

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(8306, 8310 & 8312 Harford Road)
9th Election District
6th Council District
Mudgett Properties, LLC
Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0186-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Mudgett Properties, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit business parking in a residential zone; (2) to confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale as an accessory use with limitations; and (3) to provide design, screening and landscaping as shown on the site plan. A Petition for Special Exception was filed: (1) to permit a service garage at 8312 Harford Road in a B.L-A.S. zone, as part of an existing service garage located at 8306-8310 Harford Road; and (2) to permit vehicles on the property that are kept for remuneration, hire or sale.

Appearing at the public hearing in support of the requests was Jim Mudgett and surveyor Dan Staley. Jason Vettori, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

The subject property is approximately 0.75 acres in size and is split-zoned BL, AS and DR

ORDER RECEIVED FOR FILING

Date 3/17/17
By Sen

5.5. Petitioner operates a service garage (known as "Maryland Collision Center") at the property. Petitioner proposes to expand the operation onto an adjoining parcel, which would involve the construction of a one-story garage with six service bays. Petitioner also seeks to expand the off-street parking in the DR 5.5 zone, which was originally approved in Case No. 2014-0029-SPH. The property is located in the Parkville Commercial Revitalization District, and Petitioner indicated he has invested a significant sum of money to improve the appearance of the site.

SPECIAL EXCEPTION

Under Maryland law, a special exception use 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 *Attar v. DMS Tollgate, LLC*, ___ Md. ___, 152 A.3d 765 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court reaffirmed 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. *Id.*

A special exception was granted in 1983 to operate a service garage (i.e., auto body shop) at this property. Thus, a garage has operated here for almost 35 years, and Petitioner noted when he acquired the business in 2013 the building and site were in poor condition. Petitioner has improved the appearance and functionality of the site. At present Petitioner seeks only to enlarge the area in which the special exception use will be conducted. No evidence was presented in opposition to the request, and I believe Petitioner is entitled to the special exception.

SPECIAL HEARING

The special hearing petition contains two requests, the first of which pertains to keeping vehicles for "remuneration, hire or sale" at a service garage. I do not believe special hearing

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By sen

relief is required for this determination. The definition of “service garage” expressly includes vehicles “kept for remuneration, hire or sale.” B.C.Z.R. §101.1. In a prior zoning case (No. 2014-0029-SPH) certain conditions were imposed upon the operation of this service garage, and those shall continue in full force and effect.

The other aspect of the special hearing petition concerns business parking in a residential zone. Such parking (pursuant to B.C.Z.R. §409.8) was permitted in Case No. 2014-0029, and in this case Petitioner seeks to expand that parking onto an adjoining parcel of roughly equal size. Though there is a dwelling on Onyx Road adjacent to the proposed parking, there is an existing eight (8) ft. high board fence with vegetation to screen the parking lot.

While I appreciate and acknowledge the DOP’s concern with expanding the business parking, I do not believe granting the request will have a detrimental impact upon the community. As noted, this site is in a commercial revitalization zone. In 2013, the County Council enacted legislation specifying that business parking in a DR zone approved under B.C.Z.R. §409.8 was not subject to the residential transition area (RTA) regulations. *See* Bill 36-13. That same legislation permits business parking in a DR zone by right “if there is an existing parking facility.”

Here, it is at least arguable Petitioner would be entitled by right to the expanded parking since a business “parking facility” already exists at the site. Though Petitioner has not made such an argument, I make the point simply to underscore that the County Council has relaxed the restrictions on business parking in DR zones located in commercial revitalization areas. Petitioner is reminded that disabled or damaged motor vehicles may not be stored in the DR 5.5 portion of the property to which this special hearing request relates. Such vehicles may only be stored in the area labeled on the plan (Petitioner’s Ex. No. 4) as “Existing Disabled Vehicle

Storage” as approved in Case No. 83-219-SPHX.

THEREFORE, IT IS ORDERED this 17th day of March 2017, by this Administrative Law Judge, that the Petition for Special Hearing: (1) to permit business parking in a residential zone; and (2) to confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale, as provided in the definition of “service garage” in B.C.Z.R. §101.1, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage at 8312 Harford Road in a B.L-A.S. zone, as part of an existing service garage located at 8306-8310 Harford Road, 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. All conditions set forth in the order in Case No. 2014-0029-SPH shall continue in full force and effect.
3. Petitioner shall provide landscaping and lighting at the site as determined in the sole discretion of the Baltimore County landscape architect.
4. Disabled or damaged motor vehicles may only be stored in the area labeled on the plan as “Existing Disabled Vehicle Storage” as approved in Case No. 83-219-SPHX.

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Date 3/17/17

By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3/17/17

By sln



KEVIN KAMENETZ
County Executive

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

March 17, 2017

Jason T. Vettori, Esq.
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Case No. 2017-0186-SPHX
Property: 8306, 8310n& 8312 Harford Road

Dear Mr. Vettori:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 8306, 8310 and 8312 Harford Road

which is presently zoned BL AS, DR 5.5

Deed References: 33700/00460; 33700/00428; 37695/00157

10 Digit Tax Account # 0916002680; 0918001590; 0902203281

Property Owner(s) Printed Name(s) Mudgett Properties, 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

Please see attached.

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:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners): Authorized Representative of

Jim Mudgett

Mudgett Properties, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5007 Bushey Road

Sykesville

MD

Mailing Address

City

State

21784

jimmudgett@hotmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0186-SPHX

Filing Date 1/13/17

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO PETITION FOR VARIANCE

8306, 8310 and 8312 Harford Road
6th Councilmanic District
9th Election District

Special Exception Relief:

1. To permit a service garage at 8312 Harford Road in a BL-AS zone, as part of an existing service garage located at 8306-8310 Harford Road;
2. To permit vehicles on the property that are kept for remuneration, hire or sale;
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Hearing Relief:

1. To permit business parking in a residential zoning pursuant to BCZR § 409.8.B.1;
2. To confirm that an existing service garage may include vehicles that are kept for remuneration, hire, or sale pursuant to BCZR § 101.1;
↓ AS AN ACCESSORY USE WITH LIMITATIONS
3. To provide design, screening and landscaping as shown on the site plan pursuant to BCZR § 409.8.A.1; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.



DRS & ASSOCIATES
LAND DESIGN CONSULTANTS

EXHIBIT "A"

Description

of **0.18919** acres of the **Mudgett Properties, LLC**,
on the west side of Harford Road, in the 9th Election
District Baltimore County, Maryland.

BEGINNING for the same on the northwest side of Harford Road (60 feet wide) at the end of the 1st or northeastly 71.19 foot line of land which by deed dated May 24, 2013 and recorded among the Land Records of Baltimore County in County Land Record 033700 Page 428 and conveyed by Therese C. Rau to Mudgett Properties, LLC, said place of beginning being also situated at the beginning of the 4th or northeastly 45.80 foot line of the land which by deed dated June 24, 2016 and recorded among said Land Records in County Land Record 37695 Page 157 and conveyed by Gus P. Beleos to Mudgett Properties, LLC, thence leaving said place of beginning and running with and binding on said 4th line and also running with and binding on said northwest side of Harford Road and as now surveyed and referring all courses of this description to the Maryland Coordinate System 1987 (U.S. Feet),

- 1) North 33°40'58" East 45.70 feet to the south side of Onyx Road (40 feet wide) and to the beginning of the 1st line of the 2nd hereinmentioned deed, thence leaving said Harford Road and running with and binding on said south side of Onyx Road and also running with and binding on the 1st, 2nd and 3rd lines of said 2nd hereinmentioned deed the three following courses and distances, viz.:
 - 2) North 45°45'25" West 179.10 feet to an iron pipe heretofore set by others, thence leaving said Onyx Road and running
 - 3) South 44°14'35" West 45.00 feet to an iron pipe heretofore set by others and thence
 - 4) South 45°46'45" East 187.48 feet to the place of beginning.

