IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(15102 Hanover Pike)		
4th Election District	*	OF ADMINISTRATIVE
3rd Council District		
Laker Capital Group, LLC, *Legal Owner*	*	HEARINGS FOR
15102 Hanover, Inc., *Lessee*		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0111-A**

* * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a "request for a new hearing," or in the alternative, for reconsideration. Only the latter is provided for by the Zoning Commissioner's Rules.

Rule 4K provides that a "party" may file a motion for reconsideration within 30 days of the date of the original Order. Though the motion in this case was filed in a timely fashion, the Hanover Road Association is not a "party" to this proceeding. As such the motion for reconsideration must be denied.

THEREFORE, IT IS ORDERED, this **20th** day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the request for a new hearing, or in the alternative, a request for reconsideration, be and is hereby DENIED.

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

ORDER RECEIVED FOR FILING
Date 1/20/17
By Sln

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(15102 Hanover Pike)		
4th Election District	*	OF ADMINISTRATIVE
3rd Council District		
Laker Capital Group, LLC, *Legal Owner*	*	HEARINGS FOR
15102 Hanover, Inc., *Lessee*		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0111-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Laker Capital Group, LLC, owner of the subject property and 15102 Hanover, Inc., lessee ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to allow 53 parking spaces in lieu of the required 100 spaces; (2) to allow gravel paving in lieu of "a durable and dustless surface"; and (3) to permit a driveway entrance width of 17 ft. in lieu of the required 20 ft. A site plan was marked as Petitioners' Exhibit 1.

Landscape Architect Thomas Hoff appeared in support of the petition. Abraham L. Hurdle, Esq. represented the Petitioners. There were no Protestants in attendance, although several community members and patrons of the restaurant/bar attended the hearing. 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 these agencies opposed the request pertaining to the number of parking spaces, although both DPR and DOP suggested the variances pertaining to the gravel surface and driveway width be denied.

The subject property is approximately one acre in size and is zoned BL-CR and BM-CR. The property is located along Maryland Route 30 and is close to the Carroll County border. The site is improved with a commercial building in which is operated a restaurant/tavern. The evidence is unclear as to exactly when the building was constructed or when the tavern began operation, although members of the community stated it has been in operation for many years. Both the restaurant and tavern uses are permitted in the B.L. and B.M. zones.

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

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Petitioners have met this test. Petitioners must contend with long-existing site improvements, which renders the property unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to continue operating the business. Finally, I find that the parking 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.

I am concerned about patrons parking along Route 30 on busy weekend nights, as described by Petitioners. It is not entirely clear this is legal, although Petitioners note the police do not issue citations and it is a state roadway. As such any objections, if there are any, should be lodged by the SHA. In addition, the site plan reflects parking spaces at the front of the building will be removed, such that patrons will not be required to back onto Route 30 to exit the property.

As far as the variance request concerning the driveway width, Petitioners indicated at the hearing they are willing to widen the ingress/egress point as required by Baltimore County and/or the SHA. This again will improve the functionality and safety of the site, and this variance request will therefore be denied. Finally, both the DOP and DPR were adamant that a durable and dustless parking lot be provided. While I am sympathetic to Petitioners' concern for the cost associated with this improvement, I also believe it will improve the appearance and safety of the operation. In addition, the striping of the parking spaces will prevent the haphazard parking of vehicles on the lot, which may allow Petitioners to accommodate additional patrons during peak periods.

THEREFORE, IT IS ORDERED, this **23rd** day of **December, 2016**, by the Administrative Law Judge for Baltimore County that the Petition for Variance to allow 53 parking spaces in lieu of the required 100 spaces, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow gravel paving in lieu of "a durable and dustless surface" and (2) to approve a driveway width of 17 ft. in lieu of 20 ft., be and is hereby DENIED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners must comply with the ZAC comments submitted by DEPS, DOP and DPR, which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 12-23-16

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:dlw

ORDER RECEIVED FOR FILING

Date 12-23-16

By DW

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 15102 HANOVER PIKE **which is presently zoned** BL CR & BM CR

Deed References: 28824/25 10 Digit Tax Account # 0402085875

Property Owner(s) Printed Name(s) LAKER CAPITAL GROUP 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)
SEE ATTACHMENT

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).

LAKER CAPITAL GROUP LLC

Contract Purchaser/Lessee:

15102 HANOVER INC.
Name- Type or Print

Gurwinder Kaur
Signature

15102 HANOVER PIKE, UPPERCO, MD
Mailing Address City State

21155 / 410-685-5100 / N/A
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

GREG FISHER /
Name #1 – Type or Print Name #2 – Type or Print

/
Signature #1 Signature # 2

201 W. PADONIA RD. SUITE 300, TIMONIUM, MD
Mailing Address City State

21093 / /
Zip Code Telephone # Email Address

Attorney for Petitioner:

ABRAHAM L. HURDLE
Name- Type or Print

Signature

19 EAST FAYETTE ST., BALTIMORE, MD
Mailing Address City State

21202 / 410-685-5100 / ALH@ALHURDLELAW.COM
Zip Code Telephone # Email Address

Representative to be contacted:

THOMAS J. HOFF
Name – Type or Print

Signature

512 VIRGINIA AVE., TOWSON, MD
Mailing Address City State

21286 / 410-296-3669 / TOM@THOMASJHOFF.COM
Zip Code Telephone # Email Address

CASE NUMBER 2017-0111-A **Filing Date** 10/19/16 **Do Not Schedule Dates:** _____ **Reviewer** RJ

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 12-23-16

By LW

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

October 18, 2016

15102 Hanover Pike, Attachment to Accompany Petition for Variances
Zoning Relief Requested

1) Section 409.6.A.2 – Variance to allow 53 parking spaces in lieu of the required 100 spaces.
2) Section 409.8.A.2. – Variance to allow gravel paving in lieu of "a durable and dustless surface".
3) Section 409.4.A. – Variance to allow a driveway entrance width of 17' in lieu of the required 20'.

Item #0111

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

October 18, 2016

Description of 15102 Hanover Pike to Accompany Petition for Variances, 4th Election District, 3rd Councilmanic District

BEGINNING FOR THE SAME at a point on the west side of Hanover Pike, State Route 30 (R/W 66'), and the north side of 5th Avenue (R/W 45').

Thence binding on the north side of 5th Avenue,

1) North 89 degrees 15 minutes West 185 feet, thence leaving the north side of 5th Avenue
2) North 00 degrees 45 minutes East 202.40 feet, thence,
3) South 89 degrees 15 minutes East 200 feet, to the west side of Hanover Pike, thence binding on the west side of Hanover Pike,
4) South 00 degrees 45 minutes West 187.4 feet, thence,
5) By a curve to the right with a radius of 15.00 feet and a length of 23.56 feet, subtended by the chord South 45 degrees 45 minutes West 21.21 feet, to the place of beginning.

