

IN RE: PETITION FOR VARIANCE

(809-810 Gleneagles Court)

9th Election District

5th Council District

Minebank, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0191-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Minebank, LLC, owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R): (1) to permit a side yard of 10 ft. in lieu of the required 50 ft.; and (2) to permit a rear yard of 10 ft. in lieu of the required 50 ft. A site plan was marked as Petitioner's Exhibit 1.

Nick Brader, David O'Brien and Tom Pilon appeared in support of the petition. Adam Rosenblatt, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR), concerning landscape and lighting plans for the project.

The property is approximately 8.73 acres and is split-zoned ML-IM and MR-IM. The property is improved with two (2) office buildings which were constructed in 1980. Petitioner proposes to construct an additional building on the site, in which the Goddard School would be operated. The school provides child care (for infants through 5 years of age), and would have 16 classrooms, each with its own teacher.

ORDER RECEIVED FOR FILING

Date

By

3/17/17

Sen

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Petitioner has met this test. The property is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed commercial building. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. In addition, as noted by Petitioner, the site is surrounded on all sides by mature trees and abuts the Beltway. This provides an ideal location for ingress/egress and the operation of the facility will not have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED, this 17th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (1) to permit a side yard of 10 ft. in lieu of the required 50 ft.; and (2) to permit a rear yard of 10 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

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 sen



KEVIN KAMENETZ
County Executive

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

March 17, 2017

Adam M. Rosenblatt, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2017-0191-A
Property: 809-810 Gleneagles Court

Dear Mr. Rosenblatt:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 809-810 Gleneagles Court, Towson, MD 21286 which is presently zoned ML IM, MR IM

Deed References: 20688/559 10 Digit Tax Account # 0 9 0 8 9 0 0 1 4 0

Property Owner(s) Printed Name(s) Minebank 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 ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6271 amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6271 amrosenblatt@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0191-A Filing Date 1/20/17

Do Not Schedule Dates:

Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 3/17/17

By Sen

**ATTACHMENT TO
PETITION FOR VARIANCE**

REQUESTED VARIANCES

1. Variance from BCZR Sections 255.2 and 243.2 to permit a side yard of 10 feet in lieu of the required 50 feet.
2. Variance from BCZR Section 255.2 and 243.3 to permit a rear yard of 10 feet in lieu of the required 50 feet.
3. Also, for such further relief as the Administrative Law Judge may require.

**ATTACHMENT TO
PETITION FOR VARIANCE**

OWNER

Minebank, LLC

By: Edward St. John, LLC, Manager


By: Edward A St. John, General Manager

2560 LORD BALTIMORE DRIVE

BALTIMORE MD 21244

ZONING PROPERTY DESCRIPTION FOR TOWSON INDUSTRIAL PARK

BEGINNING at a point 50' northerly of Gleneagles Court, which has a 60' right of way width at the distance of 587 feet more or less north of the centerline of Cromwell Bridge Road, which has a 70' right of way width; thence the following courses and distances:

North 72 degrees 27 minutes 51 seconds West 277.44 feet;

By a curve to the left having a radius of 175.00 feet, an arc length of 77.64 feet and a chord bearing

North 85 degrees 10 minutes 26 seconds West 77.01 feet;

South 82 degrees 07 minutes 04 seconds West 43.41 feet;

North 28 degrees 20 minutes 30 seconds East 675.89 feet;

South 79 degrees 29 minutes 26 seconds East 552.72 feet;

South 57 degrees 02 minutes 48 seconds East 26.81 feet;

North 78 degrees 54 minutes 47 seconds East 5.00 feet;

South 18 degrees 35 minutes 42 seconds East 71.38 feet;

South 51 degrees 35 minutes 38 seconds West 83.57 feet;

By a curve to the left having a radius of 175.00 feet, an arc length of 74.88 feet and a chord bearing

South 39 degrees 20 minutes 09 seconds West 74.31 feet;

South 27 degrees 04 minutes 36 seconds West 346.26 feet;

By a curve to the right having a radius of 125.00 feet, an arc length of 74.34 feet and a chord bearing

South 44 degrees 06 minutes 51 seconds West 73.25;

South 61 degrees 08 minutes 59 seconds West 14.90 feet;

By a curve to the right having a radius of 250.00 feet, an arc length of 202.40 feet and a chord bearing

South 84 degrees 20 minutes 35 seconds West 196.92 feet to the point of beginning.

