

|                                          |   |                               |
|------------------------------------------|---|-------------------------------|
| IN RE: PETITION FOR SPECIAL HEARING      | * | BEFORE THE                    |
| (7860 Hillsway Avenue)                   |   |                               |
| 9 <sup>th</sup> Election District        | * | OFFICE OF                     |
| 6 <sup>th</sup> Council District         |   |                               |
| St. Andrew's Evangelical Lutheran Church | * | ADMINISTRATIVE HEARINGS       |
| <i>Legal Owner</i>                       |   |                               |
| Petitioner                               | * | FOR BALTIMORE COUNTY          |
|                                          | * | <b>Case No. 2017-0240-SPH</b> |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of St. Andrew's Evangelical Lutheran Church, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to confirm that the existing and approved day care on a 0.9 acre tract may be sold without further zoning hearings, based on the prior approvals and restrictions in Case Nos.: 81-73-XA, 84-232-SPH and 86-432-SPH. In the alternative, Petitioner requests special hearing relief to amend the prior hearing, orders, plans and restrictions as deemed necessary for the sale and confirmation of the site as it currently exists.

Surveyor J. Scott Dallas prepared the site plan and appeared in support of the petition. Jack R. Sturgill, Jr., 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. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing county agencies.

The subject property is approximately 0.9 acres in size and zoned D.R. 5.5. The property is located at the intersection of Taylor and Hillsway Avenues, and is improved with a one-story brick building. Petitioner also owns the adjacent parcel known as 1201 Taylor Avenue, on which

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Date 4/28/17  
By SEN

the church building and parking lot are located. For many years Petitioner leased the subject property to a child day care provider. That use was first approved by special exception in Case No. 81-73-XA. The lease was terminated in 2013 and the site has been vacant since that time.

Petitioner proposes to sell the subject property to a purchaser who would continue operating a child care facility. The special exception for this use was granted in 1981 and has not been abandoned, so the use may continue. The zoning office questioned whether Petitioner was able to convey the 0.9 acre subject parcel separate from the adjacent parcel on which the church building is located. That office requested Petitioner to obtain confirmation, via a special hearing, that it may do so.

The subject property (i.e., 7860 Hillsway Avenue) was conveyed to Petitioner by deed in 1956, which is recorded among the land records at Liber 3021, page 217. Thus, the day care center is located on a "lot of record" (B.C.Z.R. §101.1) and may be conveyed as such. The church is situated on a separate parcel and lot of record as described in a 1960 deed recorded at Liber 3797, page 477. As such, the petition will be granted.

THEREFORE, IT IS ORDERED this 28<sup>th</sup> day of April, 2017 by this Administrative Law Judge, that the Petition for Special Hearing to confirm that the existing and approved day care on a 0.9 acre tract may be sold as a separate parcel without further zoning hearings, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.

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Date

4/28/17

By

Sen

2. Petitioner must comply with and adhere to all restrictions as set forth (and modified) in Case Nos. 81-73-XA, 84-232-SPH and 86-432-SPH, including but not limited to granting permission to the owner of the subject property (so long as a day care facility is operated on the premises) to utilize up to 40 parking spaces on the adjacent church property.

Any appeal of this decision must be filed 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 4/28/17

By sln



KEVIN KAMENETZ  
*County Executive*

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

April 28, 2017

Jack R. Sturgill, Jr., Esq.  
606 Baltimore Avenue, Suite 207  
Towson, Maryland 21204

RE: Petitions for Special Hearing  
Case No. 2017-0240-SPH  
Property: 7860 Hillsway Avenue

Dear Mr. Sturgill:

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: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: 7860 Taylor Avenue, Baltimore, MD 21234

which is presently zoned DR 5 - 5

Deed References: 3797-477

10 Digit Tax Account# 1700005600

Property Owner(s) Printed Name(s) Saint Andrew's Evangelical Lutheran Church

(SELECT THE HEARING(S) BY MARKING AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. x a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County

To confirm that the existing and approved Daycare on a 0.9 acre tract may be sold without further zoning hearings. This determination to be based on the prior approved Hearings and restrictions in Case Numbers 81-73-XA, 84-232-SPH and 86-432-SPH. Alternatively; if determined by the Hearing Officer; to amend the prior hearing, orders, plans and restrictions as deemed necessary for the sale and confirmation of the Site, as it currently exists.

2. \_\_\_ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. \_\_\_ a Variance from Section(s)

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 1 these Petition(s).

Contract Purchaser/Lessee:

n/a

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone#

Email Address

Attorney for Petitioner:

JACK R. STURGILL, JR.

Name- Type or Print

Signature

606 Baltimore Avenue, Suite 207, Towson, MD

Mailing Address

City

State

21204

410-296-6485

jack@jackslaw.com

Zip Code

Telephone#

Email Address

Legal Owners (Petitioners):

Saint Andrew's Evangelical Lutheran Church

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1- Sara Mullin, Church President

Signature # 2- N/A

1201 Taylor Avenue

Baltimore

MD

Mailing Address

City

State

21234

Zip Code

410-825-3155

Telephone#

Email Address

Representative to be contacted:

Jean Stoll

Name - Type or Print

Signature

1767 Joan Avenue

Baltimore

MD

Mailing Address

City

State

21234

Zip Code

410-963-1500

Telephone#

lazymanorj@gmail.com

Email Address

CASE NUMBER

2017-0240-SPH

Filing Date

3/12/17

Do Not Schedule Dates:

Reviewer

JCM

# J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26  
Baldwin, MD 21013  
(410)817-4600  
FAX (410)817-4602

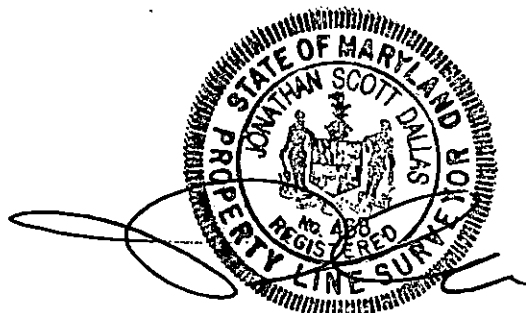
## **ZONING DESCRIPTION OF #7860 HILLSWAY AVENUE**

