

M E M O R A N D U M

DATE: December 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0078-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(2331 York Road)

8th Election District

3rd Council District

2331 York Road LLC, *Legal Owner* *

Team Towson LLC, *Lessee*

Petitioners

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0078-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of 2331 York Road LLC, legal owner of the subject property, and Team Towson, LLC, lessee ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 450.4 to permit two (2) wall-mounted signs on a multi-tenant office building, accessory to a separate commercial entity without a separate exterior customer entrance in lieu of the allowed one (1) wall-mounted sign with a separate exterior customer entrance. A site plan was marked as Petitioners' Exhibit 1.

Jeff Aumiller appeared in support of the petition. Adam D. Baker, Esq., represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

The subject property is improved with an office building (21,844 sq. ft.) and is located along a busy commercial corridor (York Road) in Timonium. Keller Williams Realty (lessee) is the largest tenant in the building, and as such it is permitted to have an exterior sign. Mr. Aumiller noted that clients often have a hard time locating the office along this heavily travelled roadway,

ORDER RECEIVED FOR FILING

Date

11/16/15

By

Sen

and the requested signs would greatly assist motorists to safely identify and enter the site.

The ZAC comments concerned landscaping along York Road, and the lessee Petitioner was amenable to that request. But Mr. Aumiller noted the owner Petitioner installed updated landscaping in 2012, and may therefore not grant permission for the tenant to make such improvements. In light of this situation, a condition will be added to the Order below requiring the lessee to attempt to secure permission for the installation of landscaping as requested by the DOP and the DPR.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to install the proposed signs. 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. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 16th day of November, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 450.4 to permit two (2) wall-mounted signs on a multi-tenant office building, accessory to a separate commercial entity without a separate exterior customer entrance in lieu of the allowed one (1) wall-mounted sign with a separate exterior

ORDER RECEIVED FOR FILING

2

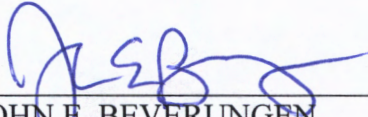
Date 11/16/15
By Sen

customer entrance, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. No trees at the subject property may be cut or removed in connection with the installation of the signs.
3. The lessee shall use commercially reasonable efforts to obtain approval from the legal owner of the subject property to install landscaping along York Road, as requested by the DOP and DPR.

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 11/16/15

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2331 York Road which is presently zoned RO/IR 3.5
 Deed References: 30430/00001 10 Digit Tax Account # 08 1 1 0 1 8 5 0 0
 Property Owner(s) Printed Name(s) 2331 York Road LLC

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

SEE ATTACHED.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Team Towson, LLC

Name- Type or Print

[Signature]

2331 York Rd., Ste. 100, Timonium, MD

Mailing Address City State

21093 / 410-560-5858

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam D. Baker, Whiteford, Taylor & Preston, LLP

Name- Type or Print

[Signature]

8830 Stanford Blvd., Ste. 400, Columbia, MD

Mailing Address City State

21045 / 410-832-2000 / abaker@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

2331 York Road LLC

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

100 W. Pennsylvania Ave., Ste. 200, Towson, MD

Mailing Address City State

21204

Zip Code Telephone # Email Address

Representative to be contacted:

Adam D. Baker, Whiteford, Taylor & Preston, LLP

Name - Type or Print

[Signature]

8830 Stanford Blvd., Ste. 400, Columbia, MD

Mailing Address City State

21045 / 410-832-2000 / abaker@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0078-A

Filing Date 9/24/15

ORDER RECEIVED FOR FILING

Reviewer [Signature]

Date 11/16/15

REV. 10/4/11

3v

Variance Relief Requested:

Section 450.4, Attachment 1, #5(d) – to permit two (2) wall-mounted signs on a multi-tenant office building, accessory to a separate commercial entity, without a separate exterior customer entrance, in lieu of the allowed one (1) wall-mounted sign with a separate exterior customer entrance.

