

**IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE**

(10220 Liberty Road)

2nd Election District

4th Council District

Little Roundtop Development LLC

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0274-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Little Roundtop Development LLC, legal owner ("Petitioner").

The Petition for Special Hearing was filed pursuant to §409.12 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a parking plan modifying the following requirements set forth in B.C.Z.R. 409: (a) To permit a 15 ft. wide driveway for two-way movement in lieu of the required 20 ft. and to permit access to parking spaces as shown on the site plan; (b) To determine the appropriate number of parking spaces required to accommodate the proposed contractor's equipment storage yard use, and to approve the proposed parking lot to accommodate 20 parking spaces; (c) To permit a 2 ft. side yard landscape buffer strip in lieu of the 10 ft. strip required; (d) To permit a millings parking lot in lieu of the requirement that parking facilities must be durable and dustless; and (e) To permit a parking lot without individual striped spaces.

In addition, a Petition for Variance seeks: (1) To permit a 10 ft. side yard setback from the proposed contractor's equipment storage yard building in lieu of the 30 ft. required; and (2) To permit a 10 ft. rear yard setback from the proposed contractor's equipment storage yard building in lieu of the 30 ft. required. Finally, a Petition for Special Exception seeks approval to use the subject property as a

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Date 6/14/17

By Sen

contractor's equipment storage yard.

Appearing at the public hearing in support of the requests was Jason Ludwig and Tony Cortea, whose firm prepared the site plan. Chris Corey, Esq., represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Bureau of Development Plans Review (DPR), the Department of Planning (DOP) and the State Highway Administration (SHA). None of the reviewing agencies opposed the requests.

The subject property is approximately 1.86 acres in size and is split-zoned BR & RC 5. All existing and proposed improvements are in the BR-zoned portion of the site. The property is improved with a small single-family dwelling which is currently leased to a tenant. This home will continue to be used (for the foreseeable future) as a residence.

Petitioner operates a landscaping company started in 1977 known as JEL Landscaping. Petitioner proposes to construct at the rear of the property a 10,000 sq. ft. pole barn or similar building for storage of vehicles, equipment and materials used in the landscaping business. The office of zoning considers this a "contractor's equipment storage yard," a use permitted by special exception in the BR zone. In response to the DOP's ZAC comment, a redline site plan (Ex. 1) was submitted at the hearing which reflects Petitioner no longer proposes to construct vinyl and aluminum fencing around the property.

Special Hearing

Each of the special hearing requests relate to the off-street parking regulations found in Section 409 of the B.C.Z.R. Petitioner stressed the contractor's equipment storage yard and building used in connection therewith would not be a retail commercial enterprise. Instead, the

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By Sen

proposed building and rear of the site will be used for storage of the equipment and materials used in the landscaping business.

This portion of the site will be accessed primarily by Petitioner's employees (the business has eight employees) and the vehicles and trucks used in the business will be stored here as well. As such, Petitioner stressed there would not be a high volume of traffic throughout the day. The site plan shows the existing parking lot, which Petitioner proposes to enlarge. The lot will be constructed of paving millings, which DPR noted "can be considered durable and dustless." In any event, I believe the lot can easily accommodate twenty (20) vehicles, which is more than sufficient for the proposed use.

Variances

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).

The property has irregular dimensions 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 improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition. In addition, both variances pertain to the proposed storage building which will be constructed at the rear of the lot, far removed from the road and other

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By

sen

structures. I do not believe the reduced side and rear yard setbacks will have any discernible impact upon the community. As such the variances will be granted.

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 again emphasized 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.

In this case, no evidence was presented to suggest the proposed use would be detrimental to the community. The site is nearly two (2) acres in size and several commercial enterprises (*e.g.*, commercial nursery, auto service garage) are located in the immediate vicinity of the site. The existing dwelling is attractive and in good condition, and the machinery and equipment used in Petitioner's business will be stored inside a newly-constructed building at the rear of the site. In these circumstances I believe the proposed use would not negatively impact the community and the petition for special exception will be granted.

Petitioner indicated it was willing to comply with the DOP's ZAC comment, with two exceptions. Petitioner explained that although it would not be a frequent practice, on occasion used lawn equipment would be offered for sale at the property. Counsel noted B.C.Z.R. §238.4 permits in the BR zone the "storage and display" of vehicles and equipment in the front yard of the site, provided certain setbacks are observed. After reviewing that regulation I concur, and that condition will therefore not be included in the final order.

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6/14/17

By

sln

The other issue concerned the DOP's request for a 6 ft. planting bed along the eastern property boundary. The site plan reflects there is a small portion of unimproved RC-5 land along the eastern boundary, and just beyond that an auto service garage is located at 10206 Liberty Road. To comply with this request Petitioner would need to relocate the existing driveway, which would then be within several feet of the single-family dwelling. I do not believe Petitioner should be required to undertake such extensive and expensive measures, especially when there is not a dwelling or other use along the eastern boundary which would need to be screened to such an extent. Petitioner will provide along the eastern boundary a 2 ft. landscape buffer, which will be approved as an aspect of special hearing relief.

