

M E M O R A N D U M

DATE: October 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0324-X – Appeal Period Expired

The appeal period for the above-referenced case expired on October 17, 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 SPECIAL EXCEPTION *

(619 Westminster Pike)

4th Election District *

4th Council District

Livegreen Landscape Associates, LLC *

Contract Purchaser

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0324-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 619 Westminster Pike. The Petition was filed on behalf of the contract purchaser of the subject property, Livegreen Landscape Associates, LLC. The Special Exception petition seeks approval pursuant to §§1A03.3.B.11, 101.1, 404.1 & 404.3 to operate a landscape service business at the site. A site plan containing additional details regarding the property was marked as Petitioner's Exhibit No. 1.

Appearing in support of the request was Michael Martin on behalf of the contract purchaser and landscape architect Michael Fisher. Jason T. Vettori, Esq. represented the Petitioner. George Harmon attended the hearing to obtain additional information concerning the request. The Petition was advertised and posted as required by the B.C.Z.R.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS), the Department of Planning (DOP) and the State Highway Administration (SHA). None of the agencies objected to the request and conditions will be included below to address the concerns identified in these comments.

ORDER RECEIVED FOR FILING

Date 9-15-16

By sen

The subject property is approximately 20.876 acres and is zoned RC-4. The property is currently improved with an older single family dwelling which is unoccupied. Petitioner proposes to construct a commercial building to function as the business headquarters of its landscaping business, a use permitted by special exception in the RC-4 zone, per B.C.Z.R. §1A03.3.B.11.

Special Exception Law in Maryland

Under Maryland law, a special exception use (in this case, a landscape service operation) 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. No evidence was presented in this case regarding that issue, and the petition will therefore be granted.

Mr. Harman identified several issues he believed could prove problematic in the operation of this facility. He did not object to the request, but felt certain conditions should be imposed to safeguard the community. I agree, and B.C.Z.R. §502.2 specifically envisions conditions to protect surrounding properties being attached to the grant of a special exception. Indeed, a "special exception" is synonymous with a "conditional use," and both terms are used interchangeably throughout Maryland case law. As such, the proposed use shall be permitted, subject to the conditions noted below.

ORDER RECEIVED FOR FILING

Date 9-15-16

By Sen

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 15th day of September, 2016, that the Petition for Special Exception for a landscape service operation, 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 obtain from the SHA an entrance permit for access to Maryland Route 140.
3. Prior to issuance of permits Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
4. Outside storage of materials used in the landscape operation must comply with B.C.Z.R. §§ 404.1.C and 404.3.A.
5. Petitioner must comply with the ZAC comment of DEPS, a copy of which is attached hereto.
6. No retail sales shall be permitted at the subject property in connection with the landscape service operation.
7. No grinding or production of mulch, or the cutting, storage and/or sales of firewood shall be permitted at the subject property.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 9-15-16
3
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 619 Westminster Pike

which is presently zoned RC 4

Deed References: 22719/00517

10 Digit Tax Account # 0403000500

Property Owner(s) Printed Name(s) Walter Edward Carr

(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

Please see attached

3. a **Variance** from Section(s)

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

TO BE PRESENTED AT 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:

Michael Martin, Authorized Representative of Livegreen Landscape Associates, LLC

Name- Type or Print

Signature

6 Gwynns Mill Court Owings Mills MD

Mailing Address City State

21117 (410) 833-9640 mmartin@livegreenlandscapes.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Walter Edward Carr

Name #1 - Type or Print Name #2 - Type or Print
Walter Carr, by Anne Lee, his attorney in fact

Signature #1 Signature #2

1283 Brighton Circle Seven Valleys PA

Mailing Address City State

17360 Telephone # Email Address

Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0324-X Filing Date 6/15/2016

Do Not Schedule Dates:

ORDER RECEIVED FOR FILING

Date 9-15-16 REV. 10/4/11

By sen

n/a 8/8/12 - 8/17-19

ATTACHMENT TO PETITION FOR ZONING HEARING

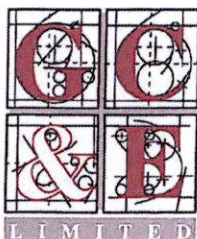
619 Westminster Pike

Case No.: 2016-_____-_____

Special Exception relief for:

1. A landscape service operation as provided in BCZR §§ 1A03.3.B.11, 101.1, 404.1 & 404.3; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2016-0324-X



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 7, 2016

Zoning Description #619 Westminster Pike

Beginning at a point on the southwest side of Westminster Pike, Maryland Route 140, at the distance of 1325 feet, more or less, southeasterly from the center of Gores Mill Road, thence leaving Westminster Pike and running, 1) South 33 degrees 39 minutes 29 seconds West 1669.32 feet, 2) South 26 degrees 03 minutes 13 seconds West 108.06 feet, 3) South 21 degrees 34 minutes 47 seconds West 107.43 feet, 4) South 22 degrees 54 minutes 02 seconds West 83.68 feet, 5) South 30 degrees 27 minutes 23 seconds West 70.20 feet, 6) South 35 degrees 13 minutes 04 seconds West 68.26 feet, 7) South 35 degrees 51 minutes 15 seconds West 158.62 feet, 8) South 42 degrees 13 minutes 06 seconds West 126.76 feet, 9) South 53 degrees 33 minutes 07 seconds East 470.53 feet, 10) North 32 degrees 21 minutes 35 seconds East 1602.86 feet, 11) North 60 degrees 09 minutes 30 seconds West 265.41 feet, 12) North 32 degrees 10 minutes 07 seconds East 253.37 feet, 13) North 43 degrees 00 minutes 55 seconds East 177.23 feet, 14) South 49 degrees 53 minutes 05 seconds East 73.32 feet, and, 15) North 39 degrees 45 minutes 00 seconds East 413.58 feet to the southwest side of Westminster Pike, thence running with and binding on the southwest side of Westminster Pike, 16) North 57 degrees 12 minutes 48 seconds West 195.24 feet, and, 17) North 58 degrees 02 minutes 44 seconds West 138.21 feet, to the place of beginning.

Saving and excepting the 66 foot wide right of way conveyed to Baltimore Gas and Electric Company by a deed dated June 8, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4627 folio 306.

Containing 20.88 acres of land, more or less. Located in the 4th Election District and 4th Councilmanic District, Baltimore County, Maryland.



License expires/renews 2/26/17

2016-0324-X



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 4394659

Sold To:

Smith Gildea & Schmidt LLC - CU00513080
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Bill To:

Smith Gildea & Schmidt LLC - CU00513080
600 Washington Ave
Ste 200
Towson, MD 21204-1301

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

Aug 23, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2016-0324-X

619 Westminster Pike
SW/s of Westminster Pike, 1325 ft. +/- SE of Gores Mill Road
4th Election District - 4th Councilmanic District
Legal Owner(s) Walter Edward Carr
Contract Purchaser/Lessee: Livegreen Landscape Assoc., LLC Michael Martin, Auth Rep.

SPECIAL EXCEPTION: for relief for a landscape service operation; for such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ).