Item #0078

Description

To Accompany Petition

For a Variance

York Road

Baltimore County, Maryland

Commencing for the same at a point formed by the intersection of the centerline of Talbott Avenue, a 40 foot right of way and the centerline of York Road (Route 45), an 80 foot right of way; thence leaving said commencing point and running with the centerline of said York road southeasterly 123 feet, more or less; thence leaving said centerline and running in a northeasterly direction 40 feet, more or less, to the point of beginning; thence leaving said point of beginning and running the four following courses and distances; referring all courses to the current deed of record; (1) North 79 degrees 21 minutes 59 seconds East a distance of 293.00 feet; thence (2) South 10 degrees 38 minutes 01 seconds East a distance of 210.00 feet; thence (3) South 79 degrees 22 minutes 01 seconds West a distance of 265.56 feet; thence (4) North 18 degrees 04 minutes 42 seconds West a distance of 211.85 feet; to the point of beginning; containing 58,648.42 square feet or 1.345 acres, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

July 23, 2015

Project No.15026 (L15026)

8th Election District
3rd Councilmanic District

2016-0079-A



Michael Martin
7/29/15

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

No. **128764**

Date: **9/24/15**

PAID RECEIPT

BUSINESS ACTUAL 10/2 10/1

9/24/2015 9/24/2015 11:28:42

33 0304 WALKIN NGHT NRG

RECEIPT # 403092 9/24/2015 (FLI)

Dept 5 520 ZONING VERIFICATION

NO. 128764

Receipt Tot 1500.00

1500.00 00 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rey/ Sub Obj	Dept	Obj	BS Acct	Amount
00	506	0000		660					5500

Total: **5500**

Rec

From:

For:

Zoning Hearing - case # 20-0078-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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- 0078-A
Petitioner: Team Towson, LLC
Address or Location: 2331 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Baker
Address: elo whiteford, Taylor & Preston
One W. Pennsylvania Ave., Ste. 300
Towson, MD 21204
Telephone Number: 410 832 2052

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/23/2015

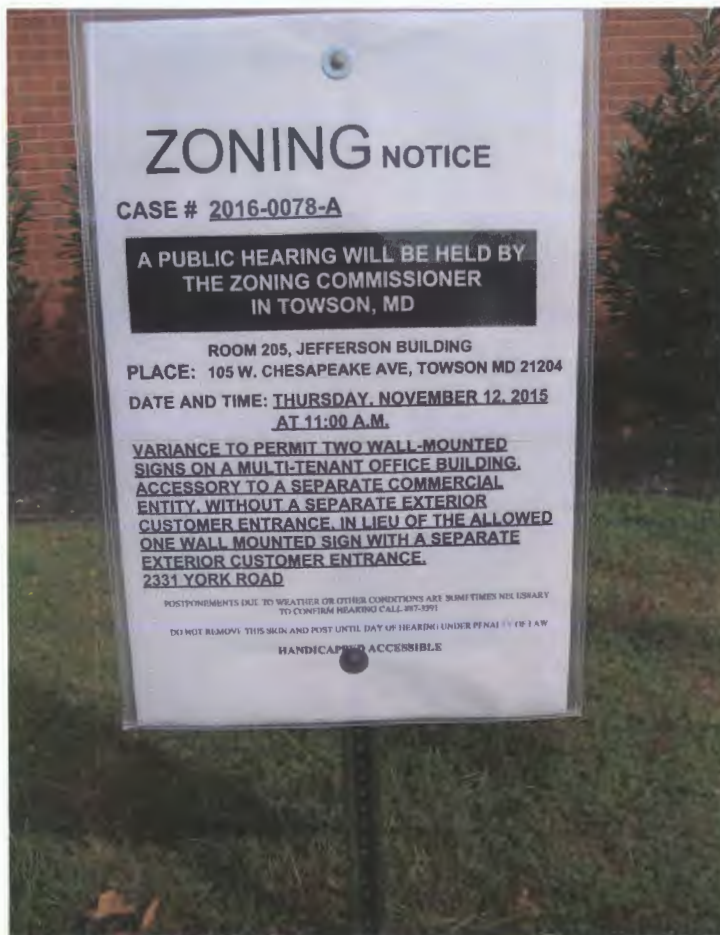
Case Number: 2016-0078-A

Petitioner / Developer: ADAM D. BAKER, ESQ. ~ TEM TOWSON, LLC
~ 2331 YORK ROAD, LLC