**BEGINNING** at the northern end of the curve forming the intersection or meeting of the North side of Dartmouth Avenue, 60' wide and the West side of Hillsway Avenue, 80' wide thence running with said West side of Hillsway Avenue **(1)** North 01 degree 04 minutes 16 seconds West 225.27 feet thence leaving said Hillsway Avenue **(2)** Northwesterly by a curve to the left with a radius of 15 feet for an arc length of 22.42 feet thence with the South side of Taylor Avenue **(3)** North 86 degrees 42 minutes 00 seconds West 39.2 feet thence leaving said Taylor Avenue **(4)** South 30 degrees 13 minutes 50 seconds West 172.22 feet thence **(5)** South 48 degrees 47 minutes 20 seconds west 133.05 feet thence **(6)** South 11 degrees 17 minutes 20 seconds East 86.22 feet to intersect said North side of Dartmouth Avenue thence running with said North side of Dartmouth Avenue **(7)** Northeasterly by a curve to the right with a radius of 180 feet for an arc length of 146.16 feet thence still with said Dartmouth Avenue **(8)** North 88 degrees 01 minute 06 seconds East 84.38 feet thence **(9)** Northeasterly by a curve to the left with a radius of 15 feet for an arc length of 23.32 feet to the place of beginning.

**CONTAINING 39814 square feet (or 0.914 acres) of land, more or less.**

**ALSO** known as **#7860 Hillsway Avenue** and located in the 9<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.

*Note: above description is based on existing deed and is for zoning purposes only.*



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

Nº 148670

Date: 3/10/17

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount                       |
|------|------|------|----------|----------------|-------------|----------|---------|------------------------------|
| 001  | 806  | 0000 |          | 6150           |             |          |         | <del>4500.00</del><br>500.00 |
|      |      |      |          |                |             |          |         |                              |
|      |      |      |          |                |             |          |         |                              |
|      |      |      |          |                |             |          |         |                              |
|      |      |      |          |                |             |          |         |                              |
|      |      |      |          |                |             |          |         |                              |

Total: ~~4500.00~~  
500.00

Rec From: ST. ANDREW'S EVANGELICAL LUTHERAN CHURCH

For: 2017-0240-SPH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN  
3/10/2017 3/10/2017 10:02:25 5  
REG WSDS WALKIN LIB  
>>RECEIPT # 090414 3/10/2017 CFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 148670  
Rcpt Tot 1500.00  
1500.00 CK 1.00 CA  
Baltimore County, Maryland

CASHIER'S  
VALIDATION



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 4879482

**Sold To:**

St. Andrew's Church - CU00592827  
1767 Joan Ave  
Parkville, MD 21234-3740

**Bill To:**

St. Andrew's Church - CU00592827  
1767 Joan Ave  
Parkville, MD 21234-3740

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

Apr 06, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>NOTICE OF ZONING HEARING</b></p> <p>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:</p> <p><b>Case: # 2017-0240-SPH</b><br/>7840 Taylor Avenue<br/>SW corner of Taylor and Hillisway Avenues<br/>9th Election District - 6th Councilmanic District<br/>Legal Owner(s) Saint Andrew's Evangelical Lutheran Church</p> <p><b>SPECIAL HEARING:</b> to confirm that the existing and approved Daycare on a 0.9 acre tract may be sold without further zoning hearings. This determination to be based on the prior approved Hearings and restrictions in Case Numbers 81-7-3-XA, 84-232-SPH &amp; 86-432-SPH. Alternatively, if determined by the Hearing Office, to amend the prior hearings, orders, plans and restrictions as deemed necessary for the sale and confirmation of the Site, as it currently exists.</p> <p><b>Hearing, Thursday, April 27, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.</b></p> <p><b>ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY.</b></p> <p><b>NOTES:</b> (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.<br/>(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.</p> <p>4/015 April 6 4879482</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 4/13/2017

**Case Number:** 2017-0240-SPH

**Petitioner / Developer:** J. S. DALLAS, INC. ~JACK STURGILL, JR., ESQ.  
SARA MULLIN, PRES. JEAN STOLL

**Date of Hearing (Closing):** APRIL 27, 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:  
SW CORNER OF TAYLOR AND HILLSWAY AVENUES (ON-SITE)

**The sign(s) were posted on:** APRIL 7, 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)

TO: PATUXENT PUBLISHING COMPANY  
Thursday, April 6, 2017 Issue - Jeffersonian

Please forward billing to:  
Jean Stoll  
St. Andrew's Church  
1767 Joan Avenue  
Baltimore, MD 21234

410-963-1500

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## 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: 2017-0240-SPH**

7860 Taylor Avenue  
SW corner of Taylor and Hillsway Avenues  
9<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Saint Andrew's Evangelical Lutheran Church

Special Hearing to confirm that the existing and approved Daycare on a 0.9 acre tract may be sold without further zoning hearings. This determination to be based on the prior approved Hearings and restrictions in Case Numbers 81-73-XA, 84-232-SPH & 86-432-SPH. Alternatively, if determined by the Hearing Office, to amend the prior hearings, orders, plans and restrictions as deemed necessary for the sale and confirmation of the Site, as it currently exists.

Hearing: Thursday, April 27, 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

March 27, 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: 2017-0240-SPH**

7860 Taylor Avenue

SW corner of Taylor and Hillsway Avenues

9<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Saint Andrew's Evangelical Lutheran Church

Special Hearing to confirm that the existing and approved Daycare on a 0.9 acre tract may be sold without further zoning hearings. This determination to be based on the prior approved Hearings and restrictions in Case Numbers 81-73-XA, 84-232-SPH & 86-432-SPH.

Alternatively, if determined by the Hearing Office, to amend the prior hearings, orders, plans and restrictions as deemed necessary for the sale and confirmation of the Site, as it currently exists.