Hearing: Monday, September 12, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 8/778 Aug. 23

4394659

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/21/2016

Case Number: 2016-0324-X

Petitioner / Developer: JASON VETTORI, ESQ. ~ MICHAEL MARTIN ~
WALTER EDWARD CARR

Date of Hearing (Closing): SEPTEMBER 12, 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:
619 WESTMINSTER PIKE

The sign(s) were posted on: AUGUST 21, 2016



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

August 4, 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 NUMBER: 2016-0324-X

619 Westminster Pike

SW/s of Westminster Pike, 1325 ft. +/- SE of Gores Mill Road

4th Election District – 4th Councilmanic District

Legal Owners: Walter Edward Carr

Contract Purchaser/Lessee: Livegreen Landscape Assoc., LLC, Michael Martin, Auth. Rep.

Special Exception for relief for a landscape service operation; for such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ).

Hearing: Monday, September 12, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204

Michael Martin, 6 Gwynns Mill Court, Owings Mills 21117

Walter Edward Carr, 1283 Brighton Circle, Seven Valleys PA 17360

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 23, 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, August 23, 2016 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2016-0324-X

619 Westminster Pike

SW/s of Westminster Pike, 1325 ft. +/- SE of Gores Mill Road

4th Election District – 4th Councilmanic District

Legal Owners: Walter Edward Carr

Contract Purchaser/Lessee: Livegreen Landscape Assoc., LLC, Michael Martin, Auth. Rep.

Special Exception for relief for a landscape service operation; for such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ).

Hearing: Monday, September 12, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
619 Westminster Pike; SW/S Westminster	*	
Pike, 1325 th SE of c/line Gores Mill Road	*	OF ADMINISTRATIVE
4 th Election & 4 th Councilmanic Districts	*	
Legal Owner(s): Walter Edward Carr	*	HEARINGS FOR
Contract Purchaser(s): Livegreen Landscape	*	
Associates, LLC by Michael Martin	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2016-324-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 22 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0324-X
Property Address: 619 WESTMINSTER PIKE
Property Description: _____

Legal Owners (Petitioners): WALTER EDWARD CARR
Contract Purchaser/Lessee: MICHAEL MARTIN

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON VETTORI
Company/Firm (if applicable): SMITH, GILDER & SCHMIDT, LLC
Address: 600 WASHINGTON AVENUE
SUITE 200
TOWSON, MD 21204
Telephone Number: (410) 821-0070

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

No.

141403

Date:

6/15/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/16/2016 6/15/2016 09:29:13 5

REC WBS WALKIN LRB
>> RECEIPT # 852838 6/15/2016 OFLH

Dept 5 528 ZONING VERIFICATION

CR NO. 141403
Receipt Tot \$500.00
\$500.00 CK \$500.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	206	0000		6150							500.00

Total:

500.00

Rec

From:

SMITH GILLIG & SCHMIDT LLC

For:

619 Westminister Pike

2016-0324-X

#15593

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*

September 8, 2016

Walter Edward Carr
1283 Brighton Circle
Seven Valleys PA 17360

RE: Case Number: 2016-0324 A, Address: 619 Westminster Pike

Dear Mr. Carr:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 15, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Livegreen Landscape Associates, LLC, Michael Martin, 6 Gwynns Falls Court
Owings Mills, MD 21117
Jason T Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204



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

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

Date: 6/20/16

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 6/20/16. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is required. As a condition of approval for *Special Exception* Case Number 2016-0324-X

*Walter Edward Carr
619 Westminster Pike
MD140*

The applicant must contact the State Highway Administration to obtain an entrance permit.

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) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer
Baltimore & Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

9-12-16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: August 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-324

RECEIVED

AUG 19 2016

INFORMATION:

Property Address: 619 Westminster Pike
Petitioner: Walter Edward Carr
Zoning: RC 4
Requested Action: Special Exception

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a special exception to use the property for a landscape service operation.

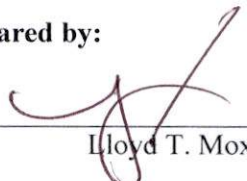
A site visit was conducted on July 6, 2016.

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

- If in the future the outside storage of materials used for landscaping materials is proposed, that storage shall be subject to the requirements of BCZR §404.1.C and §404.3.A.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



9-12
RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0324-X
Address 619 Westminster Pike
(Carr Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. The proposed layout of the landscaping operation may have to be revised to avoid the Forest Buffer and Forest Conservation Easement, once exact easement limits are known. An alternatives analysis and possibly a forest buffer variance will be required to demonstrate minimization of impacts to any stream system that exists at the entrance to Westminster Pike.
2. Ground Water Management will need to review any future building permits for this site, since the property is served by well and septic. – Dan Esser

Reviewer: Glenn Shaffer Date: June 21, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0324

DATE: July 5, 2016

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

Lighting and Landscape Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0324-06272016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: August 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-324

INFORMATION:

Property Address: 619 Westminster Pike
Petitioner: Walter Edward Carr
Zoning: RC 4
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a landscape service operation.

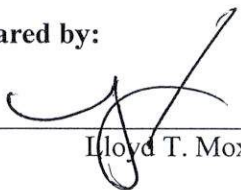
A site visit was conducted on July 6, 2016.

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

- If in the future the outside storage of materials used for landscaping materials is proposed, that storage shall be subject to the requirements of BCZR §404.1.C and §404.3.A.

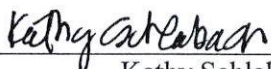
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0324-X
Address 619 Westminster Pike
(Carr Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. The proposed layout of the landscaping operation may have to be revised to avoid the Forest Buffer and Forest Conservation Easement, once exact easement limits are known. An alternatives analysis and possibly a forest buffer variance will be required to demonstrate minimization of impacts to any stream system that exists at the entrance to Westminster Pike.
2. Ground Water Management will need to review any future building permits for this site, since the property is served by well and septic. – Dan Esser

Reviewer: Glenn Shaffer

Date: June 21, 2016

ORDER RECEIVED FOR FILING

Date 9-15-16

By sen

CASE NAME 619 Westminster Pike
CASE NUMBER 2016-0324-X
DATE 9/12/16

[illegible]

CASE NAME 619 Westminister Pike
CASE NUMBER 2016-0324 A
DATE 12 Sep 2016

[illegible]

Mobility and Transportation

People, Tools and Equipment



PETITIONER' S

EXHIBIT NO.

4

Transportation of Employees

- All laborers are pickup from their place of residence and transported to the jobsites in a 12 passenger Econoline Vans

Advantages -

- Minimizes Company Fuel Consumption
- Minimizes the Number of Live Green Vehicles on the Road
- Minimize Repairs and Maintenance Costs
- Negates the need for jobsite parking



Transportation of Employees

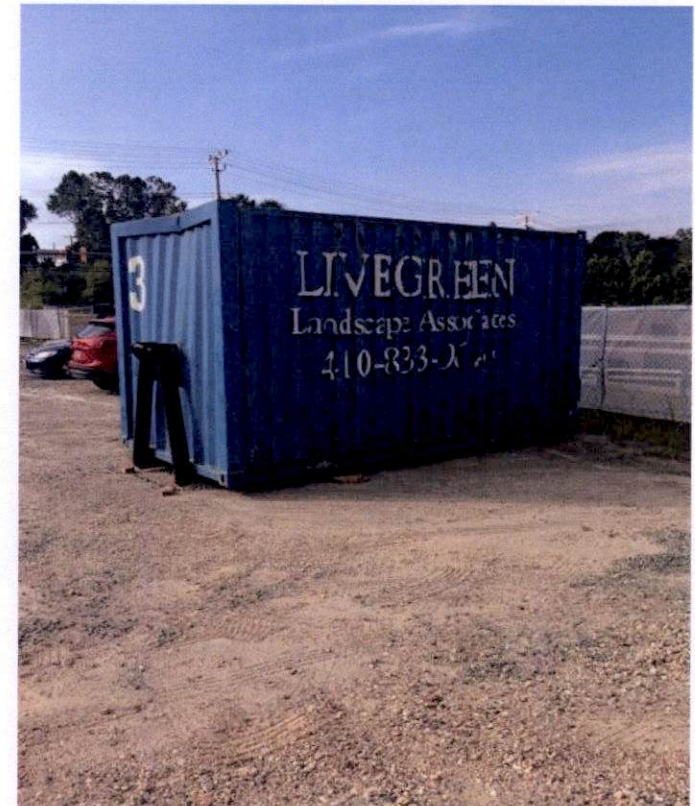


Transportation of Tools

- Tools are transported to a jobsite via a Drop Pod System

Hooklift Truck transports a Pod (Container) to the jobsite

- Advantages -
- Tools are onsite at all time
 - Minimizes the amount of Live Green trucks
 - Employees can be transported in a van rather than a truck
 - Safe and Secure jobsite storage