2017-0186-SPHX

BEING 0.18919 acres of land which by deed dated June 24, 2016 and recorded among the Land Records of Baltimore County in County Land Record 37695 Page 157 and conveyed by Gus P. Beleos, to Mudgett Properties, LLC.

**Mudgett Properties, LLC
County Land Record 37695 Page 157**

Name	North	East	Bearing	Distance
OL1	624147.19	1442918.13		
			N 33°40'58"E	45.70
OL7	624185.22	1442943.47		
			N 45°45'25"W	179.10
OL8	624310.18	1442815.17		
			S 44°14'35"W	45.00
OL2	624277.94	1442783.77		
			S 45°46'45"E	187.48
OL1	624147.19	1442918.13		
Total Area	8240.95 sf	0.18919 acres +/-		

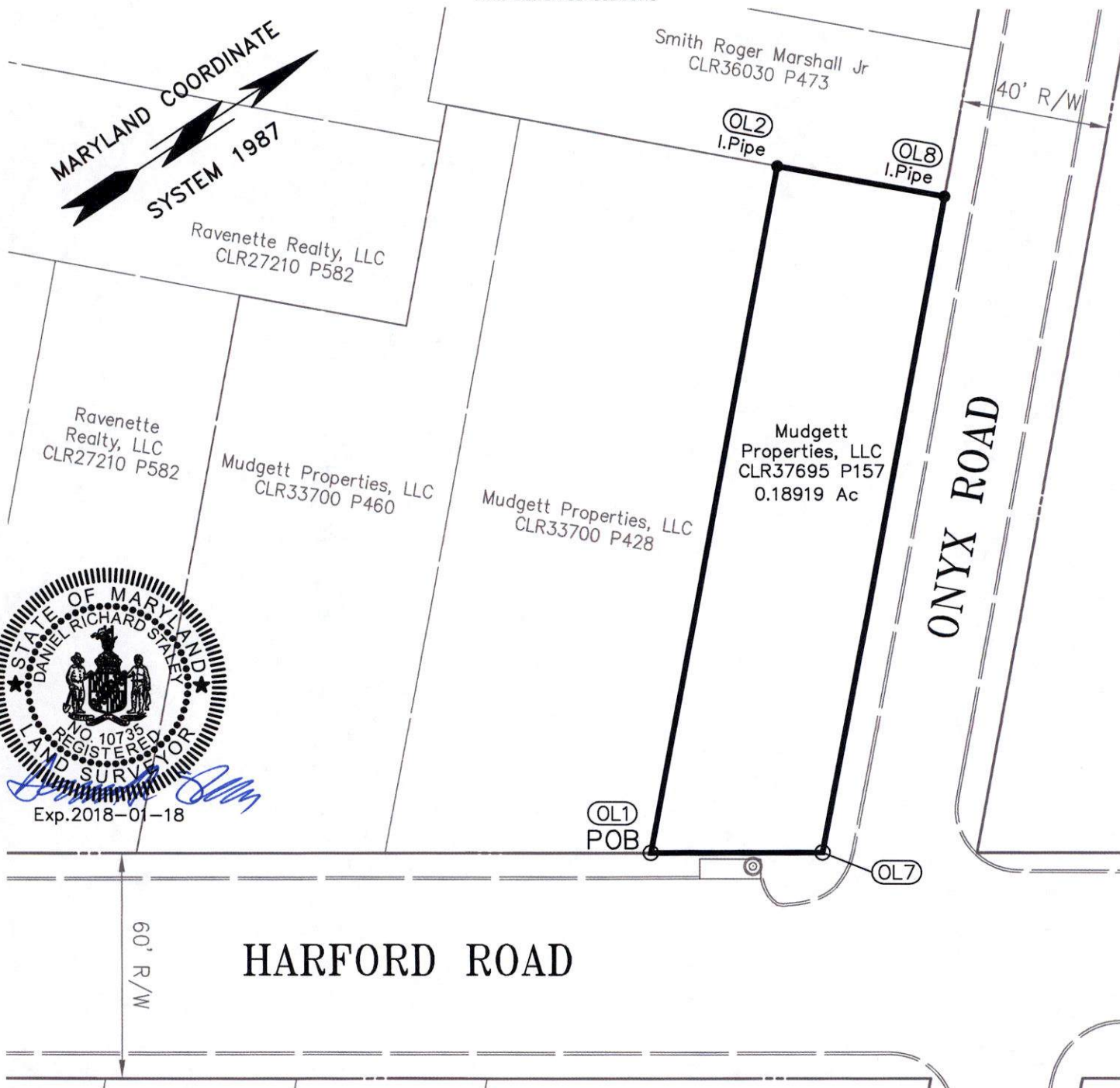
ABBREVIATIONS

CLR County Land Record
P Page
R/W Right of Way



DRS & ASSOCIATES

LAND DESIGN CONSULTANTS



Current Title Reference

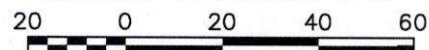
Map 81 Block 02 Parcel 675
Owner: Mudgett Properties, LLC
County Land Record 37695 Page 157
2016-June-24
Grantor: Gus P Beleos

Mudgett Properties, LLC
County Land Record 37695 Page 157

3

52 WINTERS STREET • WESTMINSTER, MARYLAND 21157
410-848-4060 • 410-876-6040 • FAX 410-848-8818

DATE: 2017-01-12 SCALE: 1"=40'



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

No. **142850**

Date: **1/13/17**

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/13/2017 1/13/2017 10:11:18 5

REG WSDS WALTON LRB
 >> RECEIPT # 005711 1/13/2017 OFLN
 Dept 5 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$1,000.00

Total: **\$1,000.00**

Rec From: **2017-0186-SPHX**

For: **MUDGET PROPERTIES**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Recpt Tot \$1,000.00
 \$1,000.00 CK \$1.00 CA
 Baltimore County, Maryland



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 4782115

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

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

Feb 21, 2017

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: # 2017-0186-SPHX
8306, 8310, 8312 Harford Road
SW corner of intersection of Harford Road and Onyx Road
9th Election District - 6th Councilmanic District
Legal Owner(s) Mudgett Properties, LLC

SPECIAL HEARING: 1. To permit business parking in a residential zone. 2. To confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale as an accessory use with limitations. 3. To provide design, screening and landscaping as shown on the site plan. 4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Exception: 1. To permit a service garage at 8312 Harford Road in a BL-AS zone, as part of an existing service garage located at 8306-8310 Harford Road. 2. To permit vehicles on the property that are kept for remuneration, hire or sale. 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, March 13, 2017 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 2/730 Feb. 21 4782115

