

M E M O R A N D U M

DATE: May 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0162-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 21, 2016. 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

(1201 Eastern Blvd.)

15th Election District

7th Council District

WTWM, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0162-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 WTWM, LLC, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §238.2 to permit a 3 ft. side yard setback in lieu of the required 30 ft. for a building addition (Private Car Wash). A site plan was marked as Petitioner's Exhibit 1.

Tammi Reeder, a member of the owner/entity and David Billingsley from Central Drafting & Design, Inc. appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP).

The subject property is approximately 36,163 square feet and is zoned BR-AS. The property is improved with a commercial building housing three tenants: Remax Realty, State Farm Insurance and Enterprise Rent-A-Car. The car rental agency would like to clean its rental vehicles on site, and sought permission from the owner to do so. A small enclosed structure would be constructed for this purpose, and it would be situated to the rear of the property adjoining a parking lot for a KFC fast food restaurant.

ORDER RECEIVED FOR FILING

Date

3/22/16

By

Sen

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).

Petitioner has met this test. The property has irregular dimensions and is therefore unique. A similar finding was made in Case No. 2015-0163-A wherein Petitioner was granted variance relief for signage at the property. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide the car wash amenity sought by its tenant. 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 22nd day of **March, 2016**, 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.") §238.2 to permit a 3 ft. side yard setback in lieu of the required 30 ft. for a building addition (Private Car Wash), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

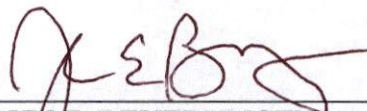
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must submit for approval by the Baltimore County Landscape Architect landscape and lighting plans for the site.

ORDER RECEIVED FOR FILING

Date

By

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 3/22/16

By sln



KEVIN KAMENETZ
County Executive

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

March 22, 2016

David Billingsley
601 Charwood Ct.
Edgewood, Maryland 21040

RE: Petition for Variance
Case No. 2016-0162-A
Property: 1201 Eastern Blvd.

Dear Mr. Billingsley:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln
Enclosure

c: Tammi Reeder, 9110 Chesapeake Avenue, Baltimore, Maryland 21219



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 1701 EASTERN BOULEVARD which is presently zoned BR-AS
Deed References: L. 29845 F. 458 10 Digit Tax Account # 1510250480
Property Owner(s) Printed Name(s) WTWM 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. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) SETBACK
SECTION 238.2 (BCZR) TO PERMIT A 3 FOOT SIDE YARD [↑] IN LIEU OF THE REQUIRED
30 FEET FOR A BUILDING ADDITION (PRIVATE CAR WASH)

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

TO BE PRESENTED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

WTWM LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3110 CHESAPEAKE AVE BALTO, MD.

Mailing Address City State

21219 (443) 604-4872 tammi.reeder@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD, MD

Mailing Address City State

21040 (410) 679-8719 dwbozose@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0162-A

Filing Date 1/14/2016

Do Not Schedule Dates: _____

Reviewer W

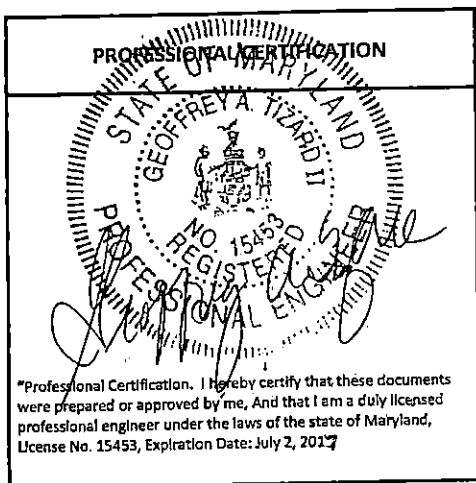
ZONING DESCRIPTION

1201 EASTERN BOULEVARD

Beginning at a point on the southeast side of Eastern Boulevard, (Md. Rte. 150) 150 feet wide at a point distant 205 feet northeasterly from its intersection with the center of Selig Avenue, thence:

- (1) S 12° 24' 40" E 181.02 feet
- (2) N 77° 35' 20" E 150 feet
- (3) N 12° 24' 40" W 301.15 feet
- (4) S 38° 47' 50" W 151.37 feet and
- (5) 40.82 feet along a curve to the right having a radius of 2455.53 feet to the place of beginning.

Containing 36,163 square feet or 0.830 acre of land, more or less.° 15C7



2016-0162-A



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 3992802

Sold To:

WTWM LLC - CU00423385
9110 Chesapeake Ave
Sparrows Point, MD 21219

Bill To:

WTWM LLC - CU00423385
9110 Chesapeake Ave
Sparrows Point, MD 21219

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

Mar 01, 2016

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: # 2016-0167-A	
1201 Eastern Boulevard SE/s Eastern Boulevard, 205 ft. +/- NE of centerline of Selig Avenue 15th Election District - 7th Councilmanic District Legal Owner(s) WTWM, LLC	
Variance: to permit a 3 ft. side yard setback in lieu of the required 30 ft. for a building addition (private car wash).	
Hearing: Monday, March 21, 2016 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.	
JT 3/601 March 1	3992802

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

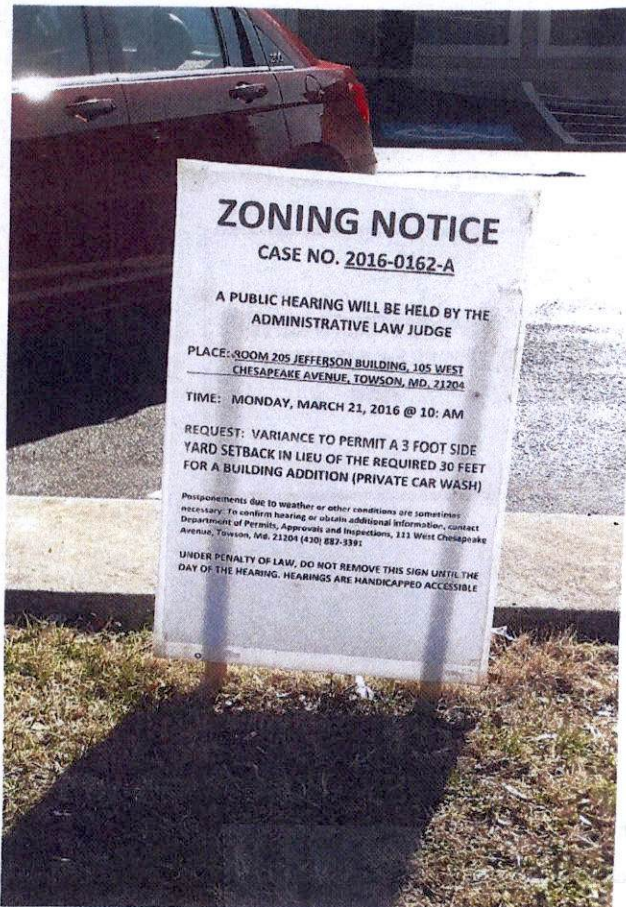
Date: FEBRUARY 27, 2016

RE: Project Name: 1201 EASTERN BOULEVARD
Case Number /PAI Number: 2016-0162-A
Petitioner/Developer: WTWM LLC
Date of Hearing/Closing: MARCH 21, 2016

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 1201 EASTERN BOULEVARD

The sign(s) were posted on FEBRUARY 27, 2016

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

January 21, 2016

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: 2016-0162-A

1201 Eastern Boulevard
SE/s Eastern Boulevard, 205 ft. +/- NE of centerline of Selig Avenue
15th Election District – 7th Councilmanic District
Legal Owners: WTWM, LLC

Variance to permit a 3 ft. side yard setback in lieu of the required 30 ft. for a building addition (private car wash).