Transportation of Tools



Delivery of Materials - Plants

- Plants and Sod are delivered directly to the Jobsites

Advantages - Material is handled only one time increasing survivability
Negates the need for a storage yard or holding facility
Minimizes the amount of Live Green trucks and
maintenance cost associated with those trucks



Delivery of Materials - Plants



Delivery of Materials - Hardscapes

- - Hardscape products are delivered directly to the Jobsites

Advantages - Material is handled only one time saving labor costs
Negates the need for a storage yard or holding facility
Minimizes the amount of Live Green trucks and maintenance cost associated with those trucks



Delivery of Materials - Hardscapes



Delivery of Equipment

- Truck Driver delivers equipment during the day time to jobsites

Advantages - Crews do not transport their equipment during morning or evening rush hour
Small 16 ft trailers under 10,000 lbs are utilized
Minimizes the amount of Live Green trucks and maintenance cost associated with those trucks



Drop Body Truck



Drop Body Bed







Michael W. Fisher, PLA
Principal



Michael Fisher is a Principal and founding partner of Site Resources. With thirty-six years of experience, Michael's career has crossed the spectrum of the built environment, working at a small civil engineering firm, mid-sized architectural firm and large land planning and engineering firm, before helping to establish Site Resources. Versed in land planning, landscape architecture and site civil engineering, he provides the broad design direction for the firm.

Professional History

Site Resources, Inc.
Land Planners/Landscape Architects/Civil Engineers
Phoenix, Maryland
Principal, 1994 - Present

Daft McCune Walker, Inc.
Landscape Architects/Planners/Engineers
Towson, Maryland
Senior Associate, 1986-1994

Gaudreau, Inc.
Architects/Planners/Engineers
Baltimore, Maryland
Associate 1981-1986

David L. Gregory & Associates
Engineers/Landscape Architects
Towson, Maryland
Landscape Architect 1979-1981

Smith/Kirwin, Inc.
Landscape Architects
Towson, Maryland
Landscape Architect 1978-1979

Administrative Boards

- Pennsylvania State University's Department of Landscape Architecture Alumni Board
- Pennsylvania State University's College of Arts & Architecture Alumni Board

Professional Registration

- Landscape Architect - Maryland, No. 544
- Board Member - Maryland State Board of Examiners for Landscape Architecture, 2003-2008

Education

- B.S., Landscape Architecture, Penn State University, 1978
- B. Landscape Architecture, Penn State University, 1979
- Intergraph Computer Training - IDGS
- Americans with Disabilities Act Seminar
- JHU Seminar on Continuing Care and Retirement Communities
- Land Stewardship Symposium - Longwood Gardens
- The Dale Carnegie Course
- The Harford Leadership Academy
- Forest Conservation Act Seminar

Professional Associations

- American Society of Landscape Architects
- Building Congress & Exchange
- American Institute of Architects, Baltimore Chapter
- Maryland Construction Network
- Greater Harford Committee
- Bel Air Downtown Alliance
- Association of School Business Officials
- Council of Landscape Architectural Registration Boards
- Society of American Military Engineers
- Urban Land Institute
- Harford Leadership Academy Alumni Association
- U.S. Green Building Council, Maryland
- Anne Arundel Commercial & Industrial Association
- Greater Baltimore Economic Forum
- Maryland Economic Development Association

PETITIONER' S

EXHIBIT NO. 3

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
7/5	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
6/22	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
8/10	PLANNING (if not received, date e-mail sent _____)	no obs w/c
6/29/16	STATE HIGHWAY ADMINISTRATION	C
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 8/23/16	
SIGN POSTING	Date: 8/21/16 by O'heefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

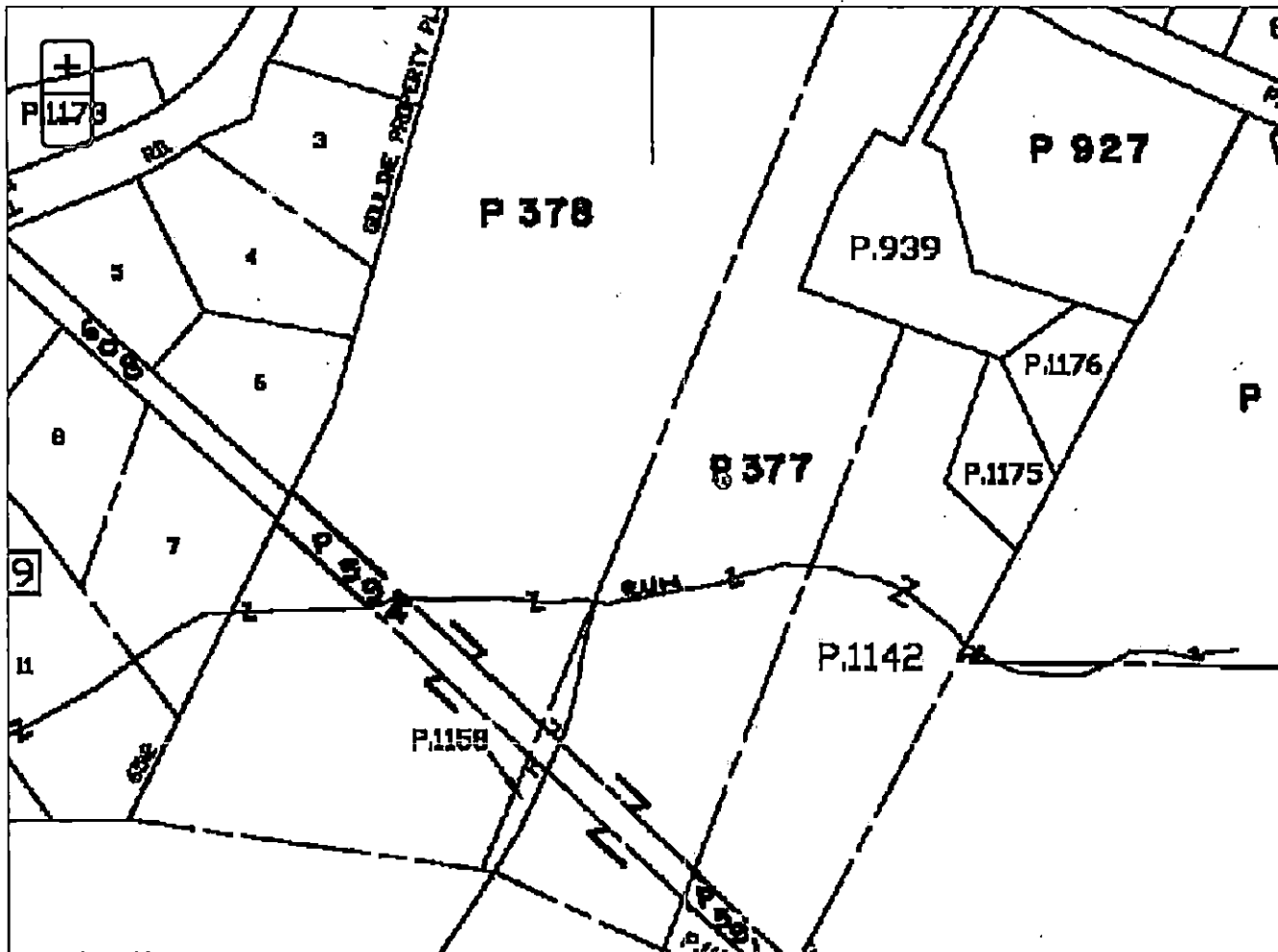
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 0403000500							
Owner Information									
Owner Name:		CARR WALTER EDWARD				Use: Principal Residence:		AGRICULTURAL NO	
Mailing Address:		1283 BRIGHTON CIR SEVEN VALLEYS PA 17360-9331				Deed Reference:		/22719/ 00517	
Location & Structure Information									
Premises Address:		619 WESTMINSTER PIKE REISTERSTOWN 21136-				Legal Description:		20.876 AC SES WESTMINSTER PK 1300FT SE IVY MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0048	0003	0377		0000				2016	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1953		1,252 SF				20.8800 AC		05	
Stories	Basement	Type	Exterior		Full/Half Bath	Garage	Last Major Renovation		
1	NO	STANDARD UNIT	ASBESTOS SHINGLE		1 full				
Value Information									
		Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2016		As of 07/01/2017	
Land:		103,300		103,300					
Improvements		68,200		66,600					
Total:		171,500		169,900		169,900		169,900	
Preferential Land:		5,800						5,800	
Transfer Information									
Seller: CARR WALTER EDWARD Type: NON-ARMS LENGTH OTHER				Date: 10/14/2005 Deed1: /22719/ 00517			Price: \$0 Deed2:		
Seller: CARR WALTER EDWARD Type: NON-ARMS LENGTH OTHER				Date: 02/18/2005 Deed1: /21447/ 00624			Price: \$0 Deed2:		
Seller: CARR WALTER EDWARD Type: NON-ARMS LENGTH OTHER				Date: 01/15/2004 Deed1: /19451/ 00631			Price: \$0 Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:		Special Tax Recapture: AGRICULTURAL TRANSFER TAX							
Homestead Application Information									
Homestead Application Status: Denied									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **0403000500**