Containing 0.928 acres of land more or less.

STATE OF MARYLAND
THOMAS HOFF
REGISTERED
LANDSCAPE ARCHITECT

Note:
This Description has been prepared for zoning purposes only.

Item #0111

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

October 18, 2016

Description of 15102 Hanover Pike to Accompany Petition for Variances, 4th Election District, 3rd Councilmanic District

BEGINNING FOR THE SAME at a point on the west side of Hanover Pike, State Route 30 (R/W 66'), and the north side of 5th Avenue (R/W 45').

Thence binding on the north side of 5th Avenue,

1) North 89 degrees 15 minutes West 185 feet, thence leaving the north side of 5th Avenue
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4) South 00 degrees 45 minutes West 187.4 feet, thence,
5) By a curve to the right with a radius of 15.00 feet and a length of 23.56 feet, subtended by the chord South 45 degrees 45 minutes West 21.21 feet, to the place of beginning.

Containing 0.928 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

STATE OF MARYLAND
THOMAS HOFF
REGISTERED
LANDSCAPE ARCHITECT

Item #0111

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

RECEIVED

DEC 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

CASE NO: 2017-0111-A

PETITIONER/DEVELOPER

TOM HOFF

DATE OF HEARING/CLOSING:

12/16/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT

15102 HANOVER PIKE

THIS SIGN(S)WERE POSTED ON November 26, 2016
(MONTH,DAY,YEAR)

SINCERELY,

Martin Ogle 11/26/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411

myerber gh
11/26/16

ZONING NOTICE

CASE # 2017-0111-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave., Towson MD 21204

DATE AND TIME: FRIDAY, DECEMBER 16, 2016 AT 10:00 A.M.

REQUEST: VARIANCE TO ALLOW 53 PARKING SPACES IN LIEU OF THE REQUIRED 100 SPACES. TO ALLOW GRAVEL PAVING IN LIEU OF A "DURABLE AND DUSTLESS SURFACE". TO ALLOW A DRIVEWAY ENTRANCE OF 17 FT. IN LIEU OF THE REQUIRED 20 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

206 occupancy.

(since 1995) Jennifer Parsons - no issues re: traffic.

CASE NO. 2017-0111-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
11/9	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	G
10/26	DEPS (if not received, date e-mail sent _____)	G
	FIRE DEPARTMENT	
11/23	PLANNING (if not received, date e-mail sent _____)	no obj w/comment
10/28	STATE HIGHWAY ADMINISTRATION	G
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/22/16

SIGN POSTING Date: ~~11~~ Nov - 26-16 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0111-A

PETITIONER/DEVELOPER

TOM HOFF

DATE OF HEARING/CLOSING:

12/16/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT

15102 HANOVER PIKE

THIS SIGN(S)WERE POSTED ON November 26, 2016
(MONTH,DAY,YEAR)

SINCERELY,

11/26/16

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411

mgolongh
11/26/16

ZONING NOTICE

CASE # 2017-0111-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: FRIDAY, DECEMBER 16, 2016 AT 10:00 A.M.

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DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

THE BALTIMORE SUN MEDIA GROUP

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 4607640

Sold To:
15102 Hanover, Inc. - CU00573216
15102 Hanover Pike
Upperco,MD 21155-9741

Bill To:
15102 Hanover, Inc. - CU00573216
15102 Hanover Pike
Upperco,MD 21155-9741

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

Nov 22, 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: # 2017-0111-A
15102 Hanover Pike
W/s Hanover Pike, N/of 5th Avenue (i.e. NW corner of intersection)
4th Election District - 3rd Councilmanic District
Legal Owner(s) Laker Capital Group, LLC
Contract Purchaser(s): 15102 Hanover Inc.

Variance: to allow 53 parking spaces in lieu of the required 100 spaces. To allow gravel paving in lieu of a "durable and dustless surface." To allow a driveway entrance width of 17 ft. in lieu of the required 20 ft.

Hearing: Friday, December 16, 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 11/765 Nov. 22 4607640

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 22, 2016 Issue - Jeffersonian

Please forward billing to:
15102 Hanover, Inc.
15102 Hanover Pike
Upperco, MD 21155

410-685-5100

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: 2017-0111-A
15102 Hanover Pike
W/s Hanover Pike, N/of 5th Avenue (i.e. NW corner of intersection)
4th Election District – 3rd Councilmanic District
Legal Owners: Laker Capital Group, LLC
Contract Purchaser: 15102 Hanover Inc.

Variance to allow 53 parking spaces in lieu of the required 100 spaces. To allow gravel paving in lieu of a "durable and dustless surface." To allow a driveway entrance width of 17 ft. in lieu of the required 20 ft.

Hearing: Friday, December 16, 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.

KEVIN KAMENETZ
County Executive

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

November 16, 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: 2017-0111-A
15102 Hanover Pike
W/s Hanover Pike, N/of 5th Avenue (i.e. NW corner of intersection)
4th Election District – 3rd Councilmanic District
Legal Owners: Laker Capital Group, LLC
Contract Purchaser: 15102 Hanover Inc.

Variance to allow 53 parking spaces in lieu of the required 100 spaces. To allow gravel paving in lieu of a "durable and dustless surface." To allow a driveway entrance width of 17 ft. in lieu of the required 20 ft.

Hearing: Friday, December 16, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Abraham Hurdle, 19 East Fayette Street, Baltimore 21202
15102 Hanover Inc., 15102 Hanover Pike, Upperco 21155
Greg Fisher, 201 W. Padonia Road, Ste. 300, Timonium 21093
Thomas Hoff, 512 Virginia Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 26, 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.

RE: PETITION FOR VARIANCE 15102 Hanover Pike; W/S Hanover Pike, N of 5th Avenue 4th Election & 3rd Councilmanic Districts Legal Owner(s): Laker Capital Group LLC Contract Purchaser(s): 15102 Hanover Inc Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2017-111-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

RECEIVED
OCT 25 2016

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 25th day of October, 2016, a copy of the foregoing Entry of Appearance was mailed to Thomas Hoff, 512 Virginia Avenue, Towson, Maryland 21286 and Abraham L. Hurdle, Esquire, 19 East Fayette Street, Baltimore, Maryland 21202, 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: 2017-0111-A

Property Address: 15102 HANOVER PIKE

Property Description: west side of Hanover Pike, north of 5th Ave. (ie: northwest corner of intersection)

Legal Owners (Petitioners): LAKER CAPITAL GROUP LLC

Contract Purchaser/Lessee: 15102 HANOVER, INC.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): 15102 HANOVER, INC.

