

M E M O R A N D U M

DATE: November 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0025-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 31, 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

(3345 Washington Blvd.)

13th Election District

1st Council District

Blind Industries and Services of Maryland

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0025-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Blind Industries and Services of Maryland, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a front yard setback of 12 ft. in lieu of the required 25 ft. A site plan was marked as Petitioner's Exhibit 1.

E. Lee Nicol and professional engineer Rick Richardson appeared in support of the petition. There were no Protestants or interested citizens in attendance. 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) and the Department of Planning (DOP). Neither agency opposed the request.

The subject property is approximately 10.48 acres and is zoned ML-IM. The site was previously used as a warehouse and shipping facility for the Coca Cola Company. Petitioner acquired the property in 2006 and has manufacturing and storage operations on the large site. Petitioner proposes to construct a 5,000 sq. ft. (40' x 125') storage building on the property adjacent to the loading dock area. Due to the unique orientation of the principal building and the loading dock area, the proposed structure would be situated close to the property boundary, necessitating

ORDER RECEIVED FOR FILING

Date

9-29-16

By

Sen

variance relief.

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 large property is irregularly shaped and there are topographical features along the eastern portion of the site. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the storage building in a location that can be accessed conveniently. 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 community opposition.

As noted in the DOP's ZAC comment, the applicable front yard setback is 25 ft. (not 30 ft. as stated in the Petition). The petition was amended to correct this error.

THEREFORE, IT IS ORDERED, this 29th day of September, **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.") to permit a front yard setback of 12 ft. in lieu of the required 25 ft., 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.

ORDER RECEIVED FOR FILING

Date

9-29-16

By

Sen

2. Petitioner must provide landscaping at the site as determined in the sole discretion of the Baltimore County landscape architect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 9-29-16

By slh



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 3345 Washington Boulevard which is presently zoned ML-IM
Deed References: 20347/550 10 Digit Tax Account # 2500004792
Property Owner(s) Printed Name(s) Blind Industries and Services of Maryland

(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) SEE ATTACHED FOR THE NEEDED VARIANCE REQUESTS

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:

Blind Industries and Services of Maryland /

Name #1 - Type or Print

Name #2 - Type or Print

E. Lee Neal

Signature #1

Signature #2

3345 Washington Boulevard, Baltimore MD

Mailing Address City State

21227 / 410 737 2058 / Lnicol@bism.org

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name - Type or Print

Rick Richardson

Signature

30 E. Padonia Road, Suite 500 Timonium, MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0025-A Filing Date 7/25/16

Do Not Schedule Dates: _____

Reviewer gr

Chas. Wood

410 303 0000 Col. 10/10/00

ORDER RECEIVED FOR FILING
Date _____
By _____

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

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

Zoning Relief for 3345 Washington Boulevard

Variance per Sections 255.1 and 238.1 to permit a front yard setback of 12' in lieu of the required

~~30'.~~

25'

gab

9-23-2016

2017-075-A

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

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION
3345 WASHINGTON BLVD.
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the east side of Washington Blvd. which is 80' wide, at the distance of 636' north of the centerline of Lansdowne Rd. which has a varying width. Being lot 1, Block n/a, Section n/a, in the subdivision of "Blind Industries and Services of Maryland" recorded in the land records of Baltimore County in Plat Book S.M. 78 Folio 417; containing a net area of 456,503.40 square feet, or 10.486 acres of land, more or less. Located in the 13th Election District and 1st Council District.



7/22/16

2017-0025-A

CERTIFICATE OF POSTING

2017-0025-A

RE: Case No.: _____

Petitioner/Developer: _____

Blind Industries and Services of Maryland

September 23, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3345 Washington Blvd

September 3, 2016

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



Sincerely,


(Signature of Sign Poster)

September 3, 2016

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4420947

Sold To:

Blind Industries & Service - CU00435810
3345 Washington Blvd
HALETHORPE, MD 21227

Bill To:

Blind Industries & Service - CU00435810
3345 Washington Blvd
HALETHORPE, MD 21227

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

Sep 01, 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: # 2017-0025-A
3345 Washington Boulevard
E/s Washington Boulevard, 636 ft. to centerline of Landsdowne Road
13th Election District - 1st Councilmanic District
Legal Owner(s) Blind Industries and Services of Maryland

Variance: to permit a front yard setback of 12 ft. in lieu of the required 30 ft.