THEREFORE, IT IS ORDERED this 14th day of **June, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing to approve a parking plan modifying the following requirements set forth in B.C.Z.R. 409: (a) To permit a 15 ft. wide driveway for two-way movement in lieu of the required 20 ft. and to permit access to parking spaces as shown on the site plan; (b) To approve the proposed parking lot to accommodate 20 parking spaces, which shall be deemed sufficient for the contractor's equipment storage yard use; (c) To permit a 2 ft. side yard landscape buffer strip (along the eastern property boundary only) in lieu of the 10 ft. strip required; (d) To permit a millings parking lot in lieu of the requirement that parking facilities must be durable and dustless; and (e) To permit a parking lot without individual striped spaces, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception, to use the subject property as a contractor's equipment storage yard, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) To permit a 10 ft. side yard setback from the proposed contractor's equipment storage yard building in lieu of the 30 ft. required; and

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Date

By

(2) To permit a 10 ft. rear yard setback from the proposed contractor's equipment storage yard building in lieu of the 30 ft. required, 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 obtain from the SHA the necessary permits and/or approvals to access Liberty Road (Md. Route 26).
3. No long term storage of equipment or materials shall be permitted in the front yard.
4. No temporary signage shall be permitted along the Liberty Road frontage.
5. Prior to issuance of permit(s) Petitioner shall install vegetative screening within a planting bed of at least 6 feet along the front, rear and western tract boundaries.

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

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Date 6/14/17

By sln



KEVIN KAMENETZ
County Executive

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

June 14, 2017

Chris Corey, Esq.
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Petitions for Special Hearing, Special Exception and Variance
Case No. 2017-0274-SPHXA
Property: 10220 Liberty Road

Dear Mr. Corey:

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:slm
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 10220 Liberty Road which is presently zoned BR
Deed References: 32924/00159 10 Digit Tax Account # 0208000590
Property Owner(s) Printed Name(s) Little Roundtop Development, 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

see Attached

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

See Attached

3. ☒ 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

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):

Little Roundtop Development, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3012A Hernwood Road Woodstock MD

Mailing Address City State

21163 443-934-5367 jason@jelscapes.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 2017-0274-SPHXA Filing Date 4/10/17

Do Not Schedule Dates: _____

Reviewer [Signature]

bonobos 92

bonobos 93

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ATTACHMENT TO PETITION FOR ZONING HEARING

10220 Liberty Road

Special Exception Relief:

1. To approve the development and use of the subject property as a Contractor's equipment storage yard pursuant to BCZR § 236.2, as shown on the attached Site Plan; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Variance Relief:

1. To permit a 10 ft. side yard setback from the proposed contractor's equipment storage yard building, in lieu of the 30 ft. required pursuant to BCZR § 238.2;
2. To permit a 10 ft. rear yard setback from the proposed contractor's equipment storage yard building, in lieu of the 30 ft. required pursuant to BCZR § 238.2; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Hearing Relief:

1. To approve a modified parking plan as shown on the attached Site Plan pursuant to BCZR § 409.12.B, modifying the following BCZR § 409 provisions:
 - a. § 409.4 of the BCZR to permit a 15 feet wide driveway for two-way movement in lieu of the required 20 ft. and to permit access to parking spaces as shown on the Site Plan;
 - b. § 409.6 of the BCZR to determine the appropriate number of parking spaces required to accommodate the proposed Contractor's equipment storage yard use, and to approve the proposed parking lot to accommodate 20 parking spaces, as shown on the Site Plan;
 - c. § 409.8.A.1 of the BCZR to permit a 2 ft. side yard landscape buffer strip in lieu of the 10ft. strip required;
 - d. § 409.8.A.2 of the BCZR to permit a millings parking lot in lieu of the requirement that parking facilities must be durable and dustless; and
 - e. § 409.8.A.6 of the BCZR to permit a parking lot without individual striped spaces.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Item #0274

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 10220 Liberty Road Baltimore County, Maryland

Beginning at a point on the north side of Liberty Road (variable width) at a distance of 589' +/- *west* from the center of Windy Hill Road (variable width), and thence leaving said Liberty Road and running with and binding on the land of the herein petitioner.

1. North 55 degrees 24 minutes 36 seconds West 191.88 feet,
2. North 19 degrees 24 minutes 38 seconds East 352.73 feet,
3. South 55 degrees 24 minutes 36 seconds East 284.91 feet,
4. South 34 degrees 42 minutes 11 seconds West 340.42 feet to the point of beginning.

Containing 1.863 Acres or 81,152 Sq. Ft. more or less.

Located in the 2nd Election District and 4th Councilmanic District. Known as 10220 Liberty Road.



Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2018

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

NO 151421

Date: 4/10/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				101200

Total: 101200

Rec From: Chris Corcy

For: zoning hearing - case # 2017-0274-SPHXA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
4/11/2017 4/10/2017 11:11:07 3
REG 0503 WALKIN CAM
>>RECEIPT # 721874 4/10/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151421
Recpt Tot \$1,200.00
\$1,200.00 CK \$0.00 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 4955270

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:

May 18, 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: # 2017-0274-SPHXA
10220 Liberty Road
N/s Liberty Road, 590 ft. W/of the centerline of Windy Hill Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Little Roundtop Development, LLC

Special Hearing 1. To approve a modified parking plan as shown on the attached Site Plan. a. To permit a 15 ft wide driveway for two-way movement in lieu of the required 20 ft. and to permit access to parking spaces as shown on the Site Plan; b. To determine the appropriate number of parking spaces required to accommodate the proposed Contractor's Equipment Storage Yard use, and to approve the proposed parking lot to accommodate 20 parking spaces, as shown on the site plan; c. To permit a 2 ft. side yard landscape buffer strip in lieu of the 10 ft. strip required; d. To permit a millings parking lot in lieu of the requirement that parking facilities must be durable and dustless; and e. To permit a parking lot without individual striped spaces. 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance 1. To permit a 10 ft side yard setback from the proposed Contractor's Equipment Storage Yard building in lieu of the 30 ft. required; and 2. To permit a 10 ft. rear yard setback from the proposed Contractor's Equipment Storage Yard building in lieu of the 30 ft. required. 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Exception 1. To approve the development and use of the subject property as a Contractor's Equipment Storage Yard, as shown on the attached Site Plan; and 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, June 8, 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.