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>).

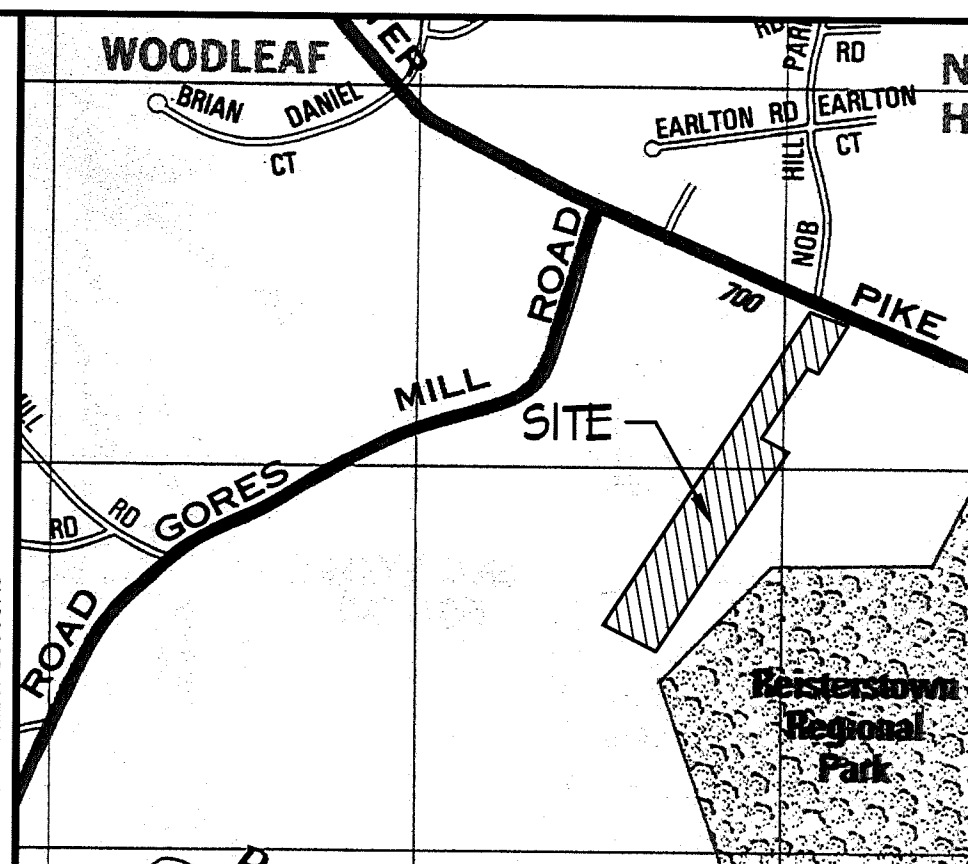
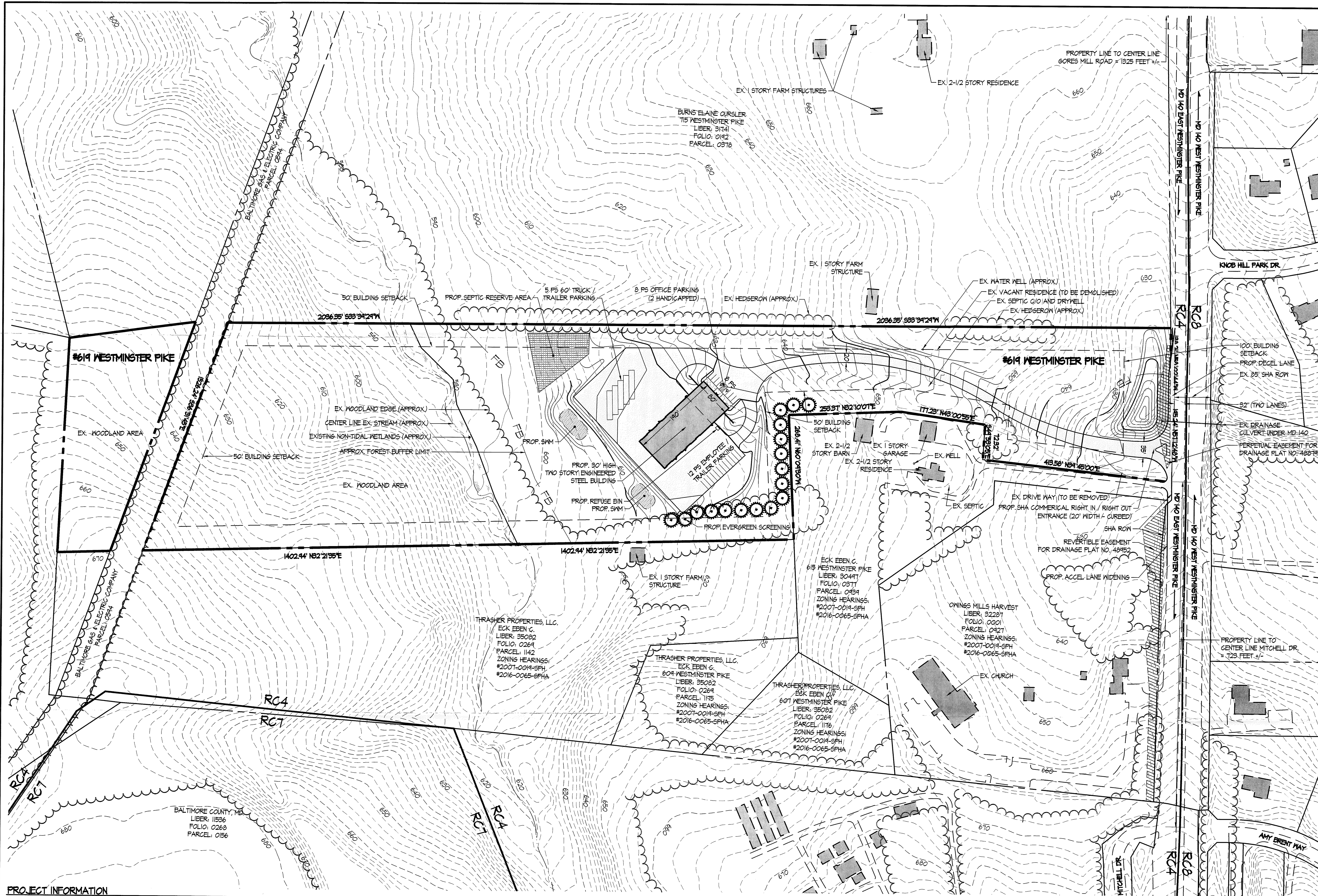
Property maps provided courtesy of the Maryland Department of Planning.