Hearing: Monday, March 21, 2016 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: WTWM, LLC, 9110 Chesapeake Avenue, Baltimore 21219
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 1, 2016.**
- (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, March 1, 2016 Issue - Jeffersonian

Please forward billing to:

WTWM, LLC
9110 Chesapeake Avenue
Baltimore, MD 21219

443-604-4872

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: 2016-0167-A

1201 Eastern Boulevard

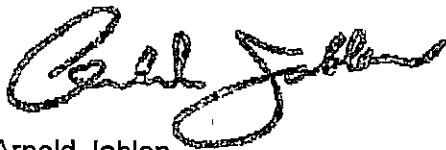
SE/s Eastern Boulevard, 205 ft. +/- NE of centerline of Selig Avenue

15th Election District – 7th Councilmanic District

Legal Owners: WTWM, LLC

Variance to permit a 3 ft. side yard setback in lieu of the required 30 ft. for a building addition (private car wash).

Hearing: Monday, March 21, 2016 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.

RE: PETITION FOR VARIANCE
1201 Eastern Boulevard; SE/S of Eastern
Boulevard, 205' NE of c/line Selig Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): WTWM, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-162-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.

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

RECEIVED
JAN 21 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2016-0167-A
Petitioner: WYTYM LLC
Address or Location: 1201 EASTERN AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: WYTYM LLC
Address: 9110 CHESAPEAKE AVE
BALTO. MD. 21219
Telephone Number: (443) 604-4872

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

No. **134136**

Date: **1/14/16**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 1/15/2016 1/14/2016 09:31:14 5

NO. 0505 WALKIN ROOS LRB
 RECEIPT # 836972 1/14/2016 CFLR

De: 5 326 ZONING VERIFICATION
 CR NO. 134136

Receipt Tot \$500.00
 \$500.00 CR \$1.00 CA
 Baltimore County, Maryland

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

Total: **500.00**

Rec From: **WTRM LLC**

For: **1211 Eastern Blvd**

7016-0167-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

March 17, 2016

WTWM LC
9110 Chesapeake Boulevard
Baltimore MD 21219

RE: Case Number 2016-0162 A, Address: 1201 eastern Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 14, 2016. 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 1/21/16

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

RE: Baltimore County
Item No. 2016-0162-A
Variance
WTWM LLC
1201 Eastern Boulevard
MD 150

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 1/21/16. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0162-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 black ink, appearing to read "Richard Zeller".
David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: February 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-162

RECEIVED

FEB 16 2016

INFORMATION:

Property Address: 1201 Eastern Boulevard
Petitioner: WTWM, LLC
Zoning: BR-AS
Requested Action: Variance

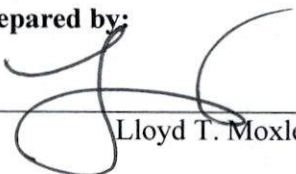
OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a 3 foot side yard setback in lieu of the required 30 feet for a building addition. A site visit was conducted on January 27, 2016.

The Department has no objection to granting the petitioned zoning relief conditioned upon a landscape plan being approved by the Baltimore County Landscape Architect prior to building permit issuance. Such a plan shall include landscaping at the rear of the site sufficient to screen the proposed structure and parking from adjacent properties.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette Tansey, RLA, PAI
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 26 2016



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: January 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0162-A
Address 1201 Eastern Boulevard
(WTWM, LLC Property)

Zoning Advisory Committee Meeting of January 25, 2016.

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

Reviewer: Steve Ford

Date: 01-26-2016

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 January 25, 2015
Item No. 2016-0162

DATE: February 3, 2016

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

Landscape and Lighting Plans are required

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0162- 01252016.doc

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



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

DATE: February 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-162

INFORMATION:

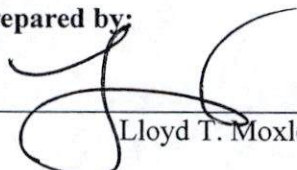
Property Address: 1201 Eastern Boulevard
Petitioner: WTWM, LLC
Zoning: BR-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a 3 foot side yard setback in lieu of the required 30 feet for a building addition. A site visit was conducted on January 27, 2016.

The Department has no objection to granting the petitioned zoning relief conditioned upon a landscape plan being approved by the Baltimore County Landscape Architect prior to building permit issuance. Such a plan shall include landscaping at the rear of the site sufficient to screen the proposed structure and parking from adjacent properties.

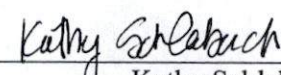
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette Tansey, RLA, PAI
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 1201 EASTERN BLVD
CASE NUMBER 2016-0162-A
DATE 3/21/16

CASE NAME 1201 EASTERN BLVD
CASE NUMBER 2016-0162-A
DATE 3/21/16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C1/26DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

2/11PLANNING
(if not received, date e-mail sent _____)no obj w/comment1/21

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2015-0163-A)

NEWSPAPER ADVERTISEMENT

Date:

3-1-16

SIGN POSTING

Date:

2-27-16

by

Billingsley

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w3)

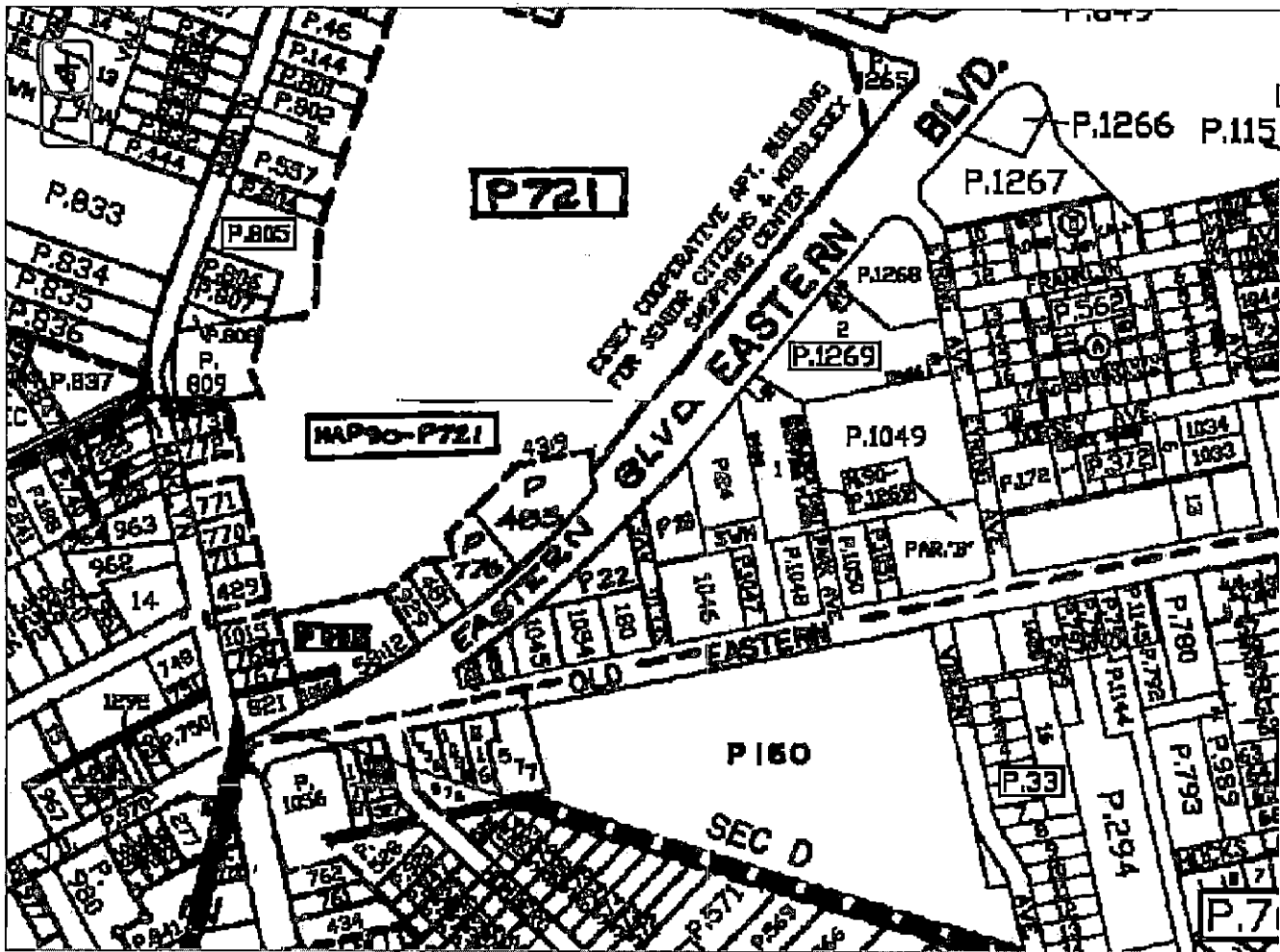
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1510250480			
Owner Information					
Owner Name:	WTWM LLC		Use:	COMMERCIAL	
Mailing Address:	9110 CHESAPEAKE DR BALTIMORE MD 21219-1604		Principal Residence:	NO	
			Deed Reference:	/29845/ 00458	
Location & Structure Information					
Premises Address:		1201 EASTERN BLVD 0-0000		Legal Description:	.830 AC 1201 EASTERN BLVD SES 160FT N OF SELIG AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0003	0024		0000	
				Assessment Year:	Plat No:
				2015	Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
	7320			36,154 SF	18
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		DISCOUNT STORE			
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		461,100	461,100		
Improvements		307,100	317,200		
Total:		768,200	778,300	771,567	774,933
Preferential Land:		0			0
Transfer Information					
Seller: SMITH ARTHUR LEE		Date: 09/07/2010		Price: \$775,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29845/ 00458		Deed2:	
Seller: COLOR TILE SUPERMART INC		Date: 07/15/1997		Price: \$427,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12279/ 00121		Deed2:	
Seller: TANDYCRAFTS INC		Date: 08/16/1979		Price: \$168,740	
Type: ARMS LENGTH IMPROVED		Deed1: /06063/ 00117		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					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 15 Account Number: 1510250480