Address: 15102 HANOVER PIKE
UPPERCO, MD 21155

Telephone Number: 410-685-5100

Revised 5/20/2014

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

№ 145720

Date: 10/19/16

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

Total: $500.00

Rec From:

For: Zoning hearing - case # 2017-0111-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	RCH
10/20/2016	10/19/2016	11:07:05	2

REG 6502 WALKIN JEE
>>RECEIPT # 986158 10/19/2016 : OFLH
Dept 9 528 ZONING VERIFICATION
CR NO. 145720
Recpt Tot $500.00
$500.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

December 8, 2016

Laker Capital Group Inc.
Greg Fisher
201 W Padonia Road
Suite 300
Timonium MD 21093

RE: Case Number: 2017-0111 A, Address: 15102 Hanover Pike

Dear Mr. Fisher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 19, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
15102 Hanover Inc., 15102 Hanover Pike, Upperco MD 21155
Abraham L Hurdle, Esquire, 19 E Fayette Street, Baltimore MD 21202
Thomas J Hoff, 512 Virginia Avenue, Towson MD 21286

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

State Highway Administration
Maryland Department of Transportation

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

Date: 10/28/16

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 10/24/16. A field inspection and internal review reveals that an entrance onto MD30 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0111-A
Laker Capital Group LLC. Greg Fisher
15102 Hanover Pike
MD30

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,

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

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

KEVIN KAMENETZ
County Executive

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

December 8, 2016

Laker Capital Group Inc.
Greg Fisher
201 W Padonia Road
Suite 300
Timonium MD 21093

RE: Case Number: 2017-0111 A, Address: 15102 Hanover Pike

Dear Mr. Fisher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 19, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
15102 Hanover Inc., 15102 Hanover Pike, Upperco MD 21155
Abraham L Hurdle, Esquire, 19 E Fayette Street, Baltimore MD 21202
Thomas J Hoff, 512 Virginia Avenue, Towson MD 21286

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

State Highway Administration
Maryland Department of Transportation

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

Date: 10/28/16

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 10/24/16. A field inspection and internal review reveals that an entrance onto MD30 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0111-A

Lakes Capital Group LLC, Greg Fisher
15102 Hanover Pike
MD30

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,

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

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

DAK

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2016
Item No. 2017-0111

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

Variance # 1- It appears that the accessible spaces were included in the number of spaces which totals 51, not 53. We have no objection to granting this-51 or 53.

Variance # 2- The petitioner has given no sound reason for allowing gravel instead of durable and dustless, such as the parking area being used by tracked vehicles or for storm water management. We therefore see no reason that this should be granted. Furthermore the parking spaces should be striped which does not work too well on gravel.

Variance # 3- We see no reason why the entrance can't be widened to 25-feet.

Landscape and Lighting Plans should be required as a condition of granting any of the variances, Also, gravel should be removed and replaced with grass and/or landscaping, wherever it is outside of the parking spaces and drive aisles, particularly along 5th Avenue.

* * * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0111-10312016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0111-A
Address 15102 Hanover Pike
(Laker Capital Group, LLC Property)

Zoning Advisory Committee Meeting of **October 31, 2016**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Since this site is served by well and septic, our Ground Water Management section must review any future permits filed.

Reviewer: Dan Esser Date: 10/26/16

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BALTIMORE COUNTY, MARYLAND

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

DATE: November 9, 2016

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* * * * * *

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ORDER RECEIVED FOR FILING

Date 12-23-16

By DW

12-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 26 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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Reviewer: Dan Esser Date: 10/26/16

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By bw

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12-16-

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: November 23, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

NOV 30 2016

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 17-111

INFORMATION:
Property Address: 15102 Hanover Pike
Petitioner: Greg Fisher
Zoning: BL-CR, BM-CR
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit 53 spaces, a gravel parking surface and an entrance width of 17' in lieu of the required 100 spaces, durable and dustless surface and 20' respectively.

A site visit was conducted on November 2, 2016. The site is located within the Hanover Pike Corridor Study area adopted by Baltimore County Council on April 19, 1993. The Study focuses on safety and sets guidelines for commercial development (Page 40).

The Department has no objection to granting the variance relief to permit 53 spaces in lieu of the required 100 spaces conditioned upon the following:

- Petitioner will remove parking in front of the building (plan option #2) along Hanover Pike and will landscape the entire frontage along Hanover Pike pursuant to BCZR Sec. 259.3.C.3.a with landscaping suitable with the rural area and as approved by the Baltimore County Landscape Architect.

- Upon the end of its useful life, the petitioner shall replace the existing sign with signage that meets the CR requirements of Sec.259.3.C. 7. Materials and design are to be in keeping with the rural character of the area and subject to approval of the Director of the Department of Planning.

The Department objects to granting variance relief permitting the gravel parking surface and entrance width of 17' to remain. The Department does not require the provisions of BCZR Sec. 259.3.C.3.b be applied but concurs with the comment "Variance #2" offered by the Baltimore County Bureau of Development Plans Review dated November 9th, 2016 regarding the paving of the parking surface. Due to safety issues involving vehicles entering and exiting the parking area simultaneously through the existing pinched entrance and the potential for traffic back up on Hanover Pike, the Department recommends the entrance be made to meet the standards for commercial entrances that ingress and egress onto a Maryland State Route thereby ensuring the safety goals of the Hanover Pike Corridor Study.

ORDER RECEIVED FOR FILING

Date 12-23-16

By DW

s:\planning\dev rev\zac\zacs 2017\17-111.docx

For further information concerning the matters stated herein, please contact Lloyd T. Moxley 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
Thomas J. Hoff
Office of the Administrative Hearings
People's Counsel for Baltimore County

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 26 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0111-A
Address 15102 Hanover Pike
(Laker Capital Group, LLC Property)

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Reviewer: Dan Esser Date: 10/26/16

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BALTIMORE COUNTY, MARYLAND

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Reviewer: Dan Esser Date: 10/26/16

EX. 2

Colonial
BAR & LIQUOR
OPEN

Colonial
BAR & LIQUOR

Colonial
BAR & LIQUOR

WE, the residents and/or business persons and/or property owners and/or customers in the area surrounding The Colonial Inn, at 15102 Hanover Pike, Upperco, MD, 21155 by our names submitted on this Petition, do hereby request the Administrative Judge for Baltimore County to Grant the requested relief, and permit the business at the above named location to be able to continue operating as it has for the last decade. This business, and its parking lot, do not pose a hazard to the health, safety, or welfare of the residents in the area and the community and is beneficial to same.