5/099 May 18

4955270

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/19/2017

Case Number: 2017-0274-SPHXA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ LITTLE
ROUNDTOP DEVELOPMENT, LLC

Date of Hearing (Closing): JUNE 8, 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:
10220 LIBERTY ROAD

The sign(s) were posted on: MAY 18, 2017



Group photo 10220 Liberty Rd

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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/19/2017

Case Number: 2017-0274-SPHXA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ LITTLE
ROUNDTOP DEVELOPMENT, LLC

Date of Hearing (Closing): JUNE 8, 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:
10220 LIBERTY ROAD

The sign(s) were posted on: MAY 18, 2017



Group photo 10220 Liberty Rd.

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)

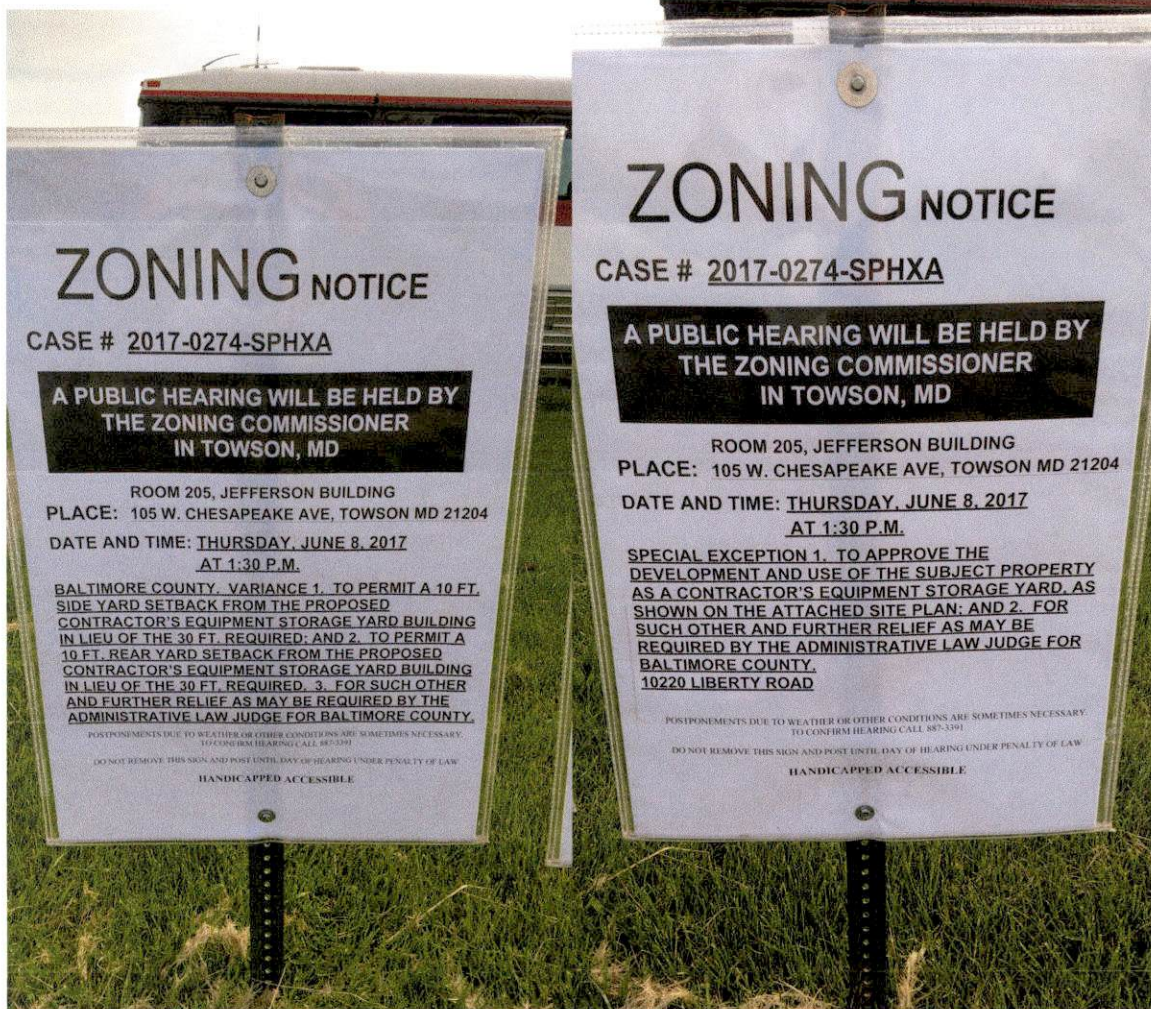
410 – 666 – 5366
(Telephone Number of Sign Poster)



Sign # (1) @ 10220 Liberty Rd.