Date of Hearing (Closing): NOVEMBER 12, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2331 YORK ROAD

The sign(s) were posted on: OCTOBER 22, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

October 13, 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: 2016-0078-A

2331 York Road

E/s York Road, 123 ft. south of centerline of Talbott Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: 2331 York Road, LLC

Variance to permit two wall-mounted signs on a multi-tenant office building, accessory to a separate commercial entity, without a separate exterior customer entrance, in lieu of the allowed one wall-mounted sign with a separate exterior customer entrance.

Hearing: Thursday, November 12, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Baker, 8830 Stanford Blvd., Ste. 400, Columbia 21045
Team Towson, LLC, 2331 York Road, Ste. 100, Timonium 21093
2331 York Road, LLC, 100 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 22, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Baker
Whiteford, Taylor & Preston
One W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2052

NOTICE OF ZONING HEARING

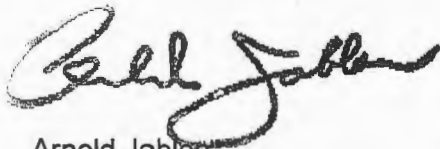
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E/s York Road, 123 ft. south of centerline of Talbott Avenue
8th Election District – 3rd Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
2331 York Road; E/S York Road, 123' S
of c/line of Talbott Avenue
8th Election & 3rd Councilmanic Districts
Legal Owner(s): 2331 York Road, LLC
Contract Purchaser(s): Team Towson, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-078-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

OCT 08 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Esquire, Whiteford, Taylor & Preston, LLP, 8830 Stanford Boulevard, Suite 400, Columbia, Maryland 21045, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 2331 York Ter
CASE NUMBER 2016-0078-A
DATE 11.12.15

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>10/19</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>10/26/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10/5/15</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10/22/15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0811018500			
Owner Information					
Owner Name:	2331 YORK ROAD LLC		Use:	COMMERCIAL	
Mailing Address:	100 W PENNSYLVANIA AVE STE 200		Principal Residence:	NO	
	TOWSON MD 21204-		Deed Reference:	/30430/ 00001	
Location & Structure Information					
Premises Address:		2331 YORK RD 0-0000		Legal Description:	PT LT 2-3 101 S TALBOTT AVE WAYSIDE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0051	0023	0352		0000	
					Block:
					H
					Lot:
					2
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0008/0066
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1988	20550		1.3400 AC	15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	791,400	791,400			
Improvements	408,600	670,800			
Total:	1,200,000	1,462,200	1,374,800	1,462,200	
Preferential Land:	0			0	
Transfer Information					
Seller: 2331 YORK ASSOCIATES LLC		Date: 01/28/2011	Price: \$1,200,000		
Type: ARMS LENGTH IMPROVED		Deed1: /30430/ 00001	Deed2:		
Seller: KEIL JO ANN LEASED TO		Date: 05/18/1998	Price: \$1,300,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /12867/ 00170	Deed2:		
Seller: KEIL JO ANN		Date: 02/11/1987	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /07764/ 00008	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:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **0811018500**

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

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

Property maps provided courtesy of the Maryland Department of Planning.

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>).



KEVIN KAMENETZ
County Executive

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

November 5, 2015

2331 York Road LLC
100 W Pennsylvania Avenue
Suite 200
Towson MD 21204

RE: Case Number: 2016-0078 A, Address: 2331 York 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 September 24, 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
Team Towson LLC, 2331 York Road, Suite 100, Timonium MD 21093
Adam D Baker, Esquire, 8830 Stanford Boulevard, Suite 400, Columbia MD 21045

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



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

Date: 10/5/15

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

RE: Baltimore County
Item No. 2016-0078-A
Variance
2331 York Road, LLC
2331 York Road MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10/5/15. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0078-A.