NAME	SIGNATURE	ADDRESS	DATE
Joey Wade	Joey Wade	2518 Lawndale Rd. Finksburg MD 21048	12/9/16
Sean Merryman	[illegible]	150 Racehorse Rd Hanover, PA	12/10/16
Tyrone Pearson	[illegible]	2741 Quantin Crt Manchester, MD	12/10/16
Josh Conroy	[illegible]	2841 Coach Cars Rd Hampstead	21074
Kathy Bristow		15433 Dover Rd Upperco, MD	21155
Julia Leutner		802 Decoy Dr. Hampstead Md	21074
Gary Eaton		565 W. Market St York, pa	1740
DAVID DRIEVER		1643 OLD WESTMINSTER PIKE WESTMINSTER	MD 21157
* Nicholas Craddock		109 Sunny King Dr Reisterstown MD	21136
Tom Gizzi		1428 Wesley Finksburg MD	21048
Anthony Muniz		802 S Main St Hampstead MD	12-12-16
Charles Abarts		4005L Shiloh ave Hampstead MD	12-13-16
[illegible]		2703 2nd ave Parkville MD	21234
JEFF KEENEY	[illegible]	15227 OLD HANOVER RD, UPPERCO, MD	21155
Buck Harmon	Buck Harmon	15801 TRENTON RD. UPPERCO, MD	21155
Mike Butterworth		14626 Hanover Pike Upperco MD	21155
John Schmeltz	[illegible]	1000 Scarlett OAK CT Hampstead	21073
Cory Kratochvil	[illegible]	105 Eggers Ln Catonsville MD	

#3

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NAME	SIGNATURE	ADDRESS	DATE
MARK CHRISTOPHER			12/9/16
Lindsey Taylor			12/9/16
Daniel Golaboff			12/9/16
Jeremiah Cole			12/10/16
Sergeo Rock			12/10/16
Dan Habicht	D. Habicht		12/10/16
			12/10/16
Justin Merchey			12/10/16
Jamie Quizz			12/10/16
Daniel Phillips Sr			12-10-16
Kristy Phillips			12-10-16
Brandy Georger			12-10-16
Michael A Delacos			12-10-16
Tyler Bloom			12-10-16
			12-10-16
Tiffany Triplett			12-10-16
Charles Strem			12/10/16
John D Letts			12-12-16

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NAME	SIGNATURE	ADDRESS	DATE
Tiffany Murphy		15305 Old Hanover Rd	12/5
Derek Mercer		4045 Wheatland Ct	12/9/16
Melissa McIntyre	Melissa McIntyre	Main St, Manchester Md	12/7/16
Dawn Willey	Dawn Willey	1000 Scarlet Oak Ct 1B, Hampstead	12-9-16
Howard J Kranz	Howard J Kranz	15109 Eastview Dr Upperco Md 21155	12-9-1
Dennis Pulliat		2517 Cornstalk Drive Md 21048	
William Moore	William Moore		
Cherie Thorn	Cherie Thorn	2930 Warehime Rd Man 211	
Michael Jeffra		204 E. Cherry Hill Rd	12/9/16
Kathleen Jeffra	Kathleen Jeffra	204 E Cherry Hill Rd	12/9/2016
Dennis Halstead		1030 Gahle Rd Westminster, MD	12/9/2016
Jesse Hughes		2612 Neudecker Rd Westminster MD	12/9/2016
Travis Schaeffer		3263 Grafton St Manchester MD 21102	12/9/201
Melanie Hayden		5804 Western Run Dr. Baltimore MD 21209	12/9
Whitney Moore	Whitney Moore	3941 Piney Grove Rd Reisterstown 21136	
Edward Orovich		4108 Hillcrest Ave Hampstead	12/9/16
Mike Kunkel		2614 Neudecker Rd Westminster MD 21157	12/9/16
Blake Riesing		2516 Cornstalk Dr. Finksburg MD 21048	12/09/16

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NAME	SIGNATURE	ADDRESS	DATE
Tyler Clinton	[illegible]	216 Cockeys Mill Rd Reisterstown	12-9-2016
Nicholas Trott	[illegible]	107 Delight Rd. Reisterstown	12-9-2016
Ray, Logan	[illegible]	1611 Parkridge Circle. Apt. 192. Crofton MD	09 Dec 2016
Kira Maisenhelder	[illegible]	3 White Birch ct (Reisterstown	12/9/16
Buddy Cell	2928 Garrotton Rd Finksburg Md 21048		
CHUCK STRENIG	[illegible]	214 COCKEYSMILL Rd REIST. MD 21136	12/9/16
Heather Wike	[illegible]	2436 hampstead Mexico RD	12-9-16
Rollins Brown	[illegible]	1375 Ritter Ln	12-9-16
Larry Lockwood	[illegible]	2100 Clopper Ct	12-9-2016
GREG WIKE	2426 HAMPSTED MEXICO RD	WESTMINSTER MD	12-9-16
Roy JOHNSON	[illegible]	15005 Hanover Pike MD 21155	12-9-16
Joseph Portner	[illegible]	727 Sullivan Rd. Westminster, Md.	12/9/16
BRADLEY MYER	[illegible]	619 GREEN VALLEY WAY SYKESVILLE	12/9/16
Pam Stenbach	[illegible]	3585 Sierra Dr. Hampstead Md 21074	12/9/16
Bonnie Dangerfield	[illegible]	5105 Wards Chapel. 21111	12/9/16
Tom Clavell	15918 Dark Hollow Rd Upperco Md. 21155		
Harding Wescott	[illegible]	2900 Carroll Hon Rd. Finksburg md 21048	443 642 1946
BENJAMIN GERMAN	[illegible]	102 HIGHFIELD DR. HAMPSTEAD MD	21074 12-9-16

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NAME	SIGNATURE	ADDRESS	DATE
Brian Wood		56 Bond ST	12-5-16
TODD Bellows		1304 North Main St apt B	12/5/16
Jennifer Parsons		4440 N. Woods Trl.	12.5.16
Judy Wood	Judy Wood	355 Kingsberry WAy	12.5.16
Tavaris Robinson	Tavaris Robinson	14808 Hanover Pike	12-5-16
Emily Parsons	Emily Parsons	4440 N. Woods Trail	12/5/16
Matthew Schivel		1829 E Mary Rd	12/5/16
Chelsea Rushby	Chelsea Rushby	904 Huntington Ave	12/5/16
Ted Gale		600 N. Hanover Rd	12/5/16
[illegible]		15272 Dover Rd	12/5/16
Michele Pometto	Michele Pometto	2937 PARK AVE 21102	12/5/16
[illegible]		4321 GROSS MILL RD	12/5/16
DAVIDSON	[illegible]	44N JUVENSVILLE RD	12/5/16
Paul Stricker		2070 Deer Park RD	12/6/16
Jason Nusbaum		922 S Main ST	12-6-16
Gurjinder Singh		6071 Ducketts Ln	12.6.16
Abbie Zufall-Kuhn		309 Walnut St Hanover PA	12/6/16
Helena Zippert	Helena Zippert	9328 Old Court Rd	12/6/16