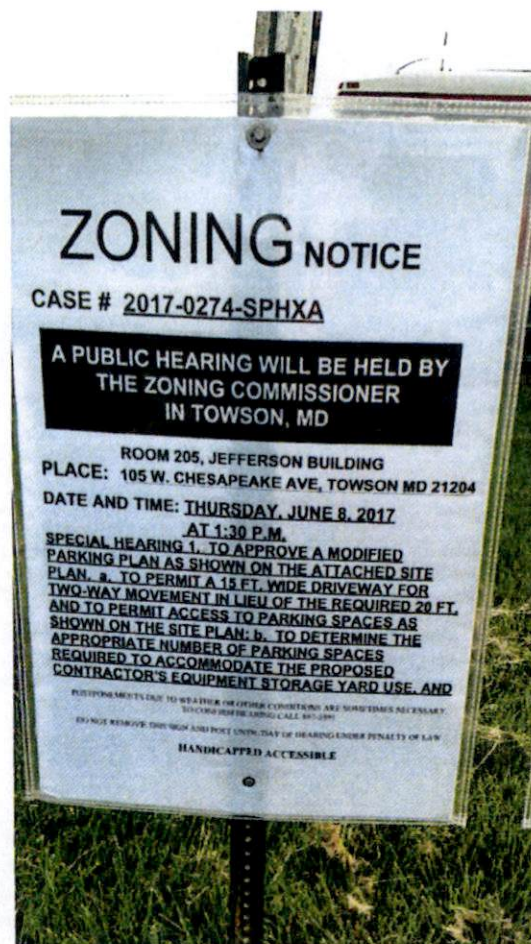


Sign # (2) @ 10220 Liberty Rd.



Sign # (3) @ 10220 Liberty Rd.

Sign # (4) @ 10220 Liberty Rd.



Sign # (1) @ 10220 Liberty Rd.



Sign # (2) @ 10220 Liberty Rd.

**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: 2017-0274-SPHXA

Property Address: 10220 Liberty Road

Property Description: Beginning on the north side of Liberty Road, approx. 589' west from the center of Windy Hill Road

Legal Owners (Petitioners): Little Roundtop Development, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chris Corey

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

Address: 600 Washington Avenue, Suite 200
Towson, MD 21204

Telephone Number: 410-821-0070

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 18, 2017 Issue - Jeffersonian

Please forward billing to:

Chris Corey
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

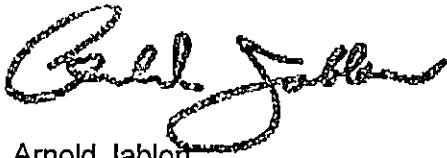
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0274-SPHXA

10220 Liberty Road
N/s Liberty Road, 590 ft. W/of the centerline of Windy Hill Road
2nd Election District – 4th Councilmanic District
Legal Owners: Little Roundtop Development, LLC

Special Hearing 1. To approve a modified parking plan as shown on the attached Site Plan.
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2. To permit a 10 ft. rear yard setback from the proposed Contractor's Equipment Storage Yard building in lieu of the 30 ft. required. 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Exception 1. To approve the development and use of the subject property as a Contractor's Equipment Storage Yard, as shown on the attached Site Plan; and 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, June 8, 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.



April 25, 2017 KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

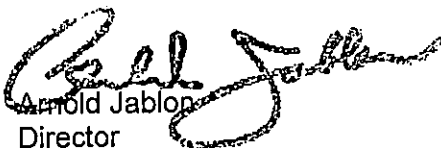
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0274-SPHXA

10220 Liberty Road
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2nd Election District – 4th Councilmanic District
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Hearing: Thursday, June 8, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Little Roundtop Development, LLC, 3012A Hernwood Rd., Woodstock MD 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 19, 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

June 1, 2017

Little Roundtop Development, LLC
3012 A Hernwood Road
Woodstock MD 21163

RE: Case Number: 2017-0274 SPHXA, Address: 10220 Liberty Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 10, 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." in a cursive style.

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

Date: 4/17/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4/17/17. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0274-SPHXA

Special Exception Variance Special Hearing
Little Round Top Development, LLC
10220 Liberty Road
MD26

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer
Baltimore & Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 5/11/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-274



INFORMATION:

Property Address: 10220 Liberty Road
Petitioner: Little Roundtop Development, LLC
Zoning: BR
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to use the property as a contractor's equipment storage yard and the petition for variance to permit a contractor's storage yard building to have a 10' side yard and a 10' rear yard in lieu of the required 30' and 30' respectively. The Department also reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan.

A site visit was conducted on April 26, 2017. The property was the subject of 2016 CZMP Issue # 4-008 wherein the County Council adopted the map showing 1.86 acres of the site zoned BR (Business, Roadside) and 0.26 acres zoned RC5 (Rural, Residential).

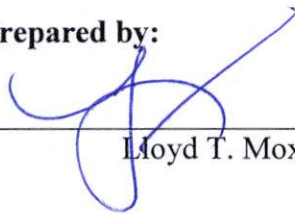
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Relocate the proposed fence and gate to a location behind the existing dwelling.
- Install vegetative screening within a planting bed of at least 6' along and in front of the fence closest to Liberty Road.
- Install vegetative screening within a planting bed of at least 6' outside of the proposed fence along the western tract boundary to the rear property line.
- Relocate the driveway and parking lot millings along the eastern tract boundary sufficient to accommodate vegetative screening within a planting bed of at least 6' outside of the proposed fence along the eastern tract boundary to the rear property line.
- No display of equipment for sale as an ancillary component of the special exception in the front yard.
- No long term storage of equipment or materials in the front yard.
- No temporary signage along the Liberty Road frontage.