BEING Lot No. 1 as shown on the plat of Towson Industrial Park as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, folio 31 and containing 8.7386 acres. Located in the 9th Election District and 5th Council District.

FOR ZONING PURPOSES ONLY



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

No.

141445

Date:

1/20/17

PAID RECEIPT

BUSINESS ACTUAL TIME
1/24/2017 1/20/2017 11:18:07 1

REC: WSD1 WALKIN LJR
RECEIPT # 703853 1/20/2017 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 141445

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

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 500.00

Total: \$ 500.00

Rec From: MINGBANK, LLC

For: 2017-0191-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2017-0191-A

RE: Case No.: _____

Petitioner/Developer: _____

Minebank, LLC

March 16, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

809-810 Glen Eagles Court

February 23, 2017

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



Sincerely,

February 23, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 23 2017 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6271

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2017-0191-A

809-810 Gleneagles Court

N/s Gleneagles Court, 587 ft. NW of centerline of the intersection with Cromwell Bridge Road

9th Election District – 5th Councilmanic District

Legal Owners: Minebank, LLC

Variance to permit a side yard of 10 ft. in lieu of the required 50 ft. To permit a rear yard of 10 ft. in lieu of the required 50 ft. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Thursday, March 16, 2017 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

February 15, 2017

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: 2017-0191-A

809-810 Gleneagles Court

N/s Gleneagles Court, 587 ft. NW of centerline of the intersection with Cromwell Bridge Road
9th Election District – 5th Councilmanic District

Legal Owners: Minebank, LLC

Variance to permit a side yard of 10 ft. in lieu of the required 50 ft. To permit a rear yard of 10 ft. in lieu of the required 50 ft. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Thursday, March 16, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Edward St. John, LLC, 2560 Lord Baltimore Drive, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 24, 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.

**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 twenty (20) 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: 2017-0191-A
Property Address: 809-810 Glencarles Confr
Property Description: _____

Legal Owners (Petitioners): Minebank LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt
Company/Firm (if applicable): Venable, LLP
Address: 210 W. Penn Ave, Ste 500
Towson, MD 21207

Telephone Number: 410 9996271

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

March 8, 2017

Edward St John, LLC
2560 Lord Baltimore Drive
Baltimore MD 21244

RE: Case Number: 2017-0191 A, Address: 809-810 Gleneagles Court

Dear Mr. St John:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 20, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light, circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



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

Date: 2/2/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0191-A

Variance
Minebank, LLC, Edward St. John, LLC, Manager
809-810 Gleneagles Court

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendy Wolcott".

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: 3/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-191

INFORMATION:

Property Address: 809 – 810 Gleneagles Court
Petitioner: Minebank, LLC
Zoning: ML, IM, MR, IM
Requested Action: Variance

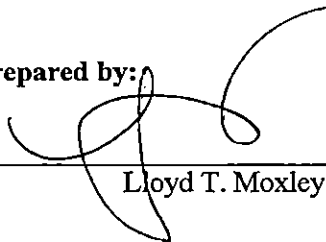
The Department of Planning has reviewed the petition for a variance to permit a non-residential structure having a side yard of 10 feet and a rear yard of 10 feet in lieu of the required 50' and 50' respectively.

A site visit was conducted on February 9, 2017.

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

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
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-191

INFORMATION:

Property Address: 809 – 810 Gleneagles Court
Petitioner: Minebank, LLC
Zoning: ML, IM, MR, IM
Requested Action: Variance



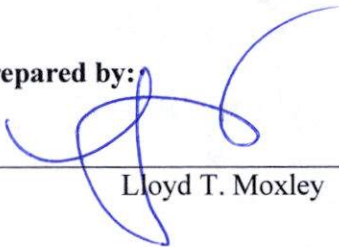
The Department of Planning has reviewed the petition for a variance to permit a non-residential structure having a side yard of 10 feet and a rear yard of 10 feet in lieu of the required 50' and 50' respectively.