Hearing: Thursday, April 27, 2017 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

AJ:kl

C: Jack Sturgill, Jr., 606 Baltimore Avenue, Ste. 207, Towson 21204  
Sara Mullin, Pres., 1201 Taylor Avenue, Baltimore 21234  
Jean Stoll, 1767 Joan Avenue, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 7, 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.

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

**For Newspaper Advertising:**

Contract Purchaser/Lessee: \_\_\_\_\_

Telephone Number: 410-963-1500

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 4/14/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 17-240

**INFORMATION:**

**Property Address:** 7860 Taylor Avenue  
**Petitioner:** St. Andrews Lutheran Church  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing

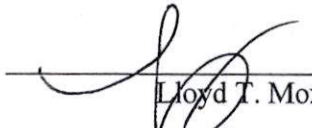
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm that the existing and approved daycare on a 0.9 acre tract may be sold without further zoning hearings. Alternatively, if determined by the Administrative Law Judge; to amend the prior hearing, orders, plans and restrictions as deemed necessary for the sale and confirmation of the site, as it currently exists.

A site visit was conducted on March 23, 2017 revealing the property to be in a deteriorating condition. The site is within the boundaries of the Greater Hillendale Community Plan, adopted into the Master Plan in 2009. The plan recommends a number of community conservation strategies aimed at improving sanitation and neighborhood cleanliness.

The Department will concur with the decision and order of the Administrative Law Judge subsequent to the public hearing. In the event the special hearing relief is granted and the use is re-established the site should be brought into conformity with Article 35, Title 2, Subtitle 4 of the Baltimore County Code.

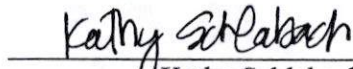
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

AVA/KS/LTM/ka

**Division Chief:**

  
Kathy Schlabach

c: Krystle Patchak  
Jack R. Sturgill, Jr. Esq.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

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MAY 01 2017



Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor  
Pete K. Rahn, Secretary  
Gregory C. Johnson, P.E., Administrator

Date: 3/20/17

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. 2017-0240-SPH

*Special Hearing  
St. Andrews Evangelical Lutheran Church  
7860 Taylor Avenue*

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,

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

WW/RAZ

Maryland Department of Transportation  
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

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MAR 28 2017

DEPARTMENT OF PERMITS  
APPROVALS AND INSPECTIONS

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** March 21, 2017

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 20, 2017  
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239  
and 0240

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03202017.doc

## **M E M O R A N D U M**

DATE: May 31, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0240-SPH – Appeal Period Expired

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The appeal period for the above-referenced case expired on May 30, 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

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
7860 Taylor Avenue; SW corner of \*  
Hillsway & Taylor Avenues \* OF ADMINISTRATIVE  
9<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): St. Andrew's Evangelical \* HEARINGS FOR  
Lutheran Church \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2017-240-SPH

\* \* \* \* \*

**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

MAR 20 2017

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 20th day of March, 2017, a copy of the foregoing Entry of Appearance was mailed to Jean Stoll, 1767 Joan Avenue, Baltimore, Maryland 21234 and Jack R Sturgill, Jr, Esquire, 606 Baltimore Avenue, Suite 207, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

|                                                     |                                  |                                                  |                           |                                     |                                                              |
|-----------------------------------------------------|----------------------------------|--------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------------------------------|
| <b>View Map</b>                                     |                                  | <b>View GroundRent Redemption</b>                |                           | <b>View GroundRent Registration</b> |                                                              |
| <b>Account Identifier:</b>                          |                                  | <b>District - 09 Account Number - 1700005600</b> |                           |                                     |                                                              |
| <b>Owner Information</b>                            |                                  |                                                  |                           |                                     |                                                              |
| <b>Owner Name:</b>                                  |                                  | ST ANDREWS EVANGELICAL LUTHERAN CHURCH           |                           | <b>Use:</b>                         | COMMERCIAL NO                                                |
| <b>Mailing Address:</b>                             |                                  | 1201 TAYLOR AVE<br>BALTIMORE MD 21234-5928       |                           | <b>Principal Residence:</b>         |                                                              |
|                                                     |                                  |                                                  |                           | <b>Deed Reference:</b>              | /03797/ 00477                                                |
| <b>Location &amp; Structure Information</b>         |                                  |                                                  |                           |                                     |                                                              |
| <b>Premises Address:</b>                            |                                  | TAYLOR AVE<br>BALTIMORE MD 21234-0000            |                           | <b>Legal Description:</b>           | 3.026 AC SS TAYLOR A<br>PARTIAL EXEMPT<br>SW COR HILLSWAY AV |
| <b>Map:</b>                                         | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>      | <b>Subdivision:</b>                 | <b>Section: Block: Lot:</b>                                  |
| 0070                                                | 0023                             | 0605                                             |                           | 0000                                |                                                              |
|                                                     |                                  |                                                  |                           | <b>Assessment Year:</b>             | <b>Plat No:</b>                                              |
|                                                     |                                  |                                                  |                           | 2017                                | Plat Ref:                                                    |
| <b>Special Tax Areas:</b>                           |                                  |                                                  | <b>Town:</b>              |                                     |                                                              |
|                                                     |                                  |                                                  | NONE                      |                                     |                                                              |
|                                                     |                                  |                                                  | <b>Ad Valorem:</b>        |                                     |                                                              |
|                                                     |                                  |                                                  | <b>Tax Class:</b>         |                                     |                                                              |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b> | <b>County Use</b>                   |                                                              |
| 1964                                                | 12817                            |                                                  | 3.0200 AC                 | 06                                  |                                                              |
| <b>Stories</b>                                      | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior</b>           | <b>Full/Half Bath</b>               | <b>Garage</b>                                                |
|                                                     |                                  | CHURCH                                           |                           |                                     |                                                              |
| <b>Value Information</b>                            |                                  |                                                  |                           |                                     |                                                              |
|                                                     |                                  | <b>Base Value</b>                                | <b>Value</b>              | <b>Phase-in Assessments</b>         |                                                              |
|                                                     |                                  |                                                  | As of                     | As of                               | As of                                                        |
|                                                     |                                  |                                                  | 01/01/2017                | 07/01/2016                          | 07/01/2017                                                   |
| <b>Land:</b>                                        |                                  | 607,100                                          | 607,100                   |                                     |                                                              |
| <b>Improvements</b>                                 |                                  | 1,308,300                                        | 1,257,300                 |                                     |                                                              |
| <b>Total:</b>                                       |                                  | 1,915,400                                        | 1,864,400                 | 1,915,400                           | 1,864,400                                                    |
| <b>Preferential Land:</b>                           |                                  | 0                                                |                           |                                     | 0                                                            |
| <b>Transfer Information</b>                         |                                  |                                                  |                           |                                     |                                                              |
| <b>Seller:</b>                                      |                                  | <b>Date:</b>                                     |                           | <b>Price:</b>                       |                                                              |
| Type: NON-ARMS LENGTH OTHER                         |                                  | Deed1: /03797/ 00477                             |                           | Deed2:                              |                                                              |
| <b>Seller:</b>                                      |                                  | <b>Date:</b>                                     |                           | <b>Price:</b>                       |                                                              |
| Type:                                               |                                  | Deed1:                                           |                           | Deed2:                              |                                                              |
| <b>Seller:</b>                                      |                                  | <b>Date:</b>                                     |                           | <b>Price:</b>                       |                                                              |
| Type:                                               |                                  | Deed1:                                           |                           | Deed2:                              |                                                              |
| <b>Exemption Information</b>                        |                                  |                                                  |                           |                                     |                                                              |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                     | 07/01/2016                                       |                           | 07/01/2017                          |                                                              |
| <b>County:</b>                                      | 700                              | 1,575,300.00                                     |                           | 1,524,200.00                        |                                                              |
| <b>State:</b>                                       | 700                              | 1,575,300.00                                     |                           | 1,524,200.00                        |                                                              |
| <b>Municipal:</b>                                   | 700                              | 0.00 0.00                                        |                           | 0.00 0.00                           |                                                              |
| <b>Tax Exempt:</b>                                  |                                  | <b>Special Tax Recapture:</b>                    |                           |                                     |                                                              |
| Exempt Class:                                       |                                  | NONE                                             |                           |                                     |                                                              |
| <b>Homestead Application Information</b>            |                                  |                                                  |                           |                                     |                                                              |
| <b>Homestead Application Status:</b> No Application |                                  |                                                  |                           |                                     |                                                              |