Be advised as the existing dwelling is to remain and continue as a domicile but is a part of the special exception for a contractor's storage yard, a commercial operation, the petitioners should demonstrate to the Administrative Law Judge that these "living quarters in a commercial building" if so determined, also meet the requirements of BCZR 502.1.

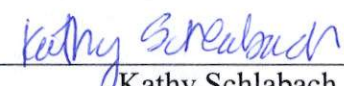
For further information concerning the matters stated herein, please contact Kieve Brine at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kieve Brine

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 April 24, 2017
Item No. 2017-0274

DATE: April 26, 2017

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

If the special exception and zoning relief are granted, Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

Millings, when placed properly, can be considered durable and dustless and we have no objection to granting any of the other requests.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0274-04242017.doc

M E M O R A N D U M

DATE: July 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0274-SPHXA – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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
SPECIAL EXCEPTION AND VARIANCE *
10220 Liberty Road; N/S Liberty Road, * OF ADMINISTRATIVE
590' W of c/line of Windy Hill Road *
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owners: Little Roundtop Development, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2017-274-SPHXA

* * * * *

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

APR 21 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to Lawrence E. Schmidt, Esquire, 600 Washington Avenue, Suite 200, 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

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 02 Account Number - 0208000590						
Owner Information									
Owner Name:		LITTLE ROUNDTOP DEVELOPMENT LLC				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		3012A HERNWOOD RD WOODSTOCK MD 21163-				Deed Reference:		/32924/ 00159	
Location & Structure Information									
Premises Address:		10220 LIBERTY RD 0-0000				Legal Description:		1.88 AC NS LIBERTY RD 2100FT E LYONS MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0066	0022	0346		0000				2016	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1952		1,300 SF				1.8800 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	YES	STANDARD UNIT		BRICK	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2016		As of 07/01/2016		As of 07/01/2017	
Land:		106,000		106,000					
Improvements		84,700		101,900					
Total:		190,700		207,900		196,433		202,167	
Preferential Land:		0						0	
Transfer Information									
Seller: SCHMITZ JOHN M				Date: 12/13/2012		Price: \$215,000			
Type: ARMS LENGTH IMPROVED				Deed1: /32924/ 00159		Deed2:			
Seller: HANLEY WALTER J				Date: 05/09/1985		Price: \$85,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06921/ 00315		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									

ARTICLE 2. Elevator-Apartment Residence Zones, Residential-Office Zones, Office Zones, Business Zones, Manufacturing Zones and Districts

SECTION 238. B.R. Zone Area Regulations

[BCZR 1955]

Minimum requirements, except as provided in Article 3, shall be as follows:

§ 238.1. Front yard.

Front yard for residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 50 feet from the front property line if on a dual highway; and not less than 25 feet from the front property line and not less than 50 feet from the center line of any other street, except as specified in Section 303.2.

§ 238.2. Side and rear yards.

Side and rear yards for residences, as in Section 302; for other buildings, 30 feet.

§ 238.3. Parking and loading areas.

Parking areas and loading space in accordance with the provisions of Section 409.

§ 238.4. Storage and display of materials and vehicles.

Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than 15 feet in front of the required front building line.

§ 238.5. Floor area ratio.

[Bill Nos. 7-1962; 111-1968; 100-1970]

The maximum permitted floor area ratio for any site in a B.R. Zone, except in C.C.C. and C.T. Districts, shall be 2.0.

DATE June 8, 2017

SPHXA

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

2017-0274-SPHXA

Exhibit Sheet

Petitioner/Developer

BW
7-17-17

Protestant

Sen

6-14-17

No. 1	site plan (redline)	
No. 2	2A-2C Aerial photos	
No. 3	site photos	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

