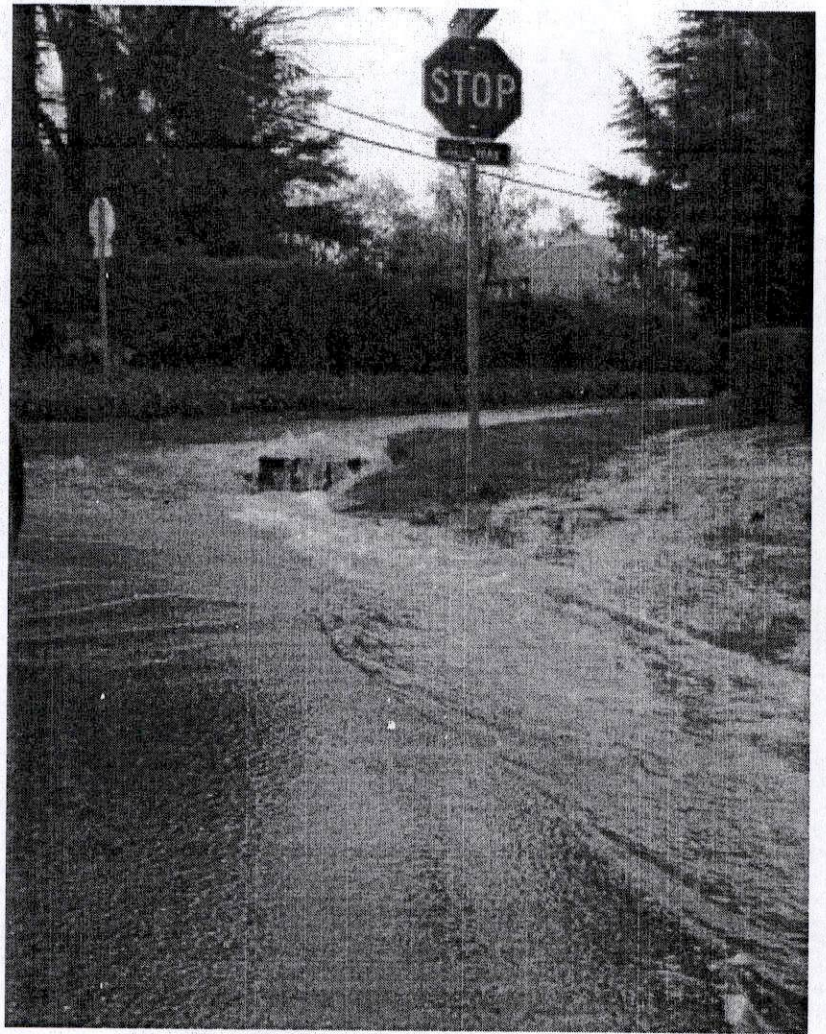
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0819007901			
Owner Information					
Owner Name:	LUTHERVILLE VOLUNTEER FIRE CO INC		Use:	EXEMPT NO	
Mailing Address:	1605 BELLONA AVE LUTH-TIMONIUM MD 21093		Principal Residence:	Deed Reference: /09953/ 00444	
Location & Structure Information					
Premises Address:		1605 BELLONA AVE 0-0000		Legal Description:	* 1605 BELLONA AV ES 175 NE MORRIS AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0024	0220		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			19,840 SF	01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		134,200	134,200		
Improvements		0	0		
Total:		134,200	134,200	134,200	134,200
Preferential Land:		0			0
Transfer Information					
Seller: SCOTT PHYLLIS CECIL		Date: 08/17/1993		Price: \$160,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09953/ 00444		Deed2:	
Seller: SCOTT GUY L		Date: 07/30/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06313/ 00499		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	940			134,200.00	134,200.00
State:	940			134,200.00	134,200.00
Municipal:	940			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.dat.maryland.gov/RealProperty>)

District: 08 Account Number: 0819007901



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>).