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/23/2017

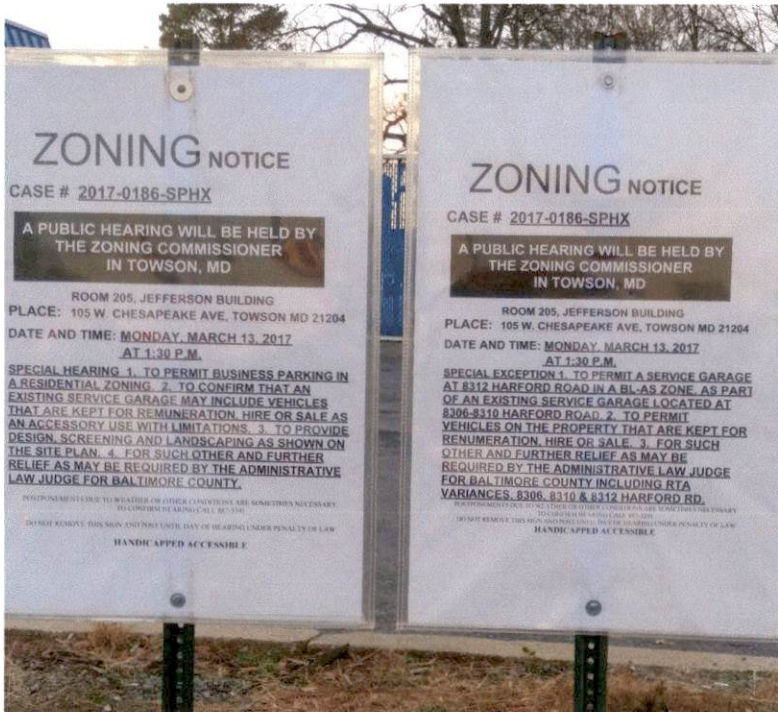
Case Number: 2017-0186-SPHX

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ JIM MUDGETT

Date of Hearing (Closing): MARCH 13, 2017

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:
8306, 8310, 8312 HARFORD ROAD

The sign(s) were posted on: FEBRUARY 20, 2017



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)

**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/neighbor 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: 2017-0186-SPHX

Property Address: 8306, 8310 and 8312 Harford Road

Property Description: _____

Legal Owners (Petitioners): Mudgett Properties, LLC

Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 5/20/2014

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 21, 2017 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
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: 2017-0186-SPHX

8306, 8310, 8312 Harford Road

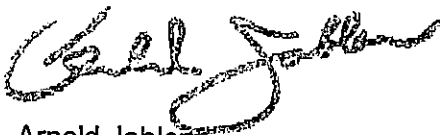
SW corner of intersection of Harford Road and Onyx Road

9th Election District – 6th Councilmanic District

Legal Owners: Mudgett Properties, LLC

Special Hearing 1. To permit business parking in a residential zoning. 2. To confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale as an accessory use with limitations. 3. To provide design, screening and landscaping as shown on the site plan. 4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. **Special Exception** 1. To permit a service garage at 8312 Harford Road in a BL-AS zone, as part of an existing service garage located at 8306-8310 Harford Road. 2. To permit vehicles on the property that are kept for remuneration, hire or sale. 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, March 13, 2017 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.



KEVIN KAMENETZ
County Executive

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2017-0186-SPHX

8306, 8310, 8312 Harford Road

SW corner of intersection of Harford Road and Onyx Road

9th Election District – 6th Councilmanic District

Legal Owners: Mudgett Properties, LLC

Special Hearing 1. To permit business parking in a residential zoning. 2. To confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale as an accessory use with limitations. 3. To provide design, screening and landscaping as shown on the site plan. 4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. **Special Exception** 1. To permit a service garage at 8312 Harford Road in a BL-AS zone, as part of an existing service garage located at 8306-8310 Harford Road. 2. To permit vehicles on the property that are kept for remuneration, hire or sale. 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, March 13, 2017 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: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Jim Mudgett, 5007 Bushey Road, Sykesville 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 21, 2017.**
(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.



KEVIN KAMENETZ
County Executive

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

March 8, 2017

Mudgett Properties LLC
Jim Mudgett
5007 Bushy Road
Sykesville MD 21784

RE: Case Number: 2017-0186 SPHX, Address: 8306, 8310 and 8312 Harford Road

Dear Mr. Mudgett:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 13, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, 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: 1/18/17

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 1/17/17. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception, Case Number 2017-0186.

Mudgett Properties LLC, Jim Mudgett
8306, 8310, 8312 Harford Road

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,

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

WW/RAZ

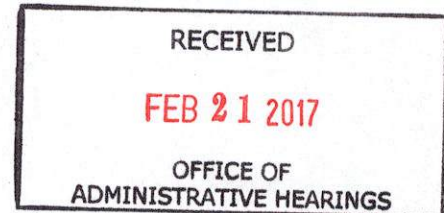
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/13/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-186



INFORMATION:

Property Address: 8306 – 8312 Harford Road
Petitioner: Mudgett Properties, LLC, Jim Mudgett
Zoning: BL-AS, DR 5.5
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve business parking in a residential zone, to confirm that an existing service garage may include vehicles that are kept for remuneration, hire or sale as an accessory use with limitations and to provide design, screening and landscaping as shown on the site plan. The Department also reviewed the petition for a special exception to use the property for a service garage at 8312 Harford Road in a BL-AS zone as part of an existing service garage located 8306-8310 Harford Road and to permit vehicles on the property that are kept for remuneration, hire, or sale.

A site visit was conducted on January 24, 2017. The site is located on Harford Road in the Parkville Commercial Revitalization District. The subject property is the subject of prior zoning cases, the last being zoning case No. 2014-0029 SPH dated October 2, 2013.

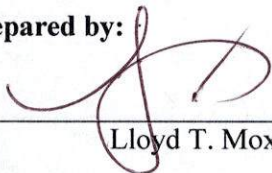
The Department supports granting the petitioned special exception “*as part of an existing service garage located 8306-8310 Harford Road*” provided that the limitations imposed by the Administrative Law Judge on parking as condition no. 2 in the Opinion and Order in zoning case no. 2014-0029 SPH attached to those addresses are also placed upon this expanded special exception use at 8312 Harford Road.

The Department opposes the special hearing request for the expanded business parking in a residential zone. The Department recommends any business parking in a residential zone be as granted and restricted in the aforementioned zoning case no. 2014-0029 SPH. Any expansion of the non-residential use in the residential zone constitutes commercial encroachment into the residential community, and negatively impacts the quality of life for the occupants of the adjacent dwelling located at 2319 Onyx Road, as well as other residential occupants of that street. The Department will concur with the decision of the Administrative Law Judge as to the appropriateness of vehicles that are kept for remuneration, hire or sale as an accessory use as a part of the new (expanded) special exception use at 8312 Harford Road.

As a condition of the granting of the special exception use, the Department recommends an updated landscape plan be submitted for approval by the Baltimore County Landscape Architect prior to the issuance of any occupancy permits. Such a plan should confirm that condition no. 3 in said prior order is satisfied and that the screening and landscaping is installed. The plan must also demonstrate that the new expanded special exception use at 8312 Harford Road complies with the requirements of the Baltimore County Landscape Manual.

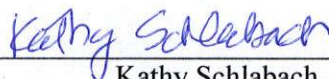
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

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 January 16, 2017
Item No. 2017-0186

DATE: January 27, 2017

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

No proposed landscaping is shown on the site plan. If the requests are granted, Lighting and Landscape Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0186-01232017.doc

RE: PETITION FOR SPECIAL HEARING
AND EXCEPTION

8306, 8310 and 8312 Harford Road; SW corner
Onyx & Harford Roads
9th Election & 6th Councilmanic Districts
Legal Owner(s): Mudgett Properties LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-186-SPHX

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JAN 18 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of January, 2017, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 18, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0186-SPHX – Appeal Period Expired

The appeal period for the above-referenced case expired on April 17, 2017. 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

[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 - 09 Account Number - 0916002680			
Owner Information					
Owner Name:		MUDGETT PROPERTIES LLC		Use:	COMMERCIAL
Mailing Address:		5007 BUSHEY ROAD SYKESVILLE MD 21784-		Principal Residence:	NO
				Deed Reference:	/33700/ 00460
Location & Structure Information					
Premises Address:		8306 HARFORD RD 0-0000		Legal Description:	LT 58 PT 59 101 N EMERALD ROAD CANTON COMPANY PLAT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0081	0002	0675		0000	58 2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1950	5604		11,286 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
		Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		282,100	282,100		
Improvements		259,400	268,800		
Total:		541,500	550,900	541,500	544,633
Preferential Land:		0			0
Transfer Information					
Seller: MUDGETT PROPERTIES LLC		Date: 05/31/2013		Price: \$360,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33700/ 00460		Deed2:	
Seller: PARKVILLE BODY AND FENDER CO INC		Date: 05/30/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: //		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03465/ 00497		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

compatible with the character and general welfare of the surrounding residential premises.