Hearing: Friday, September 23, 2016 at 2:30 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.

9/034 September 1 4420947



KEVIN KAMENETZ
County Executive

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

August 24, 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: 2017-0025-A

3345 Washington Boulevard
E/s Washington Boulevard, 636 ft. to centerline of Landsdowne Road
13th Election District – 1st Councilmanic District
Legal Owners: Blind Industries and Services of Maryland

Variance to permit a front yard setback of 12 ft. in lieu of the required 30 ft.

Hearing: Friday, September 23, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Blind Industries & Services of MD, 3345 Washington Blvd., Baltimore 21227
Rick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 3, 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
Thursday, September 1, 2016 Issue - Jeffersonian

Please forward billing to:
Blind Industries of Maryland
3345 Washington Blvd.
Baltimore, MD 21227

410-737-2658

NOTICE OF ZONING HEARING

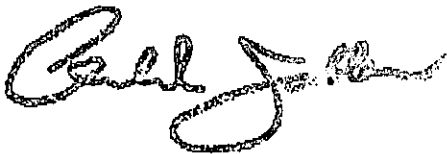
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0025-A

3345 Washington Boulevard
E/s Washington Boulevard, 636 ft. to centerline of Landsdowne Road
13th Election District – 1st Councilmanic District
Legal Owners: Blind Industries and Services of Maryland

Variance to permit a front yard setback of 12 ft. in lieu of the required 30 ft.

Hearing: Friday, September 23, 2016 at 2:30 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 VARIANCE	*	BEFORE THE OFFICE
3345 Washington Boulevard; E/S Washington	*	
Blvd, N 636' to c/line of Landsdowne Road	*	OF ADMINSTRATIVE
13 th Election & 1 st Councilmanic Districts	*	
Legal Owner(s): Blind Industries and	*	HEARINGS FOR
Services of Maryland	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2017-025-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
AUG 02 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 2nd day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Avenue, Suite 500, Timonium, Maryland 21093, Representative 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: 2017-0025-A
Property Address: 3345 WASHINGTON BLVD
Property Description: 3345

Legal Owners (Petitioners): BLIND INDUSTRIES & SERVICES OF MD
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BLIND INDUSTRIES OF MARYLAND
Company/Firm (if applicable): _____
Address: 3345 WASHINGTON BLVD
BALT. MD 21227

Telephone Number: 410-737-2658



*-25-3-1.12
25-3-12 10:00 AM
25-3-12

25-3-12 10:00 AM

25-3-12 10:00 AM

25-3-12 10:00 AM
25-3-12 10:00 AM

25-3-12 10:00 AM

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

No. **142804**
 Date: **7/25/16**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/25/2016 7/25/2016 09:17:43 1

NO. 001 WALKIN LJR
 RECEIPT N 667318 7/25/2016 OFLN
 Dept 5 ZONING VERIFICATION
 NO. 142804

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		10150						500.00

Recpt Tot 1500.00
 3500.00 CK \$.00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec From: **Blind Industries & Services of Maryland**

For: **Variance - 3345 Washington Blvd**
2017-0025-10

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 14, 2016

Blind Industries and Services of Maryland
3345 Washington Boulevard
Baltimore MD 21227

RE: Case Number: 2017-0025 A, Address: 3345 Washington 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 July 22, 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
Rick Richardson, Richardson Engineering, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 8/1/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & 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 8/1/16. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0025-A.