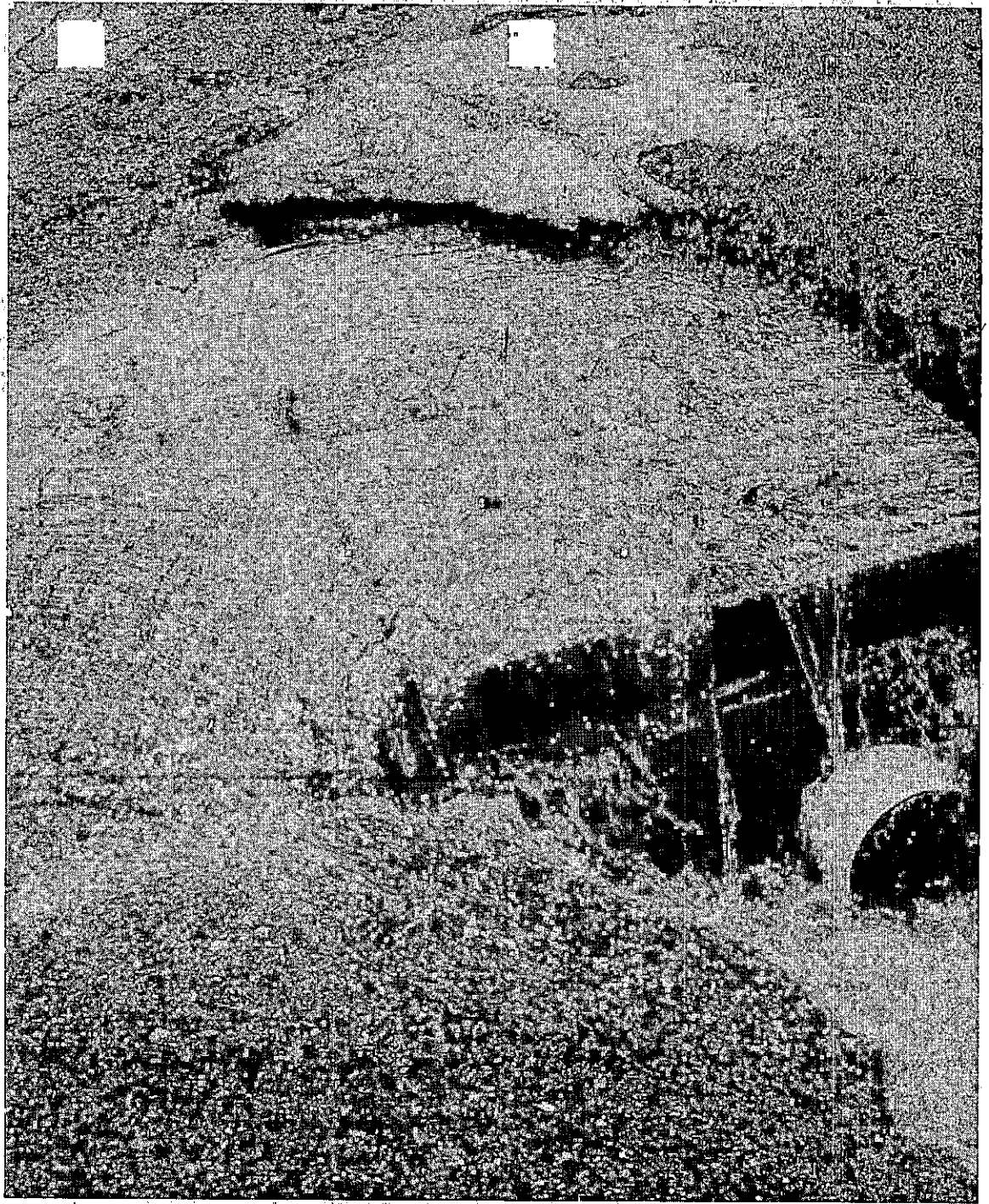
Intersection of Division
and Melancthon Avenues