[Bill Nos. 109-1982; 40-1992]

- (11) Principal use Class A and Class B group child care centers, provided that the Zoning Commissioner determines, during the special exception process that the proposed improvements are planned in such a way that compliance with the bulk standards of Section 424.7 will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

[Bill Nos. 200-1990; 59-1991; 40-1992]

- (12) The conversion of a dwelling to a bed-and-breakfast home, bed-and-breakfast inn or country inn pursuant to Section 402D or Section 402E.

[Bill Nos. 113-1988; 40-1992]

- (13) Notwithstanding the provisions of Section 104, the reconstruction of an existing nursing home which is destroyed by fire or other casualty. However, such reconstruction may not increase the size or ground floor area of the structure or alter the location or use of the structure.

[Bill Nos. 37-1988; 40-1992]

- (14) Transit facilities and rail passenger stations shall be exempt from the RTA requirements.

[Bill Nos. 91-1990; 40-1992]

- (15) Assisted living facilities, Class A.

[Bill No. 188-1993]

- (16) A new church building or other building for religious worship, including any required parking, driveways, stormwater management facilities, and other related infrastructure, located on a tract zoned D.R., in part, and B.R., in part, where the footprint of the building is located entirely within the B.R.-zoned portion of the tract.

[Bill No. 68-2011]

- (17) Any parking area permitted under Section 409.8.B in a Commercial Revitalization District.

[Bill No. 36-2013]

- h. The provisions contained in Paragraphs a through e of Subsection B.1 shall not apply to existing developments as described in Subsection A.1 of Section 1Bo2.3, nor to subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of said section.

[Bill No. 40-1992]

- 2. Use regulations in existing developments. In existing developments as described in Subsection A.1 of Section 1Bo2.3, uses shall be limited to those now lawfully established or to those indicated in the subdivision plans on file with the Department of Permits, Approvals and Inspections, except as may otherwise be permitted under provisions adopted pursuant to the authority of Section 504.

[Bill No. 122-2010]

- 3. Use regulations for existing subdivision tracts. On subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of Section 1Bo2.3, the uses permitted shall be those indicated in the plan or, where the use is not indicated and if not

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 9

Bill No. 36-13

Mr. Tom Quirk, Councilman

By the County Council, May 6, 2013

A BILL
ENTITLED

AN ACT concerning

Parking in Commercial Revitalization Districts

FOR the purpose of providing an exception to residential transition area restrictions; authorizing certain parking under certain circumstances in residential zones in certain commercial revitalization districts; providing for a transit adjustment in certain commercial revitalization districts; and generally relating to parking in commercial revitalization districts.

By adding

Sections 1B01.1.B.1.g.(17) and 409.8.B.3.

Baltimore County Zoning Regulations

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

BY repealing and re-enacting, with amendments

Section 409.6.B.1.a

Baltimore County Zoning Regulations

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF
2 BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as
3 follows:

4 §1B01.1 General use regulations in D.R. Zones.

5 B. Dwelling - type and other supplementary use restrictions based on existing
6 subdivision and development characteristics.

7 1. Residential transition areas and uses permitted therein.

8 g. Exceptions to residential transition. The restrictions contained in Paragraphs a
9 through e above, of this Subsection B.1., do not apply to:

10 (17) ANY PARKING AREA PERMITTED UNDER SECTION 409.8.B
11 IN A COMMERCIAL REVITALIZATION DISTRICT.

12 §409.8. Design standards.

13 B. Business or industrial parking in residential zones.

14 3. NOTWITHSTANDING THE PROVISIONS CONTAINED IN
15 SUBSECTIONS B.1 AND B.2, IN A COMMERCIAL REVITALIZATION DISTRICT,
16 BUSINESS PARKING IN RESIDENTIAL ZONES IS PERMITTED BY RIGHT IF THERE IS
17 AN EXISTING PARKING FACILITY.

1 §409.6. Required Number of Parking Spaces.

2 B. Adjustments to general requirements.

3 1. Transit adjustment.

4 a. The required number of off-street parking spaces for any office
5 or industrial use may be reduced by 5% if a pedestrian entrance to the building is located within
6 1,000 feet walking distance of a transit stop on a Mass Transit Administration route with
7 scheduled peak-period headway of 20 minutes or better. THE NUMBER OF SPACES MAY BE
8 REDUCED BY AN ADDITIONAL 10% IF THE OFFICE OR INDUSTRIAL USE IS
9 LOCATED IN A COMMERCIAL REVITALIZATION DISTRICT , SUBJECT TO THE
10 APPROVAL OF THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS
11 PURSUANT TO THE PROCEDURE SPECIFIED IN SECTION 409.13 OF THE BALTIMORE
12 COUNTY ZONING REGULATIONS.

13 SECTION 3. AND BE IT FURTHER ENACTED, that this Act having been passed by
14 the affirmative vote of five members of the County Council, shall take effect on June 14, 2013.

CASE NAME Harford Ra.
CASE NUMBER 2017-0186-SPHX
DATE 3-13-17 @ 1:30 PM

[illegible]