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

Sincerely,

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

David W. Peake
Metropolitan District Engineer
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 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2331 York Road

RECEIVED

INFORMATION:

Item Number: 16-078

OCT 27 2015

Petitioner: Team Towson, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RO, DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to permit two (2) wall-mounted signs on a multi-tenant office building, accessory to a separate commercial entity, without a separate exterior customer entrance, in lieu of the allowed one (1) wall-mounted sign with a separate exterior customer entrance.

The subject property is within the area of the Hunt Valley Timonium Master Plan approved by the Baltimore County Council October 19, 1998 which seeks to "improve the Visual Quality of the York Road Corridor" (plan pg. 28).

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

- No tree removal shall be permitted in order to install the proposed signs.
- Supplement the landscaping along the York Road frontage on the south end of the building. A landscape plan shall be approved by the Baltimore County Landscape Architect prior to the issuance of any sign permits.

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

Division Chief: Kathy Schreder
AVA/KS

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

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 19 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: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0078-A
Address 2331 York Road
(2331 York Road, LLC Property)

Zoning Advisory Committee Meeting of October 5, 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: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2015
Item No. 2016-0078

DATE: October 22, 2015

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

A Landscape Plan showing planting along York Road should be required.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0078-10122015.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: 2331 York Road

INFORMATION:

Item Number: 16-078

Petitioner: Team Towson, LLC

Zoning: RO, DR 3.5

Requested Action: Variance

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

- No tree removal shall be permitted in order to install the proposed signs.
- Supplement the landscaping along the York Road frontage on the south end of the building. A landscape plan shall be approved by the Baltimore County Landscape Architect prior to the issuance of any sign permits.

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

Division Chief: Kathy Schreiner
AVA/KS

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

Case No.: 2016-0078-A

Exhibit Sheet

Petitioner/Developer

DW
12-17-15

Protestants

slr
11-16-15

No. 1	site plan	
No. 2	Sign detail	
No. 3	Kellman CV	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



DAFT
McCUNE
WALKER

PETITIONER'S

EXHIBIT NO.

3

MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

EDUCATION

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

PROFESSIONAL SUMMARY

Mr. Kellman has over 25 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

PERSONAL AND PROFESSIONAL PARTIAL LIST OF PROJECTS

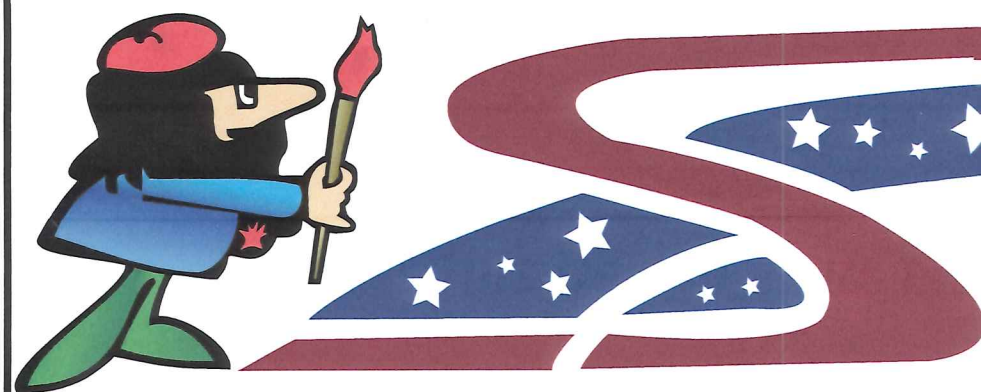
Delight Quarry, Baltimore County, MD
Columbia Crescent, Howard County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Norris Acura, Howard County, MD
Loveton Business Center, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore and Howard County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