*Blink Industries and Service of Maryland
3345 Washington Boulevard.
US 1*

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 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

4-23

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 31 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-025

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 3345 Washington Boulevard
Petitioner: Blind Industries and Services of Maryland
Zoning: ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a front yard setback of 12 feet in lieu of the required 30 feet.

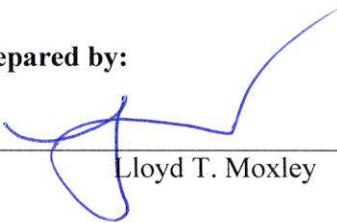
A site visit was conducted on August 9, 2016.

The Department has no objection to granting the petitioned zoning relief.

Be advised that discrepancies exist in the current filing. Plan scale is 1"=50', not 1"=20' as indicated on the plan. Further, BCZR § 255.1 requires a front yard of 25' as confirmed in "Site Data Note" No.11 on the approved Development Plan for Blind Industries and Services of Maryland dated June 2007, not 30' as represented on the attachment to the petition.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Blind Industries and Services of Maryland
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 August 08, 2016
Item No. 2017-0025

DATE: August 4, 2016

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

If granted, a Landscape Plan will be required per Landscape Manual requirements.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0025-08082016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-025

INFORMATION:

Property Address: 3345 Washington Boulevard
Petitioner: Blind Industries and Services of Maryland
Zoning: ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a front yard setback of 12 feet in lieu of the required 30 feet.

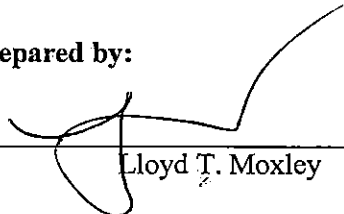
A site visit was conducted on August 9, 2016.

The Department has no objection to granting the petitioned zoning relief.

Be advised that discrepancies exist in the current filing. Plan scale is 1"=50', not 1"=20' as indicated on the plan. Further, BCZR § 255.1 requires a front yard of 25' as confirmed in "Site Data Note" No.11 on the approved Development Plan for Blind Industries and Services of Maryland dated June 2007, not 30' as represented on the attachment to the petition.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Blind Industries and Services of Maryland
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 3345 WASHINGTON
CASE NUMBER 2017-0025-A
DATE 9/23/16

CASE NAME 3345 WASHINGTON
CASE NUMBER 2017-0025-A
DATE 9/23/16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8-4DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)CDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

8-22PLANNING
(if not received, date e-mail sent _____)no obj
w/ comment8-1-16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9-1-16

SIGN POSTING

Date:

9-3-16by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

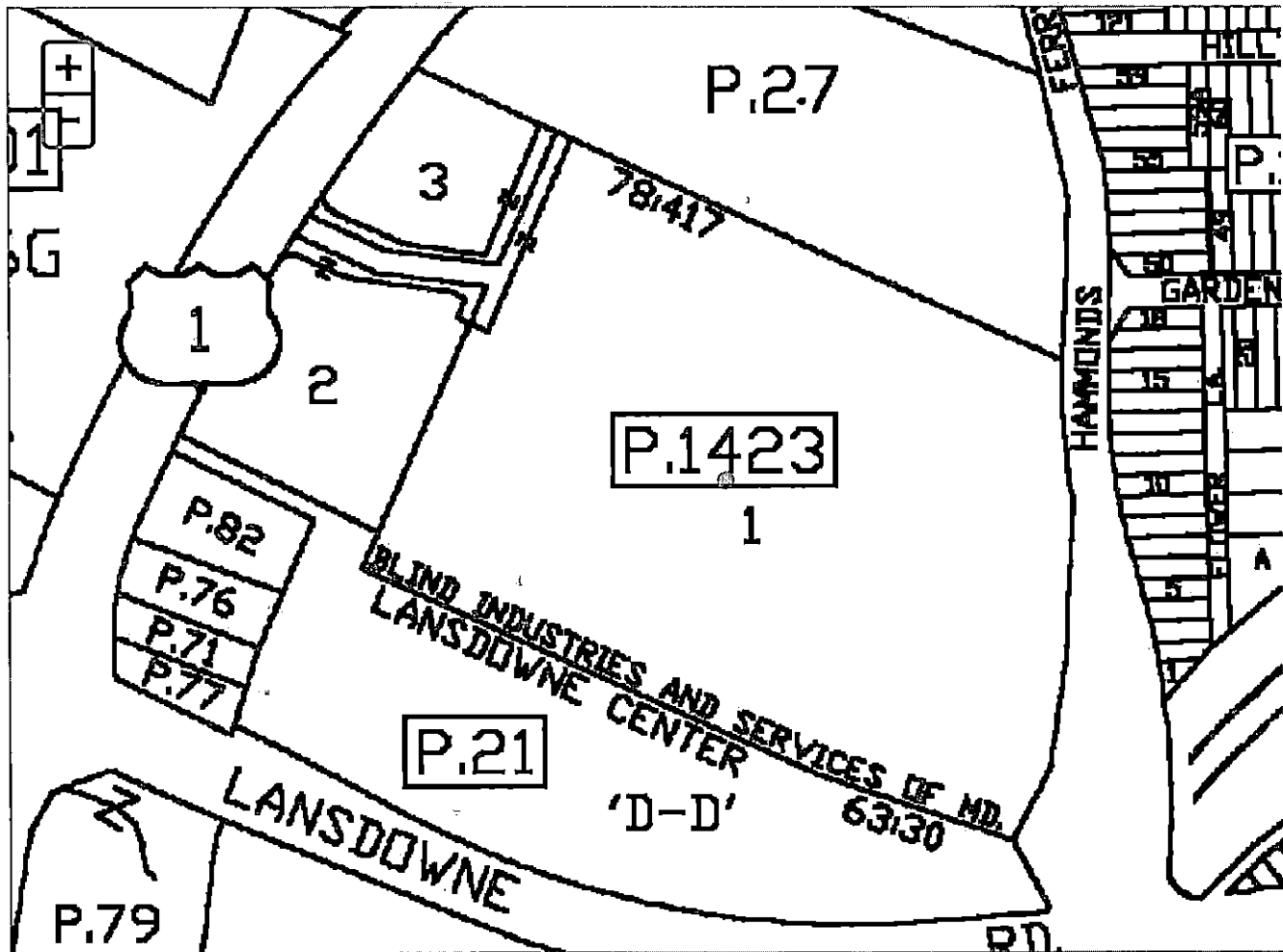
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 2500004792			
Owner Information					
Owner Name:	BLIND INDUSTRIES AND SERVICES OF MARYLAND		Use:	EXEMPT COMMERCIAL	
Mailing Address:	3345 WASHINGTON BLVD BALTIMORE MD 21227-1602		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		3345 WASHINGTON BLVD BALTIMORE MD 21227-1602		Legal Description:	10.486 AC 3345 WASHINGTON BLVD SES BLIND INDUSTRIES & SER MD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0102	0020	1423		0000	1
				Assessment Year:	Plat No:
				2016	0078/0417
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2006	156,000 SF			10.4900 AC	01
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		LIGHT MANUFACTURING	CONCRETE		
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments	
				As of 07/01/2016	As of 07/01/2017
Land:		3,147,000	3,147,000		
Improvements		4,269,800	8,041,200		
Total:		7,416,800	11,188,200	8,673,933	9,931,067
Preferential Land:		0			0
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	820	8,673,933.00		9,931,067.00	
State:	820	8,673,933.00		9,931,067.00	
Municipal:	820	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdaf.dat.maryland.gov/RealProperty/>)District: **13** Account Number: **2500004792**

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>).

PETITIONER'S

EXHIBIT NO.