Prots. No. 1

DSC01009

Corner of Div & Mel

7/24



Drainage Structure at Division
and Melancthon



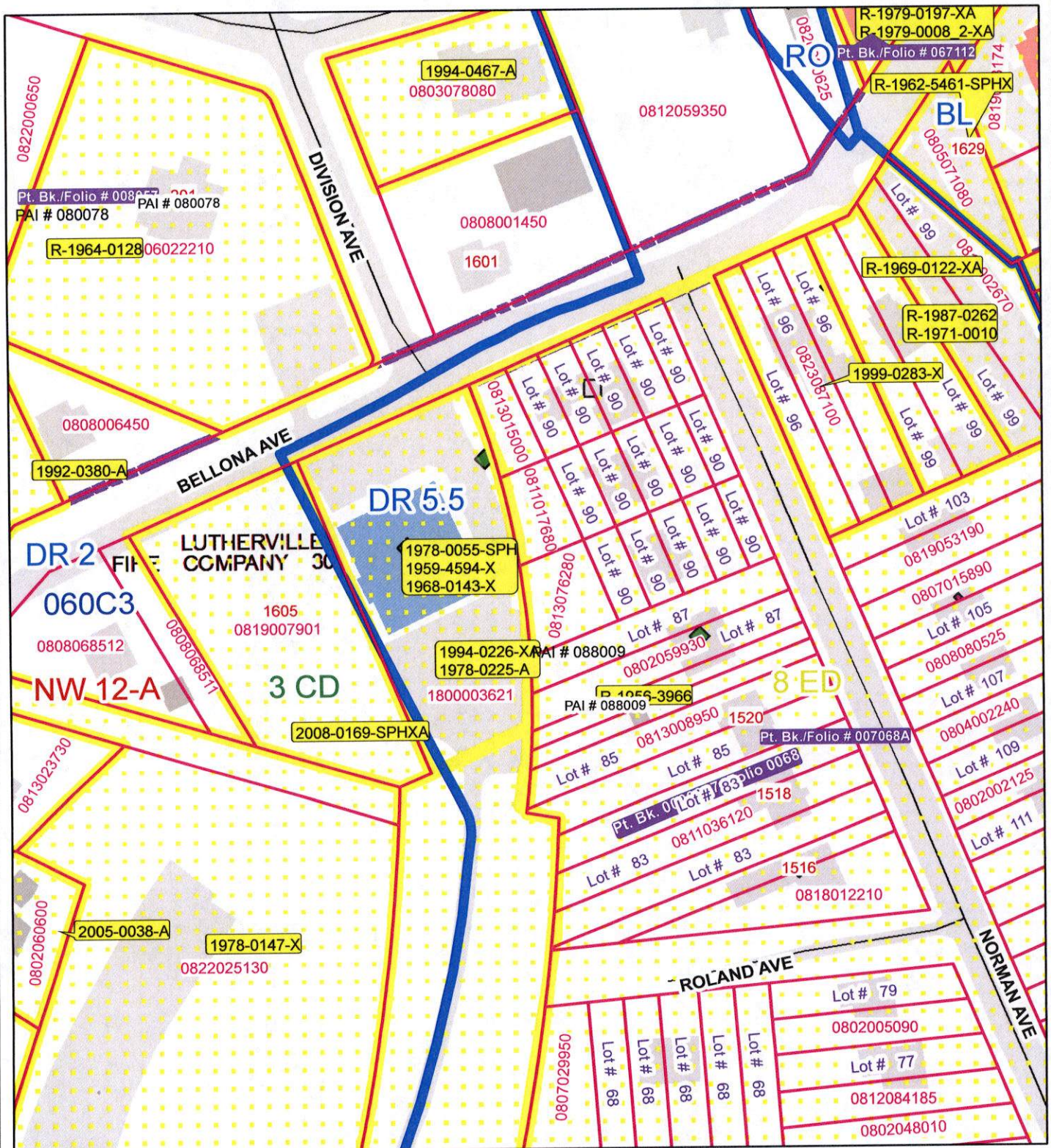
PETITIONER'S EXHIBIT 2







1605-07 Bellona Avenue & 1528 Norman Avenue



Publication Date: 9/16/2015



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



A horizontal scale bar with alternating black and white segments. The segments are labeled with the numbers 0, 25, 50, 100, 150, and 200. The word "Feet" is written at the right end of the bar.