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>).

[illegible]The seal of Baltimore County, Maryland, is a circular emblem. It features a central shield divided into four quadrants by a cross. The top-left and bottom-right quadrants are black with yellow diagonal stripes. The top-right and bottom-left quadrants are red with white cross patterns. A white star is centered in each of the four quadrants. The words "BALTIMORE COUNTY" are written in a semi-circle at the top, and "MARYLAND" is written in a semi-circle at the bottom, both in black capital letters.

0 80 160 320 480 640 Feet

1 inch = 300 feet



VICINITY MAP 1"=1000'

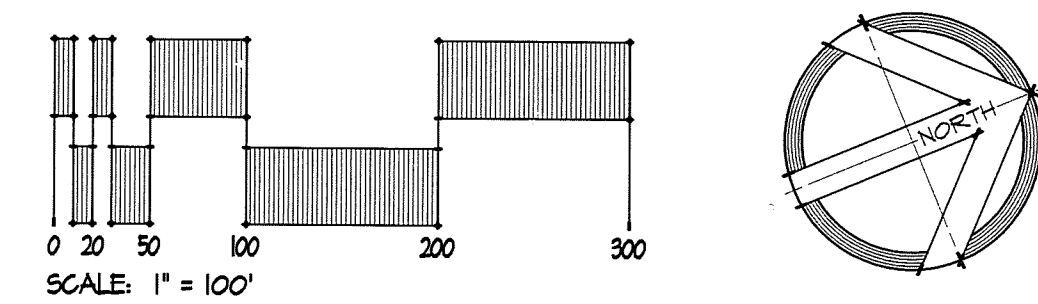
- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOURS
 - EXISTING TREELINE
 - EXISTING NON-TIDAL WETLANDS
 - FOREST BUFFER
 - EXISTING ROAD
 - EXISTING BUILDING
 - ZONING
 - PROPOSED WALK
 - PROPOSED ROAD
 - PROPOSED BUILDING

- GENERAL NOTES:**
- EXISTING PROPERTY BOUNDARIES, ZONING LINES, AND AERIAL TOPOGRAPHY HAS TAKEN FROM BALTIMORE COUNTY GIS INFORMATION.
 - EXISTING MARYLAND ROUTE 140 RIGHT-OF-WAY SHOWN IS BASED UPON SHA RIGHT-OF-WAY PLATS 48452, 48574, AND 48580.

PROJECT INFORMATION
ADDRESS: 619 WESTMINSTER PIKE
REISTERSTOWN, MARYLAND 21136
OWNER: WALTER EDWARD CARR
1233 BRIGHTON CIR
SEVEN VALLEYS PA 17360
TAX ID NUMBER: 0403000500
LIBER: 22714
FOLIO: 0517
PARCEL: 0377
COUNCILMANIC DISTRICT: 4
ELECTION DISTRICT: 10
ZONING DESIGNATION: RC4
ZONING MAPS: 048A1 AND 048B1
ZONING HEARING, CRS, DRC, WAIVERS: NONE

COMMERCIAL PERMITS: THERE ARE NO KNOWN PREVIOUS COMMERCIAL PERMITS.
PROPERTY SIZE: 20.816 ACRES OR 904358.56 SQUARE FEET
PROPOSED BUILDING FLOOR AREA: OFFICE 6096
SHOP / STORAGE 10251
TOTAL: 16347
GROSS (FLOOR AREA RATIO): .018
UTILITIES: PRIVATE WELL AND SEPTIC (EXISTING AND PROPOSED)
BASIC SERVICES MAP: NO PUBLIC FIRE HYDRANTS ARE AVAILABLE TO SERVE THIS SITE. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAPS AREAS.
ENVIRONMENTAL: THERE ARE NO FLOODPLAINS PRESENT ON SITE, PER F.J.R.M. #2400100205F, PANEL 205 OF 500 DATED SEPTEMBER 26, 2009. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA. AN EXISTING PERENNIAL STREAM ON THE PROPERTY IS SHOWN.

OFF-STREET PARKING
USE: OFFICE
REQUIRED: 3.3 SPACES PER 1,000 SQ. FT.
3.3 x (6096/1000) = 20.12
PROVIDED: 21 (INCLUDES 2 HANDICAPPED PARKING SPACES)
PAVED PARKING SPACES AND STRIPES WILL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY AND ADA REQUIREMENTS. WHEELSTOPS WILL BE PROVIDED FOR PARKING SPACES.
SIGNAGE: NO SIGNAGE IS PROPOSED FOR THIS DEVELOPMENT.
LIGHTING: SECURITY NIGHT LIGHTING WILL BE PROVIDED.
ENTRANCES: A RIGHT IN - RIGHT OUT DRIVEWAY ENTRANCE WILL BE PROVIDED IN ACCORDANCE WITH MSHA REQUIREMENTS