MEMBERSHIPS AND ASSOCIATIONS

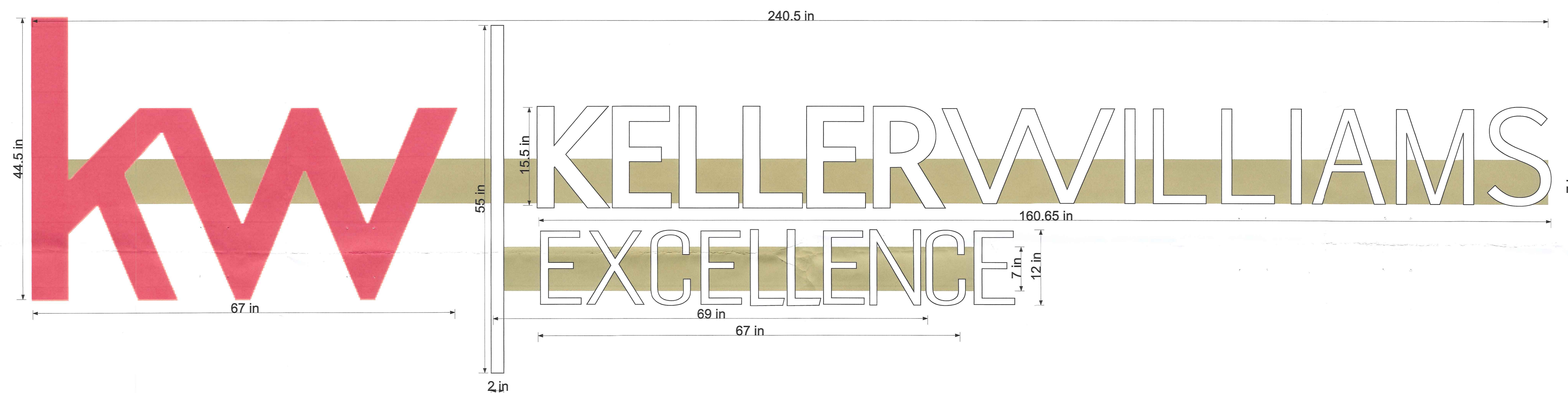
Baltimore County Design Review Panel, 2012-Present
Baltimore County Landmarks Preservation Commission, 2014-Present
Greater Towson Committee, Planning and Development Sub-Committee, 2012-2014
Greater Towson Committee, Government Relations Sub-Committee Chair, 2013-2014
Greater Towson Committee Board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

PROFESSIONAL EXPERIENCE

Daft-McCune-Walker, Inc., Towson, MD 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management – Zoning Office, Development Control, 1988-2000



This Design, in its entirety, is the sole property of Affordable Signs & Neon and may not be duplicated without written consent.



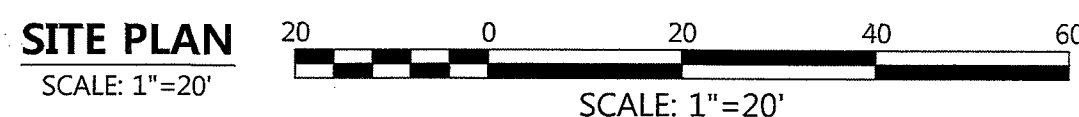
5915 Urbana Pike - Suite E
Frederick, MD 21704
Phone: 301.682.8833
Fax: 301.682.4242
www.signsandneon.com

File Name: Channel Letters.fs
Job Folder:
Date: 6/25/2015
Comments:

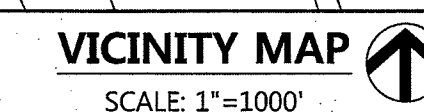
Client:
Contact:
Phone:
Address:
City:
State:
Zip:

SIGN DESCRIPTION:

PETITIONER'S
EXHIBIT NO. 2



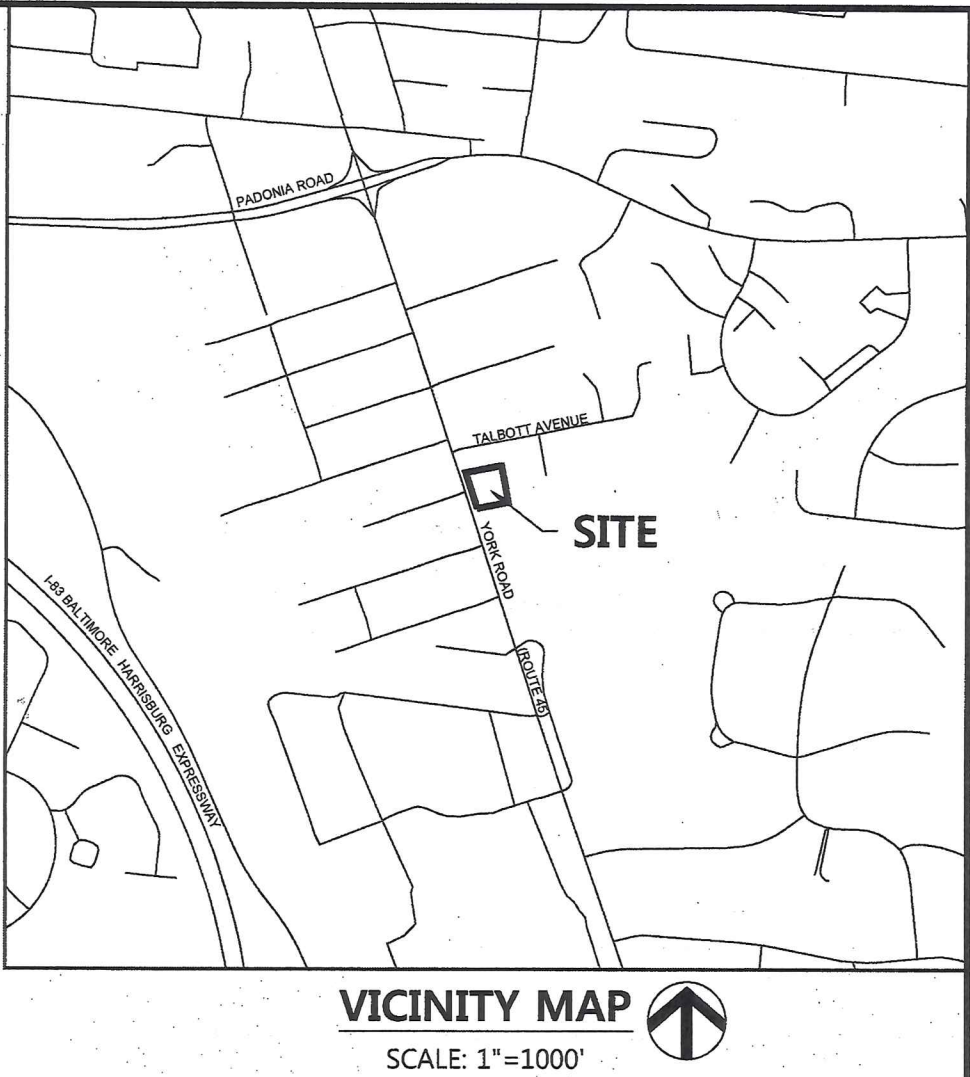
ISSUE DATES		BASE:	
REVIEW:	<u>7/24/15</u>	DRAWN:	<u>GMO</u>
BID:	<u> </u>	DESIGNED:	<u>MIJ</u>
PERMIT:	<u> </u>	CHECKED BY:	<u>MIJ</u>
CONSTRUCTION:	<u> </u>	DATE CHECKED:	<u>9/24/15</u>
SCALE:	<u>1" = 20'</u>	DRAWING:	<u>1 of 1</u>
PROJECT NO.:	<u>15026</u>		