Northeast Seventh  
Day Adventist Church

Extreme Auto Buyers

Taylor Ave

Taylor Ave

Taylor Ave

Taylor Ave

Taylor Ave

Hillsway Ave

Hillsway Ave

Hillsway Ave

Dartmouth

86-432 SPH

6/23/87

IN THE MATTER OF  
THE APPLICATION OF  
ST. ANDREWS EVANGELICAL  
LUTHERAN CHURCH FOR A  
SPECIAL HEARING FOR  
AMENDED SITE PLAN AND  
AMENDED ORDER  
SW/COR. TAYLOR AVENUE AND  
HILLSWAY AVENUE  
9th ELECTION DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS

OF  
BALTIMORE COUNTY

CASE NO. 86-432-SPH

# OPINION

This matter comes before the Board as an appeal from the decision of the Deputy Zoning Commissioner, dated October 30, 1986, which granted, with restriction, a petition for special hearing to amend this Board's Order in Case No. 81-73-XA and to approve an amended site plan. The petitioner herein, Educare, Inc., leases the subject property located at 7860 Hillsway Avenue from St. Andrews Evangelical Lutheran Church.

On this site, the petitioner operates a day care facility, the current enrollment of which is approximately 88 children. Approval of this use was granted by this Board by its order of February 4, 1982. However, contained within that order were a number of restrictions regarding the operation of the facility. In the instant case, the petitioner seeks elimination and/or modification of several of these restrictions, specifically numbers 1, 2, 3 and 5. Primarily these restrictions concern themselves with the parking and traffic patterns connected with this use.

Preliminarily, the Board considered a motion by the protestants to dismiss the petition for special hearing. As grounds therefore the protestants alleged that the matter was improperly brought to this Board. Specifically, the protestants argue that, because it is requested that the Board's prior order be amended, petitioning the Zoning Commissioner for relief was improper. The Board denied this motion and rejected this argument in open hearing in that this

Case No. 86-432-SPH  
St. Andrews Evangelical Lutheran Church

matter is before the Board de novo and the petitioner's request for a special hearing for the amended site plan is properly brought before the Deputy Zoning Commissioner.

In support of the petition, the operator of the facility, Vijaya Gadde, testified. Ms. Gadde testified that she has operated this center since March 1985, having leased the property from the developer at that time. She further testified that approximately 70 households have children enrolled at this center and that approximately 55 cars transport their students each morning and afternoon. Further, the hours of operation of the center are from 6:00 a.m. to 6:00 p.m., with most students arriving and departing from 7:30 a.m. to 8:30 a.m. and 4:30 p.m. to 5:30 p.m., respectively.

Ms. Gadde also testified that restriction #5 as set forth in the Board's order was not being complied with. This restriction required that faculty of the center meet students at the current drop-off location and accompany them into the building. In that this restriction contradicts state law requiring faculty to remain with the children within the building, compliance is not possible.

Ms. Gadde also extensively testified about the current drop-off and parking scheme, as set forth in restrictions 1, 2, 3 and 5 of the Board's February 1982 order. She was concerned with the effects of compliance with the current restrictions. Specifically, the witness testified that compliance was cumbersome, inconvenient, and dangerous to parents and children alike, in that it forced them to walk long distances from the drop-off point to the building over unsteady terrain, especially in inclement weather.