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>).

JB
3/13/15

IN RE: PETITION FOR VARIANCE

(1201 Eastern Blvd.)

15th Election District

7th Council District

Tammi Reeder

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2015-0163-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 the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 to permit two existing joint identification signs on the same frontage in lieu of one per frontage with a total of 172 sq. ft. in lieu of the permitted 100 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Owner Tammi Reeder and David Billingsley, whose firm prepared the plan, appeared in support of the petition. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments was received from the Department of Planning (DOP), and the conditions recommended by that agency will be included in the Order below.

The subject property is approximately 0.830 acres and is zoned BR-AS. The property fronts on Eastern Blvd., a heavily traveled state roadway. Ms. Reeder operates a ReMax Realty business on the property, and she also leases space to a State Farm Insurance office and Enterprise Rental Car agency. There are two existing freestanding signs at the property, which were lawful (according to the zoning office) under former B.C.Z.R. §413, which was repealed as of 1997.

Thus, the signs were nonconforming since that time, and became illegal upon the expiration of the amortization period in November 2012.

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).

Petitioner has met this test. The property is of irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to retain the signs which have been in place for over 25 years without complaint. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED, this 17th day of March, 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 existing joint identification signs on the same frontage in lieu of one per frontage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the March 4, 2015 ZAC comment of the DOP, a copy of 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.

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JB 3-13-15
1:30 PM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1201 Eastern Boulevard

INFORMATION:

Item Number: 15-163

Petitioner: Tammi Reeder

Zoning: BR-AS

Requested Action: Variance

RECEIVED

MAR 09 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

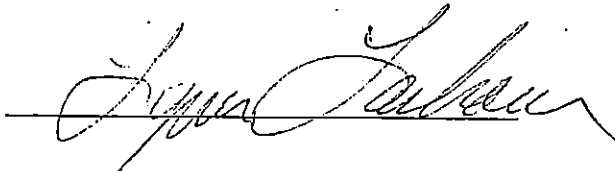
The Department of Planning has reviewed the petitioner's request to permit two existing joint identification signs on the same frontage in lieu of one per frontage, and accompanying site plan. The petitioner's lot is located in a general commercial area along Eastern Boulevard where the properties have a highway character. In this area, the commercial buildings are set back from the road with off-street parking lots between the road and the businesses.

The petitioner's lot has approximately 195 feet of frontage on Eastern Boulevard. The lot is improved with a one-story, 3-tenant, 7,316 square foot commercial building.

If the two existing freestanding signs are permitted to remain, the concrete footings for sign no. 1 should be repaired or replaced and the poles for sign no. 2 should be scraped and repainted.

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

Division Chief:
AVA/LL





KEVIN KAMENETZ
County Executive

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

June 6, 2017

Thomas J. Hoff
512 Virginia Avenue
Towson, MD 21286

RE: 1201 Eastern Blvd, Spirit and Intent, Case No. 2016-0162-A

Dear Mr. Hoffman:

Your May 31, 2017 letter addressed to Department of Zoning has been referred to me for reply. After careful review of the materials included with the letters and the zoning records for this property, the following has been determined.

The revisions (moving the location of the proposed carwash structure and changing the parking layout as well as reducing the total count of spaces to 42 and total rental car spaces to 12) as shown on the revised zoning plan received with your May 31 letter are considered to be within the "spirit and intent" of the final decision and order found in zoning case 2016-0162-A. A copy of this letter must be presented to the Building Permits Office and Office of Zoning Review at the time of building permit application.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to be "JS", with a long horizontal line extending to the right.

Jason Seidelman
Planner II, Zoning Review

c.c.File- Zoning Case no. 2016-0162-A

To: JS
S+I
5/31/17 ua

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

May 31, 2017

#17-209
\$150.00

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 1201 Eastern Boulevard
Spirit & Intent Request
Case No. 2016-0162-A

Dear Mr. Jablon:

As shown on the attached redlined "Plan to Accompany Petition for Variance", We are requesting to make the following changes to the development of the property.

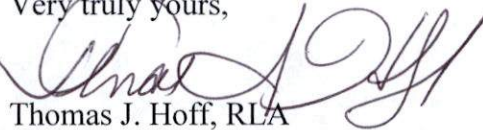
The changes consist of:

- Relocating the proposed car wash and parking lot addition as shown in red.
- Total number of parking spaces required is unchanged.
- We have reduced the total number of parking spaces from 46 to 42 and reduced the number of rental car spaces from 13 to 12.

These changes are being made to better locate the proposed car wash building and reduce the total disturbed area to better meet Stormwater management requirements.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0162-A, please indicate your approval by countersigning this letter in the space provided below. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,



Thomas J. Hoff, RLA

APPROVED:

Arnold Jablon
Director - Permits, Approvals & Inspections

Date



KEVIN KAMENETZ
County Executive

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

June 6, 2017

15TH

Thomas J. Hoff
512 Virginia Avenue
Towson, MD 21286

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Sincerely,

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Jason Seidelman
Planner II, Zoning Review

c.c.File- Zoning Case no. 2016-0162-A

To: JS
STI
5/31/17 ua

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

May 31, 2017

#17-209
\$150.00

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

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Spirit & Intent Request
Case No. 2016-0162-A

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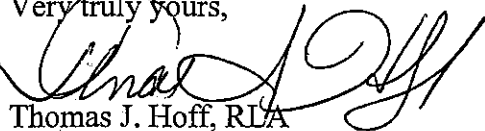
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- Total number of parking spaces required is unchanged.
- We have reduced the total number of parking spaces from 46 to 42 and reduced the number of rental car spaces from 13 to 12.