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Case No.: 2017-0186-SPHX

Exhibit Sheet

Petitioner/Developer

190
A-18-17

Protestant

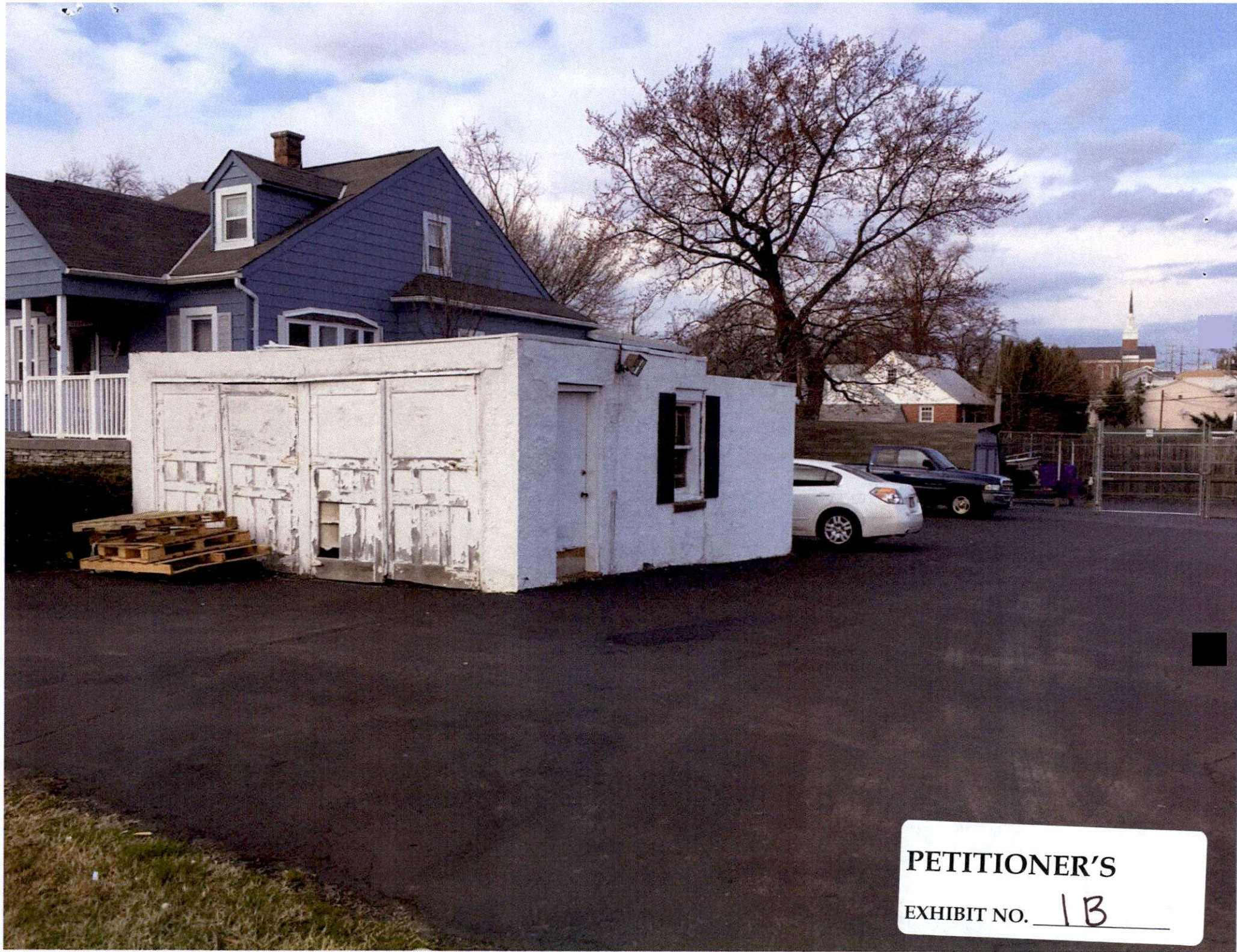
SPV
3-17-17

No. 1	1A 1B > Photos-site	
No. 2	2A 2B > Photos-site	
No. 3	Photos of zoning signs	
No. 4	Plan	
No. 5	Staley Resume	
No. 6	Google Map photos	
No. 7	Map - Parkville Revital. District	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