- GENERAL NOTES**
1. PROPERTY OWNER: 2331 YORK ROAD LLC
 2. OWNER'S ADDRESS: 100 W. PENNSYLVANIA AVE
SUITE 200
TOWSON, MD 21204
 3. PROPERTY AREA: 1.34± AC (NET) 1.49± AC (GROSS)
58,370± SF 64,723± SF
 4. TAX ACCOUNT #: 0811018500
 5. ZONING: RO, DR 3.5
 6. BUILDING HEIGHT: 34 FEET
 7. FAR: N/A WITH THIS VARIANCE REQUEST
 8. AOS: N/A WITH THIS VARIANCE REQUEST
 9. SETBACK: N/A WITH THIS VARIANCE REQUEST
 10. THIS SITE OR BUILDING IS NOT WITHIN A FLOOD HAZARD AREA OR THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
 11. PARKING:
REQUIRED PARKING (BASED ON ZONING CASE 1986-0375-SPHX)
21,844 @ 3 SPACES/1,000 = 72 SPACES REQUIRED
91 SPACES PROVIDED
(N/A WITH THIS VARIANCE REQUEST)
 12. THE SITE OR BUILDING IS NOT HISTORIC AND IS NOT WITHIN A HISTORIC DISTRICT
 13. GIS TILE NUMBER (200 SCALE): 051C3
 14. THE SITE IS SERVICED BY PUBLIC WATER AND SEWER
 15. THE SITE IS NOT WITHIN ANY BASIC SERVICES MAPS, MORATORIUM AREAS OR ZONES
 16. BOTH PROPOSED WALL MOUNTED SIGNS WILL BE ILLUMINATED

- ZONING HISTORY**
- ZONING CASES:
1. 1966-176-RA
RECLASSIFICATION FROM R-10 TO BR AND SETBACK VARIANCES GRANTED BY THE ZONING COMMISSIONER ON MARCH 22, 1966 AND THEN DENIED BY BALTIMORE COUNTY BOARD OF APPEALS IN JANUARY 1967.
 2. 1972-56-R
ZONING RECLASSIFICATION FROM DR 16 TO BR DENIED BY THE ZONING COMMISSIONER ON JANUARY 5, 1972, AFFIRMED BY THE BOARD OF APPEALS ON JULY 12, 1972, AND BY CIRCUIT COURT ON SEPTEMBER 11, 1973.
 3. 1985-0025-X
SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING DISMISSED WITHOUT PREJUDICE ON MAY 10, 1985 BY THE ZONING COMMISSIONER.
 4. 1986-0375-SPHX
SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING AND BUSINESS PARKING IN A RESIDENTIAL ZONE GRANTED ON MARCH 31, 1986 BY THE ZONING COMMISSIONER SUBJECT TO THE 30 DAY APPEAL PERIOD.
 5. 1988-514-A
VARIANCE FOR A 28 SQUARE FOOT FREESTANDING SIGN IN LIEU OF 8 SQUARE FEET ATTACHED SIGN GRANTED ON JULY 15, 1988 SUBJECT TO THE 30 DAY APPEAL PERIOD AND THE SIGN MAY NOT BE ILLUMINATED.
 6. 1990-0083-A
A VARIANCE FOR A 50 SQUARE FOOT FREESTANDING SIGN GRANTED ON OCTOBER 17, 1984 SUBJECT TO THE 30 DAY APPEAL PERIOD.



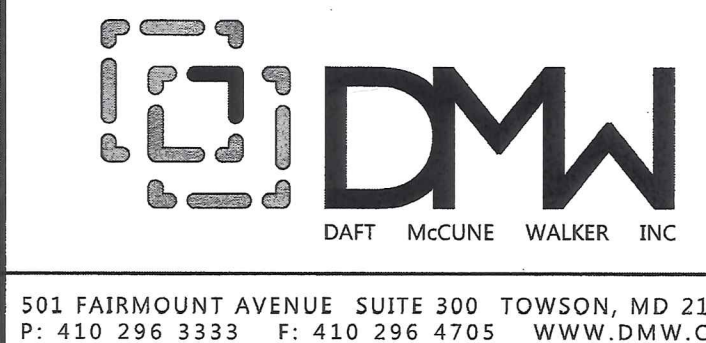
VICINITY MAP
SCALE: 1"=1000'