1 inch = 100 feet

Item #0070

SITE DATA

OWNER: LUTHERVILLE VOLUNTEER
FIRE CO., INC.
PO BOX 232
LUTHERVILLE, MD 21093
PROPERTY ADDRESS: 1528 NORMAN AVENUE
LUTHERVILLE, MD 21093-5517
LUTHERVILLE HEIGHTS
PART OF LOTS 90-95

DEED REFERENCE: 35887/268
TAX MAP 60 GRID 24 PARCEL 593
GROSS LOT AREA: 11,065 S.F. (0.254 Ac.±)
ZONED: D.R.5-5
TAX ACCOUNT # (180003621, 0819007901) & 0813015000
EXISTING USE: (PARCELS 220 & 221 - VOLUNTEER FIRE DEPARTMENT FACILITIES)
PARCEL 593 LOTS 90-95 - VACANT
LUTHERVILLE HEIGHTS
11,065 S.F. (0.254 Ac.±)

PROPOSED USE: PARCEL 593 LOTS 90-95 - PARKING LOT
EXISTING BUILDING AREA: 15,382 S.F.
PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN
PROPERTY HAS NO WETLAND OR JURISDICTIONAL ENVIRONMENTAL RESOURCES.
ANY FIXTURE USED TO ILLUMINATE THE OFFSTREET PARKING AREA SHALL BE ERRECTED SO
AS TO REFLECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL AREAS AND PUBLIC
STREETS.

THIS PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
A PORTION OF THIS PROPERTY LIES WITHIN THE LUTHERVILLE NATIONAL HISTORIC
DISTRICT.
THE PROPERTY SHOWN HEREON ABUTS THE BALTIMORE COUNTY LUTHERVILLE HISTORIC
DISTRICT.
THIS SITE LIES WITHIN THE YORK ROAD AND SEMINARY AVENUE INTERSECTION TRAFFIC
SHED IDENTIFIED AS A LEVEL OF SERVICE 'D' ON THE 2014 BASIC SERVICES
TRANSPORTATION MAP.
THIS SITE LIES WITHIN AN 'AREA OF SPECIAL CONCERN' IDENTIFIED ON THE 2015 BASIC
SERVICES SEWER MAP.
THERE ARE NO SIGNS CURRENTLY ON THE PROPERTY. ALL SIGNS SHALL COMPLY WITH
SECTION 480 OF THE B.C.Z.R.
APPROVED PURSUANT TO CASE # 2008-0169-SPHXA
ZONING MAP- 0602/3

ZONING HISTORY

PARCELS 220 & 221

- 2008-0169-SPHXA (1) PETITION FOR A SPECIAL HEARING TO APPROVE AN
AMENDMENT TO PREVIOUSLY APPROVED ZONING ORDERS &
PLANS & TO CONFIRM THAT THE PROPOSED ADDITION TO AN
EXISTING STRUCTURE DEVOTED TO A CIVIC ACTIVITY IS
EXEMPT FROM THE RESIDENTIAL TRANSITION AREA (RTA)
REQUIREMENTS OF SECTION 1B01.1B.1g(9) OF THE B.C.Z.R.
(2) PETITION FOR A SPECIAL EXCEPTION PURSUANT TO SECTION
1B01.1C.23 OF THE BCZR TO PERMIT AN ADDITION TO A
VOLUNTEER FIRE COMPANY STATION IN AN EXISTING D.R. 2 &
D.R. 5 ZONE.
(3) PETITION FOR VARIANCE RELIEF FROM SECTION 1B01.2C.1 OF
THE B.C.Z.R. TO PERMIT A FRONT YARD SETBACK OF 30' IN
LIEU OF 60' FOR A NON-RESIDENTIAL BUILDING IN A D.R. 2
ZONE & TO PERMIT A FRONT YARD SETBACK OF 30' IN LIEU OF
40' FOR A NON-RESIDENTIAL BUILDING IN A D.R. 5.5 ZONE.
GRANTED 01/04/08