PLAN TO ACCOMPANY SPECIAL
EXCEPTION ZONING HEARING

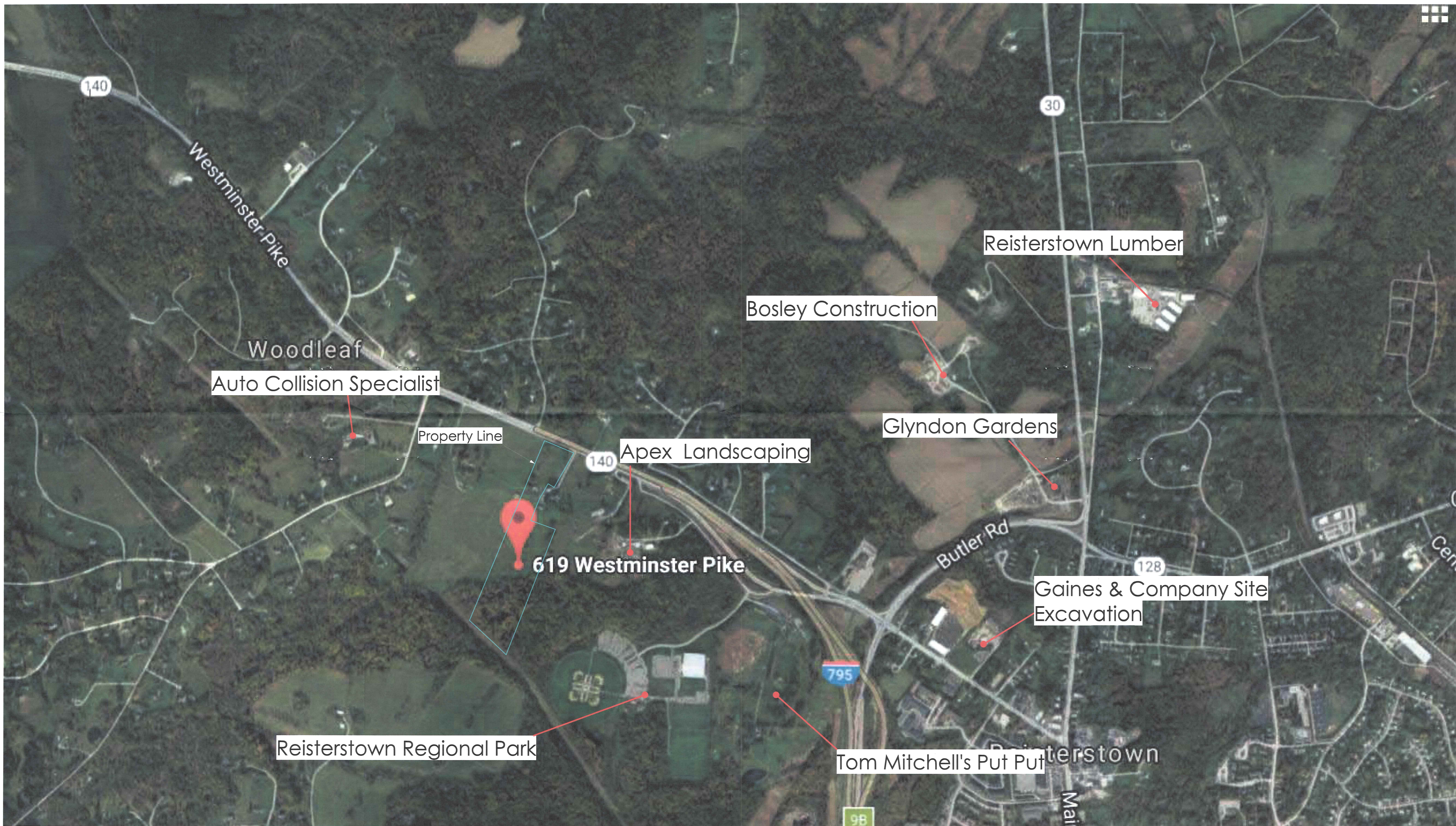
619 WESTMINSTER PIKE

ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MD

REVISIONS

SITE RESOURCES
INCORPORATED
Comprehensive Land Planning & Site Design Services
14315 Jarrattsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • Fax (410) 683-3389

DRAWN BY: BVN	CONTRACT NO.: -
DESIGNED BY: BVN	SCALE: AS NOTED
CHECKED BY: SAM	SRI PROJECT NO: 16036
DATE: JUNE 7, 2016	SHEET SEP 1.01 1 - OF - 1



EMPLOYEE SPOTLIGHT



Celso Montes, Foreman

Celso is a hard-working and dedicated foreman who has been with Live Green Landscapes since the very beginning. With over 15 years of experience, he manages his team well and consistently finishes projects on time and under budget.

Celso is extremely diligent and continues to produce projects of high quality. He excels at landscape installation and can be trusted to run a job from start to completion with little to no supervision. He often works on many of Live Green's high-profile jobs and can be trusted to get the job done right the first time, every time.

His ability to speak both Spanish and English helps to bridge the language gap between coworkers and clients. Celso is a happily married proud father of four and enjoys spending time playing with his children.

CONTACT US

Phone : 410-833-9640
Fax : 410-833-9642

6 Gwynns Mill Court
Owings Mills, MD 21117

admin@livegreenlandscapes.com
(Email the above to subscribe/unsubscribe to the electronic newsletter)

HORSESHOE CASINO HITS THE JACKPOT WITH LIVE GREEN



The Horseshoe Casino in Baltimore is an urban two-story casino, and the second largest casino in Maryland boasting a 122,000-square-foot gaming floor. The landscaping job was a huge undertaking which involved coordination with multiple contractors from concrete pouring to electrical work to soil installation. The entire job was completed in less than five weeks.

The project began with the installation of drainage and irrigation to and from planting beds and around the hardscape areas. While this was happening the paving work began, which was quickly followed with the pouring of concrete-raised planting beds. These beds would eventually contain the plants as well as much of the irrigation, lighting and speakers; the installation of the latter had to be strategically coordinated with licensed electricians.

Once the planting beds were built, it was time to lay the soil and plant the vegetation. There was just one problem: the concrete which the pavers would be set on wasn't dry, as it had just been poured the day before. This meant that our trucks wouldn't be able to back up to the planting beds to dump the soil. We were able to solve the problem by utilizing a special truck equipped with a Telebelt, a large conveyor belt that can extend outwards to where you need it to be. The Telebelt was used to dump the soil into the planting beds. All of this was occurring while the pavers were still being laid and while the concrete was drying.

The final snag was waiting for the precast curbs to arrive, but when all was said and done the finished project looked incredible!

Statistics

- More than 9,700 square feet of pavers were used
- More than 380 trees, 600 shrubs, and 5,500 perennials were installed around the casino and the parking garage
- A total of 1700 cubic yards of soil was laid
- 170 cubic yards of mulch was spread

**LIVE GREEN NAMED
BEST LANDSCAPING COMPANY
IN 2015**

Congratulations to all of our employees for your dedication and hard work and thank you to all of our great clients for allowing us to work for you!



LIVE GREEN

Landscape Associates, LLC

PETITIONER'S

EXHIBIT NO.

5

NEWSLETTER • FALL 2016

A COMMUNITY SERVICE PROJECT

Since 2008, Live Green has made a personal commitment to teach compassion and understanding through volunteering in a variety of community projects. As a proud Maryland-based company, we strongly believe in giving back to our surrounding community.

In previous years, Live Green has volunteered with and donated to respected organizations such as The Boy Scouts of America, local elementary and high schools, such as Harford Technical High School, and our local fire companies.

This past spring, we had the opportunity to volunteer our time and resources to a very worthy cause.



"Helping People To See What They Cannot See"

A COMMUNITY SERVICE PROJECT

Thistle Hill Farms is an organization that works with women who have been human trafficked. The problem of human trafficking is a worldwide epidemic now. Thistle Hill Farms takes women in and teaches them to be self-sustained.