These changes are being made to better locate the proposed car wash building and reduce the total disturbed area to better meet Stormwater management requirements.

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Very truly yours,


Thomas J. Hoff, RLA

APPROVED:

Arnold Jablon
Director - Permits, Approvals & Inspections

Date

PETITIONER'S EXHIBITS

**1201 EASTERN BOULEVARD
CASE NO. 2016-0162-A**

Sen
3-22-16

PS-3-16

- 1. PLAT TO ACCOMPANY PETITION DATED JAN. 4, 2016 (NO CHANGES)**
- 2. SDAT REAL PROPERTY SEARCH**
- 3. TAX MAP 0097 SHOWING PARCEL 0024**
- 4. DEED OF RECORD L.29845 F.458**
- 5. AERIAL PHOTO**
- 6A – 6G. PHOTOS**
- 7. PHOTO OF BUILDING INTERIOR**

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1510250480	
Owner Information		
Owner Name:	WTWM LLC	Use: COMMERCIAL
Mailing Address:	9110 CHESAPEAKE DR BALTIMORE MD 21219-1604	Principal Residence: NO Deed Reference: 1) /29845/ 00458 2)
Location & Structure Information		
Premises Address:	1201 EASTERN BLVD 0-0000	Legal Description: .830 AC 1201 EASTERN BLVD SES 160FT N OF SELIG AVE
Map: 0097	Grid: 0003	Parcel: 0024
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
7320	36,154 SF	18
Stories	Basement	Type
		DISCOUNT STORE
Exterior	Full/Half Bath	Garage
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	376,100	461,100
Improvements	214,700	307,100
Total:	590,800	768,200
Preferential Land:	0	709,067
		768,200
		0
Transfer Information		
Seller: SMITH ARTHUR LEE	Date: 09/07/2010	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /29845/ 00458	Deed2:
Seller: COLOR TILE SUPERMART INC	Date: 07/15/1997	Price: \$427,000
Type: ARMS LENGTH IMPROVED	Deed1: /12279/ 00121	Deed2:
Seller: TANDYCRAFTS INC	Date: 08/16/1979	Price: \$168,740
Type: ARMS LENGTH IMPROVED	Deed1: /06063/ 00117	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PETITIONER'S
EXHIBIT NO. 2

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

[illegible]

Order the **TAX MAP** [click here...](#)

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

PETITIONER'S
EXHIBIT NO. 3

0029845 458

FILE NAME: REEDER HL, LLC
 FILE NO.: 09-T-1547

Tax I.D. No.: 15-10-250480

THIS DEED, Made this 31st day of August, 2010, by and between **ARTHUR LEE SMITH** and **ARLENE SMITH**, husband and wife, of Baltimore County, in the State of Maryland, parties of the first part, and **WTWM, LLC**, a Maryland limited liability company, party of the second part.

WITNESSETH, that in consideration of the sum of Seven Hundred Seventy-Five Thousand Dollars and No Cents (\$775,000.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said **ARTHUR LEE SMITH** and **ARLENE SMITH**, husband and wife, parties of the first part, do hereby grant and convey unto the said **WTWM, LLC**, a Maryland limited liability company, party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the southeast right of way line of Eastern Boulevard, as shown on Right of Way Plats Nos. 4775, and 5208, as prepared by the State Roads Commission of Maryland, said point of beginning being distant 160 feet measured northeasterly along said right of way line from the point formed by the intersection of said line with the easternmost side of Selig Avenue, as shown on the Plat of Resubdivision of Blocks "H", "E" and Portions of Block "O" of Section "C" Essex Subdivision, as filed among the Land Records of Baltimore County in Plat Book L.McL.M. No. 9, folio 14, thence leaving the southeast right of way line of said Boulevard and running parallel to said Selig Avenue, south 12 degrees 24 minutes 40 seconds east 181.02 feet to the division line between Lots Nos. 12 and 13, as shown on said Plat, thence running with and binding on a part of said division line and on a part of the division line between Lots

PETITIONER'S
 EXHIBIT NO. 4

Nos. 14 and 15, as shown on said Plat, north 77 degrees 35 minutes 20 seconds east 150.00 feet, thence leaving said division line and running parallel to said Selig Avenue north 12 degrees 24 minutes 40 seconds west 301.15 feet to the southeast right of way line of Eastern Boulevard, as shown on said Right of Way Plats Nos. 4775, and 5208, thence running with and binding on the southeast right of way line, as shown on said Plats, the two following courses and distances, south 38 degrees 47 minutes 50 seconds west 151.37 feet and southwesterly by a line curving to the right with a radius of 2455.53 feet for a distance of 40.82 feet (the chord of said arc being south 39 degrees 16 minutes 24 seconds west 40.81 feet) to the place of beginning. Containing .830 of an acre of land, more or less.

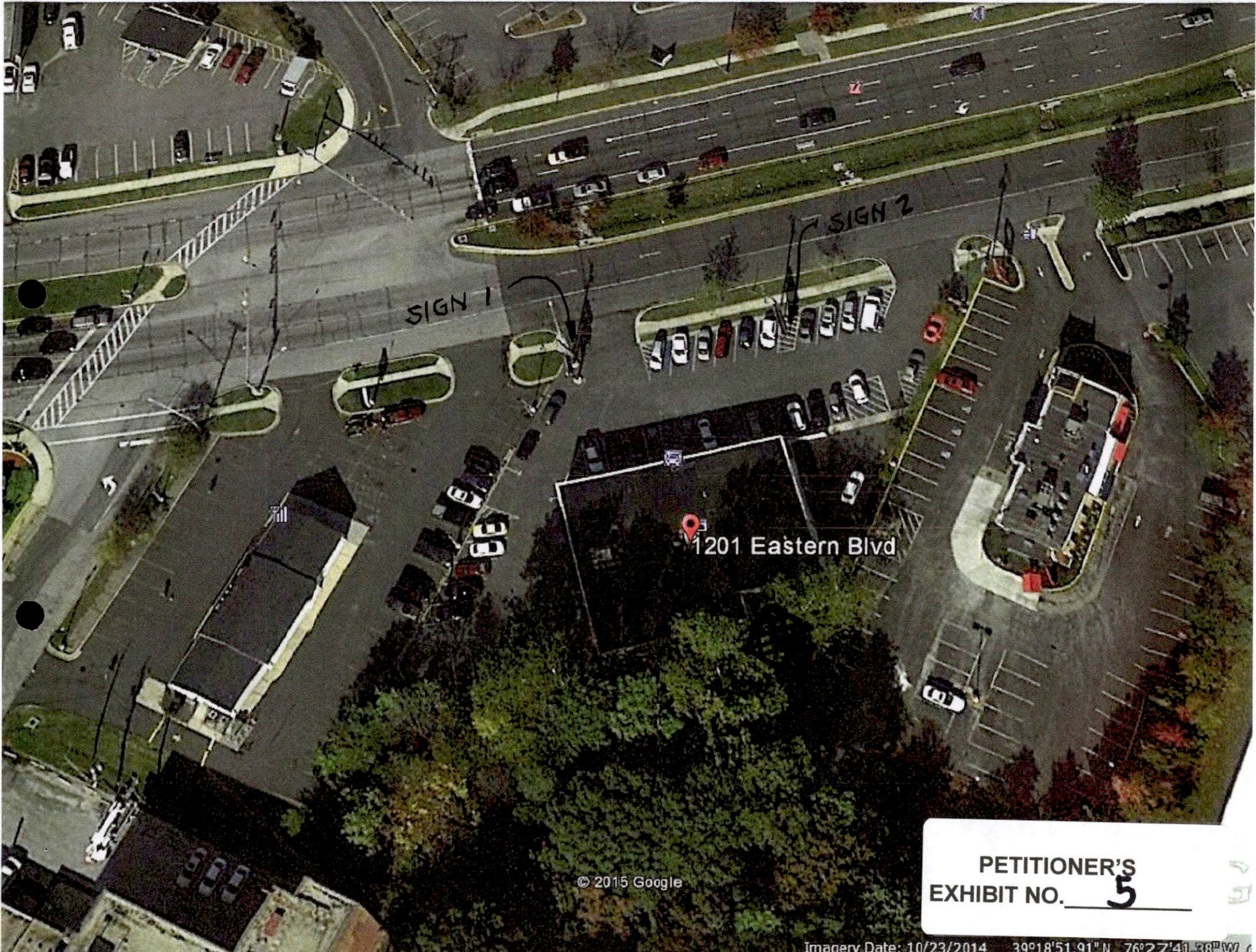
BEING parts of Lots Nos. 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 and 21 as shown on the Plat of Resubdivision of Blocks "H", "E" and Portions of Block "O" of Section "C" Essex Subdivision, filed as aforesaid.