A site visit was conducted on February 9, 2017.

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

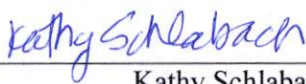
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

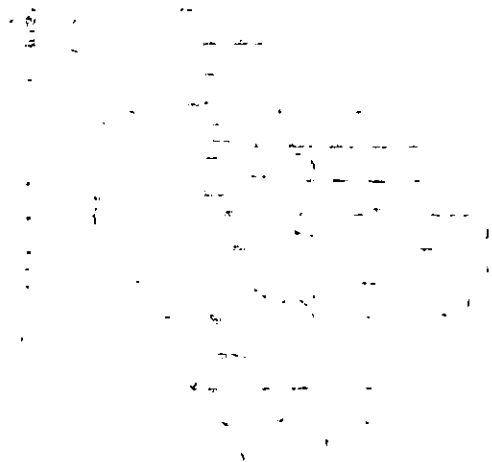
Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



RECEIVED

FEB 7 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 2, 2017
Item No. 2017-0191

DATE: February 2, 2017

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

If Zoning Relief is granted, Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0191-02062017.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: January 31, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0191-A
Address 809-810 Gleneagles Court
(Minebank, LLC Property)

Zoning Advisory Committee Meeting of **February 6, 2017**

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

Reviewer: Steve Ford

Date: 1-31-2017

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
809-810 Gleneagles Court; N/S Gleneagles Ct,		
587' NW of c/line of Cromwell Bridge Road	*	OF ADMINSTRATIVE
9 th Election & 5 th COuncilmanic Districts		
Legal Owner(s): Minebank LLC by Edward	*	HEARINGS FOR
St. John, LLC, Manager		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2017-191-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 06 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, Venable LLP, 210 W. Pennsylvania Avenue, Suite 500, 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. 2017-0191-A – 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 - 0908900140			
Owner Information					
Owner Name:	MINEBANK LLC		Use:	COMMERCIAL	
Mailing Address:	2560 LORD BALTIMORE DRIVE BALTIMORE MD 21244-2666		Principal Residence:	NO	
			Deed Reference:	/20688/ 00559	
Location & Structure Information					
Premises Address:		809 GLENEAGLES CT 0-0000		Legal Description:	8.740 AC TOWSON INDUSTRIAL PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0011	1083		0000	1 2017 0027/0031
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1980	119844		8.7400 AC	15	
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:	5,244,000	5,244,000			
Improvements	6,346,500	6,253,100			
Total:	11,590,500	11,497,100	11,590,500	11,497,100	
Preferential Land:	0			0	
Transfer Information					
Seller: MINEBANK PARTNERSHIP		Date: 09/15/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20688/ 00559		Deed2:	
Seller: HYNSON WESTCOTT & DUNNING INC		Date: 10/15/1979		Price: \$372,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06088/ 00009		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					

CASE NAME GLENGALES COURT
CASE NUMBER 2017-~~0000~~-0191-A
DATE 3/16/17

[illegible]

CASE NAME: Greenfield Court
 CASE NUMBER: 2017-0110-A
 DATE: 11/11/17

RETTENBERG'S SIGNATURE

NAME	ADDRESS	CITY, STATE, ZIP	PHONE
Tom Riven	21. John Roberts: 2500 Roberts Rd, No 2100	Baltimore, MD 21012	410.939.6211
David O'Brien	1705 Greenway Ct	Baltimore, MD 21012	410.939.6211
Nick Vogel	810 Glenview Ct, Ste 311	Baltimore, MD 21012	410.939.6211
Adam Rosenberg	1401 E. Penn Ave	Baltimore, MD 21012	410.939.6211



Case No.: 2017-0191-A

Exhibit Sheet

3-17-17
Sen

Petitioner/Developer

Protestant

No. 1	Plan	
No. 2	Brader CV	
No. 3	Aerial photo	
No. 4	Elevation drawing	
No. 5	Goddard School brochure	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Nicholas Brader, III. P.E.
President

NJB Engineering, Inc.
810 Gleneagles Ct.
Suite 311
Towson, Maryland 21286

Professional Registration

Professional Engineer - State of Maryland PE 18558

Education

University of Delaware - BCE Civil Engineering – June 1986

Professional Experience

NJB ENGINEERING, INC.