Thistle Hill Farms produces lotions, among other products, that they sell in the retail market to fund their work. Their most common products are lavender-based lotions. Live Green teamed

up with Thistle Hill Farms through St. John's Episcopal Church in Glyndon, MD. The church provided a plot of land to create a lavender field. Live Green supplied 2,500 quart-sized lavender as well as a special sand soil mix, weed barrier, and a truck load of mulch to get the project started.

On planting day, Live Green showed up with 10 employees and all of the materials needed for the project. Throughout the

day, 30-50 additional volunteers worked to plant the lavender. At the end of the day, all 2,500 plants were in the ground, mulched, and watered.

The lavender flowers will be harvested in the future by Thistle Hill to help those women who have been caught up in this horrific trade.



ANOTHER SUCCESSFUL LIVE GREEN MAKEOVER

One client's complete front and backyard makeover

This client came to us with concerns about how the landscaping around their house looked dated and overgrown, as well as how they lacked outdoor space for entertaining guests. The landscaping in front of the house was overgrown and was doing nothing to accent the house.

To rectify that, we removed all the plant material in the front, designed a new plant pallet that worked to highlight the house while remaining deer-resistant and designed a new walkway and stairs.

The entire front yard was regraded in order to eliminate a retaining wall and create a welcoming entrance for the homeowner and guests.

The backyard previously did not have enough room for entertaining. Live Green built a bluestone patio to match the bluestone front walkway. Additionally, bench walls with built-in lighting were

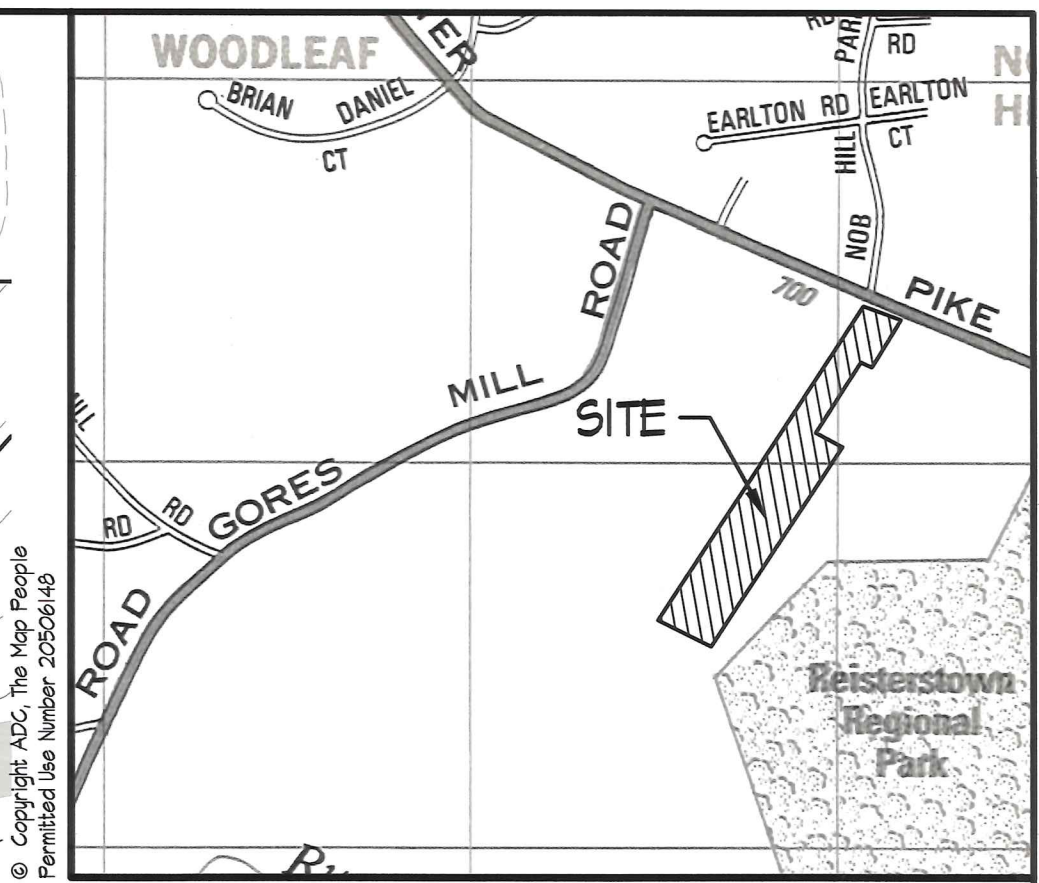
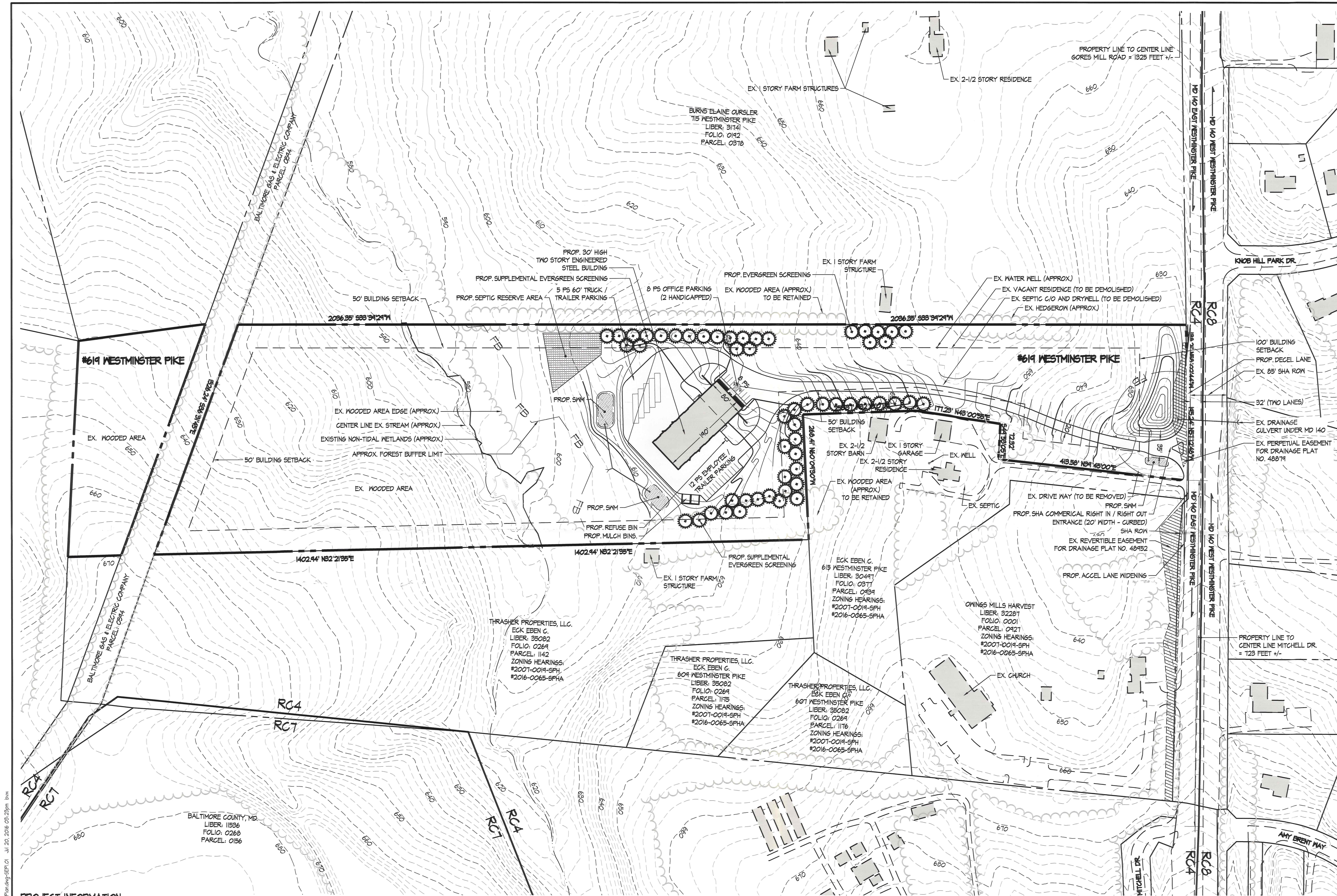


installed around the patio to provide scenic seating. A wood burning fireplace was installed to form the centerpiece of the patio and provide heat and light for entertaining. An outdoor kitchen with granite countertop

and built-in grill was installed so the homeowners could cook and host dinner parties outdoors. Large boulder steps were installed from the existing deck down to the patio to produce a rustic feel which beautifully complements the American granite walls and bluestone patio.