3











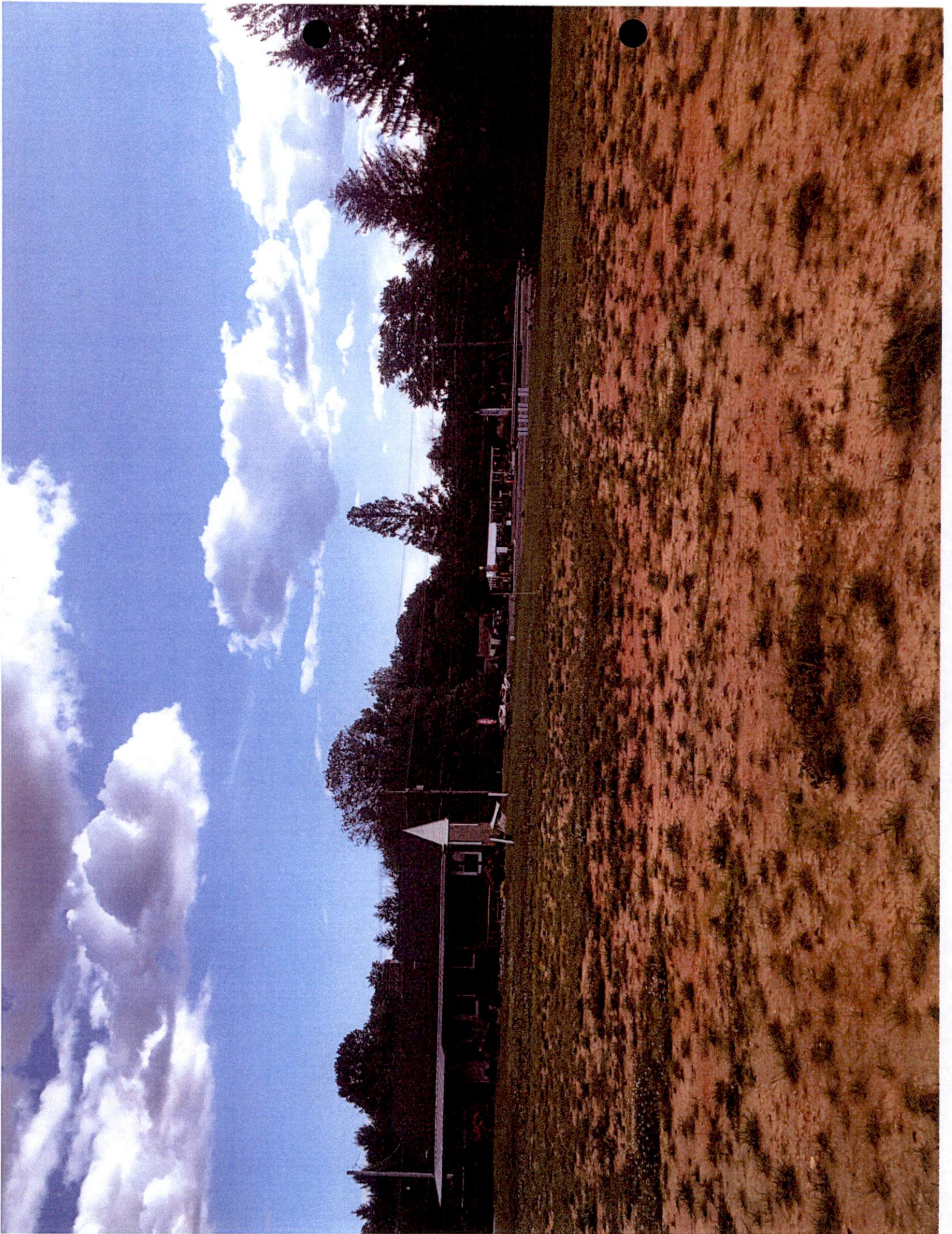




































ZONING NOTICE
CASE # 2017-0274-SPHX

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

ROOM 201, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: THURSDAY, JUNE 8, 2017 AT 1:30 P.M.

BALTIMORE COUNTY, VARIANCE 1, TO PERMIT A 30 FT. SIDE YARD SETBACK FROM THE PROPOSED CONTRACTOR'S EQUIPMENT STORAGE BUILDING, 105 W. CHESAPEAKE AVE, AND 2, TO PERMIT A 30 FT. FRONT YARD SETBACK FROM THE PROPOSED CONTRACTOR'S EQUIPMENT STORAGE BUILDING, 105 W. CHESAPEAKE AVE, AND 3, FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

APPROVED ATTORNEY

ZONING NOTICE
CASE # 2017-0274-SPHX

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

ROOM 201, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: THURSDAY, JUNE 8, 2017 AT 1:30 P.M.

SPECIAL HEARING 1, TO APPROVE A MODIFIED PARKING PLAN AS SHOWN ON THE ATTACHED SITE PLAN, 2, TO PERMIT A 15 FT. WIDE DRIVEWAY FOR TWO WAY MOVEMENT IN LIEU OF THE REQUIRED 20 FT. AND 10 FT. ACCESS TO PARKING SPACES AS SHOWN ON THE SITE PLAN, 3, TO DETERMINE THE APPROPRIATE NUMBER OF PARKING SPACES REQUIRED TO ACCOMMODATE THE PROPOSED CONTRACTOR'S EQUIPMENT STORAGE USE, AND 4, FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

APPROVED ATTORNEY

ZONING NOTICE
CASE # 2017-0274-SPHX

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

ROOM 201, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: THURSDAY, JUNE 8, 2017 AT 1:30 P.M.

TO APPROVE THE PROPOSED PARKING LOT TO ACCOMMODATE 20 PARKING SPACES AS SHOWN ON THE SITE PLAN, 2, TO PERMIT A 15 FT. SIDE YARD LANDSCAPE BUFFER STRIP IN LIEU OF THE 30 FT. STRIP REQUIRED, 3, TO PERMIT A WILLOW PARKING LOT IN LIEU OF THE REQUIRED 20 FT. STRIP, 4, TO PERMIT A DRIVEWAY FOR TWO WAY MOVEMENT IN LIEU OF THE REQUIRED 20 FT. DRIVEWAY, 5, TO PERMIT A DRIVEWAY FOR TWO WAY MOVEMENT IN LIEU OF THE REQUIRED 20 FT. DRIVEWAY, 6, TO PERMIT A DRIVEWAY FOR TWO WAY MOVEMENT IN LIEU OF THE REQUIRED 20 FT. DRIVEWAY, 7, FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