Three mothers of the day care facility's children also testified and confirmed the testimony of Ms. Gadde regarding the problems presented by the walk

Case No. 86-432-SPH  
St. Andrews Evangelical Lutheran Church

4. A safe, marked walkway shall be provided from the proposed pick-up, drop-off area to the day care center building.
5. The original pick-up, drop-off area on Taylor Avenue and the walkway from same to the center shall be maintained for use.
6. The new drop-off lot shall remain unblocked and/or unchained during hours when the day care center is closed, allowing overflow neighborhood use only during those hours.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF  
BALTIMORE COUNTY

*William F. Hackett*  
William F. Hackett, Chairman

*Lawrence E. Schmidt*  
Lawrence E. Schmidt

*Harry E. Buchheister, Jr.*  
Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 454-3180

June 23, 1987

Thomas G. Bodie, Esquire  
POWER AND MOSHER  
21 West Susquehanna Avenue  
Towson, MD 21204

RE: Case No. 86-432-SPH  
St. Andrews Evangelical Lutheran Church

Dear Mr. Bodie:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: Ms. Mary Poehlein  
Ms. Pamela Price  
J. Carroll Holzer, Esquire  
St. Andrews Evangelical Lutheran Church  
c/o Ms. Judy Neal  
Educare, Inc.  
Daniel J. Hanley, Esquire  
Judith Fager, Esquire  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

IN RE: PETITION FOR SPECIAL HEARING  
SW/corner of Taylor Avenue  
and Hillsway Avenue  
9th Election District

St. Andrews Evangelical  
Lutheran Church

Petitioner

\*  
\*  
\*  
\*  
\*  
\*

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-432-SPH

10/30/86

\* \* \* \* \*

The Petitioner herein requests a special hearing to amend the Order in Case No. 81-73-XA to remove Restrictions Nos. 1, part of 2, 3 and 5, and additionally, to approve an amended site plan in said case in a petition signed by the President of the church that owns the land and a representative of Educare, Inc., the company that sub-leases the property from the corporation that leases from the church.

Testimony by and on behalf of the Petitioner indicated that the subject property is owned by St. Andrews Evangelical Lutheran Church which leased it to a builder. A special exception for a day care center was granted with restrictions in Case No. 81-73-XA and Educare, Inc. leased the facility and began its operation in March 1985. Compliance with the restrictions, including drop-off at the designated off-site location, was consistent. After observing problems for a year and upon request of parents, the president and operator now petitions for the elimination or modification of four of those restrictions. Instead, she proposes the construction of a new one-way drive from and returning to Dartmouth Avenue, that drive to provide parking for nine vehicles, as shown on the plan prepared by Daft-McCune-Walker, Inc., revised March 10, 1986 and identified as Petitioner's Exhibit 1.

The center is approved by the Baltimore County Board of Education and currently provides day care services for 98 children from age two through kindergarten. The children are from approximately 80 families, about 70 of whom drive to the site. Parents sign their children in and out of the center in ac-

1044  
410-282-7680

84-232-SPH

3/19/84

IN RE: PETITION SPECIAL HEARING \*  
SW/corner of Taylor and Hills- \*  
way Avenues - 9th Election \*  
District \*  
St. Andrews Evangelical Luth- \*  
eran Church, \*

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-232-SPH

Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an extension of the period of time with which to utilize a special exception previously granted by Order of the County Board of Appeals for Baltimore County on February 4, 1982 in Case No. 81-73-XA.

The Petitioner appeared and was represented by Counsel. Many supporters of the proposed extension appeared. There were no Protestants.

The property in question, owned by the Petitioner and zoned D.R.16 and D.R.10.5, was granted a special exception for a nursery school/day care center. Subsequent thereto, the Petitioner entered into an agreement with Hillsway Day Care Associates to have Hillsway manage a day care center and lease it to a professional operator. Due to difficulties in finding a suitable operator, the special exception has not been utilized. Because of the delay, this request is

made. The extension would not cause any adverse effects on the health, safety, and general welfare of the community. The concerns as delineated in Section 502.1 of the Baltimore County Zoning Regulations (BCZR) were considered in depth by the Board in its decision, and there is no evidence presented now to contradict or counteract the conclusions reached at that time.

The Petitioner seeks relief from Section 502.3, pursuant to Section 500.7,

ORDER RECEIVED FOR FILING

DATE

BY

March 13, 1984  
Sally L. Long

ADMINISTRATIVE SERVICES UNIT

BCZR

BEFORE

SW/corner of Taylor and Hillsway  
Avenues ~ 9th Election District

COUNTY BOARD OF APPEALS

St. Andrews Evangelical Lutheran Church,  
Petitioner

OF

BALTIMORE COUNTY

No. 81-73-XA

2/4/82

A number line from 0 to 100 with tick marks every 10 units. A blue arc is drawn above the line, starting at 10 and ending at 90, with a label '80' in the middle of the arc.

### OPINION

This case comes to the Board of Appeals from an Order of the Zoning Commissioner denying a variance and special exception for a nursery school/day care center for a portion of the Petitioner's property. The proposal is to build a new building which could be used not only as a day care center during the working hours for parents with small children, but also could be used on week-ends by the church nearby. The property is zoned DR 16 and DR 10.5 and is located directly across the street from a high density townhouse neighborhood from which the Protestants come.

The Protestants' case deals primarily with the impact of on traffic that the use of this proposed building would have on the neighborhood. Mr. Jack Sturgill testified that parking in the area is at a premium and that the homes in the area were built prior to the requirement by Baltimore County for off-street parking now required in DR 10.5 zones. This means that the two car families in the neighborhood have totally used up all available space on the streets and now overflow into nearby parking lots and parking areas. In addition, they feared double parking by the parents and permanent parking by employees, which would further absorb the already congested parking spaces in the neighborhood. Another of the protestants' concerns was that parents would drop off their children in the morning and pick them up in the evening on Dartmouth Avenue, causing excessive traffic congestion. They related that dangerous congestion already exists at the intersection of busy Taylor Avenue and Hillsway.