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NAME	SIGNATURE	ADDRESS	DATE
MEGHAN MARCHAND	[illegible]	HILLOCK LN, HAMPSTEAD MD	12/9/16
Bridget Immink	[illegible]	2971 Old West Pike, Finksburg MD	12/9/16
Carol Lewis	Carol Lewis	5th Ave Upperco, Md	12/9/16
Dave Hiser	[illegible]	4542 Lower Beckleysville	12/9/16
Zack Reiss	[illegible]	3 Fairmews Ct Reisterstown	12/9/16
Danielle Kriete	Danielle [illegible]	4729 Alesia Manchester	12/9/16
Stephanie Parisi	Stephanie Parisi	1529 Middle Run Dr Finksburg MD 21048	
Jillian Malbrough	Jill Malbrough	1529 Middle Run Dr Finksburg MD 21048	
Robert Yohn	[illegible]	Dover Rd Reisterstown 21136	
Victor Cole	Victor Cole	3030 Black Rock Reisterstown 21136	12-10-16
Louis Poole	[illegible]	Finksburg, md.	12-10-16
Russell L Holliday		Owings Mills MD 21117	
Steve Robinson		3623 Hoffman Rd 21074	
[illegible]		667 Johann Dr Westminster MD 21158	
[illegible]		2717 Cranberry Rd Finksburg 21048	
[illegible]		15245 Dover Rd Reisterstown MD 21136	
[illegible]		3817 St Paul Road MD 21074	

WE, the residents and/or business persons and/or property owners and/or customers in the area surrounding The Colonial Inn, at 15102 Hanover Pike, Upperco, MD, 21155 by our names submitted on this Petition, do hereby request the Administrative Judge for Baltimore County to Grant the requested relief, and permit the business at the above named location to be able to continue operating as it has for the last decade. This business, and its parking lot, do not pose a hazard to the health, safety, or welfare of the residents in the area and the community and is beneficial to same.

NAME	SIGNATURE	ADDRESS	DATE
Mike Stewart	[signature]	3000 Gamber RD	12/15/16

Real Property Data Search Guide to searching the database
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 04 Account Number - 0402085875**

Owner Information

Owner Name:	LAKER CAPITAL GROUP LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	STE 300 201 W PADONIA RD TIMONIUM MD 21093-2112	**Deed Reference:**	/28824/ 00025

Location & Structure Information

Premises Address:	15102 HANOVER RD UPPERCO MD 21155-9741	**Legal Description:**	.929 AC 15102 HANOVER RD ELMOS SUBDIV

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0031	0004	0138		0000				2017	Plat Ref:	0019/ 0012

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
	3619		40,467 SF	23

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		TAVERN				

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	192,400	192,400		
Improvements	218,600	218,600		
Total:	411,000	411,000	411,000	
Preferential Land:	0			

Transfer Information

Seller: MARYLAND LIQUORS LLC	Date: 11/03/2009	Price: $400,000
Type: ARMS LENGTH IMPROVED	Deed1: /28824/ 00025	Deed2:
Seller: COLONIAL INN INC	Date: 04/25/2008	Price: $500,000
Type: ARMS LENGTH IMPROVED	Deed1: /26931/ 00251	Deed2:
Seller: FRISCH LESLIE LEROY	Date: 08/13/1991	Price: $200,000
Type: ARMS LENGTH IMPROVED	Deed1: /08880/ 00378	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|

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

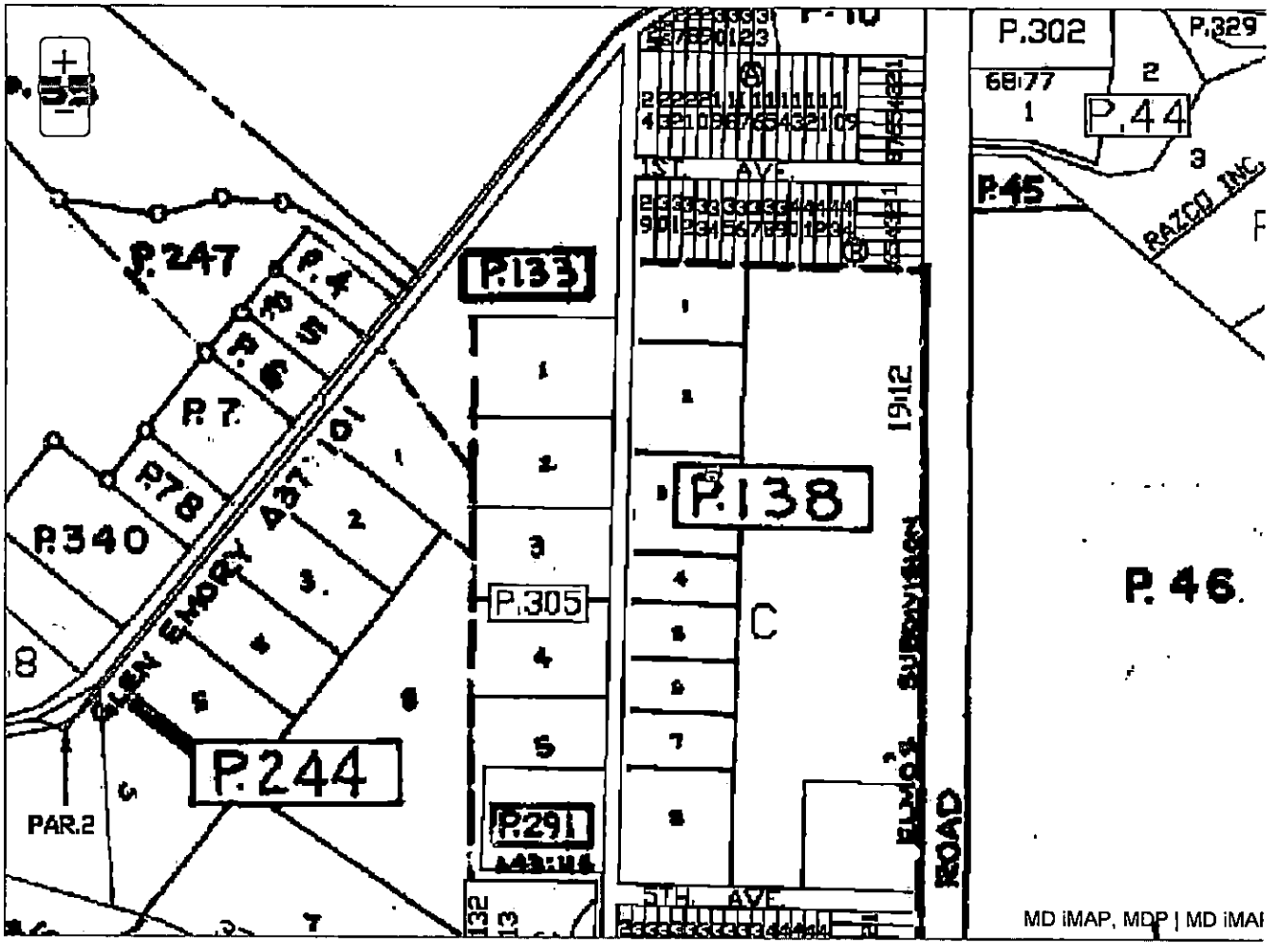
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **04** Account Number: **0402085875**



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).