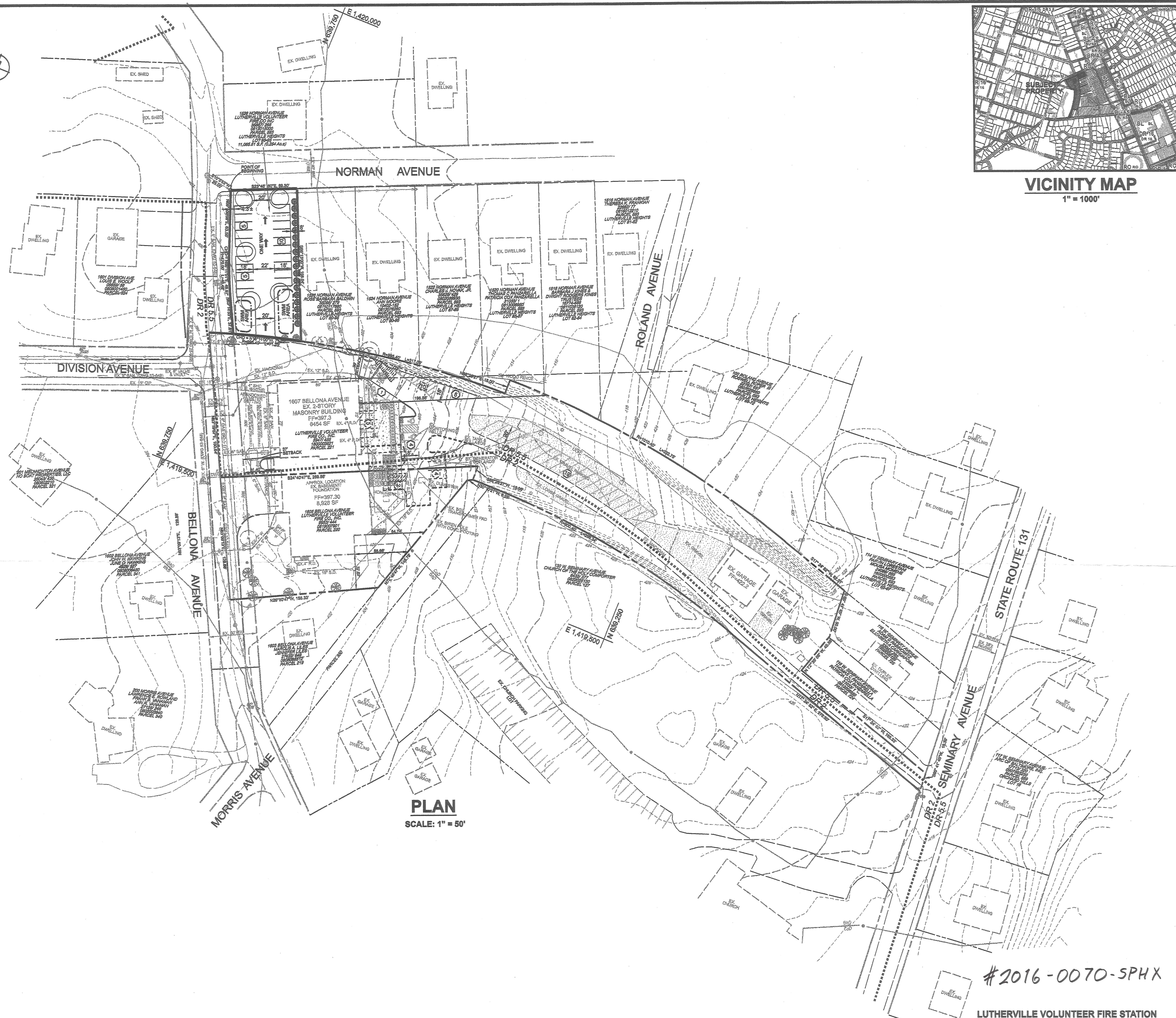
PARCEL 221

- 1994-0226-XA PETITION FOR A SPECIAL EXCEPTION PURSUANT TO B.C.Z.R.
1B01.1C.19 FOR THE CONSTRUCTION OF A STORAGE GARAGE
WITH A FINDING THAT THE IMPROVEMENT WAS COMPLIANT WITH
THE RESIDENTIAL TRANSITION AREA USE REQUIREMENTS. A
VARIANCE TO PERMIT A REAR YARD OF 10' IN LIEU OF 30' AND A
SIDE YARD OF 10' IN LIEU OF 20' AND A DISTANCE OF 10' IN LIEU
OF THE REQUIRED 50' BETWEEN BUILDINGS SUBJECT TO THE
FOLLOWING RESTRICTIONS:
1. THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING
AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30
DAY APPELLATE PROCESS FROM THE DATE OF THIS ORDER
HAS EXPIRED. IF FOR WHATEVER REASON THIS ORDER IS
REVERSED THE PETITIONER WOULD BE REQUIRED TO
RETURN AND BE RESPONSIBLE FOR RETURNING THE
PROPERTY TO ITS ORIGINAL CONDITION.
2. THE AGREEMENT BY AND BETWEEN THE LUTHERVILLE
VOLUNTEER FIRE COMPANY AND THE LUTHERVILLE
COMMUNITY ASSOCIATION ENTITLED DECLARATION OF
RESTRICTIONS DATED FEBRUARY 15, 1994 IS HEREBY
INCORPORATED AS A CONDITION TO THE RELIEF GRANTED
HEREIN. GRANTED 03/24/94

- 1978-0055-SPH PETITION FOR A SPECIAL HEARING TO AMEND SPECIAL