2





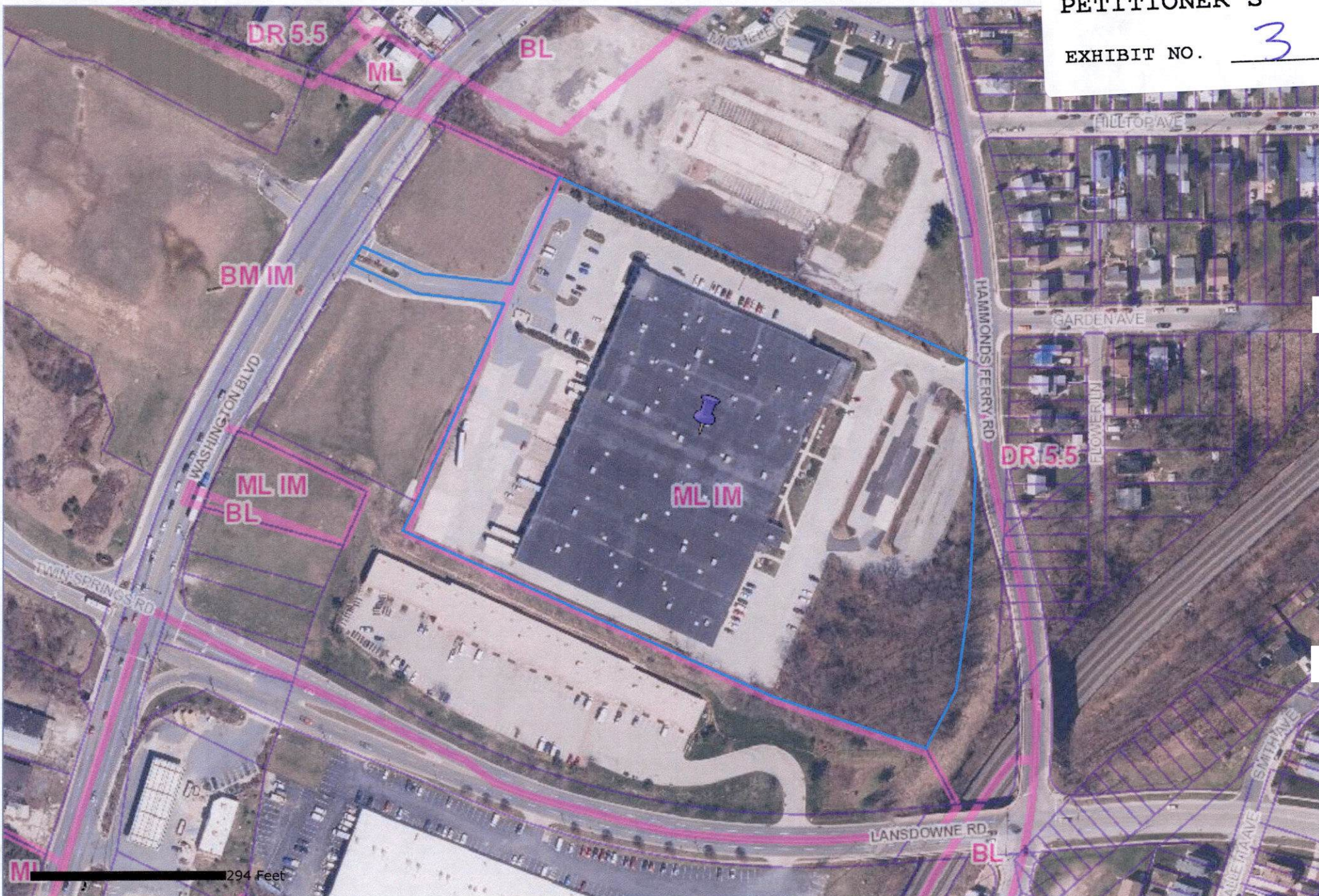




PETITIONER'S

EXHIBIT NO.