RECEIVED
JAN 19 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

Jan 18, 2017

Re: 2017-0111-A, request for a new hearing, or in the alternative, a request for a reconsideration

Dear Mr. John Beverungen:

The Hanover Road Association (HRA) was surprised to learn that a hearing was held regarding the Colonial Inn at 15102 Hanover Pike without any notice having been posted on the online listing of hearings. HRA had been made aware of the application for a hearing and carefully checked the online postings for the anticipated hearing date, but no notice was published. The hearing date passed without anyone in the organization having been aware of a scheduled hearing date and time. The association had discussed the potential issues at an early December Board meeting and voted to appear and oppose the actions requested in the application.

Your decision reported that a number of members of the public did appear, but did not distinguish between patrons and members of the surrounding community. The community was pleased to note that your decision denied the request for a parking lot entrance less than that required for access to a State highway, and that the request for a pervious surface was also denied. However your decision did allow parking spaces far less than are required for the size of the facility and the number of patrons and/or seating.

Prior concerns expressed by surrounding residential neighbors for code enforcement actions have been that patrons who could not find parking on the subject property would illegally park along Hanover Pike where safety concerns existed, or that they would park in the surrounding neighborhood. Those that parked in the surrounding neighborhood were reported to have been highly vocal early in the morning hours thereby creating an unacceptable nuisance. Those same patrons that parked in the neighborhood and created a nuisance were also reported to have urinated on the residential properties.

Based on the previously reported nuisance issues, I am certain that testimony would have been provided to support a decision for the full number of required parking spaces if adequate notice to the public had been provided. I would also point out that hearing notice signs posted on liquor store facilities in general, and in this specific circumstance, are overwhelmed by other signs typically posted on the property. In the Colonial Inn circumstance, the difficulty in seeing the posted on site hearing notice is further enhanced by the 50 MPH traffic along Hanover Pike. Furthermore, vehicles that frequently park to the front of the subject property also obscure hearing notice signs.

Therefore, on behalf of the HRA and the surrounding neighbors and based on the circumstances outlined above, I hereby request on behalf of the president, a new hearing where full community participation and testimony can be presented. In the alternative, a reconsideration of your decision is requested.

George Harman, Board Member, HRA
5429 Weywood Dr.
Reisterstown, MD 21136
410-429-6035

Cc: Santo Mirable, President, HRA,

PLEASE PRINT CLEARLY

CASE NAME 15102 Hanover Pike
CASE NUMBER 2017-0111-A
DATE 12-16-2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
THOMAS J. HOFF	512 VIRGINIA AVE	TOWSON, MD 21286	TOM@THOMASJHOFF.COM
Abraham L Hurdle Esq	19 E Fayette St, Suite 400	Baltimore MD 21202	alh@alhurdlelaw.com
Carol Lewis	5407 54th Ave	Upperco, Md 21155	arterc1@yahoo.com
Jennifer Parsons	1304 B N. Main St	Hampstead, MD 21074	j273jen@aol.com

PLEASE PRINT CLEARLY

CASE NAME 15102 Hanover Pike
CASE NUMBER 2017-0111-A
DATE 12-16-2016

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Dawn Willey	1000 Scarlet Oak CT 1B	Hampstead, MD 21074	willey-dawn@yahoo.com
Justin Menckley	4896 Sycamore Dr	Hampstead MD 21074	
Todd Bellows	1304 B N. Main St	Hampstead MD 21074	tbell7417@yahoo.com
Jennifer Parsons	1304B N. Main St.	Hampstead, MD 21074	j273jen@aol.com
Brian Wood	56 Bond St.	Westminster, MD 21157	
JEFFREY KEENEY	15227 HANOVER ST	UPPERCO, MD 21155	CHEFJEFF@GMAIL.COM
Andrea Jones	816 Deer Park Rd	Westminster MD 21157	alynne.819@gmail.com
CHUCK STREWIG	214 COCKEYSVILLE Rd	REISTERSTOWN MD 21136	CSTREWIG63@gmail.com
KEWAL SINGH	8813 LAKEWOOD Rd 21234	Parkville MD 21234	Kewal_Singhmann@yahoo.com
JASWINDER SINGH	6071 Duckettsville Ln 21075	ELKRIDGE MD 21075	Gautectgarry@yahoo.com

KEVIN KAMENETZ
County Executive

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

May 18, 2016

Laker Capital Group, LLC
201 W. Padonia Road, Suite 300
Timonium, Maryland 21093
and
Colonial Inn Licensee
c/o Gurwinder Kaur
8813 Lakewood Road
Baltimore, Maryland 21234
and
Colonial Inn Licensee
c/o Carol Lewis
5407 5th Avenue
Upperco, Maryland 21155

RE: Alleged Parking Violations, Colonial Inn, 15102 Hanover Pike, Upperco, Maryland, 21155

It has come to the attention of the Department of Permits, Approvals and Inspections that parking violations may exist on the above referenced property including, but not limited to: an insufficient number of spaces, lack of striping of spaces, no screening of spaces, and spaces extending into the State right-of-way of Hanover Pike.

Pursuant to Section 500.9 of the Zoning Commissioner's Policy Manual (ZCPM), the Director of Permits, Approvals and Inspections (the Director), shall have the power to require plans or plats of developments, subdivisions of land, or of any land or site in connection with any violation or alleged violation or any non-compliance or alleged non-compliance with any zoning regulations, regardless if a plan or plat was previously submitted. All such plans or plats shall be drawn to scale and shall contain sufficient information relative to the proposed or existing use to determine compliance with the Baltimore County Zoning Regulations (BCZR). The Director shall enforce the most recently approved plan or plat and it shall be the responsibility of concerned parties (referenced above) to maintain copies thereof.

In addition, pursuant to Section 3-6-203 of the Baltimore County Code (BCC), the following applies to submittal of a "restoration plan" relative to code violations:

§ 3-6-203. VIOLATION - CORRECTION NOTICE.

(a) *Authority to issue.* After inspection, if the Code Official or the Director determines that a person has committed a violation, the Code Official or the Director may issue a correction notice to the violator directing the violator to comply with the applicable requirements of the County Code or a code.

(b) *Contents.*

(1) The correction notice shall be in writing and shall describe with particularity the nature of the violation and the manner of correction.

(2) A correction notice may include an order to stop any and all work until compliance is obtained.

#4

(3) (i) A correction notice issued by the Director may order preparation and implementation of a restoration plan as part of the correction notice.

(ii) The restoration plan shall:

1. Describe in detail the steps to be taken by the violator to correct the violation or prevent its recurrence;
2. Include any other pertinent information required by the Director; and
3. Include a cost statement for implementation of the plan.