EXCEPTION CASE # 68-0143-X TO ALLOW AN EXPANSION OF THE
FIRE DEPARTMENT FACILITIES
NO RESTRICTIONS GRANTED 11/29/77
- 1978-0225-A PETITION FOR A VARIANCE TO PERMIT SIDE YARD SETBACK OF 14'
IN LIEU OF 20' AND FRONT YARD SETBACK OF 37' IN LIEU OF 40'
NO RESTRICTIONS GRANTED 04/28/78
- 1988-0143-X PETITION FOR A SPECIAL EXCEPTION FOR A VOLUNTEER FIRE
COMPANY
NO RESTRICTIONS GRANTED 01/04/68

PARCEL 568

- 1959-4594-X PETITION FOR A SPECIAL EXCEPTION FOR A DAY NURSERY,
GRANTED SUBJECT TO COMPLIANCE WITH THE REGULATIONS OF
THE BALTIMORE COUNTY HEALTH DEPARTMENT AND THE BUREAU
OF FIRE PREVENTION GOVERNING THE OPERATION OF NURSERY
SCHOOLS IN BALTIMORE COUNTY.
GRANTED 03/12/59



OWNER/PETITIONER

LUTHERVILLE VOLUNTEER FIRE CO., INC.
PO BOX 232
LUTHERVILLE, MARYLAND 21093

LUTHERVILLE VOLUNTEER FIRE STATION

PLAT TO ACCOMPANY
A SPECIAL EXCEPTION REQUEST

ELECTION DISTRICT 8 COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY MARYLAND
JUNE 30, 2015

MARTIN & PHILLIPS
DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOBBLY AVENUE SUITE B1
TOWSON, MARYLAND 21204
TEL: (410) 821-8444 / FAX: (410) 821-1175