The finished product is absolutely stunning and the homeowners are beyond thrilled with their new outdoor living space!





VICINITY MAP
1"=1000'

LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS
	EXISTING TREELINE
	EXISTING NON-TIDAL WETLANDS
	FOREST BUFFER
	EXISTING ROAD
	EXISTING BUILDING
	RC4 RC7 ZONING
	PROPOSED WALK
	PROPOSED ROAD
	PROPOSED BUILDING

- GENERAL NOTES:
- EXISTING PROPERTY BOUNDARIES, ZONING LINES, AND AERIAL TOPOGRAPHY HAS BEEN TAKEN FROM BALTIMORE COUNTY GIS INFORMATION.
 - EXISTING MARYLAND ROUTE 140 RIGHT-OF-WAY SHOWN IS BASED UPON SHA RIGHT-OF-WAY PLATS 40452, 40819, AND 40800.

PLAN TO ACCOMPANY SPECIAL
EXCEPTION ZONING HEARING

619 WESTMINSTER PIKE

ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MD

REVISIONS
07/20/2016: IMPERVIOUS AREA ADJUSTED

14315 Jarrattsville Pike • Phoenix, Maryland 21131 (410) 683-3308 • Fax (410) 683-3309	
DRAWN BY: BVN	CONTRACT NO.: -
DESIGNED BY: BVN	SCALE: AS NOTED
CHECKED BY: SAM	SRI PROJECT NO: 16036
DATE: JUNE 7, 2016	SHEET SEPI.01 1 - OF - 1

PROJECT INFORMATION

ADDRESS: 619 WESTMINSTER PIKE
REISTERSTOWN, MARYLAND 21136

OWNER: WALTER EDWARD CARR
1283 BRIGHTON CIR
SEVEN VALLEYS PA 17360

TAX ID NUMBER: 0403000500
LIBER: 22719
FOLIO: 0517
PARCEL: 0377

COUNCILMANIC DISTRICT: 4
ELECTION DISTRICT: 10

ZONING DESIGNATION: RC4
ZONING MAPS: 048A1 AND 048B1
ZONING HEARINGS, CR6, DRG, WAIVERS: NONE

COMMERCIAL PERMITS: THERE ARE NO KNOWN PREVIOUS COMMERCIAL PERMITS.

PROPERTY SIZE: 20.816 ACRES OR 909,358.56 SQUARE FEET

PROPOSED BUILDING FLOOR AREA: OFFICE 6,046
SHOP / STORAGE 10,251
TOTAL: 16,297
GROSS (FLOOR AREA RATIO): 0.18

UTILITIES: PRIVATE WELL AND SEPTIC (EXISTING AND PROPOSED)

BASIC SERVICES MAP: NO PUBLIC FIRE HYDRANTS ARE AVAILABLE TO SERVE THIS SITE. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAPS AREAS.

ENVIRONMENTAL: THERE ARE NO FLOODPLAINS PRESENT ON SITE, PER F.I.R.M. #240101002057, PANEL 205 OF 580 DATED SEPTEMBER 28, 2008. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA. AN EXISTING PERENNIAL STREAM ON THE PROPERTY IS SHOWN.

OFF-STREET PARKING
USE: OFFICE

REQUIRED: 33 SPACES PER 1,000 SQ. FT.
33 x (6,046/1,000) = 20.12
PROVIDED: 21 (INCLUDES 2 HANDICAPPED PARKING SPACES)
PAVED PARKING SPACES AND STRIPES WILL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY AND ADA REQUIREMENTS. WHEELSTOPS WILL BE PROVIDED FOR PARKING SPACES.

SIGNS: NO SIGNAGE IS PROPOSED FOR THIS DEVELOPMENT.

LIGHTING: SECURITY NIGHT LIGHTING WILL BE PROVIDED.

ENTRANCES: A RIGHT IN - RIGHT OUT DRIVEWAY ENTRANCE WILL BE PROVIDED IN ACCORDANCE WITH MDSHA REQUIREMENTS

IMPERVIOUS AREA: RC4 ZONE MAXIMUM IMPERVIOUS AREA ALLOWED (STRUCTURES AND PAVEMENT) = 10% OF TOTAL PROPERTY AREA

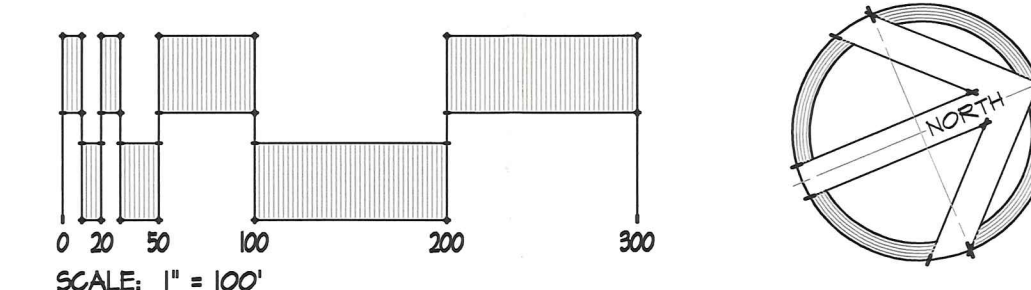
TOTAL PROPERTY AREA: 20.816 ACRES OR 909,358.56 SQUARE FEET
MAXIMUM IMPERVIOUS AREA ALLOWED: 10% OF 909,358.56 SQUARE FEET = 90,935.86 SQUARE FEET

PROPOSED IMPERVIOUS AREA: 88,836.19 SQUARE FEET OR 9.8% TOTAL PROPERTY AREA

NATURAL VEGETATION: RC4 ZONE MAXIMUM PROPERTY NATURAL VEGETATION REMOVAL = 25% OF TOTAL PROPERTY VEGETATION

TOTAL PROPERTY AREA: 20.816 ACRES OR 909,358.56 SQUARE FEET
TOTAL PROPERTY NATURAL VEGETATIVE AREA: 498,961 SQUARE FEET
MAXIMUM PROPERTY NATURAL VEGETATION REMOVAL: 25% OF 498,961 SQUARE FEET = 124,740.25 SQUARE FEET

PROPOSED PROPERTY NATURAL VEGETATION REMOVAL: 29,641 SQUARE FEET OR 6.0% TOTAL PROPERTY NATURAL VEGETATION



PETITIONER'S

EXHIBIT NO. 1