While the Board is greatly concerned with the Protestants' parking and congestion problems, it concludes that there is virtually no modern use of the Petitioner's property that would not involve the threat of more automobiles. By definition, any such threat,

RE: PETITION FOR RECLASSIFICATION  
From R-6 Zone to R-A Zone;  
Special Exception for Offices;  
Variance to Sec. 409.2 of  
Zoning Regulations and Special  
Hearing for Off-Street Parking  
in Residential Zone -  
St. Andrews Evangelical Lutheran  
Church, Petitioner -  
S/W Cor. Taylor & Hillsways Aves.,  
9th District

BEFORE  
ZONING COMMISSIONER

OF  
BALTIMORE COUNTY

No. 65-377-RXA-  
SPH

#65-377RXA

MAP V

#9

SEB-C

RA-XA

NE-B/C

RA-X

The petitioner has requested a reclassification of property on the southwest corner of Taylor and Hillsway Avenues, from an R-6 Zone to an R-A Zone; a special exception for offices; Variance to Section 409.2 of the Baltimore County Zoning Regulations to permit 310 off-street parking spaces instead of the required 376 spaces, and a special hearing to permit off-street parking in a residential zone.

It appearing that by reason of location, the safety, health and general welfare of the locality involved not being detrimentally affected the above reclassification should be had; and it further appearing that the petitioner has complied with the requirements of Section 502.1 of said Regulations, a special exception for offices should be granted.

The variance to Section 409.2-b (5) of said Regulations to permit 310 parking spaces instead of the required 376 should be granted as it will give relief to the petitioner without substantial injury to the public health, safety and general welfare.

The petition for special hearing to permit off-street parking in a residential zone should also be granted.

It is this 23rd day of June, 1965, by the Zoning Commissioner of Baltimore County ORDERED, that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to an R-A Zone, and a special exception for Offices, should be and the same is hereby granted from and after the date of this Order.

It is further ORDERED that the petition for variance to Section 409.2-b (5) to permit 310 parking spaces instead of the required 376 should be and the same is hereby granted.

The petition for special hearing to permit off-street parking in a residential zone is granted.

The site plan for the development of the subject property is subject to approval of the Bureau of Public Services and the Office of Planning & Zoning.

Zoning Commissioner

1. OWNER: ST. ANDREW'S EVANGELICAL LUTHERAN CHURCH  
1201 TAYLOR AVENUE BALTIMORE, MD. 21234  
SUBJECT SITE ADDRESS: #7860 HILLSWAY AVENUE BALTIMORE, MD. 21234

NET: 39,805 Sq.Ft. OR 0.914 Ac.+-  
GROSS 56,036 Sq. Ft.OR 1.28 Ac.+-

4. UTILITIES:  
PUBLIC SEWER  
PUBLIC WATER  
PUBLIC STORM DRAIN

6. EX. STRUCTURE = 1 STORY

8. TAX ACCOUNT NO.1700005600

10. CENSUS TRACT: 491401

12. TAX MAP: #0070, PARCEL 0605

14. Previous Zoning Cases On File:

81-73-XA

ORDER DATED 2/4/82: GRANTED SPECIAL EXCEPTION FOR NURSERY SCHOOL/DAY CARE SUBJECT TO 6 RESTRICTIONS

ORDER DATED 2/7/84: GRANTED VARIANCE TO PERMIT 6 PARKING SPACES INSTEAD OF 21; GRANTED 15 FOOT SETBACK; DECLARED 75 FOOT BUFFER ZONE NOT REQUIRED

84-232-SPH

GRANTED EXTENSION TO UTILIZE SPECIAL EXCEPTION FOR ADDITIONAL THREE YEARS FROM 2/4/84-2/4/87

86-432-SPH

APPROVED AMENDED SITE PLAN SUBJECT TO RESTRICTION 4 (EMPLOYEES REQUIRED TO PARK IN LOT A) AND RESTRICTION 6 (BUILDING AND SCREENING SHALL BE ACCOMPLISHED IN ACCORD WITH PETITIONER'S PLAN) REMAINING IN EFFECT; REMOVED RESTRICTIONS 1, 2, 3, 5 REGARDING PARKING AND TRAFFIC PATTERNS

### 15.SETBACKS:

D.R. 5.5: (NON-RESIDENTIAL)  
FRONT: 40' REAR: 30' SIDE INTERIOR: 20' CORNER STREET SIDE: 35'

D.R. 10.5: (NON-RESIDENTIAL)  
FRONT: 25' REAR: 50' SIDE INTERIOR: 20' CORNER STREET SIDE: 35'

16.THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.

17. NO KNOWN PREVIOUS DRC MEETINGS

18. THERE ARE NO EXISTING PARKING LOT LIGHTING FIXTURES.

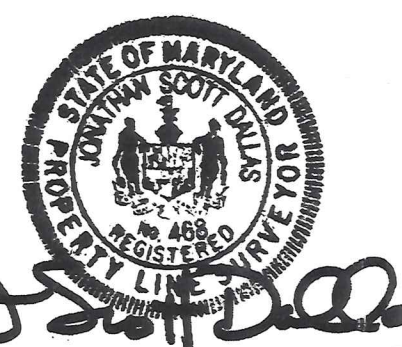
19. NO KNOWN PERMITS ON FILE.