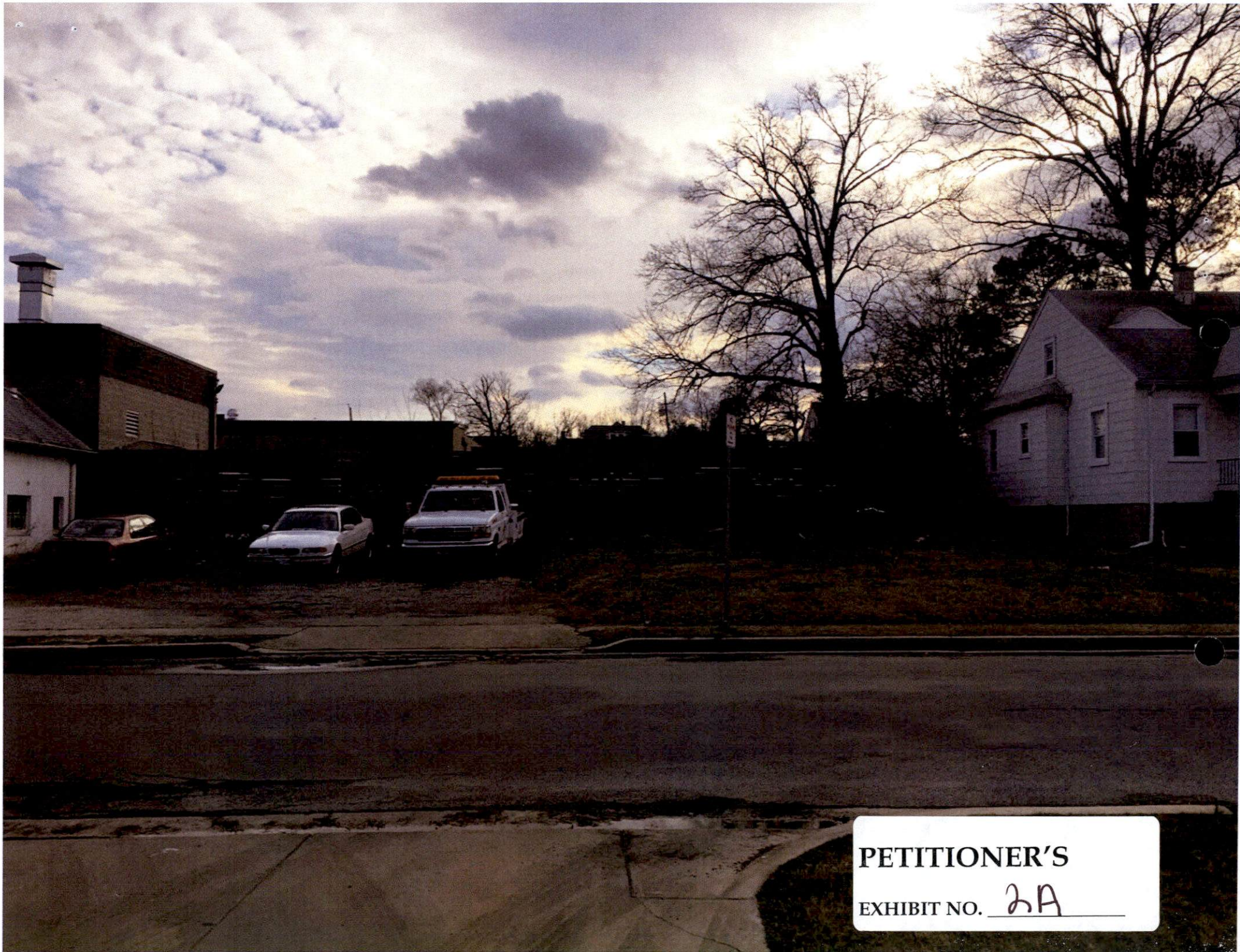
PETITIONER'S

EXHIBIT NO. 1A



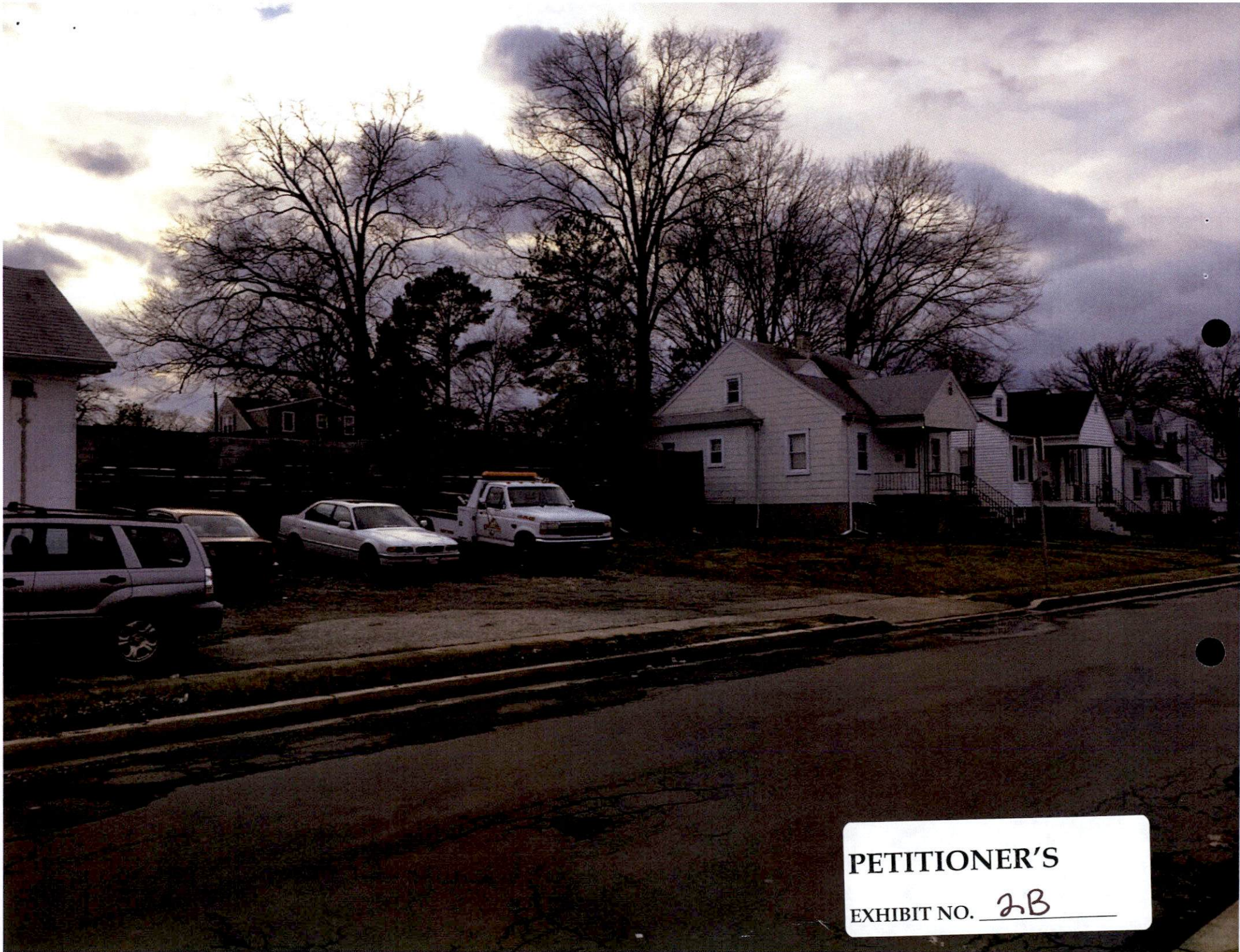
PETITIONER'S

EXHIBIT NO. 13



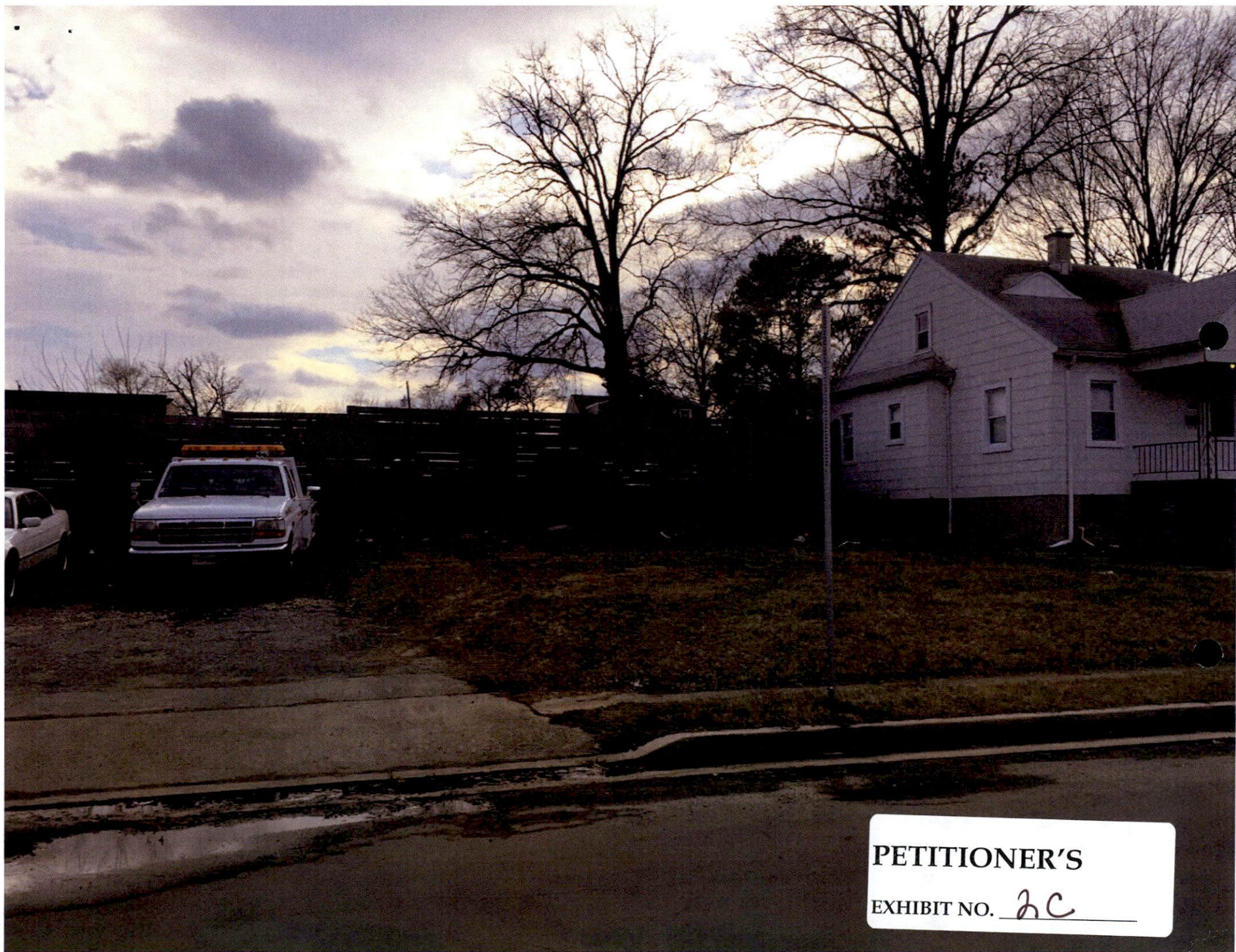
PETITIONER'S

EXHIBIT NO. 2A



PETITIONER'S

EXHIBIT NO. 2B



PETITIONER'S

EXHIBIT NO. 2C

EXHIBIT NO. 3

PROFESSIONAL QUALIFICATIONS OF

Daniel R. Staley, Professional Land Surveyor
DRS & Associates
52 Winters Street
Westminster, MD 21157
Office: 410-876-6040, Fax: 410-848-8818
Email: drs@ramss.com

PROFESSIONAL EXPERTISE

Mr. Staley has 50 years experience in all phases of land development, including experience in land planning and design of roads, water, sewer, storm drain and stormwater management facilities, landscaping, forest banking and wetland mitigation. Mr. Staley was present at the inception of stormwater management regulations and has been involved with every aspect since 1974. He continues to remain current on stormwater management issues and regulations by attending various seminars. As a result of his knowledge on the subject, Mr. Staley instructed stormwater management classes provided by Maryland Society of Surveyors for a period of 2 years at the University of Maryland. Through the course of his career, Mr. Staley has designed numerous ponds and stormwater management facilities and worked to develop his own surveying, hydrology and hydraulic applications some of which are utilized by county government. Mr. Staley's experience and creative design technique with attention to detail provides clients with the maximum economic benefit. Mr. Staley applies his advantageous outlook to all projects and works to achieve the most beneficial outcome for all involved.