(iii) The Director shall review and approve the restoration plan before implementation of the plan.

(iv) The violator is responsible for the costs associated with preparing and implementing the restoration plan.

(c) *Notice to be posted.* The Code Official or the Director shall post the notice on the property, send the notice by first class mail, or hand deliver the notice to the violator.

(d) *Correction notice not appealable.* A violator may not appeal the issuance of a correction notice.

(e) *Time for correction.* The violator shall make the correction within the time required by the correction notice.

(1988 Code, § 1-7) (Bill No. 39-97, § 1, 6-6-1997; Bill No. 31-99, § 3, 7-1-2004; Bill No. 80-01, § 1, 11-23-2001; Bill No. 82-06, § 3, 8-24-2006)

Therefore, I am formally requesting the submittal of an engineer scaled site plan/restoration plan of the above referenced property (pursuant to the above codes and the attached commercial site plan checklist) indicating compliance with all parking and other zoning standards. This plan must be received in this department within 30 days of the date of this letter. If the plan is not received within 30 days of the date of this letter, further enforcement action will occur, including, but not limited to $200.00 per day fines and/or suspension of liquor licenses. If you have any questions, you may contact Jeff Perlow or Carl Richards in the Zoning Review Office at 410-887-3391.

Sincerely,

Arnold Jablon, Director
Permits, Approvals and Inspections

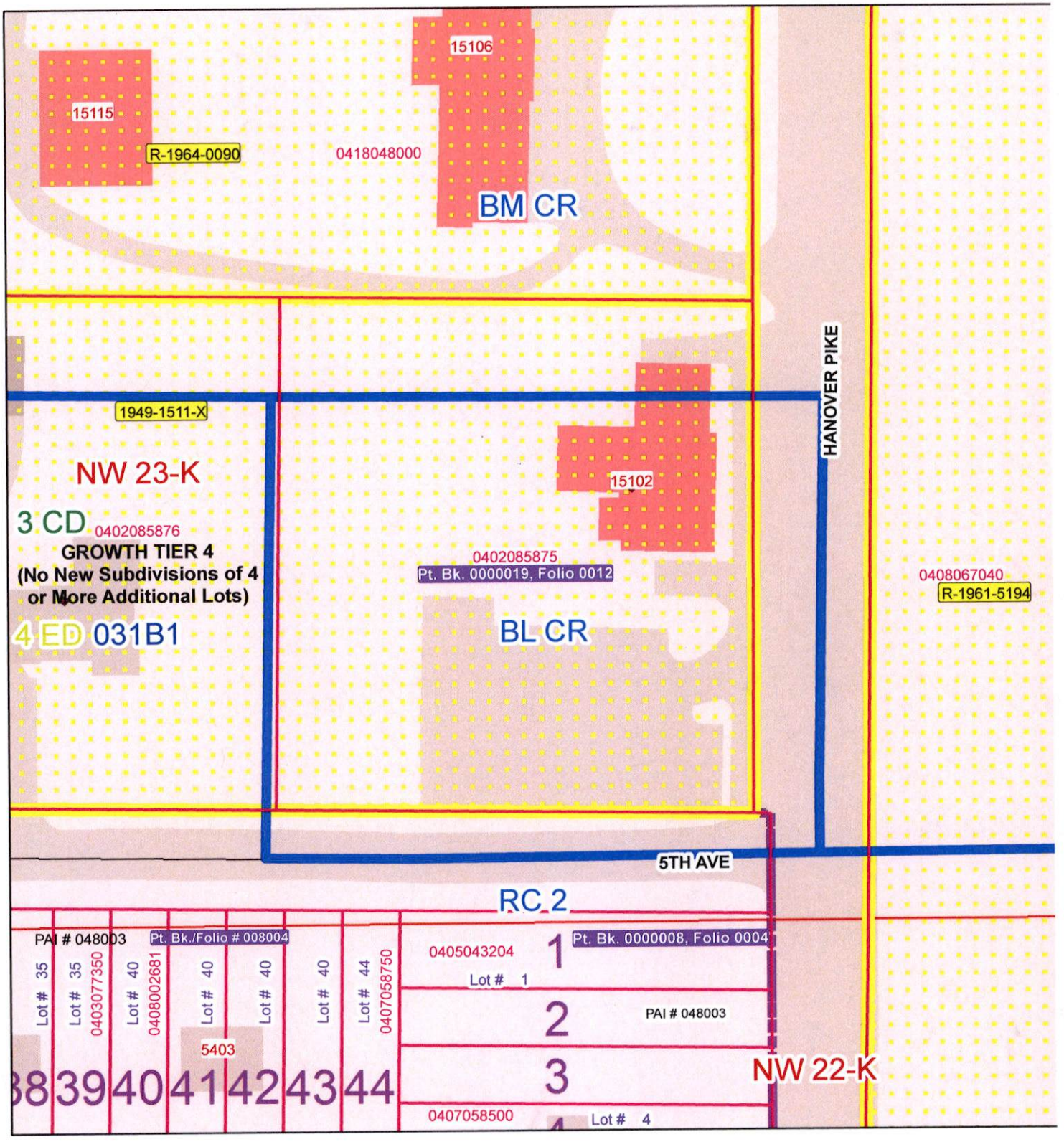
Case No.: 2017-0111-A

Exhibit Sheet

Petitioner/Developer DW 2-22-17 Protestant DW 12-23-16

No. 1	Plan	
No. 2	Photos of site	
No. 3	Petition of support	
No. 4	Letter from Balto. Co. dated 5-18-2016	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