20. ALL R/W's HEREON ARE EXISTING

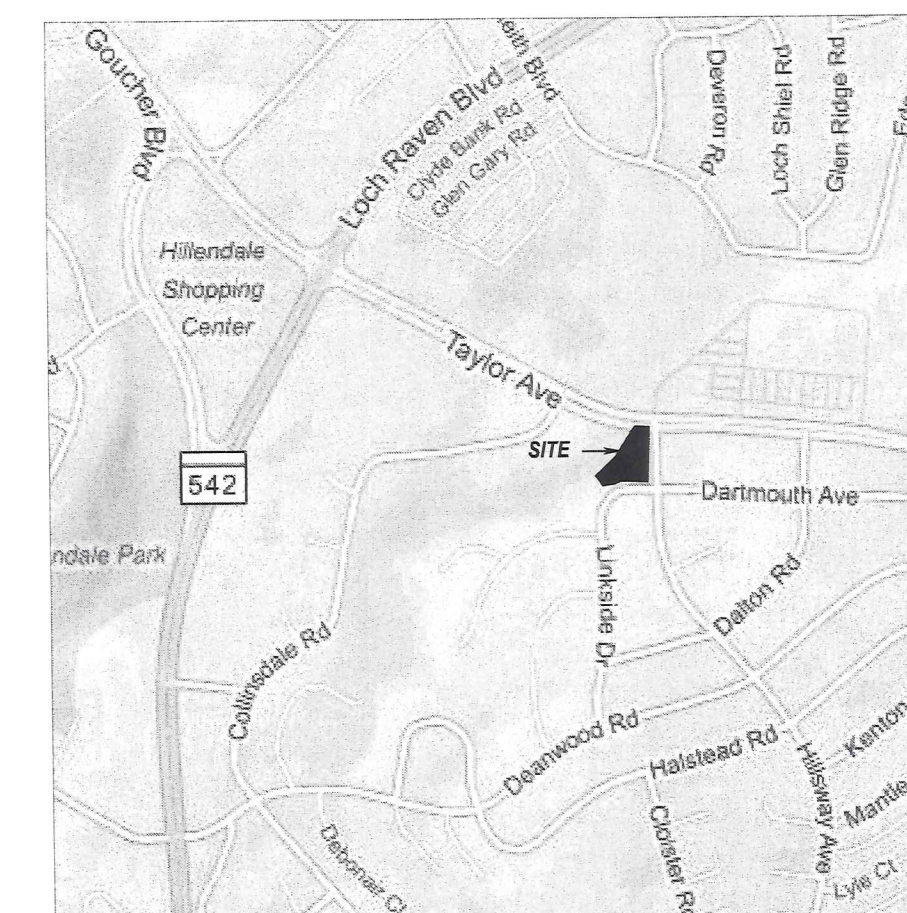
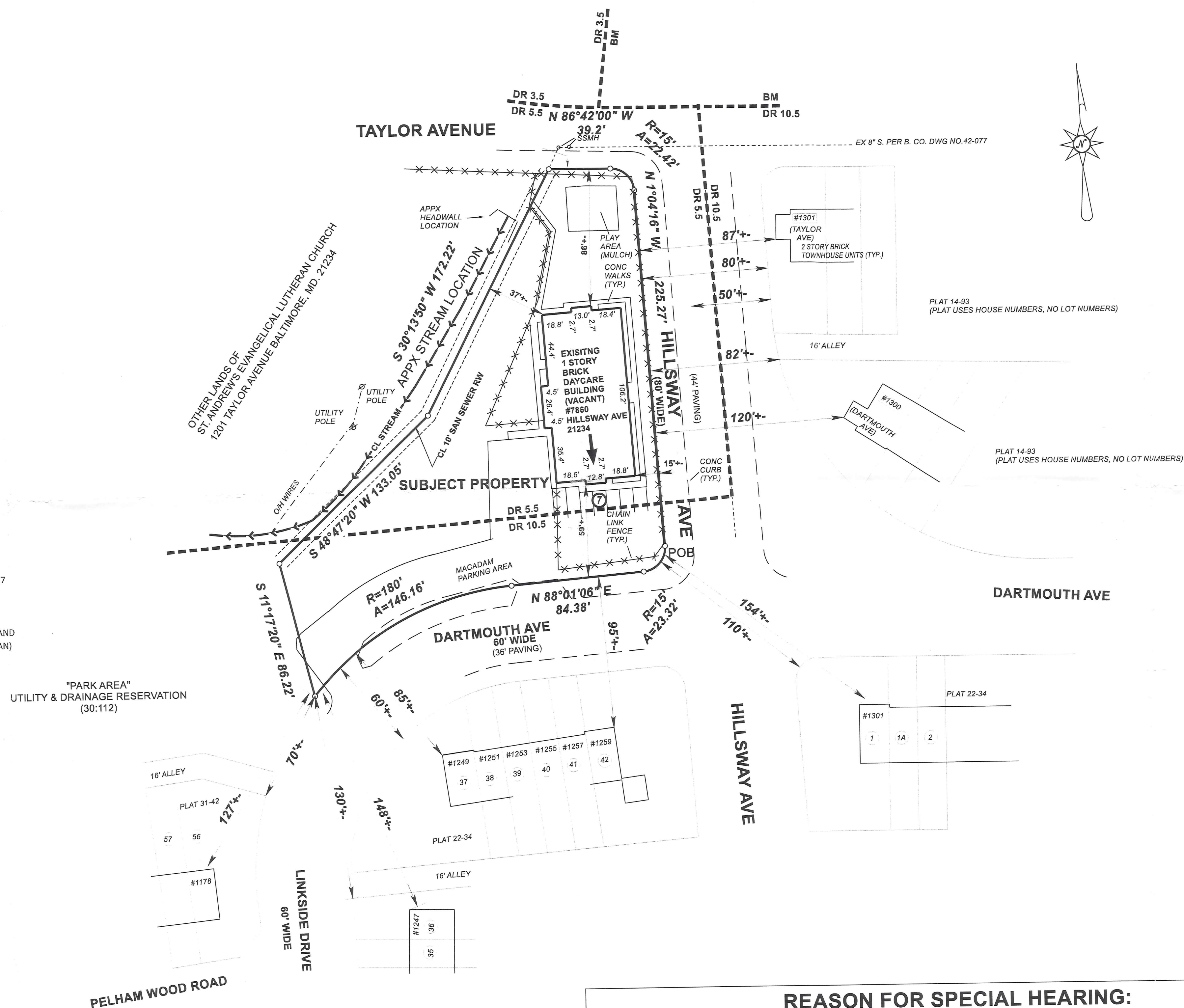
21. (7) DENOTES EXISTING PARKING SPACES

22. AS LONG AS UTILIZED AS A DAYCARE FACILITY, ST ANDREWS EVANGELICAL LUTHERAN CHURCH GRANTS PERMISSION TO UTILIZE UP TO 40 SPACES IN PARKING LOT 'A' PER CASE 81-73-XA.