The improvements thereon being known as **No. 1201 Eastern Boulevard**, formerly known as No. 333 Eastern Boulevard.

SUBJECT TO:

1. Current taxes and assessments.
2. Restrictions and conditions contained in Deed from The Taylor Land Company to Erhard Eyring, dated March 2, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 447, folio 521.
3. Restrictions in Deed from Eastern Holding Corporation to Fascine Corporation, dated February 10, 1955 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2465, folio 279.
4. Easements for slopes, drainage, support, etc., contained in Deed dated March 23, 1945 and recorded among the aforesaid Land Records in Liber R.J.S. No. 1384, folio 39, from the Eyring Realty Corporation to State Roads Commission of Maryland and shown on State Roads Commission of Maryland Plats Nos. 4775 and 5208.
5. Applicable planning and zoning ordinances.
6. Such other restrictions, rights of way, covenants and easements, if any, as are of record.

BEING ALSO the same lot of ground which by Deed dated July 10, 1997 and recorded among the Land Records of Baltimore County in Liber S.M. No. 12279, folio 121, was granted and conveyed by Color Title, Inc., successor by merger to Color Tile Supermart, Inc. to Arthur Lee Smith and Arlene Smith, his wife.



© 2015 Google

PETITIONER'S
EXHIBIT NO. 5

Imagery Date: 10/23/2014 39°18'51.91" N 76°27'41.38" W



A



D



B



C



E



F



G

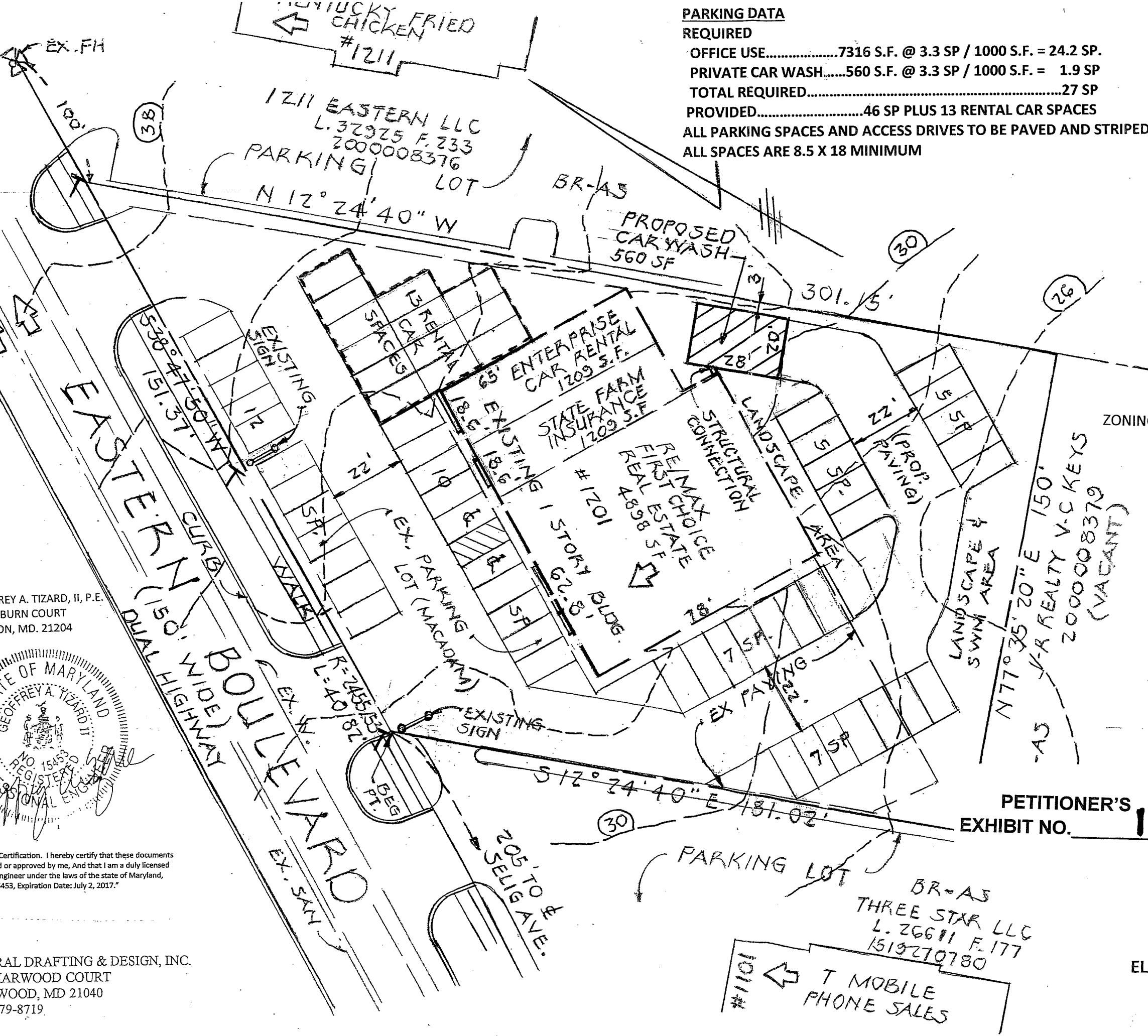


PETITIONER'S
EXHIBIT NO. 7

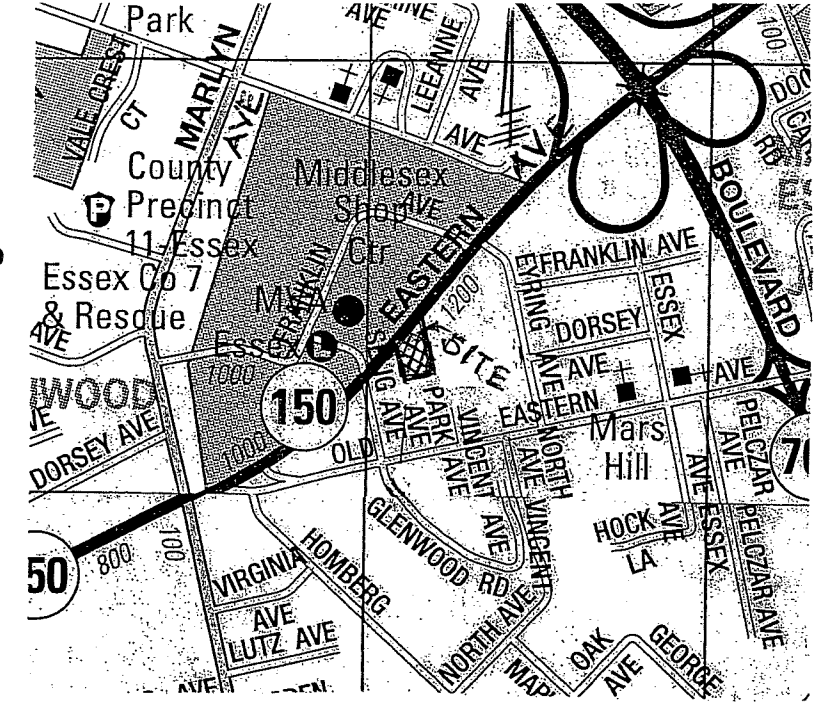