APPROVED ATTORNEY

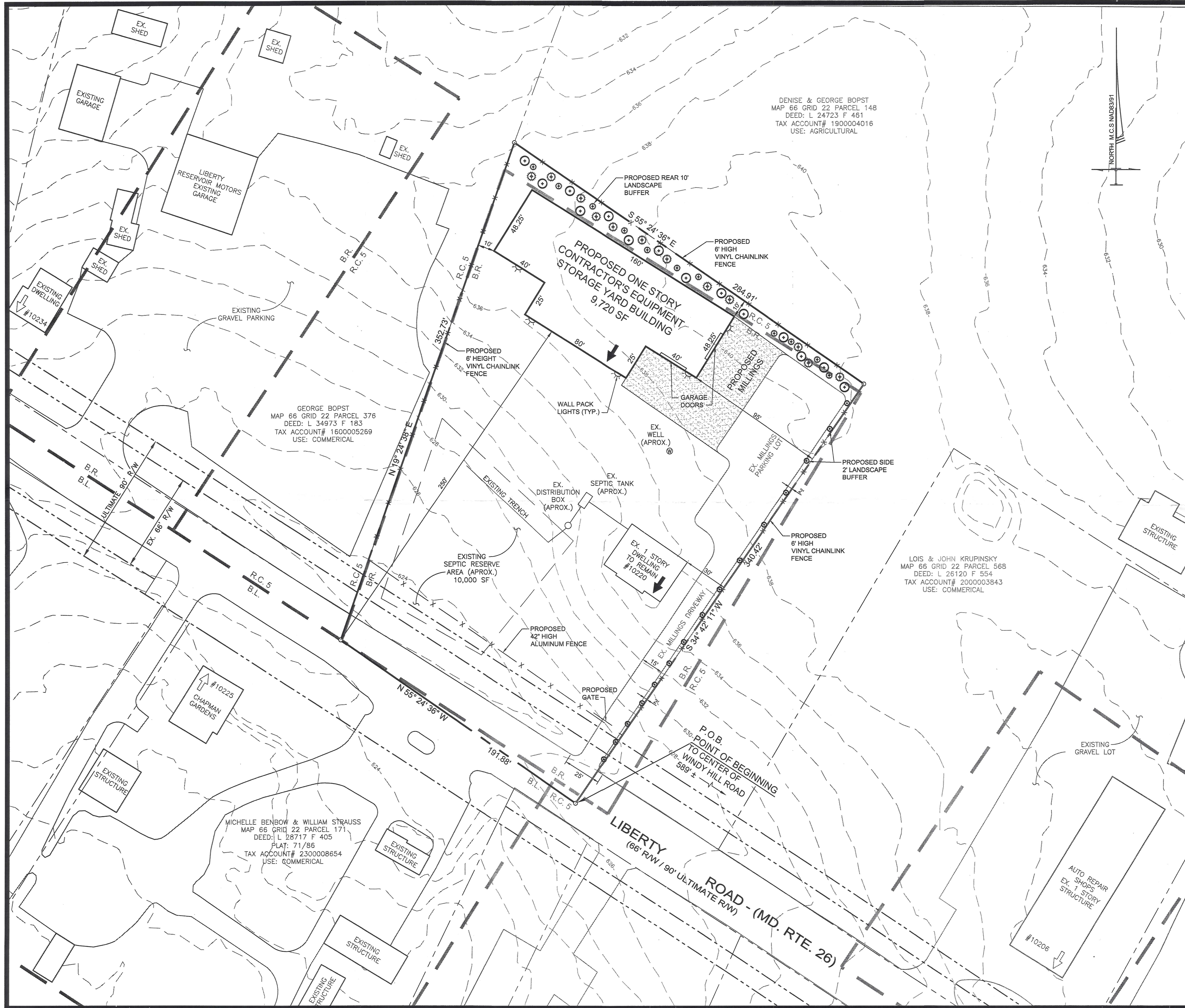
ZONING NOTICE
CASE # 2017-0274-SPHX

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

ROOM 201, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: THURSDAY, JUNE 8, 2017 AT 1:30 P.M.

SPECIAL HEARING 1, TO APPROVE THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY AS A CONTRACTOR'S EQUIPMENT STORAGE, 2, AS SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY, 3, FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

APPROVED ATTORNEY



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
LITTLE ROUNDTOP DEVELOPMENT LLC
JASON LUDWIG (410) 934-5367
3012A HERNWOOD RD
WOODSTOCK, MD. 21163
- SITE DATA:
10220 LIBERTY RD
TAX MAP 66, GRID 22, PARCEL 346
TAX ACCOUNT NO. 0208000580
DEED REFERENCE: L 32924 F 159
SITE AREA: 81,152 SF OR 1.863 AC.± (PER SURVEY)
- ZONING: B.R., B.L. & R.C. 5, MAP NO. 109B1
- EXISTING USE: RESIDENTIAL
PROPOSED USE: CONTRACTOR'S OFFICE AND EQUIPMENT STORAGE YARD
AND ONE RESIDENCE
- OFF-STREET PARKING CALCULATIONS:

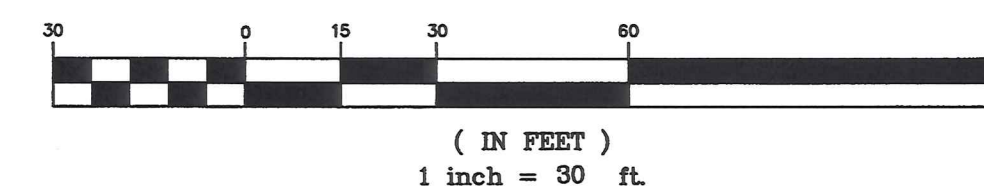
PROPOSED PARKING AREA WILL ACCOMMODATE 20 CARS
UNDER A MODIFIED PARKING PLAN.
- ZONING HISTORY:
NONE
- PREVIOUS COMMERCIAL PERMIT: NONE.
- THE FLOOR TO AREA RATIO FOR B.R. ZONE IS 2.0. PROVIDED FAR IS 0.119
- THE SUBJECT SITE IS SERVED BY PRIVATE SEPTIC AND WELL SYSTEM.
- THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAPS AREAS.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR ANY 100-YEAR FLOODPLAIN.
- THE EXISTING BUILDING IS NOT IN A HISTORIC DISTRICT OR ON ANY HISTORIC BUILDINGS
REGISTRY.
- ALL SIGNS WILL COMPLY WITH SECTION 450 (BCZR)
- SETBACKS FOR B.R. OFFICE BUILDINGS (SECTION 238):