***J.S. DALLAS, INC.***  
SURVEYING & ENGINEERING  
P.O. BOX 26  
BALDWIN, MD. 21013  
(410) 817-4600



03-08-2017  
DATE



**1" = 1000'**

**SITE PLAN TO ACCOMPANY  
PETITION FOR  
SPECIAL HEARING  
#7860 HILLSWAY AVENUE**

**SHEET 1 OF 2**

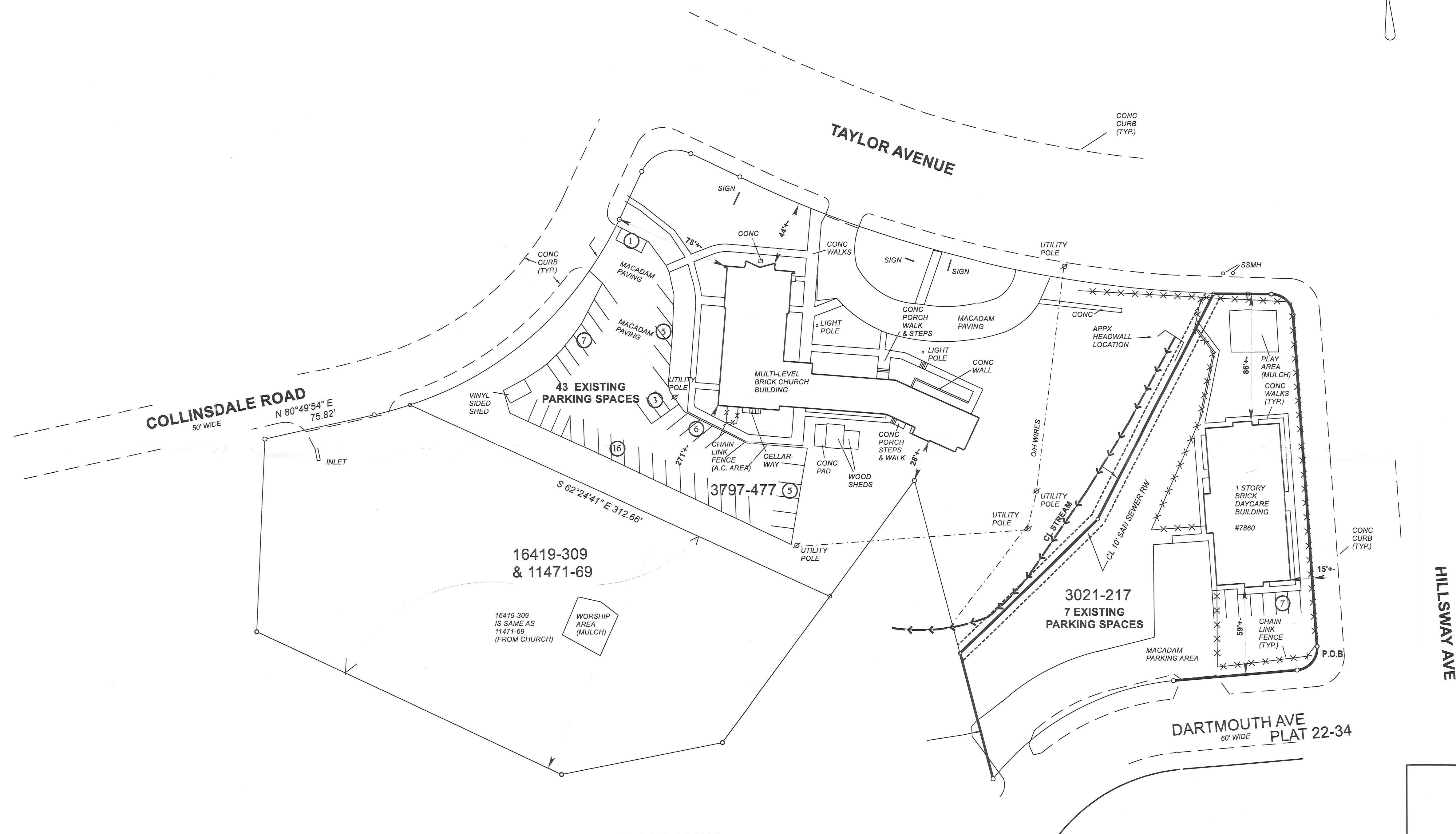
DEED REFERENCE GLB 3021-217

9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
1"= 40' 03-08-2017

|             |          |          |
|-------------|----------|----------|
| FILE NAME   |          |          |
| 13-1456.TRV |          |          |
| SCALE       | DATE     | DRAWN BY |
| 40 F/In     | 3-8-2017 | R.N.G.   |
|             |          | SHEET    |
|             |          | 1 OF 2   |

## REASON FOR SPECIAL HEARING:

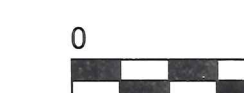
To confirm that the existing and approved Daycare on a 0.9 acre tract may be sold without further zoning hearings. This determination to be based on the prior approved Hearings and restrictions in Case Numbers 81-73-XA, 84-232-SPH and 86-432-SPH. Alternatively; If determined by the Hearing Officer: to amend the prior hearing, orders, plans and restrictions as deemed necessary for the sale and confirmation of the Site, as it currently exists.



"PARK AREA"  
UTILITY & DRAINAGE RESERVATION  
(30:112)

⑦ DENOTES PARKING SPACE NUMBERS

SITE PLAN TO ACCOMPANY  
PETITION FOR  
SPECIAL HEARING  
#7860 HILLSWAY AVENUE



1"=40' 03-08-2017  
DEED REFERENCE: 3021-217

SHEET 2 OF 2  
9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

| FILE NAME          |          |          |
|--------------------|----------|----------|
| 13-1456OLD (2) TRV |          |          |
| SCALE              | DATE     | DRAWN BY |
| 40 F/In            | 3-8-2017 | R.N.G.   |
|                    |          | SHEET    |
|                    |          | 1/1      |

J.S. DALLAS, INC.  
SURVEYING & ENGINEERING  
P.O. BOX 26  
BALDWIN, MD. 21013  
(410) 817-4600



03-08-2017  
DATE