0 25 50 100 150 200 Feet

1 inch = 100 feet



PARKING DATA REQUIRED
OFFICE USE.....7316 S.F. @ 3.3 SP / 1000 S.F. = 24.2 SP.
PRIVATE CAR WASH.....560 S.F. @ 3.3 SP / 1000 S.F. = 1.9 SP
TOTAL REQUIRED.....27 SP
PROVIDED.....46 SP PLUS 13 RENTAL CAR SPACES
ALL PARKING SPACES AND ACCESS DRIVES TO BE PAVED AND STRIPED
ALL SPACES ARE 8.5 X 18 MINIMUM



VICINITY MAP
SCALE: 1"=1000'

ZONING HISTORY – CASE NUMBER 2015-0163-A PERMITTING TWO EXISTING JOINT IDENTIFICATION SIGNS ON THE SAME FRONTAGE (3-17-15)

- NOTES**
1. ZONING....BR AS (MAP NO. 097B1)
 2. AREA....36,163 S.F. = 0.830 ACRE
 3. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE OR THE CHESAPEAKE BAY CRITICAL AREA
 4. PUBLIC WATER AND SEWER
 5. NO HISTORIC STRUCTURES, OR VIOLATIONS ARE KNOWN TO EXIST
 6. NO FAILED BASIC SERVICE AREAS EXIST
 7. BUILDING AREA = 7876 S.F. FAR = 0.218

OWNER
WTWM LLC
9110 CHESAPEAKE AVENUE
BALTIMORE, MD. 21219
DEED REF: L.29845 F.458
ACCT. NO. 1510250480

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE**

1201 EASTERN BOULEVARD
ELECTION DIST. 15C7 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET JANUARY 4, 2016

GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MD. 21204



"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 No. 15453, Expiration Date: July 2, 2017."

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

BR-AS
THREE STAR LLC
L. 26611 F. 177
151270780

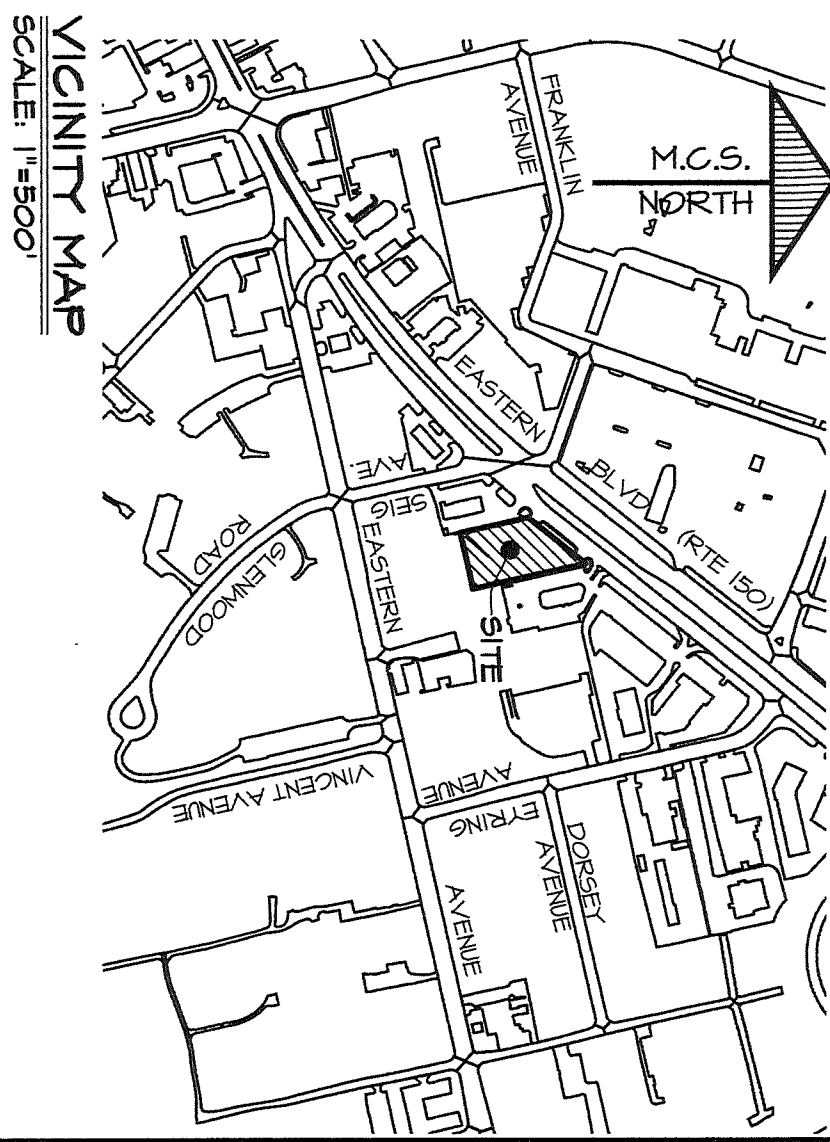
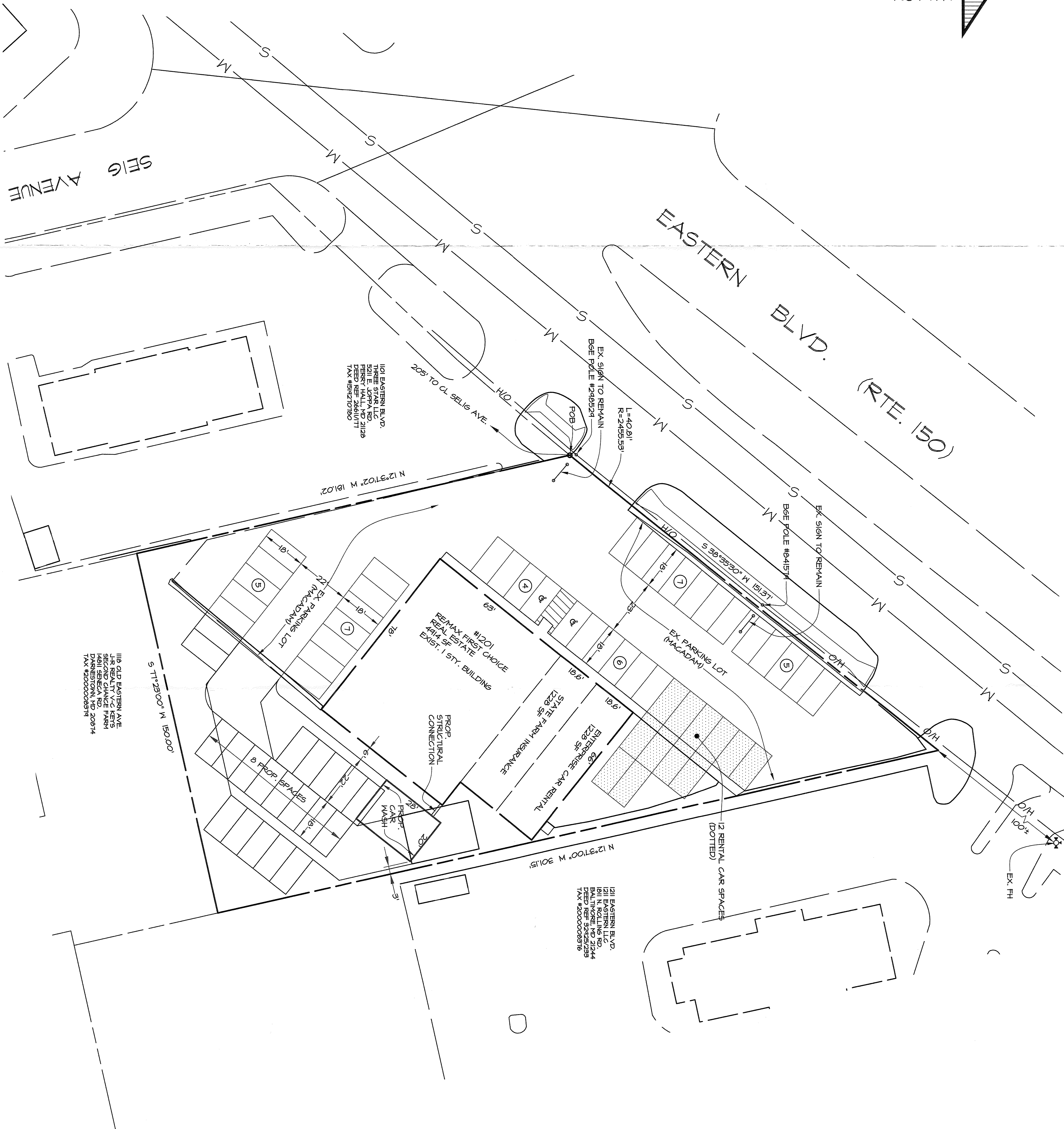
#1011
T MOBILE
PHONE SALES