- LEGEND**
- ADJACENT PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING ROAD
 - EXISTING ROAD CENTERLINE
 - ZONING LINE
 - EXISTING WATER
 - EXISTING SEWER

DATA SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREIN IS TAKEN FROM BALTIMORE COUNTY DIGITAL GIS

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER J.L.E. 30430, FOLIO 1, TOGETHER WITH GIS PROPERTY LINES.

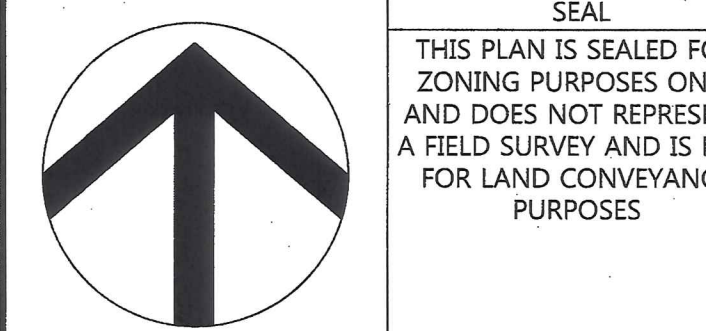


PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

2331 YORK ASSOCIATES, LLC

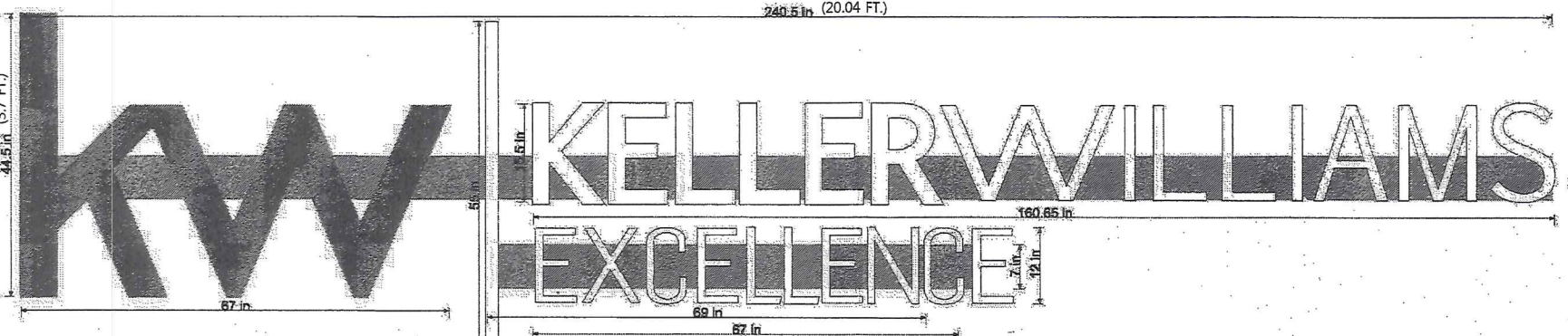
2331 YORK ROAD
TIMONIUM, MD 21093

ELECTION DISTRICT 8 COUNCILMANIC DISTRICT 3



DATE	BY	REVISIONS

ISSUE DATES		BASE:	
REVIEW:	7/24/15	DRAWN:	GMO
BID:		DESIGNED:	MJK
PERMIT:		CHECKED BY:	MJK
CONSTRUCTION:		DATE CHECKED:	8/24/15
SCALE:	1" = 20'	DRAWING:	1 of 1
PROJECT NO.:	15026		



SIGN DETAIL
NOT TO SCALE

74.15 SF.
SIGN DETAIL PROVIDED BY "AFFORDABLE SIGNS & NEON" DATED, 6/25/2015

PETITIONER'S
EXHIBIT NO. 1