BUILDING SETBACK:	REQUIRED	PROVIDED
FRONT YARD (238.1)	50 FT TO CENTERLINE OF ROAD	250 FT
SIDE YARD (238.2)	30 FT	10/95 FT
REAR YARD (238.2)	30 FT	10 FT
- THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY
DRASTIC MEASURES INC., DATED 07/08/2014. ADDITIONAL INFORMATION IS BASED ON
BALTIMORE COUNTY GIS INFORMATION AND AVAILABLE RECORDS.

#2017-0274-SPHXA

RD

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION, VARIANCE AND
SPECIAL HEARING
10220 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT
GRAPHIC SCALE

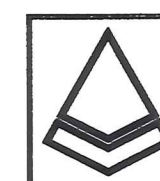


Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification

I hereby certify that these documents were prepared or approved by me, and
that I am a duly licensed professional engineer under the laws of the State of
Maryland.

License No. 13203 Expiration Date: 11-02-2018

SCALE: 1" = 30'

DATE: 04/04/2017

JOB NO.: 2016-428

DESIGNED: AJCMS

DRAWN: AJCMS

CHECKED: REM

FILE: ZN-2016-428 (CURRENT).DWG

DRAWING
NUMBER:
ZN-1

NO. DATE REVISIONS BY SHEET 1 OF 1

Exhibit 2A



Exhibit 2B



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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

Printed 6/5/2017

Exhibit 2C



My Neighborhood Map

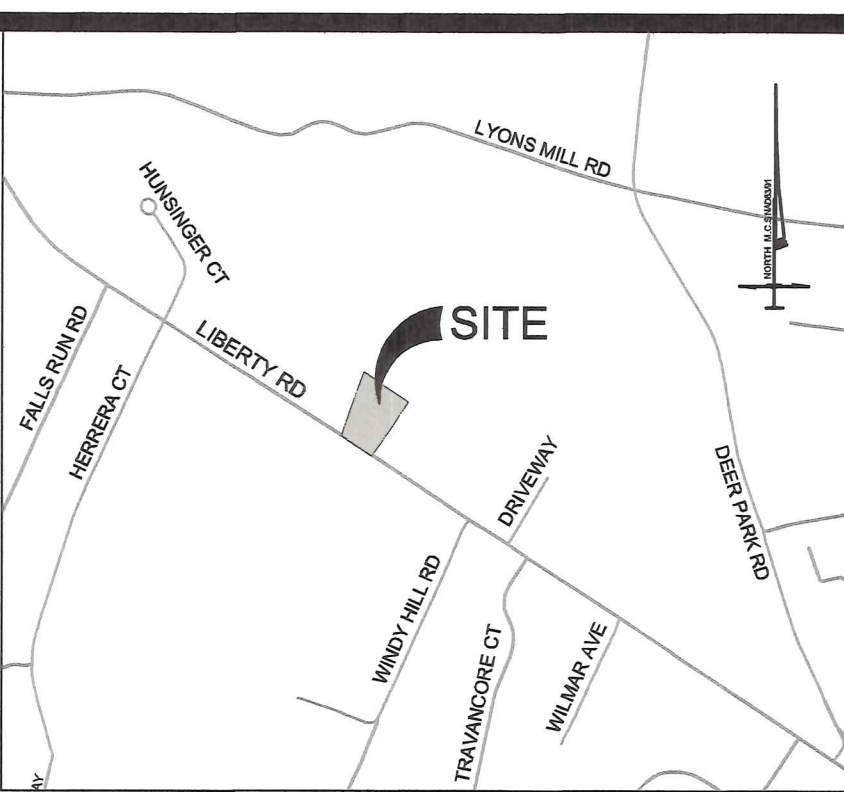
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Baltimore County
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Printed 6/5/2017

Exhibit 1



- GENERAL NOTES:**
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JASON LUDWIG (410) 934-5367
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WOODSTOCK, MD. 21183
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 - PREVIOUS COMMERCIAL PERMIT: NONE.
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 - THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR ANY 100-YEAR FLOODPLAIN.
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 - ALL SIGNS WILL COMPLY WITH SECTION 450 (BCZR)
 - SETBACKS FOR B.R. OFFICE BUILDINGS (SECTION 238):

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**PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION, VARIANCE AND
SPECIAL HEARING**

10220 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT

GRAPHIC SCALE
1 inch = 30 ft.

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
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Telephone: (410) 653-3838
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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13203 Expiration Date: 11-02-2018

Professional Engineer
JUNE 7, 2017

Scale: 1" = 30'
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JOB NO.: 2016-428
DESIGNED: AJCMS
DRAWN: AJCMS
CHECKED: REM
FILE: ZN-2016-428 (CURRENT).DWG
DRAWING NUMBER: ZN-1
NO. DATE REVISIONS: BY SHEET 1 OF 1

\\CMRFILE\\lead\\dwg\\10220\\10220 Liberty Rd\\CMR\\Concept\\Prelim\\ZN-2016-428 (Current).dwg, 24 x 36, 6/7/2017 2:15:32 PM, acortesi