ALL SPACES ARE 8.5 X 18 MINIMUM



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

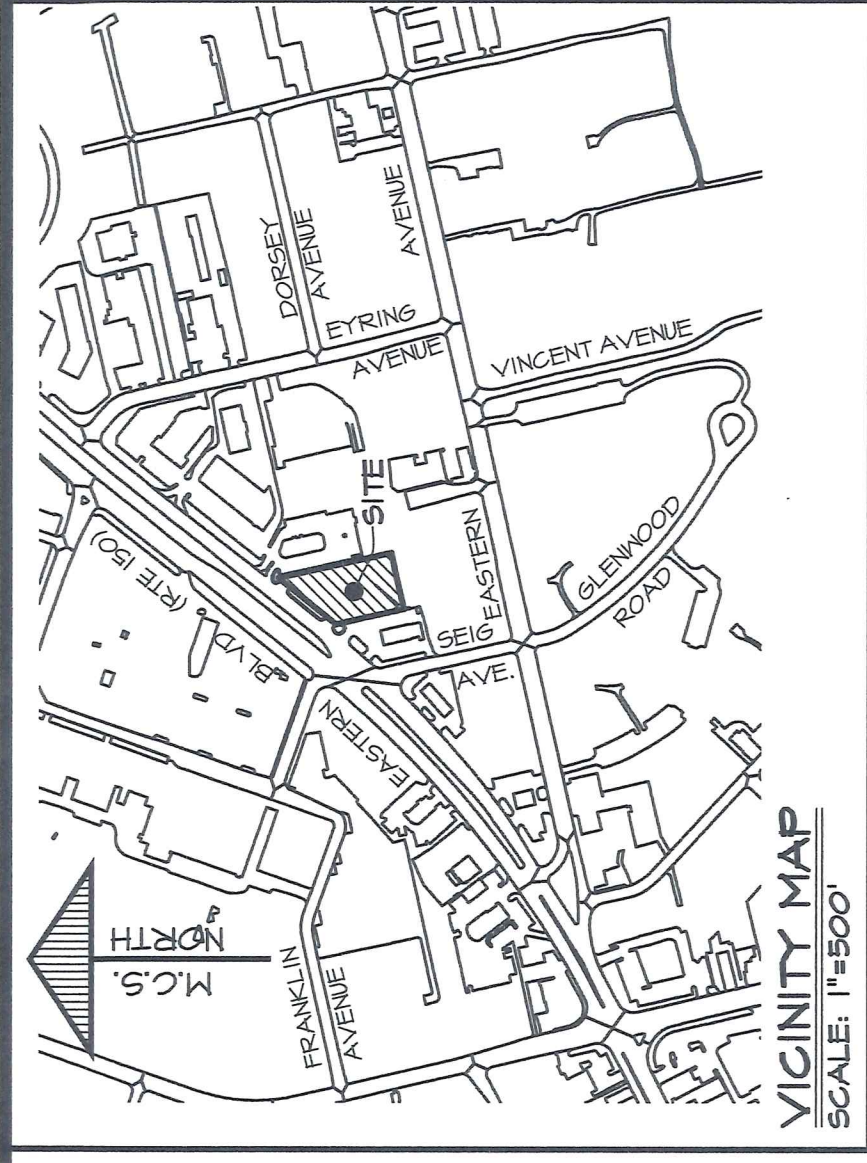
SITE PLAN
SCALE: 1"=20'



SITE DATA:		0.161 AC±, 41,065 SF±
SITE AREA - GROSS		0.230 AC±, 36,135 SF±
SITE AREA - NET		0.471
ZONING MAPS		BR-AS
EXISTING ZONING		GENERAL OFFICES
PROPOSED USE		GENERAL OFFICES
BLDG. AREA		1370 SF (EXISTING)
GENERAL OFFICE		560 SF (PROPOSED)
PRIVATE CAR WASH		1430 SF
TOTAL		20
FAR ALLOWED		1430/41,065 = 0.14
FAR SHOWN		
PARKING CALCULATIONS:		
PARKING REQUIRED		
GENERAL OFFICE		24.3
PRIVATE CAR WASH		1.0
TOTAL REQUIRED		26.1 ± 27
PARKING PROPOSED		
STANDARD SPACES		40
ACCESSIBLE SPACES		2
TOTAL PROPOSED		42 PLUS 12 RENTAL CAR SPACES
ZONING CASE HISTORY:		
ZONING CASE NO. 2015-163-A		
VARIANCE TO PERMIT 2 EXISTING JOINT IDENTIFICATION SIGN ON		
THE SAME FRONTAGE, GRANTED 5/17/15.		
GENERAL NOTES:		
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.		
2. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.		
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE		
HISTORIC INVENTORY HAS DETERMINED BY THE LANDMARKS		
COMMISSION.		
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.		
5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.		
6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM A		
BOUNDARY SURVEY PREPARED BY DVAL & ASSOCIATES.		
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM		
BALTIMORE COUNTY GIS AND A TOPOGRAPHIC SURVEY		
PREPARED BY DVAL & ASSOCIATES.		
8. THERE ARE NO RECENT PRIOR COMMERCIAL PERMITS ON		
THIS SITE.		
9. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.		
10. THE PARKING SPACES SHOWN ARE 8.5X18 IN SIZE.		
OWNER:		
MTM LLC		
4100 CHEESAPEAKE DR.		
BALTIMORE, MD 21214		
DEED REF. 24945/458		
TAX #150250480		
MAP 9T, GRID 03, PARCEL 24		
PLAN TO ACCOMPANY S&I LETTER - 5/31/17		
PLAT TO ACCOMPANY PETITION		
FOR VARIANCE		
1201 EASTERN BOULEVARD		
15th ELECTION DISTRICT, 7th COUNCILMANIC, BALTIMORE COUNTY, MD		
THOMAS J. HOFF		
LAND DEVELOPMENT CONSULTANTS		
LANDSCAPE ARCHITECTS		
512 VIRGINIA AVENUE		
TOMSON, MARYLAND 21206		
410-246-3666 FAX 410-825-3667		
REVISIONS:		
DRAWING NUMBER:		
ZP-1		
SHEET 1 OF 1		