REGISTRATIONS

- Maryland Professional Land Surveyor registration # 10735
- Pennsylvania Professional Land Surveyor registration # SU024478E

WORK EXPERIENCE:

- 1 year Austin Company
- 1 year Borough of Hanover Survey Department
- 2 years 6 mo. U.S. Army, Surveyor
- 5 years 3 mo. Leon A. Podolak & Associates
- 40 years D.R.S. & Associates, Owner / President

RELEVANT EXPERIENCE

- Carroll County Air Business Center
- West Branch Trade Center
- Sykesville Park
- Western Maryland College

Pet. 5

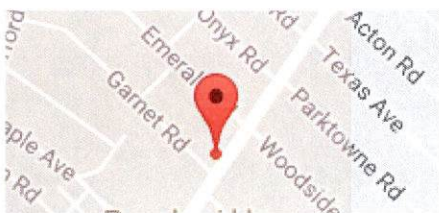
Google Maps 8300 Harford Rd



Image capture: Oct 2016 © 2017 Google

Parkville, Maryland

Street View - Oct 2016



Pet. 6

Google Maps 8300 Harford Rd

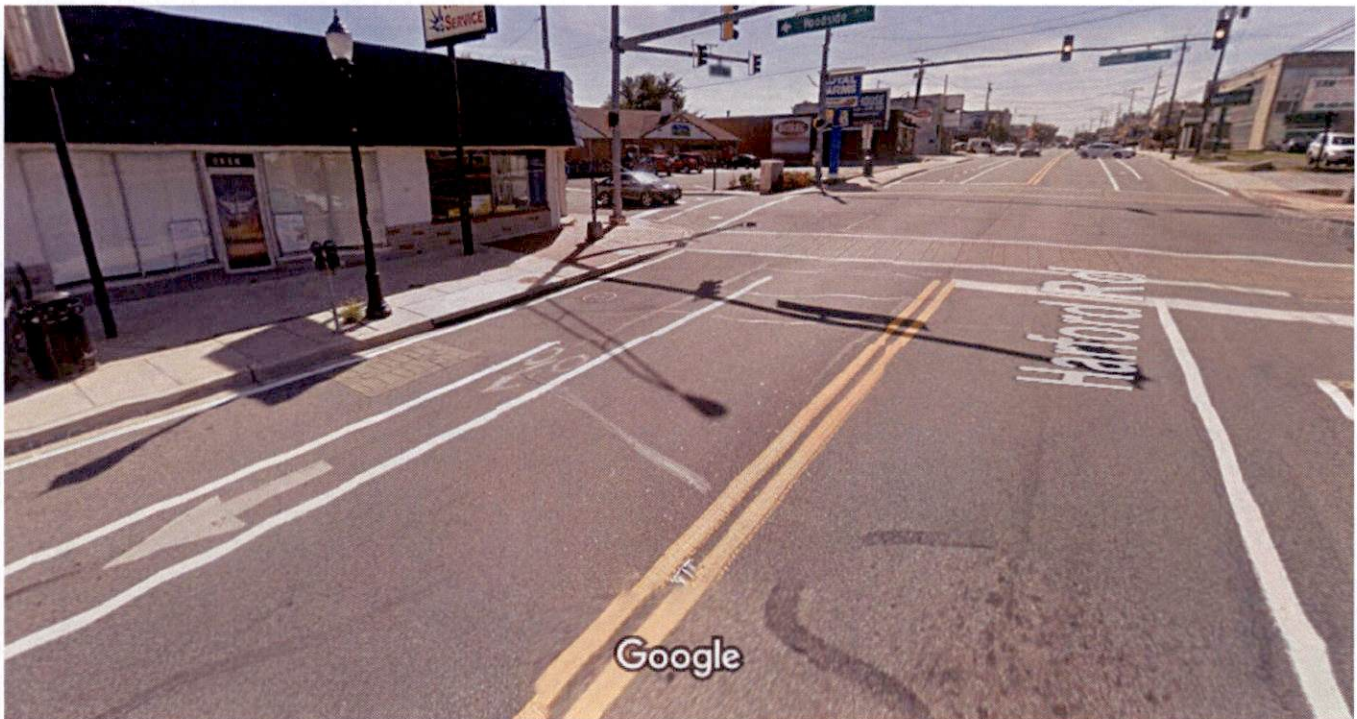
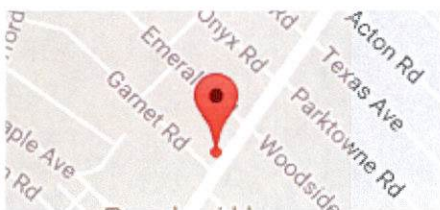


Image capture: Oct 2016 © 2017 Google

Parkville, Maryland

Street View - Oct 2016



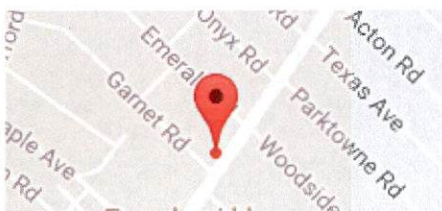
Google Maps 8312 Harford Rd



Image capture: Oct 2016 © 2017 Google

Parkville, Maryland

Street View - Oct 2016



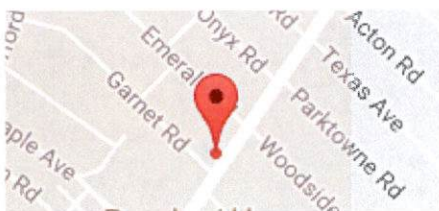
Google Maps 8300 Harford Rd



Image capture: Oct 2016 © 2017 Google

Parkville, Maryland

Street View - Oct 2016



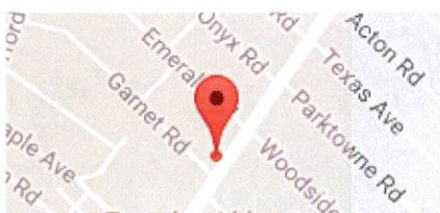
Google Maps 8312 Harford Rd



Image capture: Oct 2016 © 2017 Google

Parkville, Maryland

Street View - Oct 2016





SITE DATA
GROSS AREA: 0.74711 AC (32543.91 SF±)
EXISTING ZONING: BL AS, (200 SCALE MAP 81A1)
DR 5.5, (200 SCALE MAP 81A1)
EXISTING USE: SERVICE GARAGE

OWNER: MUDGETT PROPERTIES, LLC
5007 BUSHEY RD
SYKESVILLE MD 21784

TAX ACCOUNT NUMBERS: 0916002680, 0918001590, 0902203281
TAX MAP NO. 81 GRID 2 PARCEL 675
DEEDS: CLR33700 P00428, CLR33700 P00460 & CLR37695 P157
SITE ADDRESS: 8306 - 8312 HARFORD ROAD

REQUIRED PARKING CALCULATIONS:
SERVICE GARAGE (8306): 7,750 S.F.; 7 BAYS
SERVICE GARAGE (8310): 1,625 S.F.; 3 BAYS
SERVICE GARAGE (8312): 2,776 S.F.; 6 BAYS
3.3 P.S. PER 1,000 S.F. REQ'D
TOTAL SPACES REQUIRED (7,750 S.F. + 1,625 S.F. + 2,776 S.F.)/1000 x 3.3 = 40 P.S.

PARKING PROVIDED CALCULATIONS:
SERVICE GARAGE (8306): 14 INDOOR STACKED PARKING SPACES
(APPROVED UNDER 90-564-SPH)
(APPROVED UNDER 2014-0029-SPH)
SERVICE GARAGE (8310): 3 INDOOR PARKING SPACES
(APPROVED UNDER 90-564-SPH)
(APPROVED UNDER 2014-0029-SPH)
SERVICE GARAGE (8312): 6 INDOOR PARKING SPACES
SITE: 27 PARKING SPACES

TOTAL SPACES PROVIDED (14+3+6+27): 50 P.S.