President, 2015 to present

Owner and founder of company. Responsible for all aspects of projects including the coordination and design of projects including initial land planning, zoning hearings, preliminary engineering, preparation of final construction plans (grading, storm water management, erosion and sediment control, road, storm drain, water and sanitary sewer) and for coordination during construction.

ST. JOHN PROPERTIES, INC.

Director of Engineering, 2010 to 2015

Duties include assessing new properties with respect to zoning and engineering constraints, develop options for site design and complete preliminary engineering analysis. Coordinate final design in conjunction with various engineering consultant firms, provide review of final site construction documents. Provide assistance as issues arise with continuing use of properties and with any redevelopment proposals.

MATIS WARFIELD, INC.

Principal, 1998 to 2010

Duties include being the main point of contact to respected companies involved in land development. Responsible for coordination and design of projects including initial land planning, zoning hearings, preliminary engineering, preparation of final construction plans (grading, storm water management, erosion and sediment control, road and utility) and coordination during construction.

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.

Project Engineer, Senior Associate, 1986 to 1998

Duties progressed from completing design of grading, storm water management, erosion and sediment control, road and utilities to later including preliminary land use studies and attendance at zoning and development hearings. During the course of employment became directly responsible to the firms' clients.

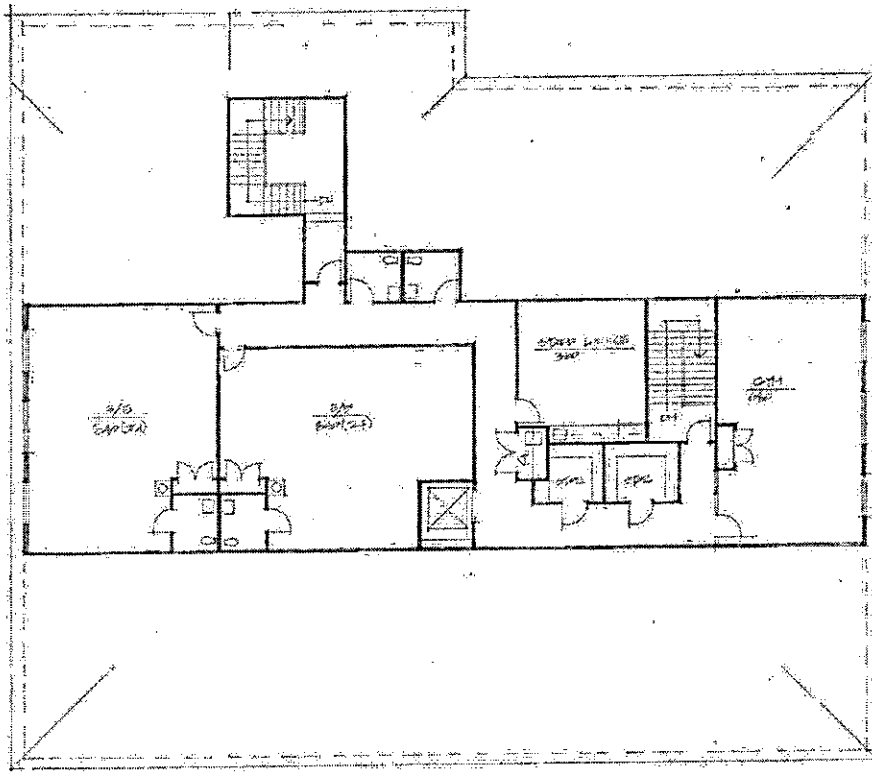
Awards

Baltimore County Soil Conservation District Consultant of the Year for 2005

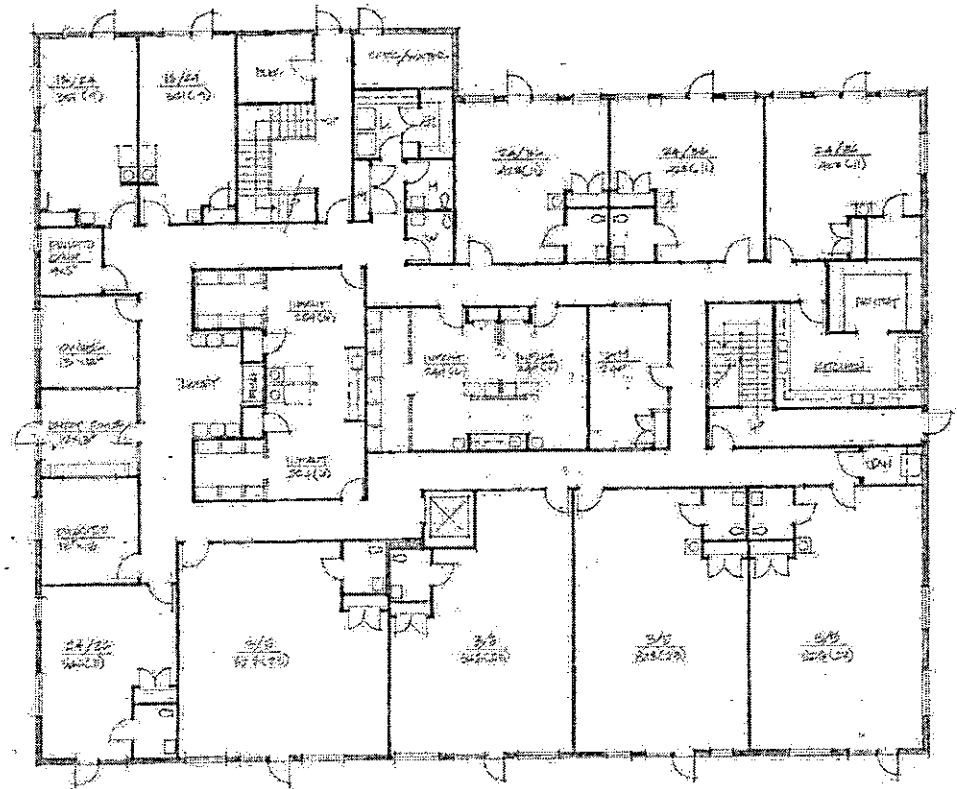
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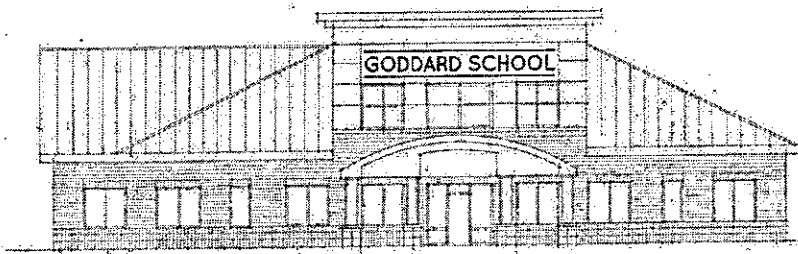
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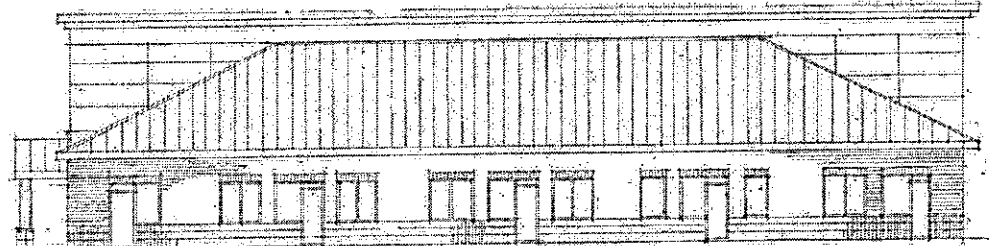
SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"

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PETITIONER'S

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5



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Application

Date:

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3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



PETITIONER'S

EXHIBIT NO. 3