* APPROVED AS BEING WITHIN THE STRAIGHT-OUTLET OF
THE PLAN AND ORDER IN REMAIN CASE # 2016-0163-A

6/6/17



SITE DATA:
SITE AREA - GROSS 0.461 AC, 41265 SF;
SITE AREA - NET 0.260 AC, 26155 SF;
ZONING MAPS: BR-AS
EXISTING ZONING: GENERAL OFFICES
EXISTING USE: GENERAL OFFICES
PROPOSED USE: GENERAL OFFICES

BLDG. AREA:
GENERAL OFFICE 1370 SF (EXISTING)
PRIVATE CAR WASH 560 SF (PROPOSED)
TOTAL 1930 SF
FAR ALLOWED 2.0
FAR SHOWN 1.780/41,865 = 0.14

PARKING CALCULATIONS:
PARKING REQUIRED: 24.3
GENERAL OFFICE 1370 SF @ 33/1000 =
PRIVATE CAR WASH 560 SF @ 33/1000 =
TOTAL REQUIRED = 1.8
TOTAL PROVIDED = 26.1 = 27

PARKING PROPOSED:
STANDARD SPACES 40
ACCESSIBLE SPACES 2
TOTAL PROPOSED 42 PLUS 12 RENTAL CAR SPACES

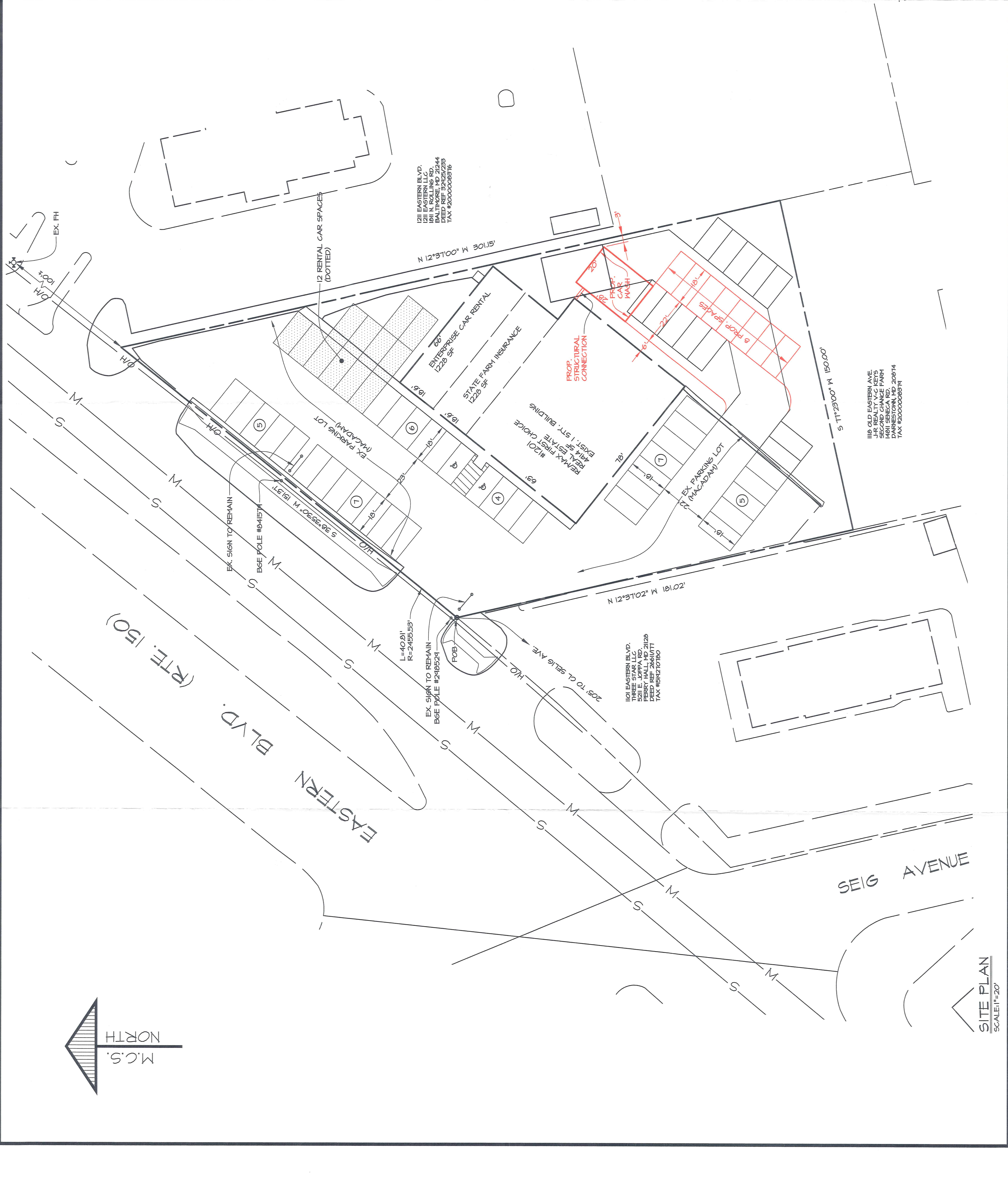
ZONING CASE HISTORY:
ZONING CASE NO. 2015-163-A
VARIANCE TO PERMIT 2 EXISTING JOINT IDENTIFICATION SIGN ON THE SAME FRONTAGE, GRANTED 3/17/15.

GENERAL NOTES:
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. PLANNING AND DISTANCES FROM HIGHWAY 100 FROM A BOUNDARY SURVEY PREPARED BY HENSON & ASSOCIATES.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS AND A TOPOGRAPHIC SURVEY PREPARED BY DUVAL & ASSOCIATES.
8. THERE ARE NO RECENT PRIOR COMMERCIAL PERMITS ON THIS SITE.
9. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
10. THE PARKING SPACES SHOWN ARE 8.5'x18' IN SIZE.

OWNER:
MTM1 LLC
9110 CHESAPEAKE DR.
BALTIMORE, MD 21214
DEED REF: 24845/456
TAX #510250480
MAP 47, GRID 03, PARCEL 24

* APPROVED AS BEING WITHIN THE SPIRIT + INTENT OF THE PLAN AND ORDER IN ZONING CASE # 2015-0163-A
Thomas J. Hoff JSS 6/6/17

PLAN TO ACCOMPANY S&I LETTER - 5/31/17 PLAT TO ACCOMPANY PETITION FOR VARIANCE 1201 EASTERN BOULEVARD 15TH ELECTION DISTRICT, 7th CONGILLMANIC, BALTIMORE COUNTY, MD	
THOMAS J. HOFF	
LAND DEVELOPMENT CONSULTANTS LANDSCAPE ARCHITECTS 813 VIRGINIA AVENUE TOWSON, MARYLAND 21286 410-296-3666 FAX 410-825-5587	
REVISIONS:	
SCALE: AS SHOWN	DATE: 05/31/17
JOB NO.: 0669-01	DESIGNED: T.J.H.
DRAWN: T.J.H.	DRAWING NUMBER:
ZP-1	
SHEET 1 OF 1	



SITE PLAN
SCALE: 1"=20'