15102 Hanover Pi..e



Publication Date: 10/4/2016

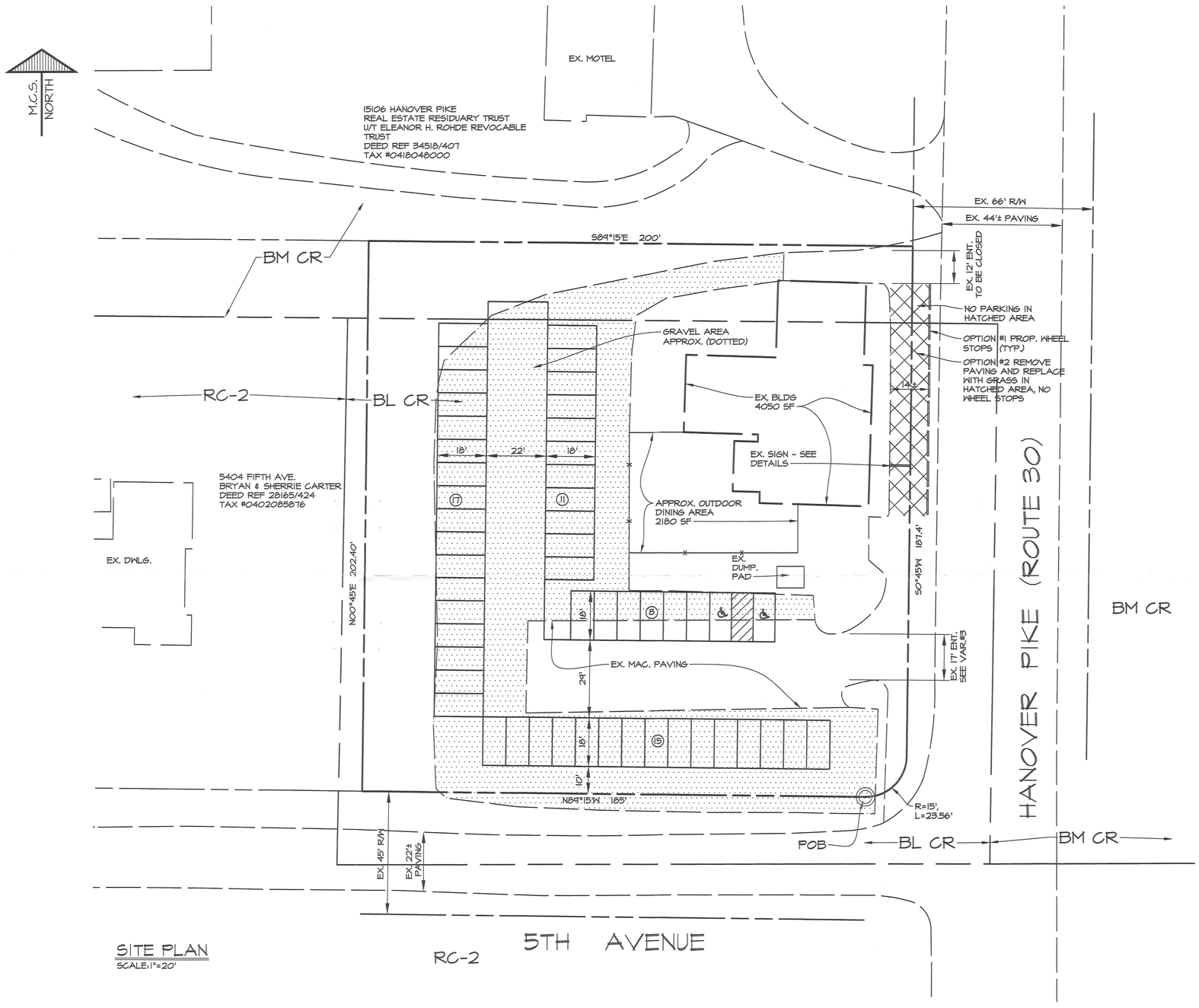
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

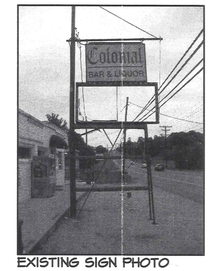
0 15 30 60 90 120 Feet

1 inch = 60 feet

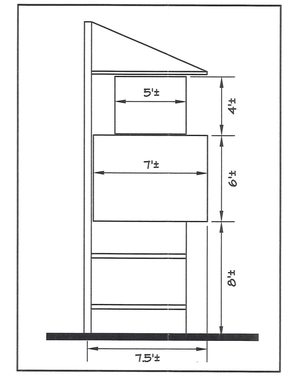
Item #0111



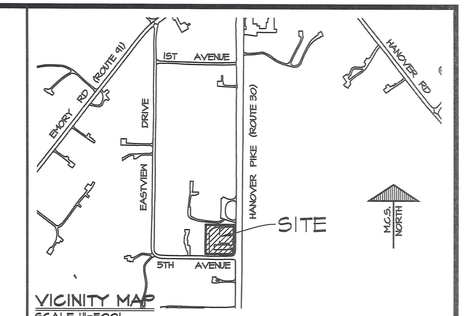
SITE PLAN
SCALE: 1"=20'



EXISTING SIGN PHOTO



SCHEMATIC EXISTING SIGN DETAIL
(NOT TO SCALE)



VICINITY MAP
SCALE: 1"=500'

SITE DATA:

SITE AREA - GROSS	1.057 AC±, 46,041 SF±
SITE AREA - NET	.9928 AC±, 40,431 SF±
ZONING MAPS	031B1
EXISTING ZONING	BL CR & BM CR
EXISTING USE	RESTAURANT
PROPOSED USE	SAME
EXISTING BLDG. AREA	4,050 SF
OUTSIDE DINING AREA	2,180 SF
F.A.R. ALLOWED	0.2
F.A.R. PROPOSED	4050/46041 = 0.09

PARKING CALCULATIONS:
PARKING REQUIRED
BLDG. + OUTSIDE DINING AREA = 6,230 SF
@16 SPACES/1,000 SF = 100

PARKING PROPOSED

STANDARD SPACES	51
ACCESSIBLE SPACES	2
TOTAL PROPOSED	53

OWNER:
LAKER CAPITAL GROUP LLC
201 WEST PADONIA RD., SUITE 300
TIMONIUM, MD 21093
DEED REF 28824/25
TAX #0402085875
MAP 31, GRID 04, PARCEL 138

ZONING CASE HISTORY:
ZONING CASE NO. 1511-S
• SPECIAL PERMIT FOR A CABIN CAMP, GRANTED, AUGUST 30, 1944.

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 PRIVATE WELL AND SEPTIC.
6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
8. THERE ARE NO PRIOR CRG OR DEVELOPMENT PLANS ON THIS PROPERTY.
9. THERE ARE NO RECENT PRIOR COMMERCIAL PERMITS ON THIS SITE.
10. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
11. THE PARKING SPACES SHOWN ARE 8.5'x18' IN SIZE.

ZONING RELIEF REQUESTED:
1. SECTION 409.6.A.2. - VARIANCE TO ALLOW 53 PARKING SPACES IN LIEU OF THE REQUIRED 100 SPACES.
2. SECTION 409.8.A.2. - VARIANCE TO ALLOW GRAVEL PAVING IN LIEU OF "A DURABLE AND DUSTLESS SURFACE".
3. SECTION 409.4.A. - VARIANCE TO ALLOW A DRIVEWAY ENTRANCE WIDTH OF 17' IN LIEU OF THE REQUIRED 20'.

#2017-0111-A

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCES
15102 HANOVER PIKE
COLONIAL BAR & LIQUOR
4th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

SCALE: AS SHOWN	
DATE: 10/18/16	
JOB NO.: 0654-01	
DESIGNED: TJH	
DRAWN: TJH	
REVISIONS:	DRAWING NUMBER: ZP-1
THIS DRAWING WAS MADE IN THE USA	SHEET 1 OF 1

STATE OF MARYLAND LICENSED LANDSCAPE ARCHITECT