FLOOR AREA RATIO (F.A.R.):
F.A.R. ALLOWED: 3.0
EX. F.A.R.: (1,055 S.F. * 2 FLOORS) + 5,640 S.F. + 1,625 S.F. + 2,776/32,544 S.F. = 0.37

ZONING HISTORY
I. A PETITION FOR SPECIAL HEARING (CASE NO. 1973-144-SPH) TO PERMIT OFF STREET BUSINESS PARKING IN A RESIDENTIAL ZONE.
II. A PETITION FOR SPECIAL EXCEPTION AND A PETITION FOR SPECIAL HEARING (CASE NO. 83-219-XSPH) WERE APPROVED ON MAY 17, 1983 FOR A SERVICE GARAGE AND ASSOCIATED PARKING LOT IN A BL ZONE; AND A NON-CONFORMING USE OF A PORTION OF A DR 5.5 ZONE FOR THE STORAGE OF DAMAGED CARS.
III. A PETITION FOR SPECIAL HEARING (CASE NO. 90-564-SPH) WAS PASSED ON SEPTEMBER 10, 1990 TO ALLOW FOR THE ADDITION OF 560 S.F. TO THE MAIN BUILDING; AND APPROVAL TO ADD A SECOND BUILDING TO THE PROPERTY WITH 3 ADDITIONAL BAYS.
IV. A PETITION FOR SPECIAL HEARING (CASE NO. 2014-0029-SPH) WAS PASSED ON OCTOBER 02, 2013 TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE, TO CONFIRM THAT AN EXISTING SERVICE GARAGE MAY INCLUDE VEHICLES THAT ARE KEPT FOR REMUNERATION, HIRE OR SALE AND TO PROVIDE DESIGN SCREENING AND LANDSCAPING.

GENERAL NOTES
1. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THIS SITE IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN.
3. THIS SITE DOES NOT CONTAIN ANY KNOWN HISTORICAL BUILDINGS.
4. ANY FUTURE SIGNAGE SHALL BE IN COMPLIANCE WITH BCZR SECTION 450.
5. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDER GROUND STORAGE TANKS LOCATED ON SITE.
6. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS.
7. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
8. THIS PROPERTY IS LOCATED INSIDE THE URBAN RURAL DEMARCATION LINE (URDL).

SPECIAL HEARING RELIEF REQUESTED:
1. TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE PURSUANT TO BCZR 409.8.B.1.
2. TO PROVIDE DESIGN, SCREENING AND LANDSCAPING AS SHOWN ON THE SITE PLAN PURSUANT TO BCZR 409.8.A.1
3. FOR ANY SUCH OTHER AND FURTHER RELIEF AS THE ADMINISTRATIVE LAW JUDGE MAY DEEM NECESSARY.
4. PETITION FOR SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A BL-AS ZONE, AS PART OF AN EXISTING SERVICE GARAGE LOCATED AT 8306-8310 HARFORD ROAD AND TO PERMIT VEHICLES ON THE PROPERTY THAT ARE KEPT FOR REMUNERATION, HIRE OR SALE.



VICINITY MAP SCALE: 1"= 1000'

Cable Line	—C—	Bit. Conc. Pav.	—[Pattern]—
Curb	—E—	Concrete	—[Pattern]—
Electric	—X—	Rip-Rap/Gravel	—[Pattern]—
Edge of Rd	—G—	Point ID	—[Symbol]—
Fenceline	—G—	Cable Marker	—[Symbol]—
Gas Line	—G—	Clean Out, Sewer/Drain	—[Symbol]—
Lot Line	—G—	Electric Transformer	—[Symbol]—
Municipal Boundary	—G—	Fire Hydrant	—[Symbol]—
Right-Of-Way Line	—G—	Inlet	—[Symbol]—
Set Back Line	—G—	Mail Box	—[Symbol]—
Sewer Line	—G—	Manhole	—[Symbol]—
Storm Drain Line	—G—	Pole Light/Recessed Light	—[Symbol]—
Telephone	—G—	Wall Light	—[Symbol]—
Underground Cable	—G—	Sign	—[Symbol]—
Water Line	—G—	Structure	—[Symbol]—
Zoning Line	—G—	Telephone Pedestal	—[Symbol]—

CLR County Land Record R/W Right of Way SBL SetBack Line
P Page

MUDGETT PROPERTIES LLC
LOT 58, 60 & 61

Name	North	East	Bearing	Distance
OL7	624185.22	1442943.47	N 45°45'25"W	179.10
OL8	624310.18	1442815.17	S 44°14'35"W	45.00
OL2	624277.94	1442783.77	S 44°13'15"W	89.99
OL3	624213.44	1442721.01	S 45°46'45"E	60.00
OL4	624171.60	1442764.00	S 44°13'15"W	45.00
OL5	624139.35	1442732.62	S 45°46'45"E	152.59
OL6	624032.93	1442841.98	N 33°40'58"E	183.01
OL7	624185.22	1442943.47		
Total Area	32543.91 sf	0.74711 acres +/-		

ADJOINING PROPERTY OWNER INFORMATION

MAP-BLOCK-PARCEL ACCT ID PREMISE ADDRESS	OWNER NAME MAILING ADDRESS	TITLE REFERENCE USE
0081-0002-0675L56 09-0903330151 8304 Harford Rd Baltimore MD 21234	Ravenette Realty LLC C/O Thomas Wedge 8611 Old Harford Rd Ste 200 Baltimore MD 21234-3900	CLR27210 P582 COMMERCIAL
0081-0002-0675L57 09-0903330150 Emerald Rd Baltimore MD 21234	Ravenette Realty LLC C/O Thomas Wedge 8611 Old Harford Rd Ste 200 Baltimore MD 21234-3900	CLR27210 P582 COMMERCIAL
0081-0002-0675L62 09-0911670280 2917 Onyx Rd Baltimore MD 21234-5640 (p/o Lots 62, 63)	Smith Roger Marshall Jr 2917 Onyx Rd Baltimore Md 21234-5640	CLR36030 P473 RESIDENTIAL
0081-0002-0675L70 09-0904200800 2912 Emerald Rd Baltimore MD 21234-5637	Samos-Ly Eric B & Samios Jennifer A 2912 Emerald Rd Baltimore MD 21234-5637	CLR22847 P408 RESIDENTIAL

PROPERTY OWNER INFORMATION

MAP-BLOCK-PARCEL ACCT ID PREMISE ADDRESS	OWNER NAME MAILING ADDRESS	TITLE REFERENCE USE
0081-0002-0675L58 09-0916002680 8306 Harford Rd Baltimore MD 21234	Mudgett Properties Llc 5007 Bushey Road Sykesville Md 21784	CLR33700 P460 COMMERCIAL
0081-0002-0675L60 09-0918001590 8310 Harford Rd Baltimore MD 21234	Mudgett Properties Llc 5007 Bushey Road Sykesville Md 21784	CLR33700 P428 COMMERCIAL
0081-0002-0675L61 09-0902203281 8312 Harford Rd Baltimore MD 21234	Mudgett Properties Llc 5007 Bushey Rd Sykesville Md 21784	CLR37695 P157 COMMERCIAL

PLAN TO ACCOMPANY SPECIAL HEARING
Maryland Collision Center - Parkville
8306 - 8312 HARFORD ROAD

ON HARFORD ROAD NEAR PARKVILLE
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.
6th COUNCILMANIC DISTRICT

OWNER
MUDGETT PROPERTIES LLC
5007 BUSHEY RD
SYKESVILLE MD 21784

D.R.S. & ASSOCIATES
LAND DESIGN CONSULTANTS
52 WINTERS STREET WESTMINSTER, MARYLAND 21157
410-848-4060 410-876-6040 F. 410-848-8818

REV.No.	DATE	BY	DESCRIPTION	DATE: 2016-12-07
1	2017-01-09	DRS/Jfs	PER CLIENT ATTORNEY 2017-01-06	SCALE: 1"=20'
				SHT.NO. :1 OF 1
				DWG.: PT01-02

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