3



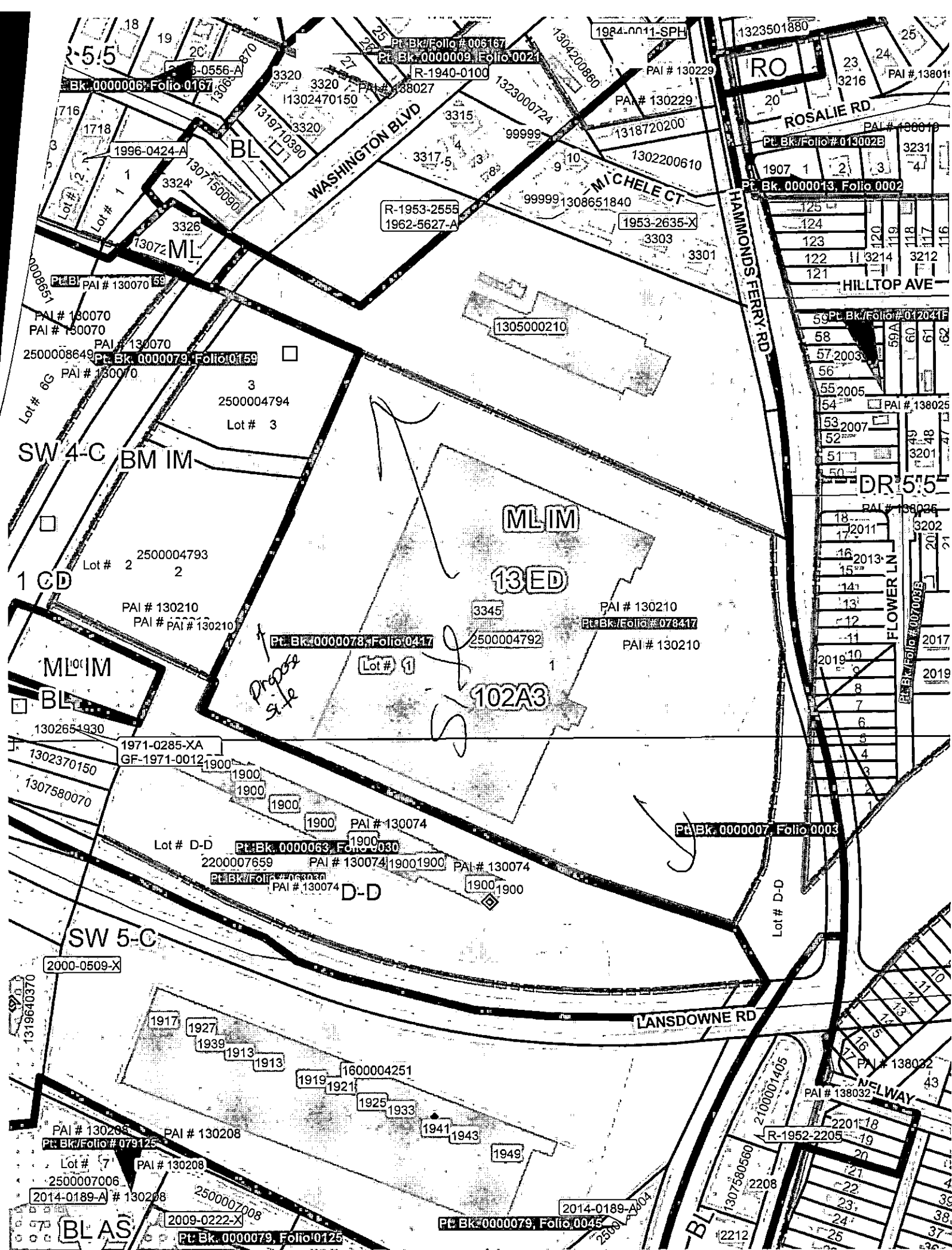
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/22/2016



DATE: 7/22/16	JOB NO.: 16070	SHEET NO.: 1 OF 1
CLB	PCR	1" = 20'

PLAN TO ACCOMPANY ZONING PERMIT
FOR

Richardson Engineering, LLC

GENERAL NOTES:

SCALE: 1" = 1,000'

